### **Proposal for Creating**

# The North Quarter Corridor Improvement District & Authority





Submitted by the North Quarter Steering Committee
Prepared by NEIGHBORHOOD VENTURES

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#### **Executive Summary**

The following is a proposal and request to the City of Grand Rapids from the North Quarter Steering Committee for the designation of a Corridor Improvement District (CID) for the area of Grand Rapids, MI known as "The North Quarter".

The North Quarter is composed of the Cheshire Village Business District, Creston Business District, a portion of the Monroe North Business District, as well as the surrounding neighborhoods. Over the past 8 years, stakeholders in this neighborhood of Grand Rapids have gone through many meetings, planning sessions, and design charrette to produce a clear vision for this area. This vision includes safe neighborhoods, quality public spaces, thriving business districts with strong locally owned businesses, and a positive image that creates a sense of community pride. The North Quarter Steering Committee has determined that one of the best ways to begin to realize this vision is to create a North Quarter Corridor Improvement District (CID). The consensus priority of a safe and thriving neighborhood center can be made reality through the creation of a tax increment financing district that will provide the economic resources to improve and maintain public infrastructure, correct and prevent deterioration, and promote neighborhood aligned economic growth. The designation of a CID in the North Quarter would mandate the formation of a local Authority Board that will represent the needs of the community. Additionally, this Authority Board will be charged with writing a concrete development plan supported by financing for the district. The additional taxes generated from improvements made directly within the district would be reinvested in the district, in addition, further resources to realize improvements outlined in the redevelopment plan would be leveraged. Public-private partnerships of this type have been proven to revitalize distressed commercial areas throughout the country including other neighborhoods in our city. The North Quarter Steering Committee is encouraged by the wonderful potential that a partnership with the City and a neighborhood based Authority Board will have for the future of the North Quarter of Grand Rapids.

#### What is a Corridor Improvement District (CID)?

A CID is a predetermined area designated by the city to revitalize historical commercial and mixed-use business corridors that are located outside traditional downtowns. One of the main ways in which a CID helps fund qualifying public infrastructure improvements, marketing initiatives, and economic growth projects is through the use of Tax Increment Financing (TIF). Corridor Improvement Districts (CIDs) are established and operated in Michigan under Public Act 280 of 2005 and in Grand Rapids under City Policy 900-49.

The State of Michigan PA 280 is "An Act to provide for the establishment of a corridor improvement authority; to prescribe the powers and duties of the authority; to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts;



to promote the economic growth of the districts; to create a board; to prescribe the powers and duties of the board; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; and to provide for enforcement of the act."

#### Tax Increment Financing (TIF)

One of the primary ways CIDs are financed is through Tax Increment Financing (TIF). Although other funds can be leveraged, TIF is a sustainable financing tool used to generate base funding in order to provide adequate funding for improvements within the district. As owners in the district make improvements to their property, the taxable value of those properties generally increase; therefore, their property taxes generally go up. This natural increase or "increment" in property taxes is "captured" by the CID and reinvested in various eligible improvements within the district. Tax Increment Financing promotes economic growth, encourages investment, and corrects and prevents deterioration in long established commercial corridors.

#### A Win-Win for everyone

Property taxes in the City of Grand Rapids account for only about 20% of General Fund Revenue, while income taxes account for about 34%. This is critical to note, as a future North Quarter CID would work to create a culture of investment in the area, generating not only tax increment for improvements to the district, but also creating jobs which generate income tax revenue for the City. In addition, the goal is that this culture of investment would spill into the surrounding area, inspiring surrounding property improvements, attracting new residents, drawing new businesses, and creating jobs, which generate even more tax revenue for all taxing jurisdictions.

#### Benefits of a CID to the North Quarter and Grand Rapids

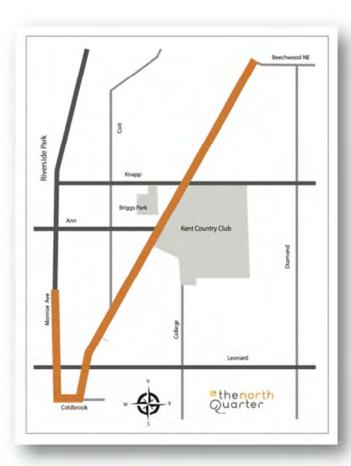
- Utilizes TIF to complete improvement projects according to neighborhood priority while leveraging other dollars such as earned income and private, state, federal and philanthropic monies for district improvements
- Generates a clear plan to improve the district, implemented by an empowered neighborhood stakeholder-government partner framework a proven national method for success
- Creates a district which fosters business investment from existing entrepreneurs and attracts complementary new business growth
- Encourages job creation, which produces more jobs for neighborhood residents and generates additional income tax revenue
- Encourages surrounding property improvements, increasing values of neighboring properties thus generating more property tax revenue



- Promotes greater interest in mixed-use development, broadening business location and residential housing options and increasing the tax base
- Brings more people into the district to shop for goods and services, thus generating more repeat customers for neighborhood businesses and increasing sales tax revenue
- Stimulates new commercial development in a neighborhood where additional private sector investment opportunity exists
- Improves the climate of community and economic development for residents and businesses alike
- Contributes to a healthy neighborhood which has the potential to decrease crime or the perception of crime, and increase public safety
- Creates an improved commercial core and public space that is appealing to neighborhood residents encouraging "pride in place" and visitor attraction
- Retains and empowers residents who can access jobs, goods and services in a walkable or transit oriented neighborhood
- Creates an outreach and coordination mechanism at the neighborhood level for City-financed projects
- Creates a public-private partnership with the City that enhances community neighborhood input to improve the district
- Forms collaboration with the City to expedite the process for enforcing building code violations and incenting property upgrades

#### Overview of Area

The map to the right shows the specific parcels included in the proposed North Quarter CID. The proposed area encompasses Monroe Avenue and Taylor Avenue from Colfax Street south to Coldbrook Street, Coldbrook Street east to Plainfield Avenue, and Plainfield Avenue north to Beechwood Street. The proposed area represented is comprised of 50.72% Commercial, 29.38% Industrial, 5.60% Residential, and 14.30% Institutional.





#### City Commission Goals and Requirements

This proposal is in alignment with the goals set out by city commission in their policy to establish Corridor Improvement Authorities, City Commission Policy 900-49 of November, 2007. As well, this proposal will address all of the requirements for designation of such a district including: proving that the North Quarter is a district in transition or decline, evidence of alignment with existing city and neighborhood revitalization plans, proven commitment to actively market the district, identification of additional resources to revitalize the area and plans to sustain the district.

The North Quarter is a neighborhood that has suffered due to significant decline in investment. Recently, the area has begun to experience limited spot reinvestment that is promising. However, serious challenges and disinvestment still characterize the neighborhood. A strong group of local stakeholders has been working for many years on plans to improve their neighborhood. As part of their work of neighborhood improvement, they have brought forth a proposal that ensures alignment with the requirements of the legislation, as well as City policy and plans, and neighborhood revitalization strategies. Detailed in this proposal are past, current and future community assets, additional resources, and partnerships to help ensure the success of a future North Quarter CID. The North Quarter Steering Committee recommends that the future North Quarter Corridor Improvement Authority Board utilize all possible funding mechanisms and leverage all positive partnerships for sustainability of revitalization in the North Quarter target area. By working in partnership with the City, the future Authority Board will organize work plans which are effective and impactful and will report yearly on progress to the City.

#### **Bonding**

The North Quarter Steering Committee recommends that the proposed North Quarter Corridor Improvement Authority not issue revenue bonds during the initial years.

#### Brownfields

The North Quarter Steering Committee is aware of the coordination needed when a property is eligible for development incentives, such as the Michigan Business Tax Credit and other tax increment financing for eligible activities related to brownfield properties, or other incentives pending State legislative approval. It is proposed that the future North Quarter Corridor Improvement Authority work with developers seeking incentives such as those aforementioned and explore all reasonable options to facilitate and expedite redevelopment in the North Quarter.



#### The North Quarter Steering Committee and Other Participants

The North Quarter Steering Committee is comprised of nine neighborhood business and resident stakeholders from the collaborative North Quarter area. In addition to this Steering Committee, many other interested community members have been actively involved in the visioning, planning, and consensus building process. They come from many sectors: business leaders, developers, property owners, residents, non-profit executives, religious leaders, and elected officials.

The North Quarter Active Stakeholders (Steering Committee in Bold)

Name	Affiliation
Shaun Biel	DeVries Companies
Duane Culver	Culver CPA Group
Boyd Griswold	The Griswold Group
Deborah Eid	Creston Neighborhood Association
Ruth Kelly	2 <sup>nd</sup> Ward City Commissioner
Bob Kingma	Kingma's Market and Butcher Shoppe
Jenny Mikrut	ICON Sign
Laurie Williams	Star Collision CARSTAR
Larry Zeiser	Graydon's Crossing
Brett Alward	Sazerac Lounge
Deck Andrecziak	Property Owner
Lauren Baker	Resident
Joe Beckwith	My Personal Credit Union
Sandy Bloem	Economic Development Foundation
Troy Corrigan	KCCU
Omar Cuevas	Fifth Third Bank
Jessa Dutton	Neighborhood Ventures
Jim Freiburger	
Kristen Gibbons	GR Police Department
Ashley Gutierrez	My Personal Credit Union
Ruth Harper	American Opinion
Rinck Heule	Innerworkings
Patricia Hollemans	Gr8 Tastes
Pam Hudelson-Amante	Resident and Business Owner
Gord Huizen	Stonesthrow
Mike Koelzer, R. Ph.	Kay Pharmacy
Megan Kruis	Resident
Patrick Kruisenga	Red Jet Café



Helen Lehman	New Development Corporation
Kathleen Lett	GR Economic Development
Mark C. Lewis	Neighborhood Ventures
Missy Lobezoo	KCCU
Kaylee Milanowski	Creston Neighborhood Association
Katey Morse	Resident
Tom Mort	Resident
Kyle Naumann	Naumann Group
Teresa Newmarch	Resident
Cathy Raidna	Greater Hopes
Breese Stam	GR Engineering
Sandy Stuckhardt	Creston Neighborhood Association
Greg Sundstrom	Grand Rapids City Manager
Roger Williams	Star Collision CARSTAR
Brandon Wilkey	Aquinas College
Greg Wyma	Edward Jones





The North Quarter Steering Committee has engaged the support services of Neighborhood Ventures in the writing of this proposal.

Launched in March 2006, Neighborhood Ventures is a non-profit community and economic development organization whose mission is to interject vitality into the heart of each neighborhood by revitalizing its business district.

Neighborhood Ventures was instrumental in the creation of two corridor improvement districts in Grand Rapids including Southtown and Uptown, and for their ongoing administrative services.

The FY 2012 Neighborhood Ventures Board of Directors:

- 1. President: Patrick Lonergan Fifth Third Bank
- 2. Vice President:
- 3. Treasurer: Dan Meyering Trillium Ventures MSV
- 4. Secretary:
- 5. Shaun Biel DeVries Properties
- 6. Dante Villarreal MI-SBTDC Region 7
- 7. Andrew Winkle Locus Development
- 8. David Dee Cooley Law School
- 9. Patrick Burds Mercantile Bank of Michigan
- 10. Art Carver Rockford Construction
- 11. Sarah Rainero Michigan Economic Development Corporation

Neighborhood Ventures Staff Executive Director: Mark C. Lewis Programs Manager: Jessa Dutton



#### Introduction

History of Creston, Cheshire Village, and Monroe North

#### Creston<sup>i</sup>

The history of Creston largely revolves around the development of transportation routes in the area. North of the City limits, local farmers used Plainfield Avenue, a dirt road at the time, to deliver their goods to a market in downtown Grand Rapids. In 1857, Creston was annexed to the city. In 1858 was the completion of the depot for the Detroit, Grand Haven, and Milwaukee Railroad. The depot was built on the corner of Plainfield and Leonard, making Creston a bustling urban area with hotels like the Sherman, Occidental or Parnell, and Baldwin House for rail passengers. In the late 1800's, commercial activity began to develop along Plainfield Ave. There were fifteen grocers, seven meat markets, and five saloons.

Although most of its members were not from the neighborhood, the prestigious Kent Country Club established itself in Creston in 1904. By the 1920's and 30's a total shopping area was present including dime stores, drug stores, department stores, hardware, lumber, groceries, paint stores, sporting goods, a shoe repair, movie theaters, blacksmiths, stables, and plumbers. Creston High School was also built during this time. The major employers in the area were located along the river.

Further development of schools and community assets added to the growth of Creston in after 1950. Creston Christian School was built during the 1950s. Riverside Park School, constructed on the 21.3-acre park site, was the first combination of elementary and junior high schools in the city to be built in separate buildings but on the same property. The Plainfield Avenue Fire Station was constructed in 1951 and the Creston Branch Library was established in 1962. The founding of the Creston Neighborhood Association followed in 1977 and is still an active force in the neighborhood. In October 2003, Creston merged with the North End Neighborhood and the North Park neighborhood.

#### Cheshire Village

Cheshire Village Business District began as "North Plainfield." However, as development pushed north along Plainfield Avenue, the moniker became confusing as other commercial areas were springing up in the 1960's and 70's north of "North Plainfield." A new name and identity were needed.

A business association was created and the area was renamed "Cheshire Village" after the east-west street in the core of the area, Cheshire Drive. Since then, the association has fought to find identity and enhance the core commercial business district. With help from the city of Grand Rapid's Planning Department, the first Business Area Plan for Cheshire



Village was published in September 1986.

In 1991, the neighborhood rallied around long standing, anchor business Kay Pharmacy when a chain drug store was planning to build across the street. Plans were scrapped for the chain and Kay Pharmacy is still in business. Recently, a new mixed use development was built on the 2200 block which houses store fronts on the first floor and residential on the upper floors adding to the walkability and vibrancy of the district.

#### Monroe North

Monroe North Business District was once the old North Boundary of the city. It flourished in the late 1800's and early 1900's as part of the city's furniture manufacturing base. Monroe Avenue (then called Canal Street) housed many large factories such as the Berkey and Gay warehouse. However, by the 1940's Grand Rapids' furniture industry was crumbling to competition from the south. Many factories stood empty as more than a third had closed by 1945. The availability of space and of large warehouses has turned Monroe North into a very unique district with a mix of commercial and light industrial uses adjacent to downtown.

One catalyst project, north of Leonard has been the restoration of the Monroe Avenue Water Filtration Plant by DeVries Companies transforming the property into the historic yet functional Clear Water Place office facilities in 2004.

#### Demographic Summary

The North Quarter is comprised of two different residential neighborhoods: Belknap Lookout and Creston Neighborhood, the latter encompassing the majority of the area. The combined census data, taken from the Community Research Institute at the Johnson Center, for these two adjacent neighborhoods is as follows:

Age of Population for the North Quarter Neighborhoods

	2010	Percent	2000	Percent	Change ('00 to '10)
<b>Total Population</b>	28,448	100	29,751	100	-4.8%
Under 18	6,551	23.0%	7,755	26.0%	-15.5%
18+	21,897	77.0%	21,996	74.0%	5%

**Source**: http://www.cridata.org/Neighb\_GR.aspx

U.S. Census Bureau, Census 2010 Summary File 1 (SF 1) and Census 2000 Summary Tape File 1 (STF 1)



**Population by Race for the North Quarter Neighborhoods** 

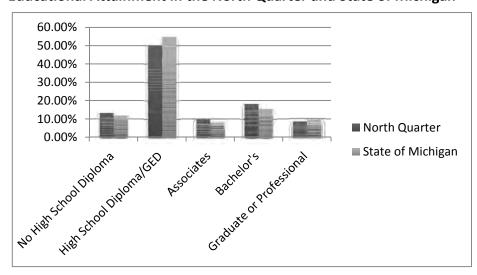
	2010	Percent	2000	Percent	Change ('00 to '10)
Total Population	28,448	100	29,751	100	-4.8%
White	21,882	76.9%	24,328	81.8%	-10.1%
Black/African American	2,999	10.5%	2,402	8.1%	24.9%
Hispanic/Latino	2,120	7.5%	1,709	5.7%	24.0%
Asian	400	1.4%	361	1.2%	10.8%
American Indian/Alaska Native	144	0.5%	216	0.7%	-33.3%
Other Races	41	0.1%	61	0.2%	-32.8%
Two or More Races	862	3.0%	674	2.3%	27.9%

**Source**: http://www.cridata.org/Neighb\_GR.aspx

U.S. Census Bureau, Census 2010 Summary File 1 (SF 1) and Census 2000 Summary Tape File 1 (STF 1)

The total population in 2010 of the two neighborhoods surrounding the North Quarter is 28,448, which is a decline of 4.8% from 2000. The steepest decline has been in the group of persons under the age 18 with that age group experiencing a drop of 15.5% in the years from 2000 to 2010. The majority of the residents in this area are White at 76.9%, followed by Black at 10.5%, and Latino or Hispanic at 7.5%.

**Educational Attainment in the North Quarter and State of Michigan** 



**Source**: http://www.cridata.org/Neighb\_GR.aspx

ESRI 2010 Estimates

The target area benefits from a higher than average percentage of persons over age 25 with an Associates or Bachelor's degree in comparison to the state average as a whole. The percentage of persons over age 25 with any advanced degree in the North Quarter is 36.7% compared to the state of Michigan at 33.3%.



#### Recent North Quarter Initiatives:

Over the last nine years, North Quarter volunteer stakeholders have worked on a variety of initiatives. One requirement under City Commission Policy Number 900-49 is for the area to have plans in place at the time the application is made for a CID, which demonstrate the need for investment in a geographic area. This section of the North Quarter CID proposal takes a look back at the initiatives and plans of residents, property owners, business owners, nonprofit organizations, and other stakeholders.

Cheshire Village Business District Survey Results (Appendix A)

In 2003, Grand Valley State University Public Administration students surveyed business owners in the Cheshire Village Business District as part of a class project. The survey succeeded in updating a database of the existing businesses and queried the business owners in their impression of and vision for the district. Approximately 50 business owners or representative agents responded to the inquiry.

Michigan State University Commercial Revitalization Report (Appendix B)

Urban and Regional Planning Practicum students at Michigan State University (MSU) compiled this commercial revitalization report for the Creston Neighborhood in the City of Grand Rapids, Michigan. The students worked at the request of the Creston Neighborhood Association (CNA) and the Grand Rapids Extension office of MSU. The goal of the students was to assist the clients in the revitalization of the Creston Neighborhood Commercial District. This commercial district revitalization focused on particularly the stretch of Plainfield Avenue between Leonard Street and Sweet Street. The first portion analyzes the socioeconomic profile, conveying the age, income and race makeup of the Creston Neighborhood in comparison with that of the Grand Rapids Metropolitan area. The second section makes up the land use inventory, which accounts for each parcel's current location, classification, assessed value and overall building condition.

Creston Neighborhood Master Plan for Our Community (Appendix C)

In 2007, the Creston Corridor Initiative Committee, under the auspices of the Creston Neighborhood Association, commissioned the creation of a "Master Plan" for the Creston commercial corridor. This design charrette concentrated on the Plainfield commercial corridor between Leonard Street to the south and Dean Street to the north. Plan components include: existing neighborhood physical characteristics, area traffic counts, community concerns and opportunities, parking/wayfinding analysis, suggested streetscape and corridor improvements, and more.



#### Creston Business District Work Plan (Appendix D)

In 2007, a Steering Committee, with the supervision of the Creston Neighborhood and Business Associations, commissioned the creation of a "Work Plan" for the Creston commercial corridor in order to put a project list to the design improvements suggested in the March 2007 Master Plan. This neighborhood planning initiative focused on the Plainfield commercial corridor between Leonard Street to the south and Ann Street to the north, including some of the residential sections immediately adjacent to or paralleling the corridor. Plan components include: retail gap analysis, drive time estimates, plans for sustainability and capacity building, district identity, branding and special events, transportation and parking, streetscape improvements, and more.

#### North Quarter Steering Committee

The North Quarter Steering Committee was formed as a direct result of the Creston Business District Work Plan, which identified the need to implement a corridor improvement district in the area. This team, led by business owners and community stakeholders, began meeting in May 2011 and has since met on a monthly basis. Two subcommittees have met on a monthly basis as well, working to involve and educate stakeholders on the process and benefits of establishing a CID and working with the affected taxing jurisdictions. The team has been diligent in engaging educating community stakeholders, as well as working with government entities to gain support for this project.



#### **Request for North Quarter Corridor Improvement Authority**

With the passage of the State of Michigan Act 280 of 2005 and City of Grand Rapids Policy 900-49 of 2007, Corridor Improvement Districts are an allowable tool to be used to strengthen and revitalize urban commercial corridors which have experienced disinvestment. The North Quarter Steering Committee requests the designation of a Corridor Improvement District and the establishment of a Corridor Improvement Authority to correct and prevent further deterioration and encourage development in the Cheshire Village Business District, the Creston Business District, and a portion of the Monroe North Business District, along the corridors of Monroe Avenue and Plainfield Avenue.

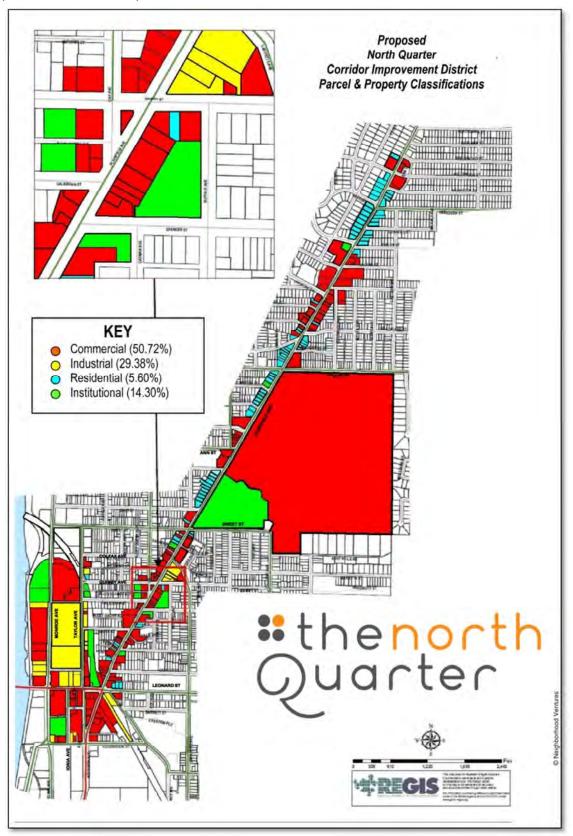
#### Corridor Improvement District Description:

The map below outlines the proposed boundaries for a North Quarter Corridor Improvement District. These boundaries fall within the requirements of the Act including road classification, contiguity, use and zoning. The proposed improvement ideas outlined in this request would take place within the boundaries of the proposed development area. The proposed boundaries encompass Monroe Avenue and Taylor Avenue from Colfax Street south to Coldbrook Street, Coldbrook Street east to Plainfield Avenue, and Plainfield Avenue north to Beechwood Street.

The total ground floor square footage of properties within the development area is: 1,972,165.98 square feet. Of this total, the commercial area represents 50.72% or 1,000,375.88 square feet.



#### Proposed CID Parcel Map





#### Zoning Description of the CID

- 1. TN-LDR (Traditional Neighborhood Low Density Residential) describes most of the Creston neighborhood; surrounding much of the proposed CID. The TN-LDR District is intended to protect established development patterns, consisting predominantly of medium-low density residential development in the form of detached single-family houses and two-family dwellings sited on individual lots. Pockets of medium-to high-density residential development are generally found along transit route, near to business districts and along major streets. The redevelopment of sites shall remain consistent with the pattern of development; the rezoning of LDR areas to a Mixed Density Residential (MDR) designation may be appropriate in those circumstances. The conversion of single-family homes to multi-family use or a parking lot is not permitted, except as allowed in Sections 5.2.08.A, 5.2.08B, and 5.2.08C.
- 2. TN-MDR (Traditional Mixed Use Density Residential) describes a portion of the area in the proposed CID just east of Plainfield Avenue from Leonard Street to Sweet Street. The TN-MDR is intended to provide a variety of housing choices in a spatially diverse manner, while protecting established neighborhood patterns. Mixed-density neighborhoods are generally found along transit routes, near business districts, and along major streets. They often act as a transition between lower density residential development and non-residential uses. Redevelopment shall remain consistent with this pattern of development. The redevelopment of former commercial sites is a significant objective through context sensitive architectural designs and features common to area.
- 3. TN-TBA (Traditional Neighborhood Traditional Business Area) The TN\_TBA Zone District is designed to reinforce a pedestrian and transit-friendly environment in a compact area characterized by a mix of uses. Small lot sizes, storefront windows, observable building entrances, structures that abut the sidewalk and on-street or hidden off street parking all contribute towards the establishment of a pedestrian-orientated Zone District. A mix of small scale retail, service, entertainment, civic, and upper-level residential uses are encouraged to enhance the vitality of the areas. High quality architectural design and materials are important components to all structures to reinforce existing neighborhood character. New development on primary and secondary street frontages shall be compatible in use and scale with surrounding, existing uses and structures. The recommendations for Traditional Business Area in a Pre-World War II Neighborhood Context, Chapter 10, Section 10.4 of the Master Plan apply to these areas.
- 4. TCC (Transitional City Center) Parts of Monroe Avenue, Coldbrook Street, Leonard Street and Plainfield Avenue are zoned as a Transitional City Center district. A TCC district is the buffer district between the dense City Center Zone District and surrounding near-downtown neighborhoods. This District provides a transition in the intensity of the downtown development pattern for adjacent areas, however, it allows for more development than would ordinarily be allowed in general neighborhood commercial locations. The presence of



older, often historic, large warehouse buildings in such transition areas requires dense development for proper reuse of these structures. Sensitivity in the redevelopment of these structures and in new development is necessary to reinforce the unique physical characteristics of downtown and surrounding neighborhoods; ensure compatibility with adjacent land uses and structures; and to maintain neighborhood stability. Structures within this Zone District shall create and maintain a compact, transit-friendly, walkable mixed-use environment.

SD-OS (Special District – Open Space) The Open Space (OS) District is intended to accommodate natural or park-like settings and preserve selected open space land and uses from development pressures. This Special District is intended for public or private purposes, and may include parks, playgrounds, athletic fields, wetlands, floodplains and natural areas.

#### Land Use Description

The North Quarter is comprised of many different land uses. It is truly a mixed-use district along the main corridor of Plainfield Avenue. Many of the buildings on Plainfield exist with commercial purposes on the first floor with office or residential space inhabiting the upper floors. The surrounding area is mostly low density residential. Along Monroe Avenue the uses vary from light industrial to commercial to institutional.

Refer to the parcel map on page 16 or Appendix G for a classification for every parcel within the North Quarter.

#### Road Classification

Leonard Street – from Monroe Ave. east to Plainfield Ave.:

- Act 51 Designation State Trunkline (Business US 131)
- Functional Classification Urban Principle Arterial
- Traffic Count: 29,011 (2009)

Monroe Avenue – from Leonard St. north to Sweet St.:

- Act 51 Designation City Major
- Functional Classification: Urban Minor Arterial
- Traffic Count: 7,139 (2010)

Plainfield Avenue – from Leonard St. to Beechwood Ave.:

- Act 51 Designation City Major
- Functional Classification: Urban Principle Arterial
- Traffic Count: 15,542 (2009)



#### Justification

According to the City Commission Policy 900-49, the North Quarter fits the description of a commercial corridor in transition or decline, indicated by its need for increased commercial activity, need for increased financial capacity of commercial property owners to restore, upgrade and expand their commercial buildings, and need for public and private infrastructure repair and upgrades. This area has seen years of disinvestment, although recently there has been sporadic reinvestment. There is also a strong stakeholder group that meets on a regular basis with a grassroots redevelopment plan for the area.

#### Area in Transition

According to the City of Grand Rapids' Master Plan, neighborhoods in transition are defined by the following:

- High/Low owner occupancy
- Low to moderate/improving construction quality and maintenance
- Some poorly managed rentals
- Stable to slightly decreasing/increasing property values
- Losing/gaining ground as a "first choice" neighborhood/shopping district

The mirroring characteristic can be applied to commercial corridors. Some key benchmarks seen in the North Quarter include:

- Low commercial occupancy rates (70%)
- Low to moderate commercial construction quality and maintenance
- Some quality new construction and building rehabilitation
- Inadequate maintenance of public space
- Lack of transparency/visibility into storefronts
- Stable to slightly decreasing commercial property values
- No ground as a "first choice" commercial neighborhood/considered inferior commercial district

Further, the North Quarter fits these characteristics of a neighborhood in transition due to these key findings:

- Public infrastructure in the North Quarter is significantly deteriorated and in dire need of enhancement and maintenance
- Street resurfacing improvements are planned for the Creston Area in 2012 that may include boulevard and bio-island enhancements
- Although these public infrastructure improvements will be an enhancement to the area, it is only for one portion of the district and other areas will still need further investment
- There has been some recent development however; many lots lie vacant, therefore providing opportunity for further development
- An estimated 30% of parcels in the North Quarter are currently vacant and/or underutilized buildings/parcels



- There is a history of, and continues to be, a high business turnover rate in commercial properties that are available for occupancy
- There are promising examples of improvements to the district, as showcased by the new investment: the opening of Red Jet Café on the crucial intersection of Coit and Plainfield and a recent infill building housing a few different store fronts in the 2200 block of Plainfield in the Cheshire Village District.
- Many of the (usable) commercial spaces are in disrepair or in a condition that are not conducive to business needs
- Most commercial properties continue to be significantly deteriorated and are in need of total building upgrades (structural, façade and interior)

As seen from the available data and research, the North Quarter is at a tipping point of transitioning into a vibrant commercial district or losing momentum and continuing decline. Much ground work has been laid to implement the community vision that was captured in 2007 at the Creston Corridor Initiative Charrette. A CID is the next necessary step to implementing this vision, shared by the community and the City, as outlined in the Master Plan, the Creston Neighborhood Work Plan, the Creston Corridor Initiative Report and other community redevelopment initiatives described above.

#### Demonstration for Need for Financial Assistance

The North Quarter is prime example of a business district in need of financial resources and tools for commercial property and business owners to restore and upgrade their commercial buildings and expand their businesses. As was previously outlined above, 30% of parcels still continue to be vacant lots, vacant buildings or underutilized properties. Historically, there has been a strong trend of disinvestment in most surrounding neighborhoods of Grand Rapids. A short drive or walk through this area confirms the need for assistance.

This mirrors a national trend of disinvestment in urban commercial corridors. However, neighborhoods with distinct character, inviting landscaping, walkable commercial districts, and a variety of retail, service, and public establishments can remain competitive in today's market. Public and private institutions have been seen to partner in this effort to provide a district with high value. In addition, public investment often leads to increased investment by the private sector. Improvements in commercial districts have been shown to have a positive effect on home values in the immediate vicinity which add to the city's tax base. Commercial district improvements include tree planting, median plantings, wayfinding signage, street lighting, and improved public spaces. These types of enhancements are specifically identified in the Project List from the North Quarter CID community visioning sessions.



#### Need for Increased Commercial Activity

As previously demonstrated, there has been positive investment in the North Quarter; however this has primarily been done by utilizing the resources and volunteer hours of the Creston Neighborhood Association. Community stakeholders recognize that while significant to improving the area, it is now the time to spur the commercial/business aspect of growth. A CID is a tool that will create a public-private partnership to specifically attract business investment for corridor improvement. The community has identified that business recruitment, public infrastructure upgrades, and private infrastructure development are critical to creating a community and business friendly climate and attracting further investment. As the business corridor becomes stronger and more of an asset to the surrounding community, both commercial as well as residential investment will occur.

#### Grand Rapids Market Area Profile

The Grand Rapids Market Area Profile (2009) clearly outlines the need for enhanced/additional businesses and services to the North Quarter. There are unusual leakages and surpluses in many retail subcategories, which upon close examination show an increased opportunity for specific business types. This area is comprised of Market Areas K and A. The examples below are a combination of both profiles (please see Appendix F for a detailed report).

In the North Quarter, there are leakages in the categories of:

- Building materials
- Health and personal care
- Food and Beverage
- General merchandise
- Clothing and apparel
- Electronics
- Gasoline stations
- Furniture stores

This data suggests that the North Quarter residents need to leave their neighborhood to purchase many necessary goods and services such as clothing and food. Additionally, this does not account for the spending power from those coming into the neighborhood for work or pleasure. The leakage numbers of residents in Appendix F combined with the opportunities for redevelopment in the area represent the need for more commercial activity in the North Quarter. North Quarter residents and the customer base from those traveling into the area will easily support increased commercial activity.



#### Public Infrastructure in Need of Repair/Upgrades

On September 28, 2011, a group of seven members from the North Quarter Steering Committee met and took a walking tour of the area, noting details of public and private infrastructure. They focused on the streetscape elements of sidewalks, streets, green space, parking, lighting, and public safety/perception of safety. As discovered on this walking audit, challenges that still face the area are: lack of street trees, too many hard surfaces especially in Creston, very few crosswalks on Plainfield and not well marked, speeding traffic, double-wide traffic, utilitarian style street lighting, and unsightly telephone poles in Cheshire Village. For a complete list of notes from the walking tour, see Appendix E, The North Quarter Walking Tour Notes.

#### Private Infrastructure in Need of Repair/Upgrades

On the aforementioned walking tour, the group also noted that private investment is needed to upgrade and repair properties and to create infill in vacant lots. Many key properties are in need of a façade improvement as in 1526 Plainfield Ave. NE, Optical Supply, Inc. Numerous vacant storefronts and buildings lie empty in the North Quarter and are in need of serious renovation before they are fit to be sold or leased, for example Coral Reef (2124 Plainfield Ave. NE) in Cheshire Village, the old theater at 2150 Plainfield Avenue, and the vacant building formerly the Cheshire Restaurant, at 2142 Edgewood. There is potential for new businesses in the North Quarter but key properties must be fitted first to house these potential future businesses.

#### **Public Involvement**

There is a strong commitment of human capital dedicated to improving the North Quarter, which is demonstrated by the history of planning in the area, recent partnerships, and the current North Quarter Steering Committee and area volunteers. The area has a strong record of volunteerism and grassroots community organizing, from various area non-profits, churches, and the neighborhood association. The Steering Committee is comprised of nine volunteer stakeholders from many sectors: business leaders, developers, property owners, residents, non-profit executives, religious leaders and elected officials.

Letters of Support from community stakeholders, business and property owners, and area residents are attached (Appendix K). Since 2003, strongly committed stakeholders have been working diligently to revitalize their part of the city. These results have been met with visible success, moving the North Quarter in a positive direction. However, much more needs to be done to make the North Quarter a healthy and competitive neighborhood.

In addition to the letters of support, the public involvement for this specific project began in June 2010 with an interest by the Creston Neighborhood and Business Association to prepare a CID feasibility study. Since then, scores of stakeholders representing a vast cross-



section of the community have actively participated in the process to request a CID. These stakeholders actively helped formulate this proposal through the participation in a variety of community planning which included a CID Feasibility Study, a Community Walking Tour, Community Visioning Sessions, and a Community Consensus Building Session. Through this ground swell of public interaction, the commitment to improve the area known as the North Quarter through neighborhood accountability and targeted development is clear.

Since the MSU Practicum Survey in 2004, stakeholders have clearly articulated the need for a safe neighborhood and a thriving business district with strong businesses providing valuable goods and services, quality infrastructure, and a positive image that creates a sense of pride. These priorities can be made reality through the creation of a CID. The designation of a CID in the North Quarter would mandate the creation of a local Authority Board that is in tune with the needs of the neighborhood. Additionally, this Authority Board would solidify a concrete redevelopment and action plan for the district. The tax increment generated from within the district would be used to improve the district and to leverage additional resources in order to realize the improvements outlined in the redevelopment plan. Public-private partnerships of this type have been proven to revitalize distressed commercial areas throughout the country and we are encouraged by the potential that a partnership with the City and a neighborhood based Authority Board will have for the future of the North Quarter.

#### Existing Plans

#### **Grand Rapids Master Plan**

A Corridor Improvement District in the North Quarter will help to achieve the vision set forth in the City of Grand Rapids 2002 Master Plan. The Master Plan operates under the 9 guiding principles of partnership, leadership, choice, economic health, balance, quality, access and sustainability. Using these principles, the plan emphasizes the need for vital business districts stating that "vital business districts are critical components of a livable city and a strong economy. Great neighborhoods and vital business districts go hand in hand; one cannot succeed without the success of the other."

Specifically outlined in the Master Plan, the city seeks to achieve the following objectives:

Objective VBD 2 is to "encourage reinvestment in traditional business area corridors to create compact retail mixed-use centers (cores) linked by residential mixed-use development (connectors)."

Objective VBD 5 is to "improve the visual appeal and walkability of all business districts." This includes streetscape improvements, providing appropriate transit facilities, encouragement of façade upgrades, ensuring clean and safe streets and enhancing walkability of districts.



The proposal for a CID in the North Quarter is consistent with the Master Plan as it strives to provide a mechanism that improves and maintains public infrastructure. Key goals of a CID are to encourage private investment, attract vital businesses and provide a high quality of place for residents and visitors alike.

#### Neighborhood Investment Plan

The current five year plan, from July 1 2011 to June 30, 2016, states that it strives to "improve the condition of existing housing, increase the supply of affordable housing, increase opportunities for housing stability, increase public safety, build neighborhood leadership and civic engagement, enhance neighborhood infrastructure, and increase economic opportunities."

These ideals are directly in line with creating a CID for the North Quarter as they improve the commercial district and public spaces. This, in turn, will create a more livable community which will entice home ownership, mixed income housing opportunities along the corridor, and enhance neighborhood and business involvement.

#### Grand Rapids Sustainability Plan 2011 – 2015

In 2011, the city of Grand Rapids issued a Sustainability Plan that calls for an ideal community setting in which the economic, environmental, and social systems throughout the City benefit the quality of life for future generations. The creation of a North Quarter CID would uphold this vision by using funds to engage goals such as "ECO 1.1: A Strong Economy, specifically targets 2 (Increase the number of new businesses locating in the City of Grand Rapids by June 30, 2015), 3 (80% of jobs created or retained with incentives will be permanent, full time employment with benefits by June 30, 2015), and 6 (\$150 million in private funds will be invested in the restoration of vacant, blighted, or contaminated land by June 30, 2013)".

The CID also will help with "ECO 6.2: Increase the vitality of neighborhood business districts, specifically targets 1 (Increase the diversity of business types in neighborhood business districts by June 30, 2015) and 2 (Increase neighborhood vehicle and bike parking options by June 30, 2015)".

#### Current Neighborhood Commercial Revitalization Plans

#### Creston Neighborhood Master Plan for Our Community 2007

A design charrette was held in December of 2006 for the revitalization of the Creston Business District. The purpose of the charrette was to gain feedback from neighborhood residents, business owners, and stakeholders alike to what their visions for the area



were. The group collected ideas and surveys, and held breakout sessions to sketch out what the area could potentially become. These results were compiled and used to create the Neighborhood Master Plan in March 2007.

#### Creston Business District Work Plan 2007

This work plan was conceived and put into action in October of 2007. It includes a list of actionable items that are priorities for the business district. The action items are a way to implement goals from three previous plans: The Grand Rapids Master Plan 2002, The MSU Urban Planning Practicum 2004, and the Creston Neighborhood Master Plan 2007. One strategy for capacity building and sustainability included in the work plan is to implement a Corridor Improvement District to aid in funding some of the project work.

#### Benefits of Revitalizing the Target Area

There are numerous social and economic ills which result from a neighborhood business district that is distressed. Conversely, there are many economic and social benefits in a revitalized district. Utilizing the plans of local stakeholders, the future of the North Quarter will boast improved roads, sidewalks, and crosswalks, with added trees, flowers, trash and recycling containers, and street furniture. Improvements to the public realm result in greater community interaction and fiscal health of area businesses. Improved public space has also been proven to spur investment on the part of private property owners and business owners. This can result in local wealth creation as well as entrepreneurship and job opportunities for residents. Public confidence in the neighborhood often results in festivals, special events, and public space programming, which helps create increased quality of place and quality of life in the area.

The resulting enhanced public and private infrastructure in a vibrant district provide improved public perception of the area and increased "pride in place" by neighborhood stakeholders. Developments such as public space landscaping, augmented street lighting, and improved buildings with good levels of transparency (through restoring large first floor display windows and upper story windows) increase public safety and decrease crime. Neighborhood greenery has been proven to lessen violence in high crime areas. Building transparency allows for "eyes on the street" and in the business, whereby people in the first floor businesses and residents and/or business people on upper floors of commercial buildings can see out onto the street and view and report a crime if they see it happen. The opposite is also true, passers-by on the sidewalk can easily see into first floor businesses and view and report a crime if they see it in progress. Additionally, everyone feels more "seen" in this type of environment, and is therefore less likely to commit a crime.

A CID in the North Quarter would be used to attract additional investment from sources not currently available or difficult to access, such as from the state, federal and philanthropic fronts. By utilizing a long term work plan with targeted projects with oversight by an entity



charged with improving the district, leveraging additional dollars for investment will be more straightforward. Through the framework mandated by this designation with an appointed Authority Board; success is all but expected as public-private partnerships of this type have proven fruitful, in both large and small commercial districts.

Another important benefit of a CID in the North Quarter is the expedited local permitting and inspection process the area would enjoy in partnership with the City. In run down areas in transformation, stakeholders are interested in swift processes that get buildings back to code and usable condition.

Overall, correcting and preventing further deterioration, encouraging historic preservation and supporting economic improvement creates a safer, more attractive, more walkable, more environmentally sound, more fiscally healthy North Quarter for all of Grand Rapids.



#### **Summary of Proposed Projects in a Corridor Improvement District**

Information was gathered through a variety of initiatives (committee meetings, visioning sessions, walking tours, etc.) regarding what projects the North quarter CID would undertake. They have been broken into major categories that reflect the proven community organizing *National Main Street* model: Promotions, Design, Economic Restructuring, and Organization. The Main Street model is an effective, volunteer driven approach to downtown, neighborhood business district, and/or historic commercial corridor revitalization. For a comprehensive list of suggested activities, please see Appendix I: Community Visioning & Consensus Building Session Results/Project List.

#### **Promotions**

Promotions re-establish the commercial corridor as the social core of the community and strengthen the corridors' image. Currently, business owners in the North Quarter have been participating in many of the events that the North Quarter Marketing Committee has planned and promoting themselves as a district through small cooperative marketing initiatives, including partnering in 2011 with the Creston Car Show. However, the North Quarter currently lacks the funding and stability necessary for sustainable events and marketing. Marketing a district is essential to draw in a strong customer base, helping businesses thrive and creating a unique gathering place for residents and visitors. It has been stressed by neighborhood stakeholders that a comprehensive strategy should be developed and implemented to assist in creating a thriving North Quarter. Identified by community stakeholders as critical components of this strategy, would be the intentional positive promotion of the North Quarter to the West Michigan region and a variety of opportunities for cooperative marketing to support area micro-businesses.

#### Design

Design enhances the character of the corridor through physical change. Public and alternative transport is critical to community stakeholders. Stakeholders have identified exploring how to incorporate new, innovative, and substitute forms of transport, such as bike lanes, as important projects. Furthermore the aesthetics of the North Quarter are important to stakeholders. There is a current lack of greenery, trees, and public spaces throughout the commercial corridors. Stakeholders would like to see an inviting district that is a destination place.

#### **Economic Restructuring**

Economic restructuring re-establishes the main corridors as the commercial core of the community. Code enforcement, filling vacant buildings, façade improvement, and infill development on vacant parcels are essential to a healthy district. Strong businesses and a healthy business mix are also critical. Stakeholders would like to see business recruitment



programs and a revolving micro-loan fund in place to assist with this effort. They believe that offering business incentives is key to attracting new business and development to the district.

#### Organization

Organization ensures the health of the program and establishes it as the leader of the leader of commercial corridor revitalization through fundraising and volunteer development. Organizational activities can be carried out by the Corridor Improvement Authority. It is suggested by the North Quarter CID Steering Committee that the Authority Board will function in the organizing role of the Main Street model and form committees for promotions, design, and economic restructuring.



#### **Corridor Marketing and Additional Financial Resources**

The North Quarter commits to actively marketing the district as mandated by City Commission Policy 900-49. It is suggested by the North Quarter Steering Committee that the future Authority Board develop a comprehensive marketing plan, under the promotions activities, following the National Main Street model for commercial corridor revitalization. A North Quarter logo has already been created and adopted by the area and events have already been taking place under the new brand (Taste of the North Quarter, Creston Car Show).

The North Quarter Corridor Improvement Authority will seek to leverage the CID funds to obtain funding from all applicable funding streams, including but not limited to:

- Private investment (in the form of contributions from neighborhood community associations and participating business associations)
- Agencies providing technical assistance, including Neighborhood Ventures
- Community institutions, including higher education and other nonprofits
- Michigan Business Development Program, Michigan Community Revitalization Program, Michigan Economic Growth Authority
- Private corporations and foundations

#### **Sustainability and Implementation**

To comply with the City's policy for the creation of a Corridor Improvement Authority, a sustainable matching funding mechanism is required. The North Quarter Steering Committee understands this requirement and is currently working on a proposal for the formation of a Business Improvement District to provide the necessary funding for maintenance of public improvements in the development area. The following time line is proposed for creating the Business Improvement District:

- Spring of 2012: Creation of the Corridor Improvement Authority and adoption of Tax Increment Financing and Development Plan.
- Summer/Fall 2012: The Steering Committee would focus on obtaining support from property owners to vote in favor of a mandatory Business Improvement District. The Steering Committee develops the required plan and proceeds with the approval process through the City.
- July 1, 2012 June 30, 2013: "Easy-win" projects are given priority with available funding from business association contributions and grants. "Easy-win" projects are defined as visible, affordable and equitable, as well as projects identified as occurring in the short term. BID established.



- July 1, 2013 June 30, 2014: Begin collecting CID and BID money, continue targeting "easy-win" projects.
- July 1, 2014 June 30, 2017: the Corridor Improvement Authority completes short-term projects and begins medium-term projects. Begin planning and fundraising for additional revenue for long-term projects. Revenue sources include tax increment, BID funds, grants and other donations.
- June 2017 (prior to FY 2018): A mandatory five-year review of the Tax Increment Financing and Development Plan by the City of Grand Rapids is conducted. Presentations are made to all taxing jurisdictions, informing them of successes to date and justifying continuance of tax increment financing for the next five-year time frame.

The North Quarter Steering Committee anticipates sufficient annual revenue from the Business Improvement District once it is operational to handle maintenance such as sweeping, shoveling, watering, decorating as well as administrative support of neighborhood revitalization efforts. A complete budget tied to approximate costs of all improvements and projects planned will be included in the Business Improvement Development Plan to be completed once the Corridor Improvement District plan is adopted.

The Authority will provide the City with an annual report assessing the District's progress in achieving planned objectives; examining the projects undertaken in the current year, and those planned for the next fiscal year; and outlining a draft budget for initial review. The City reserves the right to review the progress of the Authority in five-year increments. Should the City determine the Authority has failed to satisfy the goals outlined in the City's policy, the Authority may be dissolved. If the Corridor Improvement Authority completes the purposes for which it is organized, it shall be dissolved by ordinance of the City.

#### Conclusion

We, the North Quarter Steering Committee, believe that we have provided adequate evidence establishing the need for and the benefit of creation of a North Quarter Corridor Improvement District in the City of Grand Rapids. We trust that the City Commission will use this document to make an informed decision about the future economic growth opportunities that exist in Creston, Cheshire Village and the northern Monroe North Business Districts.

Thank you for your time and for your sincere consideration of this request.

#### The North Quarter Steering Committee

<sup>&</sup>lt;sup>i</sup> Excerpts from Creston Neighborhood Master Plan for Our Community



## Appendix A

Cheshire Village Business District Survey Results

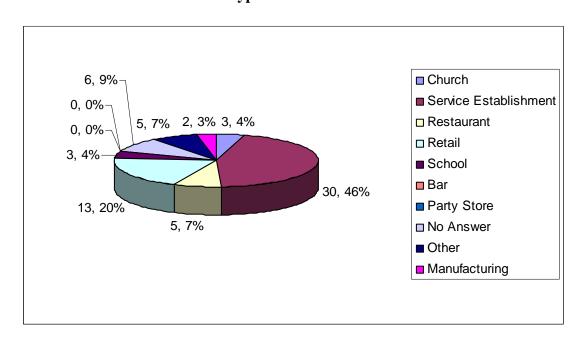
## Cheshire Village Business District Survey Results April 2003

In 2003, Grand Valley State University public administration students surveyed business owners in the Cheshire Village Business District as part of a class project. The survey succeeded in updating a database of the existing businesses and queried the business owners in their impression of and vision for the district. Approximately 50 business owners or representative agents responded to the inquiry.

The following pages are a condensed version of that neighborhood study.

#### **Business Characteristics and Owner Input**

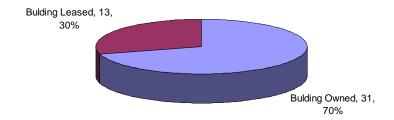
#### **Types of Businesses**



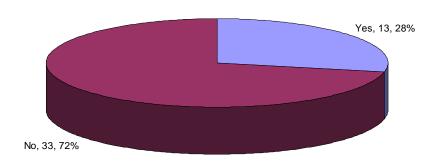
#### Year Business was Established at its Current Location (broken down by decades)

	No. of Businesses
Year	Established
Prior	
1930s	3
1930s	2
1940s	3
1950s	5
1960s	5
1970s	4
1980s	11
1990s	10
2000+	6

#### Number of Owners Own vs. Rent Their Building



#### Owners That Live Within a Two Mile Radius of Their Business



## Factors that Have Attracted Business Owners and Kept Them Operating in the Cheshire Village Area Business District:

- A lot of traffic
- Access to freeway
- Advertisement
- Advertisement for preschool, exposure at a cheaper rate
- Being on main street
- Belong to GR business association
- Bus route
- Business nearby
- Centrally close to 90% of customers professional photographers
- Centrally located
- Centrally located
- Clean, nice area
- Clientele diversity
- Close enough to convenience
- Close expressway
- Close knit
- Close location
- Close to downtown

- Close to freeway
- Close to highway
- Close to major roads
- Close to the city
- Close to what they need (i.e. office supplies)
- Community atmosphere
- Construction
- Decent neighbors
- Development on Beltline
- Diversity in close proximity
- Easy access for neighborhood
- Easy freeway access
- Expressway access
- Family atmosphere
- Friendly, tough hesitant
- Good business mix
- Good for families
- Good grocery options
- Good location- lots of traffic
- Good neighborhood
- Good neighbors

- Good traffic
- Great location, considered a landmark
- Historical district
- In area you serve
- Local customers
- Location
- Location easy to get to
- Lots of business customers with in this area
- Loyal customer base
- Loyalty of neighbors
- Middle class
- Mixed neighborhood
- More affordable lease
- Near highway- easy to findcentrally located
- Neighborhood
- Neighborhood Business
- Neighborhood business/store
- Neighborhood clientele
- Neighborhood recognition
- Neighborhood shopping
- Neighborhood very friendly
- Networking for emergencies
- New families enter area
- Next to I-96
- Nice neighbors
- No real competition

- No strip joints- proud of
- North end is accessible
- Not a busy street- easy for customers
- Not much work done within
- Not strip mall
- Owner & sales people live close
- owner & sales people live close
- Owner & sales people live close
- Positive work ethic
- Really close community, everyone is very established
- Relatively safe
- Reliable clientele
- Residential area
- Residential community
- Rural setting
- Sense of neighborhood and community
- Small communities
- Small communities
- Stable
- Strong business with people
- Visibility/exposure
- We have been here too long
- Where the company was founded
- Wonderful neighborhood- nice and tight

## Chief Disadvantages or Weaknesses of Operating Business in the Cheshire Village Area Business District:

- 1/2 mile east would be in Forest Hills School district
- A lot of druggies
- Better area than other stores
- Change light timing
- Conservative base
- Disinvestment in the neighborhood is a problem
- Don't like meetings
- Fast driving on Plainfield

- Lack of jobs, layoffs cut into business
- Location confusing
- Loitering
- Longer police response time
- Management
- More businesses involved in association
- More diversity
- More Parking
- More Parking

- Mostly only elderly patrons
- Need to cleanup- hold area accountable
- No light on the businesses
- No other business to draw from
- None/slow not commercial enough
- Not a solid business district- too quiet
- Not enough drive-by traffic
- Not enough parking
- Not in commercial area
- Older neighborhood, lowermiddle class, inner city
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking

- Parking- growing business has put a strain on parking
- Parking- more flexibility
- People drive out at high speeds
- Slightly out of the way compared to Alpine & 28th Street
- Some ugly looking businesses
- Some what rundown
- Such a wanted area, older folks stay in homes until they die- keep influx of kids low, schools are suffering, population of youth decreasing.
- Too many gas stations close together
- Traffic slowed down
- What Needs to be Done to Increase Business Activity or Improve Current

#### What needs to be done to increase Business Activity/Improve Current Conditions?

- Add police sub-station
- Appeal to new generation
- Better weeding in summerappearance
- Build new shopping center
- Build up reputation
- Businesses get involved
- Center turn lane
- Create more jobs
- Decorations seasonally
- Development of lot
- Diversity of businesses
- Empty lot have new businesses
- Establish more retail
- Fill empty lots
- Fix street
- Fix up abandoned homes

- Getting restaurants that are open to dinner
- Good mix of businesses
- Good traffic
- Group advertising
- Have done a lot over the past 3-4 years, not sure what else to do
- Improvement of property itself
- Interplaying between businesses
- Keep commercial businesses full
- Keep encouraging new businesses to look here.
- Maintaining single family owning of homes
- More advertising
- More advertising
- More space
- More unity to tie everyone together

- New development
- New look- i.e. paintjob
- Newer businesses
- No more taxes
- Not much can be done
- Office supply company
- Parking
- Parking
- Parking issue
- Seasonal decorations

- Stay united as a neighborhood
- Street parking
- Street scaping
- Strip mall would be nice as a retail/shopping center
- Traffic flow
- Update businesses
- Update Leonard/Fuller Plaza
- Updating current businesses

#### What Type of Businesses Should be Attracted to the District:

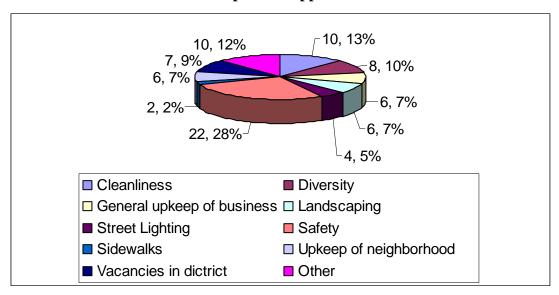
- Bakery
- Bakery
- Bakery/coffee shop
- Bars
- Better mass transit
- Bigger grocery store
- Car wash
- Card shop
- Card shop
- Clothing
- Coffee /ice cream shop
- Coffee shop
- Coffee shop & donut shop
- Cool place for kids to hang
- Decent mix- more retail
- Delis or good restaurants
- Don't need fast food
- Duplex housing options to draw more people in.
- Family style restaurant
- Floral
- Gas station open 24 hours
- Getting restaurants that are open until dinner
- Good mix
- Home run café/deli
- Ice cream/smoothie place

- Loews/ Home Depot
- More restaurants
- More retail
- More retail
- More variety of healthy fast food choices
- Neighborhood would enjoy a video store
- New shopping center with grocery
- Prefer family owned businesses
- Printing Place
- Retail that does not already existcraft store, office supply store, video store, grocery store
- Small independent businesses
- Small own feel that has everything you need
- The mix that it is right now, small retail
- Upscale
- Used to be smaller shops with ties to the community
- Walgreen's open 24 hours
- Wanted to see McDonalds located here

## **Owner Perceptions**

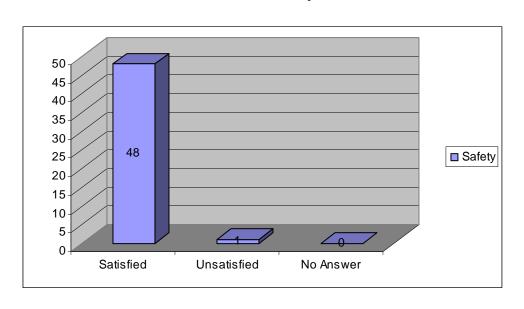
#### **Business Owner's Perception of Characteristics of the District.**

#### **Most Important Appearance Items**

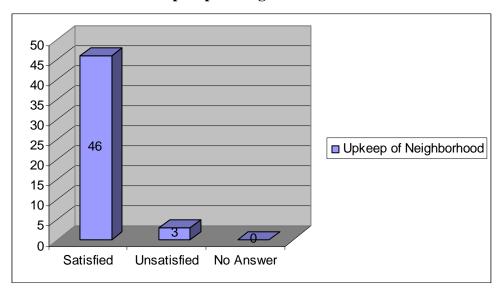


#### **Breakdown of the Individual Characteristics**

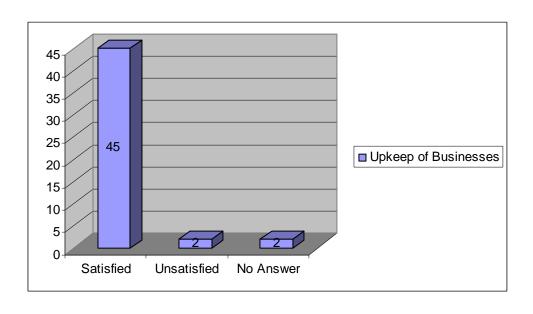
### **Safety**



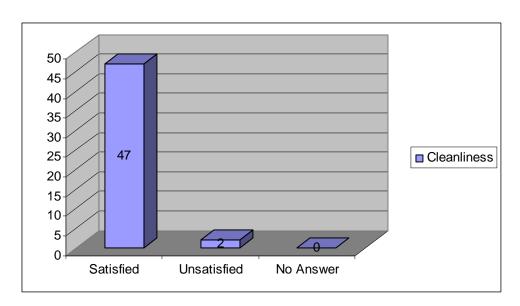
**Upkeep of Neighborhood** 



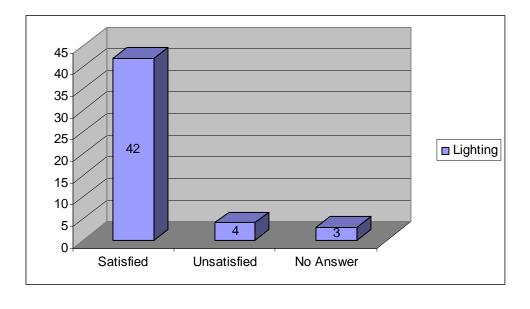
## **General Upkeep of Businesses**



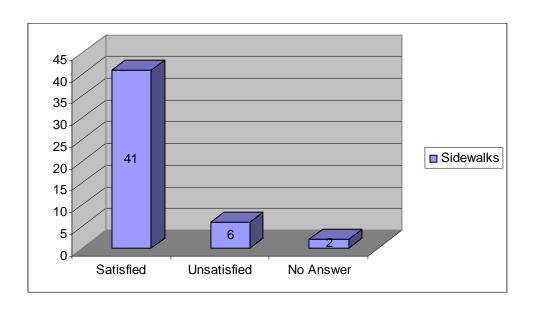
### Cleanliness



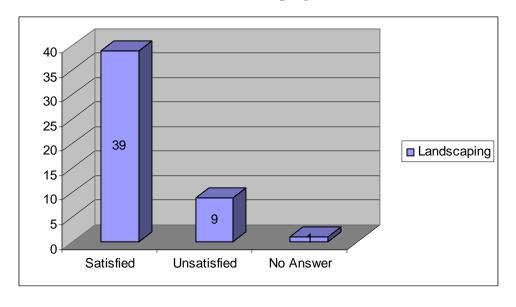
## **Street Lighting**



### **Condition of Sidewalks**



## Landscaping



## Appendix B

Michigan State University Commercial Corridor Revitalization Report

# Michigan State University Commercial Revitalization Report 2004

#### **EXECUTIVE SUMMARY**

Urban and Regional Planning Practicum students at Michigan State University (MSU) compiled this commercial revitalization report for the Creston Neighborhood in the City of Grand Rapids, Michigan. The group of six students worked at the request of the client groups, the Creston Neighborhood Association (CNA) and the Michigan State University, Grand Rapids Extension office. The goal of the students was to assist the clients in the revitalization of the Creston Neighborhood Commercial District located north of the Grand Rapid's downtown.

This commercial district revitalization focuses on the Creston Neighborhood, in particularly the stretch of Plainfield Avenue in between the crossroads of Leonard Street to the South and Sweet Street to the North. The first portion analyzes the socioeconomic profile, conveying the age, income and race makeup of the Creston Neighborhood in comparison with that of the Grand Rapids Metropolitan area. The second section makes up the land use inventory, which accounts for each parcel's current location, classification, assessed value and overall building condition. This is expressed in numerous corridor classification maps that run consistent with the individual parcel's photo and data. Thirdly, the practicum team analyzed a twenty-twoquestion survey completed by 25% of the business owners in the study area. The survey results were compared with the results of a similar survey distributed five years earlier. Developed by the Creston Neighborhood Association, this survey asked business owners questions ranging anywhere from, where employees reside, to what types of business improvements would the owners like to see. Fourthly, the MSU Students analyzed a MarketPlace Profile for the Creston area complied by ESRI Business Information Solutions. The students totaled the number of specific business types relating these numbers to the current supply and demand and made recommendations based on the Market-Place Profile in accordance with rational feasibility and business owner's input. Lastly, the Practicum team combined the results of the prior sections to formulate feasible recommendations. Included in this portion is an alleyway design recommendation depicted in rendered sketches complimented with written guidelines.

The Practicum Team used a variety of methods to complete this report. However, a majority of the land use maps and suggestions were compiled based on the students visiting the corridor and assessing the conditions on foot during the six visits. The students, after multiple visits, which included discussion with business owners and select Neighborhood Association members, transferred the visual and oral findings into graphical and written documents. After the main report was constructed, the students looked to the Grand Rapid's Maser Plan for guidelines in formulating the final recommendations. The MSU Students found the Creston Commercial Corridor in greater decline in comparison with five years earlier. The number of necessary façade improvements had increased, while the number of current residents had decreased. Compared with surrounding neighborhoods, the Creston Neighborhood lagged behind in renewal as new model areas such as the Monroe Neighborhood exemplified new 10ft and retail infill. However, in certain business sectors, Creston proved to remain strong and consistent. In the area of Home Furnishing Stores for example, Creston not only provided to its local consumers, but also drew persons from outside of the district by providing retail sales that exceeded demand by 700%. Another noteworthy feature about Creston was its vast amount of unique businesses ranging from home furnishings stores to eateries.

When providing recommendations for the business district, the Practicum Team continually referred to the Grand Rapid's Master Plan recently completed in 2003. Noted in the Master Plan, the team focused its recommendations around two key points:

- The Creston Commercial Corridor is noted in the Master Plan as a Sub-Regional Center, meaning it supports a surrounding population of up to 115,000, acting as the main commercial provider for those surrounding areas.
- 2. In accordance with the Master Plan, a successful Commercial Corridor must have identified stabilizing cores (ex: focal retail or restaurant) with supporting connectors located in between each core.

Incorporating these two main components, the Practicum Team highlighted the Leonard - Plainfield Avenue and the Quimby - Plainfield Avenue Intersections as the stabilizing cores, therefore the areas needing greatest attention. Surrounding these intersections the students noticed in their land use inventory a number of vacant buildings available at these two crucial locations. Coordinating the two key components, the Team suggested a handful of recommendations for commercial infill in the selected vacant buildings, offering services extending to neighboring communities to fulfill Creston's role as a Sub-Regional Center while making sure the selected businesses are able to perform as corridor pillars, establishing a stabilizing flow between the two intersections.

## Appendix C

Creston Neighborhood Master Plan for Our Community

### Creston Neighborhood Master Plan for Our Community March 2007

In 2007, the Creston Corridor Initiative Committee, under the auspices of the Creston Neighborhood Association, commissioned the creation of a "Master Plan" for the Creston commercial corridor. Design + was engaged as a professional resource in the creation of this plan.

This design charrette concentrated on the Plainfield commercial corridor between Leonard Street to the south and Dean Street to the north. Plan components include:

- Existing neighborhood physical characteristics
- Area traffic counts
- Community concerns and opportunities
- A site inventory analysis
- Parking/Wayfinding analysis
- Analysis of transit opportunities
- Suggested streetscape and corridor improvements
- Business revitalization strategies

The following pages are a condensed version of that study.



This aerial photo demonstrates the boundaries of the study area with Leonard Street to the south and Dean Street the project's northern boundary. Plainfield Avenue is clearly visible as the main "Spine". The high visibility of Plainfield due to the extent of paved surface and lack of street trees will be further addressed in this report.

The project's core is identified as the area where Spencer, Caledonia, Quimby, and Coit merge. Coit avenue's central axis into Plainfield is identified as a significantly unique design opportunity for the Core.

# Limits of Creston Business District

The series of interconnected neighborhood roadways intersect into Plainfield like nerve endings into that life-giving spinal cord. The study endeavors to suggest that the very residents that comprise the neighborhood, with their uniqueness and diversity are the very essence through which an identity for the Creston Neighborhood and Business district will be formed.

The rows of the traditional neighborhood grid feed into the core with an interwoven network of sidewalks that create the pedestrian accessible circulation routes into the core. The master plan addresses this pedestrian network

as a major asset that should be enhanced and improved.

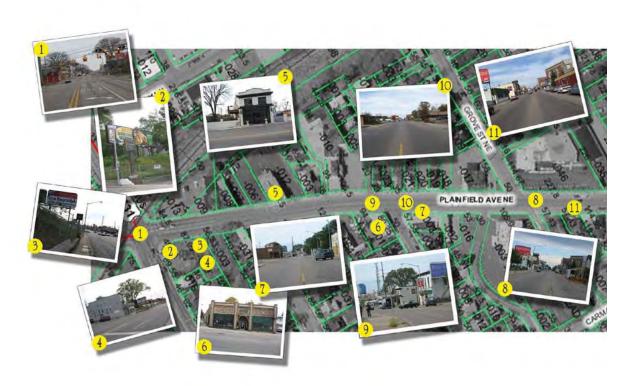
Also evident from this vantage point is the lush urban forest of the adjacent neighborhood residential areas. This lushness of a mature greenscape serves as an inspiration for the master planned corridor as a way of providing pedestrian scale, shade and cooling, and unification.







# Creston Corridor Existing Conditions







Page 6

#### Captions:

- 1 South gateway at Leonard
- 2 Gateway is lost in information overload
- 3 Pedestrian accessibility is poor
- 4 Infill/Gateway opportunity
- 5 Renovations retain historic character
- 6 Original architecture
- 7 Wide open expanse encourages high speeds
- 8 Visual clutter and overscaled lighting
- 9 Multiple curbcuts lead to accidents/ vehicular confusion
- 10 Resembles a landing strip
- 11 Absence of street trees and pedestrian scale elements



# Creston Corridor Existing Conditions (cont'd)







#### Captions:

- 12 III defined intersection
- 13 Pedestrian scale lost
- 14 Central axis opportunity
- 15 Nice example of simple landscape treatment, axis opportunity
- 16 Seasonal market opportunity
- 17 Screening opportunity
- 18 Relocate monument on axis of Coit
- 19 Renovation success
- 20 Blighted conditions
- 21 District's "center of activity"
- 22 Signage takes away from architecture
- 23 Existing streetscale lacks vitality/ cohesiveness
- 24 Lighting overscaled and without character
- 25 Public library is a great asset to business district; opportunity to make better use of outdoor space
- 26 Unique architectural feature
- 27 Library park opportunity



# Creston Corridor Existing Conditions (cont'd)





#### Captions:

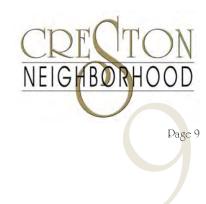
- 28 Pedestrian access/gathering concerns
- 29 Transit stop poorly sited
- 30 High School is neighborhood asset
- 31 "West" gateway receives high volume traffic from highway
- 32 Example of unnecessary left turn lane
- 33 Consolidated parking/enclosure





# Area Traffic Counts





Daily Traffic Counts



# Community Design Charette (cont'd)

## Issues/Concerns & Opportunities/Strengths Identified:

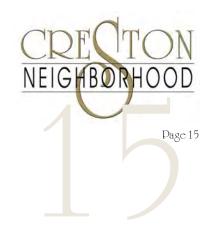
#### Issues

- Perceived crime
- Building neglect (residential/business)
- Economic competition
- Speed of traffic
- Perceived lack of parking
- Perceived lack of identity/community
- Perceives lack of amenities
- Need for specialty shops:
  - Bookstore
  - Bakery
  - Hardware
  - Coffee Shop
  - Salon
  - Flower Shop
  - Dry Cleaners
  - Ethnic Restaurants/Grocery
  - Video Store
  - Entertainment Destinations
  - Youth Center
  - Daycare Center
  - Galleries

66 Strengths: Historical architecture, pedestrian-friendly potential (not being fully realized). Beautification opportunities—if it looks like it's cared for, it will be a source of pride and will be cared for. 29



breaks between points of interest; lacks centralization so it's hard to park and then stroll the area."





### Opportunities/Strengths to Build Upon:

- Location
- Connectivity
- Historic architectural/civic/public assets
- Diversity
- Parkina
- Strong commitment from residents (CBA, CNA, and CCI)
- Reasonable investment opportunities
- Enthusiasm/Momentum/Increased awareness



# Site Inventory/Analysis

# Where does the Creston Neighborhood fit in the Grand Rapids Plan?

#### Vital Business Districts

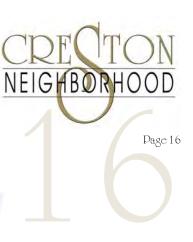
"Vital business districts are critical components of a livable city and a strong economy.

Great neighborhoods and vital business districts go hand-in-hand; one cannot succeed without the success of the other. The choices that are made in locating and designing business districts are also important factors in creating a walkable city and supporting transit,"

~ City of Grand Rapids Master Plan 2002

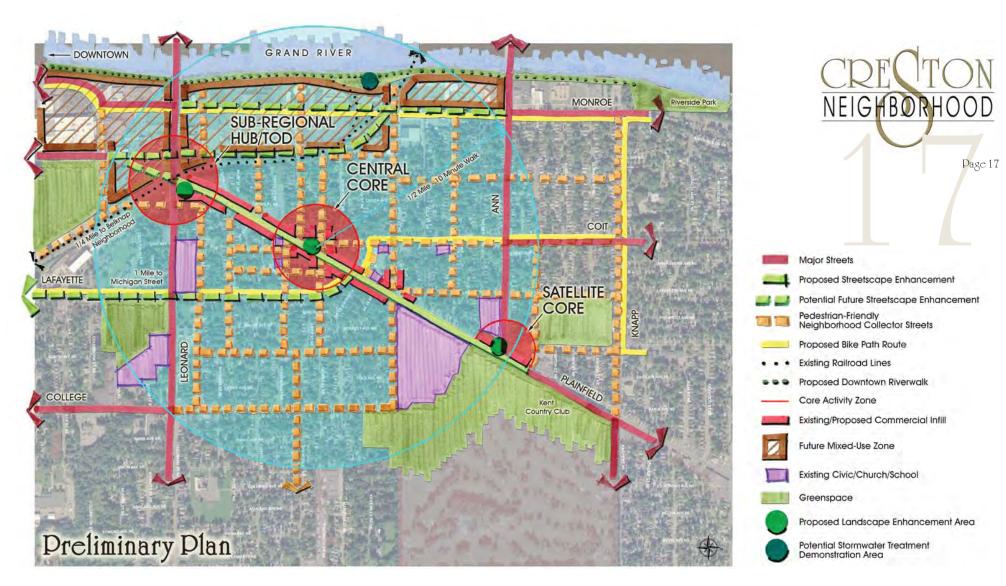
- Business variety
- High volumes of low speed traffic
- Available parking is essential
- Good pedestrian environments
- Good network of streets
- City needs to keep older business areas vital
- Character of buildings contributes to the success of businesses
- Makes sense to build new buildings and to modernize old buildings
- Older businesses are often neighborhood landmarks with loyal customer base
- Destination businesses attract customers who will also shop in surrounding stores
- Businesses have to be seen
- It is good to do business with people you know

~ Citizens of GR input to GR Master Plan 2002





# Site Inventory/Analysis (cont'd)

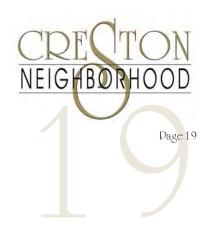




# Parking/Wayfinding Analysis













# Parking/Wayfinding Analysis (cont'd)







# Analysis of Transit Opportunities





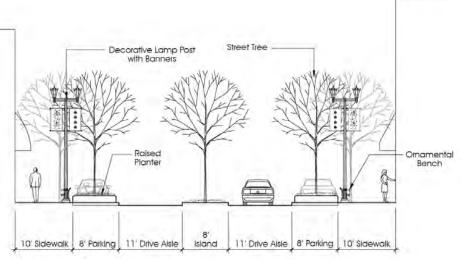


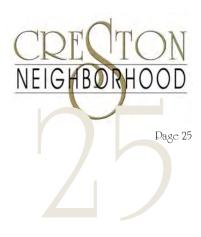
# Streetscape Cross-Sections



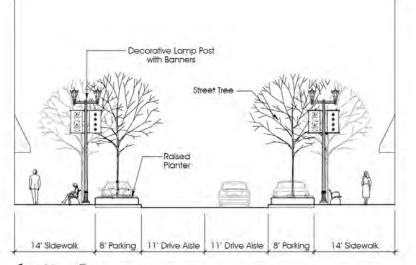


# Streetscape Cross-Sections (cont'd)





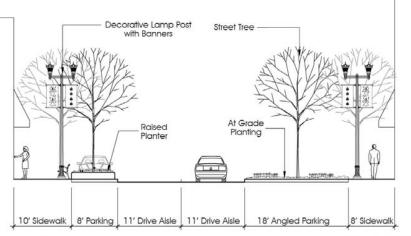
Section A

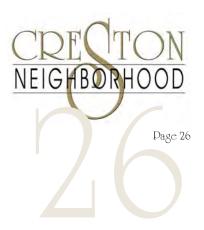


Section B

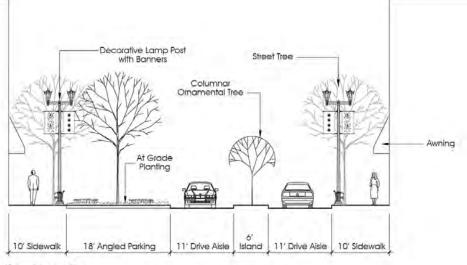


# Streetscape Cross-Sections (cont'd)





Section C

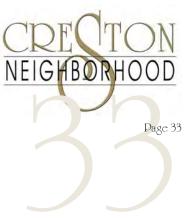


Section D



# Site Master Plan



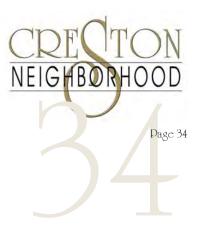


- Creation of major southern gateway
- Traffic calming islands
- Enhanced pedestrian circulation
- Proposed urban infill opportunities



# Site Master Plan (cont'd)



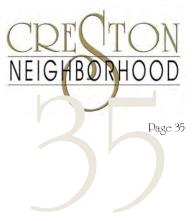


- Central core plaza on axis with Coit
- Angled parking for increased frontage
- Seasonal Farmer's Market
- Pocket parks
- Library reading/event courtyard



# Site Master Plan (cont'd)

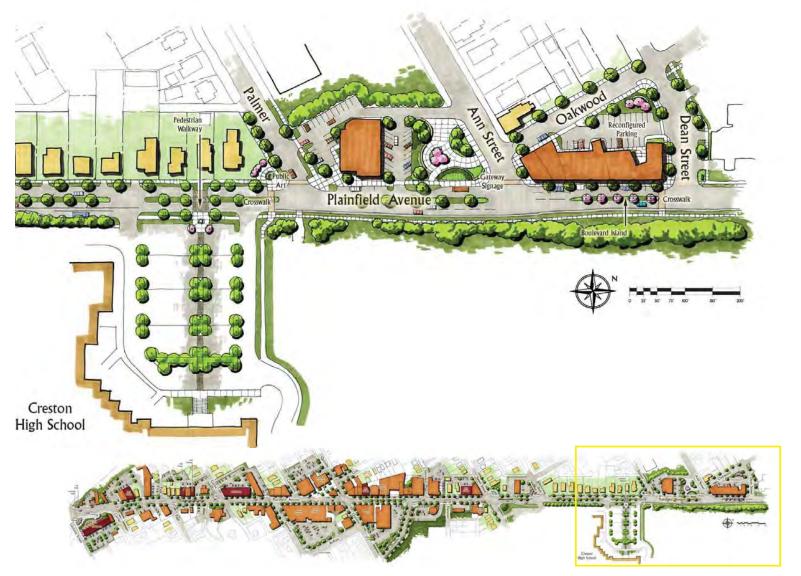


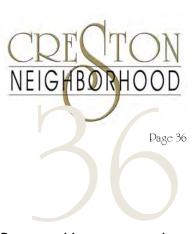


- Pedestrian circulation enhancements
- Public art locations
- Central pedestrian axis and gateway for Creston High School
- Mascot sculpture for school identity



# Site Master Plan (cont'd)





- Grocery store seating courtyard
- Bikeway route
- Gateway park
- Gateway signage



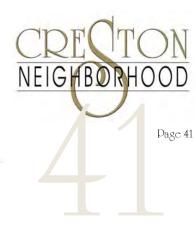
# Business Revitalization Strategies

## Principles for Revitalization:

- A Comprehensive Approach:
  - Problem parking (don't just look at parking without looking at road connections)
  - Crime (what causes it?)
- Incremental changes small changes are important to keep the ball rolling
- Interdependence What goes well with that?
- Understanding public/private partnerships
- Understand the need to identify and capitalize on current assets
- Encourage and appreciate quality
- Change perceptions create a positive image and attitude toward main street
- Revitalization strategies should be action oriented

# Factors Affecting Revitalization Effort: • Shoppers demand security - Real crime or perceived crime

- Shoppers desire to have a pleasing experience discourage incompatible uses
- Shoppers need to feel good impulse buying
- Uniqueness and specialty have decided advantage building
- District Needs edges Define the Central Business District
- Requires "Retail Rhythm" Compatible/Complimentary retail
- Mobility/Connectivity dictates buying
  - Retailers must understand hours of operation and sales events
- Merchants, owners, and users all have different needs
- Vehicular movement should never take precedence over pedestrian traffic
  - 25 to 30 mph Spine not Border
- Main street should reflect the multiple uses over a 16 hour day
- Shop and entertain
- Landscaping is essential to good perception
- Cleanliness
- Good architecture
- Cultural features should be celebrated
- Takes time and patience Build



~ Notes from lecture on "Mainstreet Revitalization" Zenia Kotval, Michigan State University Urban and Regional Planning



## What's Next?

Page 42

## Next Steps:

#### Communication

- Branding
- Promoting the neighborhood
- Media Outlets website development, press releases, etc...
- Coordination with City leadership to rezone

#### **Development Strategy**

- Neighborhood Business Development
- Neighborhood Infrastructure Development Organizing core investment area
- Social/Cultural Development

#### Funding/Finance

DLUSCOTON-

- Researching Grants/Loans/Tax incentives
- Appropriation of State/Local funding



Rad

Positive Actions Lead to Positive Reactions!

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CORE PLANNING/DUSKIN

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ANDLLAPE ENHANCEMENT

PECLINI.

MINORIL

RAN

CIONIS

ECON. CATALYSTS



#### Resources:

- City of Grand Rapids Master Plan, 2002
- Grand Valley Metro Council/REGIS
- Johnson Center at Grand Valley State University
- Demographical Information, Community Research Institute
  - www.cridata.com
- Historical Pictures
  - Pictoral History of Grand Rapids, Mapes & Travis 1976
- Creston Corridor Revitalization Study
   Michigan State University, Urban and Regional Planning Program, 2004
- Cool Cities Initiative
  - www.mshda.info/cci/tools
- City of Grand Rapids
  - www.grand-rapids.mi.us

# Thank You to the Following Individuals/Companies for Their Contribution:

- Creston Corridor Initiative Committee
- Creston Neighborhood Association
- Creston Business Association
  - Participating Creston Neighborhood Residents and Business Owners
- Neighborhood Ventures
- City of Grand Rapids Planning Department
- City of Grand Rapids Economic Development Department
- City of Grand Rapids Traffic Safety Department
- Johnson Center at Grand Valley State University—Aerial Photography
  - Gustavo Rotondaro, Associate Director/GIS Manager, Community Research Institute

## Resources & Credits



- Design Plus, Inc. Project Team
  - James F. Horman, AIA, LEED AP, NCARB
  - John B. Haadsma, RLA
  - Terry Naranjo, RLA
  - Keith Carey
  - Tanya D. Stickler
- Charette Participants
- McGraw Construction
- The Bank of Holland

## Appendix D

Creston Business District Work Plan

# Creston Business District Work Plan



## **Creston Neighborhood Association**



October 2007



### Creston Business District Work Plan October 2007

In 2007, a Steering Committee, with the supervision of the Creston Neighborhood and Business Associations, commissioned the creation of a "Work Plan" for the Creston commercial corridor in order to put a project list to the design improvements suggested in the March 2007 Master Plan. LSL Planning Inc. was engaged as a professional resource in the creation of this plan.

This neighborhood planning initiative focused on the Plainfield commercial corridor between Leonard Street to the south and Ann Street to the north, including some of the residential sections immediately adjacent to or paralleling the corridor. Plan components include:

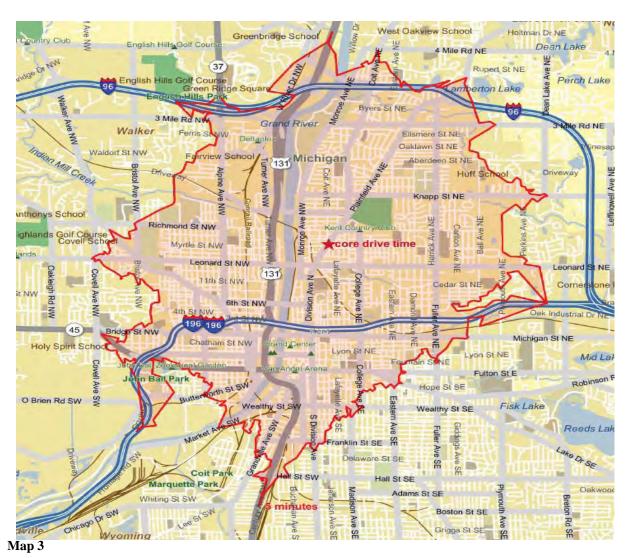
- Retail gap analysis
- Drive time estimates
- Plans for sustainability and capacity building
- Neighborhood connections
- Plans for business recruitment and retention
- District identity, branding and special events
- Transportation and parking
- Infill development and rehabilitation strategies
- Streetscape improvements

The following pages are a condensed version of that study.

Table 2 - Retail Gap Analysis			0.5	Mile Radius		
Snapshot		Demand	Г	Supply	П	
Marketplace Profile 2007		ail Potential	-	Retail Sales		Retail Gap*
Food & Beverage Stores	\$	5,557,028	\$	3,637,232	\$	1,919,796
Grocery Stores	\$	5,111,740	\$	1,656,604	\$	3,455,136
Specialty Food Stores	\$	168,340	\$	556,814	\$	(388,474)
Beer, Wine, and Liqour Stores	\$	276,948	\$	1,423,814	\$	(1,146,866)
	Ť		Ť	.,,.	Ť	(1,110,000)
Food Services & Drinking Places	\$	4,964,434	\$	2,606,105	\$	2,358,329
Full-Service Restaurants	\$	2,099,787	\$	-	\$	2,099,787
Limited-Service Eating Places	\$	2,223,997	\$	1,136,795	\$	1,087,202
Special Food Services	\$	291,359	\$	752,598	\$	(461,239)
Drinking Places - Alcoholic Beverages	\$	349,291	\$	716,712	\$	(367,421)
		·				,
Clothing and Clothing Accessories Stores	\$	1,773,148	\$	549,253	\$	1,223,895
Clothing Stores	\$	1,430,465	\$	487,543	\$	942,922
Shoe Stores	\$	215,550	\$	-	\$	215,550
Jewelry, Luggage, and Leather Goods	\$	127,133	\$	61,710	\$	65,423
,		·				·
Health and Personal Care Stores	\$	719,451	\$	140,587	\$	578,864
		·				·
Nonstore Retailers	\$	2,714,856	\$	354,856	\$	2,360,000
Electronic Shopping and Mail-Order Houses	\$	1,872,472	\$	-	\$	1,872,472
Vending Machine Operators	\$	663,402	\$	354,856	\$	308,546
Direct Selling Establishments	\$	178,982	\$	-	\$	178,982
		·				·
			1	Mile Radius		
Snanshot	Snapshot Dem					
e ii apeii e i						
Marketplace Profile 2007		ail Potential	F	Retail Sales		Retail Gap*
·			\$		\$	Retail Gap* 11,589,638
Marketplace Profile 2007 Food & Beverage Stores Grocery Stores	Ret	ail Potential		Retail Sales	\$	
Marketplace Profile 2007 Food & Beverage Stores Grocery Stores Specialty Food Stores	Ret	18,933,418	\$	7,343,780	_	11,589,638
Marketplace Profile 2007 Food & Beverage Stores Grocery Stores	Reta	18,933,418 17,418,948	\$	7,343,780 3,040,331	\$	11,589,638 14,378,617
Marketplace Profile 2007 Food & Beverage Stores Grocery Stores Specialty Food Stores	Reta	18,933,418 17,418,948 573,774	\$ \$	7,343,780 3,040,331 887,491	\$ \$	11,589,638 14,378,617 (313,717)
Marketplace Profile 2007 Food & Beverage Stores Grocery Stores Specialty Food Stores	Reta	18,933,418 17,418,948 573,774 940,696 16,965,611	\$ \$	7,343,780 3,040,331 887,491	\$ \$	11,589,638 14,378,617 (313,717)
Marketplace Profile 2007 Food & Beverage Stores Grocery Stores Specialty Food Stores Beer, Wine, and Liqour Stores	Ret:	18,933,418 17,418,948 573,774 940,696	\$ \$ \$	7,343,780 3,040,331 887,491 3,415,958	\$ \$	11,589,638 14,378,617 (313,717) (2,475,262)
Marketplace Profile 2007 Food & Beverage Stores Grocery Stores Specialty Food Stores Beer, Wine, and Liqour Stores Food Services & Drinking Places	Reta \$ \$ \$ \$ \$	18,933,418 17,418,948 573,774 940,696 16,965,611	\$ \$ \$ \$	Retail Sales 7,343,780 3,040,331 887,491 3,415,958 18,787,224 9,756,359 3,922,121	\$ \$ \$	11,589,638 14,378,617 (313,717) (2,475,262) (1,821,613)
Marketplace Profile 2007 Food & Beverage Stores Grocery Stores Specialty Food Stores Beer, Wine, and Liquour Stores Food Services & Drinking Places Full-Service Restaurants Limited-Service Eating Places Special Food Services	Ret: \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	18,933,418 17,418,948 573,774 940,696 16,965,611 7,176,702	\$ \$ \$ \$	Retail Sales 7,343,780 3,040,331 887,491 3,415,958 18,787,224 9,756,359	\$ \$ \$ \$	11,589,638 14,378,617 (313,717) (2,475,262) (1,821,613) (2,579,657)
Marketplace Profile 2007 Food & Beverage Stores Grocery Stores Specialty Food Stores Beer, Wine, and Liquour Stores Food Services & Drinking Places Full-Service Restaurants Limited-Service Eating Places	Ret: \$ \$ \$ \$ \$ \$	18,933,418 17,418,948 573,774 940,696 16,965,611 7,176,702 7,592,686	\$ \$ \$ \$ \$	Retail Sales 7,343,780 3,040,331 887,491 3,415,958 18,787,224 9,756,359 3,922,121	\$ \$ \$ \$ \$	11,589,638 14,378,617 (313,717) (2,475,262) (1,821,613) (2,579,657) 3,670,565
Marketplace Profile 2007 Food & Beverage Stores Grocery Stores Specialty Food Stores Beer, Wine, and Liqour Stores  Food Services & Drinking Places Full-Service Restaurants Limited-Service Eating Places Special Food Services Drinking Places - Alcoholic Beverages	Ret: \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	18,933,418 17,418,948 573,774 940,696 16,965,611 7,176,702 7,592,686 994,726	\$ \$ \$ \$ \$	Retail Sales 7,343,780 3,040,331 887,491 3,415,958 18,787,224 9,756,359 3,922,121 1,464,558	\$ \$ \$ \$ \$	11,589,638 14,378,617 (313,717) (2,475,262) (1,821,613) (2,579,657) 3,670,565 (469,832)
Marketplace Profile 2007 Food & Beverage Stores Grocery Stores Specialty Food Stores Beer, Wine, and Liqour Stores  Food Services & Drinking Places Full-Service Restaurants Limited-Service Eating Places Special Food Services Drinking Places - Alcoholic Beverages  Clothing and Clothing Accessories Stores	Ret: \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	18,933,418 17,418,948 573,774 940,696 16,965,611 7,176,702 7,592,686 994,726 1,201,497 6,059,995	\$ \$ \$ \$ \$ \$	Retail Sales 7,343,780 3,040,331 887,491 3,415,958 18,787,224 9,756,359 3,922,121 1,464,558 3,644,186 5,102,813	\$ \$ \$ \$ \$ \$	11,589,638 14,378,617 (313,717) (2,475,262) (1,821,613) (2,579,657) 3,670,565 (469,832) (2,442,689) 957,182
Marketplace Profile 2007 Food & Beverage Stores Grocery Stores Specialty Food Stores Beer, Wine, and Liqour Stores  Food Services & Drinking Places Full-Service Restaurants Limited-Service Eating Places Special Food Services Drinking Places - Alcoholic Beverages	Ret: \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	ail Potential 18,933,418 17,418,948 573,774 940,696 16,965,611 7,176,702 7,592,686 994,726 1,201,497	\$ \$ \$ \$ \$ \$	Retail Sales 7,343,780 3,040,331 887,491 3,415,958 18,787,224 9,756,359 3,922,121 1,464,558 3,644,186	\$ \$ \$ \$ \$ \$	11,589,638 14,378,617 (313,717) (2,475,262) (1,821,613) (2,579,657) 3,670,565 (469,832) (2,442,689)
Marketplace Profile 2007 Food & Beverage Stores Grocery Stores Specialty Food Stores Beer, Wine, and Liqour Stores  Food Services & Drinking Places Full-Service Restaurants Limited-Service Eating Places Special Food Services Drinking Places - Alcoholic Beverages  Clothing and Clothing Accessories Stores	Ret: \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	18,933,418 17,418,948 573,774 940,696 16,965,611 7,176,702 7,592,686 994,726 1,201,497 6,059,995	\$ \$ \$ \$ \$ \$	Retail Sales 7,343,780 3,040,331 887,491 3,415,958 18,787,224 9,756,359 3,922,121 1,464,558 3,644,186 5,102,813	\$ \$ \$ \$ \$ \$	11,589,638 14,378,617 (313,717) (2,475,262) (1,821,613) (2,579,657) 3,670,565 (469,832) (2,442,689)
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Marketplace Profile 2007 Food & Beverage Stores Grocery Stores Specialty Food Stores Beer, Wine, and Liqour Stores  Food Services & Drinking Places Full-Service Restaurants Limited-Service Eating Places Special Food Services Drinking Places - Alcoholic Beverages  Clothing and Clothing Accessories Stores Clothing Stores Shoe Stores Jewelry, Luggage, and Leather Goods  Health and Personal Care Stores  Nonstore Retailers Electronic Shopping and Mail-Order Houses Vending Machine Operators Direct Selling Establishments	Ret: \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	ail Potential 18,933,418 17,418,948 573,774 940,696 16,965,611 7,176,702 7,592,686 994,726 1,201,497 6,059,995 4,888,613 732,554 438,828 2,459,127 9,299,703 6,412,570 2,261,833 625,300	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Retail Sales 7,343,780 3,040,331 887,491 3,415,958  18,787,224 9,756,359 3,922,121 1,464,558 3,644,186  5,102,813 2,854,256 - 2,248,557  17,894,809  741,972 - 741,972	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	11,589,638 14,378,617 (313,717) (2,475,262) (1,821,613) (2,579,657) 3,670,565 (469,832) (2,442,689) 957,182 2,034,357 732,554 (1,809,729) (15,435,682) 8,557,731 6,412,570 1,519,861 625,300
Marketplace Profile 2007 Food & Beverage Stores Grocery Stores Specialty Food Stores Beer, Wine, and Liqour Stores  Food Services & Drinking Places Full-Service Restaurants Limited-Service Eating Places Special Food Services Drinking Places - Alcoholic Beverages  Clothing and Clothing Accessories Stores Clothing Stores Shoe Stores Jewelry, Luggage, and Leather Goods  Health and Personal Care Stores  Nonstore Retailers Electronic Shopping and Mail-Order Houses Vending Machine Operators Direct Selling Establishments	Ret: \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	ail Potential 18,933,418 17,418,948 573,774 940,696 16,965,611 7,176,702 7,592,686 994,726 1,201,497 6,059,995 4,888,613 732,554 438,828 2,459,127 9,299,703 6,412,570 2,261,833 625,300	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Retail Sales 7,343,780 3,040,331 887,491 3,415,958  18,787,224 9,756,359 3,922,121 1,464,558 3,644,186  5,102,813 2,854,256 - 2,248,557  17,894,809  741,972 - 741,972	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	11,589,638 14,378,617 (313,717) (2,475,262) (1,821,613) (2,579,657) 3,670,565 (469,832) (2,442,689) 957,182 2,034,357 732,554 (1,809,729) (15,435,682) 8,557,731 6,412,570 1,519,861

While the concept of leakage is important, it can also be misleading when applied at a neighborhood scale. While leakage is a component to consider when evaluating market potential and devising strategies for business recruitment, no neighborhood captures all of the local residents' spending. For example, the industry grouping named "Health and Personal Care Stores," indicates that within a half-mile radius of the district \$578,864 worth of retail potential is "leaking" and is being spent outside the district. This may lead some to conclude there is a viable market opportunity for such goods in the district. However, a one-mile radius shows that there is surplus of \$15,435,682, indicating that perhaps the local market is saturated. These are the delicate balances to consider when forming a business recruitment strategy.

#### **Five Minute Drive Time**



The drive time for an area is calculated "as if" persons could drive at a constant speed without stopping. Therefore, when looking at the "five minute" drive time for the Creston

area (see Map 3), please know it might take drivers more like 10-15 minutes to get to the Creston business district depending on traffic and stoplights.

In the Work Plan under the category Business Recruitment and Retention, a project is listed as "Prepare commercial market assessments for the district." Such assessments can push deeper into rigorous quantitative analysis. Also, consider jointly undertaking a study with adjacent neighborhoods, where inter-related opportunities for development potential exist, such as the area undergoing redevelopment in the vicinity of Division and Monroe Avenues and Coldbrook and Leonard Streets. One resource to consider contracting with is LISC MetroEdge (LME). LME relies on national and local sources of data to develop powerful new metrics of retail market potential customized to specific neighborhoods. Working in tandem with community groups, local governments and other stakeholders, results are used to describe the marketplace, educate stakeholders, highlight development potential and prerequisites, and identify scarce resources.

# **Early Action Projects**

Momentum is critical for implementing plans and a good way to provide that momentum is to begin the early action projects listed in the plan. While the Actionable Task List for the projects helps show the way, coordination among small action teams with varying responsibilities can actually get projects started. Surely projects may need fine-tuning, but the task list helps outline what can be expected and involved. A review of the calendar matrix shows that the early action projects include:

- Designing and constructing a park at the corner of Plainfield Avenue and Ann Street;
- Linking the West Michigan Small Business Resource Guide to the neighborhood website and;
- Dedicating staff to the continued revitalization of the Creston Business District.

# ACTIONABLE TASK LIST FOR THE PROJECTS

# Sustainability and Capacity Building

The implementation of specific projects and strategies depends on a neighborhood's or an organization's capacity to actually accomplish those tasks. In this case, sustainability and capacity building is defined as a process of equipping individuals with knowledge and skills by providing them access to information, training and funding to enable them to perform and implement projects effectively.

# Write job description, recruit, and hire a Corridor coordinator. (CNA, CCI)

To help guarantee success a Corridor coordinator, who would act as a project manager to implement and administer projects and tasks, should be hired on a permanent basis. It is important to note that the Creston Neighborhood Association will continue to support their program known as the Creston Corridor Initiative.

- During the interim, before a position is filled, the Creston Neighborhood Association can choose to have other staff or Board member(s) coordinate applicable projects.
- Using this Work Plan as a guide, prepare a job description and define position responsibilities and measures of success.
- Explore and secure short and long term funding for the position.
- Advertise the position, recruit and hire.
- Track performance and accomplishments on a short and long term basis using this Work Plan as a guide.
- Adjust the job goals and performance criteria over time based on accomplishments and changes in responsibilities.

Other options that may be considered by the Creston Neighborhood Association for continued revitalization of the Creston Business District, as well as revitalization of other mixed-use areas within the Creston boundaries, would be to contract for services and/or consider the advantages of sharing staff with other willing entities.

# Organize the Creston Corridor Initiative fund development activities, assess and secure additional funding and support from local businesses and the City. (CNA, CCI)

- The Creston Neighborhood Association Board of Directors and the Creston Corridor Initiative Advisory Committee will forecast and define annual activities and initiatives to determine financial needs and budgets.
- Identify and implement events and grant writing, to generate and secure greater funding.
- Evaluate the effectiveness of activities and if necessary modify efforts to seek alternative funding sources.

# Strengthen Creston Corridor Initiative by recruiting and sustaining CCI committee members. (CCI)

- Review the terms of service for committee members to determine when rotation occurs.
- Solicit feedback from outgoing committee members to help determine who can effectively replace them. Think strategically about future committee members and help them become better acquainted with the CCI program.
- Evaluate the effectiveness and strengths of committee members, where they match up well with CCI activities and if necessary modify efforts or provide training.

# **Explore designations of Corridor Improvement District and Business Improvement District to fund position. (CCI)**

Research these potential designations to be able to fund projects in this Work Plan including the corridor coordinator position. The research will be of Corridor Improvement Authority Act 280 of 2005, and Principal Shopping Districts and Business Improvement Districts Act 120 of 1961.

- If City of Grand Rapids adopts local ordinance for the creation of Corridor Improvement District Authority, determine criteria to secure designation, the timing of the process, the potential flow of tax increment financing capture, and decide whether to pursue.
- Organize the community and start a public education campaign to build support for a CID or a BID.
- If support achieved, pursue discussion with City staff for process of designation.
- If approved, implement program(s) and evaluate effectiveness.

# Explore designation of Neighborhood Revitalization Strategy Area to encompass an area and fund the position. (CCI)

The U.S. Department of Housing and Urban Development (HUD) has encouraged CDBG entitlement communities to develop comprehensive neighborhood revitalization strategies. The idea is to create partnerships among the Federal and local governments, the private sector, community organizations and neighborhood residents to improve the economic well-being of residents and commercial enterprises. The City's Community Development Department monitors the fiscal and programmatic performance of NRSAs and the Community Based Development Organization within the NRSA.

- Identify project leadership and potential participants.
- Project leadership to review the Neighborhood Revitalization Strategy Area (NRSA) concept with City of Grand Rapids Community Development Department to gather a better idea of the designation, whether it would be beneficial for Plainfield Avenue in the context of an NRSA area for Creston, and whether the neighborhood association or another partner, such as NEW Development Corporation, would be a fit for the Community Based Development Organization (CBDO).
- Based on discussion and research, and what census tracts and block groups would need to be excluded for eligibility of an NRSA, determine if there is applicability, and whether there is local community desire to pursue an NRSA.

# **Neighborhood Connections**

Neighborhood Connections are defined as projects and/or strategies that help enhance physical connections within and to areas surrounding the Creston Business District. Included are also those efforts that help bring residents, business owners and other interested stakeholders together to help deal with inter-related opportunities for positive change. Providing forums for the community's input is an ongoing important element in healthy, sustainable neighborhoods. Collecting the input in a structured way and communicating it in an easy-to-understand manner to public officials, elected and otherwise, is another critical element to achieving the connections so desired. The Creston Business District Work Plan provides a framework of the visions expressed by the community. The community's time is valuable, and with a framework in place, the organizing of their input is that much more manageable.

# **Continue to Support the Public's Involvement (CCI)**

Continued interest and public and private support for improvement activities in the Creston Business District can only occur if individuals are encouraged to actively participate in efforts to support positive change. Community organizing can build inclusiveness, respect, compassion and knowledge.

- Actively encourage residents, property owners and business operators to participate in planning efforts related to Transit Oriented Development and a Sub-Regional Center, as defined in the City of Grand Rapids Master Plan, and located near Plainfield Avenue and Leonard Street. A high degree of coordination between stakeholders in the Creston neighborhood, the Belknap neighborhood, and the North Monroe neighborhood is essential. Consider the creation of a goal statement. Understand and provide input into a timeline with transit leaders and economic development stakeholders. Stay in regular communication with the Michigan Department of Transportation, The Rapid, the owners of the rail right-of-way, and the Planning Department of the City of Grand Rapids.
- In conjunction with Neighbors of Belknap Lookout, explore potential inter-related, cross-neighborhood marketing opportunities with regard to the area undergoing redevelopment in the vicinity of Division and Monroe Avenues and Coldbrook and Leonard Streets, as there is a geographic linkage to and from downtown and the Creston Business District.
- Establish and maintain regular contact with the City of Grand Rapids Planning
  Department and other City agencies to track planning and infrastructure improvement
  projects that may affect the neighborhood.
- Establish and/or update a process to regularly notify and educate the neighborhood residents and business association about upcoming planning projects and efforts, and to encourage their participation and input.

### Promote outreach and coordination with the schools on projects. (CCI)

- Identify contact(s) in public and private schools and establish a regular meeting schedule.
- Meet and discuss items of mutual interest or concern and identify any that should be discussed in a larger group.
- Items of concern may include safe-routes-to-school, pocket park at Ann and Plainfield, bikeability of the district, a youth activity center and the programming thereof, among other issues that come up on an ongoing basis.

# Coordinate with City leadership to analyze proposed zone changes for the area and determine if any properties require rezoning. (CNA)

- Meet with City Planning Department to get an update on revised zoning code and process to implement.
- Review new code and present findings and approval schedule to Neighborhood and Business Associations.

- If issues are raised during meetings discuss those with City Planning Department to clarify and/or resolve.
- Attend Public Hearing to voice concerns or support.

# Establish Safe Walking Routes in the district and surrounding neighborhoods and promote Safe-Routes-To-School. (CCI)

- Establish a Safe Routes to School team that includes a school administrator, teacher(s), student leader(s), parent(s), a local law enforcement official/officer and a representative from the local road authority (i.e., city engineer, road commission employee, or a representative from the local MDOT Transportation Service Center).
- Designate a Safe Routes to School team leader.
- Obtain principal's signature(s).
- Assess attitudes and behaviors related to walking and biking to school.
- Assess safety of walking and biking routes, including school grounds.
- Develop an action plan. The SR2S Team will review findings from the walking audit and information collected through student and parent surveys to develop recommendations for improvements to routes and other supportive efforts.
- Apply for Michigan Safe Routes to School grant.

# Provide wayfinding signs that direct visitors to the Creston Business District, parking lots and other destinations. (CCI, CBA)

- Identify project leadership and potential participants.
- Establish budget for professional assistance.
- Write and solicit proposals from firms specializing in wayfinding design.
- Interview/hire firm.
- Refine design and planning process.
- Prepare concept level drawings based on potential implementation budget.
- Seek cost estimates.
- Secure funding and final approvals from City.
- Prepare construction drawings.
- Bid project.
- Implement wayfinding system.
- Monitor effectiveness.

# Develop a specific strategy, process, and plan to locate public art in the district per the locations identified in the charrette. (CCI)

- Identify project leadership and potential participants.
- Establish budget for any required professional assistance that the project may need.
- Discuss ways to bring art and artists into the Creston Business District in new ways that have not been done previously.
- Seek input from neighborhood residents and business operators as to what ideas and what expressions of public art would be desirable for the Creston Business District.
- Research public funding possibilities from State agencies and local arts councils.

- Write and solicit proposals from existing and emerging artists, or from schools and arts leagues and commissions specializing in public art.
- Interview and understand the project production costs of the artists, including permits from the City.
- Contract for and refine the design and planning process.
- Prepare concept level drawings based on potential implementation budget.
- Seek cost estimates.
- Secure funding for implementation and maintenance and seek final approvals from City.
- Prepare construction drawings, if necessary.
- Bid project, if required.
- Install public art.
- Showcase the new public art in newsletters and websites.
- Consider fundraising event when unveiling the art.
- Monitor any issues and implement a maintenance schedule.

# Develop a specific strategy, process, and program to encourage performance art in the district. (CCI)

- Identify project leadership and potential participants.
- Establish overall objectives, budget, and performance standards as the district continues
  to revitalize and that more investment has occurred, and there is a critical mass of
  destination businesses that attract neighborhood residents and non-residents from around
  the city and region.,
- Review any necessary requirements and/or approvals with City of Grand Rapids.
- Establish performance schedule.
- Establish selection committee.
- Interview/audition performers and select.
- Monitor performance quality and any issues.

### **Business Recruitment and Retention**

Projects in this category help promote the district as a desirable business address and provide support for existing and future retailers, food and beverage establishments, and other commercial interests. A study or market assessment can help determine, for instance, the probability of the types of retailers and other enterprises that would be supported on Plainfield Avenue, how much they might pay for rents, and help define the customer base for goods and services, and the base's buying power. It will also be important to estimate the amount of supportable retail/commercial space and residential demand, determining what types of businesses would complement existing ones when recruiting businesses, and which existing businesses are interested in expansion.

# Link the West Michigan Small Business Resource Guide to the Creston Neighborhood Association website. (CCI)

 Contact City of Grand Rapids Economic Development Department for permission and access to the guide.

- Link the guide to neighborhood association's website and/or post the PDF online.
- Market the guide's availability via the Creston Neighborhood Association newsletter and with a communication to the Creston Business Association.

# Promote and facilitate CDBG-funded microenterprise training; assess program prior to expiration of contract in June 2008. (CCI)

- Obtain information from City of Grand Rapids Community Development Department about the importance and applicability to CDBG funding of the Data Universal Numbering System (DUNS) number.
- Meet with existing businesses in the district to assess training needs.
- Recruit facilitators for trainings.
- Promote trainings to public and trade associations.
- Document attendance.
- Do follow-up surveys.
- Report quarterly to the City of Grand Rapids Community Development Department.
- Prior to expiration of contract, assess program outcome, determine if desire remains to apply for another round.

# Maintain the GPS Business District Mapping. (CCI)

- Keep track of businesses retained on the district.
- Update global positioning system directory files by inputting new businesses on the appropriate area of map.
- Add new locations via new construction or rehabilitation to map using PhotoShop; attain graphic assistance if needed.
- Print and distribute the directory map.

### Prepare and distribute a directory of restaurants. (CCI)

Capitalizing on the restaurant offerings would be good marketing for the district. Restaurants often contribute to early and continued stages of revitalization because they draw patrons to the district, providing a destination and comfort to residents and non-residents. Restaurants are important for the business mix of the district because of the increased purchase frequency and the size of the average purchase that comes with the restaurant sector.

- Identify interested restaurants.
- Explore selling advertising space to cover cost of the directory.
- Acquire graphic design assistance.
- Accumulate menus and the restaurant logos.
- Design and publish the directory.
- Distribute to local businesses around the local community and west Michigan region.
- Determine a calendar of when to update the directory so as to maintain the distribution and marketing of the restaurants.

# Create and distribute a business recruitment packet. (CCI)

- Gather census information and demographics of Creston and surrounding areas.
- Review the assets of the district that the committees of CCI have noticed over the years: the elementary and high schools, the close proximity to the river, the ease of access to highways, the library, mass transit services and stops and the average number of riders daily, pedestrian counts, traffic counts, percentage composition of all the businesses on the district by sector, recent investment highlights, other points of interest.
- Familiarize with the West Michigan Small Business Resource Guide, one of the projects mentioned above.
- Meet with existing business owners, commercial property owners, and neighborhood residents to identify the types of complementary businesses that are desired for the district.
- Compile all the Creston Corridor Initiative programs and services that would appeal to new businesses, including the Creston Business District Work Plan.
- Develop budget for the creation and distribution of a packet that showcases the assets the district and neighborhood have in place.
- Acquire graphic design assistance.
- Design and publish packet.
- Distribute to Chamber of Commerce, banks, real estate sector, entrepreneurs, and trade associations.
- Gauge effectiveness with feedback from public.

# Establish entrepreneurial relationships with existing businesses and start-ups from around the city and region. (CCI)

- Outreach to Grand Rapids Opportunities for Women (GROW), the Michigan Small Business & Technology Development Center (MI-SBTDC), SCORE-Counselors to America's Small Business, and other like organizations, to alert them of the neighborhood's desire to find appropriate businesses to locate to the Creston Business District.
- With feedback and referrals, identify business owners and start-ups.
- Inform them of Creston Corridor Initiative programs and services.
- Maintain regular contact with them and invite them to special events within the district.
- Invite them to Business Association's events.
- Welcome and celebrate with businesses when they open in the district, including articles and photographs in the newsletter and websites.
- Explore fundraiser potential for CCI if an opening celebration is planned.

### Prepare commercial market assessments for the district. (CCI, CBA)

- Identify project leadership and potential participants.
- Determine which type(s) of assessments are desired and which would provide the most useful information for an action team to follow through on. Some studies could be as simple as consumer and merchant surveys produced by the lead organization. Or they

could be more complex studies such as retail and office market analysis and competitive supply analysis.

- Establish budget for any required professional assistance.
- Write and solicit proposals from firms specializing in market assessment and business recruitment programs.
- Interview/hire firm.
- Refine study process.
- Undertake study.
- Review findings.
- Implement recommendations
- Monitor progress.

### Establish relationships with property owners. (CCI)

- Identify property owners.
- Inform them of Creston Corridor Initiative programs and services.
- Learn about their development intentions and motivations for the property, if any.
- Discover their needs, including maintenance and tenancy.
- Recognize them for what they do well already.
- Assess willingness to meet to discuss goals for revitalization of the district, in the context
  of the Creston Business District Work Plan.

# Locate sources to finance business loans, tenant improvements, Individual Development Account (IDA) programs, and other capital supply chains. (CCI)

Increasingly, community leaders have to look to private capital markets to support their community's revitalization efforts. Working relationships with commercial bankers and retail lending professionals can open doors to capital that may not be widely known. Connecting business owners and property owners to loan professionals will enable relationships to flourish leading to product education and loan origination. The federal Small Business Administration (SBA) loan program is one available avenue through selected lenders. SBA programs include technical and management assistance designed to increase the loan applicant's chances of success.

- Outreach to local bank partners for capital geo-targeted to the business district.
- Facilitate the introduction of bank partners to commercial property owners and potential commercial tenants.
- Outreach to local bank partners for capital to geo-target to the business district for commercial property owners and/or business owners, who need business loans and tenant improvements to commercial space.
- Research IDA programs for starting small businesses with the City of Grand Rapids economic development and community development departments.
- Determine if local organizational capacity exists to administer an IDA program for small businesses.

# **District Identity, Branding and Events**

This category includes broad efforts to develop a unified theme and image for the Creston Business District as per the community's wishes during the charrette process. This could include a logo identity for the business district, promotional materials, public relations campaign, event planning, and gateway signage.

### Focus on special events programming. (CCI, CBA)

- Establish a project leadership group, from CCI committee members, plus CBA.
- Refer to the promotion campaign project below, too, to understand the larger sentiment for a campaign, and keep in mind when focusing on programming for special events.
- Focus on instituting special events such as a seasonal Farmers Market, and select appropriate event locations. Promote and continue CCI Community Building Activities like the Creston Car Show and the Texas Hold 'Em Tournament.
- Establish budgets.
- Once branding is developed, utilize the branding that is a component of the promotional campaign project listed below.
- Coordinate event ideas and times with businesses.
- Market the events.
- Implement recommendations.
- Evaluate the outcomes of the events.

# Prepare a promotion campaign for the neighborhood and district. (CCI)

- Identify project leadership and potential participants.
- Review the Creston Business District Work Plan and the charrette for a context of what is possible.
- Read through grant contracts and other goals and objectives of various committees to see what has been accomplished and what "open items" remain.
- Establish budget for professional assistance and for the campaign.
- Write and solicit proposals from firms specializing in advertising/branding.
- Interview/hire firm.
- Refine study process.
- Undertake study.
- Develop a "brand" for the area.
- Factor into the campaign special events like a seasonal Farmer's Market, and the continued promotion of CCI Community Building Activities like the car show and Texas Hold 'Em Tournament.
- Develop and implement a branding campaign for the district that includes website development and a focus on media outlets, and press releases.
- Implement recommendations.
- Monitor progress.

# Design and install uniform gateway signage at Plainfield and Leonard, and at Ann and Plainfield. (CCI, CBA, NEW Development Corp.)

- Establish a project leadership group.
- Meet with public agencies, such as the City of Grand Rapids Engineering, Traffic Safety and Planning Departments, GRETS and MDOT to determine processes for such factors ROW encroachments, sign design criteria and approvals.
- Meet with property owners of lots.
- Establish budgets for professional design assistance and seek funding.
- Write and solicit proposals from designers.
- Interview/hire individual or firm.
- Begin and complete installation.

# Design and install uniform banners along Plainfield. (CCI, CBA)

- Establish a project leadership group.
- Meet with City for such factors ROW encroachments, sign design criteria and approvals.
- Establish budgets for professional design assistance and seek funding.
- Write and solicit proposals from designers.
- Interview/hire individual or firm.
- Begin and complete installation.

### Develop website for the business district. (CCI, CBA)

- Establish a project leadership group.
- Determine desirability for a business-related website.
- Establish whether site should have its own domain or be linked to neighborhood association's website.
- Explore selling advertising space to cover cost of the website.
- Establish budgets for professional design assistance and/or web hosting, and seek funding.
- Write and solicit proposals from designers and/or hosts.
- Interview/hire individual(s) or firm(s).
- Begin and complete launch.
- Post digital versions of printed directories as discussed under Business Recruitment and Retention.
- Update site regularly.

# **Transportation and Parking**

This category includes an assessment and improvements to the public transportation system, as well as non-motorized transportation, and parking lots.

### Improve bicycle connections by designing and implementing bikeway routes. (CCI)

- Establish a process to undertake the effort; invite parties such as neighborhood residents, business owners, bicycling advocacy groups, and the City Planning and Traffic Safety Departments to participate.
- Consider using a checklist to evaluate the district's bikeability and connectivity to the neighborhood, major cross streets, and community trails that exist and that are planned. For assistance, refer to the Bikeability Checklist available from the Pedestrian and Bicycle Information Center, the National Highway Traffic Safety Administration, and the U.S. Department of Transportation.
- Use the checklist to describe problem areas to improve.
- Define applicable problems and/or opportunities, such as pavement safety, road striping, and availability of bike racks on the district.
- Identify potential solutions and strategies for their implementation.
- Be sure to communicate with action teams working on wayfinding issues in the Neighborhood Connections category.
- Implement plans, monitor progress and advertise the availability and connectivity of bikeway routes to neighborhood residents, business owners, and the broader community.

# Implement efficient transit route, stops, and shelters to and from downtown, coordinating with The Rapid. (CCI)

- Identify current challenges that relate to bus stop locations and bus service.
- Solicit feedback from business owners and residents about route, stops, and shelters.
- Review their feedback, identify potential changes and develop an implementation strategy to work with The Rapid about routes and stops.
- For shelters, determine list of stops (existing and potential) where bus shelter(s) is desired by the community.
- Provide written request to The Rapid to review the location(s) of potential shelter placements.
- The Rapid will review the request, and investigate locations to determine if reasonable ridership activity exists at said locations.
- If a "go" is determined by The Rapid, maintenance division will review the locations for construction and installation specifications.
- Secure necessary funding by The Rapid.
- Implement recommendations.

### Prepare a parking inventory, assessment and management plan. (CCI, CBA)

- Identify project leadership and potential participants.
- Establish budget for professional assistance.
- Write and solicit proposals from firms specializing in transportation and parking issues.
- Interview/hire firm.
- Refine study process.
- Undertake study.

- Review proposed improvements, including well-lit parking lots and assess a parking management plan.
- Distinguish between public and private improvements.
- Prioritize and establish budgets for public improvements.
- Provide support for private improvements.
- Implement recommendations.
- Monitor progress.

# Develop and implement traffic calming campaign. (CCI)

- Identify project leadership and potential participants.
- Identify current problems that relate to speeding traffic.
- Solicit feedback from business owners and residents.
- Identify potential solutions and develop an implementation strategy and budget requirements for improvements.
- Secure necessary funding and support from the City.
- Implement recommendations.
- Monitor progress.

# Explore appropriate locations and implement angled parking on Plainfield Avenue. (CCI)

- Identify project leadership and potential participants.
- Identify areas for potential angled parking on Plainfield Avenue.
- Work with appropriate City of Grand Rapids departments and leadership to develop an angled parking implementation plan.
- Secure necessary funding.
- Implement recommendations.
- Monitor progress.

# **Infill Development and Rehabilitation**

New construction and the rehabilitation of existing buildings and facades will be critical to the continued success of the Creston Business District and the surrounding neighborhood. Some programs and support are already in place; however, new opportunities must be explored and considered.

# Promote the CCI façade grant program (CCI)

- Update façade improvement design guidelines.
- Prepare an education program and materials describing the façade grant program.
- Plan and advertise training and education sessions to promote the program.
- Provide technical and design assistance to applicants seeking funds.
- Monitor program impacts and make adjustments as necessary,

# Design and construct the proposed pocket park at Ann and Plainfield. (CCI, NEW Development Corp., Nonprofit/Public Partners)

- Define a process to undertake the design development and construction document phase, including public participation.
- Establish a project leadership group.
- Meet with property owner(s) and the GRPS to discuss and secure project support and necessary real estate transactions.
- Meet with public agencies, such as the City of Grand Rapids Engineering, Traffic Safety and Planning Departments to determine processes for such factors as funding, ROW encroachments, project design criteria and approvals.
- Refine project priorities and direction based on outcomes.
- Establish budgets for professional assistance including project management during the construction phase and seek project funding.
- Write and solicit proposals from consultants.
- Interview/hire individual or firm.
- Begin design development based on direction and concepts from the previous Plainfield Avenue Charrette.
- Prepare initial cost estimates and secure necessary community, agency and City support and approvals and funding.
- Complete construction drawings and seek bids.
- Select contractor.
- Begin and complete construction.

### **Develop Youth Activity Center. (CNA)**

- Identify project leadership and potential participants, including service provider.
- Locate a potential site or building.
- Identify current need for Youth Activity Center, and its program elements through community input. Consider multipurpose providers if additional tenancy is needed for project success.
- Work with potential service provider to determine its operational needs and budget.
- Seek professional assistance for conceptual site and architectural design, and public input.
- Prepare initial cost estimates for acquisition, construction and/or rehabilitation, and secure necessary community support and funding.
- Prepare final architectural plans and gain City/State approvals.
- Implement construction and occupancy.

# Explore the feasibility of historic preservation programs to preserve historic resources. (CCI)

Historic preservation is an economic development tool and a growth management strategy that helps protect and save a community's character. There are two primary types of historic districts in Grand Rapids: National Register districts and local districts. For historic buildings listed in the National Register, the available benefits include: honorary recognition

for importance to the community, the state or the nation; consideration and mitigation when planning for Federal, federally-licensed, and federally-assisted projects under Section 106 of the National Historic Preservation Act of 1966; and prior to rehabilitation the properties may be eligible for a 20% investment tax credit on Federal income tax liability for certified rehabilitation of income-producing historic structures such as commercial, industrial, or rental-residential buildings. In a locally designated historic district, contributing historic buildings are presently eligible for the State Historic Preservation Tax Credit Program, which is a 25% state income tax credit for the cost of certified rehabilitation for income and non-income producing properties. Also in locally designated districts, building exteriors are protected since proposed exterior rehabilitation requires a Certificate of Appropriateness approved by staff or the Grand Rapids Historic Preservation Commission.

### For National Register:

- Research the nomination process to secure a National Register of Historic Places listing.
- If property owners along Plainfield Avenue desire listing in the National Register, contact the State Historic Preservation Office in Lansing for an application and advice on working with consultants who research and prepare nomination documents.
- Organize the community and start a public education campaign to build support for designation.
- If support achieved, proceed with nomination and/or budget and contract with consultant to do same.

### For local designation:

- Research the Historic Preservation Commission Ordinance No. 93-21, § 2, 5-18-93 in Chapter 68 of the City of Grand Rapids Code to become familiar with the local Historic District Study Committee process for designating local districts and landmarks.
- If property owners along Plainfield Avenue desire local historic district ordinance protection of historically significant resources, form an action team to work with Grand Rapids Historic Preservation Commission staff to set up a study committee appointed by the City Commission.
- Organize the community and start a public education campaign to build support.
- If support achieved, proceed with local designation with the City.

### Promote the development of second floor residential on Plainfield Avenue. (CCI)

- Establish relationships with property owners who have existing or potential second story residential space.
- Inventory available second story residential units and their quality.
- Work with property owners to identify leasing targets and strategies.
- Develop and promote a landlord education campaign to secure appropriate tenants.

# Prepare for and encourage infill opportunities in core areas or on vacant sites along Plainfield Avenue. (CCI)

 Working with district representatives and property owners, identify and prioritize potential sites for acquisition and/or development

- Identify development objectives.
- Determine development feasibility.
- Solicit property owner and/or developer interest, and select developer.
- Identify/secure potential funding sources to acquire and/or develop properties, including assistance from consultants.
- Proceed with design, review, and City/State approvals.
- Implement construction, pre-leasing, leasing, occupancy, and tenant improvements.

# Analyze and plan for a strategy and process to redevelop the corner of Plainfield and Leonard with infill housing. (CCI)

- Working with district representatives, property owners and City officials, identify level of interest to undertake redevelopment.
- Identify development objectives.
- Determine development feasibility.
- Solicit property owner and/or developer interest, and select developer.
- Identify/secure potential funding sources to acquire properties, including assistance from consultants.
- Integrate into the site plan the neighborhood's desire for gateway signage, landscaping, and connectivity to a potential transit-oriented development hub.
- Proceed with design, review, and City/State approvals.
- Implement construction and occupancy.

# Design and develop a courtyard adjacent to the Van Belkum Branch Public Library. (CCI, Nonprofit/Public Partners)

- Define a process to undertake the design development and construction document phase, including public participation.
- Establish a project leadership group.
- Meet with library representatives to discuss and secure project support.
- Meet with public agencies, such as the City of Grand Rapids Engineering, Traffic Safety and Planning Departments to determine processes for such factors as funding, encroachments, project design criteria, zoning implications associated with changes to parking, and approvals.
- Refine project priorities and direction based on outcomes.
- Establish budgets for professional assistance including project management during the construction phase and seek project funding.
- Write and solicit proposals from consultants.
- Interview/hire individual or firm.
- Begin design development based on direction and concepts from the charrette.

# **Streetscape Improvements**

The various ideas and potential projects in this category were derived from the charrette results for the Creston Business District. In any design process there are increasing levels of detail applied to any potential solution. The initial stage, called schematic design, indicates

an overall concept and shows general relationships of uses and design elements. The next stage is design development, which is a further refinement of schematic drawings and typically shows options for more refined design ideas, specific dimensions and materials. The completion stage includes construction or fabrication documents which are refined drawings that show very specific details, materials and dimensions. Construction drawings are used in the field by those who will actually build a project.

While the charrette for Plainfield Avenue resulted in overall design direction at a schematic level for the district and neighborhood, significant work remains before projects can actually be realized. First, a process to complete design development must be defined and the level of public involvement determined, funds to design and implement projects must be secured, a consultant hired, base drawings and studies prepared, plans for individual projects developed, approvals secured, and then projects must be bid for construction. Based on such a process the following steps should be taken:

# Design and undertake a detailed streetscape study for the district that is based on the charrette, see Decision Tree. (CCI, CBA)

- Establish project leadership group and public participation and design process.
- Define priority projects based on a primary objective, which is to: Prioritize and focus investments to the Traditional Business District Core located near the intersection of Quimby/Coit and Plainfield Avenue; avoid spreading immediate efforts along the entire district.
- Meet with public agencies, such as the City of Grand Rapids Engineering, Traffic Safety and Planning Departments, GRETS and MDOT to determine processes for such factors as funding, street vacation, project design criteria and approvals.
- Refine project priorities and direction based on outcomes.
- Establish budgets for professional assistance including project management during the construction phase and seek project funding.
- Review the recent publication prepared for the The Grand Rapids Downtown Alliance, titled the *Downtown Streetscape Design Guidelines* as a reference manual when considering appropriate streetscape treatments.
- Write and solicit proposals from consultants.
- Interview/hire individual or firm.
- Begin the design development phase of priority project(s) based on direction and design elements from the previous Plainfield Avenue Charrette. For reference these include:
  - Streetscape cross-sections by type and location on the district
  - Boulevard islands on Plainfield
  - Enhanced paving for crosswalks
  - Banners and signs
  - Ornamental lights
  - Raised planters
  - Enhanced paving in key locations on the district
  - Street trees
  - Bump-outs at intersections
- Establish implementation priorities, a schedule and budgets.

- Secure funding and begin approval process.
- Complete construction drawings, gain final approvals and seek bids.
- Select contractor.
- Implement a public information campaign that addresses disruptions during construction.
- Begin and complete construction.
- Review remaining projects, reprioritize and restart process for those.

# Explore options to either vacate Coit Avenue or seek encroachments and construct a plaza in the triangle between Coit, Quimby and Plainfield based on concept in charrette. (CCI, CBA)

Two optional processes may be used to develop a plaza and related improvements within the Coit Avenue right-of-way (ROW). One is a process to vacate the ROW that involves legal action. The result would be that the land within the ROW would revert to adjacent property owners. Therefore, any future development within that property for public benefit (such as a plaza) would require an easement agreement between the new property owner and the entity wishing to make the improvement.

The other option would be for the City to retain ownership of the ROW and the entity (responsible for the plaza) would seek an encroachment over the public's ROW to allow the construction of improvements. In this case the City would allow improvements to be made but, per an encroachment agreement, they could be removed or modified at the owner's cost should changes or repairs to utilities occur in the future. This process was used for the plaza within the Bostwick Avenue ROW in front of the Grand Rapids Community College.

# Implement a new and major pedestrian crossing to Creston High School to the south of Palmer on Plainfield Avenue. (CCI, Nonprofit/Public Partners)

- Define a process to undertake the design development and construction document phase, including public participation.
- Establish a project leadership group.
- Meet with GRPS representatives to discuss and secure project support.
- Meet with public agencies, such as the City of Grand Rapids Engineering, Traffic Safety and Planning Departments to determine processes for such factors as funding, ROW encroachments, project design criteria, and approvals.
- Refine project priorities and direction based on outcomes.
- Establish budgets for professional assistance including project management during the construction phase and seek project funding.
- Write and solicit proposals from consultants.
- Interview/hire individual or firm.

# Develop a process to design and fabricate the Creston High Polar Bear mascot and locate and design its setting per Charrette recommendations. (Nonprofit/Public Partners)

Identify project leadership and potential participants including the GRPS.

- Define a process to undertake mascot design and fabrication.
- Secure necessary community, agency and City support and approvals and funding.
- Implement mascot design and fabrication and coordinate with Plainfield Avenue pedestrian crossing project.

Schedule of Activity

			The Ne	The Next Three Years			The Future	
Categories	Projects and Strategies	4th Qtr 2007	2008	2009	2010	2011	2012	2013
6	Write job description, recruit, and hire a Corridor coordinator.							
uibliu	Organize Creston Corridor Initiative fund development activities, assess							
acity B	and secure additional funding and support from local businesses and the City.							
Cap	Strengthen Creston Corridor							
gug	CCI committee members.							
yjility	Explore designations of Corridor Improvement District and Business							
denir	Improvement District to fund position.							
stevá	Explore designation of Neighborhood Revitalization							
S	Strategy Area to encompass an area and fund the position.							

Schedule of Activity

			The Ne	The Next Three Vears			The Firting	
Categories	Projects and Strategies			יין ווויכב וכמופ				
		4th Qtr 2007	2008	2009	2010	2011	2012	2013
	Continue to support the public's							
	involvement.							
	Promote outreach and coordination						_	
	with the schools on projects.							
	Coordinate with City leadership to							
SU	analyze proposed zone changes for							
ıoi	the area and determine if any							
<b>1</b> 0:	properties require rezoning.							
əu	Establish Safe Walking Routes in							
uc	the district and surrounding							
ာ	neighborhoods and promote Safe-							
po	Routes-To-School.							
00	Provide wayfinding signs that direct							
цJ	visitors to the Creston Business							
oq	District, parking lots, and other							
ηß	destinations.							
giə	Develop a specific strategy,							
N	process, and plan to locate public							
	art in the district per the locations							
	identified in the charrette.							
	Develop a specific strategy,							
	process, and program to encourage							
	penormance are in the district.							

Schedule of Activity

			The Ne	The Next Three Years			The Future	
Categories	Projects and Strategies	7+b O+r 2007	0000	2000	0,000	Ļ	2010	204.5
		4th Qtr 2007	2008	8002	2010	7011	2012	2013
	Link the West Michigan Small							
	Business Resource Guide to the							
	Creston Neighborhood Association							
	website.							
	Promote and facilitate CDBG							
u	microenterprise training; assess							
oi	program prior to contract expiration							
ţu:	in 2008.							
əje	Maintain GPS business district							
ВЯ	mapping.							
рι								
ar	Prepare and distribute a directory of							
şμ	restaurants and update periodically.							
ıəı	Create and distribute a business							
uţ	recruitment packet.							
in	Establish entrepreneurial							
ıοε	relationships with existing							
В	businesses and start-ups from							
SS	around the city and region.							
<b>5</b>	Prepare commercial market							
uịs	assessments for the district.							
snş	Establish relationships with property							
8	owners.							
	Locate sources to finance business							
	loans, to finance tenant							
	improvements for commercial							
	space, IDA programs, and other							
	capital supply chains.							

Schedule of Activity

Catororios	Droisote and Stratogica		The Ne	The Next Three Years		•	The Future	
Categories	riojects and organes	4th Qtr 2007	2008	2009	2010	2011	2012	2013
6	Focus on special events	Ī						
uil	programming.							
pur	Prepare a promotion campaign for							
	the neighborhood and district.							
β 'ƙ:	Design and install uniform gateway							
_	signage at Plainfield and Leonard,							
pu uəp	and at Ann and Plainfield.							
	Design and install uniform banners							
trio	along Plainfield.							
si(	Develop website for business							
<b>a</b>	district.							

# Schedule of Activity

Cotomorion			The Ne	The Next Three Years			The Future	
2	Projects and Strategies	4th Qtr 2007	2008	2009	2010	2011	2012	2013
	Improve bicycle connections by							
	designing and implementing bikeway							
	routes.							
	Implement efficient transit route,							
	stops, and shelters to and from							
	downtown coordinating with The							
	Rapid.							
	Prepare a parking inventory							
	יכלימוס של החווים וויכווים לי							
	assessment and management plan.							
	Develop and Implement traffic							
	calming campaign.							
	Explore appropriate locations and							
	implement angled parking on							
	Plainfield Avenue.							

Schedule of Activity

			The Ne	The Next Three Years			The Future	
Categories	Projects and Strategies	4th Qtr 2007	2008	2009	2010	2011	2012	2013
	Promote the CCI facade grant							
	program.							
•	Design and construct the proposed							
noi	pocket park at Ann and Plainfield.							
lita	Develop Youth Activity Center.							
id£	Explore the feasibility of historic							
eų:	preservation programs to preserve							
ВВ	historic resources.							
p	Promote the development of second							
ue	floor residential on Plainfield						_	
: 10	Avenue.							
	Prepare for and encourage infill							
шœ	opportunities in core areas or on							
ok	vacant sites along Plainfield							
jə/	Avenue.							
\ə(	Analyze and plan for a strategy and							
ا ت	process to redevelop the corner of							
IIiì	Plainfield and Leonard with infill							
	housing.							
	Design and develop a courtyard							
	adjacent to the Van Belkum Branch							
	Public Library.							

Schedule of Activity

			(AN AH)	The Next Three Years			The Finting	
Categories	Projects and Strategies	4th Qtr 2007	2008	2009	2010	2011	2012	2013
	Design and undertake a detailed							
	streetscape study for the corridor							
	that is based on the charrette. (See							
str	Decision Tree)							
1 <del>9</del> 1								
шŧ	Explore options to either vacate Coit							
ΘΛΟ	Avenue or seek encroachments and							
orc	construct a plaza in the triangle							
du	between Coit, Quimby and Plainfield							
ıl e	based on concept in charrette.							
edi	Implement a new and major							
cs	pedestrian crossing to Creston High							
SJ	School to the south of Palmer on							
<b>əə</b> ,	Plainfield Avenue.							
nte	Develop a process to design and							
3	fabricate the Creston High Polar							
	Bear mascot and locate and design							
	its setting per charrette							
	recommendations.							

# Appendix E

North Quarter Community Walking Tour Notes



# Walking Tour 28 September 2011

### Positive Observations on the Corridor -

- Ample city-owned/free parking lots.
- Compact design. District(s) have solid blocks of concentrated businesses.
- Traditional business district design. Zero setback normal with rear parking.
- Street parking is inexpensive meters (Creston) or free (Cheshire).
- Planters (Creston only)
- Good mix of business types (Cheshire) like grocer, bowling alley, pharmacy.
- Many professional services organizations.

### Opportunities on the Corridor -

- Street trees are few and far between.
- Vast areas of concrete in the heart of Creston, especially the central district.
- Some facades are covered over and uninviting.
- Streetscape features like planters and gardens.
- Crossing Plainfield is a challenge. Few crosswalks. Not well marked.
- Cars speed down the corridor, double-wide at times. Traffic calming needed.
- "Cobra Head" street lights do not compliment the neighborhood feel.
- Alleys can be dark hindering night access to the free public parking lots.
- Trash containers are pretty much none existent.
- Vacant storefronts. Vacant lots. Vacant second and third story spaces.
- Infill opportunities. Perhaps mixed use including residential.
- Unsightly telephone poles (Cheshire).

# Appendix F

LISC MetroEDGE Grand Rapids Area Market Profile

# Market -Area K

Demog	graphic	Profile and Trends	
Family Households	1,902	Population 2008	9,074
One Person Households	1,017	Population 2000	9,540
Total Households	3,333	Population 1990	9,695
African American:	593	Median Income 2008	\$30,375
Caucasian:	2,176	Median Income 2000	\$31,025
Hispanic:	391	Median Income 1990	\$21,702
Asian:	37	Average Household Size 2008	2.69
Other	136	Average Household Size 2000	2.71
Pop Density 2008	5,970	Square Mileage of Market Area	1.52

Housing 2008 and T	rends	
Total Single Family Units 2008	3,018	
Total Multi-Family Units 2008	750	
Occupied Housing Units 2008	3,336	
Owner 2008	1,660	
Renter 2008	1,676	
Occupied Housing Units 2000	3,482	
Owner 2000	1,738	
Renter 2000	1,744	

	Age	Trends ar	nd Age 2	800	
2008		Change 19	90-2008	Change 20	000-2008
0-17 yrs	2,864	0-17 yrs	-6.89%	0-17 yrs	-9.39%
18-24 yrs	954	18-24 yrs	-31.99%	18-24 yrs	-23.88%
25-44 yrs	3,038	25-44 yrs	-15.22%	25-44 yrs	-9.24%
45-64 yrs	1,774	45-64 yrs	84.98%	45-64 yrs	37.96%
65 Plus yrs	454	65 Plus yrs	-33.60%	65 Plus yr	s -8.77%

Loan Activity 2	2007 and Tr	ends			
Loans	# of Loans	5 Yr Total			
New Purchase Loans 2007	322	1,183			
Rehab Loans 2007	18	137			
Median Income of Households Purchasing a Home					
Median Income 2007	\$39,152				
Median Income 2006		\$38,817			
Median Income 2005		\$38,440			
Median Income 2004		\$35,302			
Median Income 2003		\$35,967			

Educational Attainmer	nt 2008
Some High School or less	25%
High School	30%
Some College	24%
Associate Degree	8%
Bachelor's Degree	10%
Master's Degree or higher	3%

Workplace Population 2008	
Number of Employees, All Industries	10,994
Number of Businesses w/ 1-19 Employees	535
Number of Businesses w/ 20 or More Employees	91
Ratio of Workplace to Residential Population	121%

income and Buying Power 2	008
Concentrated Buying Power (\$/sq mile)	\$47,453,232
Households that Earn Between \$50k to \$75k Annually, per square mile	362
Households that Earn More than \$50K Annually, per square mile	463

Income Diversity 2008	
Household Income \$24,999 or less	40%
Household Income between \$25,000 to \$49,999	39%
Household Income between \$50,000 to \$74,999	16%
Household Income \$75,000 Plus	5%



Source for the Demographic, Housing, Age, Education, Income and Buying Power, Workplace Pop, Income Diversity, Concentrated Income and Leakage Data: Claritas 2008; Source for the Loan Activity Data: Home Mortgage Disclosure Act 2007; Source for the Building Permit Data and Home Sales Data: Grand Valley State University; Source for Parks, Schools, Business Association and Bike Trails: City of Grand Rapids; Source for the Traffic Counts: Grand Valley Metropolitan Council; Source of the Square Footage: ICSC US Mall Report.

### Market -Area K

Income Diversity Trend						
Change 1990-2000 Change 2000-2008 Total Change 1990-2008						
Household Income \$24,999 or less	-30.76%	1%	-30%			
Household Income between \$25,000 to \$49,999	15%	1%	15%			
Household Income between \$50,000 to \$74,999	112%	-2%	108%			
Household Income \$75,000 Plus	476%	-2%	465%			

### **Concentrated Income Trend**

	Change 1990-2000	Change 2000-2008	Total Change 1990-2008
Concentrated Middle Income Households (\$50K to \$75K)	111%	-6%	98%
Conc Middle and Upper Income Households (\$50K Plus)	150%	-9%	126%

### **Retail Leakage 2008**

		General Ret	ail Catego	ries		
Furniture Stores	\$746,834	Clothing and Ap	parel	\$5,221,421	Electronics	(\$2,962,042)
Building Material etc	\$7,930,762	Hobby and Spor	ting Goods	\$945,933	Gasoline Stations	\$12,363,101
Health and Personal Care	\$5,014,208	General Mercha	ındise	\$14,133,433	Auto Dealers	\$24,400,693
Food and Drinking Places	\$3,968,603	Miscellaneous		\$1,117,311	Food and Beverage	\$14,015,681
Food and Drinking Places Food and Beverage			d Beverage Stores			
Full Service Restaurant		\$3,136,483	Super Ma	rkets and Other	r Grocery Stores	\$13,604,447
Limited Service Eating Resta	urant	\$1,195,292	Convenie	nce Stores		\$885,001
Special Food Services		\$56,400	Specialty	Food Stores		\$202,370
Drinking Places - Alcoholic Be	everages	(\$419,572)	Beer, Win	e and Liqour S	tores	(\$676,137)

# **Estimated Square Footage Potential 2008**

General Retail Categories					
Furniture Stores	2,128	Clothing and Apparel	16,735	Electronics	N/A
Building Material etc	36,214	Hobby and Sporting Goods	2,557	Gasoline Stations	N/A
Health and Personal Care	10,578	General Merchandise	41,447	Auto Dealers	141,864
Food and Drinking Places	8,590	Miscellaneous	4,816	Food and Beverage	57,207

# **Building Permits 2008**

Commercial Building Permit		Residential Building Permit	
Total Commercial Building Permits	26	Total Residential Building Permits	79
Total Commercial Permits Value	\$8,261,356	Total Residential Building Permits Value	\$1,054,392

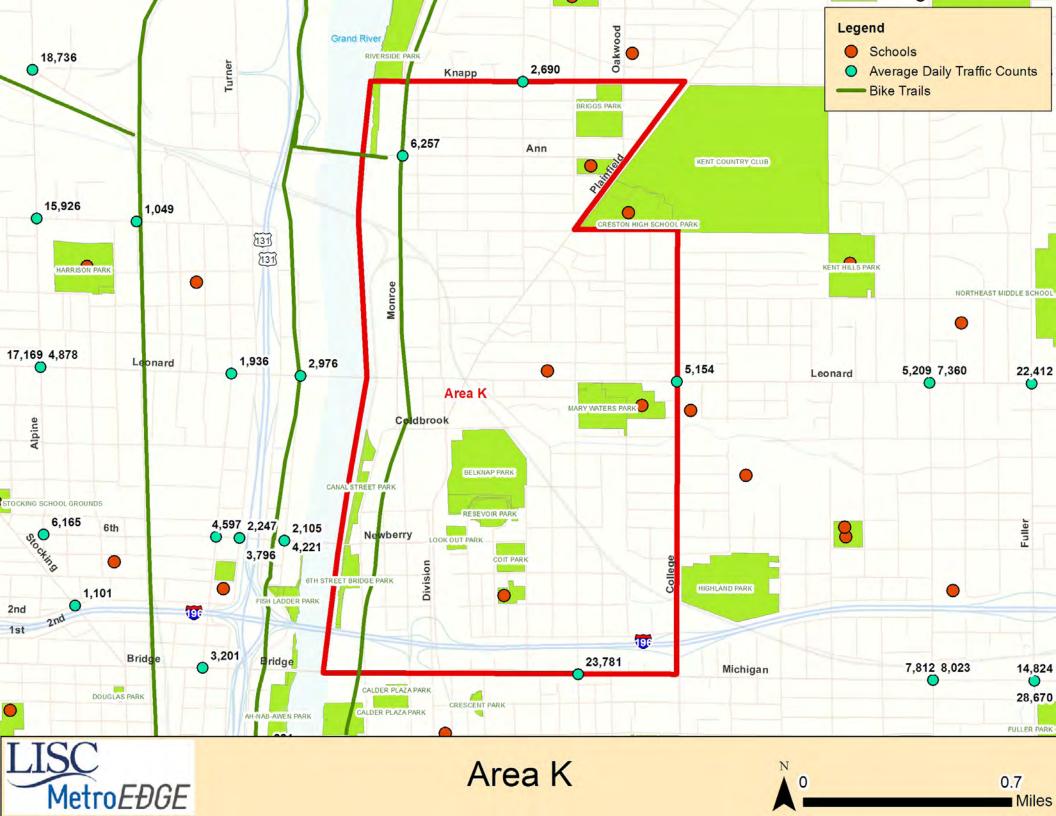


Source for the Demographic, Housing, Age, Education, Income and Buying Power, Workplace Pop, Income Diversity, Concentrated Income and Leakage Data: Claritas 2008; Source for the Loan Activity Data: Home Mortgage Disclosure Act 2007; Source for the Building Permit Data and Home Sales Data: Grand Valley State University; Source for Parks, Schools, Business Association and Bike Trails: City of Grand Rapids; Source for the Traffic Counts: Grand Valley Metropolitan Council; Source of the Square Footage: ICSC US Mall Report.

# Market -Area K

Total Number of Home Sales and Average Sales Price 1999-2008				
	Total Home Sales	Average Sales Pri	ce	
Home Sales 1999	185	Total Average Sales Price 1999	\$60,395	
Home Sales 2000	180	Total Average Sales Price 2000	\$67,230	
Home Sales 2001	180	Total Average Sales Price 2001	\$73,058	
Home Sales 2002	199	Total Average Sales Price 2002	\$81,014	
Home Sales 2003	206	Total Average Sales Price 2003	\$83,201	
Home Sales 2004	229	Total Average Sales Price 2004	\$91,692	
Home Sales 2005	178	Total Average Sales Price 2005	\$98,039	
Home Sales 2006	110	Total Average Sales Price 2006	\$96,160	
Home Sales 2007	82	Total Average Sales Price 2007	\$95,973	
Home Sales 2008	31	Total Average Sales Price 2008	\$105,446	





# Market -Area A

Demographic Profile and Trends				
Family Households	2,612	Population 2008	9,320	
One Person Households	1,256	Population 2000	9,666	
Total Households	4,060	Population 1990	9,708	
African American:	68	Median Income 2008	\$51,591	
Caucasian:	3,862	Median Income 2000	\$47,442	
Hispanic:	70	Median Income 1990	\$32,895	
Asian:	21	Average Household Size 2008	2.29	
Other	39	Average Household Size 2000	2.36	
Pop Density 2008	3,932	Square Mileage of Market Area	2.37	

Housing 2008 and Trends				
Total Single Family Units 2008	3,909			
Total Multi-Family Units 2008	295			
Occupied Housing Units 2008	4,086			
Owner 2008	3,484			
Renter 2008	602			
Occupied Housing Units 2000	4,094			
Owner 2000	3,516			
Renter 2000	578			

Age Trends and Age 2008						
2008	2008		Change 1990-2008		000-2008	
0-17 yrs	2,358	0-17 yrs	7.90%	0-17 yrs	3.11%	
18-24 yrs	596	18-24 yrs	-20.46%	18-24 yrs	-7.42%	
25-44 yrs	2,780	25-44 yrs	-12.99%	25-44 yrs	-14.06%	
45-64 yrs	2,246	45-64 yrs	34.21%	45-64 yrs	16.67%	
65 Plus yrs	1,296	65 Plus yrs	-22.96%	65 Plus yr	s 12.26%	

Loan Activity 2007 and Trends					
Loans	# of Loans	5 Yr Total			
New Purchase Loans 2007	196	1,409			
Rehab Loans 2007	52	270			
Median Income of Households Purchasing a Home					
Median Income 2007 \$49,794					
Median Income 2006 \$46,710					
Median Income 2005 \$50,728					
Median Income 2004 \$48,533					
Median Income 2003 \$44,015					

Educational Attainment 2008	
Some High School or less	9%
High School	28%
Some College	21%
Associate Degree	9%
Bachelor's Degree	22%
Master's Degree or higher	10%

Workplace Population 2008	
Number of Employees, All Industries	1,813
Number of Businesses w/ 1-19 Employees	193
Number of Businesses w/ 20 or More Employees	23
Ratio of Workplace to Residential Population	19%

income and Buying Power 2	008
Concentrated Buying Power (\$/sq mile)	\$30,754,984
Households that Earn Between \$50k to \$75k Annually, per square mile	441
Households that Earn More than \$50K Annually, per square mile	774

Income Diversity 2008	
Household Income \$24,999 or less	17%
Household Income between \$25,000 to \$49,999	32%
Household Income between \$50,000 to \$74,999	26%
Household Income \$75,000 Plus	26%



Source for the Demographic, Housing, Age, Education, Income and Buying Power, Workplace Pop, Income Diversity, Concentrated Income and Leakage Data: Claritas 2008; Source for the Loan Activity Data: Home Mortgage Disclosure Act 2007; Source for the Building Permit Data and Home Sales Data: Grand Valley State University; Source for Parks, Schools, Business Association and Bike Trails: City of Grand Rapids; Source for the Traffic Counts: Grand Valley Metropolitan Council; Source of the Square Footage: ICSC US Mall Report.

### Market -Area A

Income Diversity Trend						
	Change 1990-2000	Change 2000-2008	Total Change 1990-2008			
Household Income \$24,999 or less	-44.92%	-13%	-52%			
Household Income between \$25,000 to \$49,999	-25%	-13%	-28%			
Household Income between \$50,000 to \$74,999	59%	0%	59%			
Household Income \$75,000 Plus	246%	20%	317%			

### **Concentrated Income Trend**

	Change 1990-2000	Change 2000-2008	Total Change 1990-2008
Concentrated Middle Income Households (\$50K to \$75K)	63%	-1%	61%
Conc Middle and Upper Income Households (\$50K Plus)	120%	-4%	110%

### **Retail Leakage 2008**

Building Material etc \$24,887,168 Hobby and Sporting Goods \$2,675,386 Gasoline Stations \$8,848,699.  Health and Personal Care \$1,610,069 General Merchandise \$18,813,022 Auto Dealers \$39,961,8199.  Food and Drinking Places \$17,419,805 Miscellaneous \$5,242,066 Food and Beverage \$23,762,109.  Food and Drinking Places Food and Beverage Stores  Full Service Restaurant \$6,816,243 Super Markets and Other Grocery Stores \$20,942,1189.  Limited Service Eating Restaurant \$7,927,597 Convenience Stores \$1,192,1869.							
Building Material etc \$24,887,168 Hobby and Sporting Goods \$2,675,386 Gasoline Stations \$8,848,699  Health and Personal Care \$1,610,069 General Merchandise \$18,813,022 Auto Dealers \$39,961,819  Food and Drinking Places \$17,419,805 Miscellaneous \$5,242,066 Food and Beverage \$23,762,100  Food and Drinking Places Food and Beverage Stores  Full Service Restaurant \$6,816,243 Super Markets and Other Grocery Stores \$20,942,1180  Limited Service Eating Restaurant \$7,927,597 Convenience Stores \$1,192,1860  Special Food Services \$1,634,647 Specialty Food Stores (\$49,709)	General Retail Categories						
Health and Personal Care \$1,610,069 General Merchandise \$18,813,022 Auto Dealers \$39,961,87  Food and Drinking Places \$17,419,805 Miscellaneous \$5,242,066 Food and Beverage \$23,762,100  Food and Drinking Places Full Service Restaurant \$6,816,243 Super Markets and Other Grocery Stores \$20,942,118  Limited Service Eating Restaurant \$7,927,597 Convenience Stores \$1,192,186  Special Food Services \$1,634,647 Specialty Food Stores (\$49,709)	Furniture Stores	\$5,272,491	Clothing and Ap	parel	\$8,356,274	Electronics	\$4,526,837
Food and Drinking Places \$17,419,805 Miscellaneous \$5,242,066 Food and Beverage \$23,762,100  Food and Drinking Places Food and Drinking Places  Full Service Restaurant \$6,816,243 Super Markets and Other Grocery Stores \$20,942,118  Limited Service Eating Restaurant \$7,927,597 Convenience Stores \$1,192,186  Special Food Services \$1,634,647 Specialty Food Stores (\$49,709)	Building Material etc	\$24,887,168	Hobby and Spor	ting Goods	\$2,675,386	Gasoline Stations	\$8,848,699
Food and Drinking PlacesFood and Beverage StoresFull Service Restaurant\$6,816,243Super Markets and Other Grocery Stores\$20,942,118Limited Service Eating Restaurant\$7,927,597Convenience Stores\$1,192,186Special Food Services\$1,634,647Specialty Food Stores(\$49,709)	Health and Personal Care	\$1,610,069	General Mercha	ndise	\$18,813,022	Auto Dealers	\$39,961,871
Full Service Restaurant\$6,816,243Super Markets and Other Grocery Stores\$20,942,118Limited Service Eating Restaurant\$7,927,597Convenience Stores\$1,192,186Special Food Services\$1,634,647Specialty Food Stores(\$49,709)	Food and Drinking Places	\$17,419,805	Miscellaneous		\$5,242,066	Food and Beverage	\$23,762,102
Limited Service Eating Restaurant \$7,927,597 Convenience Stores \$1,192,186  Special Food Services \$1,634,647 Specialty Food Stores (\$49,709)	Food and Drinking Places Foo				Food an	d Beverage Stores	1
Special Food Services \$1,634,647 Specialty Food Stores (\$49,709)	Full Service Restaurant		\$6,816,243	Super Ma	rkets and Other	Grocery Stores	\$20,942,118
	Limited Service Eating Resta	urant	\$7,927,597	Convenie	nce Stores		\$1,192,186
Drinking Places - Alcoholic Beverages \$1,041,318 Beer, Wine and Liqour Stores \$1,677,507	Special Food Services		\$1,634,647	Specialty	Food Stores		(\$49,709)
	Drinking Places - Alcoholic Beverages \$1,041,318 Beer, Wine and Liqour Stores		\$1,677,507				

### **Estimated Square Footage Potential 2008**

		General Retail Categorie	es		
Furniture Stores	15,021	Clothing and Apparel	26,783	Electronics	10,015
Building Material etc	113,640	Hobby and Sporting Goods	7,231	Gasoline Stations	N/A
Health and Personal Care	3,397	General Merchandise	55,170	Auto Dealers	232,336
Food and Drinking Places	37,705	Miscellaneous	22,595	Food and Beverage	96,988

# **Building Permits 2008**

Commercial Building Permit		Residential Building Permit		
Total Commercial Building Permits	1	Total Residential Building Permits	99	
Total Commercial Permits Value	\$68,450	Total Residential Building Permits Value	\$1,864,553	

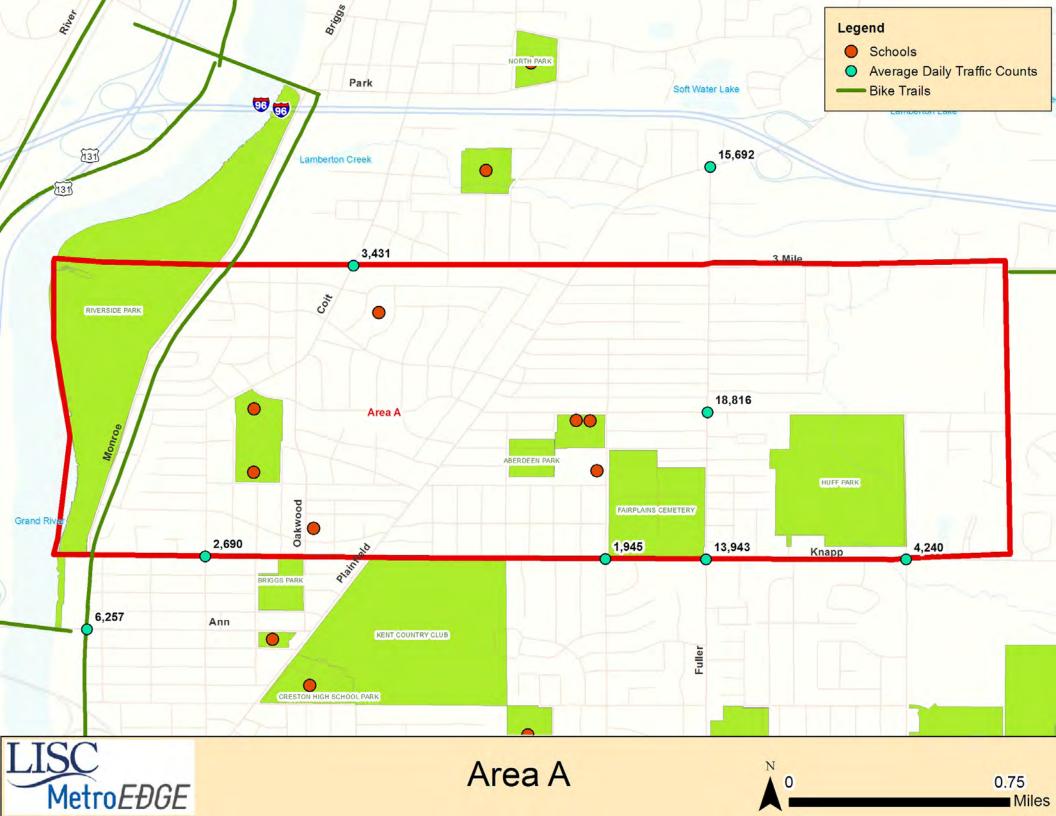


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# Market -Area A

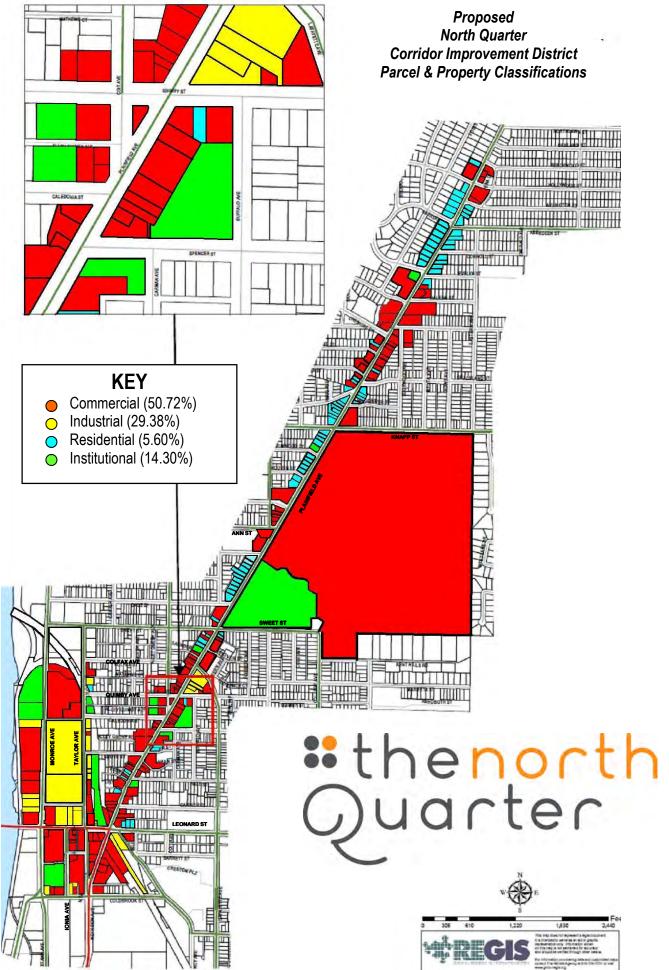
Total Number of Home Sales and Average Sales Price 1999-2008					
To	otal Home Sales	Average Sales Pri	Average Sales Price		
Home Sales 1999	293	Total Average Sales Price 1999	\$97,477		
Home Sales 2000	234	Total Average Sales Price 2000	\$103,454		
Home Sales 2001	259	Total Average Sales Price 2001	\$108,648		
Home Sales 2002	235	Total Average Sales Price 2002	\$116,291		
Home Sales 2003	266	Total Average Sales Price 2003	\$120,643		
Home Sales 2004	291	Total Average Sales Price 2004	\$125,177		
Home Sales 2005	218	Total Average Sales Price 2005	\$129,537		
Home Sales 2006	191	Total Average Sales Price 2006	\$127,180		
Home Sales 2007	144	Total Average Sales Price 2007	\$127,541		
Home Sales 2008	86	Total Average Sales Price 2008	\$126,008		





## Appendix G

Proposed North Quarter Corridor Map & Parcel Information



4	1.19	the	ther	then	thenor	Juarter

Parcel_ID	Parcel Address Stre	eet_Nu Parcel_Address_Street_Name	Landuse Pron Parcel B	BuildingArea Parcel_Ward Parcel_Precinct SEV_	2007 SEV	2008 SEV	/ 2009 SEV	/ 2010 City	Millage Rate Total I	Millage Rate Asse	ess Total 2	007 Taxable Value 2008 Tax	exable Value 2009	Taxable Value Assess Gros	ssTax Owner_Combined_Name_Organization	Owner_Address_Combined_Number_Street_Direction	onal Owner Address City	v Owner Addre	ress State Owner Address Zin Overlav
411324228011	2	Leonard_Street_NW	201	18,051.00 Monroe_Indu:Belknap_Lookout	175,500	175,500	303,200	296,600	8.37	16.6705	296,600	145,873	149,228	155,794	155,326 Cam_Properties_LLC	1181_Taylor_Ave_N	Grand_Rapids	MI	49503
411418352031 411419101001	3	Leonard_Street_NE Leonard_Street_NE	201 201	4,819.00 Monroe_Indu:Monroe - Monroe Indu:Belknap Lookout	20,000	20,000	100,200 24,400	97,900 24,400	8.37 8.37	16.6705 16.6705	97,900 24,400	0 10,911	0 11,161	0 11,652	97,900 lcon_3_LLC 11,617 DHI 96 LLC	3_Leonard_Street_NE 2600 Holtman Drive NE	Grand_Rapids Grand Rapids	MI MI	49505 49525
411419101002	8	Leonard_Street_NE	201	<ul> <li>Monroe_Indu: Belknap_Lookout</li> </ul>	26,700	26,700	35,500	35,500	8.37	16.6705	35,500	14,423	14,754	15,403	15,356 DHI_96_LLC	2600_Holtman_Drive_NE	Grand_Rapids	MI	49525
411313430004 411324228002	11 12	Caledonia_Streeet_NE Leonard_Street_NW	201 201	<ul> <li>Monroe_Indu: Monroe</li> <li>3,776.00 Monroe_Indu: Belknap_Lookout</li> </ul>	54,100 27.300	54,100 27.300	62,600 51.300	62,800 49,500	8.37 8.37	16.6705 16.6705	62,800 49,500	4,391 14,656	4,688 14,993	4,673 15.652	4,673 Devies_Property_Ventures_LLC 15.605 Jack Quartell	1345_Monroe_Avenue_NW 2800 Plainfield Avenue_NE	Grand_Rapids Grand_Rapids	MI MI	49505 Renaissance Zone 49505
411324229014	15	Coldbrook_Street_NW	201	2,880.00 Monroe_Indu:Belknap_Lookout	92,300	92,300	84,900	82,900	8.37	16.6705	82,900	59,832	92,300	84,900	82,900 Meadowlands_Holding_Co_LLC	8025_52nd_Street_SE	Alto	MI	49302
411324228006 411324228012	19 20	Barnett_Street_NW Leonard_Street_NW	201 201	<ul> <li>Monroe_Indu: Belknap_Lookout</li> <li>2,692.00 Monroe_Indu: Belknap_Lookout</li> </ul>	16,100 153,900	16,100 153,900	45,100 103.500	45,100 101.300	8.37 8.37	16.6705 16.6705	45,100 101,300	10,409 83,086	10,648 84,996	11,116 88,735	1,082 KCKC_LLC 88,468 20 Leonard NW LLC	18_Goodrich_SW 20_Leonard_Street_NW	Grand_Rapids Grand_Rapids	MI MI	49503 49503
411324227011	41	Coldbrook_Street_NW	201	4,800.00 Monroe_Indu:Belknap_Lookout	108,500	108,500	110,300	107,600	8.37	16.6705	107,600	50,676	51,841	54,122	53,959 Vamawa_LLC	1430_Monroe_Avenue_NW_Suite_1	Grand_Rapids	MI	49505
411419103001 411418307041	50 133	Leonard_Street_NE	201 201	2,322.00 Plainfield Creston 7,944.00 Plainfield Creston	126,500 175,500	126,500 175,500	108,600 185,300	107,100 179,700	8.37 8.37	16.6705 16.6705	107,100 179,700	69,001 101,874	70,588 104,217	73,693 108.802	73,471 Jiffy_Car_Wash_Inc	222_Oak_St	Rockford	MI MI	49341 49505
411418334003	226	Caledonia_Streeet_NE Quimby_Street_NE	201	5,400.00 Plainfield Creston	158,900	158,900	160,700	156,100	8.37	16.6705	156,100	85,522	158,900	160,700	108,475 IUE_Local_415 156,100 TKD_Properties_LLC	133_Caledonia_Street_NE 338_Glencrin	Grand_Rapids Rockford	MI	49305
411418332009	243	Quimby_Street_NE	201 201	- Plainfield Creston - Plainfield Creston	10,000	3,800	3,800	3,800 23,300	8.37 8.37	16.6705 16.6705	3,800 23,300	5,293 20,093	3,800 20,555	3,800 21,459	3,788 ISO_Grand_Rapids_Real_Estate_IV_LLC	3609_Smith_Barry_Road	Arlington	TX TX	76013 76013
411418332011 411407447001	245 708	Quimby_Street_NE Elenor_Street_NE	201	0 Plainfield Cheshire	37,000 58,600	23,300 58,600	23,300 60,400	60,400	8.37 8.37	16.6705	60,400	31,766	32,496	33,925	21,394 ISO_Grand_Rapids_Real_Estate_IV_LLC 33,823 Northtown_Plainfield_Improvement_Associ	3609_Smith_Barry_Road a 2178_Plainfield_Avenue_NE	Arlington Grand_Rapids	MI	49505
411407431030	723	Halena_Street_NE	201	1,024 Plainfield Cheshire	32,300	32,300	36,200	35,800	8.37	16.6705	35,800	17,372	17,771	18,552	18,496 Carl_J_&_Carol_J_Bos	3712_Balsam_Avenue_NE	Grand_Rapids	MI MI	49525
411419102013 411324227008	1100 1101	Plainfield_Avenue_NE Ionia_Avenue_NW	201 201	2,464.00 Monroe_Indu:Belknap_Lookout 7,777.00 Monroe_Indu:Belknap_Lookout	147,700 220,700	147,700 220,700	125,100 252,100	123,600 246,100	8.37 8.37	16.6705 16.6705	123,600 246,100	95,624 189,107	97,823 193,456	102,127 201,968	101,820 DON-NY_Properties_LLC 201,362 Vamawa_LLC	1116_Plainfield_Avenue_NE 1430_Monroe_Avenue_NW_Suite_1	Grand_Rapids Grand_Rapids	MI	49503 49505
411324227012	1110	Monroe_Avenue_NW	201	1,536.00 Monroe_Indu Belknap_Lookout	47,900	47,900	56,700	55,700	8.37	16.6705	55,700	28,012	28,656	29,916	29,826 City_of_Grand_Rapids	300_Monroe_Avenue_NW	Grand_Rapids	MI	49503
411324229008 411419102034	1115 1116	Taylor_Avenue_NE Plainfield_Avenue_NE	201 201	14,414.00 Monroe_Indu:Belknap_Lookout 16,951.00 Monroe_Indu:Belknap_Lookout	102,000 225,600	102,000 225,600	346,800 286,400	346,800 280.800	8.37 8.37	16.6705 16.6705	346,800 280,800	102,000 179,268	102,000 183,391	120,088 191,460	119,727 Taylor_Coldbrook_LLC 190,885 Don-NY_Properties_LLC	2618_East_Paris_Avenue_SE 1116_Plainfield_Avenue_NE	Grand_Rapids Grand_Rapids	MI MI	49546 49503
411324227004	1132	Monroe_Avenue_NW	201	<ul> <li>Monroe_Indu: Belknap_Lookout</li> </ul>	50,200	50,200	56,000	56,000	8.37	16.6705	56,000	27,346	29,204	29,204	29,116 City_of_Grand_Rapids	300_Monroe_Avenue_NW	Grand_Rapids	MI	49503
411419101006 411419102026	1135 1136	Plainfield_Avenue_NE Plainfield Avenue NE	201 201	3,895.00 Monroe_Indu:Belknap_Lookout 3,829.00 Monroe Indu:Belknap Lookout	145,500 94.600	145,500 94,600	110,000 92,000	107,800 90.500	8.37 8.37	16.6705 16.6705	107,800	94,243 51,055	96,410 52,229	100,652 54,527	100,350 Haengki_Hee_&_Kyong_Min 54,363 Thomas_L_Vanportfliet	1135_Plainfield_Avenue_NE 236 4 Mile Road NW	Grand_Rapids Comstock Park	MI MI	49503 49321
411324229012	1140	Ionia_Avenue_NW	201	- Monroe_Indu:Belknap_Lookout	58,600	58,600	35,700	35,700	8.37	16.6705	35,700	58,600	58,600	35,700	35,592 Taylor_Coldbrook_LLC	2618_East_Paris_Avenue_SE	Grand_Rapids	MI	49546
411324227009 411419102023	1140 1142	Monroe_Avenue_NW Plainfield Avenue NE	201 201	49,747.00 Monroe_Indu:Belknap_Lookout 1,168.00 Monroe_Indu:Belknap_Lookout	1,735,700 53.500	1,735,700 53,500	1,849,900 48,000	1,788,200 47,200	8.37 8.37	16.6705 16.6705	1,788,200 47,200	1,517,941 28,797	1,552,853 29,459	1,621,178 30,755	1,616,314 Leonard_&_Monroe_LLC 30,662 Thomas_L_Vanportfliet	2618_East_Paris_Avenue_SE 236 4 Mile Road NW	Grand_Rapids Comstock Park	MI MI	49546 49321
411419101005	1151	Plainfield_Avenue_NE	201	7,530.00 Monroe_Indu:Belknap_Lookout	214,800	214,800	197,400	192,200	8.37	16.6705	192,200	204,592	209,297	197,400	192,200 Leifcore_Properties_LLC	1151_Plainfield_Avenue_NE	Grand_Rapids	MI	49503
411419101004	1157	Plainfield_Avenue_NE	201	36,303.00 Monroe_Indu:Belknap_Lookout	182,800	182,800	193,300	189,800	8.37	16.6705	189,800	120,339	123,106	128,522	128,136 DHI_96_LLC	2600_Holtman_Drive_NE	Grand_Rapids	MI	49525
411419102033 411324228005	1160 1168	Plainfield_Avenue_NE Ionia Avenue NW	201 201	6,246.00 Monroe_Indu:Belknap_Lookout 3,318.00 Monroe_Indu:Belknap_Lookout	175,500 163,600	175,500 163,600	95,500 106,400	94,000 101,900	8.37 8.37	16.6705 16.6705	94,000	97,605 74,764	99,849 76,483	95,500 79,848	94,000 Diversified_Management_LLC 79,608 KCKC LLC	628_Spaulding_Avenue_SE 18_Goodrich_SW	Grand_Rapids Grand_Rapids	MI MI	49546 49503
411419102028	1170	Plainfield_Avenue_NE	201	7,003.00 Monroe_Indu: Belknap_Lookout	175,500	175,500	180,200	177,100	8.37	16.6705	177,100	142,364	145,638	152,046	151,589 Grand_Rapids_Natural_Stone_LLC	1170_Plainfield_Avenue_NE	Grand_Rapids	MI	49503
411419101007 411324227001	1171 1180	Plainfield_Avenue_NE Monroe Avenue NW	201 201	2,779.00 Monroe_Indu:Belknap_Lookout 1,245.00 Monroe Indu:Belknap Lookout	26,700 79,700	26,700 79,700	85,400 80.800	83,900 79,700	8.37 8.37	16.6705 16.6705	83,900 79,700	15,024 47,907	15,369 49.008	16,045 51,164	15,996 Flying_Bridge 51,010 G&H_Co_LLC	1171_Plainfield_Avenue_NE 3000_Breton_Road_SE	Grand_Rapids Grand Rapids	MI MI	49503 49512
411313479022	1200	Monroe_Avenue_NW	201	14,760.00 Monroe_Indu:Monroe	444,600	444,600	476,000	476,000	8.37	16.6705	476,000	444,600	342,898	357,985	356,911 SF_Electronic Supply_INC	1200_Monroe_Ave_NW	Grand_Rapids	MI	49505
411418382029 411313476013	1200	Plainfield_Avenue_NE	201	1,470.00 Plainfield Creston	175,500	175,500	134,400 464,000	132,400	8.37 8.37	16.6705 16.6705	132,400	104,339 408,767	106,738 418,168	111,434 436,567	111,099 Coopersville_Enterprise_INC 435,257 Pitsch Children's Trust	539_S_Main_Street	Findlay	ОН	45840 49504
411418356013	1201 1209	Monroe_Avenue_NW Plainfield Avenue NE	201 201	9,375.00 Monroe_Indu:Monroe 1,292.00 Plainfield Creston	465,500 58,200	465,500 58,200	86,500	455,100 85,600	8.37	16.6705	455,100 85,600	27,192	27,817	29,040	28,952 Richard_J_&_Darcy_L_Mark	635_Richmond_Street_NW 2205_118th_Avenue	Grand_Rapids Allegan	MI MI	49010
411418356009	1219	Plainfield_Avenue_NE	201	2,153.00 Plainfield Creston	48,900	48,900	43,500	31,800	8.37	16.6705	31,800	29,923	30,611	31,957	23,950 Richard_J_&_Darcy_L_Mark	2205_118th_Avenue	Allegan	MI	49010
411418356008 411418382031	1223 1224	Plainfield_Avenue_NE Plainfield Avenue NE	201 201	3,410.00 Plainfield Creston 2,476.00 Plainfield Creston	204,700 73.400	154,200 73,400	161,100 66,300	130,800 64,400	8.37 8.37	16.6705 16.6705	130,800 64,400	189,946 39,892	154,200 40,809	160,984 42,604	130,800 JP_Laurence_LLC 42,476 Constantin Calin	916_Michigan_NE 1224 Plainfield Avenue NE	Grand_Rapids Grand Rapids	MI MI	49503 49505
411418356007	1227	Plainfield_Avenue_NE	201	- Plainfield Creston	16,700	16,700	17,000	17,000	8.37	16.6705	17,000	12,858	13,153	13,731	13,689 JP_Laurence_LLC	916_Michigan_NE	Grand_Rapids	MI	49503
411418352030 411418356006	1228 1231	Taylor_Avenue_NE Plainfield_Avenue_NE	201 201	5,130.00 Monroe_Indu:Monroe - Plainfield Creston	0 34.600	0 30.600	55,800 30,600	54,200 30,700	8.37 8.37	16.6705 16.6705	54,200 30,700	0 26,547	0 27,157	18,568 28,351	18,512 Vansteinvoorn_Trucking 28,265 JP_Laurence_LLC	11301_Rugby_Drive_NW 916_Michigan_NE	Grand_Rapids Grand_Rapids	MI MI	49544 49503
411418380060	1234	Plainfield_Avenue_NE	201	2,185.00 Plainfield Creston	105,400	105,400	98,500	95,600	8.37	16.6705	95,600	80,989	82,851	86,496	86,236 Donald_J_Freiburger	2031_Chelsea_NE	Grand_Rapids	MI	49505
411418356012 411418352028	1235 1240	Plainfield_Avenue_NE Taylor Avenue NE	201 201	6,191.00 Plainfield Creston 8,196.00 Monroe Indu:Monroe	160,100 247,600	160,100 247.600	183,200 147,900	179,200 144,700	8.37 8.37	16.6705 16.6705	179,200 144,700	98,947 209,502	101,222 214,320	105,675 147,900	105,357 Malker_Nahal_Karamijt_Singh 144,700 U&T_LLC	15877_Lake_Michigan_Drive 1250_Taylor_Avenue_NE	Grand_Haven Grand_Rapids	MI MI	49417 49505
411418380064	1246	Plainfield_Avenue_NE	201	4,062.00 Plainfield Creston	151,600	151,600	130,300	128,400	8.37	16.6705	128,400	55,242	56,512	58,998	58,821 Mike_C_Five_INC	6056_Blue_Star_Highway	Saugatuck	MI	49453
411313476007	1247	Monroe_Avenue_NW	201	4,333.00 Monroe_Indu:Monroe	222,300	222,300	243,800	239,400	8.37 8.37	16.6705	239,400	216,493	221,472	231,216	230,522 Thomas_E_Tillman_II_&_L_Lawrence	1245_Monroe_Avenue_NW	Grand_Rapids	MI MI	49505 49341
411418355010 411418354023	1251 1267	Plainfield_Avenue_NE Plainfield Avenue NE	201 201	13,093.00 Plainfield Creston 1,952.00 Plainfield Creston	175,500 15,749	175,500 29,200	256,100 31,500	250,300 30,300	8.37 8.37	16.6705 16.6705	250,300 30,300	117,305 15,749	120,003 16,111	125,283 16,819	124,907 William_Junion_&_Betty_L_Vandyke 16,768 William_G_Seih_Junior	5323_Sunfish_Lake_Avenue_NE 817_2nd_NW	Rockford Grand Rapids	MI	49341 49504
411418359003	1300	Plainfield_Avenue_NE	201	981.00 Plainfield Creston	40,000	40,000	45,600	44,900	8.37	16.6705	44,900	21,597	22,093	23,065	22,995 Ray_Hoebeke	901_Knapp_Street_NE	Grand_Rapids	MI	49505
411313476006 411418354019	1305 1309	Monroe_Avenue_NW Plainfield Avenue NE	201 201	13,440.00 Monroe_Indu:Monroe 2.981.00 Plainfield Creston	258,900 61,800	258,900 99,000	270,200 99,000	264,500 96.300	8.37 8.37	16.6705 16.6705	264,500 96,300	258,900 47,494	258,900 58,586	270,200 61,163	264,500 James_Balk_II_Trust 60,979 1307 Plainfield LLC	1230_Monroe_Avenue_NW 600_Monroe_NW_Suite_207	Grand_Rapids Grand Rapids	MI MI	49505 49503
411418354018	1311	Plainfield_Avenue_NE	201	- Plainfield Creston	18,800	18,800	13,800	13,800	8.37	16.6705	13,800	11,271	11,530	12,000	12,000 Multi-Products_Credit_Union	1414_Burton_Street_SW	Grand_Rapids	MI	49509
411418359002 411418354017	1312 1315	Plainfield_Avenue_NE Plainfield_Avenue_NE	201 201	1,000.00 Plainfield Creston 2.052.00 Plainfield Creston	55,900 202,200	55,900 202.200	40,200 206,500	40,200 202.000	8.37 8.37	16.6705 16.6705	40,200 202,000	36,163 178,960	36,994 183,076	38,621 191,131	40,200 Bradley_Salon_LLC 190,557 Multi-Products Credit Union	1312_Plainfield_Avenue_NE 1414_Burton_Street_SW	Grand_Rapids Grand_Rapids	MI MI	49505 49509
411418359016	1318	Plainfield_Avenue_NE	201	- Plainfield Creston	20,800	20,800	25,000	25,000	8.37	16.6705	25,000	11,300	11,559	12,067	12,030 Peter_&_Margo_App	PO_Box_2564	Grand_Rapids	MI	49501
411418353046 411418358003	1329 1330	Plainfield_Avenue_NE	201	11,969.00 Plainfield Creston 6.103.00 Plainfield Creston	333,100	333,100 309.300	377,400 428,200	369,800 418.100	8.37	16.6705 16.6705	369,800	333,100 281,318	333,100 287,788	347,756 300,450	346,712 Ashvor_LC	1331_Plainfield_NE	Grand_Rapids	MI MI	49505
411313476014	1345	Plainfield_Avenue_NE Monroe_Avenue_NW	201 201	105,854.00 Monroe_Indu:Monroe	309,300 1,505,600	1,505,600	1,991,300	1,962,100	8.37 8.37	16.6705	418,100 1,962,100	1,269,924	1,347,199	1,406,475	299,548 Peter_&_Margo_App 1,402,255 Breton_Associate_LTD_Partnership	PO_Box_2564 1345_Monroe_Avenue_NW	Grand_Rapids Grand_Rapids	MI	49501 49505
411418357008	1348	Plainfield_Avenue_NE	201	6,588.00 Plainfield Creston	106,100	106,100	135,100	131,700	8.37	16.6705	131,700	57,961	59,294	61,902	61,716 Timothy_L_&_Michael_G_Smith	1847_Brookmoor_Court_NE	Grand_Rapids	MI	49505
411418353035 411418351012	1359 1364	Plainfield_Avenue_NE Taylor Avenue NE	201 201	9,588.00 Plainfield Creston 4.718.00 Monroe Indu:Monroe	293,500 103.400	293,500 103.400	298,700 104.800	289,400 101.600	8.37 8.37	16.6705 16.6705	289,400 101.600	293,500 55,092	293,500 56,359	298,700 58,838	289,400 R_L_Ducharme_LLC 58,661 Kevin L & Jeffery S Swarts	7903_Venture_Avenue 939 Fuller NE	Sparta Grand Rapids	MI MI	49345 49503
411418353018	1365	Plainfield_Avenue_NE	201	3,140.00 Plainfield Creston	29,600	40,000	63,300	61,600	8.37	16.6705	61,600	25,894	26,489	27,654	27,571 ETM_Property_MGMT_LLC	1360_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
411418353017 411418353016	1369 1375	Plainfield_Avenue_NE Plainfield Avenue NE	201 201	6,260.00 Plainfield Creston 3,344.00 Plainfield Creston	116,800 79,700	116,800 79,700	124,700 83,500	121,400 81,300	8.37 8.37	16.6705 16.6705	121,400 81,300	63,730 52,703	65,195 53,915	68,063 56,287	67,858 Sunnyside_Group 56,118 CD_Holdings_LLC	89_E_37th_Street 1410 Plainfield Avenue NE	Holland Grand Rapids	MI MI	49423 49505
411418334011	1400	Plainfield_Avenue_NE	201	5,562.00 Plainfield Creston	153,900	153,900	161,400	157,000	8.37	16.6705	157,000	83,131	85,043	88,784	88,517 Thomas_J_Flak	2122_Blue_Bell_Way	Grand_Rapids	MI	49504
411418334010 411418334009	1406 1410	Plainfield_Avenue_NE Plainfield_Avenue_NE	201 201	1,976.00 Plainfield Creston 4.875.00 Plainfield Creston	66,400 106.396	66,400 138,500	85,900 158.100	83,500 153,500	8.37 8.37	16.6705 16.6705	83,500 153,500	43,920 106,396	44,930 108.843	46,906 113,632	46,765 CD_Holdings_LLC 113,291 CD_Holdings_LLC	1410_Plainfield_Avenue_NE 1410_Plainfield_Avenue_NE	Grand_Rapids Grand_Rapids	MI MI	49505 49505
411418334009	1414	Plainfield_Avenue_NE	201	4,722.00 Plainfield Creston	99,100	99,100	95,300	91,900	8.37	16.6705	91,900	53,776	55,012	57,432	57,259 Jaqueline_Bono_Trust	2700_Holtman_Drive_NE	Grand_Rapids	MI	49525
411418307043	1415	Plainfield_Avenue_NE	201	4,760.00 Plainfield Creston	76,463	125,300	138,000	133,900	8.37 8.37	16.6705	133,900	76,463	78,221	81,662	81,417 Hoxie_Building_LLC	1415_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
411418334007 411418307042	1418 1419	Plainfield_Avenue_NE Coit_Avenue_NE	201 201	12,389.00 Plainfield Creston 7,500.00 Plainfield Creston	165,100 168,800	165,100 168,800	253,000 194,900	245,700 121,600	8.37 8.37	16.6705 16.6705	245,700 121,600	89,829 91,159	91,895 93,255	95,938 97,358	95,650 Joseph_Bono_Trust 121,600 Creston_Properties_LLC	2700_Holtman_Drive_NE 1643_Plainfield_Avenue_NE	Grand_Rapids Grand_Rapids	MI MI	49525 49505
411418307023	1425	Coit_Avenue_NE	201	8,064.00 Plainfield Creston	175,500	175,500	208,900	202,900	8.37	16.6705	202,900	135,429	135,429	141,387	140,962 Arlen_Smith	1425_Coit_Avenue_NE	Grand_Rapids	MI	49505
411418334013 411313430003	1428 1430	Plainfield_Avenue_NE Monroe Avenue NW	201 201	16,642.00 Plainfield Creston 82,892.00 Monroe Indu: Monroe	175,500 1,285,200	175,500 1,381,800	269,500 1,581,100	262,400 1,525,600	8.37 8.37	16.6705 16.6705	262,400 1,525,600	115,052 1,145,867	117,698 1,268,821	122,876 1,581,100	122,507 Huizen_Property_LLC 1,525,600 Devies_Property_Ventures_LLC	1031_Burton_Street_SW 1345 Monroe Avenue NW	Grand_Rapids Grand Rapids	MI MI	49509 49505 Renaissance Zone
411418328002	1431	Plainfield_Avenue_NE	201	1,765.00 Plainfield Creston	80,100	108,500	112,100	108,800	8.37	16.6705	108,800	52,918	80,235	83,765	83,513 Creston_Building_CO_LLC	20_Monroe_Avenue_NE	Grand_Rapids	МІ	49503
411418334004 411418334001	1432 1438	Plainfield_Avenue_NE Plainfield_Avenue_NE	201 201	2,596.00 Plainfield Creston 2,544.00 Plainfield Creston	54,800 66,600	54,800 66,600	64,400 70,100	62,900 68,600	8.37 8.37	16.6705 16.6705	62,900 68,600	29,767 35,860	30,451 36,684	31,790 38,298	31,694 James_A_Block 38,183 Central_Interconnect_INC	28_Quimby_Stree_NE 1425_Coit_Avenue_NE	Grand_Rapids Grand_Rapids	MI MI	49505 49505
411418306013	1503	Coit_Avenue_NE	201	8,062.00 Plainfield Creston	217,700	280,500	292,700	284,000	8.37	16.6705	284,000	175,443	280,500	292,700	284,000 1503_Coit_Company_LLC	1503_Coit_Avenue_NE	Grand_Rapids	MI	49505
411418327024 411418327022	1503 1504	Plainfeild_Avenue_NE Coit Avenue NE	201 201	3,362.00 Plainfield Creston 4,516.00 Plainfield Creston	62,400 164,600	62,400 164,600	79,800 128,700	76,000 124,600	8.37 8.37	16.6705 16.6705	76,000 124,600	33,815 106,625	34,592 109,077	36,114 113,876	36,005 Saba_Investments_LLC 113,534 Griswold_Group_1993_LLC	4131_Fulton_Street_E 1504_Coit_NE	Grand_Rapids Grand_Rapids	MI MI	40546 49505
411418327023	1505	Plainfield_Avenue_NE	201	4,070.00 Plainfield Creston	61,600	61,600	70,400	67,100	8.37	16.6705	67,100	40,706	41,642	43,474	43,343 Griswold_Group_1993_LLC	1504_Coit_NE	Grand_Rapids	MI	49505
411313430002	1506	Monroe_Avenue_NW	201	- Monroe_Indu: Monroe	46,400	46,400	50,800	50,800	8.37	16.6705	50,800	3,855	3,943	4,116	4,103 Devies_Property_Ventures_LLC	1345_Monroe_Avenue_NW	Grand_Rapids	MI	49505
411418327021 411418327020	1507 1511	Plainfield_Avenue_NE Plainfield_Avenue_NE	201 201	5,722.00 Plainfield Creston 5,838.00 Plainfield Creston	47,000 35,800	47,000 61,500	76,900 81,300	73,600 77,900	8.37 8.37	16.6705 16.6705	73,600 77,900	25,384 35,800	25,967 61,500	27,109 78,006	27,027 Mid_West_E-Store_LLC 77,771 Edward_P_Stawicki	1200 4th Ave 1511_Plainfield_Avenue_NE	Lake Odessa Grand_Rapids	MI MI	48849 49505
411418327019	1515	Plainfield_Avenue_NE	201	10,800.00 Plainfield Creston	133,400	133,400	170,000	174,500	8.37	16.6705	174,500	81,469	83,342	170,000	169,490 D_AnderjczakIII_LLC	PO_Box_780	Rockford	MI	49341
411418327025 411418327027	1531 1535	Plainfield_Avenue_NE Plainfield_Avenue_NE	201 201	17,309.00 Plainfield Creston 4,079.00 Plainfield Creston	336,900 106.800	336,900 106.800	365,500 141.400	356,300 137.600	8.37 8.37	16.6705 16.6705	356,300 137,600	294,568 68,308	301,343 69.879	314,602 72,953	313,658 Roger_Williams_&_Gaylynn_Andrew 72,734 PBO_LLC	1351_Plainfield_Avenue_NE 1535_Plainfield_Avenue_NE	Grand_Rapids Grand_Rapids	MI MI	49505 49505
411418327026	1541	Plainfield_Avenue_NE	201	836.41 Plainfield Creston	50,500	68,400	91,900	89,900	8.37	16.6705	59,000	30,892	31,602	32,992	32,893 Select_Bank	60_Monroe_Center_NW	Grand_Rapids	MI	49503
411418327014 411418303026	1547 1550	Plainfield_Avenue_NE Taylor Avenue NE	201 201	<ul> <li>Plainfield Creston</li> <li>8,879.00 Monroe_Indu:Monroe</li> </ul>	19,300 85,300	19,300 85,300	17,600 127,300	17,600 122,500	8.37 8.37	16.6705 16.6705	17,600 122,500	10,325 56,453	10,562 57,751	11,026 60,292	10,992 1553_Plainfield_LLC 60,111 Hasten's 1550 LLC	3559_Four_Mile_Road_NE 1340 Monroe Avenue NW	Grand_Rapids Grand_Rapids	MI MI	49525 49505
411418327013	1553	Plainfield_Avenue_NE	201	5,390.00 Plainfield Creston	99,100	99,100	130,200	126,100	8.37	16.6705	126,100	54,039	55,281	57,713	57,539 1553_Plainfield_LLC	3559_Four_Mile_Road_NE	Grand_Rapids	MI	49525
411418326023 411418330024	1555 1560	Plainfield_Avenue_NE	201	5,310.00 Plainfield Creston 2.762.00 Plainfield Creston	160,100	160,100	93,500 247.500	91,100 243.800	8.37 8.37	16.6705 16.6705	91,100	87,068 173,889	160,100 177,888	93,500 185,715	91,100 1555_Plainfield_LLC	155_Plainfield_Avenue_NE	Grand_Rapids	MI MI	49505 49505
411418330024 411418329004	1560 1576	Plainfield_Avenue_NE Plainfield_Avenue_NE	201 201	2,762.00 Plainfield Creston 2,059.00 Plainfield Creston	216,700 79,700	216,700 79,700	247,500 91,900	243,800 91,100	8.37 8.37	16.6705 16.6705	243,800 91,100	173,889 61,183	177,888 62,590	185,715 65,343	185,157 Roger_A_&_Gaylynn_Williams 65,146 Richard_Nestor	1531_Plainfield_Avenue_NE 15360_Larsen_Avenue	Grand_Rapids Gowen	MI	49505 49326
411418326019	1585	Plainfield_Avenue_NE	201	1,910.00 Plainfield Creston	72,400	72,400	75,600	73,300	8.37	16.6705	73,300	47,883	48,984	51,139	50,985 North_End_Liquer_Inc	1847_Brookmoor_Court_NE	Grand_Rapids	MI	49505
411418326016 411418329003	1589 1590	Plainfield_Avenue_NE Plainfield Avenue NE	201 201	3,473.00 Plainfield Creston 2,120.00 Plainfield Creston	122,900 61,000	122,900 61,000	84,000 64,500	81,900 63,000	8.37 8.37	16.6705 16.6705	81,900 63,000	85,887 34,078	87,862 34,861	84,000 36,394	81,900 SPM_No_2_LLC 36,284 Bruce Arden Jackson	PO_Box_181 112_Stonehenge_Drive_SW	Marne Grandville	MI MI	49435 49418
411418226004	1600	College_Ave_NE	201	64,460.00 Plainfield Creston	2,765,000	3,013,000	3,312,100	3,229,500	8.37	16.6705	3,229,500	2,765,000	2,762,490	2,884,039	2,875,386 Kent_Country_Club	1600_College_Avenue_NE	Grand_Rapids	MI	49505
411418181027 411418181028	1601 1619	Plainfield_Avenue_NE Plainfield_Avenue_NE	201 201	992.00 Plainfield Creston 3,772.00 Plainfield Creston	45,100 248.100	45,100 248.100	47,400 268.900	46,600 263,600	8.37 8.37	16.6705 16.6705	46,600 263,600	24,300 208,342	24,858 213,133	25,951 222,510	25,873 Robert_C_Misius_Trust 221,842 Kent_County_Empoyees_Credit_Union	1601_Plainfield_Avenue_NE 1619_Plainfield_Avenue_NE	Grand_Rapids Grand_Rapids	MI MI	49505 49505
411418181028	1747	Plainfield_Avenue_NE Plainfield_Avenue_NE	201	9,575.00 Plainfield Creston	138,300	138,300	268,900	188,900	8.37 8.37	16.6705	188,900	137,921	138,300	144,385	143,951 Vanderkooy_Land_Co_LTD_Partnership	5300_Northland_Drive_NE	Grand_Rapids Grand_Rapids	MI	49505 49525
411418177004	1757	Plainfield_Avenue_NE	201	1,176.00 Plainfield Creston	0	0	0	0	8.37	16.6705	0	0	0	0	0 Raymond_L_Hoebeke	901_Knapp_NE	Grand_Rapids	MI	49505
411418205006 411418205005	1801 1805	Plainfield_Avenue_NE Plainfield_Avenue_NE	201 201	5,550.00 Plainfield Creston 5,939.00 Plainfield Creston	109,600 108,400	109,600 108,400	111,200 114,300	106,200 109,200	8.37 8.37	16.6705 16.6705	106,200 109,200	66,906 51,473	68,444 52,656	71,455 54,972	71,240 Buffum_Inc 54,807 Triad_Properties_Inc	1803_Plainfield_Avenue_NE 1805_Plainfield_Avenue_NE	Grand_Rapids Grand_Rapids	MI MI	49505 49505
411418205004	1809	Plainfield_Avenue_NE	201	2,589.60 Plainfield Creston	53,500	53,500	84,500	82,300	8.37	16.6705	82,300	28,797	29,459	30,755	30,662 Patricia_L_Parbel	1809_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
411418205003	1813	Plainfield_Avenue_NE	201	1,908.70 Plainfield Creston	47,900	47,900	69,000	67,500	8.37	16.6705	67,500	29,356	30,031	31,352	67,500 Vinny's_Properties_LLC	4289_4_Mile_Road_NE	Grand_Rapids	MI	49525

411418205002 1823	Plainfield Avenue NE	201	2.126.17 Plainfield Creston	120.800	120.800	108.100	104.000	8.37	16.6705	104.000	92.811	94.945	99,122	98,824 United_Bank_of_Michigan	900_East_Paris_Avenue_SE	Grand_Rapids	MI	49546
411418204001 1833	Plainfield_Avenue_NE	201	17.492.00 Plainfield Creston	382,000	382,000	545,200	532,600	8.37	16.6705	532,600	334,212	341.898	356,941	355,870 Heritage_Associates	851 Leonard Street NW	Grand_Rapids	MI	49504
411407481001 2000	Plainfield_Avenue_NE	201	- Plainfield Cheshire	413,200	413,200	399,900	386,600	8.37	16.6705	386,600	409,065	413,200	399,900	386,600 Sigma_Properties_LLC	PO_Box_30	Comstock_Park	MI	49321
411407455017 2053	Plainfield_Avenue_NE	201	1,613.00 Plainfield Cheshire	71,000	47,018	49,086	53,100	8.37	16.6705	53,100	45,961	47,018	49,086	48,938 Patrick_W_Joyce	2053_Plainfield_Avnue_NE	Grand_Rapids	MI	49505
411407455014 2065	Plainfield_Avenue_NE	201	2,008.00 Plainfield Cheshire	77,100	77,100	72,500	70,500	8.37	16.6705	70,500	42,756	43,739	45,663	45,526 Jillaine_M_Alley	851_Purchase_Drive_NE	Grand_Rapids	MI	49525
411407476029 2100	Plainfield_Avenue_NE	201	3,924.00 Plainfield Cheshire	103,700	103,700	105,600	103,100	8.37	16.6705	103,100	56,455	57,753	60,294	60,113 Dale_L_Gould_Trust	921_Kendalwood_Street_NE	Grand_Rapids	MI	49505
411407476031 2106	Plainfield_Avenue_NE	201	2,506.00 Plainfield Cheshire	172,500	172,500	118,100	114,800	8.37	16.6705	114,800	101,704	104,043	108,620	108,294 Andrew_E_&_Cathleen_A_Weatherhead	2106_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
411407453034 2111	Plainfield_Avenue_NE	201	442.00 Plainfield Cheshire	109,100	109,100	87,300	86,000	8.37	16.6705	86,000	72,092	73,750	76,995	76,764 Admiral_Petroleum_Company	13_E_Randall_Street	Coopersville	MI	49404
411407453036 2115	Plainfield_Avenue_NE	201	2,960.00 Plainfield Cheshire	175,500	175,500	147,200	143,700	8.37	16.6705	143,700	112,216	114,796	119,847	119,487 Linda_Gene_Wudkewych	2115_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
411407476009 2124	Plainfield_Avenue_NE	201	4,644.00 Plainfield Cheshire	84,400	84,400	75,000	73,400	8.37	16.6705	73,400	64,812	66,302	69,219	69,011 TC_Ventures_LLC	8900_Alpine_Avenue	Sparta	MI	49345
411407476026 2130	Plainfield_Avenue_NE	201	3,300.00 Plainfield Cheshire	73,200	73,200	98,300	96,700	8.37	16.6705	96,700	41,201	42,148	44,002	43,869 Greg_Lee_Vandyke	2130_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
411407453038 2135	Plainfield_Avenue_NE	201	1,756.00 Plainfield Cheshire	165,400	165,400	133,400	75,500	8.37	16.6705	75,500	165,400	94,364	133,400	75,500 DMH_Land_LLC	2930_Woodsboro_Drive	Grand_Rapids	MI	49525
411407476006 2136	Plainfield_Avenue_NE	201	4,528.00 Plainfield Cheshire	138,400	138,400	122,000	117,600	8.37	16.6705	117,600	45,842	46,896	48,959	48,812 Theatricks_Land_Company	6195_Woodmark_Avenue_NE	Rockford	MI	49341
411407451050 2141	Plainfield_Avenue_NE	201	2,101.00 Plainfield Cheshire	67,900	67,900	60,600	59,000	8.37	16.6705	59,000	36,518	37,357	39,000	38,883 Jim_A_Morse	8935_Je-NE-BE_Drive_NE	Rockford	MI	49341
411407477002 2142	Edgewood_Avenue_NE	201	4,140 Plainfield Cheshire	175,500	175,500	148,300	141,000	8.37	16.6705	141,000	103,146	105,518	110,160	109,829 Danny_&_Susan_Watts	7792_Thornapple_Bayou_Dr_SE	Grand_Rapids	MI	49512
411407476033 2146	Plainfield_Avenue_NE	201	5,625.00 Plainfield Cheshire	179,500	179,500	166,300	126,400	8.37	16.6705	126,400	138,169	141,346	147,565	126,400 Mission_India_Super_Thrift	5183_Kaufman_Greens_Lane	Wyoming	MI	49509
411407476032 2150	Plainfield_Avenue_NE	201	5,378.00 Plainfield Cheshire	114,800	114,800	144,000	140,200	8.37	16.6705	140,200	114,800	114,800	119,851	119,491 DMH_Land_LLC	2930_Woodsboro_Drive	Grand_Rapids	MI	49525
411407476003 2156	Plainfield_Avenue_NE	201	2,210.00 Plainfield Cheshire	175,500	165,100	123,100	119,900	8.37	16.6705	119,900	89,405	91,461	95,485	95,198 2156_Plainfield_Association	2156_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
411407451052 2157	Plainfield_Avenue_NE	201	2,640.00 Plainfield Cheshire	175,500	175,500	140,700	137,900	8.37	16.6705	137,900	131,035	134,048	139,946	137,900 Janice_L_Fischer_Trust	6232_Patagonia_Drive_SE	Grand_Rapids	MI	49546
411407476002 2162	Plainfield_Avenue_NE	201	6,977.00 Plainfield Cheshire	175,500	175,500	218,400	212,900	8.37	16.6705	212,900	125,032	175,500	183,222	182,672 DXM_Property_Management_LLC	5500_Northland_Drive	Grand_Rapids	MI	49525
411407404018 2171	Plainfield_Avenue_NE	201	1,943.00 Plainfield Cheshire	175,500	175,500	132,200	130,200	8.37	16.6705	130,200	122,387	125,201	130,709	130,200 Hop_Family_LLC	2696_Chicago_Drive_SW	Wyoming	MI	49509
411407476030 2178	Plainfield_Avenue_NE	201	5,233.00 Plainfield Cheshire	245,400	245,400	209,600	203,700	8.37	16.6705	203,700	234,184	239,570	209,600	203,700 Koelzer_Properties_LLC	2178_Plainfield_Avenue_NE	Grand_Rapids	MI	49503
411407432031 2204	Plainfield_Avenue_NE	201	3,912.00 Plainfield Cheshire	478,900	478,900	418,100	406,300	8.37	16.6705	406,300	383,531	392,352	409,615	406,300 CNL_Net_Lease_Funding_2003_LLC	450_South_Orange_Avenue	Orlando	FL	32801
411407404017 2209	Plainfield_Avenue_NE	201	3,860.00 Plainfield Cheshire	248,100	248,100	319,500	312,700	8.37	16.6705	312,700	205,849	210,583	219,848	219,188 Fifth_Third_Bank	38_Fountain_Square_Plaza	Cincinnati	OH	45263
411407432001 2220	Plainfield_Avenue_NE	201	16,535.00 Plainfield Cheshire	254,900	254,900	404,600	396,900	8.37	16.6705 16.6705	396,900	223,720	228,865	238,935	238,218 Frey_Properties_LLC	2222_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
411407404020 2221	Plainfield_Avenue_NE	201	19,848.00 Plainfield Cheshire	942,700	942,700	636,700	616,000	8.37		,	942,700	942,700	636,700	616,000 Cheshire_Lads_LLC	1971_E_Beltline_NE_Suite_240	Grand_Rapids	MI	49525
411407428001 2225	Plainfield_Avenue_NE	201	17,087.00 Plainfield Cheshire	519,700	519,700	535,500	543,900	8.37	16.6705	543,900	446,019	456,277	476,353	474,923 Kingma_Properties_LLC	222_Plainfield_Ave_NE	Grand_Rapids	MI	40505
411407431031 2232	Plainfield_Avenue_NE	201	2,250.00 Plainfield Cheshire	167,800	167,800	142,800	139,800	8.37	16.6705	139,800	94,522	96,696	100,950	100,647 Q-3_LLC	2800_Plainfield_Avenue_NE	Grand_Rapids	MI MI	49505
411407281003 2436	Plainfield_Avenue_NE	201	3,400.00 Plainfield Cheshire	233,900	233,900	303,100	294,500	8.37	16.6705	294,500	227,740	232,978	243,229	242,499 Replink_LLC	2440_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
411408156003 2446 411408154003 2450	Plainfield_Avenue_NE Plainfield Avenue NE	201 201	10,075.00 Plainfield Cheshire 1,728.00 Plainfield Cheshire	328,700 78.000	328,700 78,000	323,500 94,700	318,400 92,600	8.37 8.37	16.6705 16.6705	318,400 92,600	299,934 51,632	306,832 52,819	320,332 55,143	318,400 Straight_Partnership 92,600 Fat Boy Properties LLC	PO_Box_497	Ada Grand Rapids	MI	49301 49525
411408154003 2450 411408154002 2456	Plainfield_Avenue_NE	201	4.000.00 Plainfield Cheshire	78,000 84.400	160.100	165.000	160.500	8.37 8.37	16.6705	160,500	64.812	116.302	121.419	121,054 2456-2462_Plainfield_LLC	3546_Briggs_Boulevard_NE 2487_44th_Street_SE	Grand_Rapids Grand_Rapids	MI	49525
411408154002 2458	Plainfield_Avenue_NE	201	3.564.00 Plainfield Cheshire	133.100	133,100	132,900	130,600	8.37	16.6705	130,600	102.248	104,599	109.201	108,873 Harpreet_S_&_Satvir_Kaur_Multani	1288_Applecreek_SE	Grand_Rapids	MI	49541
411407279012 2501		201	3.815.00 Plainfield Cheshire	315.100	315,100	317.600	303.700	8.37	16.6705	303.700	302,737	312.399	317.600				MI	49525
411407279012 2501 411418306012 125	Plainfield_Avenue_NE Quimby Street NE	201	- Plainfield Creston	10.800	10,800	8,300	8.300	8.37 8.37	16.6705	8.300	1,922	1,966	2,052	303,700 Martin_Glenn_Hoffmeister_&_James_Susc 2,045 Obrian_&_Obrian_PC	1503_Coit_Avenue_NE	Grand_Rapids Grand_Rapids	MI	49525
				.,			43.800	8.37		43.800	6.484						OH	45840
411418382003 1218	Plainfield_Avenue_NE	202	- Plainfield Creston	12,200	12,200	43,700	-,		16.6705	-,	., .	6,633	6,924	6,903 Coopersville_Enterprise_INC	539_S_Main_Street	Findlay		
411418354020 1305	Plainfield_Avenue_NE	202	- Plainfield Creston	11,500	11,500	14,100	14,100	8.37	16.6705	14,100	9,016	9,016	9,412	9,383 1307_Plainfield_LLC	600_Monroe_NW_Suite_207	Grand_Rapids	MI	49503
			1,000,375.88															
411313479024 15	Lancard Channel NUM	301	11 000 00 14 1-4-14	382.900	297.400	294.500	284.800	8.37	16.6705	284.800	382.900	297,400	294.500	204 000 45 1 December 116	1220 14 1 104/	Count Posido	MI	49505
411313479024 15 411313479023 25	Leonard_Street_NW Leonard_Street_NW	301	11,988.00 Monroe_Indu:Monroe 17.494.00 Monroe Indu:Monroe	425,000	290,100	287,600	282,600	8.37	16.6705	282,600	425,000	297,400	294,500	284,800 15_Leonard_Properties_LLC 282,600 15 Leonard Properties LLC	1230_Monroe_Avenue_NW 1230_Monroe_Avenue_NW	Grand_Rapids Grand_Rapids	MI	49505
411324227013 1100	Monroe Avenue NW	301	- Monroe Indu:Belknap Lookout	200,600	27,100	27,100	27,100	8.37	16.6705	27,100	200,600	27,100	27,100	27.018 Autodie LLC	44 Coldbrook	Grand_Rapids	MI	49505
411324229010 1112	Ionia Avenue NW	301	432.00 Monroe_Indu:Belknap_Lookout	18.200	20,900	20,700	20,400	8.37	16.6705	20,400	12,843	13,138	13,716	13.674 New Par Verison Wireless	180_Washington_Valley_Road	Bedminster	NI	07921
411313476010 1221	Monroe_Avenue_NW	301	5,000.00 Monroe_Indu:Monroe	167.800	172,900	172,200	167.700	8.37	16.6705	167,700	167.800	171,659	172,200	167,700 Do-Be_LLC	3341_Ashton_SE	Grand_Rapids	MI	49546
411313470010 1221	Taylor_Avenue_NE	301	2,773.00 Monroe Indu:Monroe	58.466	73,300	72,700	70.700	8.37	16.6705	70,700	69.900	72,223	72,700	70,700 15_Leonard_Properties_LLC	1230_Monroe_Avenue_NW	Grand_Rapids	MI	49505
411313476009 1223	Monroe Avenue NW	301	- Monroe Indu: Monroe	66,300	62,800	62.800	62.800	8.37	16.6705	62.800	46,620	47.692	49,790	49,640 Consumers Energy Company	One_Energy_Plaza	Jackson	MI	49201
411313476008 1225	Monroe Avenue NW	301	- Monroe Indu: Monroe	24.100	37,200	37.200	37.200	8.37	16.6705	37.200	16,948	17,337	18.099	18,044 Arlene_L_Pitsch	1310_Payne_Lake_Road	Middleville	MI	49333
411313478025 1240	Monroe Avenue NW	301	88,760.00 Monroe_Indu:Monroe	1,820,700	1,296,500	1.284.400	1.259.700	8.37	16.6705	1,259,700	1,672,138	1,296,500	1,284,400	1,259,700 Hansen-Balk_Steel_Treating_Co	1230_Monroe_Avenue_NW	Grand Rapids	MI	49505
411418352026 1310	Taylor Avenue NE	301	3,800.00 Monroe Indu:Monroe	79,600	78,600	77.800	75.500	8.37	16.6705	75.500	57,681	59,007	61,603	61,418 Scott Slenker	1310_Taylor_Avenue_N	Grand Rapids	MI	49505
411418352007 1314	Taylor Avenue NE	301	- Monroe Indu: Monroe	2.500	8,200	8.200	8,200	8.37	16.6705	8.200	2,500	2,557	2,669	2,660 Hansen's_1330_LLC	1340 Monroe Avenue NW	Grand Rapids	MI	49505
411418352027 1330	Taylor Avenue NE	301	7.600.00 Monroe Indu: Monroe	90,500	90,100	89,500	86,200	8.37	16.6705	86,200	90,500	90,100	89,500	86,200 Hansen's 1330 LLC	1340_Monroe_Avenue_NW	Grand Rapids	MI	49505
411313477015 1340	Monroe Avenue NW	301	372.395.00 Monroe Indu:Monroe	2.217.800	2,398,500	2,383,600	2,313,200	8.37	16.6705	2,313,200	2,091,199	2,139,296	2,233,425	2,226,724 Hansen_Reality_Co_LLC	9220_Summit_Avenue_NE	Rockford	MI	49341
411418351013 1348	Taylor Avenue NE	301	5,480.00 Monroe Indu: Monroe	76,400	76,800	76,400	73,800	8.37	16.6705	73,800	48,242	49,351	51,522	51,367 David_Charles_&_Mary_E_Vanthof	1348_Taylor_Avenue_N	Grand Rapids	MI	49505
411418351004 1368	Taylor_Avenue_NE	301	1,200.00 Monroe_Indu:Monroe	21,500	21,600	21,400	20,900	8.37	16.6705	20,900	15,051	15,397	16,074	16,025 Harding_Machine_Co	1368_Taylor_Avenue_N	Grand_Rapids	MI	49505
411418351010 1370	Taylor_Avenue_NE	301	1,920.00 Monroe_Indu:Monroe	32,200	37,300	37,000	36,200	8.37	16.6705	36,200	22,644	23,164	24,183	24,110 Lloyd_Krikke	1740_Burke_Aveneu_NE	Grand_Rapids	MI	49505
411313476003 1375	Monroe_Avenue_NW	301	6,248.00 Monroe_Indu:Monroe	257,200	186,500	185,400	181,600	8.37	16.6705	181,600	181,541	185,716	185,400	181,600 Riverside_Investments_Of	1375_Monroe_Avenue_NW	Grand_Rapids	MI	49505
411418332004 1504																		
	Plainfield_Avenue_NE	301	15,078.00 Plainfield Creston	153,500	84,100	81,700	221,600	8.37	16.6705	221,600	108,081	84,100	81,700	221,600 ISO_Grand_Rapids_Real_Estate_IV_LLC	3609_SmithP_Barry_Road	Arlington	Tx	74013
411418332003 1516	Plainfield_Avenue_NE	301 301	15,078.00 Plainfield Creston 5,694.00 Plainfield Creston	153,500 187,600	84,100 132,600	81,700 131,300	221,600 136,200		16.6705 16.6705	221,600 136,200	108,081 181,119	84,100 132,600	81,700 131,300		3609_SmithP_Barry_Road 3609_SmithP_Barry_Road	Arlington Arlington	Tx Tx	74013 74013
	Plainfield_Avenue_NE		5,694.00 Plainfield Creston	187,600				8.37		136,200	181,119	. ,	131,300	221,600 ISO_Grand_Rapids_Real_Estate_IV_LLC 130,906 ISO_Grand_Rapids_Real_Estate_IV_LLC	3609_SmithP_Barry_Road			74013
		301	5,694.00 Plainfield Creston		132,600	131,300	136,200	8.37 8.37	16.6705		,	132,600		221,600 ISO_Grand_Rapids_Real_Estate_IV_LLC 130,906 ISO_Grand_Rapids_Real_Estate_IV_LLC 120,823 ISO_Grand_Rapids_Real_Estate_IV_LLC		Arlington	Tx	
411418332008 1520 411418332010 1526	Plainfield_Avenue_NE Plainfield_Avenue_NE Plainfield_Avenue_NE	301 301	5,694.00 Plainfield Creston 9,990.00 Plainfield Creston 20,970.00 Plainfield Creston	187,600 162,800	132,600 167,900	131,300 166,300	136,200 172,300	8.37 8.37 8.37	16.6705 16.6705	136,200 172,300	181,119 116,080	132,600 116,080	131,300 121,187	221,600 ISO_Grand_Rapids_Real_Estate_IV_LLC 130,906 ISO_Grand_Rapids_Real_Estate_IV_LLC 120,823 ISO_Grand_Rapids_Real_Estate_IV_LLC 360,709 ISO_Grand_Rapids_Real_Estate_IV_LLC	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road	Arlington Arlington	Tx Tx	74013 74013
411418332008 1520 411418332010 1526 411313479025 9	Plainfield_Avenue_NE Plainfield_Avenue_NE Plainfield_Avenue_NE Leonard_Street_NW	301 301 301	5,694.00 Plainfield Creston 9,990.00 Plainfield Creston 20,970.00 Plainfield Creston 1,754.00 Monroe_Indu:Monroe	187,600 162,800 338,756	132,600 167,900 452,600	131,300 166,300 448,200	136,200 172,300 464,400	8.37 8.37 8.37 8.37	16.6705 16.6705 16.6705	136,200 172,300 464,400	181,119 116,080 338,756	132,600 116,080 346,547	131,300 121,187 361,795	221,600 ISO_Grand_Rapids_Real_Estate_IV_LLC 130,906 ISO_Grand_Rapids_Real_Estate_IV_LLC 120,823 ISO_Grand_Rapids_Real_Estate_IV_LLC	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road	Arlington Arlington Arlington	Tx Tx Tx	74013 74013 74013
411418332008 1520 411418332010 1526 411313479025 9	Plainfield_Avenue_NE Plainfield_Avenue_NE Plainfield_Avenue_NE Leonard_Street_NW Coldbrook_Street_NW	301 301 301 302	5,694.00 Plainfield Creston 9,990.00 Plainfield Creston 20,970.00 Plainfield Creston 1,754.00 Monroe_Indu:Monroe - Monroe_Indu:Belknap_Lookout	187,600 162,800 338,756 21,500	132,600 167,900 452,600 27,100	131,300 166,300 448,200 27,100	136,200 172,300 464,400 27,100	8.37 8.37 8.37 8.37 8.37	16.6705 16.6705 16.6705 16.6705	136,200 172,300 464,400 27,100	181,119 116,080 338,756 21,500	132,600 116,080 346,547 21,994	131,300 121,187 361,795 22,961	221,600 ISO_Grand_Rapids_Real_Estate_IV_LLC 130,906 ISO_Grand_Rapids_Real_Estate_IV_LLC 120,822 ISO_Grand_Rapids_Real_Estate_IV_LLC 360,709 ISO_Grand_Rapids_Real_Estate_IV_LLC 22,892 15_Leonard_Properties_LLC 15,971 Autodie_LLC	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW 44_Coldbrook	Arlington Arlington Arlington Grand_Rapids Grand_Rapids	Tx Tx Tx MI	74013 74013 74013 49505 49505
411418332008 1520 411418332010 1526 411313479025 9 411324229013 21	Plainfield_Avenue_NE Plainfield_Avenue_NE Plainfield_Avenue_NE Leonard_Street_NW Coldbrook_Street_NW Leonard_Street_NE	301 301 301 302 302	5,694.00 Plainfield Creston 9,990.00 Plainfield Creston 20,970.00 Plainfield Creston 1,754.00 Monroe_Indu:Monroe 766.00 Monroe_Indu:Belknap_Lookout	187,600 162,800 338,756 21,500 15,000	132,600 167,900 452,600 27,100 20,200	131,300 166,300 448,200 27,100 20,200	136,200 172,300 464,400 27,100 20,200	8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705 16.6705 16.6705 16.6705	136,200 172,300 464,400 27,100 20,200	181,119 116,080 338,756 21,500 15,000	132,600 116,080 346,547 21,994 16,020	131,300 121,187 361,795 22,961 16,020	221,600 ISO_Grand_Rapids_Real_Estate_IV_LLC 130,906 ISO_Grand_Rapids_Real_Estate_IV_LLC 120,823 ISO_Grand_Rapids_Real_Estate_IV_LLC 360,709 ISO_Grand_Rapids_Real_Estate_IV_LLC 22,892 15_Leonard_Properties_LLC	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW	Arlington Arlington Arlington Grand_Rapids	Tx Tx Tx MI MI	74013 74013 74013 49505
411418332008 1520 411418332010 1526 411313479025 9 411324229013 21 411419502008 48 411419502010 57 411324227005 1135	Plainfield_Avenue_NE Plainfield_Avenue_NE Plainfield_Avenue_NE Leonard_Street_NW Coldbrook_Street_NW	301 301 301 302 302 302 302 302 302	5,694.00 Plainfield Creston 9,990.00 Plainfield Creston 20,970.00 Plainfield Creston 1,754.00 Monroe_Indu:Monroe - Monroe_Indu:Belknap_Lookout	187,600 162,800 338,756 21,500 15,000 48,100	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300	131,300 166,300 448,200 27,100 20,200 44,000 9,900 22,300	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300	8.37 8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705 16.6705 16.6705 16.6705 16.6705 16.6705 16.6705	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300	181,119 116,080 338,756 21,500 15,000 39,635 65,236 10,660	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384	221,600 ISO_Grand_Rapids_Real_Estate_IV_LLC 130,906 ISO_Grand_Rapids_Real_Estate_IV_LLC 120,823 ISO_Grand_Rapids_Real_Estate_IV_LLC 360,709 ISO_Grand_Rapids_Real_Estate_IV_LLC 22,892 15_Leonard_Properties_LLC 15,971_Autodie_LLC 42,203 Stong_Developement_LLC 9,870 Mid-Michigan_Railroad 11,348 City_of_Grand_Rapids	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW 44_Coldbrook 128_Coldbrook_Street_NE	Arlington Arlington Arlington Grand_Rapids Grand_Rapids Grand_Rapids	Tx Tx Tx MI MI MI	74013 74013 74013 49505 49505 49503 32256 49503
411418332008 1520 411418332010 1526 411313479025 9 411324229013 21 411419502008 48 411419502010 57	Plainfield_Avenue_NE Plainfield_Avenue_NE Plainfield_Avenue_NE Leonard_Street_NW Coldbrook_Street_NW Leonard_Street_NE Coldbrook_Street_NW	301 301 301 302 302 302 302	5,694.00 Plainfield Creston 9,990.00 Plainfield Creston 20,970.00 Plainfield Creston 1,754.00 Monroe_Indu Monroe - Monroe_Indu Belknap_Lookout - Monroe_Indu Belknap_Lookout - Monroe_Indu Belknap_Lookout - Monroe_Indu Belknap_Lookout - Monroe_Indu Monroe	187,600 162,800 338,756 21,500 15,000 48,100 79,200	132,600 167,900 452,600 27,100 20,200 44,000 9,900	131,300 166,300 448,200 27,100 20,200 44,000 9,900	136,200 172,300 464,400 27,100 20,200 44,000 9,900	8.37 8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705 16.6705 16.6705 16.6705 16.6705	136,200 172,300 464,400 27,100 20,200 44,000 9,900	181,119 116,080 338,756 21,500 15,000 39,635 65,236	132,600 116,080 346,547 21,994 16,020 40,546 9,900	131,300 121,187 361,795 22,961 16,020 42,330 9,900	221,600 ISO, Grand, Rapids, Real, Estate, IV, LLC 130,906 ISO, Grand, Rapids, Real Estate, IV, LLC 120,823 ISO, Grand, Rapids, Real, Estate, IV, LLC 360,708 ISO, Grand, Rapids, Real, Estate, IV, LLC 22,892 IS, Leonard, Properties, LLC 15,971 Autodie, LLC 42,203 Stong, Developement, LLC 9,870 Mid-Michigan, Railroad	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW 44_Coldbrook 128_Coldbrook_Street_NE 7411_Fullerton_Street_SE_Suit_300	Arlington Arlington Arlington Grand_Rapids Grand_Rapids Grand_Rapids Jacksonville	TX TX MI MI MI FL	74013 74013 74013 49505 49505 49503 32256
411418332008 1520 411418332010 1526 411313479025 9 411324229013 21 411419502008 48 411419502010 57 411324227005 1135	Plainfield_Avenue_NE Plainfield_Avenue_NE Plainfield_Avenue_NE Leonard_Street_NW Coldbrook_Street_NW Leonard_Street_NE Coldbrook_Street_NE Coldbrook_Street_NE Loniard_Street_NE	301 301 301 302 302 302 302 302 302	5,694.00 Plainfield Creston 9,990.00 Plainfield Creston 20,970.00 Plainfield Creston 1,754.00 Monroe_Indu/Monroe 776.00 Monroe_Indu/Belknap_Lookout 776.00 Monroe_Indu/Belknap_Lookout - Monroe_Indu/Belknap_Lookout - Monroe_Indu/Belknap_Lookout	187,600 162,800 338,756 21,500 15,000 48,100 79,200 15,200	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300	131,300 166,300 448,200 27,100 20,200 44,000 9,900 22,300	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300	8.37 8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705 16.6705 16.6705 16.6705 16.6705 16.6705 16.6705	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300	181,119 116,080 338,756 21,500 15,000 39,635 65,236 10,660	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384	221,600 ISO_Grand_Rapids_Real_Estate_IV_LLC 130,906 ISO_Grand_Rapids_Real_Estate_IV_LLC 120,823 ISO_Grand_Rapids_Real_Estate_IV_LLC 360,709 ISO_Grand_Rapids_Real_Estate_IV_LLC 22,892 15_Leonard_Properties_LLC 15,971_Autodie_LLC 42,203 Stong_Developement_LLC 9,870 Mid-Michigan_Railroad 11,348 City_of_Grand_Rapids	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW 44_Coldbrook 128_Coldbrook_Street_NE 7411_Fullerton_Street_SE_Suit_300 300_Monroe_Avenue_NW	Arlington Arlington Arlington Grand_Rapids Grand_Rapids Grand_Rapids Jacksonville Grand_Rapids	Tx Tx Tx MI MI FL MI	74013 74013 74013 49505 49505 49503 32256 49503
411418332008 1520 411418332010 1526 411313479025 9 411324229013 21 411419502008 48 411419502010 57 411324227005 1135 411418305023 1514	Plainfield_Avenue_NE Plainfield_Avenue_NE Plainfield_Avenue_NE Leonard_Street_NW Coldbrook_Street_NW Leonard_Street_NE Coldbrook_Street_NW Jonia_Avenue_NW Taylor_Avenue_NE	301 301 301 302 302 302 302 302 302	5,694.00 Plainfield Creston 9,990.00 Plainfield Creston 20,970.00 Plainfield Creston 1,754.00 Monroe_Indu Monroe 776.00 Monroe_Indu Belknap_Lookout 776.00 Monroe_Indu Belknap_Lookout - Monroe_Indu Belknap_Lookout - Monroe_Indu Belknap_Lookout - Monroe_Indu Monroe 579,352.00	187,600 162,800 338,756 21,500 15,000 48,100 79,200 15,200 9,600	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300 11,200	131,300 166,300 448,200 27,100 20,200 44,000 9,900 22,300 11,200	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200	8.37 8.37 8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705 16.6705 16.6705 16.6705 16.6705 16.6705 16.6705 16.6705	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200	181,119 116,080 338,756 21,500 15,000 39,635 65,236 10,660 7,926	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905 8,108	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464	221,600 ISO, Grand, Rapids, Real, Estate, IV, LLC 130,906 ISO, Grand, Rapids, Real, Estate, IV, LLC 120,823 ISO, Grand, Rapids, Real, Estate, IV, LLC 130,0708 ISO, Grand, Rapids, Real, Estate, IV, LLC 130,0709 ISO, Grand, Rapids, Real, Estate, IV, LLC 125,971 Autodie, LLC 142,203 ISOng, Developement, LLC 9,870 Mid-Michigan, Railroad 11,349 City, of, Grand, Rapids 8,438 Hasten's_1550_LLC	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW 44_Coldbrook 128_Coldbrook_Street_NE 7411_Fullerton_Street_SE_Suit_300 300_Monroe_Avenue_NW 1340_Monroe_Avenue_NW	Arlington Arlington Arlington Grand_Rapids Grand_Rapids Grand_Rapids Jacksonville Grand_Rapids Grand_Rapids	TX TX TX MI MI FL MI	74013 74013 74013 49505 49505 49503 32256 49503 49503
411418332008 1520 411418332010 1526 411313479025 9 411324229013 21 411419502008 48 411419502010 57 411324227005 1135 411418305023 1514	Plainfield_Avenue_NE Plainfield_Avenue_NE Plainfield_Avenue_NE Leonard_Street_NW Coldbrook_Street_NW Leonard_Street_NE Coldbrook_Street_NW Ionia_Avenue_NW Taylor_Avenue_NE Leonard_Street_NE	301 301 301 302 302 302 302 302 302	5,694.00 Plainfield Creston     9,990.00 Plainfield Creston     20,970.00 Plainfield Creston     1,754.00 Monroe_Indu-Monroe	187,600 162,800 338,756 21,500 15,000 48,100 79,200 15,200 9,600	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300 11,200	131,300 166,300 448,200 27,100 20,200 44,000 9,900 22,300 11,200	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200	8.37 8.37 8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705 16.6705 16.6705 16.6705 16.6705 16.6705 16.6705 16.6705	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200	181,119 116,080 338,756 21,500 15,000 39,635 65,236 10,660 7,926	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905 8,108	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464	221,600 ISO, Grand, Rapids, Real, Estate, IV, LLC 130,906 ISO, Grand, Rapids, Real, Estate, IV, LLC 120,823 ISO, Grand, Rapids, Real, Estate, IV, LLC 360,709 ISO, Grand, Rapids, Real, Estate, IV, LLC 22,892 15, Leonard, Properties, LLC 15,971 Autodie, LLC 42,203 Stong, Developement, LLC 9,870 Mid-Michigan, Railroad 11,349 City, of, Grand, Rapids 8,438 Hasten's_1550_LLC  29,385 Martin_&_Pabla_Jimenez	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW 44_Coldbrook_Street_NE 7411_FullerIon_Street_SE_Suit_300 300_Monroe_Avenue_NW 1340_Monroe_Avenue_NW 47_Leonard_Street_NE	Arlington Arlington Arlington Grand_Rapids Grand_Rapids Grand_Rapids Jacksonville Grand_Rapids Grand_Rapids Grand_Rapids	Tx Tx Tx MI MI FL MI	74013 74013 74013 49505 49505 49503 32256 49503 49505
411418332008 1520 411418332010 1526 411313479025 9 411324229013 21 411419502008 48 411419502010 57 411324227005 1135 411418305023 1514	Plainfield_Avenue_NE Plainfield_Avenue_NE Plainfield_Avenue_NE Leonard_Street_NW Coldbrook_Street_NW Leonard_Street_NE Coldbrook_Street_NW Jonia_Avenue_NW Taylor_Avenue_NE  Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE	301 301 301 302 302 302 302 302 302	5,694.00 Plainfield Creston     9,990.00 Plainfield Creston     20,970.00 Plainfield Creston     1,754.00 Monroe_Indu:Monroe     - Monroe_Indu:Melknap_Lookout     776.00 Monroe_Indu:Belknap_Lookout     - Monroe_Indu:Belknap_Lookout     - Monroe_Indu:Belknap_Lookout     - Monroe_Indu:Belknap_Lookout     - Monroe_Indu:Monroe     579,352.00      768.50 Plainfield Creston     1,400.00 Plainfield Creston	187,600 162,800 338,756 21,500 48,100 79,200 15,200 9,600	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300 11,200	131,300 166,300 448,200 27,100 20,200 44,000 9,900 22,300 11,200 45,500 52,100	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200 40,200 46,100	8.37 8.37 8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705 16.6705 16.6705 16.6705 16.6705 16.6705 16.6705 16.6705	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200 40,200 46,100	181,119 116,080 338,756 21,500 15,000 39,635 65,236 10,660 7,926	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905 8,108	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464	221,600 ISO, Grand, Rapids, Real, Estate, IV, LLC 130,906 ISO, Grand, Rapids, Real, Estate, IV, LLC 120,823 ISO, Grand, Rapids, Real, Estate, IV, LLC 130,079 ISO, Grand, Rapids, Real, Estate, IV, LLC 13,071 Autodie, LLC 14,203 ISOng, Developement, LLC 9,870 Mid-Michigan, Ralincad 11,349 GIV, of, Grand, Rapids 8,438 Hasten's_1550, LLC 29,385 Martin_&_Pabla_Jimenez 26,323 BTE Ventures	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW 44_Coldbrook 128_Coldbrook_Street_NE 7411_Fullerton_Street_SE_Suit_300 300_Monroe_Avenue_NW 1340_Monroe_Avenue_NW 47_Leonard_Street_NE 8233_28th_Street	Arlington Arlington Arlington Arlington Grand_Rapids Grand_Rapids Grand_Rapids Jacksonville Grand_Rapids Grand_Rapids Grand_Rapids Ada	TX TX TX MI MI MI FL MI MI MI	74013 74013 74013 49505 49505 49503 32256 49503 49505
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401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   1,754.00   Monroe   Indu Monroe   1,754.00   Monroe   Indu Monroe   1,754.00   Monroe   Indu Belknap   Lookout   776.00   Monroe   Indu Belknap   Lookout   Monroe   Indu Belknap   Lookout   Monroe   Indu Belknap   Lookout   Monroe   Indu Belknap   Lookout   Monroe   Indu Monroe   579,352.00   Monroe   Indu Monroe   579,352.00   Monroe   Indu Monroe   579,352.00   Plainfield   Creston   1,490.00   Plainfield   Creston   494.00   Plainfield   Creston   1,531.00   Plainfield   Creston   1,531.00   Plainfield   Creston   1,531.00   Plainfield   Cheshire   1,098.00   Plainfield   Cheshire   1,278.00   Plainfield   Creston   1,008.00   Plainfield   Creston   770.00   Plainfield   Creston   1,008.00   Plainfield   Creston   1,991.00   Plainfield   Creston   1,990.00   Plainfield   C	187,600 162,800 138,756 21,500 48,100 79,200 15,200 9,600 42,400 40,000 79,100 63,400 71,700 37,100 37,100 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44,830 42,153 41,996 42,633 64,273 77,000 53,477	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905 8,108 28,232 25,289 41,600 31,293 55,574 63,341 68,600 62,800 19,767 36,000 19,767 36,000 45,861 43,122 42,951 43,613 65,751 77,000 54,706	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464  29,474 26,401 43,430 32,669 58,019 66,128 62,100 64,800 72,558 34,600 47,878 45,019 44,840 45,531 57,100 48,700 48,700 48,700 48,700 48,700 50,800	221,600 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,906 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,823 ISO_Grand, Rapids, Real_Estate_IV_LLC 130,709 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,709 ISO_Grand_Rapids, Real_Estate_IV_LLC 12,829 IS_Leonard_Properties_LLC 15,971 Autodie_LLC 14,203 ISO_Developement_LLC 9,870 Mid-Michigan, Ralicoad 11,349 City_of_Grand_Rapids 8,438 Hasten's_1550_LLC  29,385 Martin_&_Pabla_Jimenez 26,321 BTE Ventures 40,400 Peter_IM_Goss 32,570 James_M_Valentine_Trust 55,228 Robert_T_Dutkiewicz 60,300 Kerri_L_Doctor 72,340 Northside_Property_Ventures_LLC 20,574 William_G_Seih_Junior 33,700 Daie_H_&_Gladys_A_Brown 37,400 Robert_Degrand 47,734 Charles_J_Sutton 44,883 Timothy_L_&_Michael_G_Smith 44,705 IS71_Palanfield_LLC 83,900 Penelope_D_B_Jack_R_Rawson 55,800 North_End_Liquer_Inc 44,800 Soctor_Hapin_&_Donana_Connelly-Halpin	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW 44_Coldbrook_Street_NE 7411_FullerInd_Street_SE_Suit_300 300_Monroe_Avenue_NW 1340_Monroe_Avenue_NW 1340_Monroe_Avenue_NW 47_Leonard_Street_NE 8233_28th_Street 4250_Peak_Lane_NE 1441_Sunnyside_NE 9323_Four_Mile_Road_NE 990_Kentwood_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 70_Box_2106 2303_Edison_Drive 1303_Plainfield_Avenue_NE 11814_Summit_Avenue_NE 11814_Summit_Avenue_NE 11814_Bungdon_SE 1847_Brookmoor_Court_NE 1000_Hovey_SW 135_Langdon_SE 1847_Brookmoor_Court_NE 80_Box_28 2309_Everest_Avenue_SE	Arlington 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Dutklewicz 60,600 Jared, Sellers, &, Tamara, Plaskewicz 60,600 Jared, Sellers, &, Tamara, Plaskewicz 60,300 Kern', L. Doctor 72,340 Northside, Property, Ventures, LLC 20,574 William, G, Selh, Junior 33,700 Cale, H, &, Giadys, A, Brown 37,400 Robert, Degrafd 47,734 Charles, J. Sutton 44,883 Timothy, L. &, Michael, G, Smith 44,703 IST, Plainfield, LLC 89,900 Penelope, D, &, Jack, R, Rawson 55,800 North, End, Liquer, Inc 43,000 Vission, Properties, Co, LLC 44,800 Scott, Halpin, &, Donna, Connelly-Halpin 50,905 Jacob, Thys, SMargaret, E, Kroon	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW 44_Coldbrook 128_Coldbrook_Street_NE 411_FullerIno_Street_SE_Suit_300 300_Monroe_Avenue_NW 1340_Monroe_Avenue_NW 47_Leonard_Street_NE 8233_28th_Street 4250_Peak_Lane_NE 1441_Sunnyside_NE 13923_Four_Mile_Road_NE 950_Kentwood_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 801_Aberdeen_Street_NE 90_Box_888138 PO_Box_2106 2303_Edison_Drive 1303_Plainfield_Avenue_NE 11814_Sunnit_Avenue_NE 11814_Sunnit_Avenue_NE 11814_Sunnit_Avenue_NE 11814_Sunnit_Avenue_NE 11814_Sunnit_Avenue_NE 11847_Brookmoor_Court_NE 1020_Hove_SW 135_Langdon_SE 1847_Brookmoor_Court_NE 100_Box_28 2309_Everest_Avenue_SE 531_Sligh_Boulevard_NE	Arlington Arlington Arlington Arlington Grand_Rapids Grand_Rapids Grand_Rapids Jacksonville Grand_Rapids Grand_Rapids Grand_Rapids Grand_Rapids Ada Grand_Rapids	TX TX TX MI MI MI FL MI	74013 74013 74013 74013 74013 49505 49505 49503 32256 49503 49505
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Aberdeen_Street_NE Plainfield_Avenue_NE	301 301 301 302 302 302 302 302 302 401 401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   20,970.00   Plainfield   Creston   1,754.00   Monroe_Indu Monroe   Monroe_Indu Belknap_Lookout   776.00   Monroe_Indu Belknap_Lookout   Monroe_Indu Belknap_Lookout   Monroe_Indu Belknap_Lookout   Monroe_Indu Belknap_Lookout   Monroe_Indu Belknap_Lookout   Monroe_Indu Belknap_Lookout   Monroe   Monroe	187,600 163,8756 21,500 163,8756 21,500 48,100 79,200 41,600 42,400 40,000 41,600 73,600 73,600 73,600 73,600 73,600 73,600 73,600 75,000 53,600 55,000 55,000 55,000 56,400 79,100	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300 11,200 42,400 40,000 41,600 43,500 72,900 68,600 69,500 30,700 36,000 38,400 65,500 52,000 68,400 67,900 77,700 56,400 76,700 56,400	131,300 166,300 448,200 27,100 20,200 44,000 9,900 11,200 45,500 52,100 44,900 48,800 86,800 104,500 62,100 64,800 74,600 50,200 38,400 57,200 54,800 61,400 91,900 57,200 54,800 61,400 91,900 57,100 48,700 50,800 65,400 65,400 65,400 65,400 66,400	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200 46,100 46,100 40,400 43,200 78,000 100,700 60,600 60,500 49,000 33,700 37,400 59,800 49,000 33,700 37,400 59,800 49,000 44,800 59,800 49,000 44,800 59,800 49,000 44,800 59,800 60,800	8.37 8.37 8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705	136,200 172,300 464,400 27,100 20,200 44,000 9,900 11,200 46,100 40,400 78,000 100,700 60,600 60,300 72,800 49,000 33,700 37,400 50,600 59,800 48,500 59,800 44,800 63,800 62,900	181,119 116,080 338,756 21,500 15,000 39,635 65,236 10,660 7,926  27,598 24,721 41,600 30,590 54,325 61,917 69,300 60,592 53,778 19,323 36,421 38,884 44,830 42,133 41,986 42,633 64,273 77,000 53,477 47,809 33,638	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905 8,108 28,232 25,289 41,600 31,293 55,574 63,341 68,600 62,800 69,500 19,767 36,000 38,400 45,861 43,122 42,951 43,613 65,751 77,000 54,706 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42,153 41,986 42,633 77,000 53,477 47,809 33,638 33,096 37,727 39,985	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905 8,108  28,232 25,289 41,600 31,293 55,574 63,341 68,600 69,500 19,767 36,000 45,861 43,122 42,951 43,613 44,706 48,908 44,706 48,908 44,706 44,908	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464  29,474 26,401 43,430 32,669 58,019 66,128 62,100 64,800 72,558 34,600 38,400 47,878 45,019 44,840 45,531 57,100 48,700 50,800 51,059 35,346 40,292 42,703	221,600 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,906 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,823 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,709 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,709 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,771 Autodie_LLC 115,771 Autodie_LLC 142,203 ISO_D_Evelopement_LLC 9,870 Mid-Michigan_Railroad 11,349 City_O_Grand_Rapids 8,438 Hasten5_15SO_LLC  29,385 Martin_8_Pabla_Jimenez 26,321 BTE Ventures 40,400 Peter_M_Goss 32,270 James_W_Valentine_Trust 57,844 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Aberdeen_Street_NE Plainfield_Avenue_NE	301 301 301 302 302 302 302 302 302 302 401 401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   1,754.00   Plainfield   Creston   1,754.00   Monroe_Indu Monroe   Monroe_Indu Belknap_Lookout   760.00   Monroe_Indu Belknap_Lookout   Monroe_Indu Belknap_Lookout   Monroe_Indu Belknap_Lookout   Monroe_Indu Belknap_Lookout   Monroe_Indu Belknap_Lookout   Monroe_Indu Monroe	187,600 162,600 38,756 21,500 48,100 79,200 48,100 79,200 41,600 41,600 41,600 73,600 73,600 73,600 73,600 73,600 73,600 73,600 73,600 73,600 73,600 73,7100 74,700 75,700 76,700 76,700 76,700 76,700	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300 11,200 42,400 40,000 41,600 49,500 72,900 68,600 68,600 68,500 69,500 30,700 36,000 38,400 55,000 56,200 67,900 67,900 57,900 56,400 56,400 56,400 56,400 56,400 56,000 56,400 56,000 56,400 56,000 56,400 56,000 56,400 56,000 56,400 56,000 56,000 56,000 56,000 56,000 56,400 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8,108 28,232 25,289 41,600 31,293 55,574 68,600 69,500 19,767 36,000 38,400 45,861 43,122 42,951 43,613 65,751 77,000 54,706 48,908 34,411 33,857 38,594 40,904 40,904 40,904 40,904 40,904 40,904 40,904 40,904 40,904 40,904 40,904	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464  29,474 26,401 43,430 32,669 58,019 66,128 62,100 64,800 72,558 20,636 34,600 38,400 38,400 47,878 45,019 44,840 45,531 57,100 50,800 51,059 35,925 35,346 40,292 42,703 42,703 57,420	221,600 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,906 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,079 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,079 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,079 ISO, Grand, Rapids, Real_Estate_IV_LLC 12,9871_Lebonard_Properties_LLC 15,971_Autodie_LLC 14,203 ISOng_Developement_LLC 9,870 Mid-Michigan, Ralincad 11,349 City_of_Grand, Rapids 8,438 Hasten's_1550_LLC  29,385 Martin_&_Pabla_Jimenez 26,321_BTE_Ventures 40,400 Peter_M_Goss 32,570 James_W_V_alentine_Trust 57,844 Toni_L_&_Stephen_Gjeltema 65,929 Robert_T_Dutkiewicz 60,600 Jared_Sellers_&_Tamara_Plaskewicz 60,600 Jared_Sellers_&_Tamara_Plaskewicz 60,600 Merri_L_Doctror 72,340 Northside_Property_Ventures_LLC 20,574 William_G_Seih_Junior 33,700 Robert_Degraaf 47,734 Charles_J_Sutton 44,883 Timothy_L_&_Michael_G_Smith 44,735 1571_Plainfield_LLC 89,900 Penchepe_D_&_B_Jack_R_Rawson 55,800 North_End_Liquer_Inc 43,000 Vision_Properties_Co_LLC 44,800 Scott_Halpin_&_Donna_Connelly-Halpin 50,905_Jacob_Thys_SMargaret_E_Kroon 35,817 Culver_Trust 35,233 Mark_H-Hendershot 40,171_George_L_&_Jadwig_Bieganski 42,574_Jreder_Home_Loan_Mortgage_Corp	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW 44_Coldbrook 128_Coldbrook_Street_NE 7411_FullerIno_Street_SE_Suit_300 300_Monroe_Avenue_NW 1340_Monroe_Avenue_NW 1340_Monroe_Avenue_NW 47_Leonard_Street_NE 8233_28th_Street 4250_Peak_Lane_NE 1441_Sunnyside_NE 13923_Four_Mile_Road_NE 950_Kentwood_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 801_Aberdeen_Street_NE 801_Aberdeen_Street_NE 1303_Plainfield_Avenue_NE 1303_Plainfield_Avenue_NE 13814_Sunnmit_Avenue_NE 1381_Brookmoor_Court_NE 1020_Hovey_SW 135_Langdon_SE 2309_Everest_Avenue_SE 231_Sligh_Boulevard_NE 1643_Plainfield_Avenue_NE 1649_Plainfield_Avenue_NE 1649_Plainfield_Avenue_NE 1649_Plainfield_Avenue_NE 1650_Mex_IB_RE_Nead	Arlington Arlington Arlington Arlington Grand_Rapids Grand_Rapids Grand_Rapids Jacksonville Grand_Rapids	TX TX TX MI MI MI FL MI	74013 74013 74013 74013 74013 49505 49505 49503 32256 49503 49505
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Plainfield_Avenue_NE	301 301 301 302 302 302 302 302 302 302 401 401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   1,754.00   Monroe Indu Monroe   Monroe Indu Belknap Lookout   776.00   Monroe Indu Belknap Lookout   Monroe Indu Monroe   1,299.00   Plainfield   Creston   1,490.00   Plainfield   Creston   1,299.00   Plainfield   Creston   1,531.00   Plainfield   Cheshire   1,093.00   Plainfield   Cheshire   1,093.00   Plainfield   Cheshire   1,278.00   Plainfield   Creston   1,008.00   Plainfield   Creston   1,255.00   Plainfield	187,600 162,800 162,800 155,000 148,100 15,200 17,100 17,100 17,100 17,100 17,100 17,100 17,100 17,100 17,100 17,100 17,100 17,100 17,100 17,100 17,100 17,100 17,100 17,100 17,100 18,1	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300 11,200 42,400 40,000 41,600 49,500 72,990 78,300 68,600 62,800 69,500 30,770 36,000 55,000 55,000 68,400 77,900 77,000 56,400 76,700 56,400 76,700 56,400 56,400 56,400 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115,771 Autodie_LLC 142,203 ISO_D_Evelopement_LLC 9,870 Mid-Michigan, Ralicoad 11,349 City_of_Grand_Rapids 8,438 Hasten's_1550_LLC  29,385 Martin_&_Pabla_Jimenez 26,321 BTE Ventures 40,400 Peter_M_Goss 32,570 James_M_Valentine_Trust 57,844 Toni_L_&_Stephen_Gjeltema 65,929 Robert_T_Dutkiewicz 60,300 Kerri_L_Doctor 72,340 Northside_Property_Ventures_LLC 20,574 William_G_Selh_Junior 33,700 Dale_H_&_Gladys_A_Brown 37,400 Robert_Degrand 47,734 Charles_J_Sutton 44,883 Timothy_L_&_Michael_G_Smith 44,705 IS71_Palinfield_LLC 89,900 Penentby_L_B_C_Rapids 48,900 Penentby_L_B_C_Rapids 14,800 Soctl_Thips_Shona_Connelly-Halpin 50,005 Jacob_Thips_SMargaret_E_Kroon 35,817 Culver_Tust 35,239 Mark_H_Hendershot 40,121 George_L_B_Jadiwiga_Bieganski 42,574 Jackle_S_Burnett 57,247 Federal_Home_Loan_Mortgage_Corp 42,122_Joshphine_Brozowski	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW 44_Coldbrook_Street_NE 7411_FullerIno_Street_SE_Suit_300 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Taylor_Avenue_NE Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Deroin_Street_NE Deroin_Street_NE Aberdeen_Street_NE Aberdeen_Street_NE Aberdeen_Street_NE Palanfield_Avenue_NE	301 301 301 302 302 302 302 302 302 302 401 401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   1,754.00   Monroe   Indu Monroe   Monroe   Indu Belknap   Lookout   Creston   1,293.00   Plainfield   Creston   1,096.00   Plainfield   Creston   1,096.00   Plainfield   Creston   1,096.00   Plainfield   Creston   1,292.00   Plainfield   Creston   1,292.00   Plainfield   Creston   1,293.00   Plainfield   Creston   1,213.00   Plainfield   Cr	187,600 162,800 38,756 21,500 48,100 71,500 15,200 9,600  42,400 40,000 41,600 49,500 73,600 73,600 30,700 31,700 33,600 70,500	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300 11,200 40,000 41,600 49,500 72,900 73,300 68,600 69,500 30,700 36,000 55,000 56,200 56,200 56,400 57,700 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19,323 36,421 38,884 44,830 42,153 41,986 42,633 64,273 77,000 53,477 47,809 33,638 33,096 37,727 39,985 56,700 39,560	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905 8,108  28,232 25,289 41,600 31,293 55,574 68,600 69,500 19,767 36,000 38,400 45,861 43,122 42,951 43,613 65,751 77,000 54,706 54,706 54,706 54,908 34,411 33,857 38,594 40,904 45,600 40,469 55,074	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464  29,474 26,401 43,430 32,669 58,019 58,019 56,128 62,100 64,800 72,558 20,636 34,600 38,400 38,400 38,400 47,878 45,019 44,840 45,531 57,100 50,800 51,059 35,925 35,346 40,292 42,703 357,420 42,249 42,249 42,249 57,497	221,600 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,906 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,823 ISO_Grand, Rapids, Real_Estate_IV_LLC 130,079 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,709 ISO_Grand_Rapids, Real_Estate_IV_LLC 13,977 Autodie_LLC 15,977 Autodie_LLC 14,203 ISOng_Developement_LLC 9,970 Mid-Michigan_Ralincad 11,439 GIV_o_Grand_Rapids 8,438 Hasten's_1550_LLC  29,385 Martin_8_Pabla_Jimenez 26,321 BTE Ventures 40,400 Peter_M_Goss 32,570 James_W_Valentine_Trust 57,844 Toni_L_8_Stephen_Gjeltema 65,929 Rober_T_Dutslewicz 60,600 Jared_Sellers_8_Tamara_Plaskewicz 60,600 Jared_Sellers_8_Tamara_Plaskewicz 60,600 Jared_Sellers_8_Tamara_Plaskewicz 60,300 Kerrl_L_Doctor 72,340 Northside_Property_Ventures_LLC 20,574 William_G_Seih_Junior 33,700 Dale_H_8_Gladys_A_Brown 37,400 Robert_Degraaf 47,734 Charles_J_Sutton 44,875 IST_Plainfield_LLC 89,900 Penelope_D_8_Jack_R_Rawson 55,800 North_End_Liquer_Inc 43,000 Vision_Properties_Co_LLC 44,800 Scott_Halpin_8_Donna_Connelly-Halpin 50,005 Jack_D_Thys_SMargaret_E_Kroon 35,817 Culver_Trust 51,224 Jackie_S_Burnett 51,224 Tederal_Home_Loan_Mortgage_Corp 42,122 Joshephine_Brozowski	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW 44_Coldbrook_Street_NE 441_FullerInd, Street_SE_Suit_300 300_Monroe_Avenue_NW 1340_Monroe_Avenue_NW 47_Leonard_Street_NE 8233_28th_Street 4250_Peak_Lane_NE 1441_Sunnyside_NE 13923_Four_Mile_Road_NE 950_Kentwood_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 801_Aberdeen_Street_NE 90_Box_888138 PO_Box_2106 2303_Edison_Drive 1303_Plainfield_Avenue_NE 11814_Sunnift_Avenue_NE 11814_Sunnift_Avenue_NE 11847_Brookmoor_Court_NE 1020_Hovey_SW 135_Langdon_St 1347_Brookmoor_Court_NE 1020_Hovey_SW 135_Langdon_St 1847_Brookmoor_Court_NE 1043_Plainfield_Avenue_NE 1643_Plainfield_Avenue_NE 1643_Plainfield_Avenue_NE 4_Faun_Lake_Road 1659_Plainfield_Avenue_NE 1650_West_Big_Beaver_Road 109_Marion_NE	Arlington Arlington Arlington Arlington Grand_Rapids Grand_Rapids Grand_Rapids Jacksonville Grand_Rapids Troy Grand_Rapids	TX TX TX TX MI MI MI FL MI	74013 74013 74013 74013 74013 74013 74013 74013 74013 74013 74013 74010
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Coldbrook_Street_NW lonia_Avenue_NW Taylor_Avenue_NE  Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Domnol_Street_NE Domnol_Street_NE Domnol_Street_NE Dornol_Street_NE Dornol_Street_NE Dornol_Street_NE Dornol_Street_NE Palenfield_Avenue_NE Plainfield_Avenue_NE	301 301 301 302 302 302 302 302 302 401 401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   1,754.00   Monroe   Indu Monroe   Monroe   Indu Belknap   Lookout   Monroe   Indu Belknap   Lookout   Monroe   Indu Belknap   Lookout   Monroe   Indu Monroe   Indu Monroe   Monroe   Indu Mo	187,600 162,800 162,800 18,100 175,000 18,100 18,100 19,600 18,100 19,10	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300 11,200 42,400 40,000 41,600 49,500 72,900 78,300 68,600 62,800 63,500 63,500 65,500 65,000 65,000 65,000 67,900 77,000 68,400 76,700 55,400 76,700 54,000 53,300 64,100 55,000 52,500 64,100 55,000 52,500 64,100 55,000 52,500 64,100 55,000 52,500 64,100 55,000 52,500 78,600	131,300 166,300 448,200 27,100 20,200 44,000 9,900 22,300 11,200 45,500 52,100 44,900 48,800 66,800 104,500 62,100 64,800 74,600 50,200 34,600 38,400 57,200 34,600 38,400 57,200 61,400 91,900 57,100 48,700 54,800 61,400 91,900 57,100 48,700 54,900 64,700 54,900 67,000 68,200 71,800 59,600 83,900 83,900 84,300	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200 40,400 40,400 43,200 78,000 100,700 60,600 60,300 72,800 49,000 33,700 37,400 50,600 48,500 59,800 89,900 55,800 66,500 70,100 55,800 66,500 70,100 56,500 70,100 58,000 81,900 82,300 81,900 82,300 81,900 82,300 81,900 82,300 81,900 82,300 81,900 82,300 81,900 82,300 81,900 82,300 81,900 82,300 81,900 82,300 81,900 82,300	8.37 8.37 8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200 46,100 40,400 43,200 46,100 100,700 60,600 60,300 72,800 33,700 50,600 49,000 33,7400 50,600 49,000 33,7400 50,600 60,300 72,800 50,600 60,300 72,800 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1340_Monroe_Avenue_NW 47_Leonard_Street_NE 8233_28th_Street 4250_Peak_Lane_NE 1441_Sunnyside_NE 9323_Four_Mile_Road_NE 990_Kentwood_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 100_Aberdeen_Street_NE 100_Aberdeen_Street_NE 100_Aberdeen_Street_NE 100_Howey_SW 1303_Plainfield_Avenue_NE 11814_Sunmit_Avenue_NE 11814_Brookmoor_Court_NE 100_Hovey_SW 1305_Langdon_SE 1847_Brookmoor_Court_NE 100_Box_28 2309_Everest_Avenue_NE 1649_Plainfield_Avenue_NE 1649_Plainfield_Avenue_NE 1650_Plainfield_Avenue_NE 1650_Plainfield_Avenue_NE 1701_Plainfield_Avenue_NE 1701_Plainfield_Avenue_NE	Arlington Arlington Arlington Grand, Rapids Grand, Rapids Grand, Rapids Jacksonville Grand, Rapids	TX TX TX TX MI MI MI FL MI	74013 74013 74013 74013 74013 74013 74013 74013 74013 74013 74013 74010
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Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Dornoil_Street_NE Dornoil_Street_NE Aberdeen_Street_NE Aberdeen_Street_Ne Palafield_Avenue_NE	301 301 301 302 302 302 302 302 302 302 401 401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   1,754.00   Monroe Indu Monroe   Monroe Indu Belknap Lookout   776.00   Monroe Indu Belknap Lookout   Monroe Indu Monroe   Monroe Indu Monroe Indu Monroe   Monroe Indu Monroe   Monroe Indu Monroe Indu Monroe   Monroe Indu Monroe Indu Monroe Indu Monroe Indu Monroe	187,600 162,800 1838,756 21,500 15,000 148,100 15,200 15,200 15,200 15,200 15,200 15,200 15,200 15,200 15,200 15,200 17,1	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,330 11,200 40,000 41,600 49,500 72,900 78,300 68,600 69,500 30,700 36,000 55,000 55,200 55,200 56,400 77,000 56,400 57,000 56,400 55,000 56,400 57,000	131,300 166,300 448,200 27,100 20,200 44,000 9,900 22,300 11,200 45,500 52,100 44,900 48,800 104,500 62,100 64,800 74,600 50,200 34,600 38,400 57,200 54,800 61,400 91,900 65,400 64,700 65,400 64,700 65,400 67,000 68,200 71,800 59,600 83,900 84,300 84,300 84,300	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200 46,100 40,400 43,200 74,000 100,700 60,300 72,800 49,000 33,700 37,400 50,600 48,500 59,800 48,500 59,800 62,900 63,800 62,900 63,800 65,300 66,300	8.37 8.37 8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705	136,200 172,300 444,400 27,100 20,200 44,000 9,900 22,300 11,200 46,100 46,100 40,400 43,200 78,000 100,700 60,500 72,800 37,400 37,400 50,600 48,500 59,800 89,900 43,200 44,800 63,800 63,800 63,800 63,800 65,300 70,100 58,000 81,900 82,300 70,100 88,000 70,100 88,000 70,100 88,000 70,100 88,000 70,100 88,000 70,100 88,000 70,100 88,000 81,900 82,300 82,	181,119 116,080 338,756 21,500 39,635 65,236 10,660 7,926  27,598 24,721 41,600 30,590 54,325 61,917 69,300 60,592 53,778 19,323 36,421 38,884 44,830 42,153 41,986 42,633 41,986 42,633 64,273 77,000 53,477 47,809 33,638 33,096 37,727 39,985 56,700 39,560 53,836 46,202 43,505	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905 8,108  28,232 25,289 41,600 31,293 55,574 63,341 68,600 69,500 19,767 36,000 38,400 45,861 43,122 42,951 43,613 65,751 77,000 54,706 48,908 34,411 33,857 38,594 40,904 55,004 47,264 47,100	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464  29,474 26,401 43,430 32,669 58,019 66,128 62,100 64,800 72,558 20,636 34,600 38,400 38,400 47,878 45,019 44,840 45,531 47,878 45,019 50,800 51,059 35,925 35,346 40,292 42,703 57,420 42,249 57,427 49,343 48,300	221,600 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,906 ISO, Grand_Rapids, Real_Estate_IV_LLC 130,823 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,709 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,709 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,709 ISO_Grand_Rapids, Real_Estate_IV_LLC 14,700 ISO_Grand_Rapids_Real_Estate_IV_LLC 15,971 Autodie_LLC 14,200 Stong_Developement_LLC 13,971 Autodie_LLC 14,200 Stong_Developement_LLC 14,200 Stong_Developement_LLC 14,200 ISO_Grand_Rapids 14,338 Martin_&_Pabla_Jimenez 14,200 ISO_Grand_Rapids 14,348 Martin_&_Pabla_Jimenez 14,340 Peter_M_Goss 12,370 James_W_Valentine_Trust 15,784 Tonl_L_&_Stephen_Gjeltema 15,794 Tonl_L_&_Stephen_Gjeltema 15,792 Robert_T_Dutkiewicz 16,000 Jard_Sellers_&_Tamara_Plaskewicz 16,000 Morri_L_Doctor 17,340 Northside_Property_Ventures_LLC 10,374 William_G_Selh_Junior 13,7400 Robert_Degrand 14,734 Charles_J_Sutton 14,883 Timothy_L_&_Michael_G_Smith 14,705 I571_Plainfield_LLC 14,900 Soctl_Thips_Shargaret_E_Kroon 15,800 North_End_Liquer_Inc 14,000 Vission_Properties_Co_LLC 14,900 Soctl_Talpin_&_Donna_Connelly-Halpin 15,000 Jacob_Thips_Shargaret_E_Kroon 15,810 North_End_Liquer_Inc 14,000 Josto_Thips_Shargaret_E_Kroon 15,810 North_End_Liquer_Inc 14,000 Josto_Thips_Shargaret_E_Kroon 15,810 North_End_Liquer_Inc 14,900 Josto_Thips_Shargaret_E_Kroon 15,810 North_End_Liquer_Inc 14,900 Soct_Halpin_B_Donna_Connelly-Halpin 15,900 Jacob_Thips_Shargaret_E_Kroon 15,810 North_End_Liquer_Inc 14,900 Josto_Thips_Shargaret_E_Kroon 15,810 North_End_Liquer_Inc 14,900 Josto_Thips_Shargaret_E_Kroon 15,810 North_End_Liquer_Inc 14,900 Soct_Lalpin_B_Donna_Connelly-Halpin 15,900 Jacob_Thips_Shargaret_E_Kroon 15,810 North_End_Liquer_Inc 14,900 Soct_Lalpin_B_Donna_Connelly-Halpin 15,900 Jacob_Thips_Shargaret_E_Kroon 15,810 North_End_Liquer_Inc 14,900 Soct_Lalpin_B_Donna_Connelly-Halpin 14,900 Josto_Shargaret_E_Kroon 15,810 North_End_Liquer_Inc 14,900 Soct_Lalpin_B_Donna_Connelly-Halpin 15,900 Jacob_Thips_Shargaret_E_Kroon 15,900 Jacob_Thips_Shargaret_E_Kroon 15,900 Jacob_Thips_Shargaret_E_Kroon	3609, SmithP, Barry, Road 3123, Monroe, Avenue, NW 44_Coldbrook, Street_NE 411, FullerInd, Street, SE, Suit, 300 300, Monroe, Avenue, NW 1340, Monroe, Avenue, NW 1340, Monroe, Avenue, NW 1340, Monroe, Avenue, NW 47_Leonard_Street, NE 8233, 28th, Street 4250, Peak, Lane, NE 1441, Sunnyside, NE 3923, Four_Mile, Road_NE 990, Kentwood_Street_NE 800, Aberdeen_Street_NE 800, Aberdeen_Street_NE 800, Aberdeen_Street_NE 90, Box, 888138 PO, Box, 2106 2303, Edison_Orive 1303, Plainfield_Avenue, NE 11814, Sunmit, Avenue, NE 11814, Sunmit, Avenue, NE 11847, Brookmoor_Court_NE 1020, Hovey_SW 135, Langdon_SE 1847, Brookmoor_Court_NE 1020, Hovey_SW 135, Langdon_SE 1847, Brookmoor_Court_NE 1050, 282 2309, Everest_Avenue, SE 531, Sligh_Boulevard_NE 1643, Plainfield_Avenue, NE 1659, Plainfield_Avenue, NE 1659, Plainfield_Avenue, NE 1710, Plainfield_Avenue, NE 1711, Plainfield_Avenue, NE	Arlington Arlington Arlington Arlington Grand_Rapids Grand_Rapids Grand_Rapids Grand_Rapids Jacksonville Grand_Rapids	TX TX TX TX MI MI MI MI FL MI	74013 74013 74013 74013 74013 74013 74013 74013 74013 74013 74013 74010
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Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Dorroll_Street_NE Evelyn_Street_NE Aberdeen_Street_NE Aberdeen_Street_NE Plainfield_Avenue_NE	301 301 301 302 302 302 302 302 302 302 401 401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   1,754.00   Plainfield   Creston   1,754.00   Monroe_Indu Monroe   Monroe_Indu Belknap_Lookout   776.00   Monroe_Indu Belknap_Lookout   Monroe_Indu Belknap_Lookout   Monroe_Indu Belknap_Lookout   Monroe_Indu Belknap_Lookout   Monroe_Indu Belknap_Lookout   Monroe_Indu Monroe	187,600 162,600 163,8756 21,500 48,100 79,200 48,100 49,500 41,600 41,600 41,600 73,600 73,600 73,600 73,600 73,600 73,600 73,600 73,600 73,600 73,600 73,600 73,600 73,600 73,600 73,600 73,600 74,700 75,000 76,000 76,000 56,200 56,200 56,200 56,200 56,200 56,200 56,200 56,200 56,200 56,200 56,200 56,200 56,200 56,200 56,200 56,200 56,400 79,100 55,700 54,100 55,700 54,100 54,100 54,100 54,100 56,400 76,400 76,400 76,400 76,400 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1,093.00   Plainfield   Cheshire   1,278.00   Plainfield   Creston   1,008.00   Plainfield   Creston   1,208.00   Plainfield   Creston   1,208.00   Plainfield   Creston   1,225.00   Plainf	187,600 162,800 162,800 18,1500 18,100 19,600 15,200 15,200 15,200 15,200 15,200 16,200 17,000 17,100 18,10	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300 11,200 42,400 40,000 41,600 49,500 78,300 68,600 69,500 30,770 36,000 56,200 55,000 68,400 67,900 77,000 56,400 76,700 56,400 76,700 56,400 76,700 57,700	131,300 166,300 448,200 27,100 20,200 44,000 9,900 22,300 11,200 45,500 52,100 44,900 48,800 104,500 62,100 64,800 74,600 50,200 34,600 38,400 57,200 54,800 61,400 91,900 65,400 64,700 65,400 64,700 65,400 64,700 65,400 64,700 65,400 64,700 65,400 64,700 68,200 71,800 65,400 64,700 68,200 71,800 65,400 68,200 71,800 68,200 71,800 68,200 75,500 83,900 84,300 48,300 57,500 91,500 75,400 108,300	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200 40,400 40,400 43,200 78,000 100,700 60,600 60,300 72,800 49,000 33,700 37,400 50,600 48,500 55,800 63,800 62,900 53,400 65,300 66,300 66,300 66,300 66,300 66,300 66,300 67,000 81,900 83,700 81,900 83,700 83,700 83,700 83,700 83,700 83,700 84,800 85,800 86,800 67,000 88,900 88,900 88,900 89,900 89,900 80,900	8.37 8.37 8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200 46,100 46,100 40,400 43,200 60,600 100,700 60,600 72,800 33,700 50,600 48,500 53,800 63,800 63,800 63,800 63,800 63,800 64,800 65,300 77,100 66,500 70,100 66,500 70,100 88,300 70,100 88,300 77,400 56,000 81,900 81,900 77,400 78,000 81,900 77,100 78,000 81,900 78,000 81,900	181,119 116,080 338,756 21,500 39,635 65,235 65,235 65,236 10,660 7,926  27,598 24,721 41,600 30,590 54,325 61,917 69,300 60,592 53,778 19,323 36,421 38,884 44,830 42,153 41,986 42,633 77,000 53,477 47,809 33,638 33,096 37,727 39,985 56,700 39,560 53,836 66,202 43,505 49,200 40,257 61,845 62,766	132,600 116,080 346,547 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Street, NW Lonia, Avenue, NW Taylor, Avenue, NE Leonard, Street, NE Deroil, Street, NE Deroil, Street, NE Deroil, Street, NE Aberdeen, Street, Ne Palanfield, Avenue, NE Pala	301 301 301 302 302 302 302 302 302 302 401 401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   1,754.00   Monroe   Indu Monroe   Monroe   Indu Belknap   Lookout   Creston   1,290.00   Plainfield   Creston   Monroe   Monroe   Plainfield   Creston   Monroe   Monroe   Plainfield   Creston   Monroe   Monroe   Monroe   Plainfield   Creston   Monroe	187,600 162,600 138,756 21,500 48,100 15,200 15,200 15,200 9,600  42,400 40,000 41,600 49,500 73,600 73,600 73,600 73,600 70,500 70,500 70,500 70,500 70,500 66,100 55,700 54,900 62,800 66,100 55,700 54,100 66,700 54,100 76,400 49,200 66,900 99,900	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300 11,200 40,000 41,600 49,500 72,900 68,600 69,500 30,770 36,000 55,000 56,200 56,200 56,400 57,400	131,300 166,300 448,200 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Rapids, Real_Estate_IV_LLC 130,079 ISO, Grand, Rapids, Real_Estate_IV_LLC 14,079 ISO, Developement_LLC 15,971 Autodie_LLC 14,203 ISO, Developement_LLC 15,204 ISO, Developement_LLC 15,204 ISO, Developement_LLC 15,205 ISO, Developement_LLC 15,20	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW 44_Coldbrook_Street_NE 441_Coldbrook_Street_NE 411_FullerInd, Street_SE_Suit_300 300_Monroe_Avenue_NW  47_Leonard_Street_NE 8233_28th_Street 4250_Peak_Lane_NE 1241_Sunnyside_NE 8233_28th_Street 4250_Peak_Lane_NE 1441_Sunnyside_NE 8393_Four_Mile_Road_NE 950_Kentwood_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 801_Aberdeen_Street_NE 90_Box_888138 PO_Box_2106 2303_Edison_Drive 1303_Plainfield_Avenue_NE 1847_Brookmoor_Court_NE 1020_Hovey_SW 135_Langdon_St 1847_Brookmoor_Court_NE 1020_Hovey_SW 135_Langdon_St 1847_Brookmoor_Court_NE 1030_Box_28 2309_Everest_Avenue_NE 1643_Plainfield_Avenue_NE 1643_Plainfield_Avenue_NE 1659_Plainfield_Avenue_NE 1710_Plainfield_Avenue_NE 1710_Plainfield_Avenue_NE 1711_Plainfield_Avenue_NE 1711_Plainfield_Avenue_NE 1711_Plainfield_Avenue_NE 1711_Plainfield_Avenue_NE 1711_Plainfield_Avenue_NE 1711_Plainfield_Avenue_NE 1711_Plainfield_Avenue_NE 1711_Plainfield_Avenue_NE 1711_Plainfield_Avenue_NE 1859_Plainfield_Avenue_NE	Arlington Arlington Arlington Arlington Grand, Rapids Grand, Rapids Grand, Rapids Jacksonville Grand, Rapids	TX TX TX TX MI MI MI FL MI	74013 74013
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Dorroll_Street_NE Dorroll_Street_NE Aberdeen_Street_NE Aberdeen_Street_NE Plainfield_Avenue_NE Plainfield_Avenue	301 301 301 302 302 302 302 302 302 302 302 401 401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   1,754.00   Monroe   Indu Monroe   Indu Monroe   Monroe   Indu	187,600 162,800 162,800 18,100 175,000 18,100 175,200 15,200 15,200 15,200 15,200 16,200 175,2	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300 11,200 42,400 40,000 41,600 49,500 72,900 78,300 68,600 62,800 63,500 65,500 66,400 77,000 68,400 76,700 76,700 76,700 76,700 76,700 76,700 76,700 77,700 78,800 78,800 78,800 78,100 78,600 78,100 78,600 78,100 78,700	131,300 166,300 448,200 27,100 20,200 44,000 9,900 22,300 11,200 45,500 52,100 44,900 48,800 66,800 104,500 62,100 64,800 74,600 74,600 74,600 75,200 34,600 38,400 57,200 34,600 38,400 57,100 48,700 54,800 61,400 91,900 57,100 48,700 54,900 67,000 68,200 71,800 59,600 83,900 84,300 48,300 48,300 91,500	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200 40,400 40,400 43,200 78,000 100,700 60,600 60,300 72,800 49,000 33,700 37,400 50,600 48,500 55,800 40,000 63,800 62,900 53,400 65,300 66,500 70,100 88,900 89,900 89,900 53,400 66,500 70,100 88,900 89,900	8.37 8.37 8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200 46,100 40,400 43,200 60,300 72,800 100,700 60,600 60,300 72,800 33,700 50,600 49,000 33,7400 50,600 44,800 63,800 63,800 63,800 63,800 65,300 66,500 70,100 58,000 81,900 83,900 73,400 65,300 67,300 67,300 67,300 67,300 68,800 68,800 70,10	181,119 116,080 338,756 21,500 39,635 65,236 65,236 10,660 7,926  27,598 24,721 41,600 30,590 64,325 61,917 69,300 60,592 53,778 19,323 36,421 38,884 44,830 42,153 41,986 42,633 42,153 41,986 42,633 33,096 37,727 39,985 56,700 39,560 53,836 64,202 43,505 49,200 40,257 61,845 62,766 70,308 44,107	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905 8,108  28,232 25,289 41,600 31,293 55,574 63,341 68,600 69,500 69,500 45,861 43,122 42,951 43,613 43,613 43,613 43,613 43,613 43,613 43,613 43,613 43,613 43,613 44,706 48,908 44,411 33,857 38,594 40,904 55,000 40,469 55,074 47,264 47,100 41,182 63,267 65,209 69,100 69,100	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464  29,474 26,401 43,430 32,669 66,128 62,100 64,800 72,558 62,100 64,800 74,878 45,019 44,840 45,531 57,100 48,700 48,700 51,059 35,546 40,292 42,703 57,420 57,427 49,343 48,300 49,798 42,994 48,300 49,798 42,994 44,840 66,910	221,600 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,906 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,823 ISO_Grand, Rapids, Real_Estate_IV_LLC 130,070 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,070 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,070 ISO, Grand, Rapids, Real_Estate_IV_LLC 15,971 Autodie_LLC 14,203 ISO,00 Developement_LLC 19,870 Mid-Michigan, Railroad 11,349 City_of_Grand, Rapids 8,438 Hastens_15SO_LLC  29,385 Martin_8_Pabla_Jimenez 26,321 BTE Ventures 40,400 Peter_IM_Goss 32,570 James_IW_Valentine_Trust 57,844 Toni_L_8_Stephen_Gjeltema 65,529 Robert_T_Dutkiewicz 60,000 Jared_Sellers_8_Tamana_Plaskewicz 60,000 Jared_Sellers_8_Tamana_Plaskewicz 60,000 Merri_L_Doctor 72,340 Northside_Property_Ventures_LLC 20,574 William_G_Sein_Junior 33,700 Dale_H_8_Gladys_A_Brown 37,400 Robert_Degraaf 47,734 Charles_J_Sutton 44,883 Timothy_L_8_Michael_G_Smith 44,703 IS71_Plainfield_LLC 89,900 Penolepo_D_8_Jack_R_Rawson 55,800 North_End_Lupuer_Inc 43,000 Vission_Properties_Co_LLC 44,800 Scott_Halpin_8_Donna_Connelly-Halpin 50,005 Jacob_Thys_SMargaret_E_Kroon 35,817 Culver_Trust 35,239 Mark_H_Hendershot 41,711 George_L_8_Jadiwiga_Bileganski 42,574 Jackie_S_Burnett 57,247 Federal_Home_Loan_Mortgage_Corp 42,122 Joshephine_Brozovski 57,324 Elizabeth_Lewis 49,946 Richard_J_Obetts 42,865 Vern_M_Wheeler 65,851 Eugene_A_8_Marilyn_Christenson 67,873 Tomya_MacDonald 71,1923 Richard_Laurence_Gearhart 51,300 Maria_J_Vanandle	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW 44_Coldbrook_Street_NE 7411_FullerInd_Street_SE_Suit_300 300_Monroe_Avenue_NW 1340_Monroe_Avenue_NW 1340_Monroe_Avenue_NW 1340_Monroe_Avenue_NW 47_Leonard_Street_NE 8233_28th_Street 4250_Peak_Lane_NE 1441_Sunnyside_NE 9323_Four_Mile_Road_NE 9303_Fenden_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 100_Aberdeen_Street_NE 1303_Plainfield_Avenue_NE 11814_Sunnyside_NE	Arlington Arlington Arlington Arlington Grand_Rapids Grand_Rapids Grand_Rapids Jacksonville Grand_Rapids	TX TX TX TX MI MI MI FL MI	74013 74013 74013 74013 74013 49505 49503 49505 49503 49505
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Dornol_Street_NE Dornol_Street_NE Aberdeen_Street_NE Aberdeen_Street_NE Aberdeen_Street_NE Palafifield_Avenue_NE	301 301 301 301 302 302 302 302 302 302 302 401 401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   1,754.00   Monroe Indu Monroe   Monroe Indu Belknap Lookout   776.00   Monroe Indu Belknap Lookout   Monroe Indu Belknap Indu Be	187,600 162,800 152,000 152,000 155,000	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,3300 11,200 42,400 40,000 41,600 49,500 72,900 78,300 68,600 69,500 36,000 55,000 56,200 56,400 77,000 56,400 77,000 56,400 75,700 54,000 55,000 55,000 64,100 55,000 64,100 55,000 64,100 65,100 77,700 64,900 77,700 64,900 77,700 64,900 77,700 64,900 77,700 64,900 77,700 64,900 78,600	131,300 166,300 448,200 27,100 20,200 44,000 9,900 22,300 11,200 45,500 52,100 44,900 48,800 104,500 62,100 64,800 74,600 50,200 34,600 38,400 57,200 54,800 61,400 91,900 57,100 48,700 66,700 68,200 71,800 59,600 83,900 64,300 59,600 83,900 68,200 71,800 59,600 83,900 68,200 75,500 68,200 75,500 68,200 75,500 68,200 75,500 68,200 75,500 68,200 75,500 68,300 68,300 68,300 68,300 68,300 69,100 69,100 66,700	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200 40,400 43,200 46,100 40,400 43,200 72,800 40,400 43,200 72,800 40,900 33,700 37,400 50,600 48,500 59,800 68,900 65,300 66,900 70,100 58,000 89,300 65,300 66,900 71,400 55,800 89,900 55,800 81,900 81,900 82,300 67,100 58,000 81,900	8.37 8.37 8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705	136,200 172,300 444,400 27,100 20,200 44,000 9,900 22,300 11,200 46,100 46,100 40,400 43,200 78,000 100,700 60,500 72,800 37,400 37,400 50,600 48,500 49,000 37,400 55,800 48,500 63,800 63,800 63,800 63,800 63,800 65,300 70,100 58,000 89,900 81,900 81,900 82,300 70,100 86,500 70,100 86,500 70,100 86,500 70,100 86,500 70,100 87,000 88,300 89,900 81,900 82,300 73,400 83,300 83,300 74,000 88,300 88,300 88,300 73,400 88,300 88,300 88,300 73,400 88,300 88,	181,119 116,080 338,756 21,500 39,635 65,236 10,660 7,926  27,598 24,721 41,600 30,590 54,325 61,917 69,300 60,592 53,778 19,323 36,421 38,884 44,830 42,153 41,986 42,633 41,986 42,633 64,273 77,000 53,477 47,809 33,638 33,096 37,727 39,985 56,700 39,560 53,836 46,202 43,505 49,200 40,257 61,845 62,766 70,308 44,107 44,209	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905 8,108  28,232 25,289 41,600 31,293 55,574 63,341 68,600 69,500 19,767 36,000 38,400 45,861 43,122 42,951 43,613 65,751 77,000 54,706 48,908 34,411 33,857 38,594 49,904 55,074 47,100 47,700 47,700 47,700 47,700 47,700 47,700 47,700 47,700 47,700 47,700 47,700 47,700 47,700 47,700 47,700 41,182 63,267 65,299 69,100 45,225	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464  29,474 26,401 43,430 32,669 58,019 66,128 62,100 64,800 72,558 20,636 34,600 38,400 38,400 34,787 845,019 45,531 45,531 47,878 45,019 48,700 50,800 51,059 35,925 35,346 40,292 42,703 57,420 42,203 57,420 42,203 57,420 42,249 57,427 49,343 48,300 49,798 48,300 49,798 48,300 49,798 48,300 49,798 48,300 49,798 48,300 49,794 66,050 68,078 72,140 69,100 69,100 67,214	221,600 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,906 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,007 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,070 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,707 ISO, Grand, Rapids, Real_Estate_IV_LLC 13,737 Autodie_LLC 15,737 Autodie_LLC 14,203 ISO, Developement_LLC 9,870 Mid-Michigan, Ralinoad 11,436 GIV_o, Grand, Rapids 8,438 Hasten's_1550_LLC  29,385 Martin_8_Pabla_Jimenez 26,321 BTE Ventures 40,400 Peter_IM_Goss 32,570 James_W_Valentine_Trust 57,844 Toni_L_8_Stephen_Gjeltema 65,929 Rober_T_Dutklewicz 60,600 Jared_Sellers_8_Tamara_Plaskewicz 60,600 Jared_Sellers_8_Tamara_Plaskewicz 60,300 Kerri_L_Doctor 72,340 Northside_Property_Ventures_LLC 20,574 William_G_Seih_Junior 33,700 Dale_H_8_Gladys_A_Brown 37,400 Robert_Degraaf 47,734 Charles_J_Sutton 44,805 IST_Planfied_LLC 89,900 Penelope_D_8_Jack_R_Rawson 55,800 North_End_Liquer_Inc 43,000 Vision_Properties_Co_LLC 44,800 Scott_Halpin_8_Donna_Connelly-Halpin 50,005 Jacob_DThys_SMargare_t_E_Kroon 35,817 Culver_Trust 35,239 Mark_H_Hendershot 40,171 George_L_8_Jadiwiga_Bleganski 42,574 Jackie_S_Burmett 42,574 Jackie_S_Burmett 43,954 Marc_A_Amante 47,000 Joseb_Kellogg 49,648 Richard_J_Obetts 44,705 STS_ISE_Kellogg 49,648 Richard_J_Obetts 51,100 Maria_J_Vanandle 61,707_D avid_A_R_Lisa_A_Vandyke	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3123_Monroe_Avenue_NW 44_Coldbrook_Street_NE 441_FullerInd_Street_SE_Suit_300 300_Monroe_Avenue_NW 340_Monroe_Avenue_NW 340_Monroe_Avenue_NW 47_Leonard_Street_NE 8233_28th_Street 4250_Peak_Lane_NE 4250_Peak_Lane_NE 4250_Peak_Lane_NE 4250_Peak_Lane_NE 4303_Seur_Mile_Road_NE 990_Kentwood_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 90_Box_888138 PO_Box_2106 2303_Edison_Drive 1303_Plainfield_Avenue_NE 11814_Summit_Avenue_NE 11814_Summit_Avenue_NE 11847_Brookmoor_Court_NE 1020_Hovey_SW 135_Langdon_SE 1847_Brookmoor_Court_NE 1030_PMarion_NE 1171_Plainfield_Avenue_NE 1171_Plainfield_Avenue_NE 1171_Plainfield_Avenue_NE 1171_Plainfield_Avenue_NE 11855_Plainfield_Avenue_NE 11855_Plainfield_Avenue_NE 11909_Plainfield_Avenue_NE 11909_Plainfield_Avenue_NE	Arlington Arlington Arlington Arlington Grand_Rapids Gran	TX TX TX MI MI MI FL MI	74013 74013
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1919	Painfield_Avenue_NE Plainfield_Avenue_NE Plainfield_Avenue_NE Leonard_Street_NW Coldbrook_Street_NW Leonard_Street_NE Coldbrook_Street_NW lonia_Avenue_NW Taylor_Avenue_NE Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Dorroll_Street_NE Dorroll_Street_NE Dorroll_Street_NE Dorroll_Street_NE Dorroll_Street_NE Aberdeen_Street_Ne Plainfield_Avenue_NE	301 301 301 302 302 302 302 302 302 302 302 401 401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   1,754.00   Monroe   Indu Monroe   Monroe   Indu Belknap   Lookout   Monroe   Indu Monroe   S79,352.00   Monroe   Indu Monroe   S79,352.00   Monroe   Indu Monroe   S79,352.00   Monroe   Indu Monroe   S79,352.00   Plainfield   Creston   1,299.00   Plainfield   Creston   447.00   Plainfield   Creston   447.00   Plainfield   Creston   1,531.00   Plainfield   Creston   1,531.00   Plainfield   Cheshire   1,078.00   Plainfield   Cheshire   1,278.00   Plainfield   Creston   770.00   Plainfield   Creston   770.00   Plainfield   Creston   1,008.00   Plainfield   Creston   1,008.00   Plainfield   Creston   1,508.00   Plainfield   Creston   1,508.00   Plainfield   Creston   1,508.00   Plainfield   Creston   1,250.00   Plainfield	187,600 162,800 162,800 18,100 175,000 18,100 175,200	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300 11,200 42,400 40,000 41,600 49,500 68,600 68,600 68,800 68,500 68,500 68,600 68,700 77,000 78,600	131,300 166,300 448,200 27,100 20,200 44,000 9,900 22,300 11,200 45,500 52,100 44,900 48,800 66,800 104,500 62,100 64,800 74,600 50,200 34,600 38,400 57,200 34,600 38,400 57,200 34,600 38,400 57,200 61,400 91,900 65,400 66,700 68,200 71,800 68,200 71,800 68,200 71,800 68,200 71,800 68,200 71,800 68,200 71,800 68,700 68,200 71,800 68,700 68,200 71,800 68,700 68,300 68,700 68,300 68,300 69,100 66,700 69,100 66,700 66,700 66,700 66,700	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200 40,400 40,400 40,400 43,200 78,000 100,700 60,600 60,300 72,800 49,000 33,700 37,400 50,600 48,500 59,800 89,900 55,800 64,800 65,500 70,100 58,000 81,900 82,300 47,000 56,000 81,900 82,300 47,000 56,000 81,900 82,300 47,000 56,000 81,900 82,300 47,000 56,000 81,900 82,300 47,000 56,000 83,300 47,000 56,000 83,300 47,000 56,000 83,300 47,000 56,000 83,300 47,000 56,000 83,300 47,000 56,000 83,300 47,000 56,000 83,300 64,900 64,900 66,900	8.37 8.37 8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705	136,200 127,300 464,400 27,100 40,000 44,000 29,900 22,300 11,200 46,100 40,400 43,200 46,100 100,700 60,600 60,300 72,800 33,700 50,600 49,000 37,400 50,600 48,500 59,800 89,900 55,800 44,800 63,800 66,500 70,100 58,000 81,900 70,100 88,000 81,900 70,100 88,000 81,900 70,100 88,000 81,900 70,100 88,000 81,900 70,100 88,000 81,900 70,100 88,000 81,900 70,100 88,000 81,900 70,100 88,000 81,900 70,100 88,000 81,900 71,400 105,800 85,800 85,800	181,119 116,080 338,756 21,500 39,635 65,236 10,660 7,926  27,598 24,721 41,600 30,590 54,325 61,917 69,300 60,592 53,778 19,323 36,421 38,884 44,830 42,153 41,986 42,633 64,273 77,000 53,477 47,809 33,638 33,096 37,727 39,985 56,700 39,560 53,836 46,202 43,505 54,9,200 40,257 61,845 62,766 70,308 44,107 44,209 63,522	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905 8,108  28,232 25,289 41,600 31,293 55,574 68,600 62,800 69,500 19,767 36,000 38,400 45,861 43,122 42,951 43,613 65,751 77,000 54,706 48,908 44,411 33,857 38,594 40,904 40,904 47,700 41,182 47,700 41,182 63,267 65,209 69,100	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464  29,474 26,401 43,430 32,669 58,019 66,128 62,100 64,820 72,558 20,636 34,600 38,400 47,878 45,511 57,100 50,800 51,059 35,925 35,346 40,292 42,703 48,700 50,800 51,059 35,925 35,346 40,292 42,703 48,700 42,249 42,703 43,798 43,300 49,798 42,249 57,420 42,249 57,420 42,249 57,497 49,343 48,300 49,798 42,994 42,994 42,994 42,994 42,994 42,994 43,300 49,798 42,994 42,994 42,994 42,994 42,994 42,994 43,300 49,798 42,994 42,703 42,249 57,420 42,240	221,600 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,906 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,823 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,0706 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,0706 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,070 ISO_Grand_Rapids_Real_Estate_IV_LLC 12,9370 Mid-Michigan_Ralincad 11,349 Gity_Gorand_Rapids 13,250 James_W_Alentine_Trust 14,250 Rapids_IR_INCORD_RAPIdS_IR_INCORD_	3609, SmithP, Barry, Road 1230, Monroe, Avenue_NW 44_Coldbrook, Street_NE 7411, FullerInd, Street_SE_Suit_300 300, Monroe_Avenue_NW 1340, Monroe_Avenue_NW 1340, Monroe_Avenue_NW 1340, Monroe_Avenue_NW 1340, Monroe_Avenue_NE 1341, Sunnyside_NE 1323, 28th, Street 4250, Peak_Lane_NE 1441, Sunnyside_NE 13923, Four_Mile_Road_NE 19323, Four_Mile_Road_NE 19323, Four_Mile_Road_NE 19323, Four_Mile_Road_NE 1900, Aberdeen_Street_NE 800, Aberdeen_Street_NE 800, Aberdeen_Street_NE 100, Aberdeen_Street_NE 101, Aberdeen_Street_NE 1020, Aberdeen_Street_NE 1032, Plainfield_Avenue_NE 11814, Sunnmit_Avenue_NE 11814, Sunnmit_Avenue_NE 11814, Bundoomor_Court_NE 1030, Plainfield_Avenue_NE 1649, Plainfield_Avenue_NE 1649, Plainfield_Avenue_NE 1751, Plainfield_Avenue_NE 1751, Plainfield_Avenue_NE 1751, Plainfield_Avenue_NE 1751, Plainfield_Avenue_NE 1859, Plainfield_Avenue_NE 1859, Plainfield_Avenue_NE 1959, Plainfield_Avenue_NE	Arlington Arlington Arlington Arlington Grand, Rapids Grand, Rapids Grand, Rapids Jacksonville Grand, Rapids	TX TX TX TX MI MI MI FL MI	74013 74013
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44,000 29,900 9,900 9,900 11,200 46,100 46,100 43,200 78,000 100,700 60,600 72,800 33,700 37,400 50,600 48,500 63,800 62,900 63,800 62,900 63,800 63,800 65,300 66,500 66,500 70,100 66,500 70,100 89,300 81,900 81,900 82,300 77,100 85,000 81,900	181,119 116,080 338,756 21,500 39,635 65,236 10,660 7,926  27,598 24,721 41,600 30,590 54,325 61,917 69,300 60,592 53,778 19,322 36,421 38,894 44,830 42,153 41,986 42,633 41,986 42,633 77,000 53,477 47,809 33,638 33,096 37,727 39,985 56,700 53,477 47,809 33,638 46,202 43,505 49,200 40,257 61,845 62,766 70,308 44,107 44,209 63,522 52,183	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905 8,108  28,232 25,289 41,600 31,293 55,574 63,341 68,600 69,500 69,500 38,400 45,861 43,122 42,951 43,613 43,613 43,613 43,613 43,613 43,613 43,720 47,700	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464  29,474 26,401 43,430 32,669 58,019 66,128 62,100 64,800 72,558 20,636 34,600 38,400 47,878 45,019 44,840 45,531 57,100 48,700 50,800 51,059 35,925 35,346 40,292 42,703 57,420 42,249 57,497 49,343 48,300 49,798 42,703 57,420 42,249 57,497 49,343 48,300 49,798 40,994 66,050 68,078 72,140 69,100 47,214 66,700	221,500 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,906 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,823 ISO_Grand_Rapids_Real_Estate_IV_LLC 130,709 ISO_Grand_Rapids_Real_Estate_IV_LLC 130,709 ISO_Grand_Rapids_Real_Estate_IV_LLC 220,820 IS_Leonard_Properties_LCC 115,977 Autodie_LLC 14,203 ISO_Gevelopement_LLC 9,870 Mid-Michigan_Ralicoad 11,349 City_of_Grand_Rapids 8,438 Hasteris_15SO_LLC  29,385 Martin_8_Pabla_Jimenez 26,321 BTE Ventures 40,400 Peter_M_Goss 32,570 James_W_Valentine_Trust 57,844 Toni_L_8_Stephen_Gjeltema 65,929 Robert_T_Dutkiewicz 60,300 Kerri_L_Doctor 72,340 Northide_Property_Ventures_LLC 20,574 William_G_Selh_Junior 33,700 Dale_H_8_Gladys_A_Brown 33,700 Dale_H_8_Gladys_A_Brown 33,700 Dale_H_8_Gladys_A_Brown 34,700 IST_Painfield_LLC 89,900 Penelope_D_8_Jack_R_Rawson 55,800 North_End_Lique_Inc 43,000 Vission_Properties_Co_LLC 44,800 Soct_Halpin_8_Donan_Connelly-Halpin 50,905 Jacob_Thys_SMargaret_E_Kroon 35,817 Culver_Trust 35,239 Mark_H_Hendershot 40,711 George_L_8_Jadwiga_Bleganski 42,574 Jack_S_Burmet 47,707 Jack_S_Burme_Loan_Mortgage_Corp 42,121_Joshephine_Brozoon_ST 57,324 Elizabeth_Lewis 49,944 Richard _J Obetts 42,685 Vern_M_Wheeler 55,685 (748) Capids_County_Nandeonald 71,923 Richard_Laurence_Gearhart 51,300 Maria_J Vanandle 47,707 David_A_8_Lisa_A_Vandyke 64,900 Marie_Angela_Weiss 55,565 (748) Crean_Pain_Pain_County_Pain_Pain_Pain_Pain_Pain_Pain_Pain_Pain	3609, SmithP, Barry, Road 31230, Monroe, Avenue, NW 44, Coldbrook, Street, NE 411, FullerInd, Street, SE, Suit, 300 300, Monroe, Avenue, NW 1340, Monroe, Avenue, NW 1340, Monroe, Avenue, NW 1340, Monroe, Avenue, NE 8233, 28th, Street 4250, Peak, Lane, NE 8233, 28th, Street 4250, Peak, Lane, NE 8233, 28th, Street 8203, 28th, Street 8203, 28th, Street 8203, Event, Mile, Road, NE 950, Kentwood, Street, NE 800, Aberdeen, Street, NE 800, Aberdeen, Street, NE 800, Aberdeen, Street, NE 801, Aberdeen, Street, NE 90, Box, 888138 PO, Box, 2106 2303, Palinfield, Avenue, NE 11814, Summit, Avenue, NE 11814, Summit, Avenue, NE 11814, Palinfield, Avenue, NE 1649, Plainfield, Avenue, NE 1659, Plainfield, Avenue, NE 1701, Plainfield, Avenue, NE 1701, Plainfield, Avenue, NE 1711, Plainfield, Avenue, NE 1712, Plainfield, Avenue, NE 1712, Plainfield, Avenue, NE 1712, Plainfield, Avenue, NE 1712, Plainfield, Avenue, NE 1859, Plainfield, Avenue, NE 1919, Plainfield, Avenue, NE	Arlington Arlington Arlington Arlington Grand_Rapids	TX TX TX TX MI MI MI FL MI	74013 74013
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Palanfield_Street, NE Aberdeen_Street_Ne Palanfield_Avenue_NE Palanfield_Avenue	301 301 301 301 302 302 302 302 302 302 302 401 401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   1,754.00   Monroe Indu Monroe   Monroe Indu Belknap Lookout   776.00   Monroe Indu Belknap Lookout   Monroe Indu Monroe   Monroe Indu Monroe Indu Monroe   Monroe Indu Monroe   Monroe Indu Monroe Indu Monroe   Monroe Indu Monroe Indu Monroe   Monroe Indu Monroe Indu Monroe Indu Monroe   Monroe Indu Monroe Indu Monroe   Monroe Indu Monroe Indu Monroe Indu Monroe Indu Monroe   Monroe Indu Monroe	187,600 162,800 162,800 163,8756 21,500 48,100 79,200 9,600  42,400 40,000 41,500 73,600 79,100 69,300 63,400 71,700 31,700 39,600 70,500 70,500 70,500 70,500 70,500 66,600 75,400 49,200 66,700 49,200 66,700 49,200 66,700 90,900 70,500 90,900 90,900 70,500 90,900	132,600 167,900 452,600 27,100 44,000 9,900 22,300 11,200 42,400 40,000 41,600 49,500 72,900 68,600 69,500 30,700 36,000 38,400 67,900 56,200 56,200 68,400 67,900 56,400 55,500 55,000 55,000 55,000 55,000 55,000 56,400 67,900 68,400 67,900 68,400 67,900 68,400 67,900 68,400 69,100 69,100 69,100 69,100 69,100 69,100 69,100 65,300 65,300 65,300 65,300 65,300 65,300 65,300 73,900 73,900 75,700	131,300 166,300 448,200 27,100 20,200 44,000 9,900 9,900 11,200 45,500 52,100 44,900 48,800 62,100 64,800 74,600 50,200 34,600 34,600 38,400 57,200 54,800 61,400 91,900 57,100 48,700 50,800 66,700 68,200 71,800 59,600 83,900 84,300 48,300 48,300 48,300 67,000 68,200 71,800 59,600 83,900 84,300 48,300 67,000 68,200 71,800 59,600 83,900 84,300 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 68,700 88,000	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200 40,400 40,400 40,400 43,200 78,000 100,700 60,600 60,300 72,800 49,000 33,700 37,400 50,600 48,500 59,800 89,900 55,800 64,800 65,500 70,100 58,000 81,900 82,300 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45,861 43,122 42,951 43,613 65,751 77,000 54,706 48,908 44,411 33,857 38,594 40,904 40,904 47,700 41,182 47,700 41,182 63,267 65,209 69,100	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464  29,474 26,401 43,430 32,669 58,019 66,128 62,100 64,800 72,558 20,636 34,600 38,400 38,400 47,878 45,519 57,100 50,800 51,059 35,525 35,346 40,292 42,703 47,214 48,300 49,798 42,994 42,994 48,300 49,798 42,994 42,994 42,994 42,994 42,994 46,050 68,078 72,140 69,100 47,214 66,700 55,731 43,478	221,600 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,906 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,070 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,070 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,070 ISO, Grand, Rapids, Real_Estate_IV_LLC 12,9871 Leonard_Properties_LLC 15,971 Autodie_LLC 14,203 ISOng_Developement_LLC 9,970 Mid-Michigan, Ralincad 11,395 GIV_of_Grand, Rapids 8,438 Hasten's_1550_LLC  29,385 Martin_&_Pabla_Jimenez 26,321 BTE Ventures 40,400 Peter_M_Goss 12,570 James_W_V Jelentine_Trust 57,844 Toni_L_&_Stephen_Gjeltema 65,229 Robert_T_Dutkiewicz 60,000 Jared_Sellers_&_Tamara_Plaskewicz 60,000 Jared_Sellers_&_Tamara_Plaskewicz 60,000 Jared_Sellers_&_Tamara_Plaskewicz 60,000 Jared_Sellers_&_Tamara_Plaskewicz 60,300 Kerri_L_Doctor 72,340 Northisde_Property_Ventures_LLC 20,574 William_G_Selh_Junior 33,000 Obert_Legraf 47,734 Charles_J_Sutton 44,883 Timothy_L_&_Michael_G_Smith 44,703 I571_Plainfied_LLC 89,000 Penolope_D_B_Jack_R Rawson 55,000 North_End_Liquer_Inc 43,000 Vision_Properties_Co_LLC 44,800 Scott_Halpin_&_Donna_Connelly+Halpin 50,095_Jacob_Thys_SMargaret_E_Kroon 35,817 Culver_Trust 35,239 Mark_H_Hendershot 40,171 George_L_&_Jadiwiga_Bieganski 42,574 Jackie_S_Burnett 57,474 Federal_Home_Lona_Mortgage_Corp 42,122_Joshephine_Brzozowski 51,326 Elizabeth_Lewis 49,194 Marc_A_Amante 47,000 Jessie_Kellogg 49,648 Richard_J_Obetts 42,685 Vern_M_Wheeler 65,885 Leguen_A_&_Marliyn_Christenson 67,873 Tonya_MacDonald 71,923 Richard_J_Obetts 42,685 Craik_Scott_Hocum 43,347 Jandel_H_&_Rancy_R_Spears	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3123_Monroe_Avenue_NW 44_Coldbrook_Street_NE 44_Coldbrook_Street_NE 411_FullerInot_Street_SE_Suit_300 300_Monroe_Avenue_NW  47_Leonard_Street_NE 8233_28th_Street 4250_Peak_Lane_NE 1441_Sunnyside_NE 3332_Four_Mile_Road_NE 950_Kentwood_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 1301_Aberdeen_Street_NE 1301_Aberdeen_S	Arlington Arlington Arlington Arlington Grand_Rapids	TX TX TX TX MI MI MI MI FL MI	74013 74013 74013 74013 74013 49505 49505 49503 32256 49503 49505
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41141820000 1915 41141820000 1915 41141820000 1915 41141820000 1915 41141820000 1915 41141820000 1915 41141820000 1915 41141820000 1915 41141820000 1915	Palafield Avenue, NE Palafield Avenue, NE Plainfield Avenue, NE Plainfield Avenue, NE Leonard, Street, NW Leonard, Street, NE Dorroll, Street, NE Palafield, Avenue, NE Palafield, A	301 301 301 301 302 302 302 302 302 302 302 302 401 401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   1,754.00   Monroe_Indu Monroe   Monroe_Indu Belknap_Lookout   776.00   Monroe_Indu Belknap_Lookout   Monroe_Indu Bel	187,600 162,800 1838,756 21,5000 148,100 15,200 15,200 15,200 15,200 15,200 15,200 15,200 16,000 17,000 17,000 17,000 18,	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300 11,200 42,400 40,000 41,600 43,500 63,800 63,800 65,500 56,200 56,200 56,200 56,200 56,200 56,200 56,200 57,900 77,000 68,400 67,700 54,000 55,000 68,400 67,700 54,000 55,000 68,400 67,700 69,900 77,7000 69,900 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43,430 32,669 58,019 66,128 62,100 64,800 72,558 62,100 64,800 74,578 45,019 44,480 45,531 45,019 44,480 45,531 57,100 48,700 50,800 51,059 35,925 35,346 40,292 42,703 57,420 47,747 49,343 48,300 49,798 42,793 57,420 49,794 49,794 49,794 49,794 49,794 49,794 49,798 40,799 40,799 40,799 41,799 41,799 42,799 43,799 44,799 49,798 42,799 49,798 42,799 49,798 42,799 49,740 47,714 66,700 55,731 43,478	221,600 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,906 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,823 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,0700 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,0700 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,070 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,070 ISO_Grand_Rapids, Real_Estate_IV_LLC 14,070 ISO_Developement_LLC 14,070 ISO_Developement_LLC 14,070 ISO_Developement_LLC 14,070 ISO_Developement_LLC 14,070 ISO_Grand_Rapids 11,349 City_of_Grand_Rapids 11,349 City_of_Grand_Rapids 11,349 City_of_Grand_Rapids 13,3570 James_M_Valentine_Trust 14,070 James_M_Valentine_Trust 15,7844 Toni_L_R_Stephen_Gjeltema 15,7844 Toni_L_R_Stephen_Gjeltema 15,7845 Toni_L_R_Stephen_Gjeltema 15,7845 Toni_L_R_Stephen_Gjeltema 15,7846 Toni_L_R_Stephen_Gjeltema 15,7847 India_ISO_Developenty_Ventures_LLC 10,7847 William_C_Selh_Junior 13,700 Dale_H_R_Gladys_A_Brown 13,700 Dale_H_R_Gladys_A_Brown 13,700 Tole_H_R_Gladys_A_Brown 13,700 ISO_Develope_I_R_Jack_R_Rawson 15,800 North_End_Liquer_Inc 14,800 Tost_Halpin_R_Donna_Connelly-Halpin 15,000 Jacob_Thys_SMargaret_E_Kroon 15,817 Culver_Trust 13,239 Mark_H_Hendershot 14,717 Gorge_L_R_Jadiwiga_Bieganski 14,2574 Jackie_S_Burnett 15,7247 Federal_Home_Loan_Mortgage_Corp 14,1212 Joshephine_Brozowski 15,7344 Elizabeth_Lewis 14,9149 Marc_A_Manate 14,700 Jessie_Kellogg 14,9488 Richard_J_Doetts 14,256 Svern_M_Wheeler 15,838 Toury_MacDonald 17,1923 Richard_Jacrence_Gearhart 15,1300 Maria_J_Vanandle 14,707 David_A_R_Lisa_A_Vandyke 15,900 Robio_Lintz	3609, SmithP, Barry, Road 31230, Monroe, Avenue, NW 41, Coldbrook, Street, NE 411, FullerInd, Street, SE Suit, 300 300, Monroe, Avenue, NW 1340, Monroe, Avenue, NW 1340, Monroe, Avenue, NW 1340, Monroe, Avenue, NE 8232, 28th, Street 4250, Peak, Lane, NE 1441, Sunnyside, NE 9323, Four, Mile, Road, NE 9302, Four, Mile, Road, NE 9302, Four, Mile, Road, NE 9303, Febreet, NE 800, Aberdeen, Street, NE 801, Aberdeen, Street, NE 801, Aberdeen, Street, NE 801, Aberdeen, Street, NE 101, Aberdeen, Street, NE 1031, Palinfield, Avenue, NE 11814, Summit, Avenue, NE 11816, Palinfield, Avenue, NE 1659, Plainfield, Avenue, NE 1711, Plainfield, Avenue, NE 1711, Plainfield, Avenue, NE 1712, Plainfield, Avenue, NE 1713, Plainfield, Avenue, NE 1714, Plainfield, Avenue, NE 1715, Plainfield, Avenue, NE 1719, Plainfield, Avenue, NE 1919, Plainfield, Avenue, NE	Arlington Arlington Arlington Arlington Grand_Rapids Gran	TX TX TX TX MI MI MI FL MI	74013 74013
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Leonard_Street_NW Coldbrook_Street_NW Leonard_Street_NE Coldbrook_Street_NW lonia_Avenue_NW Taylor_Avenue_NE Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Leonard_Street_NE Daroid_Street_NE Daroid_Street_NE Palafifield_Avenue_NE	301 301 301 301 302 302 302 302 302 302 302 401 401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   1,754.00   Monroe_Indu Monroe   Monroe_Indu Belknap_Lookout   776.00   Monroe_Indu Belknap_Lookout   Monroe_Indu Bel	187,600 162,800 18,756 21,500 18,100 19,600 48,100 19,600 42,400 40,000 41,600 41,600 49,500 79,100 63,400 71,700 37,100 37,100 37,100 37,100 55,700 56,200 56,200 66,100 66,000 89,200 49,200 49,200 49,200 49,200 49,200 66,600 66,900 68,200 66,600 66,700 66,600 66,700 67,500 67,500 67,500 67,500 67,500 68,200 68,200 68,200	132,600 167,900 452,600 27,100 44,000 9,900 22,300 11,200 42,400 40,000 41,600 49,500 72,900 68,600 69,500 30,700 36,000 38,400 67,900 56,200 56,200 68,400 67,900 56,400 55,500 55,000 55,000 55,000 55,000 55,000 56,400 67,900 68,400 67,900 68,400 67,900 68,400 67,900 68,400 69,100 69,100 69,100 69,100 69,100 69,100 69,100 65,300 65,300 65,300 65,300 65,300 65,300 65,300 73,900 73,900 75,700	131,300 166,300 448,200 27,100 20,200 44,000 9,900 9,900 11,200 45,500 52,100 44,900 48,800 62,100 64,800 74,600 50,200 34,600 34,600 38,400 57,200 54,800 61,400 91,900 57,100 48,700 50,800 66,700 68,200 71,800 59,600 83,900 84,300 48,300 48,300 48,300 67,000 68,200 71,800 59,600 83,900 84,300 48,300 67,000 68,200 71,800 59,600 83,900 84,300 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 66,700 68,700 88,000	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200 40,400 43,200 46,100 40,400 43,200 78,000 60,300 72,800 49,900 33,700 33,700 37,400 50,600 64,900 63,800 62,900 63,800 62,900 63,800 62,900 63,800 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Creston   1,299.00   Plainfield   Creston   1,299.00   Plainfield   Creston   1,531.00   Plainfield   Cheshire   1,093.00   Plainfield   Cheshire   1,093.00   Plainfield   Cheshire   1,278.00   Plainfield   Cheshire   1,278.00   Plainfield   Creston   1,008.00   Plainfield   Creston   1,208.00   Plainfield   Creston   1,208.00   Plainfield   Creston   1,208.00   Plainfield   Creston   1,250.00   Plainfield	187,600 162,800 162,800 1838,756 21,500 48,100 15,200 15,200 15,200 15,200 40,000 41,600 41,600 49,500 79,100 63,400 71,700 37,100 38,1	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300 11,200 42,400 40,000 41,600 43,500 68,600 68,800 69,500 30,770 36,000 38,400 55,200 55,000 68,400 67,900 77,000 56,400 76,700 57,700 58,400 67,700 58,400 67,700 68,400 68,500	131,300 166,300 448,200 27,100 20,200 44,000 9,900 22,300 11,200 45,500 52,100 44,900 48,800 62,100 64,800 74,600 50,200 34,600 38,400 57,200 54,800 61,400 91,900 57,100 48,700 54,900 67,000 68,200 71,800 57,000 68,200 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56,700 39,560 53,836 46,202 43,505 49,200 40,257 61,845 62,766 70,308 44,107 44,209 63,522 52,183 40,710 64,544 40,383 4,891	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905 8,108  28,232 25,289 41,600 31,293 55,574 63,341 68,600 69,500 19,767 36,000 38,400 45,861 43,122 42,951 43,613 65,751 77,000 54,706 48,908 34,411 33,857 38,594 49,904 47,100 47,700 41,182 63,267 65,209 69,100 45,225 64,983 33,383 41,646 66,284 41,311 5,003 59,000	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464  29,474 26,401 43,430 32,669 58,019 66,128 62,100 64,800 72,558 20,636 34,600 38,400 34,600 38,400 47,878 45,019 48,800 50,800 51,059 35,925 50,800 51,059 35,925 35,346 40,292 42,703 57,420 42,249 42,703 57,420 42,249 42,703 57,420 42,249 42,703 57,420 42,249 42,703 57,420 42,249 42,703 57,420 42,249 57,497 49,343 48,300 49,798 48,300 49,798 48,300 49,798 48,300 49,798 41,994 66,050 68,078 72,140 69,100 47,214 66,700 69,100 47,214 66,700 55,731 43,478 61,600 43,128 5,223 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Scott_Halpin_8_Donna_Connelly-Halpin 50,095_Jacob_Thys_SMargare_L_E_Kroon 13,5239 Mark_H_Hendershot 40,171_George_L_8_Jadiwiga_Bieganski 42,574_Jackie_S_Burnett 57,247 Federa_Home_Loan_Mortgage_Corp 42,122_Joshephine_Brozowski 57,324_Elizabeth_Lewis 49,194 Marc_A_Amante 41,000 Jesic_Nellogs 49,648 Richard_J_Obetts 42,958_Swrn_M_Wheeler 65,851_Eugene_A_8_Marilyn_Christenson 67,873_Tonya_MacDonald 71,923_Richard_Lavernec_Gearhart 51,300 Maria_J_Vanandle 47,077_David_A_8_Lisa_A_Vandyke 64,900 Marie_Angelia_Weiss 55,950_Craig_Scott_Hocum 43,347_Daniel_H_8_Nancy_R_Spears 59,900 Robin_Lintz 42,998_Robert_M_Rargaret_E_Kroon 61,141_Lisa_Gort_Ibdonato	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3123_Monroe_Avenue_NW 44_Coldbrook_Street_NE 411_FullerInd_Street_SE_Suit_300 300_Monroe_Avenue_NW 340_Monroe_Avenue_NW 340_Monroe_Avenue_NW 340_Monroe_Avenue_NW 47_Leonard_Street_NE 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Belknap   Lookout   Monroe   Indu Belknap   Lookout   Monroe   Indu Belknap   Lookout   Monroe   Indu Monroe	187,600 162,800 162,800 18,100 175,000 48,100 15,200 15,200 15,200 15,200 15,200 16,200 175,200	132,600 167,900 452,600 27,100 20,200 44,000 9,900 22,300 11,200 42,400 40,000 41,600 43,500 68,600 62,800 63,500 68,600 62,800 63,500 66,800 67,900 77,000 68,400 76,700 76,700 76,700 76,700 76,700 76,700 76,700 77,000 77,000 78,800 78,800 78,800 78,100 78,600 78,100 78,600 78,100 78,600 78,100 78,600 78,100 78,600 78,100 78,600 78,100 78,500 78,600 78,100 78,500	131,300 166,300 448,200 27,100 20,200 44,000 9,900 22,300 11,200 45,500 52,100 44,900 48,800 66,800 104,500 62,100 66,800 74,600 74,600 74,600 74,600 75,200 34,600 38,400 57,200 34,600 38,400 61,400 91,900 57,100 48,700 54,800 61,400 91,900 57,100 48,700 54,800 61,400 91,900 57,100 48,700 54,900 67,000 68,200 71,800 59,600 83,900 84,300 75,400 108,300 88,000 66,700 75,400 108,300 88,000 69,100 66,700 78,700 84,000 61,600 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61,600 55,731 43,478 61,600 55,731 43,478 61,600 55,731 43,478 61,600 55,731 43,478 61,600 55,731 43,478 61,600 55,731 43,478 61,500 55,731 43,478 61,500 55,731 43,478 61,500 55,731 43,478 61,500 55,731 43,478 61,500	221,600 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,906 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,823 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,007 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,007 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,007 ISO, Grand, Rapids, Real_Estate_IV_LLC 12,987 ISO, Leonard_Properties_LLC 13,977 Autodie_LLC 14,203 ISO, Developement_LLC 9,870 Mid-Michigan, Railroad 11,349 Gity_G-Grand, Rapids 8,438 Hasten's_1550_LLC  29,385 Martin_&_Pabla_Jimenez 26,321 BTE Ventures 40,000 Peter_M_Goss 12,570 James_W_Valentine_Trust 157,844 Toni_L_&_Stephen_Gjeltema 65,229 Robert_T_Dutilewicz 60,000 Jared_Sellers_&_Tamara_Plaskewicz 60,000 Merri_L_Doctor 7,2340 Northside_Property_Ventures_LLC 20,574 William_G_Sell_Junior 33,700 Robert_Degraaf 47,734 Charles_J_Sutton 44,883 Timothy_L_&_Michael_G_Smith 44,903 Soctt_Halpin_&_Donna_Connelly-Halpin 50,003 Jacob_Thys_SMargaret_E_Kroon 35,817 Culver_Trust 35,239 Mark_H_Hendershot 40,117 George_L_&_Jadiwiga_Bileganski 42,574 Jackle_S_Burnett 57,247 Federal_Home_Lona_Mortgage_Corp 42,122 Joshephine_Brzoowski 57,247 Ederal_Home_Lona_Mortgage_Corp 42,122 Josh	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 1230_Monroe_Avenue_NW 44_Coldbrook_Street_NE 7411_FullerInd_Street_SE_Suit_300 300_Monroe_Avenue_NW 1340_Monroe_Avenue_NW 1340_Monroe_Avenue_NW 1340_Monroe_Avenue_NW 1340_Monroe_Avenue_NE 8233_28th_Street 4250_Peak_Lane_NE 1441_Sunnyside_NE 8233_28th_Street 4250_Peak_Lane_NE 1441_Sunnyside_NE 8233_28th_Street 8200_Aberdeen_Str 8200_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 100_Aberdeen_Street_NE 100_Aberdeen_S	Arlington Arlington 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51,500 66,800	131,300 166,300 448,200 27,100 20,200 44,000 9,900 22,300 11,200 45,500 52,100 44,900 48,800 74,600 50,200 34,600 38,400 57,200 34,600 38,400 57,100 48,700 66,700 66,700 68,200 71,800 59,600 83,900 84,300 48,300 57,500 91,500 75,400 188,300 66,700 61,566 34,000 99,200	136, 200 172, 300 464, 400 27, 100 20, 200 44, 000 9, 900 22, 300 11, 200 46, 100 40, 400 43, 200 78, 000 100, 700 60, 300 72, 800 49, 000 33, 700 37, 400 49, 000 48, 500 59, 800 66, 500 67, 100 66, 500 67, 100 66, 500 67, 100 68,	8.37 8.37 8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705	136,200 172,300 44,400 27,100 20,200 44,000 9,900 9,900 9,900 11,200 46,100 46,100 43,200 46,100 100,700 60,600 100,700 60,600 72,800 33,700 37,400 50,600 44,500 63,800 62,900 63,800 63,800 65,300 66,500 70,100 66,500 70,100 89,300 105,600 89,300 73,400 65,300 66,500 70,100 88,900 89,300 73,400 66,500 70,100 81,900 82,300 73,400 66,500 70,100 88,900 81,900 81,900 81,900 82,300 73,400 66,500 76,700 81,900 85,800 81,900 85,800 81,900 85,800 81,300 91,400 64,900 91,400 64,900 95,900 95,900 95,900 95,900 95,900 95,900 95,900 95,900 95,900 95,900 95,900 95,900 96,5000 34,000	181,119 116,080 338,756 21,500 39,635 65,236 65,236 10,660 7,926  27,598 24,721 41,600 30,590 54,325 61,917 69,300 60,592 53,778 19,322 36,421 38,894 44,830 42,153 41,986 42,633 41,986 42,633 33,036 37,727 47,809 33,638 33,036 37,727 39,985 56,700 39,560 39,560 39,560 53,836 46,202 43,505 49,200 40,257 61,845 62,766 70,308 44,107 44,209 63,522 52,183 40,710 64,544 40,383 4,891 58,080 52,596	132,600 116,080 346,547 21,994 40,546 9,900 10,905 8,108  28,232 25,289 41,600 31,293 55,574 63,341 68,600 69,500 19,767 36,000 38,400 45,861 43,122 42,951 43,613 65,751 77,000 54,706 48,908 34,411 33,857 38,594 40,904 55,074 47,100 47,700 41,182 63,267 65,209 69,100 45,121 45,225 64,983 33,383 41,646 66,028 41,311 5,003 53,805 53,805 53,805 53,805 53,805 53,805 53,805 53,805 53,805	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464  29,474 26,401 43,430 32,669 58,019 66,128 62,100 64,800 72,558 62,100 64,800 74,7878 45,019 44,840 45,531 45,631 57,100 48,700 50,800 51,059 35,925 35,346 40,292 42,703 57,420 42,249 57,497 49,343 48,300 49,798 42,703 57,420 42,249 57,497 49,343 48,300 49,798 40,994 66,050 68,078 72,140 69,100 69,100 43,128 55,731 43,478 61,600 43,128 5,223 61,596 34,000 99,200	221,500 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,905 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,823 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,0700 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,0700 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,070 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,070 ISO_Grand_Rapids, Real_Estate_IV_LLC 130,070 Allocation_ISO_Estate_IV_LCC 14,070 ISO_Developement_LLC 14,070 ISO_Grand_Rapids 11,349 City_O_Grand_Rapids 11,349 City_O_Grand_Rapids 11,349 City_O_Grand_Rapids 11,349 City_O_Grand_Rapids 11,349 ETC_VENTION_ISO_LLC 13,345 Martin_&_Pabla_Jimenez 14,325 Jarce_ISO_LLC 14,340 ISO_Estate_ISO_ISO_ISO_ISO_ISO_ISO_ISO_ISO_ISO_ISO	3609, SmithP, Barry, Road 3123, Monroe, Avenue, NW 44, Coldbrook, Street, NE 411, FullerInd, Street, SE, Suit, 300 300, Monroe, Avenue, NW 1340, Monroe, Avenue, NW 1340, Monroe, Avenue, NW 1340, Monroe, Avenue, NW 47_Leonard_Street, NE 8233, 28th, Street 4250, Peak, Lane, NE 1341, Sunnyside, NE 3932, Four, Mile, Road, NE 950, Kentwood, Street, NE 800, Aberdeen, Street, NE 800, Aberdeen, Street, NE 800, Aberdeen, Street, NE 801, Aberdeen, Street, NE 90, Box, 2883138 PO, Box, 2106 2303, Edison, Drive 1303, Plainfield, Avenue, NE 11814, Summit, Avenue, NE 11814, Summit, Avenue, NE 11814, Parookmoor_Court, NE 1020, Hovey, SW 135, Langdon, SE 1847, Brookmoor_Court, NE 1020, Hovey, SW 135, Langdon, SE 1847, Brookmoor_Court, NE 1049, Plainfield, Avenue, NE 1649, Plainfield, Avenue, NE 1659, Plainfield, Avenue, NE 1701, Plainfield, Avenue, NE 1909, Plainfield, Avenue, NE 1909, Plainfield, Avenue, NE 1909, Plainfield, Avenue, NE 1919, Plainfield, Avenue,	Arlington Arlington Arlington Arlington Grand_Rapids Gran	TX TX TX TX MI MI MI MI FL MI	74013 74013
411418332008 1520 411418332010 1526 411313479025 9 411324229013 21 411419502008 48 411419502010 57 411324227005 1135 411418382016 47 411418382016 47 411418382017 51 411418382018 57 411418334002 200 411407430020 701 411407429011 800 411407429011 800 411407429011 800 411407429013 1247 411418356003 1247 41141835603 1247 41141835603 1247 411418357004 1346 411418357004 1346 411418357004 1346 411418357005 1340 41141835001 1571 41141832601 1577 41141832601 1577 41141832601 1596 411418180021 1659 411418200201 1919 411418200019 1919 411418200019 1919 411418200019 1919 411418200019 1919 411418200029 1915 411418200029 1915 411418200029 1919 414148200029 1919 414148200029 1919 414148200029 1919 414148200029 1919 414148200029 1919 4141	Palanfield Avenue, NE Palanfield Avenue, NE Palanfield Avenue, NE Leonard, Street, NW Coldbrook, Street, NW Leonard Street, NW Loonard, Street, NE Leonard, Street, NE Daronil Street, NE Palanfield, Street, NE Aberdeen, Street, Ne Palanfield, Avenue, NE	301 301 301 301 302 302 302 302 302 302 302 302 401 401 401 401 401 401 401 401 401 401	5,694.00   Plainfield   Creston   9,990.00   Plainfield   Creston   1,754.00   Monroe Indu Monroe   Monroe Indu Belknap Lookout   776.00   Monroe Indu Belknap Lookout   Monroe Indu Bel	187,600 162,800 162,800 48,100 15,200 16,200 16,200 17,200	132,600 167,900 452,600 27,100 44,000 9,900 22,300 11,200 42,400 40,000 41,600 49,500 72,900 68,600 69,500 30,7700 36,000 55,000 55,000 55,000 55,000 55,000 55,000 56,400 67,900 68,400 69,100 68,400 67,900 68,400 67,700 68,000 68,400 69,100 68,100 69,100 69,100 69,100 69,100 69,100 69,100 65,300 65,300 65,300 65,300 65,300 65,300 65,300 65,300 65,300 65,300 65,300 65,300 65,300 66,800 71,100 55,000 71,100 56,800 71,100 57,700 66,800 71,100 66,800 71,100 59,000 66,800 71,100 59,000 66,800 71,100 59,000 66,800 71,100 59,000 66,800 71,100 59,000 66,800 71,100 59,000 64,600 71,100 59,000 64,600 71,100 59,000 64,600 71,100	131,300 166,300 448,200 27,100 20,200 44,000 9,900 9,900 11,200 45,500 52,100 44,900 48,800 61,500 62,100 64,800 74,600 50,200 34,600 38,400 57,200 57,200 57,200 58,800 61,400 91,900 57,100 68,200 74,600 68,200 74,600 68,200 71,800 69,600 83,900 84,300 48,300 67,000 68,200 71,800 59,600 83,900 84,300 67,000 68,200 71,800 59,600 83,900 84,300 66,700 61,596 34,000 61,596 34,000 99,200 64,000	136,200 172,300 464,400 27,100 20,200 44,000 9,900 22,300 11,200 40,400 43,200 46,100 40,400 43,200 78,000 78,000 78,000 78,000 78,000 78,000 79,800 70,100	8.37 8.37 8.37 8.37 8.37 8.37 8.37 8.37	16.6705 16.6705	136,200 172,300 464,400 27,100 20,200 44,000 9,900 9,900 12,300 11,200 46,100 46,100 46,100 46,100 60,600 72,800 9,900 33,700 37,400 50,600 48,500 55,800 63,800 65,300 66,500 65,300 66,500 67,100 88,900 89,300 11,200 81,900 82,300 65,300 66,500 81,900 81,900 82,300 67,700 81,900	181,119 116,080 338,756 21,500 39,635 65,236 10,660 7,926  27,598 24,721 41,600 30,590 54,325 61,917 69,300 60,592 53,778 19,323 36,421 38,884 44,830 42,153 41,986 42,633 64,273 77,000 53,477 47,809 33,638 33,096 37,727 39,985 56,700 39,560 53,836 46,202 43,505 54,835 61,845 62,766 62,766	132,600 116,080 346,547 21,994 16,020 40,546 9,900 10,905 8,108  28,232 25,289 41,600 31,293 55,574 68,600 69,500 19,767 36,000 38,400 69,500 19,767 36,000 38,400 45,861 43,122 42,951 43,613 65,751 77,000 54,706 48,908 34,411 33,857 38,594 40,904 40,469 40,469 40,469 40,469 41,181 33,857 47,100 41,182 63,267 65,209 69,100 45,121 45,225 64,983 53,383 53,383 53,383 53,383 59,406 66,028 41,111 5,003 59,000 51,805 11,8100 11,8000 53,805 11,8700 53,805 11,8700 53,805	131,300 121,187 361,795 22,961 16,020 42,330 9,900 11,384 8,464 8,464  29,474 26,401 43,430 32,669 58,019 66,128 62,100 64,800 72,558 20,636 34,600 38,400 38,400 47,878 45,519 57,100 50,800 51,059 35,525 35,346 40,292 42,703 47,214 48,700 49,798 42,994 48,300 49,798 42,994 48,300 49,798 42,994 46,6050 68,078 72,140 69,100 47,214 66,700 55,731 43,478 61,600 55,731 43,478 61,600 55,731 43,478 61,600 55,731 43,478 61,600 55,731 43,478 61,600 99,200 99,200	221,500 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,906 ISO, Grand, Rapids, Real_Estate_IV_LLC 130,007 ISO, Grand, Rapids, Real_Estate_IV_LLC 12,987 IS_Leonard_Properties_LLC 13,977 Autodie_LLC 14,203 ISO, Developement_LLC 9,970 Mid-Michigan, Ralincad 11,349 GIV_of_Grand, Rapids 8,438 Hasten's_1550_LLC  29,385 Martin_&_Pabla_Jimenez 26,321 BTE Ventures 40,400 Peter_M_Goss 12,570 James_W_V Jalentine_Trust 57,844 Tonl_L_&_Stephen_Gjeltema 65,923 Robert_T_Dutlewicz 60,000 Jared_Sellers_&_Tamara_Plaskewicz 60,000 Jared_Sellers_&_Tamara_Plaskewicz 60,000 Merri_L_Doctor 72,340 Northside_Property_Ventures_LLC 20,574 William_G_Selh_Junior 33,000 OBER_T_Dutlewicz 33,000 OBER_T_Bell_H_&_Gladys_A_Brown 37,400 Robert_Degraaf 47,734 Charles_J_Sutton 44,883 Timothy_L_&_Nichael_G_Smith 44,705 IS71_Painfield_LLC 89,900 Penchep_D_BNack_R_Rawson 55,900 North_End_Liquer_Inc 43,000 Vission_Properties_Co_LLC 44,800 Scott_Halpin_&_Donna_Connelly+Halpin 50,905 Jacob_Thys_SMargaret_E_Kroon 35,817 Culver_Trust 35,239 Mark_H_Hendershot 40,171 George_L_&_Jadiwiga_Bleganski 42,574 Jackie_S_Burnett 57,474 Federal_Home_Loan_Mortgage_Corp 42,122 Joshephine_Brzozowski 57,324 Elizabeth_Lewis 59,194 Marc_A_Amante 47,000 Jessie_Aellogg 49,648 Richard_J_Obetts 42,668 Vern_M_Wheeler 65,6581 Legen_A_&_Marlyn_Christenson 67,873 Tonya_MacDonald 47,072 David_A_&_Lisa_A_Vandyke 64,900 Marie_Angela_Weiss 55,663 Craie_Scott_Hocum 43,470 Janle_H_&_Nancy_R_Spears 59,900 Robin_Lintz 42,998 Robert_M_Conkey 5,207 Jacob_T_&_Margaret_E_Kroon 61,411 Lisa_Gort_Didonato 44,000 Harol_J_Roundhouse 98,000 Sharon_D_King 42,300 Sharon_D_King 42,300 Sharon_D_King 42,300 Sharon_D_King 42,300 Sharon_D_King 42,300 Sharon_D_King	3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3609_SmithP_Barry_Road 3123_Monroe_Avenue_NW 44_Coldbrook 128_Coldbrook_Street_NE 411_FullerInos_Street_SE_Suit_300 300_Monroe_Avenue_NW 340_Monroe_Avenue_NW 47_Leonard_Street_NE 8232_28th_Street 4250_Peak_Lane_NE 1441_Sunnyside_NE 3932_Four_Mille_Road_NE 3932_Four_Mille_Road_NE 3932_Four_Mille_Road_NE 390_Kentwood_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 800_Aberdeen_Street_NE 1301_Aberdeen_Street_NE 1302_Brookmoor_Court_NE 1302_Brookmoor_Court_NE 1303_Brookmoor_Court_NE 1303_Brookwoor_Court_NE 1304_Plainfield_Avenue_NE 1305_Plainfield_Avenue_NE 1305_Plainfield_Avenue_NE 1305_Plainfield_Avenue_NE 1305_Plainfield_Avenue_NE 13007_Plainfield_Avenue_NE 1301_Plainfield_Avenue_NE	Arlington Arlington Arlington Arlington Grand, Rapids Gran	TX TX TX TX MI MI MI FL MI	74013 74013

Totals:				1,972,165.98	39,432,996	39,040,018 -392,978	41,554,582 2,514,564	40,442,800 -1,111,782			40,438,400	32,576,984	32,556,217 -20,767	33,428,808 872,591	33,332,579 -96,229				
Totals:				1,972,165.98	39,432,996	39,040,018	41,554,582	40,442,800			40,438,400	32,576,984	32,556,217	33,428,808	33,332,579				
				281,970.00															
411324227014	1120	Monroe_Avenue_NW	701	60,270.00 Monroe_Indu:Belknap_Lookout	1,529,600	1,529,600	2,002,800	1,948,000	8.37	16.6705	1,948,000	1,347,479	1,378,471	1,439,123	1,434,805 City_of_Grand_Rapids	300_Monroe_Avenue_NW	Grand_Rapids	MI	49503
	2251	Plainfield_Avenue_NE	701	3,813.00 Plainfield Cheshire	0	0	0	0	8.37	16.6705	0	0	0	0	0 City_of_Grand_Rapids	300_Monroe_Avenue_NW	Grand_Rapids	MI	49503
	1935	Plainfield_Avenue_NE	701	2,115.00 Plainfield Creston	0	0	0	0	8.37	16.6705	0	0	0	0	0 Catholic_Social_Services	40_Jefferson_Avenue_SE	Grand_Rapids	MI	49503
	1720	Plainfield_Avenue_NE	701	170,158.00 Plainfield Creston	0	0	0	0	8.37	16.6705	0	0	0	0	0 Grand_Rapids_Public_Schools	1331_Franklin_Street	Grand_Rapids	MI	49506
	1565	Plainfield_Avenue_NE	701	4,692.00 Plainfield Creston	0	0	0	0	8.37	16.6705	0	0	0	0	0 City_of_Grand_Rapids	300_Monroe_Avenue_NW	Grand_Rapids	MI	49503
411313476001	1501	Monroe_Avenue_NW	701	6,656.00 Monroe_Indu:Monroe	0	0	0	0	8.37	16.6705	ō	0	0	0	0 City_of_Grand_Rapids	300_Monroe_Avenue_NW	Grand_Rapids	MI	49503 Renaissance Zone
	1401	Monroe Avenue NW	701	22,367.00 Monroe_Indu:Monroe	0	ō	0	0	8.37	16.6705	0	0	0	0	0 City_of_Grand_Rapids	300_Monroe_Avenue_NW	Grand Rapids	MI	49503 Renaissance Zone
	1364	Plainfield_Avenue_NE	701	8,631.00 Plainfield Creston	0	ő	0	0	8.37	16.6705	0	0	o o	o o	0 Methodist_Episcopal_Church	1364_Plainfield_Avenue_NE	Grand Rapids	MI	49505
	1264	Plainfield_Avenue_NE Plainfield_Avenue_NE	701	3,268.00 Plainfield Creston	0	0	0	0	8.37	16.6705	0	0	0	0	0 Society_of_Saint_Vincent_Depaul	1314 Divistion Avenue S	Grand Rapids	MI	48838 49507
	1207	Plainfield Avenue NE	701	- Plainfield Creston	0	0	0	0	8.37	16.6705	0	0	0	0	0 Grand Rapids Eastern Railroad	430 East Grove Street	Grand_Kapids Grandville	MI	49503
	223	Caledonia_Streeet_NE Spencer Street NE	701 701	- Plainfield Creston - Plainfield Creston	0	0	0	0	8.37 8.37	16.6705	0	0	0	0	0 City_of_Grand_Rapids 0 City_of_Grand_Rapids	300_Monroe_Avenue_NW 300_Monroe_Ave_NW	Grand_Kapids Grand Rapids	MI	49505 49503
	122 123	Quimby_Street_NE	701 701	<ul> <li>Plainfield Creston</li> <li>Plainfield Creston</li> </ul>	0	0	0	0	8.37 8.37	16.6705 16.6705	0	0	0	0	0 City_of_Grand_Rapids	300_Monroe_Avenue_NW	Grand_Rapids Grand Rapids	MI	49505 49505
411410332021		Leonard_Street_NE	701	- Monroe_Indu: Monroe	0	0	0	0	8.37 8.37	16.6705	0	0	0	0	0 Grand_Trunk_Western_RR_Co	131_W_Lafayette_Boulevard	Detroit	MI	48226
	15	Leonard_Street_NE	701	- Monroe_Indu: Monroe	0	0	0	0	8.37	16.6705	0	0	0	0	0 Grand_Trunk_Western_RR_Co	131_W_Lafayette_Boulevard	Detroit	MI	48226
411418502001	13	Caledonia_Streeet_NE	701	- Monroe_Indu: Monroe	0	0	0	0	8.37	16.6705	0	0	0	0	0 Grand_Rapids_Eastern_Railroad	7411_Fullerton_Street_SE_Suit_300	Jacksonville	FI	32258
							_	_											
				110,468.10															
	2437	Plainfield_Avenue_NE	402	Plainfield Cheshire	10,500	10,300	14,400	13,200	8.37	16.6705	13,200	8,164	8,351	8,718	8,691 Alan_L_Bishop_Trust	744_Sligh_Boulevard_NE	Grand_Rapids	MI	49505
	2418	Plainfield_Avenue_NE	402	- Plainfield Cheshire	6,300	6,200	10,400	9,500	8.37	16.6705	9,500	5,751	5,883	6,141	6,122 Robert_C_Briggs_Trust	7339_Orlin_Court_NE	Rockford	MI	49301
411418305004	7	Quimby Street NE	402	- Monroe Indu:Monroe	4,000	3,900	8,700	8,000	8.37	16.6705	8,000	3,963	3,900	4,071	4,058 Hasten's 1550 LLC	1340 Monroe Avenue NW	Grand Rapids	MI	49505
	2507	Plainfield Avenue NE	401	1.740.00 Plainfield Cheshire	67,600	66.200	60,300	55,600	8.37	16.6705	55,600	52,938	54.155	56,537	55,600 Ralph L & Marilyn J Wells	2507 Plainfield Avenue NE	Grand Rapids	MI	49505
	2427	Plainfield Avenue NE	401	1.287.00 Plainfield Cheshire	63,300	62,000	54.000	49.800	8.37	16.6705	49.800	63,300	62.000	54.000	49,800 Kelly G Wegenka	2427 Plainfield Avenue NE	Grand_Rapids	MI	49505
	2421	Plainfield Avenue NE	401	1,551.00 Plainfield Cheshire	63.600	62.300	61.100	56.300	8.37	16.6705	56,300	50,128	51.348	61.100	56,300 Laurence J_&_Jacqueline_Meal_Trust	2249_Beatrice_Drive_NE	Grand Rapids	MI	49505
	2420	Plainfield Avenue NE	401	1,935.00 Plainfield Cheshire	60.900	60,300	66.900	66.100	8.37	16.6705	66.100	56,128	57.418	59.944	59,764 Robert_C_Briggs_Trust	7339_Orlin_Court_NE	Rockford	MI	49301
	2413	Plainfield Avenue NE	401	1,195.00 Plainfield Cheshire	69,500	68,800	64,200	45,400 62.900	8.37	16.6705	62,900	69,500	68,800	64,200	62,900 Amy_L_Nelson	2413_Plainfield_Avenue_NE 2416 Plainfield Avenue NE	Grand_Rapids Grand Rapids	MI	49505 49505
	2407	Plainfield Avenue NE	401	1,272.00 Plainfield Cheshire	55.900	54.800	49,700	47,800	8.37	16.6705	47,800	47,790 55.900	48,889 54.800	49,700	45,400 Morton W & Vicki Smith	2413 Plainfield Avenue NE	Grand_Rapids Grand Rapids	MI	49505
	2401 2407	Plainfield_Avenue_NE Plainfield Avenue NE	401 401	2,151.00 Plainfield Cheshire 1,128.00 Plainfield Cheshire	86,800 61,200	85,100 60.000	70,300 52,500	64,900 47.800	8.37 8.37	16.6705 16.6705	64,900 47.800	67,943 47,790	69,505 48,889	70,300 51,040	64,900 Eugene_C_&_Barbara_J_Sova 47,800 Amy Liebertz	2401_Plainfield_Avenue_NE 2407 Plainfield Avenue NE	Grand_Rapids Grand Rapids	MI	49505 49505
		Plainfield_Avenue_NE	401 401	1,664.00 Plainfield Cheshire 2.151.00 Plainfield Cheshire	. ,	61,200	. ,	. ,			57,900	62,400	61,200	. ,	57,900 Andy_Parker	2351_Plainfield_Avenue_NE	Grand_Rapids	IVII	49505
	2345 2351	Plainfield_Avenue_NE	401 401	2,892.00 Plainfield Cheshire	95,600 62,400	93,700	118,300 62.800	109,200 57.900	8.37 8.37	16.6705 16.6705	109,200	95,600	93,700	97,822 62,800	97,528 Christopher_&_Celeste_C_Haven	2345_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
	2340	Plainfield_Avenue_NE	401	1,740.00 Plainfield Cheshire	73,800	73,100	71,500	70,500	8.37	16.6705	70,500	73,800	73,100	71,500	70,500 Michael_Zonavetch_&_Amy_James	2340_Plainfield_Avenue_NE	Grand_Rapids	MI MI	49505
	2339	Plainfield_Avenue_NE	401	1,443.00 Plainfield Cheshire	78,200	76,600	83,100	72,600	8.37	16.6705	72,600	65,866	67,380	70,344	72,600 David_K_Kuzee	2339_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
		Plainfield_Avenue_NE		,	,	,	. ,	,			,				56,976 Michael_Spielmacher	7536_Knapp_Street_NE		1411	
	2333	Plainfield_Avenue_NE	401 401	2,580.00 Plainfield Cheshire 1.175.00 Plainfield Cheshire	100,000 72,300	98,000 71.600	112,600 62.000	104,900 58.100	8.37 8.37	16.6705 16.6705	104,900 58.100	78,292 53,510	80,092 54,740	83,616 57,148	83,365 James_A_&_Suzanne_Ens	2333_Plainfield_Avenue_NE	Grand_Rapids Ada	MI	49505 49301
		Plainfield_Avenue_NE	401	2,113.00 Plainfield Cheshire	82,200	80,600	94,100	86,800 104.900	8.37	16.6705	104.900		65,960		68,655 Jerry_A_&_Teresa_M_Knapp	2325_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
	2320 2325	Plainfield_Avenue_NE	401	2,380.00 Plainfield Cheshire	89,200	88,300	127,300	118,200 86.800	8.37	16.6705	118,200 86,800	89,200 64,478	88,300	92,185 68.862	91,908 Irene_Knoth	2320_Plainfield_Avenue_NE	Grand_Rapids	IVII	49505
	2314	Plainfield_Avenue_NE	401	1,770.00 Plainfield Cheshire	97,000	96,000	92,200	86,800	8.37	16.6705	86,800	97,000	96,000	92,200	86,800 Christopher_Schichtel	2314_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
	2313	Plainfield_Avenue_NE	401	1,741.30 Plainfield Cheshire	61,300	60,100	58,700	54,100	8.37	16.6705	54,100	51,561	52,746	55,066	54,100 Brenda_L_&_Trust_Barnard	2319_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
	2308	Plainfield_Avenue_NE	401	1,769.30 Plainfield Cheshire	85,700	84,800	100,300	96,000	8.37	16.6705	96,000	63,448	64,907	67,762	67,558 Ronald_W_&_Mary_R_Savage	2308_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
	2307	Plainfield_Avenue_NE	401	1,760.00 Plainfield Cheshire	67,100	65,800	68,900	68,900	8.37	16.6705	68,900	67,100	65,800	68,695	68,488 Aarpm_&_Alison_Adema	2307_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
	2301	Plainfield_Avenue_NE	401	1,392.00 Plainfield Cheshire	65,500	64,200	76,400	70,500	8.37	16.6705	70,500	51,329	52,509	54,819	70,500 Erin_Leigh_Shupe_&_Michael_L_Miller	2301_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
	2250	Plainfield_Avenue_NE	401	1,802.00 Plainfield Cheshire	82,600	81,800	105,100	93,400	8.37	16.6705	93,400	82,600	81,800	85,399	85,142 Toni_Hart	2250_Plainfield_Ave	Grand_Rapids	MI	49505
411407431001	2244	Plainfield_Avenue_NE	401	1,750.00 Plainfield Cheshire	103,400	103,400	65,200	63,000	8.37	16.6705	63,000	43,406	44,404	46,357	46,217 Thomas_A_&_Connie_A_Avery	11320 Rooksby_Street	Sand_Lake	MI	49343
411407451054	2147	Plainfield_Avenue_NE	401	964.00 Plainfield Cheshire	54,900	54,900	50,500	50,000	8.37	16.6705	50,000	38,341	39,222	40,947	40,824 Jim_A_Morse	8935_Je-NE-BE_Drive_NE	Rockford	MI	49341
411407476010	2116	Plainfield_Avenue_NE	401	800.00 Plainfield Cheshire	84,800	84,800	45,400	44,800	8.37	16.6705	44,800	59,360	60,725	45,400	44,800 Angela_A_&_Richard_G_Jr_Gates	7459_Nine_Mile_Road	Grand_Rapids	MI	49341
411407455015	2059	Plainfield_Avenue_NE	401	936.00 Plainfield Cheshire	44,500	44,500	35,200	34,700	8.37	16.6705	34,700	36,231	37,064	35,200	34,700 Paul_Robert_DeYoung	537_Spencer_Street_NE	Grand_Rapids	MI	49505
411407455016	2055	Plainfield_Avenue_NE	401	734.00 Plainfield Cheshire	41,000	41,000	36,000	35,500	8.37	16.6705	35,500	28,724	29,384	30,676	30,583 Alan_W_Karr	2055_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
	2047	Plainfield_Avenue_NE	401	720.00 Plainfield Cheshire	41,700	39,000	38,900	38,200	8.37	16.6705	38,200	34,048	39,000	38,900	38,200 First_American_Funding_LLC	140_Mountain_Avenue_Suite_301	Springfield`	NJ	07081
411407480029	2046	Plainfield_Avenue_NE	401	876.00 Plainfield Cheshire	72,100	72,100	64,000	63,300	8.37	16.6705	63,300	50,596	51,759	54,036	53,873 Patricia_M_Emkens	2046_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
411407480013	2042	Plainfield_Avenue_NE	401	624.00 Plainfield Cheshire	57,500	57,500	40,800	40,400	8.37	16.6705	40,400	40,394	41,323	40,800	40,400 Daniel_L_&_Karen_B_Canniff	2042_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
411407480014	2038	Plainfield_Avenue_NE	401	793.00 Plainfield Cheshire	44,500	44,500	42,100	41,700	8.37	16.6705	41,700	43,833	44,500	42,100	41,700 David_J_Grix	2038_Plainfield_Avenue_NE	Grand_Rapids	MI	49505
	2034	Plainfield_Avenue_NE	401	1,300.00 Plainfield Cheshire	57,000	57,000	46,000	45,600	8.37	16.6705	45,600	39,755	40,669	42,458	42,330 Melvin_L_&_Helen_C_Barrett	2034_Plainfield_Avenue_NE	Grand_Rapids	MI	40505
411407457014	2031	Plainfield_Avenue_NE	401	1,424.00 Plainfield Cheshire	73,600	73,600	91,100	90,300	8.37	16.6705	90,300	62,822	64,266	67,093	66,891 Mark_G_Walters	2991_S_Derby_Road	Sidney	MI	48885
	2030	Plainfield_Avenue_NE	401	916.00 Plainfield Cheshire	44,500	44,500	37,400	37,000	8.37	16.6705	37,000	33,368	34,135	35,636	35,529 Amy_S_Baar	2030_Plainfield_Avenue_NE	Grand_Rapids	MI	49505

 Property Class
 GFSQ
 Percentage

 201
 1,000,375.88
 50,72%

 301
 579,352.00
 29.38%

 401
 110,468.10
 5.60%

 701
 281,970.00
 14.30%

 Total GFSQ
 1,972,165.98

## Appendix H

Estimated North Quarter
Tax Increment Financing Projections



#### **Annual Tax Increment Financing Estimates**

Base Year	Taxable Value	City Mills	.5% growth rate	All Mills	.5% growth rate	City Mills	2% growth rate	All Mills	2% growth rate
2010	\$33,170,431.00	\$277,672.99		\$553,004.16		\$277,672.99		\$553,004.16	
2011	\$33,336,283.16	\$279,061.36	\$1,388.36	\$555,769.18	\$2,765.02	\$283,226.45	\$5,553.46	\$564,064.24	\$11,060.08
2012	\$33,502,964.57	\$280,456.67	\$2,783.67	\$558,548.02	\$5,543.87	\$288,890.98	\$11,217.99	\$575,345.53	\$22,341.37
2013	\$33,670,479.39	\$281,858.95	\$4,185.96	\$561,340.76	\$8,336.61	\$294,668.80	\$16,995.81	\$586,852.44	\$33,848.28
2014	\$33,838,831.79	\$283,268.24	\$5,595.25	\$564,147.47	\$11,143.31	\$300,562.18	\$22,889.18	\$598,589.48	\$45,585.33
2015	\$34,008,025.95	\$284,684.59	\$7,011.59	\$566,968.21	\$13,964.05	\$306,573.42	\$28,900.43	\$610,561.27	\$57,557.12
2016	\$34,178,066.08	\$286,108.01	\$8,435.01	\$569,803.05	\$16,798.89	\$312,704.89	\$35,031.90	\$622,772.50	\$69,768.34
2017	\$34,348,956.41	\$287,538.55	\$9,865.55	\$572,652.06	\$19,647.90	\$318,958.99	\$41,285.99	\$635,227.95	\$82,223.79
2018	\$34,520,701.19	\$288,976.24	\$11,303.25	\$575,515.32	\$22,511.16	\$325,338.17	\$47,665.17	\$647,932.51	\$94,928.35
2019	\$34,693,304.70	\$290,421.12	\$12,748.13	\$578,392.90	\$25,388.74	\$331,844.93	\$54,171.94	\$660,891.16	\$107,887.00
2020	\$34,866,771.22	\$291,873.23	\$14,200.23	\$581,284.86	\$28,280.71	\$338,481.83	\$60,808.84	\$674,108.98	\$121,104.82
2021	\$35,041,105.08	\$293,332.59	\$15,659.60	\$584,191.29	\$31,187.13	\$345,251.47	\$67,578.47	\$687,591.16	\$134,587.00
2022	\$35,216,310.60	\$294,799.26	\$17,126.26	\$587,112.24	\$34,108.09	\$352,156.50	\$74,483.50	\$701,342.99	\$148,338.83
2023	\$35,392,392.16	\$296,273.25	\$18,600.26	\$590,047.81	\$37,043.65	\$359,199.63	\$81,526.63	\$715,369.84	\$162,365.69
2024	\$35,569,354.12	\$297,754.62	\$20,081.63	\$592,998.04	\$39,993.89	\$366,383.62	\$88,710.62	\$729,677.24	\$176,673.08
2025	\$35,747,200.89	\$299,243.39	\$21,570.40	\$595,963.03	\$42,958.88	\$373,711.29	\$96,038.30	\$744,270.79	\$191,266.63
2026	\$35,925,936.89	\$300,739.61	\$23,066.62	\$598,942.85	\$45,938.69	\$381,185.52	\$103,512.52	\$759,156.20	\$206,152.04
2027	\$36,105,566.58	\$302,243.31	\$24,570.31	\$601,937.56	\$48,933.41	\$388,809.23	\$111,136.23	\$774,339.33	\$221,335.17
2028	\$36,286,094.41	\$303,754.52	\$26,081.53	\$604,947.25	\$51,943.09	\$396,585.41	\$118,912.42	\$789,826.11	\$236,821.96
2029	\$36,467,524.88	\$305,273.30	\$27,600.30	\$607,971.99	\$54,967.83	\$404,517.12	\$126,844.13	\$805,622.64	\$252,618.48
2030	\$36,649,862.51	\$306,799.66	\$29,126.67	\$611,011.85	\$58,007.69	\$412,607.46	\$134,934.47	\$821,735.09	\$268,730.93
TOTAL			\$301,000.58		\$599,462.60		\$1,328,198.01		\$2,645,194.30

## Appendix I

Community Visioning & Consensus Building Session Results/Project List



# Corridor Improvement District Project List

Plainfield/Leonard gateway signage planters, banners, façade improvements, street lighting (ornamental), storefront windows (transparency) traffic calming, bike lanes/shared lanes, bus shelters, bike racks, surface treatments (street & sidewalk), decorative walkways, banner across Plainfield, infill buildings, lattice/arbors on buildings, wayfinding signs improve public spaces, free WiFi, pocket parks, street trees & tree wells, amphitheater, trash cans, recycling, historic markers, public art, parking lot improvements (permeable paving, rain gardens), business recruitment & retention, business incubators, public fountain improved crosswalks (ADA access, flashing signal), historic preservation, better (more) street lighting, benches, drinking fountain, public restrooms/diaper changing station, snow melt system/heated sidewalks, public marquee, suspended crosswalk, Plaza at Coit & Quimby, property acquisition, land bank,

business build-out grants, youth community center, marketing/branding, brochure, map, web site, logo, business directory, farmers market, parking lot signs, irrigation, trolley/shuttle for events, riverside projects/wayfinding tie in, community collaboration (ArtPrize, HS), Traffic study, Monroe North (bike path) to Plainfield "connector", pedicabs/alternate people moving, convert vacant property to commercial or mixed-use, create an inventory of existing businesses, develop a sign "master plan" to establish district identity, recruit grocery store/co-op, cigarette receptacles, develop a revolving business micro-loan fund, develop a courtyard adjacent to Van Belkum library branch, light rail line to downtown/bus rapid transit (BRT), boulevards, streetcar or trolley, development support for infrastructure, bike rentals, compost bins, outdoor mounted speakers, museum, dog park/dog clean up stations, community garden, demolition/abatement, mixed income housing.

## Appendix J

North Quarter Stakeholder Involvement

Name	Business	Business	Prop Owner	Resident			Steering 4-May-11	Steering 1-Jun-11	Steering 29-Jun-11	Steering 27-Jul-11	Steering 24-Aug-11	Walking 28-Sep-11	Steering 28-Sep-11	Visioning 4-Oct-11	Visioning 6-Oct-11	Consensus 18-Oct-11	Steering 26-Oct-11	Steering 30-Nov-11	Steering 28-Dec-11
Duane Culver	Culver CPA Group	х	х	Х	456-6464	dculver@cwccpas.com	1	1	1	1	1	1	1	1	1	1	1	1	
Brett Alward	Sazerac Lounge	х			299-8666	sazeraclounge@tds.net								1					
Boyd Griswold	Griswold Group	х	х		364-3118	boyd@thegriswoldgroup.com	1	1	1	1	1	1	1	1		1	1		
Sandy Stuckhardt	Creston NA			Х	364-4098	s.stuckhardt@sbcglobal.net								1				1	
Larry Zeiser	Graydon's Crossings	х	х		581-7223	larry@weluvbeer-wine.com		1			1	1	1	1	1	1	1	1	
Lauren Baker	Resident			Х		lauren.vanderplas@gmail.com								1					
Breese Stam	GR Engineering				456-3078	bstam@grcity.us								1					
Sandy Bloem	EDF	х			459-4825	sandy@growmichigan.com							1	1					
Pam Hudelson-Amante		х		Х	363-4349									1					
Roger Williams	Star Collision	х	х		364-6222	roger@starcollisioncarstar.com	1						1	1			1	1	
Ruth Harper	American Opinion	х			318-2002	rsh7272@gmail.com								1					
Katey Morse	Resident			Х	334-8870	katey.morse@gmail.com								1					
Megan Kruis	Resident			Х	558-8166	megan.kruis@gmail.com								1					
Tom Mort	CNA Board			Х	361-0320	tom_mort@sbcglobal.net								1		1	1		
Ruth Kelly	Resident			Х		ruth@grcity.us			1	1	1			1			1		
Helen Lehman	New Development	х				helen@newdevelopmentcorp.org									1	1			
Teresa Newmarch	Resident			х		teresanewmarch@gmail.com									1	<del></del>			
Ashley Gutierrez	My Personal CU	Х				agutierrez@mpcu.org									1				-
Joe Beckwith	My Personal CU	х													1	1			-
Jessa Dutton	NV					duttonj@neighborhoodventures.org					1	1	1		1	1		1	
Kaylee Milanowski	Creston NA			Х		kaylee.milanowski@gmail.com			1	1	1				1	1			
Patrick Kruisenga	Red Ball Jet	х				pkruisenga@gilmorec.com									1	1	1		
Omar Cuevas	Fifth Third	X				omar.cuevas@53.com									1	1			
Jim Freiburger	THUTTING	^				jrf414@sbcglobal.net									1				-
Kathleen Lett	GR Econ Dev					klett@grcity.us									1				
Laurie Williams	Star Collision	Х				lauriew@starcollisioncarstar.com	1	1	1	1	1		1		1		1	1	
Shaun Biel	DeVries	X				sbiel@devriescompanies.com	1				1		1		1	1			
Gord Huizen	Stonesthrow	х х	Х			ghuizen@aol.com	<u> </u>				1				1	1			
Rinck Heule	Innerworkings	x	X X		458-8284	gridizeri@aoi.com									1				
Cathy Raidna	Greater Hopes	х х	^			cathyr@greaterhopes.org									1				
Deborah Eid	Creston NA					deid@crestongr.org	1	1	4	1	1			1	1				
Mark C. Lewis		Х					1	1 1	1	1	1	1	1	1	1	1	1	1	
	NV					lewism@neighborhoodventures.org			1	1	1	1	1	1	1	1	1	1	
Deck Andrecziak	Property Owner		X		560-5878	deck.andrejczak@sbcglobal.net	1	1	1							1	1	1	
Kyle Naumann	Naumann Group		X		224 0004	naumanngroup@gmail.com										1			
Patricia Hollemans	Gr8 Tastes	Х				gr8tastes@gmail.com										1	1		
Bob Kingma	Kingma's	Х	X		363-/5/5	bobkingma@comcast.net		1	1		1					1	1	1	
Kristen Gibbons	GRPD					https://doi.org/10.1001/										1	4		
Brandon Wilkey	Aquinas				726 7200	bjwoo@aquinas.edu						1	1				1	1	
Jenny Mikrut	ICON Sign	Х	Х			jenny@iconsigncompany.com		1			1								
Mike Koelzer	Kay Pharmacy	Х	Х			mike@kaypharmacy.com			1	1							1		
Greg Wyma	Edward Jones	Х			365-3093												1		
Troy Corrrigan	KCCU	Х			336-3490												1		
Missy Lobezoo	KCCU	Х			336-3490												1		
Greg Sundstrom	City of GR			Х	456-3000												1		
					147	Participant Totals	7	9	10	8	12	7	11	17	19	17	19	11	
					14/	raiticipant 10tais	Steering	Steering	Steering	Steering	Steering	Walking	Steering	Visioning	Visioning	Consensus	Steering	Steering	Steering
							4-May-11	1-Jun-11	29-Jun-11	27-Jul-11	24-Aug-11	28-Sep-11	28-Sep-11	4-Oct-11	6-Oct-11	18-Oct-11	26-Oct-11	30-Nov-11	28-Dec-11

Appendix K

Letters of Support

## Appendix L

North Quarter Work Plan Committee Matrix



#### Design

<u> </u>	
Plainfield/Leonard gateway signage	Medium
Planters	Medium
Banners	Medium
Façade improvements	Long Term
Street lighting (ornamental)	Long Term
Storefront windows (transparency)	Easy Win
Traffic calming	Medium
Bike lanes/shared lanes	Medium
Bus shelters	Medium
Bike racks	Easy Win
Surface treatments (street & sidewalk)	Long Term
Banner across Plainfield	Easy Win
Infill buildings	Long Term
Lattice/arbors on buildings	Long Term
Wayfinding signs	Medium
Improve public spaces	Long Term
Free Wi-Fi	Medium
Pocket parks	Long Term
Street trees and tree wells	Medium
Amphitheatre	Long Term
Trash cans	Medium
Recycling containers	Easy Win
Historic markers	Medium
Public art	Medium
Parking lot improvements (permeable paving, rain gardens)	Medium
Public fountain	Long Term
Improved crosswalks (ADA access, flashing signal)	Medium

#### Design cont.

Historic preservation	Medium
Better (more) street lighting	Long Term
Benches	Medium
Drinking fountain	Long Term
Public restrooms/diaper changing station	Long Term
Snow melt system/heated sidewalks	Long Term
Suspended crosswalk	Long Term
Plaza at Coit & Quimby	Long Term
Parking lot signs	Medium
Irrigation	Long Term
Monroe North (bike path) to Plainfield "connector"	Easy Win
Develop a sign "master plan" to establish district identity	Easy Win
Cigarette butt receptacles	Easy Win
Develop a courtyard adjacent to VanBelkum library branch	Long Term
Light rail line to downtown or bus rapid transit (BRT)	Long Term
Boulevards	Long Term
Develop support for infrastructure	Long Term
Compost bins	Medium
Outdoor mounted speakers	Long Term
Museum	Long Term
Dog park/clean-up stations	Medium
Community garden	Easy Win
Mixed-income housing	Long Term
Decorative walkways	Long Term

#### **Economic Restructuring**

Business recruitment & retention	Easy Win
Business incubators	Medium
Property acquisition	Long Term
Land bank	Long Term
Business build-out grants	Long Term
Convert vacant property to commercial or mixed-use	Long Term
Create an inventory of existing businesses	Easy Win
Recruit grocery store/co-op	Medium
Develop a revolving business micro-loan fund	Medium
Demolition/abatement	Long Term

### Organization

Traffic study	Easy Win
Contract out ongoing project administrative services	Medium
Volunteer recruitment/management/recognition	Easy Win
Fundraising/grant writing	Easy Win
Develop a corridor maintenance plan (BID)	Medium

#### **Promotion/Marketing**

Pedicabs/alternate people moving	Easy Win
Youth community center	Long Term
Public marquee	Long Term
Marketing/branding	Easy Win
Brochure & Map	Easy Win
Web site	Easy Win
Logo	Easy Win
Business directory	Easy Win
Farmer's market	Medium
Trolley/shuttle for events	Easy Win
Riverside projects/Wayfinding tie-in	Medium
Community collaborations (ArtPrize, Creston High School)	Easy Win
Streetcar or trolley	Long Term
Bike rentals	Medium