

# TOWNSHIP BOARD PRELIMINARY AGENDA

Special Joint Planning Commission and Township Board Meeting  
To Be Held in Lower Level Community Room

**Monday, June 24th**

Opening Prayer by Trustee, Don Hilton at 6:55pm  
Pledge of Allegiance to the Flag

Meeting called by Supervisor Don R. Hilton, Sr.

Attendees: Supervisor Don R. Hilton Sr., Clerk Crystal Osterink, Treasurer Laurie Lemke, Trustees Dan Fryling, Eric Fouch, Tim Haagsma, Carol VanLaan, Planning Commission Chair Robert DeWard, Vice Chair Tim Haagsma, Secretary Louis Waayenberg, Members Ted Essenburg, Ronnie Rober, Loni Thomas, Connie Giarmo

*CALLED TO ORDER AND ATTENDANCE AT 7:00 PM*

## I. CUSTOMARY ITEMS

1. Motion to Approve Agenda ~Action Item
2. Inquiry of Conflict of Interest
3. Recognition of Individuals or Delegations

## II. Review Township's Master Plan

1. Review
2. Discuss
3. Recommendations

III. *Individuals wishing to address the board will be provided 3 minutes.*

## VI. **COMMENTS & DISCUSSION**

1. Township Board
3. Planning Commission
2. Supervisor
3. Miscellaneous

## VII. **ADJOURNMENT**

1. The next regular Township Board Meeting will be held July 8, 2013

*Any interested persons are invited to attend and participate. Persons with disabilities needing any special accommodations should contact the Township offices one week prior to the meeting to request mobility, visual or any other assistance.*

# Memo

**To:** Township Board  
**From:** David Waligora, Township Planner  
**CC:**  
**Date:** 6/20/2013  
**Re:** Joint Township Board and Planning Commission Meeting about the Gaines Charter Township Master Plan

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## Items Included:

1. Planning Commission Meeting Minutes from the March, April, and May Meetings.
2. The March 2009, Master Plan Update Synopsis (w/ the Future Land Use Map)
3. The Four Corners Update
4. Working Draft of the 2013 Master Plan Addendum

The State of Michigan Planning Enabling Act requires each municipality to review their Master Plan every five years. As the previous Dutton and Corinth subarea plan was adopted in 2008, 2013 is the year for Gaines Charter Township to review where the Township is currently and where we see ourselves going in the future.

The Planning Commission first began discussing the Master Plan process formally in March of this year. At the first meeting, the Planning Commission participated in an open-table discussion where both the 2002 and the 2008 plans were analyzed, as well as parts of the Strategic Plan that referred to Community and Economic Development. The Planning Commission came up with a list of items which they thought were important to consider during this process.

1. Can something be done in the Master Plan that would help economic development?
2. Economic developers say that high tech businesses look for communities to relocate too or expand in, that they are looking for where potential employees may reside. These potential employees are generally in the 24 to 35 age bracket with college educations. These types of workers desire to live in communities with good pedestrian connections that provide easy access to work, shopping and entertainment.

If we would like tech businesses to locate in GCT, do we need to think more in terms of providing zoning for areas where young workers want to live which includes entertainment, restaurants, etc...? What else can the Township do to encourage people to want to live in the Township? Pedestrian walkways should be encouraged along with other recreation opportunities.

3. The Planning Commission would like to encourage the Township Board to review those ordinances they feel may be preventing businesses from locating in GCT due to their restrictive nature. One ordinance discussed in the March Planning Commission meeting was the Liquor Control Ordinance. *The Liquor Control Committee is currently reviewing recommendations to the Township Board to amend the current ordinance.*
4. Other development items noted during discussion were: Facilities to accommodate the needs of senior citizens, Higher Education Centers, increased Recreational Facilities, and Connected sidewalks.

Keeping these in mind the Planning Commission reviewed the Goals and Objectives listed in the 2002 Master plan during the next meeting. It was concluded that the goals and objectives were still effective and could be applied to development situation in Gaines Township.

The Planning Commission did determine that the data section was outdated as 2010 census data is now available. The idea of creating an in house 2013 Addendum to the 2002 Master Plan was discussed. This document would provide an update to the informational section of the Master Plan, however would not replace the document at this time. The Planning Commission agreed that the Township should continue to review the Master Plan annually to determine if enough change has occurred in the Township to warrant a new complete plan or new subarea plan.

This meeting is to determine if this plan of action is agreeable to the Board, or if not, to determine what the Board anticipates from the Planning Commission during this process.

### **The Four Corners Profile Update**

This document was commissioned by Steelcase for the area near the intersection of 60<sup>th</sup> Street SE and Patterson Ave SE, known as the "Four Corners". It is a planning document which highlights the new demographic information for Gaines Charter Township, The City of Kentwood, Caledonia Township, and Cascade Township, and provides some recommendations for each community to consider for future planning efforts. This document was discussed during the May Planning Commission meeting, but has not been formally adopted by any municipality.

### **Public Comment**

Public comment is a vital part of any planning process. Once a direction for the 2013 Master Planning process has been decided upon, the Planning Commission and Township Board will evaluate the type of public interaction which makes sense for what has been decided.

Below are some preparation questions which may help facilitate conversation in this meeting.

**Preparation Questions**

1. What do you view as the Township's greatest challenges for the next 5 years?
2. What kind of future do you see for the Township in 10 years?
3. What were the successes, in your opinion, of the 2008 Subarea Plan Process?
  - a. Is there anything which you would have liked to be done differently?
4. Do you feel that the Master Plan documents are still applicable in 2013?
  - a. If not, what about them do you feel should be addressed?
  - b. Do you think we need a complete rewrite, or should another subarea plan be created?
5. What areas of the Township do you think should be considered?

*-Dutton*

*-Cutlerville*

*-Corinth*

*-Kalamazoo Avenue Corridor*

*-The intersection of Kalamazoo and 68<sup>th</sup> Street*

*-The intersection of Kalamazoo and 84<sup>th</sup> Street*

*-Four Corners Area*

*-The intersection of 60<sup>th</sup> and Paterson*

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION  
FOR THE REGULAR MEETING HELD ON  
March 28, 2013  
AT THE GAINES CHARTER TOWNSHIP OFFICES  
8555 KALAMAZOO AVENUE SE  
CALEDONIA, MICHIGAN**

**I. CALL TO ORDER AND ROLL CALL.**

The meeting was called to order at 7:06 p.m. by Vice-Chair Tim Haagsma. A quorum was present.

**MEMBERS PRESENT:** Ted Essenburg, Tim Haagsma, Ronnie Rober, Lani Thomas

**MEMBERS ABSENT:** Robert DeWard, Connie Giarmo, Louis Waayenberg (*all with notice*).

**OTHERS PRESENT:** Don Hilton, Township Supervisor; Jeff Gritter, Township Engineer; David Waligora, Planner; Sandy Wiltzer, Recording Secretary

**II. CONSIDERATION OF MEETING AGENDA**

No changes, additions or deletions were made.

**III. CONSIDERATION OF MEETING MINUTES**

**MOTION:** By Ronnie Rober supported by Lani Thomas, to approve the minutes for the February 28, 2013 meeting as presented.

**Yes:** Ted Essenburg, Tim Haagsma, Ronnie Rober, Lani Thomas

**No:** None

**Abstain:** None

**MOTION CARRIED**

**IV. INQUIRY OF CONFLICT OF INTEREST**

None

**V. PUBLIC COMMENT ON NON-AGENDA ITEMS**

None

**VI. Advertised Public Hearings:**

- 1. 8769 East Paris Avenue SE** – Special Use Permit Request to construct a 1,440 square foot accessory building where a 4,000 square foot accessory building is present on the parcel of land. – *File No. 130306PB*

**IX. GENERAL DISCUSSION**

**1. 2013 Master Plan**

David Waligora stated that the Master Plan is required by State Law to be reviewed every five years by the Township. The Township currently has the 2002 Master Plan in place to direct development throughout the Township. In 2008 the Township with the assistance of LSL Planning updated the 2008 Master Plan by focusing on two subareas in the Township; the Dutton Sub-Area and the Corinth Sub-Area.

David Waligora stated that the first part of the process is to decide the extent to which the Township would like to approach the 2013 Master Plan review process. Choices include focusing on additional subarea plans, a complete rewrite of the 2002 Master Plan, or to continue using the current plan as is. Commission members felt strongly that due to the decline in the economy, the conditions in the Township are very similar to what they were in 2008 and that the 2002 Master Plan / 2008 Subarea Plans are still relevant today. David Waligora stated that should development conditions change in the Township, we have the option to revisit this process as needed and not just every five years.

Tim Haagsma asked if there were specific areas of interest the Planning Commission would like to address. The Division Avenue Corridor subarea was mentioned in past planning efforts and Jeff Gritter stated that despite the economic downturn, a substantial amount of commercial growth had taken place on Kalamazoo Avenue between 60<sup>th</sup> and 68<sup>th</sup> Streets. Mr. Gritter noted that this commercial area is starting to approach its capacity and that may begin to push development pressure into other areas of the Township for further Commercial development.

Other geographic areas of interest were the intersection of Kalamazoo Avenue and 84<sup>th</sup> Street, Kalamazoo Avenue and 68<sup>th</sup> Street, and areas along Division Avenue.

Jeff Gritter stated the Silver Line or Bus Rapid Transit (BRT) along Division Avenue would be breaking ground on the first station in April, 2013. The BRT will not be operational until the summer of 2014 but this may be a future influence on development patterns along the Division Avenue corridor. The Township should be very aware of this as this may generate the potential for redevelopment opportunities along this corridor.

The Planning Commission members present indicated a complete rewrite of the Master Plan is not needed this time, but would like to have the other Planning Commissioners who were unable to attend the March 2013 meeting give their input.

The goals and objectives defined on pages 59 – 61 of the 2002 Master Plan were discussed and were affirmed as still being the direction that the Township should pursue.

The following items were identified for future discussion:

1. Can something be done in the Master Plan that would help economic development?
2. Economic developers say that when high tech businesses look for communities to relocate too or expand in they are looking for where potential employees may reside. These potential employees that these businesses are pursuing are generally in the 24 to 35 age bracket with college educations and these people want to live in communities

with good pedestrian connections with easy access to work, shopping and entertainment. If we would like tech businesses to locate in GCT, do we need to think more in terms of providing zoning for areas where young workers want to live which includes entertainment, restaurants, etc...? What else can the Township do to encourage people to want to live in the Township? Pedestrian walkways should be encouraged along with other recreation opportunities.

3. The Planning Commission would like to encourage the Township Board to review those ordinances they feel may be preventing businesses from locating in GCT due to their restrictive nature. One ordinance discussed in the past has been the Liquor Control Ordinance.
4. Other development items noted during discussion were: Facilities to accommodate the needs of senior citizens, Higher Education Centers, increased Recreational Facilities, and Connected sidewalks?

Tim Haagsma stated that he will report to the Township Board that the Planning Commission would like their participation during the Master Planning process. The members present do not feel a total rewrite is necessary but perhaps an addendum detailing the discussion of the Planning Commission along with input from the Township Board. Tim Haagsma stated a full rewrite or an addendum would require Board approval.

Don Hilton attended the meeting and he suggested a joint Township Board / Planning Commission meeting late in May to ensure the two groups dovetail into the Board's intent for GCT.

For consideration: How much public input would we like to invite and / or need? David Waligora will research. An informal open house to obtain input from the community? Ted Essenburg asked what members of the Planning Commission felt the public attitude towards the Township is currently? If asked, they may mention the same things brought up in tonight's session. Public safety maybe and probably is a bigger issue than anything else mentioned for the Township in regards to future budgeting needs. If the citizens approve a public safety millage in the future it would free up monies to use for other purposes like sidewalks, bike trails, and other recreational opportunities. Ted Essenburg stated he feels we should take time to determine what the public wants.

## 2. Vern Verduin – Signage

David Waligora updated the Planning Commission on the events leading up to Mr. Verduin's court action relating to signs he has posted on semi-trucks parked on his property and visible from M-6. The issue was heard before Judge Servaas in the 63<sup>rd</sup> District Court on Friday, March 22 and subsequently at an additional hearing on Thursday, April 4. When the final ruling is issued David stated that it may have some effects on the current Zoning Ordinance that will need to be addressed.

## X. ADJOURNMENT.

**MOTION:** By Lani Thomas supported by Ronnie Rober to adjourn.

**Yes:** Ted Essenburg, Tim Haagsma, Ronnie Rober, Lani Thomas

**No:** None.

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION  
FOR THE REGULAR MEETING HELD ON  
April 25, 2013  
AT THE GAINES CHARTER TOWNSHIP OFFICES  
8555 KALAMAZOO AVENUE SE  
CALEDONIA, MICHIGAN**

**I. CALL TO ORDER AND ROLL CALL.**

The meeting was called to order at 7:05 p.m. by Chair Robert DeWard. *A quorum was present.*

**MEMBERS PRESENT:** Robert DeWard, Ted Essenburg, Connie Giarmo, Tim Haagsma,  
Lani Thomas

**MEMBERS ABSENT:** Ronnie Rober (*with notice*)

**OTHERS PRESENT:** Jeff Gritter, Township Engineer; David Waligora, Planner;  
Sandy Wiltzer, Recording Secretary

**II. CONSIDERATION OF MEETING AGENDA**

No changes, additions or deletions were made.

**III. CONSIDERATION OF MEETING MINUTES**

**MOTION:** By Tim Haagsma, supported by Connie Giarmo, to approve the minutes for the  
March 28, 2013 meeting as presented.

**Yes:** Robert DeWard, Ted Essenburg, Connie Giarmo, Tim Haagsma, Lani  
Thomas

**No:** None

**Abstain:** None

**MOTION CARRIED**

**IV. INQUIRY OF CONFLICT OF INTEREST**

None

**V. PUBLIC COMMENT ON NON-AGENDA ITEMS**

None

**VI. Development Review and Other Matters:**

1. **1545 Edgelnoll Drive SE** – Ken Watkins of Architectural Concepts. Updated site plan presentation for a proposed Goodwill Store. – *File No. 122112KW*

**2. Sign Ordinance Update** – Robert DeWard asked David to update the Commission members on legal action taken by Township resident Vern VerDuin before Judge Servaas in the 63<sup>rd</sup> District Court on Friday, March 22 and subsequently at an additional hearing on Thursday, April 4.

David Waligora stated the Township had cited Mr. VerDuin with a civil infraction for a political sign larger than allowed by ordinance. Mr. Verduin disputed the ticket in court, and won because it was found that the ordinance is unconstitutional, and allows for larger commercial signs than it does for political signs.

As of the April 25, 2013 Planning Commission meeting, Judge Servaas had not made a formal ruling. Mr. VerDuin's attorney provided a summary brief which was vague and if accepted by Judge Servaas would discard the entire sign section of the Zoning Ordinance. This is not acceptable to the Township. Crystal Morgan, the attorney representing the Township in this matter is working to have a more acceptable summary brief prepared. The Township's attorney, Cliff Bloom, from Bloom Sluggett Morgan is writing a clarifying document.

David Waligora stated the Township is waiting for Mr. Bloom's document and that it would correct the political sign statement.

Tim Haagsma asked if there was other wording in the Township's ordinance needing consideration and David said yes and he is working on preparing an amendment to address any part of the Ordinance affected by Judge Servaas' ruling as well as correct other parts of the sign section.

**3. 2013 Master Plan Update** - David Waligora stated The 2002 Master Plan is Gaines Charter Township's foundation. In 2008, the plan was amended. David understands another amendment may not take place and that a new Master Plan will need to be written.

Rob DeWard asked David Waligora for his recommendation on next steps. David stated that the 2002 Master Plan and 2008 Amendment are still effective documents today. David recommends that the Planning Commission revisit the Master Plan in 2015. The Silver Line or Bus Rapid Transit (BRT) system will have been in place, and the affect on the Township should be known at that time.

Rob DeWard stated the Planning Commission should have a general idea of what to recommend to the Township Board and asked what the expectation was for the planned joint meeting in May. Rob DeWard asked David Waligora to write an executive summary or a white paper on the Planning Commission's recommendation. (That workshop meeting will take place on June24, 2013.)

## **VIII. COMMITTEE REPORTS:**

### **1. Parks and Recreation Committee:**

The annual garlic mustard pull will be held on Saturday, May 4.

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION  
FOR THE REGULAR MEETING HELD ON  
May 23, 2013  
AT THE GAINES CHARTER TOWNSHIP OFFICES  
8555 KALAMAZOO AVENUE SE  
CALEDONIA MICHIGAN**

**I. CALL TO ORDER AND ROLL CALL.**

The meeting was called to order at 7:04 p.m. by Chairman Robert DeWard. A quorum was present.

**MEMBERS PRESENT:** Robert DeWard, Ted Essenburg, Connie Giarmo, Tim Haagsma, Ronnie Rober, Lani Thomas, Louis Waayenberg

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Jeff Gritter, Township Engineer; David Waligora, Township Planner, Sandy Wiltzer, Recording Secretary

**II. CONSIDERATION OF MEETING AGENDA**

David Waligora stated the Four Corners Profile Update received from LSL Planning (commissioned by Steelcase, Inc.) was made available to Commission members and can be added for discussion under Section VIII. Committee & Staff Reports.

**III. CONSIDERATION OF MEETING MINUTES**

**Motion:** By Tim Haagsma, supported by Louis Waayenberg to approve the minutes from the April 25, 2013 meeting as presented.

**Roll Call Vote**

**Yes:** Robert DeWard, Connie Giarmo, Tim Haagsma, Ronnie Rober, Lani Thomas, Louis Waayenberg

**No:** None

**Abstain:** None

**Motion:** Carried

**IV. INQUIRY OF CONFLICT OF INTEREST**

Ronnie Rober stated she lives in Crystal Springs and is a member of Stonewater Country Club, but it will not impact her decision making on item #1., presented in Section VII. Development Review and Other Matters.

**V. PUBLIC COMMENT ON NON-AGENDA ITEMS**

None.

*Note: Ted Essenburg arrived at 7:15 p.m.*

Chair DeWard stated that capping the number of billboards allowed might help in lawsuits. It might not help, but it certainly won't hurt either.

Chair DeWard asked if Mr. VerDuin would need to remove his signs if the revisions were included and approved. Mr. Waligora stated that Mr. VerDuin will not be required to do anything until he removes his sign. Any replacement would then be subject to current ordinance and rules in effect at the time.

**Motion:** By Ronnie Rober, supported by Connie Giarmo to set a public hearing for the June 27, 2013 Planning Commission to hear public comments about the revisions proposed to the sign chapter of the zoning ordinance.

**Yes:** Robert DeWard, Connie Giarmo, Tim Haagsma, Ronnie Rober, Lani Thomas, Louis Waayenberg

**No:** None

**Abstain:** None

**Motion:** Carried

**3. 2013 Master Plan Addendum** – Discussion and review of the draft document prepared by Planner Waligora in preparation for a joint Township Board and Planning Commission meeting scheduled for June 24, 2013.

David Waligora stated the Goals and Objectives in the existing plan continue to be relevant. In the document Commission Members received, David Waligora's updates to the Goals and Objectives appear in gray type.

Connie Giarmo asked if the Planning Commission would consider rewording goal 4 to be more expansive and include additional language regarding recreation rather than limiting the Township to what it currently states. Mrs. Giarmo stated it should be broader in its scope and the Township should seek other opportunities. Mr. Gritter stated that Goal 5 of the Master Plan addresses recreation more specifically and Goal 4 is about connections: sidewalks and trails. Ms. Giarmo restated that the Township should not lose focus and should stay open for other recreation opportunities.

Ms. Giarmo also stated that it would be beneficial to have a document showing what has been completed in the Township such as being able to cross over Division Ave., a parking lot has been completed for access to the M-6 trail. The document should show improvements and be updated as they are completed. Ms. Giarmo would like to see a "Winter Wonderland", which would support outdoor winter activities when the economy is better.

Chair DeWard asked for clarification on the need for a public hearing. Mr. Waligora suggested a break out group which would address community development. The Planning Commission discussed if there is a need to establish a new community survey to see if the community would support an increased mileage for further enhancements to the Township for parks and recreation opportunities.

Mr. Waligora suggested the joint meeting between the Planning Commission and the Township Board would establish expectations and a consensus. Mr. Waligora stated an outline had been attached to Planning Commission documents for review.

**4. Four Corners Profile Update**

Chair DeWard asked David Waligora to introduce the Four Corners Profile Update that had been provided to the Township by LSL Planning on behalf of Steelcase Inc. Mr. Waligora stated the first pages update demographics with current census data for the area. LSL Planning suggested the property described should remain industrial and that residential zoning should be extended to 92<sup>nd</sup> Street. Mr. Waligora stated he wanted the document to contain information on specific “land use”. The recommendation from the update for Gaines is not much different than what Gaines already has planned.

Chair DeWard asked if the study had been funded by Steelcase which Mr. Waligora stated it was.

Jeff Gritter stated the document comes out of a planning group that was formed a long time ago but that has not met in 10 years. This current document picks up where the previous group had been working. Their data provides a good snap shot for the four communities of Gaines, Caledonia, Kentwood and Cascade for the area around the M-6 and M-37 interchange. A large amount of land is available for development and the Update provides broad based recommendations on land use.

Chair DeWard stated he believed the group disbanded when Caledonia dropped out. Mr. Gritter stated Kentwood’s area is semi-developed and they have limited interest as they are nearly fully developed. Cascade is interested because they have vacant land available. Davenport University and Farmers Insurance are in Caledonia and are new uses or expanded uses that are having a big impact in this area. Caledonia’s lack of involvement is probably a part of the reason the group has not stayed together.

Jeff Gritter mentioned the section where major property holders are identified and that it would be a good resource document for the Township. He noted large tracks of land are available. This is a viable area in that it is located next to a major expressway and the airport. The airport continues to improve their facilities which could be a factor in new development activities in the four corners area.

Jeff Gritter stated that there are unknowns for the area that include what influence the continuing development of Davenport University will have on the area. Future needs for housing, restaurants, shopping and entertainment were included.

Ms. Giarmo asked if Caledonia has much commercial planned. Mr. Gritter believes that Meijer Corporation owns a large piece of the land in the vicinity of the interchange. They may develop this based on market conditions.

Chair DeWard asked Mr. Waligora what he needed from the Planning Commission to move forward on the joint meeting. Mr. Waligora asked members if they were

comfortable with the outline he had provided. David Waligora stated he would be giving the Township Board material prior to the meeting.

Mr. Haagsma suggested that all Planning Commission members read the document and be aware of its contents. The Township Board should also receive a copy.

**VIII. COMMITTEE REPORTS:**

1. **Parks and Recreation Committee** – Nothing to report. Garlic Mustard Pull did take place the first Saturday in May.
2. **Planners' Report** – David Waligora created a map of Prairie Wolf Park at the request of the Parks Committee which will correspond with the signs to be posted. On Monday, May 20, the Township Board passed an ordinance that all dogs on public land in the Township will need to be leashed. Chair DeWard asked what happens if a dog is in the park without a leash? David Waligora responded that they will first be informed of the policy, and perhaps then ticketed.

Mr. Haagsma stated the Water & Sewer committee has requested the Township Engineer to pursue extending public water down Dutton Industrial Drive. If the Township wants to be supportive of economic development having public utilities available is one measure that can assist in the development of vacant properties and it can enhance the value of these properties too..

**IX. GENERAL DISCUSSION:**

None.

**X. ADJOURNMENT.**

**Motion:** By Ted Essenburg, supported by Lani Thomas to adjourn.  
**Type of Vote:** Yeas/Nays  
**Yes:** Ted Essenburg, Connie Giarmo, Tim Haagsma, Ronnie Rober, Lani Thomas, Louis Waayenberg  
**No:** None  
**Abstain:** None  
**Motion:** Carried

Meeting adjourned at 9:10 p.m.

2013 Master Plan Discussion Items

The Gaines Charter Township Planning Commission is continually committed to establish harmonious land uses throughout the township and promote sound economic growth. This document is the product of discussion between the Planning Commission during the March and April 2013 Meetings in preparation for a joint Planning Commission and Township Board Meeting on June 24, 2013.

The consensus from the Planning Commission is that a complete rewrite of the Master Plan is not warranted at this time. This document will work to present updated information and recommendations for future development in the township, utilizing the current 2002 Master Plan and 2008 Sub-Area Plan as its initial framework.

Current Issues facing Gaines Charter Township as identified by the Planning Commission at the March 28, 2013 Meeting:

- Township commercial corridors are nearing capacity
- Vacant Industrial land may not be easily accessible for development.
- The attraction and retention of knowledge based workers through place making techniques.
- An aging population and their changing needs
- Lack of Economic Development in the Township
- Ordinances which may inadvertently hinder small business retention and economic growth.
- Establishing complete pedestrian connections and a potential need for increased recreational facilities.
- Engaging the residents of Gaines Township to determine their current attitude towards the Township through meetings and surveys.

Current 2010 Census Data Compared to 2006 Data

| <b>Category</b>         | <b>2006</b>   | <b>2010*</b>   |
|-------------------------|---|--|
| Population              | 23,950  | 25,146 (+4.7%)   |
| Median Age              | 32.5 years  | 34.8 years   |
| Median household Income | \$48,482  | \$ 54,146 (+10.5%)   |
| Median Family Income    | \$56,402  | \$63,600 (+12.8%)  |
| Racial Make-up          | 90.2% - Caucasian<br>5.3% – African American<br>2.1% - Asian<br>2.4% - Other ( <i>No specific Group over 2%</i> ) | 80.5% - Caucasian<br>9.3% – African American<br>5.6% - Other ( <i>No specific Group over 2%</i> )<br>4.6% - Asian  |
| Median House Hold Price | N/A   | \$162, 600   |
| Median Rent Price       | N/A   | \$728  |
| Education               | 85.6 % - High School or above.<br>21% - Bachelors or higher   | 90.7 % - High School or above.<br>39.6 % - Bachelors or Higher<br><br><i>High School- 27.8%</i><br><i>Associates- 9.4%</i><br><i>Bachelor- 20.5%</i><br><i>Masters- 9.7%</i> |

|            |     |   |
|------------|-----|---|
| Occupation | N/A | 22.2% - Education/HealthCare/Social Work<br>19.6% - Manufacturing<br>11.6% - Retail Trade<br>9.6 % - Professional/Management<br>8% - Finance/Insurance/Real Estate<br>6.4% - Arts/Recreation/Food Service<br>5.9% – Wholesale trade<br>4.6% – Construction<br><br>Total: 87.9% of Workforce<br>Total Employed (Age 16+): 11,427 |
|------------|-----|---|

*\*All information obtained from US Census Bureau, American Fact Finder*

Discussed Geographic Areas for Possible Subarea Plan Consideration

- Division Avenue between 60<sup>th</sup> Street and 76<sup>th</sup> Street
- Kalamazoo Avenue between 60<sup>th</sup> Street and 68<sup>th</sup> Street
- Kalamazoo Avenue at 84<sup>th</sup> Street
- Dutton Area (68<sup>th</sup> and Hanna Lake Avenue)
- Corinth Area (Division Avenue and 100<sup>th</sup> Street)
- Steelcase Properties (Sections 1 and 12)

In 2002 the current Master Plan was formally adopted to direct land use throughout the Township by establishing clear policy goals, implementation strategies, and identifying developmental boundaries for future land uses. Comments from Staff pertaining to each goal and objective are italicized.

**GOAL 1: To achieve a balance between the development of the Township preserving the natural features within the Township and the creation of quality housing stock which will continue to elevate Gaines Township as a premier community within the Grand Rapids metro area.**

*The balance discussed in this goal is apparent as there is clear distinction in the Township between developed areas (Mainly Sections: 2 – 11, 17, and 18) and the areas that preserve natural features and Gaines Township’s agricultural legacy. The 2008 Sub Area plan discussed various strategies which could be used to develop this goal further, such as, promoting clustered developments and tying in suburban development to parks and trails.*

1. Develop Township Ordinance and policies that will preserve and enhance the natural features of Gaines Township while permitting smart development of the Township.
2. Develop Township ordinances and policies that will establish design principals and requirements that create high quality residential and non-residential development that attempts to minimize negative impact to existing residents and natural features.

*These types of ordinances are discussed further in the 2008 Sub Area Plan as one of the main land use tools to establish areas of interest to attract the “New Economy” and “Knowledge-Based Worker” and should be discussed as ways to address any new commercial corridors and also in attracting new residents and business to the township.*

**GOAL 2: Coordinate design and development within the Township to insure that land uses are located in a compatible manner that meets the needs of the Township residents, preserves the natural features of the community, and promotes efficient land use.**

*This Goal is currently being achieved by the Future Land Use Plan and current zoning ordinance; however it inherently will be further supported by the efforts and achievements of Goal 1. Goal 1 and Goal 2 attempt to promote similar outcomes, and could be combined in the new document.*

1. Promote preservation of natural features and innovative land use concepts such as cluster developments by decreasing the density of dwelling units in outlying areas of the Township.
2. Encourage development of appropriate standards for transitions between incompatible non-residential uses and residential neighborhoods.
3. Encourage the retention of viable village centers that serve the convenience needs of the population within the trade area. Encourage a concentration of smaller, specialty type retail shops in established business areas and provide design criteria to promote walkability while maintaining the rural character of these commercial areas.
4. Provide planned areas within the Township for new commercial development for those types of commercial uses that cannot be located in the village centers and serve the regional market.
5. Provide opportunity for high-tech, fiber optic, medical facilities, and other similar types of uses promoting a diversity of the local and regional economic base and land use mix.

*These objectives are in part being achieved through the current zoning ordinance, which requires buffers in the form of increased setbacks and physical barriers between incompatible uses. The last three objectives should be discussed as they can be applied directly to the current situations facing the Township (as identified by the Planning Commission). Further developing upon these goals is possible through establishing new zoning language which promotes character and mixed compatible uses over the separation of all land uses, which is a common theme found in traditional or "Euclidean" zoning.*

**GOAL 3: Provide a comprehensive circulation system for the Township that provides appropriate access to all locations within the community in an efficient and effective manner.**

*Connectivity and complete streets are important tools when establishing an advanced community network. Staff recommends discussion upon what has been accomplished in the last ten years in regards to connectivity, the current efforts, and specific areas which we can focus our attention on in the upcoming years. In staff's opinion these are themes that were present in both the 2002 and 2008 documents, however may have not been explicitly directly stated.*

1. Develop policies for the creation of a comprehensive road network, which includes all necessary major and minor collectors to adequately service the arterial network and allow for multiple connections between Township destinations and beyond.
2. Improve roads that can provide truck access to the identified industrial areas, around residential areas, and principal shopping districts.

3. Require developments fronting on major arterials to create a secondary road network, which collects residential traffic and allows access to the arterial network at coordinated locations.
4. Participate in the exploration of alternative types of transportation systems for the benefit of the local and regional population base.

**GOAL 4: Provide recreational and transportation opportunities for the citizens and visitors of Gaines Township by developing an interconnected trail network throughout the Township. The Township Parks and Recreation Committee has developed a plan for the creation of a non-motorized transportation network throughout the Township.**

*Goals 3 and 4 speak to various modes of transportation, and like Goals 1 and 2 could be restated as a single comprehensive transportation goal. It is important to weight all modes of transportation equally, as a complete transportation grid requires all facets to be adequately addressed.*

1. Connect many of the parks, community facilities, and business districts with residential areas.
2. Connect existing trail segments and provide a link to regional trails for an integrated network.
3. Design trails for multiple users, including cyclists, walkers, in-line skaters, and cross-country skiers.

*The objectives in Goal 4 specify recreational and regional non-motorized transportation options. An additional objective should be discussed which would speak specifically to the promotion of a complete and connected sidewalk system; this objective would address the connectivity issues identified during the March 2013 Planning Commission meeting.*

**GOAL 5: To provide residents with quality and necessary infrastructure, recreational, educational, and public safety services in the appropriate locations to insure efficient and effective service for all residents of Gaines Township.**

*Part of this Goal was discussed in 2011, when the Township participated in a complete Strategic Planning Session. At that time, the idea was discussed on surveying residents to assess the desire for increased mileages to support an active recreational and safety system. The Township has contracted for increased police protection through appropriations out of the General Fund. Discussion should ensue on reestablishing the work of the Strategic planning session and actively pursuing a citizen survey to reveal support for paying for increased services, among other issues pertinent to the Township.*

1. Provide public and private sites for recreation together with a variety of facilities to accommodate Township residents.
2. Provide a system of community facilities designed for education, recreation, health-care, and police-fire protection. Locate the facilities to balance convenience to users, cost efficiency, and compatibility with surrounding areas.

3. Develop a community facility plan for the entire Township, which will attempt to ensure all future residents will be provided with service in all appropriate locations.

**GOAL 6: To insure that all development within Gaines Township is designed and maintained to the highest quality, which will minimize the impact on the existing natural resources while at the same time enhance those resources and develop a cohesive image for the community.**

*This Goal is best reflected in the land use implementation strategies identified in the 2008 Sub-area plan. Although the plan specifically referenced the Dutton and Corinth areas, the themes should be applied to the Township as a whole when discussing planning for the future.*

1. Require residential development to be visually attractive, and environmentally responsible.
2. Encourage businesses to improve and maintain their properties in a manner that promotes the aesthetic appearance of the district.
3. Maintain and improve the public infrastructure within the village centers and neighborhoods such as sidewalks, lighting, parking, and other amenities.
4. Develop standards for non-residential land uses, which will require a high quality of design and mitigate any negative impacts those uses will have on any adjacent residential areas.
5. Develop standards that emphasize and maintain a unique character within each of the village centers.
6. Preserve the natural character and design of the land in the Township to enhance the Township's development opportunities.

*The apparent themes of these stated objectives reflect a desire in 2002 to approach a new type of zoning ordinance or establish design principles that set a design standard for future development. The 2008 Subarea plan specifically references Form Based Codes and Overlay Districts as tools we as a Township can use to implement these objectives.*

# FOUR CORNERS PROFILE UPDATE

**MAY 2013**



Completed with assistance from LSL Planning, Inc.



May 2013

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## **Purpose**

When this Four Corners Profile was last prepared in 1998, there were several pressing issues facing the land adjacent and surrounding industrial properties in southeastern Kent County. Major improvements such as the M-6 South Beltline Highway, airport expansion, and extension of utilities have altered the built environment and prompted major changes in the character and appearance of the communities of Gaines Township, Cascade Township, Caledonia Township, and Kentwood.

The purpose of this report is to provide an update of current and anticipated conditions such as:

- demographic information
- regional influences
- property ownership
- existing land use
- future land use

Since the last study was completed 15 years ago, two censuses have been conducted, providing a clear set of trends and shifts in the demographic make up of the Four Corners communities. This report highlights key demographic characteristics and trends and provides a comparison of the Four Corners communities with other jurisdictions. Regional influences are also explained to provide a context to the major factors driving land use and demographic shifts across the region and their respective impacts.

Existing land use provides a snapshot of how land is being utilized (the activity occurring on the land) as well as land cover. Zoning gives an indication of which activities are permissible in certain areas, ultimately determining what can and cannot be done on individual parcels of property. Property ownership goes a step further in showing who owns property, how much, and where.

The final aim of this report is to suggest what may lie ahead for land development in the region. Future land use plans from each community are synthesized to determine the communities' desired objectives and their guides for land use decisions. This composite is contrasted with an alternative future land use scenario prepared by LSL which offers a different perspective.

## **Character**

The area ranges from heavy industrial uses to low-density residential subdivisions. Commercial uses border the area along with a university in close proximity. This very fine mixture of land uses creates an interesting dynamic which is important to understand.

Construction of the M-6 Highway has stimulated a shift in land use as land surrounding the highway has become much more accessible, increasing mobility for commercial product, freight, and commuters. This increased accessibility has allowed individuals and families to reside in certain locations near new centers of employment.

The interchange of Broadmoor Avenue and the South Beltline Highway can best be described as a major employment and transportation center. Several large manufacturing and service uses are located in the area providing many residents








*As urban services extend, once rural areas in SE Kent County are giving way to suburban subdivisions*





# MAP 1 Study Area



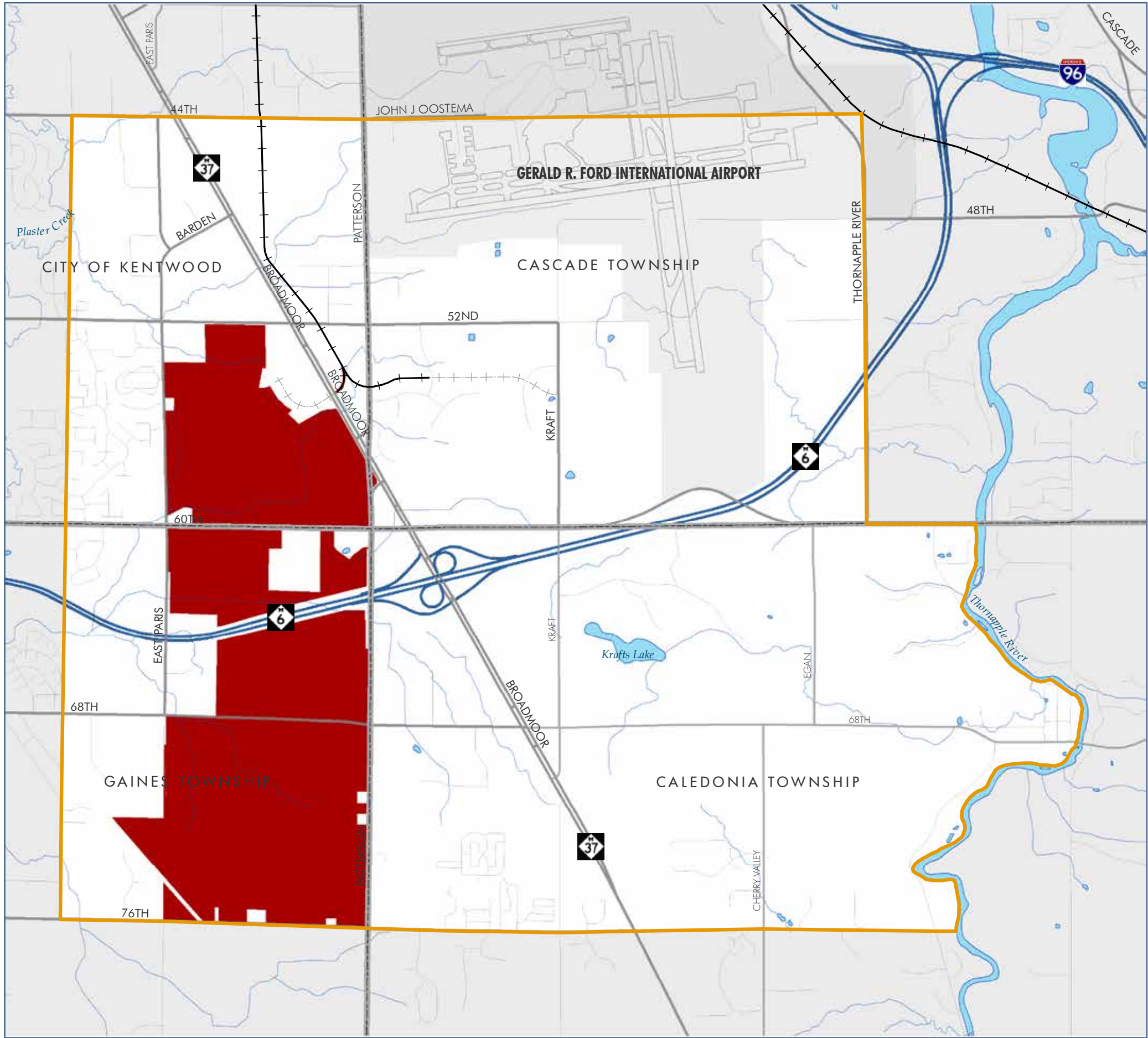
Steelcase  
Sub-Area Study  
Kent County, Michigan

-  Study Area
-  Municipalities
-  Steelcase Property
-  Water
- Roads
  -  Highways
  -  Major Arterials
  -  Minor Arterials
  -  Collectors
  -  Local
- Railroads
  -  Active
  -  Under-utilized/abandoned

3/27/13

Data Sources: MCGI, REGIS, Kent County GIS

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with high-paying employment opportunities. In addition, airport growth and the emergence of concentrated retail activity have stimulated residential development.

### ***Geographic Area***

This report analyzes conditions and trends at two levels: a region-wide or community level which looks at all four communities as a whole (Cascade, Caledonia, Gaines, and Kentwood) and a more focused study area which was used in the previous 1998 study. The Four Corners study area is roughly determined by 44th St. to the north, 76th St. to the south, the Thornapple River to the east, and Hammond Ave. extended north as the western boundary. A map detailing the study area can be found on the preceding page.

## ***Gerald R. Ford Int'l Airport***

The Gerald R. Ford International Airport, established in 1963, provides passenger, general aviation, and air freight service to the Grand Rapids metropolitan area and beyond. The airport is not expected to expand its boundaries and has confirmed that its current facilities are expected to meet both passenger and freight increases beyond 2025. The airport is capable of facilitating in excess of 300 million pounds of freight, three times the current 100 million pounds, without major improvements or expansions to the site. While the current 3 million passengers annually had been expected to increase to just fewer than 4 million passengers by 2025, the recent announcement of another low-fare carrier adding routes to and from Grand Rapids caused the projections to be revised upward to slightly less than 5 million passengers annually. Adjacent industrial and service based activities that rely on the speed of air transportation can utilize this asset and its close proximity to the study area to achieve an advantage over rival entities outside of the Four Corners area.

## ***South Beltline (M-6)***

With the opening of the M-6 in 2004, east/west travel efficiency was greatly improved. This expressway provides a direct link to I-96, I-196 and US-131. Previously, truck traffic had to navigate county roadways from the study area a substantial distance before reaching a US expressway or Interstate route. The distance between the M-6/M-37 interchange is approximately 4.5 miles from I-96, 7.5 miles to US-131 and 15.5 miles to I-196. The location of the route also had a great impact on residential development. As M-6 provided more efficient access for trucks and business travel, it also reduced commuting time for residents of Gaines and Caledonia, in particular.

## ***Highway Interchanges***

The location of interchanges at Kalamazoo Avenue and M-37 has not only increased access and transportation efficiency to the Four Corners region, but has also created nodes of increased activity and development. Since 2004, the M-6/Kalamazoo interchange has grown from vacant and underutilized land to a regional commercial and retail node. As a result of the location of the Meijer supercenter, many other retail businesses have rushed to this area, servicing sectors of all four communities. Consequently, the location of this commercial concentration has diluted the likelihood for further big box regional retail nearby. The composite Future Land Use map (Map 8 on page 33) identifies a substantial commercial node at the M-6/M-37 interchange. However, with the success of the M-6/Kalamazoo commercial area it is highly unlikely that there is sufficient residential development or demand to sustain another such large commercial concentration at the M-6/M-37 interchange. (See the alternate Future Land Use Map and analysis for additional information.)

## ***Public Utilities***

The location of public water and sanitary sewer systems plays a major role the location and intensity of land development. The Four Corners region is well served by both public water and sewer facilities. The City of Grand Rapids has worked with both Kentwood and Cascade to extend infrastructure into these communities. As depicted on the Existing Land Use Maps 4 & 5, these areas have the most intense development and contain the most industrial and non-residential land uses.

The Byron-Gaines Utility Authority has also been active in extending water and sewer lines from Grand Rapids whose sewer can be extended to 76th Street in Gaines. Areas south of 76th Street can be served by the City of Wyoming system. Although sanitary sewer can be extended to serve the majority of Gaines, the system is currently concentrated along the northern and western boundaries of the community. Not surprisingly, this is also the location of the most dense development and non-residential land use. Small private neighborhood systems previously dominated Caledonia; however, the community is working to integrate these into one larger community wide system.



*South Beltline (M-6) Highway*



*Commercial retail near Kalamazoo Ave.  
and South Beltline Highway*



*M-6/M-37 interchange*

For purposes of this report, all parcels greater than 25 acres were identified and analyzed by ownership in the four communities. Parcels were then separated into two categories: “developed” and “undeveloped.” Partially developed properties or those exhibiting a reasonable capacity for additional or continued development were classified as “undeveloped.” These properties are mapped on the ensuing pages. Each parcel larger than 25 acres is labeled with an identification number corresponding to ownership information found in Appendix D: All Property Owners (Region).

The majority of large parcels are found in southern Gaines and Caledonia townships (darkest green or blue in Map 2). These areas are still predominantly rural and are in some form of agricultural use (more information on land use can be found in the Land Use Scenarios section on page 25 of this document). While the three townships still contain substantial undeveloped areas, Kentwood, as a first-ring suburb, is reaching its build-out with relatively little land available for greenfield development.

### ***Developed Property***

Among developed properties, Kent County and Steelcase are the largest property owners in the region by far. Kent County holds over 2,400 acres, much of which is the airport, parks, and other public lands. Steelcase currently holds approximately 1,500 acres, all contiguously located near the Four Corners. Many of the major developed properties are owned by development and holding companies such as Saskatoon Golf Club, Inc. (307 acres), Quail Ridge Land Co. LLC (275 acres), DDM Development Co. (132 acres), and Watermark Holdings (131 acres). These types of enterprises comprise the top share of land owners throughout the region.

There are also a few notable major land owners engaged in mining operations; Cherry Valley Development, LLC (188 acres) and Michigan Materials & Aggregates Co. (256 acres). Several major public/quasi-public institutions have a stake in the area, as well. Kentwood Public Schools (186 acres), Calvin College (143 acres), and Cascade Charter Township (81 acres) have significant holdings. A full list of major developed property owners can be found in Appendix A.

### ***Undeveloped Property***

Compared to the 100 large developed parcels in the Four Corners region, there are nearly 600 undeveloped parcels. Similar to the list of major development property owners, Appendix B contains a list of the top undeveloped property owners. Foremost Insurance, located adjacent to the Steelcase property to the east, has a large amount of land (about 450 acres) available for development. This is an example of a property which is partially developed yet has a great deal of room to expand. Many of the top undeveloped property owners are once again public agencies such as Kent County, Michigan Dept. of Transportation, Kent County Road Commission, and the municipal agencies; however, there are a number of private property owners, as well.

Aside from the airport, Foremost Insurance is the largest land holder in the immediate area (other than Steelcase). However, there are several other major players located in close proximity. The Hersee Corporation holds 94 acres just south of the Foremost Insurance property along 68th Street, just east of Broadmoor Ave. The Hersee property is currently in agricultural production.

# MAP 2 Parcels

Steelcase  
Sub-Area Study  
Kent County, Michigan

Large Parcels (>25 ac)

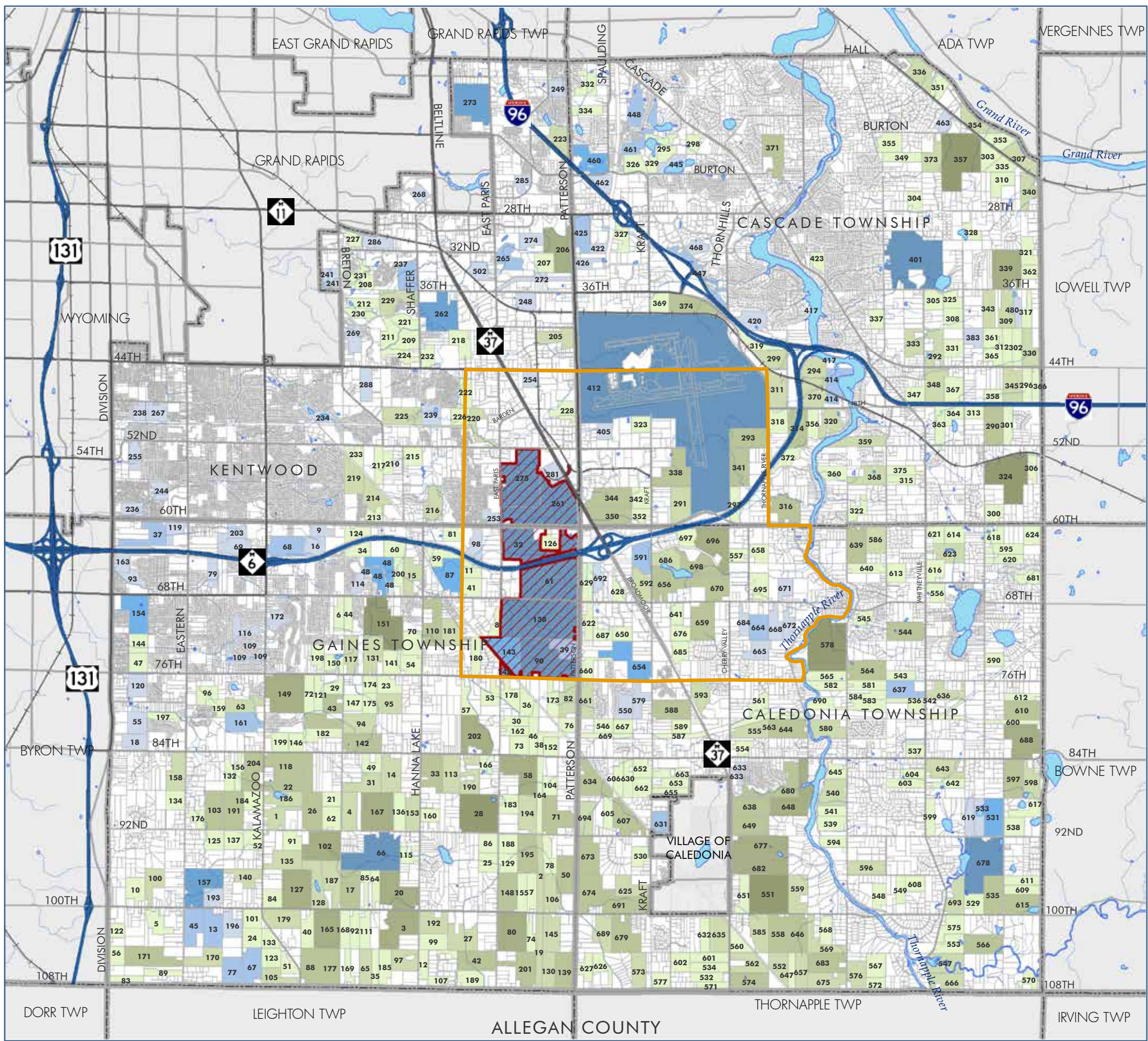
| Developed | Acres        | Undeveloped |
|-----------|--------------|-------------|
|           | 25 - 49.9    |             |
|           | 50 - 74.9    |             |
|           | 75 - 99.9    |             |
|           | 100 - 149.9  |             |
|           | 150 and over |             |

- Study Area
- Municipal Boundaries
- Steelcase Property

3/27/13

0 0.5 1 2 Miles

Data Sources: MCGI, REGIS



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# MAP 3 Property Ownership

Steelcase  
Sub-Area Study  
Kent County, Michigan

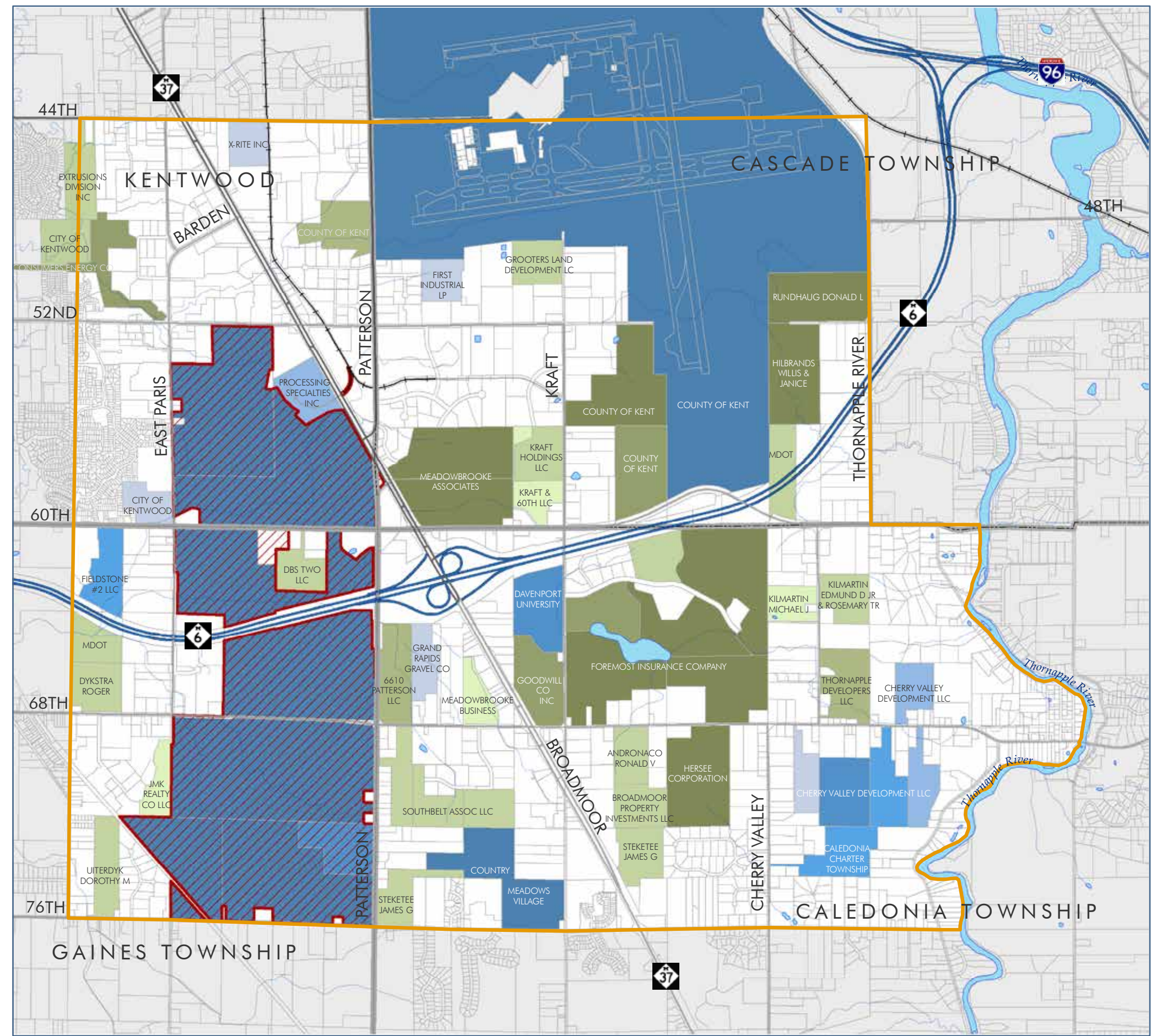
Large Parcels (>25 ac)

| Developed | Acres       | Undeveloped |
|-----------|-------------|-------------|
|           | 25 - 29.9   |             |
|           | 30 - 39.9   |             |
|           | 40 - 49.9   |             |
|           | 50 - 74.9   |             |
|           | 75 and over |             |

- Study Area
- Municipal Boundaries
- Steelcase Property

3/27/13

Data Sources: MCGI, REGIS, Kent County GIS



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Meadowbrooke Associates is another important property owner with 88 acres of undeveloped farmland at the northeast corner of 60th St. and M-37/Broadmoor Ave. Meadowbrooke also holds another 77 acres just adjacent and to the north of that property. An entity named 6610 Patterson LLC holds 50 acres just east of the property, southwest of the M-6/M-37 interchange. This property is currently zoned for commercial.

Southbelt Assoc. LLC owns two parcels totaling 60 acres which surround the industrial development along Southbelt Drive. Currently, this property does contain some industrial development; however, the property is mostly vacant. Major utilities and road infrastructure have been placed on the site, and it is reasonable to assume additional industrial activity will follow some time in the future.

Private individuals have a number of properties in the study area, as well. These are typically trusts and farm families. The Hilbrand's own nearly 80 acres just south and east of the airport, as do the Rundhaug's. James Steketee is another individual who holds several properties next to and along Broadmoor Avenue.

Map 3 on page 11 shows of all parcels larger than 25 acres and their respective owners located in the study area. Additional property ownership information for the study area can be found in Appendix C.



*Undeveloped properties for sale near the M-37/M-6 interchange*

## Population

Not surprisingly, the four communities comprising the study area have undergone major demographic shifts over the course of 15 years since the 1998 update of the Four Corners profile. Since the 1990 Census, the study area communities have each increased population at substantially greater rates than the neighboring cities of Wyoming and Grand Rapids, or even Kent County and the state. Figure 1 below illustrates the 20 year population trend from 1990 to the most recent Census in 2010.

**FIGURE 1: Total Population**

|              | 1990      | 2000      | # change<br>(1990-2000) | % change<br>(1990-2000) | 2010      | # change<br>(2000-2010) | % change<br>(2000-2010) |
|--------------|-----------|-----------|-------------------------|-------------------------|-----------|-------------------------|-------------------------|
| Caledonia    | 6,254     | 8,964     | 2,710                   | 43.3%                   | 12,332    | 3,368                   | 37.6%                   |
| Cascade      | 12,869    | 15,107    | 2,238                   | 17.4%                   | 17,134    | 2,027                   | 13.4%                   |
| Gaines       | 14,533    | 20,112    | 5,579                   | 38.4%                   | 25,146    | 5,034                   | 25.0%                   |
| Kentwood     | 38,193    | 45,255    | 7,062                   | 18.5%                   | 48,707    | 3,452                   | 7.6%                    |
| Wyoming      | 63,891    | 69,368    | 5,477                   | 8.6%                    | 72,125    | 2,757                   | 4.0%                    |
| Grand Rapids | 188,335   | 197,800   | 9,465                   | 5.0%                    | 188,040   | (9,760)                 | -4.9%                   |
| Kent County  | 500,631   | 574,335   | 73,704                  | 14.7%                   | 602,622   | 28,287                  | 4.9%                    |
| Michigan     | 9,295,297 | 9,938,444 | 643,147                 | 6.9%                    | 9,883,640 | (54,804)                | -0.6%                   |

Source: US Census Bureau

With favorable economic conditions, each community experienced significant rates of growth in the decade between 1990 and 2000. This growth was nearly replicated in the following decade though the trend did slow slightly, likely owing to the recessionary period during the latter half of the decade. Despite the economic slowdown, however, from 2000 to 2010 Caledonia, Gaines and Cascade Townships all experienced double-digit population growth.

Since 1990, Caledonia nearly doubled its population, adding over 6,000 residents. Gaines Township also saw rapid increases in the last two decades, with a total increase of about 10,000 new residents since 1990, and experienced the greatest numerical increase (5,034 residents) since 2000. Gaines' increase since 2000 was partly aided by the construction of the South Beltline (M-6), running through the northern portion of the township.

While Kentwood experienced large increases in population between 1990 and 2000 (18.5%), the trend was more modest (7.6%) between 2000 and 2010. This relatively modest growth may be attributed to the economy, but is also likely due to Kentwood's dwindling availability of land for residential development. Unlike the three adjoining townships, Kentwood is a maturing suburb approaching "build-out."

Understanding past trends is an important part of developing a realistic assessment of future population figures and their probable impact on land use. According to the West Michigan Regional Planning Commission, the four communities are all expected to continue to experience growth, though at varying rates.

Medium projections show Gaines adding another 7,000 residents by the year 2020 and reaching nearly 40,000 by 2030 (58.1%). Projections indicate Cascade and Kentwood may experience growth at a more modest rate over the next 20 years, 41.3 percent and 30.6 percent, respectively. Caledonia could see the highest percentage increase at 68.3 percent. Figures detailing these population projections are illustrated on the next page.

FIGURE 2: Population Trends and Projections through 2030 for Kent County

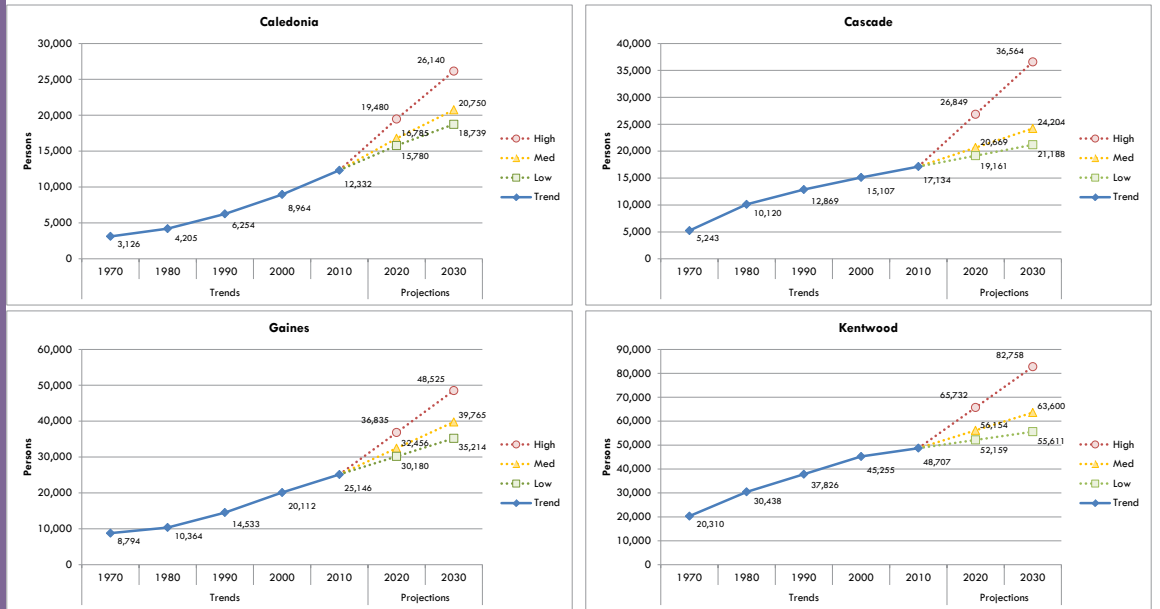
| Cities                                     | Trends        |               |               |               |                | Projections    |                |                |                |                |                |                |                |                |                |                |                |
|--|---------------|---------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|  | 1970          | 1980          | 1990          | 2000          | 2010           | 2015           |                |                | 2020           |                |                | 2025           |                |                | 2030           |                |                |
|  |               |               |               |               |                | Low            | Med            | High           | Low            | Med            | High           | Low            | Med            | High           | Low            | Med            | High           |
| Grand Rapids                               | 197,649       | 181,843       | 189,126       | 197,800       | 188,040        | 183,160        | 186,752        | 186,897        | 178,280        | 185,464        | 185,755        | 173,400        | 184,176        | 184,612        | 168,520        | 182,888        | 183,469        |
| <b>Kentwood</b>                            | <b>20,310</b> | <b>30,438</b> | <b>37,826</b> | <b>45,255</b> | <b>48,707</b>  | <b>50,433</b>  | <b>52,430</b>  | <b>57,220</b>  | <b>52,159</b>  | <b>56,154</b>  | <b>65,732</b>  | <b>53,885</b>  | <b>59,877</b>  | <b>74,245</b>  | <b>55,611</b>  | <b>63,600</b>  | <b>82,758</b>  |
| Wyoming                                    | 56,560        | 59,616        | 63,891        | 69,368        | 72,125         | 73,504         | 74,153         | 74,606         | 74,882         | 76,182         | 77,087         | 76,261         | 78,210         | 79,568         | 77,639         | 80,239         | 82,049         |
| <b>Caledonia</b>                           | <b>3,126</b>  | <b>4,205</b>  | <b>6,254</b>  | <b>8,964</b>  | <b>12,332</b>  | <b>14,301</b>  | <b>14,803</b>  | <b>16,151</b>  | <b>15,780</b>  | <b>16,785</b>  | <b>19,480</b>  | <b>17,260</b>  | <b>18,768</b>  | <b>22,810</b>  | <b>18,739</b>  | <b>20,750</b>  | <b>26,140</b>  |
| <b>Cascade</b>                             | <b>5,243</b>  | <b>10,120</b> | <b>12,869</b> | <b>15,107</b> | <b>17,134</b>  | <b>18,148</b>  | <b>18,902</b>  | <b>21,991</b>  | <b>19,161</b>  | <b>20,669</b>  | <b>26,849</b>  | <b>20,175</b>  | <b>22,437</b>  | <b>31,706</b>  | <b>21,188</b>  | <b>24,204</b>  | <b>36,564</b>  |
| <b>Gaines</b>                              | <b>8,794</b>  | <b>10,364</b> | <b>14,533</b> | <b>20,112</b> | <b>25,146</b>  | <b>27,663</b>  | <b>28,801</b>  | <b>30,991</b>  | <b>30,180</b>  | <b>32,456</b>  | <b>36,835</b>  | <b>32,697</b>  | <b>36,110</b>  | <b>42,680</b>  | <b>35,214</b>  | <b>39,765</b>  | <b>48,525</b>  |
| Kent County                                | 411,044       | 444,506       | 500,631       | 574,335       | 602,622        | 616,766        | 634,834        | 664,760        | 630,909        | 667,047        | 726,899        | 645,053        | 699,259        | 789,037        | 659,196        | 731,472        | 851,176        |
| <b>TOTAL</b><br>(Four Corners communities) | <b>37,473</b> | <b>55,127</b> | <b>71,482</b> | <b>89,438</b> | <b>103,319</b> | <b>110,545</b> | <b>114,936</b> | <b>126,353</b> | <b>117,280</b> | <b>126,064</b> | <b>148,896</b> | <b>124,017</b> | <b>137,192</b> | <b>171,441</b> | <b>130,752</b> | <b>148,319</b> | <b>193,987</b> |

Source: West Michigan Regional Planning Commission; U.S. Census of Population

Notes: Projections are based on trends (10, 20, 30, & 40 year percent and numeric change)

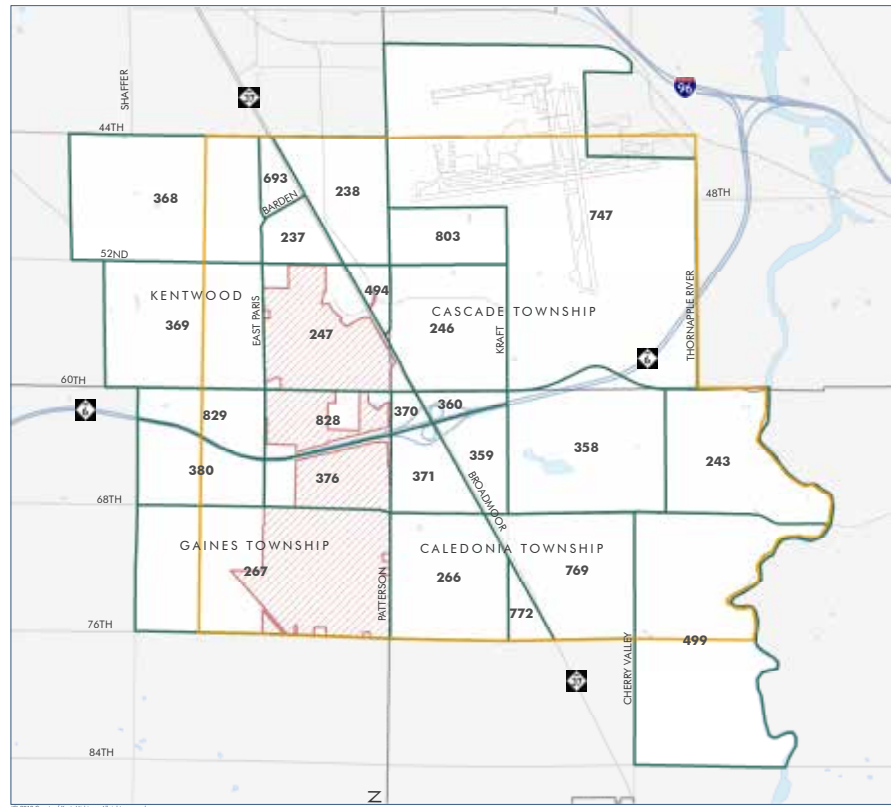
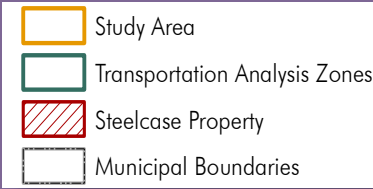
"High" projections based on 40-year (1970-2010) percentage change trends and "low" projections based on 10-year (2000-2010) numeric change trends

FIGURE 3: Population Trends and Projections (1970 to 2030)



Source: West Michigan Regional Planning Commission

More detailed projections can be obtained from the Grand Valley Metropolitan Council's 2035 Long Range Transportation Plan which contains projections for population, employment, and dwelling units by Transportation Analysis Zone (TAZ) throughout the Grand Rapids metropolitan region. TAZs are smaller units of geography typically containing no more than 3,000 people and are constructed based off the US Census Bureau's census block geography. On the next page is a map of the study area with corresponding TAZs and population, dwelling unit, and employment projections for each zone.



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 This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for completeness or usefulness accuracy and should be verified through other means. Users of the GIS information assume all liability for the accuracy of any particular project. Any duplication is prohibited under copyright laws and the Digital Access to Public Resources Act, PA 402 of 1996, as amended.

FIGURE 4: Population Projections by Transportation Analysis Zone

| Traffic Zone  | 2009         |               |                | 2014         |               |                | 2018         |               |                | 2025          |               |                | 2035          |               |                |
|---------------|--------------|---------------|----------------|--------------|---------------|----------------|--------------|---------------|----------------|---------------|---------------|----------------|---------------|---------------|----------------|
|               | Population   | Employment    | Dwelling Units | Population   | Employment    | Dwelling Units | Population   | Employment    | Dwelling Units | Population    | Employment    | Dwelling Units | Population    | Employment    | Dwelling Units |
| 243           | 461          | 52            | 180            | 474          | 53            | 185            | 485          | 54            | 189            | 504           | 55            | 196            | 547           | 59            | 213            |
| 358           | 86           | 1,732         | 26             | 89           | 1,891         | 26             | 91           | 2,018         | 27             | 94            | 2,241         | 28             | 102           | 2,750         | 30             |
| 246           | 37           | 3,182         | 11             | 38           | 3,244         | 11             | 38           | 3,294         | 11             | 39            | 3,382         | 11             | 42            | 3,582         | 12             |
| 247           | 8            | 264           | 5              | 8            | 577           | 5              | 8            | 827           | 5              | 8             | 1,264         | 5              | 8             | 2,264         | 5              |
| 494           | -            | 60            | -              | -            | 61            | -              | -            | 62            | -              | -             | 64            | -              | -             | 68            | -              |
| 371           | 26           | 49            | 8              | 27           | 112           | 8              | 27           | 163           | 8              | 28            | 252           | 8              | 31            | 455           | 9              |
| 267           | 590          | 606           | 189            | 840          | 618           | 269            | 1,040        | 627           | 333            | 1,390         | 644           | 445            | 2,191         | 682           | 701            |
| 238           | 1            | 5,496         | 1              | 1            | 5,551         | 1              | 1            | 5,595         | 1              | 1             | 5,671         | 1              | 1             | 5,847         | 1              |
| 376           | 46           | 239           | 16             | 51           | 244           | 17             | 55           | 247           | 19             | 63            | 254           | 21             | 79            | 269           | 27             |
| 829           | 546          | 10            | 233            | 609          | 10            | 259            | 659          | 10            | 281            | 747           | 11            | 318            | 948           | 11            | 404            |
| 369           | 2,031        | 255           | 1,162          | 2,092        | 260           | 1,196          | 2,141        | 264           | 1,224          | 2,226         | 271           | 1,273          | 2,422         | 287           | 1,385          |
| 266           | 811          | 368           | 319            | 835          | 375           | 328            | 853          | 381           | 335            | 886           | 391           | 348            | 962           | 414           | 378            |
| 499           | 797          | 117           | 263            | 820          | 119           | 270            | 839          | 121           | 276            | 871           | 124           | 287            | 945           | 132           | 311            |
| 368           | 1,981        | 1,828         | 680            | 2,149        | 1,864         | 737            | 2,284        | 1,893         | 784            | 2,520         | 1,943         | 865            | 3,058         | 2,058         | 1,049          |
| 693           | 5            | 1,056         | 2              | 5            | 1,077         | 2              | 5            | 1,093         | 2              | 5             | 1,122         | 2              | 5             | 1,189         | 2              |
| 237           | 2            | 1,048         | 1              | 2            | 1,069         | 1              | 2            | 1,085         | 1              | 2             | 1,114         | 1              | 2             | 1,180         | 1              |
| 747           | 79           | 1,452         | 25             | 80           | 1,481         | 25             | 82           | 1,503         | 25             | 84            | 1,543         | 26             | 89            | 1,634         | 28             |
| 769           | 184          | 64            | 53             | 189          | 65            | 54             | 194          | 66            | 55             | 201           | 68            | 57             | 218           | 72            | 62             |
| 772           | 6            | 1             | 3              | 6            | 1             | 3              | 6            | 1             | 3              | 6             | 1             | 3              | 7             | 1             | 3              |
| 359           | 12           | 49            | 3              | 12           | 97            | 3              | 13           | 135           | 3              | 13            | 202           | 3              | 14            | 355           | 3              |
| 360           | 26           | 7             | 8              | 27           | 7             | 8              | 27           | 7             | 8              | 28            | 7             | 8              | 31            | 8             | 9              |
| 370           | 12           | -             | 4              | 12           | 8             | 4              | 13           | 14            | 4              | 13            | 25            | 4              | 14            | 50            | 4              |
| 380           | 682          | 428           | 296            | 734          | 436           | 318            | 776          | 443           | 336            | 849           | 455           | 368            | 1,015         | 482           | 440            |
| 828           | 45           | 211           | 13             | 50           | 293           | 14             | 54           | 359           | 15             | 62            | 474           | 17             | 78            | 738           | 22             |
| 803           | -            | 944           | -              | -            | 963           | -              | -            | 977           | -              | -             | 1,003         | -              | -             | 1,063         | -              |
| <b>TOTALS</b> | <b>8,474</b> | <b>19,518</b> | <b>3,501</b>   | <b>9,150</b> | <b>20,476</b> | <b>3,744</b>   | <b>9,693</b> | <b>21,239</b> | <b>3,945</b>   | <b>10,640</b> | <b>22,581</b> | <b>4,295</b>   | <b>12,809</b> | <b>25,650</b> | <b>5,099</b>   |

Source: Grand Valley Metropolitan Council, 2035 Long Range Transportation Plan (REM projections)

The most recent 2009 figure estimates approximately 8,474 residents in the study area in 3,500 dwelling units. Most notably, the study area provides employment to nearly 20,000 workers. As the four surrounding communities continue to grow around the M-6/M-37 interchange, continued residential, office, industrial, and commercial development is likely to occur. Grand Valley Metropolitan Council expects by 2035 another 4,400 residents in 1,500 dwelling units will make their way to the study area surrounding the interchange. The Long Range Transportation Plan also calls for another 6,100 jobs to be added to the area. Change of this intensity will undoubtedly have a drastic effect on land use and traffic in the area surrounding the M-6/M-37 interchange.

# Age

Nation-wide trends show that communities across the country are getting older. Life-expectancy rates are increasing, while household and family sizes continue to get smaller. These trends are holding true for the four communities as well. The median age of residents has steadily increased each decade (see Figure 5). Caledonia and Cascade are notably older than Kentwood and Gaines, as well as Kent County figures. While each community is aging, there is a stark difference in age profile. Figure 6 in the margin column illustrates this difference. Caledonia and Cascade are very similar in that both communities have a large number of school-aged children and parents between the ages of 40-60. In these communities, it is quite common for children to reach adulthood and seek educational or employment opportunities elsewhere, leaving a major gap of 18-30 year olds (20 to 29 year olds comprise less than 10% of the population in both communities, whereas 45-54 year olds are nearly 20%). This trend has been amplifying over the last 20 years.

Conversely, age cohorts in Gaines and Kentwood are much more evenly distributed. These communities tend to cater more to younger adults with greater job opportunities and greater affordability for first-time home buyers. The 20-29 year old age bracket makes up nearly 14% of the population in Gaines and 16% for the same demographic in Kentwood. These communities have changed drastically from having similar patterns to Cascade and Caledonia in the 1990s and 2000s to now exhibiting a more even mix of all age groups.

# Race and Ethnicity

As mentioned in the previous section, the study area communities are becoming more diverse, racially and ethnically as well. Kent County as a whole has seen a significant change in its racial and ethnic composition. Caledonia and Cascade have changed little since Census 2000. Gaines and Kentwood have changed rather dramatically, seeing significant increases in Hispanic and African-American populations (see Figure 7 below)

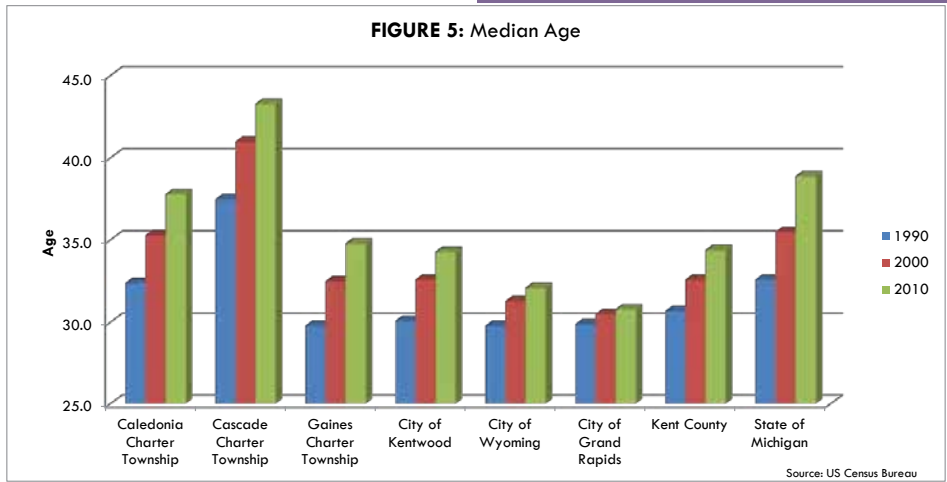


FIGURE 6: Population by Age

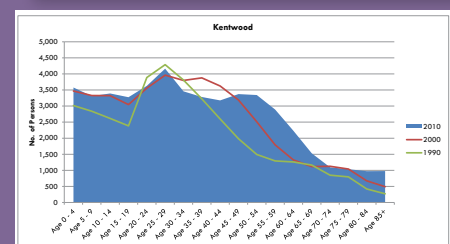
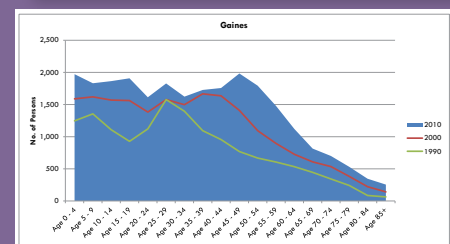
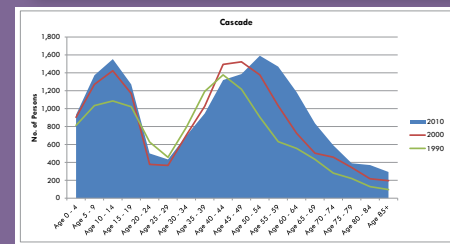
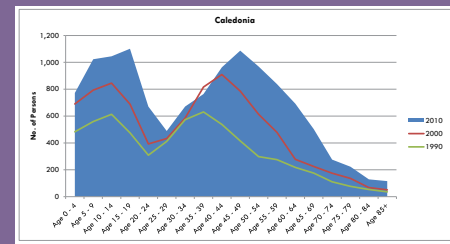


FIGURE 7: Race and Ethnicity (1990-2010)

|   | Caledonia |       |       | Cascade |       |       | Gaines |       |       | Kentwood |       |       |
|---|-----------|-------|-------|---------|-------|-------|--------|-------|-------|----------|-------|-------|
|   | 1990      | 2000  | 2010  | 1990    | 2000  | 2010  | 1990   | 2000  | 2010  | 1990     | 2000  | 2010  |
| White Alone                             | 98.3%     | 97.5% | 95.2% | 96.2%   | 94.6% | 93.5% | 95.8%  | 89.3% | 80.5% | 89.6%    | 80.9% | 70.1% |
| Black or African American Alone         | 0.3%      | 0.2%  | 1.2%  | 0.9%    | 1.0%  | 1.5%  | 1.4%   | 5.3%  | 9.3%  | 5.2%     | 9.1%  | 15.4% |
| American Indian or Alaskan Native Alone | 0.1%      | 0.3%  | 0.3%  | 0.2%    | 0.3%  | 0.2%  | 0.6%   | 0.5%  | 0.5%  | 0.4%     | 0.5%  | 0.4%  |
| Asian Alone                             | 0.3%      | 0.8%  | 1.2%  | 1.7%    | 3.1%  | 3.1%  | 0.5%   | 2.1%  | 4.6%  | 2.1%     | 5.6%  | 6.6%  |
| Other                                   | 1.0%      | 1.1%  | 2.1%  | 1.0%    | 1.1%  | 1.7%  | 1.7%   | 2.9%  | 5.1%  | 2.6%     | 3.9%  | 7.5%  |
| Hispanic Population                     | 0.7%      | 1.2%  | 2.3%  | 0.6%    | 0.9%  | 1.9%  | 1.1%   | 2.8%  | 6.1%  | 2.0%     | 3.9%  | 8.5%  |
| Wyoming                                 |           |       |       |         |       |       |        |       |       |          |       |       |
| Grand Rapids                            |           |       |       |         |       |       |        |       |       |          |       |       |
| Kent County                             |           |       |       |         |       |       |        |       |       |          |       |       |
| Michigan                                |           |       |       |         |       |       |        |       |       |          |       |       |
| White Alone                             | 91.7%     | 84.3% | 75.8% | 74.8%   | 67.3% | 64.6% | 87.3%  | 83.1% | 79.9% | 82.2%    | 80.2% | 78.9% |
| Black or African American Alone         | 2.6%      | 4.8%  | 7.2%  | 18.4%   | 20.4% | 20.9% | 7.9%   | 8.9%  | 9.7%  | 13.7%    | 14.2% | 14.2% |
| American Indian or Alaskan Native Alone | 0.5%      | 0.6%  | 0.6%  | 0.8%    | 0.7%  | 0.7%  | 0.6%   | 0.5%  | 0.5%  | 0.6%     | 0.6%  | 0.6%  |
| Asian Alone                             | 1.5%      | 2.9%  | 2.8%  | 1.1%    | 1.6%  | 1.9%  | 1.1%   | 1.9%  | 2.3%  | 1.1%     | 1.8%  | 2.4%  |
| Other                                   | 3.8%      | 7.3%  | 13.4% | 4.9%    | 9.9%  | 12.0% | 3.1%   | 5.6%  | 7.5%  | 2.4%     | 3.3%  | 3.8%  |
| Hispanic Population                     | 3.5%      | 9.7%  | 19.4% | 5.0%    | 13.1% | 15.6% | 2.9%   | 7.0%  | 9.7%  | 2.2%     | 3.3%  | 4.4%  |

Source: US Census Bureau

## Income & Affordability

Median household incomes throughout the region were slow to increase over the course of the last decade, another sign of the sluggish economy. Caledonia's median income, however, had a fairly significant increase of 14 percent, followed by Cascade and Gaines at 10 percent. Cascade enjoys a median income nearly twice that of the state and county. Kentwood, with few major increases of high-paying employment opportunities between 2000 and 2010, had the slowest increase of just 5%. Income measures can be seen in Figures 8 and 9.

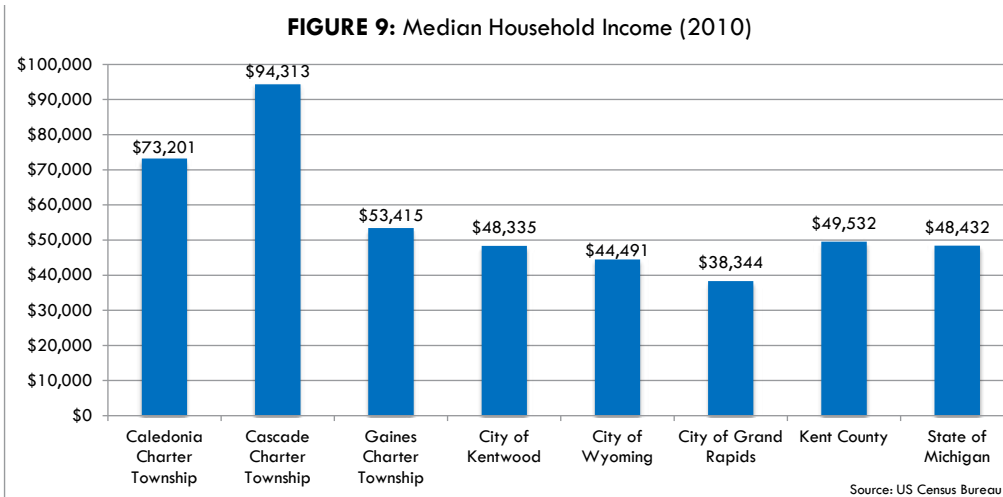
**FIGURE 8: Median Household Income (2000-2010)**

|              | 2000      | 2010      | % change* |
|--------------|-----------|-----------|-----------|
| Caledonia    | \$ 64,160 | \$ 73,201 | 14%       |
| Cascade      | \$ 85,754 | \$ 94,313 | 10%       |
| Gaines       | \$ 48,530 | \$ 53,415 | 10%       |
| Kentwood     | \$ 45,879 | \$ 48,335 | 5%        |
| Wyoming      | \$ 43,504 | \$ 44,491 | 2%        |
| Grand Rapids | \$ 37,307 | \$ 38,344 | 3%        |
| Kent County  | \$ 45,983 | \$ 49,532 | 8%        |
| Michigan     | \$ 44,683 | \$ 48,432 | 8%        |

Sources: US Census Bureau

\*not adjusted for inflation

**FIGURE 9: Median Household Income (2010)**

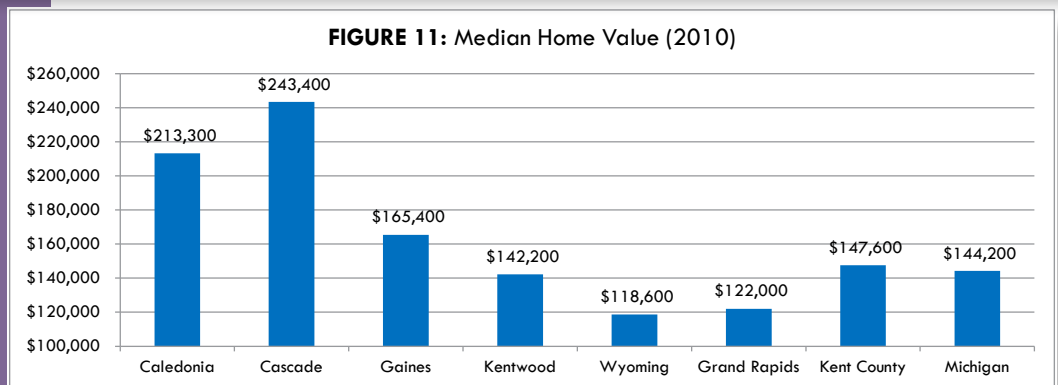
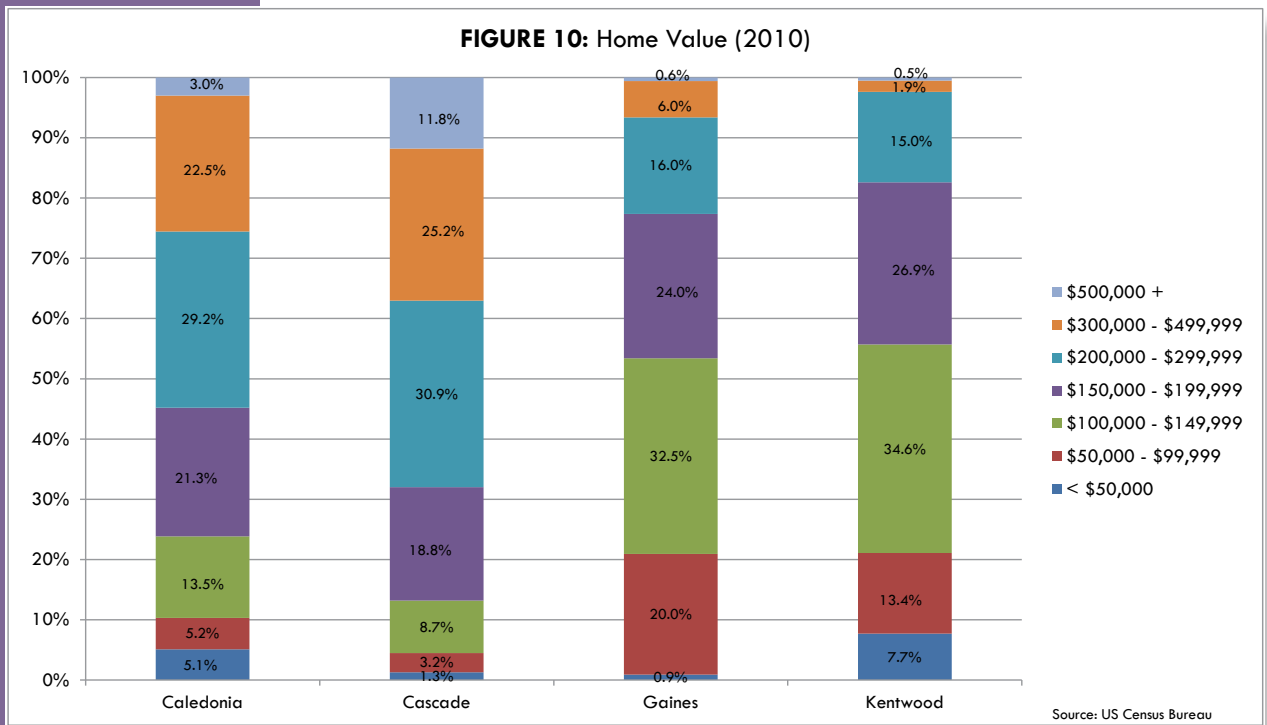


## Housing Value

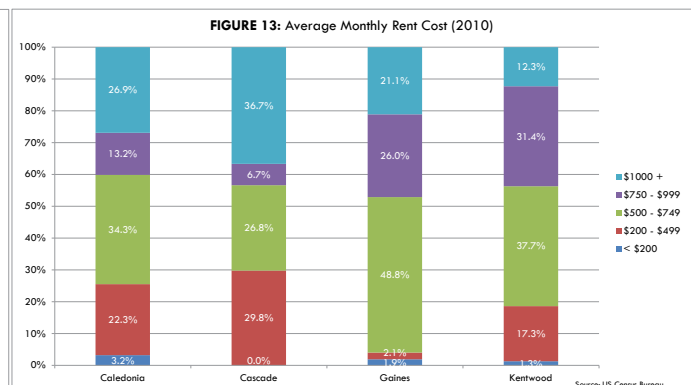
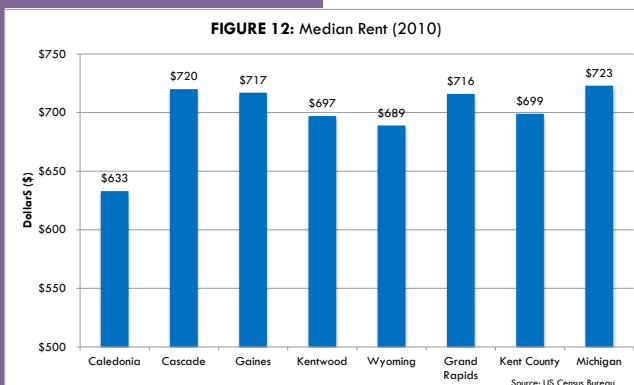
Home values in the Four Corners communities reflect the respective markets to which they cater. Consistent with their high incomes, Caledonia and Cascade contain a sizable portion of high-end homes. The bulk of homes in these two communities are valued between \$200,000 to \$500,000 (41.7% in Caledonia and 56.1% in Cascade). Over ten percent of homes in Cascade are valued over \$500,000 and are occupied by highly educated, older residents in more corporate, white collar employment sectors.

Gaines and Kentwood largely mirror one another (see Figure 10 on the next page). The majority of units are more modest, valued below \$150,000. It is noteworthy that over 20 percent of the homes in these two communities are under \$100,000, conducive to first-time homeowners and younger startup families.

A considerable number of individuals and families in the study area are renters. Median rent has risen much more over the last decade than median incomes or median home values. The median monthly rent in the State of Michigan in 2000 was \$468 which rose to \$723 in 2010; an increase of 54%. Median incomes rose between 8-10% on average and median home values rose only 15-20% on average during the same time period.

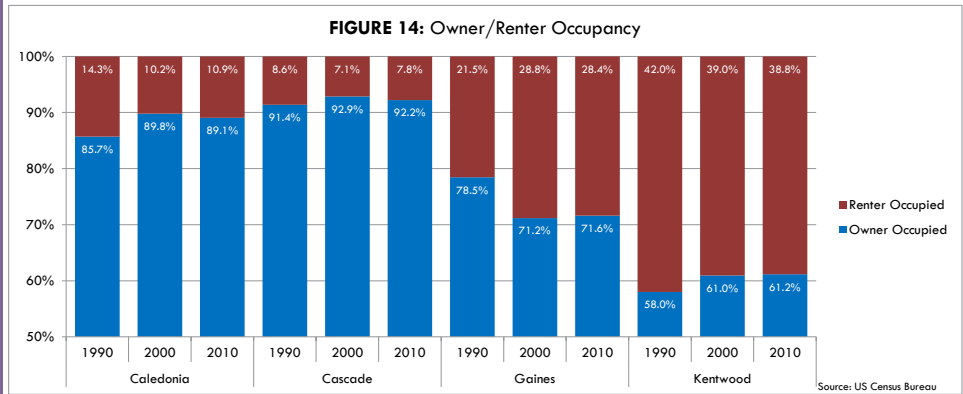


Monthly rent costs have increased nearly \$250/month in Caledonia, Gaines, and Kentwood. Interestingly, median rent costs dropped 12% in Cascade, perhaps reflecting rental levels already higher than the surrounding communities.. Caledonia still retains the lowest median rents in the area. A breakdown of median rent and average monthly rental costs can be found in Figures 12 and 13.



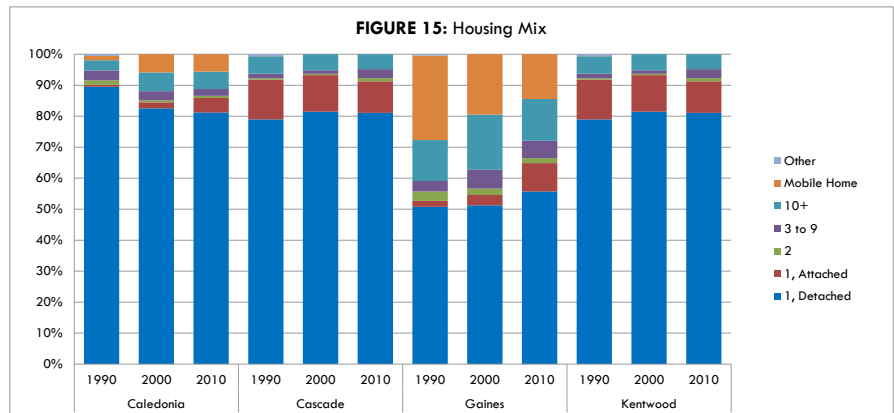
## Housing Type

As shown in Figure 14, there is considerable variation between owner-occupied and renter-occupied units in the study area communities. Caledonia and Cascade contain a very high number of owner-occupied housing units; nearly 90 percent. State and county figures have a distribution of owner 70 percent owned units and 30 percent rental units. Gaines, since 1990, has stabilized very close to state and county averages. Kentwood contains a greater proportion of rental units at nearly 40 percent.



Single-family housing is by far the predominant housing type in Caledonia and Cascade

Interestingly, while 40 percent of Kentwood's housing stock is devoted to rental units, over 90 percent of housing units in the city are single-family (attached or detached) units. Caledonia and Cascade each very closely resemble their owner/renter-occupied unit mix of nearly 90 percent, each containing approximately 90 percent single-family detached units. Gaines has had an increase of single-family detached units mostly between 2000 and 2010, just after M-6 was completed. A significant percentage of these units, however, are manufactured homes (see Figure 15).

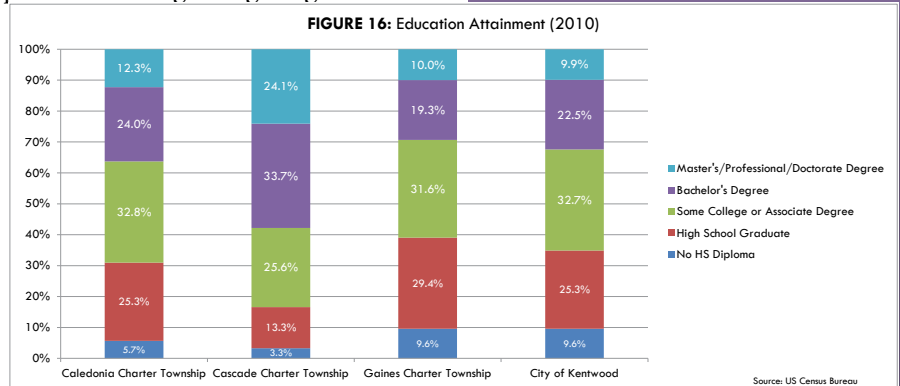


|             | Caledonia |       |       | Cascade |       |       | Gaines |       |       | Kentwood |       |       |
|-------------|-----------|-------|-------|---------|-------|-------|--------|-------|-------|----------|-------|-------|
|             | 1990      | 2000  | 2010  | 1990    | 2000  | 2010  | 1990   | 2000  | 2010  | 1990     | 2000  | 2010  |
| 1, Detached | 89.5%     | 82.6% | 81.2% | 79.0%   | 81.5% | 81.1% | 50.8%  | 51.2% | 55.7% | 79.0%    | 81.5% | 81.1% |
| 1, Attached | 0.6%      | 1.9%  | 4.7%  | 12.8%   | 11.8% | 10.2% | 2.0%   | 3.4%  | 9.2%  | 12.8%    | 11.8% | 10.2% |
| 2           | 1.5%      | 0.7%  | 0.7%  | 0.4%    | 0.4%  | 1.0%  | 3.0%   | 2.0%  | 1.6%  | 0.4%     | 0.4%  | 1.0%  |
| 3 to 9      | 3.2%      | 3.0%  | 2.2%  | 1.5%    | 1.1%  | 2.9%  | 3.4%   | 6.1%  | 5.6%  | 1.5%     | 1.1%  | 2.9%  |
| 10+         | 3.3%      | 6.0%  | 5.6%  | 5.6%    | 5.2%  | 4.8%  | 13.2%  | 17.8% | 13.5% | 5.6%     | 5.2%  | 4.8%  |
| Mobile Home | 1.4%      | 5.8%  | 5.6%  | 0.1%    | 0.0%  | 0.0%  | 27.3%  | 19.5% | 14.4% | 0.1%     | 0.0%  | 0.0%  |
| Other       | 0.5%      | 0.0%  | 0.0%  | 0.6%    | 0.0%  | 0.0%  | 0.4%   | 0.0%  | 0.0%  | 0.6%     | 0.0%  | 0.0%  |

Source: US Census Bureau

## Education

As higher paying positions have followed the construction of M-6, the residents moving into these four communities are more educated than their predecessors. While it is important to note that more people are receiving college degrees than in decades past, these communities contain a high number of residents with advanced education. Nearly a quarter of Cascade residents have a Master's/Professional/Doctorate degree and another third hold a Bachelor's degree as seen in Figure 16. Caledonia and Kentwood have a similar breakdown with more than a third of their populations holding at least a Bachelor's degree.



## Employment

Since 2000 and the economic downturn, employment sectors have experienced a dramatic shift. "Meds and Eds" have become the primary economic development model of the 2000s and is still the economic beacon for many communities. Manufacturing has been on a constant downward cycle every decade since 1960 in the state of Michigan and is still the trend today, as fewer working-aged residents are employed in the manufacturing sector. Educational services, health care, and hospitality-related industries are up across the board among the Four Corners communities (see Figure 17).

**FIGURE 17: Civilian Employed Population 16+ by Industry (2010)**

| Industry   | Caledonia |       | Cascade      |       | Gaines      |       | Kentwood |       |
|--|-----------|-------|--------------|-------|-------------|-------|----------|-------|
|  | 2000      | 2010  | 2000         | 2010  | 2000        | 2010  | 2000     | 2010  |
| Agriculture, forestry, fishing and hunting, and mining                                     | 0.4%      | 0.4%  | 0.2%         | 0.3%  | 0.5%        | 0.1%  | 0.1%     | 0.3%  |
| Construction   | 8.9%      | 6.7%  | 4.0%         | 2.8%  | 6.4%        | 5.4%  | 4.1%     | 3.3%  |
| Manufacturing  | 23.1%     | 18.2% | 17.7%        | 16.5% | 23.6%       | 20.3% | 24.8%    | 19.7% |
| Wholesale trade  | 5.9%      | 5.5%  | 6.9%         | 5.6%  | 6.7%        | 4.9%  | 5.8%     | 5.0%  |
| Retail trade   | 11.4%     | 12.7% | 11.1%        | 11.7% | 13.3%       | 12.7% | 13.2%    | 10.9% |
| Transportation and warehousing, and utilities  | 4.2%      | 3.5%  | 1.9%         | 2.0%  | 5.8%        | 4.1%  | 3.6%     | 4.1%  |
| Information  | 1.9%      | 1.5%  | 1.5%         | 1.6%  | 1.8%        | 1.1%  | 1.7%     | 2.1%  |
| Finance and insurance, and real estate and rental and leasing                              | 8.5%      | 9.4%  | 9.1%         | 8.6%  | 6.6%        | 8.7%  | 7.4%     | 7.8%  |
| Professional, scientific, and management, and administrative and waste management services | 5.4%      | 7.1%  | 13.8%        | 12.9% | 7.2%        | 8.4%  | 9.4%     | 8.9%  |
| Educational services, and health care and social assistance                                | 19.2%     | 23.2% | 23.2%        | 25.0% | 14.6%       | 19.8% | 18.0%    | 21.9% |
| Arts, entertainment, and recreation, and accommodation and food services                   | 5.0%      | 5.0%  | 5.6%         | 6.6%  | 7.0%        | 6.4%  | 6.1%     | 9.1%  |
| Other services, except public administration   | 5.0%      | 5.4%  | 3.4%         | 3.5%  | 4.7%        | 5.4%  | 3.8%     | 5.0%  |
| Public administration  | 1.0%      | 1.5%  | 1.6%         | 3.1%  | 2.1%        | 2.8%  | 1.9%     | 2.0%  |
|  | Wyoming   |       | Grand Rapids |       | Kent County |       | Michigan |       |
|  | 2000      | 2010  | 2000         | 2010  | 2000        | 2010  | 2000     | 2010  |
| Agriculture, forestry, fishing and hunting, and mining                                     | 0.4%      | 0.8%  | 0.6%         | 1.4%  | 0.6%        | 1.0%  | 1.1%     | 1.3%  |
| Construction   | 6.1%      | 6.3%  | 4.6%         | 4.4%  | 5.6%        | 5.3%  | 6.0%     | 5.3%  |
| Manufacturing  | 28.7%     | 21.0% | 22.4%        | 16.1% | 23.7%       | 18.1% | 22.5%    | 17.6% |
| Wholesale trade  | 6.0%      | 6.1%  | 4.4%         | 3.4%  | 5.5%        | 4.6%  | 3.3%     | 2.8%  |
| Retail trade   | 15.3%     | 11.6% | 12.6%        | 11.4% | 13.2%       | 11.6% | 11.9%    | 11.6% |
| Transportation and warehousing, and utilities  | 3.3%      | 4.3%  | 2.8%         | 3.2%  | 3.4%        | 3.6%  | 4.1%     | 4.2%  |
| Information  | 1.7%      | 2.6%  | 2.2%         | 2.6%  | 2.0%        | 2.0%  | 2.1%     | 1.9%  |
| Finance and insurance, and real estate and rental and leasing                              | 5.7%      | 5.7%  | 5.3%         | 5.5%  | 6.0%        | 6.7%  | 5.3%     | 5.7%  |
| Professional, scientific, and management, and administrative and waste management services | 6.2%      | 7.8%  | 8.0%         | 11.0% | 7.8%        | 9.5%  | 8.0%     | 8.9%  |
| Educational services, and health care and social assistance                                | 15.0%     | 17.8% | 21.4%        | 23.9% | 18.8%       | 21.9% | 19.9%    | 23.2% |
| Arts, entertainment, and recreation, and accommodation and food services                   | 6.2%      | 9.1%  | 8.6%         | 10.5% | 7.1%        | 8.6%  | 7.6%     | 9.1%  |
| Other services, except public administration   | 4.0%      | 6.0%  | 4.9%         | 4.8%  | 4.4%        | 5.0%  | 4.6%     | 4.7%  |
| Public administration  | 1.4%      | 1.1%  | 2.1%         | 1.9%  | 2.0%        | 2.1%  | 3.6%     | 3.8%  |

Source: US Census Bureau

## Existing

M-6, a six-lane divided and limited access expressway, is the major automotive transportation route in the study area. Completed in 2004, this expressway provides a direct east/west link from I-96 to I-196, through southern Kent County, effectively by-passing Grand Rapids' downtown core. The M-6 expressway also intersects M-37 and US-131, major north/south routes through Grand Rapids. The M-6 expressway has three interchanges within the four community area – M-37, Kalamazoo Avenue and US-131. The traffic counts at these locations along M-6 are: 26,700, 46,100 and 53,200, respectively (seen in Figure 18). M-37 in the vicinity of the interchange has an average daily traffic volume of 26,346, substantially below the road's capacity.

**FIGURE 18:** Traffic Counts (AADTs)

| Located on                   | Between                 | Local ID | MPO ID | Direction | Count         |
|------------------------------|-------------------------|----------|--------|-----------|---------------|
| Kalamazoo Avenue             | 60th Street & M-6       | 1959     | 10076  | 2-WAY     | 28,896 (2010) |
|                              | M-6 & 68th Street       | 1958     | 10075  | 2-WAY     | 20,623 (2012) |
| M-6 (South Beltline Highway) | US-131 & Kalamazoo Ave. | 1966     | 10500  | 2-WAY     | 53,200 (2011) |
|                              | Kalamazoo Ave. & M-37   | 1974     | 10507  | 2-WAY     | 46,100 (2011) |
|                              | M-37 & I-96             | 1674     | 6550   | 2-WAY     | 26,700 (2011) |
| M-37 (Broadmoor Ave.)        | 60th Street & M-6       | 1672     | 6509   | 2-WAY     | 26,346 (2010) |
|                              | M-6 & 68th Street       | 1669     | 6507   | 2-WAY     | 21,426 (2010) |

Source: Grand Valley Metropolitan Council, Michigan Dept. of Transportation

Gerald R. Ford International Airport provides passenger, general aviation, and freight service to the Grand Rapids metropolitan area. The airport contains three runways; the East-West Air Carrier – 10,000 ft., North-South Air Carrier – 8,500 ft. and East-

West General – 5,000 ft. The airport serves approximately 3 million passengers and 100 million pounds of freight annually.

CSX rail travels from the east along the northern boundary of the airport, then northwest into Grand Rapids. A smaller rail link runs along the western boundary of the airport, near M-37, providing direct rail access to the industrial properties concentrated in the study area.

A non-motorized trail link to the Kent County Trail system extends into the study area via the Paul B. Henry Thornapple Trail. This trail is located along abandoned rail right-of-way from 100th Street to 68th Street.

## Future Improvements

Grand Valley Metro Council maintains and updates the Transportation Improvement Program or TIP. No major road improvements are planned within the study area that would involve new routes or widening of existing roadways. Resurfacing or reconstruction of existing roadways is occurring at the present or can be expected in the future. Currently 28th Street, nearest its interchange with I-96 is being resurfaced from the interchange to Patterson Avenue. Future reconstruction projects are expected along Kraft Avenue between 52nd Street and 60th Street and East Paris Avenue between 44th Street and Barden Drive.

It should be noted that the airport Master Plan states that existing facilities are sufficient to accommodate the forecasted growth in both passenger and freight traffic for the next 20 – 30 years. No major improvements are proposed; however land has been obtained and is banked for an additional third air carrier runway on the northern portion of the airport.

No major improvements are proposed to the CSX rail line; however, the small spur



Semi-truck along M-37

line that crosses M-37 is no longer in service. Although it is not being utilized the rails remain in place and the crossing equipment is in storage. The rails have been maintained and could be put back into service in short notice should a large enough user require rail transportation.

Proposed extensions of Kent County Trails system will extend the Paul Henry Thornapple Trail north, to the Fred Meijer/M-6 Trail and south to 108th Street and potentially further. By extending north and connecting to the Fred Meijer/M-6 Trail, the system connects areas from the study area to Millennium Park and beyond.



*M-6 & M-37 interchange*



*Kalamazoo Avenue looking south*



*Portion of Kent County Trails system*

## *Land Use Changes as Envisioned in 1998*

Overall, the land use pattern in the study area remains much as it was in 1998. Some development has occurred, but substantial vacant land remains. To date, the M-6 freeway and other projects have not been the catalysts for growth that were envisioned. Where development has taken place, it is generally consistent with the future land use plans of the respective communities. Even the unanticipated development of the Davenport University campus is generally consistent with the vision for the northwest corner of Caledonia Township.

The Future Land Use map from the 1998 Four Corners profile contained only those properties immediately surrounding the property in Caledonia, Cascade, Gaines and Kentwood. That map indicated that future use of the property and surrounding land would be entirely industrial, with the exception of the southern portion along 76th Street where rural residential land uses (including a soccer park) was proposed. The 2013 Existing Land Use Map (Map 4) shows that little has changed in this area toward realizing the anticipated future use, as properties remain mainly agricultural, though there is a small urban residential development north of 76th Street and south of the abandoned railroad right-of-way.

Properties immediately to the east, across Patterson Avenue, were also designated for industrial purposes. Properties located in Cascade Township, at the northeast corner of Patterson Avenue and 60th Street, were further planned for a mix of Industrial, Commercial and Office uses and noted as the Meadowbrooke Office Park. Specifically, the property at the northeast corner of M-37 and 60th Street was identified as the future location of a hotel. While the Meadowbrooke Office Park is partially developed, the site of the proposed hotel and surrounding properties remain vacant.

Properties adjacent to the southeast corner of the land were designated Rural Residential. Since 1998, there has been some urban residential development in this area. The properties adjacent to the property at the north and southeast corner of Patterson Avenue and 76th Street are currently being utilized for agricultural purposes and rural residential is scattered throughout.

West of East Paris Avenue, adjacent to the west side of the site, the land was planned for a variety of uses. Those properties at the southwest corner of East Paris Ave. and 68th Street were identified for industrial purposes, with some commercial land uses to be located along 68th Street. Some industrial development has occurred in this area. However, the commercial along 68th Street has not materialized. Sixty-eighth Street continues to be utilized for agricultural purposes and a small number of single-family residences. Properties located along East Paris, between 60th Street and 68th Street, were also identified for industrial development with proposed multi-family and rural residential uses further to the west. A small industrial park is located on the east side of East Paris Avenue; however, no significant development has occurred along the west side, with the exception of a small office northwest of the East Paris Avenue overpass. As of 2013, these properties remain as woodlands, wetlands and some agriculture.

In the City of Kentwood, land west of East Paris Avenue was designated for urban residential purposes, with public institutional land use at the northwest corner of East Paris Avenue and 60th Street. A commercial node was indicated at the southwest corner of East Paris Avenue and 52nd Street. This area has largely developed as planned. A large urban residential development dominates the area between 52nd and 60th Streets and the commercial center has developed as envisioned. No land uses were identified for those properties north of 52nd Street

on the previous Future Land Use Map. The existing land uses north of 52nd Street are a combination of industrial and commercial. The most prominent use here is the main Lacks Automotive campus.

### ***LSL Future Land Use Alternative***

The future land use maps of Kentwood, Cascade, Caledonia and Gaines were consolidated and reviewed. An analysis of the composite future land use map, as well as information pertaining to infrastructure, land use and development trends along with community knowledge of potential future developments resulted in the creation of an alternate Future Land Use map. Similar to the composite future land use map, the alternate map identifies an industrial concentration around the Gerald R. Ford International Airport. Industrial land uses stretch northwest along the rail line toward Grand Rapids. This area is serviced by public water and sewer systems and provides multi-modal transportation opportunities to those industrial uses in this area. This area is largely developed with only pockets of vacant undeveloped properties remaining.

Commercial development stretches along 28th Street at its intersection with I-96. This area is a regional commercial center, with an abundance of big box style retailers. Additional commercial development is located at the M-6/Kalamazoo Avenue interchange, the location of a Meijer supercenter, which has attracted additional big box and service based activities.

Urban residential development is located in all four communities, though highly concentrated in Kentwood and Cascade. These urban residential areas are slightly older than the southern communities as they are more proximate to Grand Rapids. Gaines and Caledonia identify their northern areas near M-6 for residential development. The southern reaches of these communities are expected to remain agricultural and rural residential for the foreseeable future. Both communities also have a significant amount of rural or large lot residential development. Specific acreage figures for existing land use, zoning, and the future land use scenarios can be found in Figures 19-22.

The LSL alternate plan deviates from the community composite plan in three areas. The first and most significant departure is the mixed use designation surrounding the M-6/M-37 interchange. The communities identify this area for commercial development; namely retail and service based activities. With the development of the big box retail center at the M-6/Kalamazoo interchange, less than four miles away and a lack of significant residential population, there does not appear to be justification for additional commercial development at the scale represented on the composite future land use map (approximately 700 acres). Further, the recent development of the Davenport University site clearly identifies a notable change in land use at this location.

LSL's alternate plan proposes this area as mixed use, specifically institutional, office and serviced based activities. Expansion of educational/research uses would be compatible with the Davenport campus and support industrial and office activities that require specialized and trained employees. The mixed use designation is further defined below.

The second departure from the composite plan is an extension of the industrial designation southward along M-37, from 68th Street to 84th Street. The Caledonia Future Land Use Map proposes this area to be developed as urban residential with some commercial development. A review of the current conditions in this area

shows that all new urban residential development has occurred off M-37, along 76th Street, Cherry Valley Avenue and 84th Street.

Residential development is clearly electing to locate near, but not on, the state highway, as represented on the LSL alternate plan map. Additionally, the commercial development that has occurred along M-37, has been of the low improvement, low investment variety. Gasoline service stations and small strip centers are scattered in no particular order. With the four-lane, limited access state highway (M-37), as well as access to public water and sewer systems and close proximity to M-6, rail and air transportation, it appears this area is more suited to industrial development. More commercial lining M-37 through Caledonia is neither desirable nor warranted.

The final deviation pertains to the central area of Gaines Township. The Gaines Future Land Use Map identifies the southeastern half of the township for agricultural and preservation land uses. A review of the existing built environment reveals a significant amount of residential development in this area, suggesting that Gaines Township is not committed to a preservation policy for its agricultural lands. The LSL alternate plan proposes the northern two-thirds of the community, from 60th Street to 92nd Street, for urban residential purposes. This appears to be more consistent with the existing development patterns. Further, the township has indicated that public water and sewer systems are available and can be extended should development pressures warrant such expansion.

### ***Mixed Use – Alternate Future Land Use Map Designation***

The LSL alternate plan proposes a mixed use designation surrounding the M-6/M-37 interchange. This area defined to the north and south by the Meadowbrooke Office Park and 68th Street and to the east and west by Kraft Road and Patterson Avenue, respectively, comprises approximately 667 acres. This location is accessible by several transportation modes – vehicular via M-37 and M-6 with convenient links to I-96, I-196 and US-131; rail from the CSX line running diagonally through the area; and the Gerald R. Ford International Airport which provides general, commercial and freight service.

The location of Davenport University has the potential to be a significant catalyst for economic growth, providing students with business majors, as well as accounting, business commerce, marketing and human resources degrees. Likewise, the high quality office park surrounding Kraft Lake affords an enviable environment for corporate offices and research facilities. Additionally, the plethora of industrial activities and businesses located in this area helps create a synergy that should be nurtured.

The uses proposed in the Mixed Use area are institutional, office and service based. Office and service uses capitalizing on the close proximity of the surrounding industrial parks should be encouraged. The expansion of the university or the location of additional educational and training facilities should also be welcomed. Hospitality based activities, such as hotels, restaurants and conference centers should be recruited as an ideal complement for the surrounding office, educational and industrial activities. Large scale retail and entertainment should be avoided. With the location of the big box retail development at M-6 and Kalamazoo Avenue, there is insufficient demand for more large-scale commercial at this location. Given the high employment and heavy truck traffic, as well as the volumes generated by the airport, the introduction of excessive commercial traffic would be incompatible and disruptive.

Close attention should be given to the form of future development. Proper access



*A mixed use development pattern is more likely to appear surrounding the M-6/M-37 interchange in the future*

management is critical to maintaining efficient traffic movement and minimizing congestion and crashes. Frontage roads should be utilized to limit curb cuts and added signalization onto M-37. Additionally, cross-access and shared driveways should be provided between adjoining properties to eliminate unnecessary curb cuts and use of public rights-of-way.

## Acreage Calculations

**FIGURE 19: Existing Land Use**

| Land Use            | Region        |               | Study Area    |               |
|---------------------|---------------|---------------|---------------|---------------|
|                     | Acreage       | Percent       | Acreage       | Percent       |
| Water               | 1,191         | 1.5%          | 83            | 0.8%          |
| Wetlands            | 3,389         | 4.3%          | 505           | 4.8%          |
| Woodlands           | 6,671         | 8.4%          | 936           | 9.0%          |
| Agricultural        | 17,955        | 22.5%         | 1,921         | 18.4%         |
| Residential         | 19,502        | 24.5%         | 1,009         | 9.7%          |
| Public/Quasi-Public | 3,032         | 3.8%          | 149           | 1.4%          |
| Commercial          | 2,066         | 2.6%          | 98            | 0.9%          |
| Office              | 376           | 0.5%          | 224           | 2.1%          |
| Industrial          | 3,998         | 5.0%          | 1,736         | 16.7%         |
| Infrastructure*     | 3,284         | 4.1%          | 1,502         | 14.4%         |
| Vacant/Undeveloped  | 18,183        | 22.8%         | 2,262         | 21.7%         |
| <b>TOTAL</b>        | <b>79,647</b> | <b>100.0%</b> | <b>10,425</b> | <b>100.0%</b> |

\*Airport, utilities, ROWs



Nearly one-quarter of the entire land area of the Four Corners communities is devoted to agricultural uses

**FIGURE 20: Zoning**

| Land Use                  | Region        |               | Study Area    |               |
|---------------------------|---------------|---------------|---------------|---------------|
|                           | Acreage       | Percent       | Acreage       | Percent       |
| Agricultural Preservation | 20,284        | 26.0%         | 1,206         | 11.7%         |
| Airport                   | 2,313         | 3.0%          | 1,480         | 14.3%         |
| Rural Residential         | 16,956        | 21.8%         | 1,384         | 13.4%         |
| Urban Residential         | 19,423        | 24.9%         | 541           | 5.2%          |
| Residential PUD           | 6,381         | 8.2%          | 473           | 4.6%          |
| Commercial                | 2,407         | 3.1%          | 282           | 2.7%          |
| Commercial PUD            | 1,918         | 2.5%          | 626           | 6.1%          |
| Public/Quasi-Public       | 689           | 0.9%          | 27            | 0.3%          |
| Office PUD                | 537           | 0.7%          | 537           | 5.2%          |
| Industrial                | 4,204         | 5.4%          | 2,069         | 20.1%         |
| Industrial PUD            | 2,774         | 3.6%          | 1,693         | 16.4%         |
| <b>TOTAL</b>              | <b>77,885</b> | <b>100.0%</b> | <b>10,319</b> | <b>100.0%</b> |



The Kraft Lake Office Park contains the majority of Office land uses in the region



*Industrial uses are expected to increase and be located in the near vicinity of the M-37/M-6 interchange*

**FIGURE 21: Community Future Land Use**

| Land Use                  | Region        |               | Study Area    |               |
|---------------------------|---------------|---------------|---------------|---------------|
|                           | Acreage       | Percent       | Acreage       | Percent       |
| Agricultural Preservation | 13,637        | 17.5%         | 404           | 3.9%          |
| Rural Residential         | 19,455        | 25.0%         | 83            | 0.8%          |
| Urban Residential         | 25,308        | 32.5%         | 2,509         | 24.3%         |
| Public/Quasi-Public       | 4,649         | 6.0%          | 402           | 3.9%          |
| Commercial                | 3,196         | 4.1%          | 814           | 7.9%          |
| Office                    | 1,070         | 1.4%          | 551           | 5.3%          |
| Industrial                | 7,787         | 10.0%         | 3,945         | 38.2%         |
| Airport                   | 2,807         | 3.6%          | 1,611         | 15.6%         |
| <b>TOTAL</b>              | <b>77,909</b> | <b>100.0%</b> | <b>10,319</b> | <b>100.0%</b> |

**FIGURE 22: Alternate Future Land Use Scenario**

| Land Use                  | Region        |               | Study Area    |               |
|---------------------------|---------------|---------------|---------------|---------------|
|                           | Acreage       | Percent       | Acreage       | Percent       |
| Agricultural Preservation | 7,649         | 9.8%          | -             | 0.0%          |
| Rural Residential         | 13,868        | 17.8%         | 3             | 0.0%          |
| Urban Residential         | 36,432        | 46.8%         | 2,947         | 28.6%         |
| Public/Quasi-Public       | 4,496         | 5.8%          | 249           | 2.4%          |
| Commercial                | 2,420         | 3.1%          | 56            | 0.5%          |
| Mixed Use                 | 667           | 0.9%          | 667           | 6.5%          |
| Office                    | 1,070         | 1.4%          | 551           | 5.3%          |
| Industrial                | 8,500         | 10.9%         | 4,235         | 41.0%         |
| Airport                   | 2,807         | 3.6%          | 1,611         | 15.6%         |
| <b>TOTAL</b>              | <b>77,909</b> | <b>100.0%</b> | <b>10,319</b> | <b>100.0%</b> |



*The arrival of Davenport University has altered the landscape surrounding and will continue to do so*

**FIGURE 23: Land Use Comparison**

| Land Use     | Existing Land Use |               |               |               | Zoning        |               |               |               |
|--------------|-------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|              | Region            |               | Study Area    |               | Region        |               | Study Area    |               |
|              | Acreage           | Percent       | Acreage       | Percent       | Acreage       | Percent       | Acreage       | Percent       |
| Agricultural | 17,955            | 22.1%         | 1,921         | 17.9%         | 20,284        | 24.9%         | 1,206         | 11.3%         |
| Residential  | 19,502            | 24.0%         | 1,009         | 9.4%          | 42,760        | 52.5%         | 2,399         | 22.4%         |
| Commercial   | 2,066             | 2.5%          | 98            | 0.9%          | 4,325         | 5.3%          | 908           | 8.5%          |
| Mixed Use    | -                 | 0.0%          | -             | 0.0%          | -             | 0.0%          | -             | 0.0%          |
| Office       | 376               | 0.5%          | 224           | 2.1%          | 537           | 0.7%          | 537           | 5.0%          |
| Industrial   | 3,998             | 4.9%          | 1,736         | 16.2%         | 6,977         | 8.6%          | 3,762         | 35.1%         |
| Other        | 37,506            | 46.1%         | 5,722         | 53.4%         | 6,520         | 8.0%          | 1,898         | 17.7%         |
| <b>TOTAL</b> | <b>81,403</b>     | <b>100.0%</b> | <b>10,710</b> | <b>100.0%</b> | <b>81,403</b> | <b>100.0%</b> | <b>10,710</b> | <b>100.0%</b> |

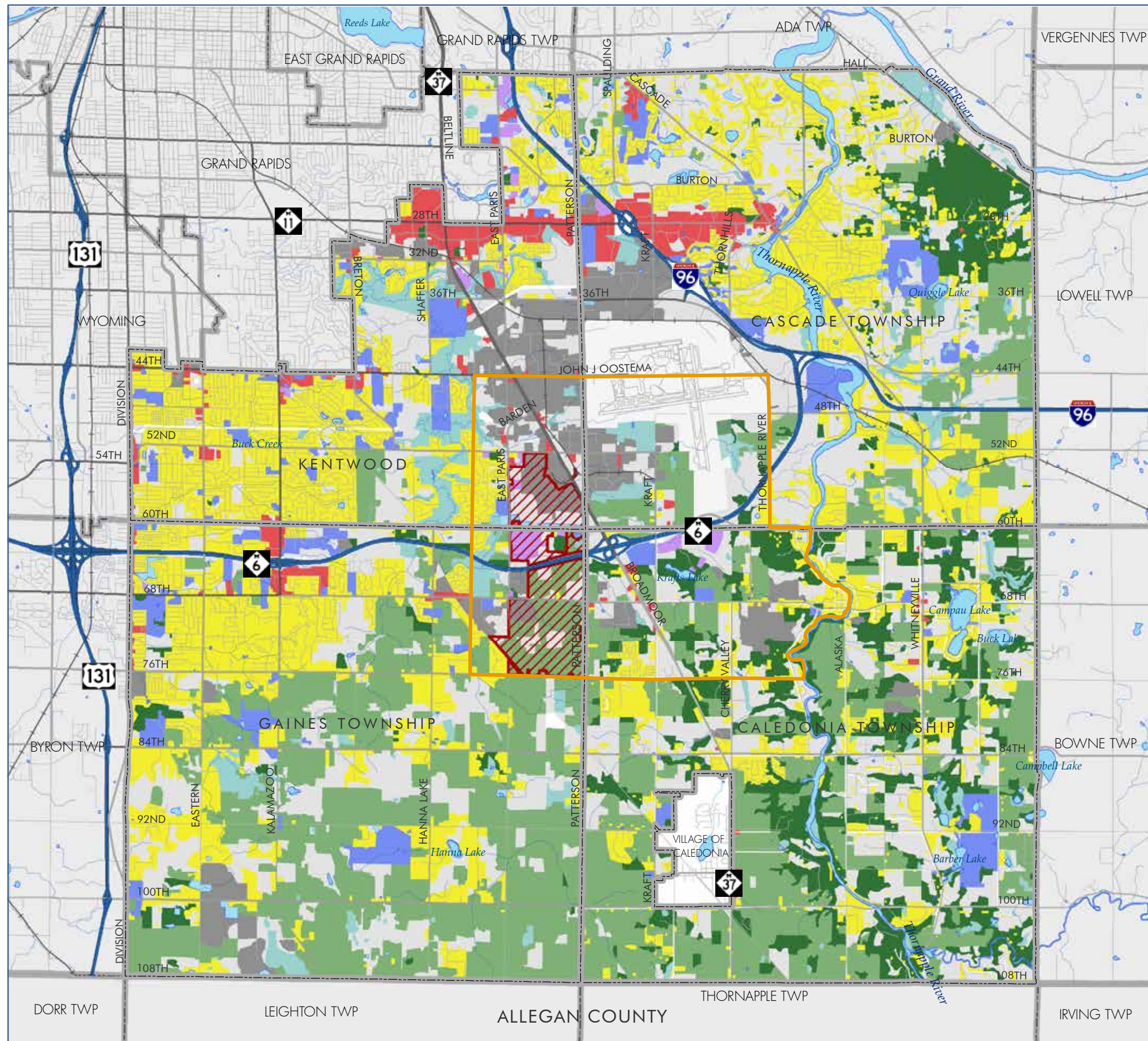
  

| Land Use     | Community Future Land Use |               |               |               | LSL Alternate Future Land Use |               |               |               |
|--------------|---------------------------|---------------|---------------|---------------|-------------------------------|---------------|---------------|---------------|
|              | Region                    |               | Study Area    |               | Region                        |               | Study Area    |               |
|              | Acreage                   | Percent       | Acreage       | Percent       | Acreage                       | Percent       | Acreage       | Percent       |
| Agricultural | 13,637                    | 16.8%         | 404           | 3.8%          | 7,649                         | 9.4%          | -             | 0.0%          |
| Residential  | 44,763                    | 55.0%         | 2,592         | 24.2%         | 50,300                        | 61.8%         | 2,950         | 27.5%         |
| Commercial   | 3,196                     | 3.9%          | 814           | 7.6%          | 2,420                         | 3.0%          | 56            | 0.5%          |
| Mixed Use    | -                         | 0.0%          | -             | 0.0%          | 667                           | 0.8%          | 667           | 6.2%          |
| Office       | 1,070                     | 1.3%          | 551           | 5.1%          | 1,070                         | 1.3%          | 551           | 5.1%          |
| Industrial   | 7,787                     | 9.6%          | 3,945         | 36.8%         | 8,500                         | 10.4%         | 4,235         | 39.5%         |
| Other        | 10,950                    | 13.5%         | 2,404         | 22.4%         | 10,797                        | 13.3%         | 2,251         | 21.0%         |
| <b>TOTAL</b> | <b>81,403</b>             | <b>100.0%</b> | <b>10,710</b> | <b>100.0%</b> | <b>81,403</b>                 | <b>100.0%</b> | <b>10,710</b> | <b>100.0%</b> |

# MAP 4

## Existing Land Use

Steelcase  
Sub-Area Study  
Kent County, Michigan



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# MAP 5 Existing Land Use

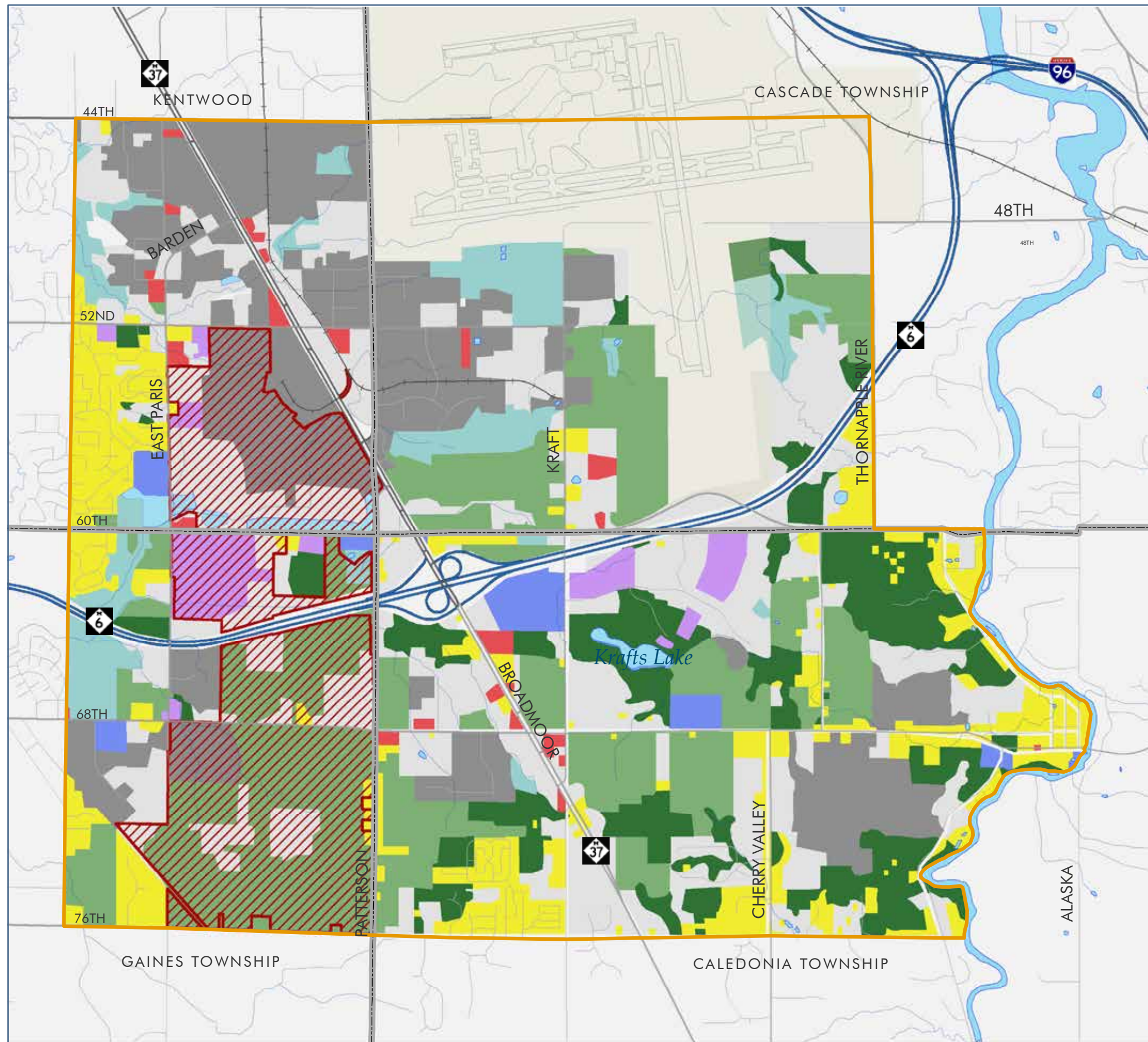
Steelcase  
Sub-Area Study  
Kent County, Michigan

-  Study Area
-  Municipal Boundaries
-  Steelcase Property
-  Water
-  Wetlands
-  Woodlands
-  Agricultural
-  Residential
-  Public/Quasi-Public
-  Commercial
-  Office
-  Industrial
-  Vacant/Undeveloped

3/27/13



Data Sources: MCGI, REGIS



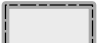













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# MAP 6 Zoning

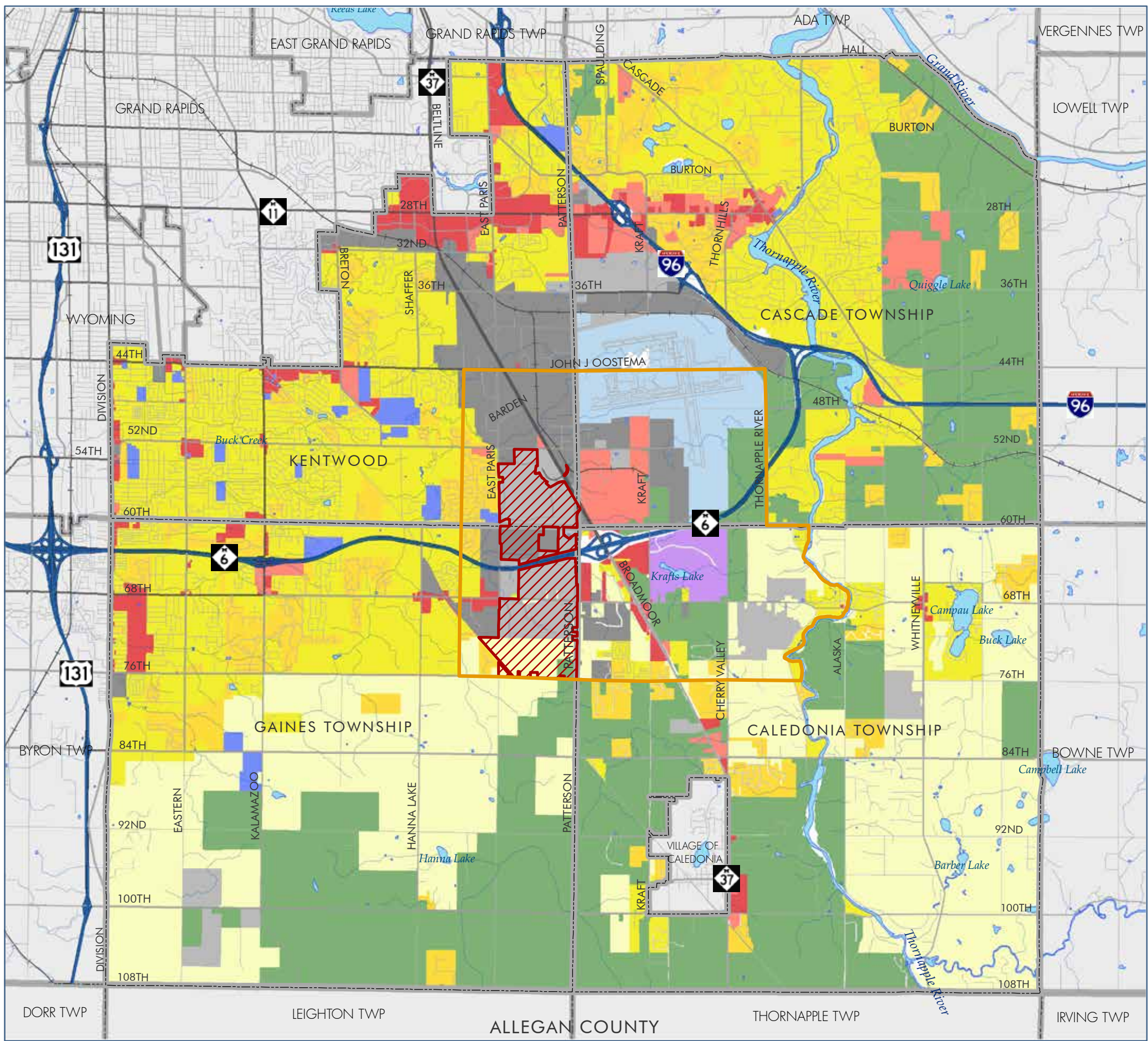
Steelcase  
Sub-Area Study  
Kent County, Michigan

-  Study Area
-  Steelcase Property
-  Municipal Boundaries
-  Agricultural Preservation
-  Airport
-  Rural Residential
-  Urban Residential
-  Urban Residential PUD
-  Public/Quasi-Public
-  Commercial
-  Commercial PUD
-  Office PUD
-  Industrial
-  Industrial PUD

3/27/13

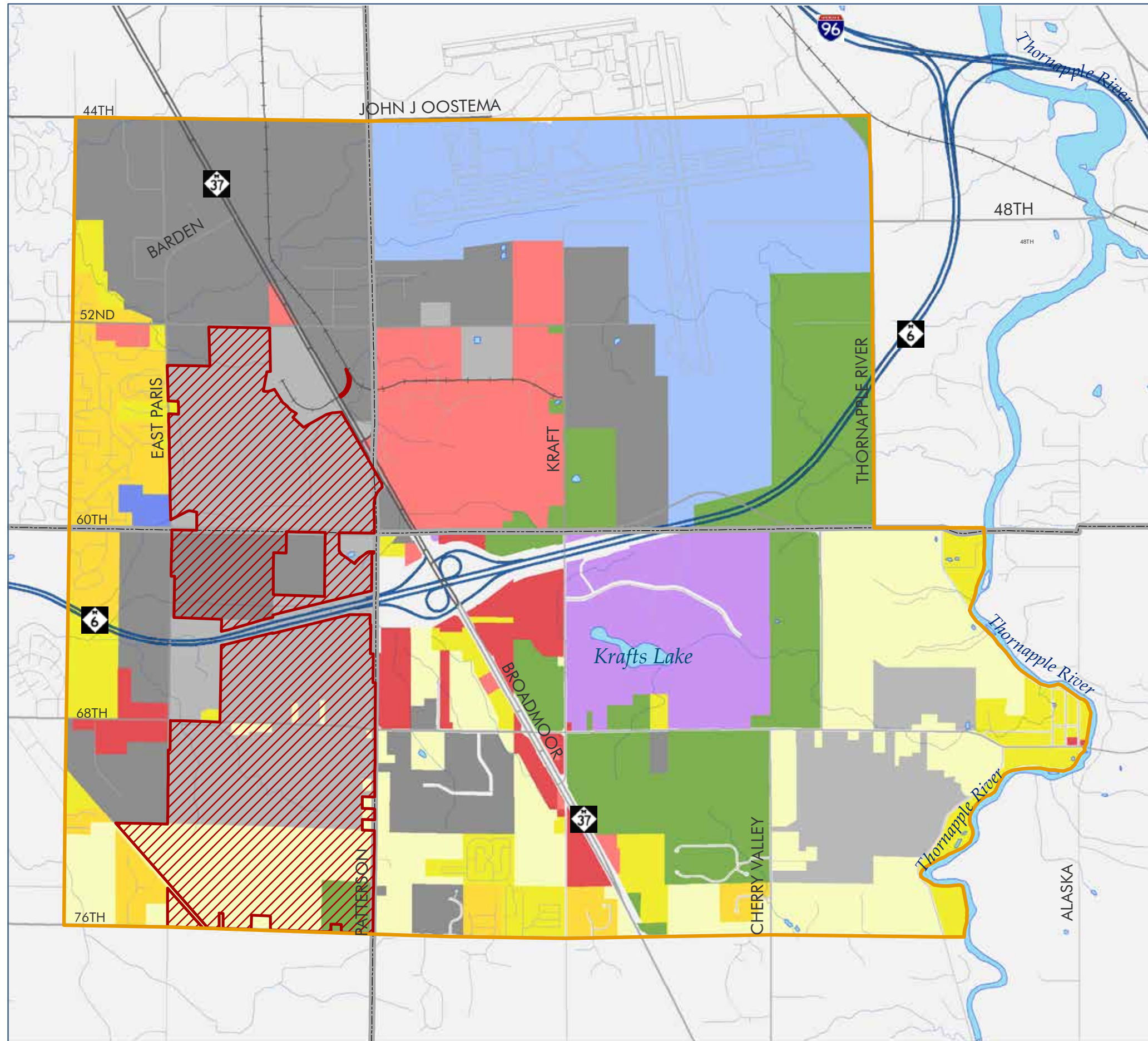


Data Sources: MCGI, REGIS, Kent County GIS



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## MAP 7 Zoning

Steelcase  
Sub-Area Study  
Kent County, Michigan

- Study Area
- Steelcase Property
- Municipal Boundaries
- Agricultural Preservation
- Airport
- Rural Residential
- Urban Residential
- Residential PUD
- Public/Quasi-Public
- Commercial
- Commercial PUD
- Office PUD
- Industrial
- Industrial PUD

3/27/13

Data Sources: MCGI, REGIS, Kent County GIS

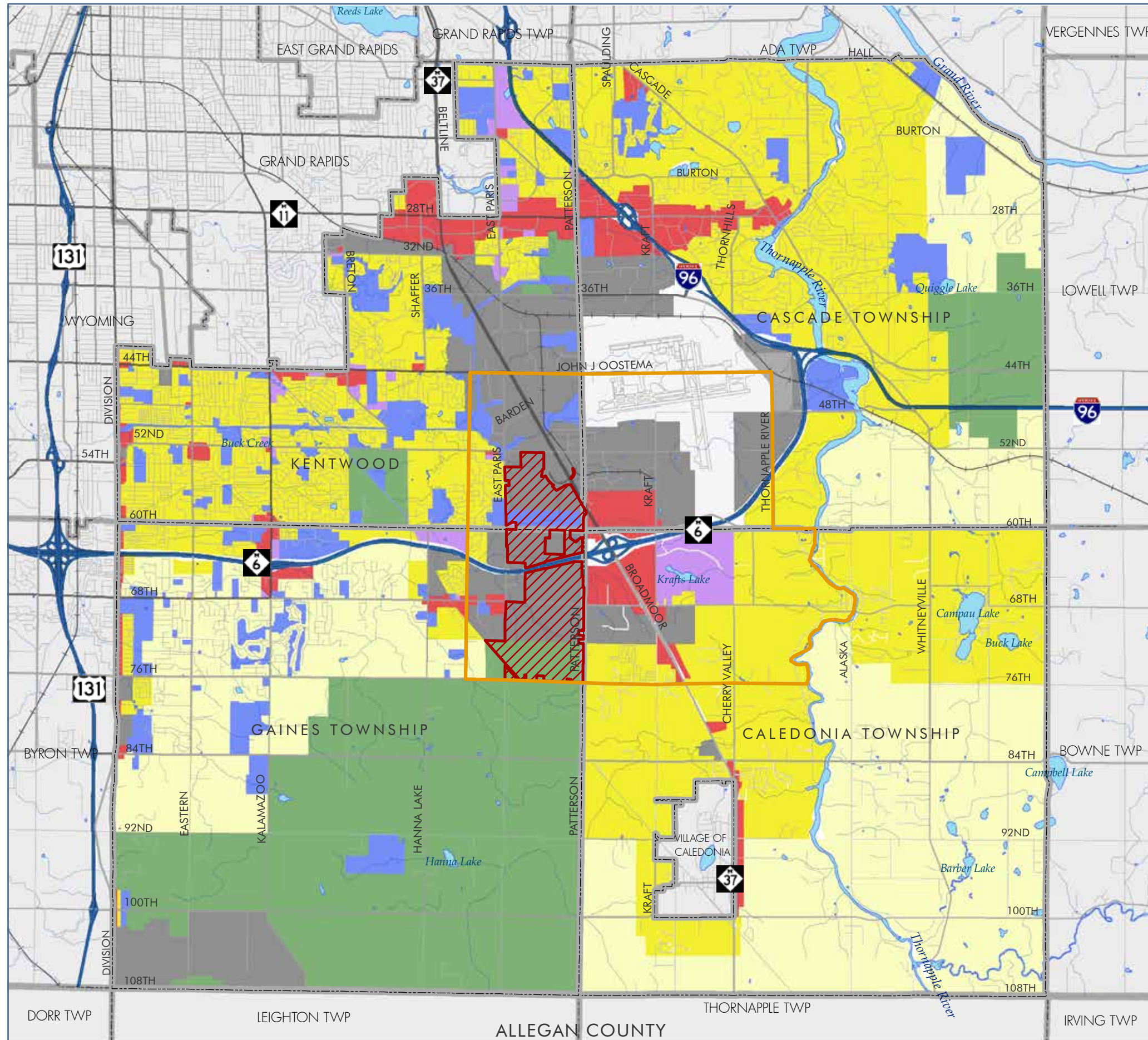
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# MAP 8

## Community Future Land Use

Steelcase  
Sub-Area Study  
Kent County, Michigan



- Study Area
- Steelcase Property
- Municipal Boundaries
- Agricultural Preservation
- Rural Residential
- Urban Residential
- Public/Quasi-Public
- Commercial
- Office
- Industrial

3/27/13



Data Sources: MCGI, REGIS



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**MAP 9**  
**Community Future Land Use**  
 Steelcase  
 Sub-Area Study  
 Kent County, Michigan

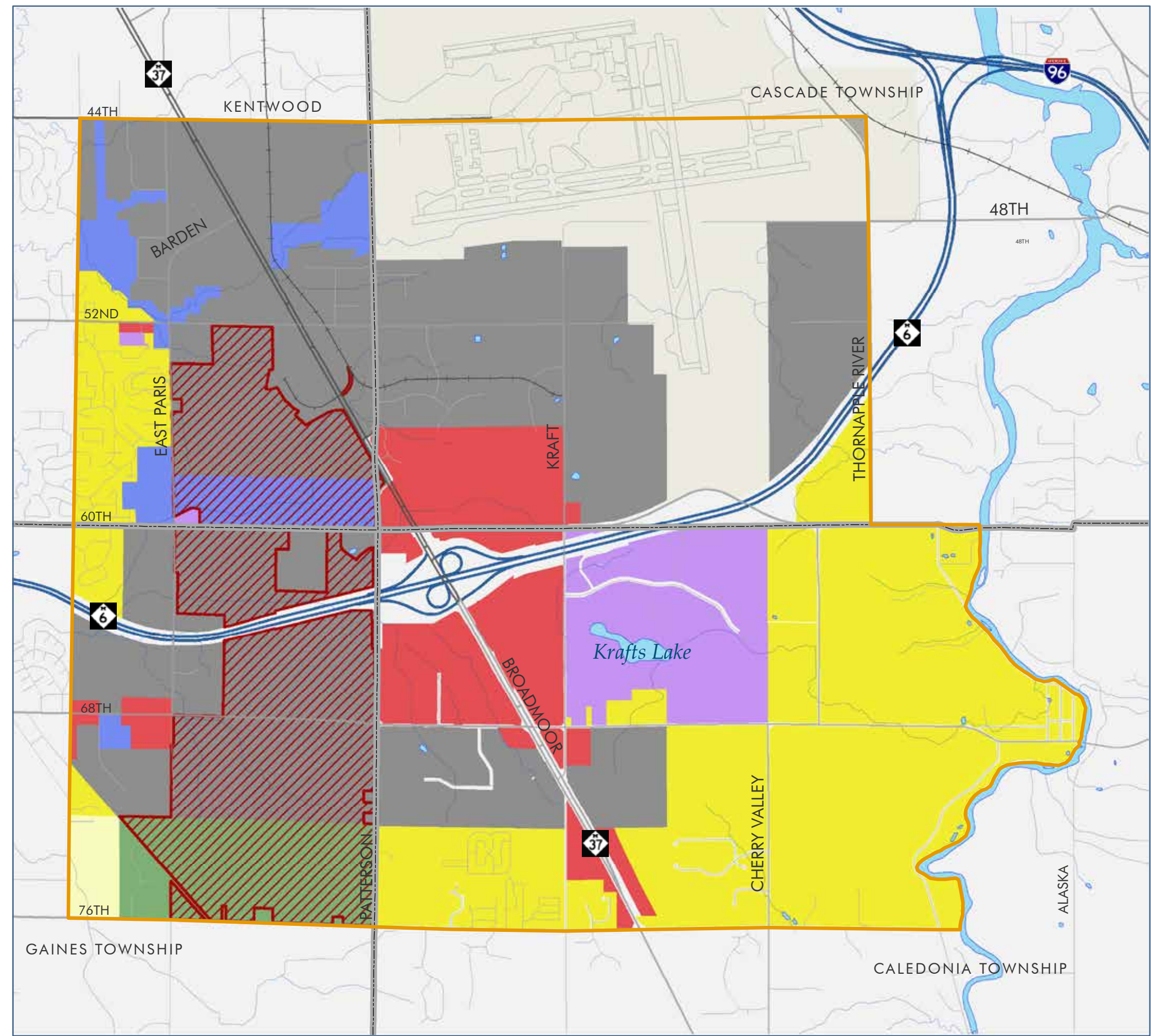
-  Study Area
-  Municipal Boundaries
-  Steelcase Property
-  Agricultural Preservation
-  Rural Residential
-  Urban Residential
-  Public/Quasi-Public
-  Commercial
-  Office
-  Industrial

3/27/13



Data Sources: MCGI, REGIS





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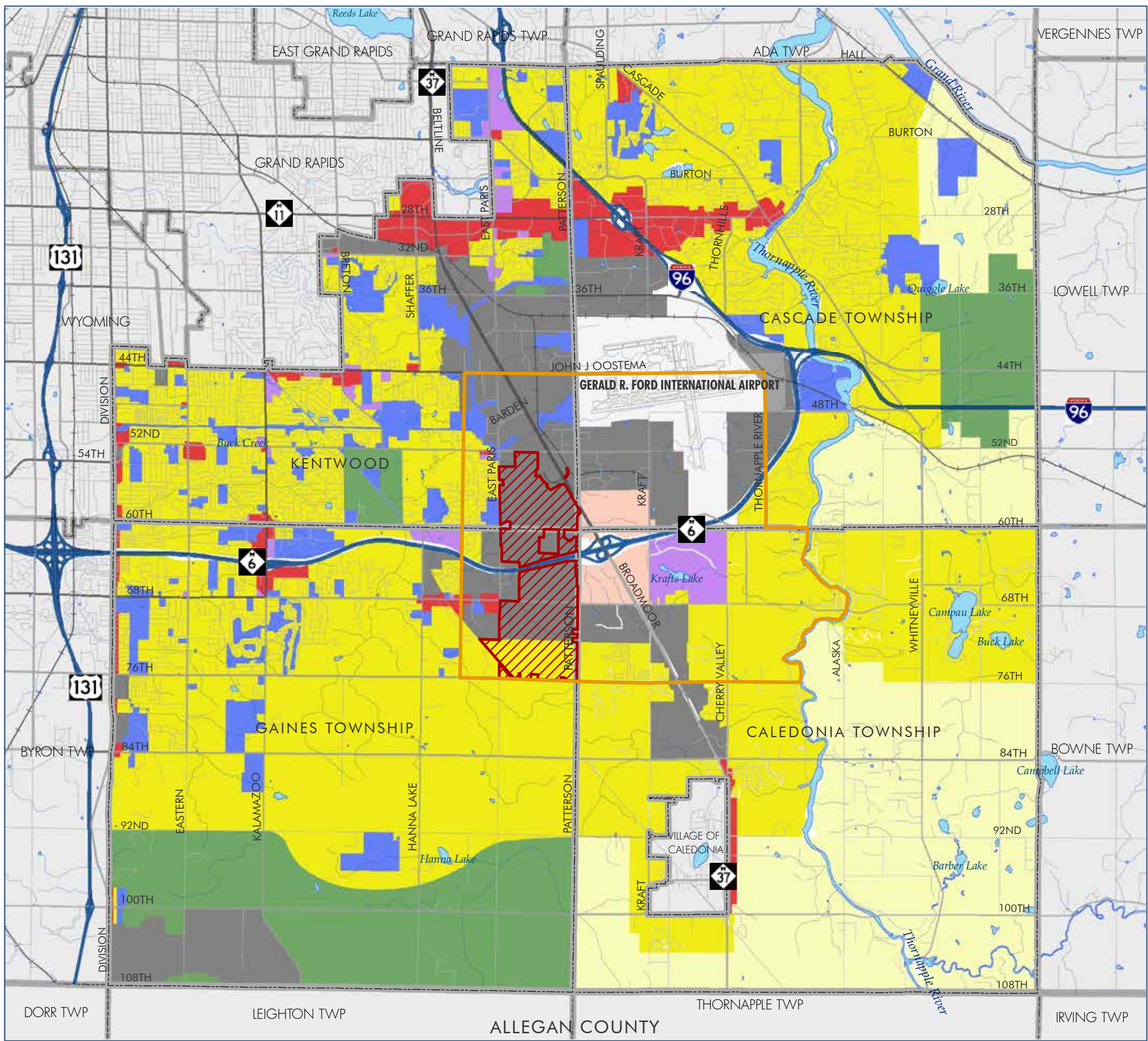
**MAP 10**  
**LSL Alternate Future Land Use**  
 Steelcase  
 Sub-Area Study  
 Kent County, Michigan

-  Study Area
-  Steelcase Property
-  Municipal Boundaries
-  Agricultural Preservation
-  Rural Residential
-  Urban Residential
-  Public/Quasi-Public
-  Commercial
-  Mixed Use
-  Office
-  Industrial

3/27/13

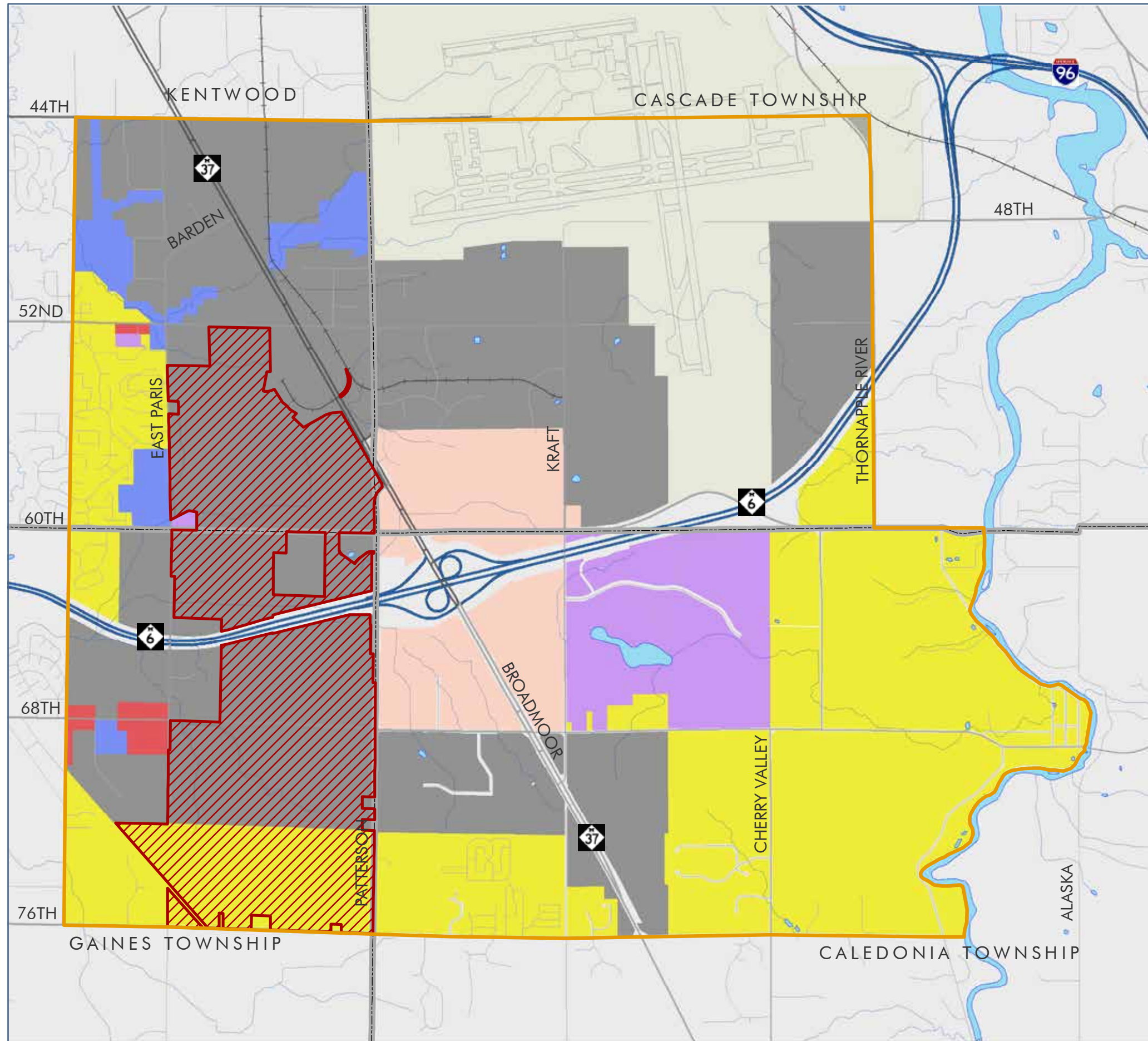
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Data Sources: MCGI, REGIS, Kent County GIS

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**MAP 11**  
**LSL Alternate Future Land Use**  
 Steelcase  
 Sub-Area Study  
 Kent County, Michigan

- Study Area
- Steelcase Property
- Municipal Boundaries
- Agricultural Preservation
- Rural Residential
- Urban Residential
- Public/Quasi-Public
- Commercial
- Mixed Use
- Office
- Industrial

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Data Sources: MCGI, REGIS, Kent County GIS



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# MAP 12

## Alternate Scenario Changes



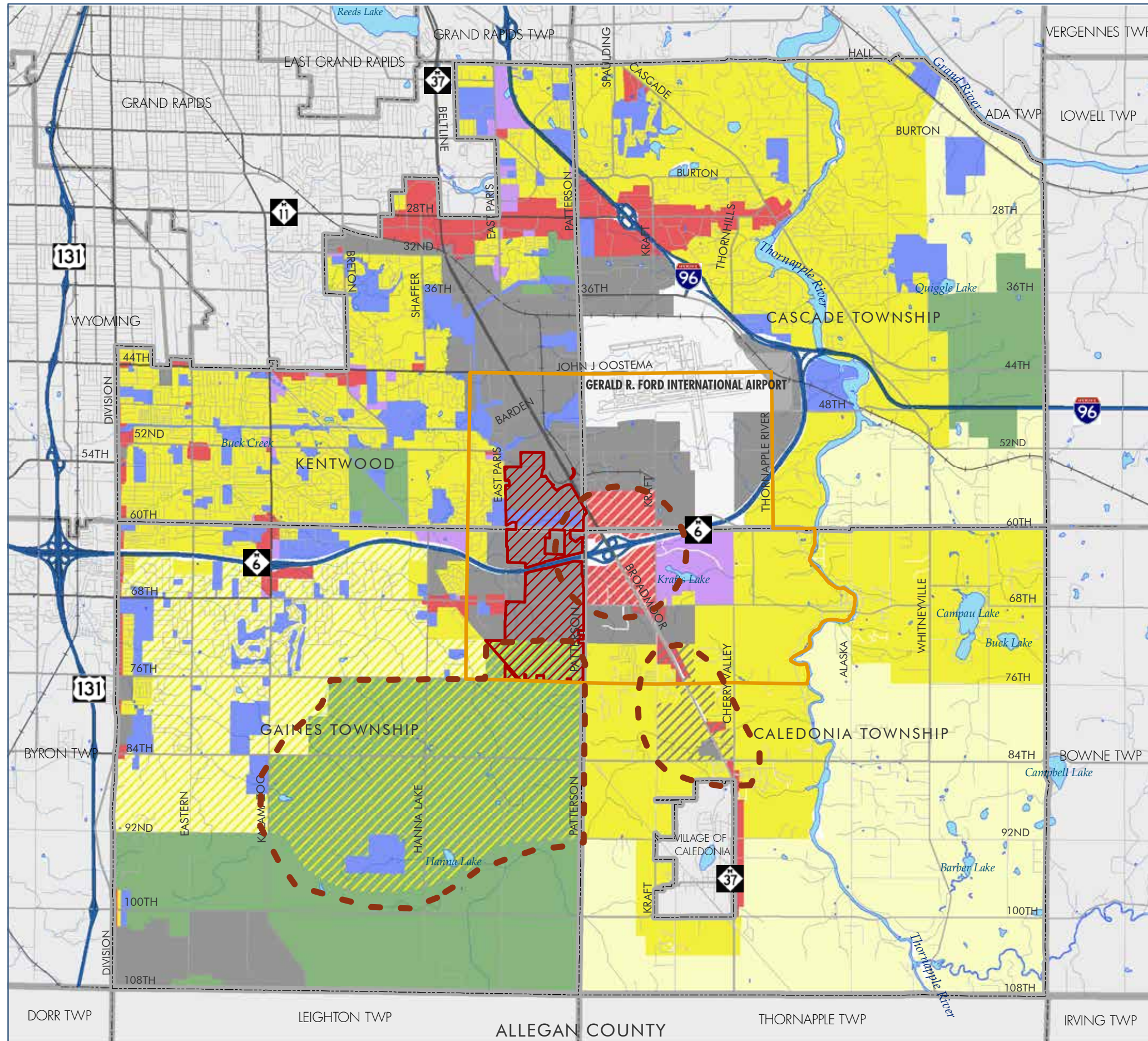
Steelcase  
Sub-Area Study  
Kent County, Michigan

-  Study Area
-  Steelcase Property
-  Municipal Boundaries
- Community Future Land Use
  -  Agricultural Preservation
  -  Rural Residential
  -  Urban Residential
  -  Public/Quasi-Public
  -  Commercial
  -  Office
  -  Industrial
- Change with Alternate Scenario
  -  Urban Residential
  -  Mixed Use
  -  Industrial

3/27/13

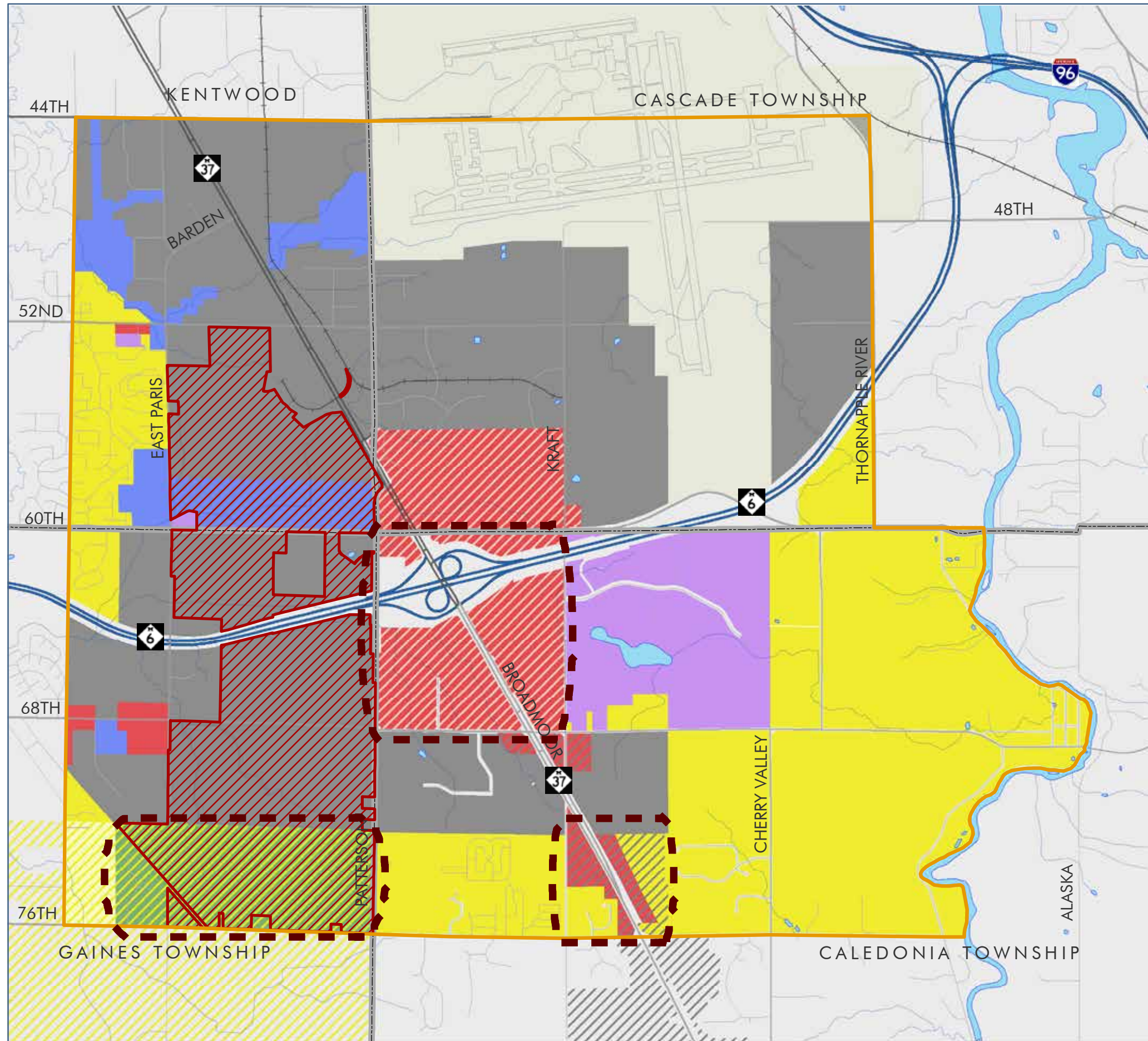
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Data Sources: MCGI, REGIS, Kent County GIS

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**MAP 13**  
**Alternate Scenario Change**  
 Steelcase  
 Sub-Area Study  
 Kent County, Michigan

- Study Area
- Steelcase Property
- Municipal Boundaries
- Community Future Land Use
  - Agricultural Preservation
  - Rural Residential
  - Urban Residential
  - Public/Quasi-Public
  - Commercial
  - Office
  - Industrial
- Change with Alternate Scenario
  - Urban Residential
  - Mixed Use
  - Industrial

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0 0.25 0.5 1 Miles

Data Sources: MCGI, REGIS, Kent County GIS

LSL Planning, Inc.  
Community Planning Consultants

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# APPENDICES

**APPENDIX A: Major Developed Property Owners (Region-wide)**

| Owner Name                           | No. of Parcels | Total Acreage |
|--------------------------------------|----------------|---------------|
| COUNTY OF KENT                       | 4              | 2,415         |
| STEELCASE INC                        | 8              | 1,478         |
| SASKATOON GOLF CLUB INC              | 3              | 307           |
| QUAIL RIDGE LAND CO LLC              | 1              | 275           |
| MICHIGAN MATERIALS & AGGREGATES CO   | 3              | 256           |
| CHERRY VALLEY DEVELOPMENT LLC        | 5              | 188           |
| KENTWOOD PUBLIC SCHOOLS              | 4              | 186           |
| BRIARWOOD ESTATES LLC                | 1              | 179           |
| CALVIN COLLEGE                       | 1              | 143           |
| DDM DEVELOPMENT CO                   | 2              | 132           |
| WATERMARK HOLDINGS LLC               | 3              | 131           |
| CHRISTIAN REFORMED REC CTR           | 1              | 120           |
| WATERMARK COUNTRY CLUB               | 2              | 116           |
| COUNTRY MEADOWS VILLAGE              | 1              | 97            |
| PINE REST CHRISTIAN ASSOCIATION      | 1              | 91            |
| BROADMOOR ESTATES LLC                | 2              | 88            |
| DUTTON MILL VILLAGE                  | 1              | 82            |
| CASCADE CHARTER TOWNSHIP             | 2              | 81            |
| CORNHILL HENRY & BEVERLY             | 1              | 80            |
| BLACKMORE DAVID & BARBARA            | 1              | 76            |
| SOUTH CHRISTIAN HIGH                 | 1              | 71            |
| SOUTHWOOD MOBILE VILLAGE             | 1              | 70            |
| STOWE MAR PARTNERS LP                | 1              | 62            |
| WHITNEYVILLE SAND PIT INC            | 1              | 61            |
| DAVENPORT UNIVERSITY                 | 1              | 57            |
| GOLF CLUB AT THORNAPPLE POINTE       | 1              | 56            |
| EDWARD ROSE ASSOC INC                | 1              | 56            |
| MEADOWOOD DEVEL CORP                 | 1              | 55            |
| WOODLAND CREEK APTS                  | 1              | 51            |
| CALEDONIA COMM SCHOOLS               | 1              | 50            |
| OCCIDENTAL DEVEL LTD                 | 1              | 48            |
| BROOKSHIRE MEADOWS EAST              | 1              | 48            |
| CALEDONIA CHARTER TOWNSHIP           | 1              | 47            |
| DEVOS DOUGLAS & MARIA                | 1              | 46            |
| HEINTZ MARGARET L TRUST              | 1              | 46            |
| HOLLAND HOME                         | 1              | 45            |
| KEELER BRASS CO                      | 1              | 44            |
| NORTH COUNTRY WOODS LLC              | 1              | 42            |
| FIELDSTONE #2 LLC                    | 1              | 40            |
| WEST MICH DISTRICT - WESLEYAN CHURCH | 1              | 39            |
| WOODFIELD LLC                        | 1              | 39            |
| HOWARD WILLIAM J                     | 1              | 39            |
| PROCESSING SPECIALTIES INC           | 1              | 39            |
| CONSUMERS ENERGY COMPANY             | 1              | 38            |
| SITE DEVELOPERS LLC                  | 1              | 38            |
| KNOLL NORTH AMERICA INC              | 1              | 37            |
| TOERING CARYN                        | 1              | 37            |
| KELLOGGSVILLE PUBLIC SCHOOLS         | 1              | 37            |
| BROOKSIDE VILLAGE M H PARK LLC       | 1              | 36            |
| ADA BIBLE CHURCH                     | 1              | 36            |
| WINDMILL POINTE VILLAGE              | 1              | 36            |
| SEC ACOMMODATOR-OLD FARM SHORES      | 1              | 36            |
| 3445 EAST PARIS AVE PROPERTIES LLC   | 1              | 35            |
| FOREST HILLS PUBLIC SCHOOLS          | 1              | 33            |
| PR WOODLAND LTD PARTNERSHIP          | 1              | 33            |
| ASPEN-BRENTWOOD PROJECT              | 1              | 32            |
| ASPEN-GRAND MOBILE EST               | 1              | 32            |
| SMEENGE PAUL & JUNE TRUST            | 1              | 31            |
| SMIT GREG & MERRIE                   | 1              | 29            |
| GRAND RAPIDS GRAVEL CO               | 1              | 29            |
| PINEBROOK VILLAGE M H PARK LLC       | 1              | 28            |
| WATERFALL SHOPPES LLC                | 1              | 28            |
| WILCOXSON HENRY                      | 1              | 27            |
| VOSBERG ALMA M TRUST                 | 1              | 27            |
| MONTGOMERY GREGORY & DIANE           | 1              | 27            |
| CLARK RETIREMENT                     | 1              | 27            |
| FIRST INDUSTRIAL LP                  | 1              | 27            |
| X-RITE INC                           | 1              | 26            |
| TOWER PARTNERS LLC                   | 1              | 26            |
| HAYWARD RONALD W & LAUREL L TRUST    | 1              | 26            |
| CITY OF KENTWOOD                     | 1              | 25            |
| DENNISON BARBARA J                   | 1              | 25            |

**APPENDIX B: Major Undeveloped Property Owners (Region-wide)**

| Owner Name                          | No. of Parcels | Total Acreage |
|-------------------------------------|----------------|---------------|
| FOREMOST INSURANCE COMPANY          | 6              | 455           |
| HOWARD WILLIAM J                    | 8              | 444           |
| COUNTY OF KENT                      | 7              | 440           |
| KAYSER GERALD M TRUST               | 8              | 431           |
| MDOT                                | 10             | 421           |
| ZANDBERGEN DONALD L                 | 7              | 408           |
| CONSUMERS ENERGY COMPANY            | 10             | 388           |
| KENT COUNTY ROAD COMMISSION         | 3              | 303           |
| KAYSER MAXINE L TRUST               | 4              | 298           |
| CASCADE CHARTER TOWNSHIP            | 2              | 266           |
| KENT COUNTY AERONAUTICS             | 4              | 243           |
| MEYER RICHARD G                     | 4              | 224           |
| RODGERS WAYNE E & PATRICIA D        | 4              | 224           |
| FINKBEINER ROBERT TRUST             | 3              | 224           |
| CITY OF KENTWOOD                    | 5              | 223           |
| POST ALVIN J                        | 2              | 198           |
| POST JESSIE TRUST                   | 2              | 195           |
| MEADOW BLOOM LLC                    | 2              | 187           |
| PKFC-1 LLC                          | 3              | 185           |
| VANDENTOORN RANDY                   | 3              | 173           |
| HERSEE CORPORATION                  | 2              | 171           |
| MEADOWBROOKE ASSOCIATES             | 2              | 166           |
| CAVANAUGH WINFRED B                 | 1              | 165           |
| CRISMAN JOHN                        | 3              | 159           |
| CLEMENS JANICE TRUST                | 1              | 158           |
| RENUCCI PETER TRUST                 | 3              | 155           |
| DOBIE CAPITAL LLC                   | 3              | 153           |
| LOBBEZOO LAURIN D TRUST             | 2              | 151           |
| MEYER ROGER A & CAROL               | 1              | 149           |
| WAAYENBERG LOUIS S TRUST            | 2              | 147           |
| PATTERSON JOHN M & AVIS V TRUSTS    | 2              | 145           |
| JA DEVLAND LLC                      | 2              | 135           |
| SEIF WILLIAM                        | 2              | 134           |
| BRIARWOOD ESTATES LLC               | 1              | 130           |
| WELTON ROBERT                       | 2              | 130           |
| WELTON WARREN & DONNA TRUST         | 1              | 126           |
| HANNA GARY                          | 1              | 119           |
| BREARLEY ROBERT L                   | 1              | 118           |
| BESTROM DAVID CARROLL               | 2              | 117           |
| KWIATKOWSKI JOSEPH S                | 1              | 115           |
| HANNA HILL FARM LLC                 | 1              | 114           |
| ESHRAGH WINIFRED TRUST              | 1              | 114           |
| RODGERS EVELYN TRUST                | 1              | 113           |
| GAINES CHARTER TOWNSHIP             | 2              | 106           |
| STEIGENGA RICHARD G                 | 1              | 106           |
| HITCHCOCK WILLIAM                   | 3              | 103           |
| RODGERS GEORGE TRUST                | 2              | 102           |
| SHAGBARK FARMS LLC                  | 2              | 102           |
| LOBBEZOO 4 LAND LLC                 | 1              | 100           |
| MAIER SIMEON E TRUST                | 1              | 99            |
| CALEDONIA COMM SCHOOLS              | 2              | 96            |
| HIGGS LLC                           | 1              | 95            |
| SOUTHBELT ASSOC LLC                 | 3              | 94            |
| LATHAM ALFRAVA                      | 1              | 93            |
| HEYBOER DALE R TRUSTS ET AL         | 2              | 93            |
| THEULE DAVID & THEULE HOFMEYER MARY | 2              | 90            |
| CURLEY DAVID & JOAN                 | 1              | 88            |
| T-5 LLC                             | 1              | 87            |
| HOEKSMASIMON REAL ESTATE LLC        | 1              | 87            |
| HAYES LARRY                         | 2              | 84            |
| OOSTERHOUSE LOWELL                  | 1              | 84            |
| CBM INVESTMENT PARTNERS LLC         | 2              | 83            |
| EYDE SAM X & JUDITH A               | 1              | 83            |
| 44TH/SHAFFER AVENUE LLC             | 2              | 82            |
| JASONVILLE FARMS LMTD PRTNESHIP II  | 1              | 82            |
| WARD WALLACE B TRUST                | 1              | 80            |
| SEDLOCK BARRY E                     | 1              | 80            |
| BREARLEY ROBERT L & MARVA G         | 1              | 80            |
| KAMMINGA & ROODVOETS INC            | 2              | 80            |
| SEIF JOHN W                         | 1              | 80            |
| HILBRANDS WILLIS & JANICE           | 1              | 79            |
| CASCADE TOWNSHIP                    | 1              | 79            |
| MARKER REAL ESTATE                  | 2              | 79            |
| HIVCSFR RTISSFIT I &                | 2              | 79            |

**APPENDIX C: Property Owners (Study Area)**

| ID  | Parcel Number | Owner Name                          | Property Address            | Property City | Property State | Property Zip | Owner Address                   | Owner City     | Owner State | Owner Zip  | Land Use    | Acres   |
|-----|---------------|-------------------------------------|-----------------------------|---------------|----------------|--------------|---------------------------------|----------------|-------------|------------|-------------|---------|
| 8   | 412211200104  | JMK REALTY COMPANY LLC              | 6922 EAST PARIS IND CT SE   | CALEDONIA     | MI             | 49316        | 669 CENTURY SW                  | GRAND RAPIDS   | MI          | 49503      | Undeveloped | 26.2    |
| 11  | 412202400029  | MDOT                                | 6537 EAST PARIS AVE SE      | CALEDONIA     | MI             | 49316        | PO BOX 30050                    | LANSING        | MI          | 48909      | Undeveloped | 30.2    |
| 32  | 412201101001  | STEELCASE INC                       | 4200 60TH ST SE             | CALEDONIA     | MI             | 49316        | PO BOX 1967                     | GRAND RAPIDS   | MI          | 49501      | Developed   | 169.1   |
| 39  | 412212400002  | STEELCASE INC                       | 7209 PATTERSON AVE SE       | CALEDONIA     | MI             | 49316        | PO BOX 1967                     | GRAND RAPIDS   | MI          | 49501      | Developed   | 50.2    |
| 41  | 412202400002  | DYKSTRA ROGER                       | 3707 68TH ST SE             | CALEDONIA     | MI             | 49316        | 3128 ENGLEHURST SW              | GRAND RAPIDS   | MI          | 49548      | Undeveloped | 38.2    |
| 61  | 412201400035  | STEELCASE INC                       | 4495 68TH ST SE             | CALEDONIA     | MI             | 49316        | PO BOX 1967                     | GRAND RAPIDS   | MI          | 49501      | Developed   | 220.4   |
| 90  | 412212400005  | STEELCASE INC                       | 4450 76TH ST SE             | CALEDONIA     | MI             | 49316        | PO BOX 1967                     | GRAND RAPIDS   | MI          | 49501      | Developed   | 180.0   |
| 98  | 412202216025  | FIELDSTONE #2 LLC                   | 3660 COBBLEFIELD CIR SE     | CALEDONIA     | MI             | 49316        | 1701 PORTER STREET SW SUITE 6   | WYOMING        | MI          | 49519      | Developed   | 40.2    |
| 126 | 412201201004  | DBS TWO, LLC                        | 4500 60TH ST SE             | GRAND RAPIDS  | MI             | 49512        | 5500 CASCADE SE, SUITE 200      | GRAND RAPIDS   | MI          | 49546      | Undeveloped | 31.0    |
| 138 | 412212100025  | STEELCASE INC                       | 4100 68TH ST SE             | CALEDONIA     | MI             | 49316        | PO BOX 1967                     | GRAND RAPIDS   | MI          | 49501      | Developed   | 312.0   |
| 143 | 412212300010  | STEELCASE INC                       | 4149 76TH ST SE             | CALEDONIA     | MI             | 49316        | PO BOX 1967                     | GRAND RAPIDS   | MI          | 49501      | Developed   | 99.4    |
| 180 | 412211451007  | UITERDYK DOROTHY M                  | 3751 76TH ST SE             | CALEDONIA     | MI             | 49316        | 2500 BRETON WOODS DRIVE # 3007  | KENTWOOD       | MI          | 49512      | Undeveloped | 38.5    |
| 220 | 411826301002  | CONSUMERS ENERGY COMPANY            | 4889 W GREENBROOKE DR SE    | KENTWOOD      | MI             | 49512        | ONE ENERGY PLAZA                | JACKSON        | MI          | 49201-9938 | Undeveloped | 53.3    |
| 222 | 411826201013  | EXTRUSIONS DIVISION INC             | 3680 44TH ST SE             | KENTWOOD      | MI             | 49512        | 7120 CASCADE RD SE              | GRAND RAPIDS   | MI          | 49546      | Undeveloped | 39.6    |
| 226 | 411826326003  | CITY OF KENTWOOD                    | 3601 BREEZEWAY ST SE        | KENTWOOD      | MI             | 49512        | PO BOX 8848                     | KENTWOOD       | MI          | 49518-8848 | Undeveloped | 34.1    |
| 228 | 411825400020  | COUNTY OF KENT                      | 4701 PATTERSON AVE SE       | KENTWOOD      | MI             | 49512        | 300 MONROE AVE NW               | GRAND RAPIDS   | MI          | 49503      | Undeveloped | 45.6    |
| 253 | 411835476005  | CITY OF KENTWOOD                    | 5995 EAST PARIS AVE SE      | KENTWOOD      | MI             | 49512        | P O BOX 8848                    | KENTWOOD       | MI          | 49518-8848 | Developed   | 25.4    |
| 254 | 411825127001  | X-RITE INC                          | 4300 44TH ST SE             | KENTWOOD      | MI             | 49512        | 4300 44TH ST SE                 | KENTWOOD       | MI          | 49512      | Developed   | 26.4    |
| 261 | 411836400019  | STEELCASE INC                       | 5565 BROADMOOR AVE SE       | KENTWOOD      | MI             | 49512        | PO BOX 1967                     | GRAND RAPIDS   | MI          | 49501-1967 | Developed   | 241.0   |
| 275 | 411836100050  | STEELCASE INC                       | 4308 52ND ST SE             | KENTWOOD      | MI             | 49512        | PO BOX 1967                     | GRAND RAPIDS   | MI          | 49501-1967 | Developed   | 205.4   |
| 281 | 411836200047  | PROCESSING SPECIALTIES INC          | 5353 BROADMOOR AVE SE       | KENTWOOD      | MI             | 49512        | P O BOX 202                     | GRAND RAPIDS   | MI          | 49501-0202 | Developed   | 38.9    |
| 291 | 411932300036  | COUNTY OF KENT                      | 5867 60TH ST SE             | GRAND RAPIDS  | MI             | 49512        | 300 MONROE AVE NW               | GRAND RAPIDS   | MI          | 49503      | Undeveloped | 69.1    |
| 293 | 411928300020  | RUNDHAUG DONALD L                   | 5111 THORNAPPLE RIV DR SE   | GRAND RAPIDS  | MI             | 49512        | 7271 KILMER DR SE               | GRAND RAPIDS   | MI          | 49512      | Undeveloped | 76.7    |
| 297 | 411933300038  | MDOT                                | 6437 60TH ST SE             | GRAND RAPIDS  | MI             | 49512        | PO BOX 30050                    | LANSING        | MI          | 48909      | Undeveloped | 38.0    |
| 323 | 411930400018  | GROOTERS LAND DEVELOPMENT LC        | 5005 KRAFT AVE SE           | GRAND RAPIDS  | MI             | 49512        | 4460 44TH ST SE STE C-200       | GRAND RAPIDS   | MI          | 49512      | Undeveloped | 33.5    |
| 338 | 411932100015  | COUNTY OF KENT                      | 5572 KRAFT AVE SE           | GRAND RAPIDS  | MI             | 49512        | 300 MONROE AVE NW               | GRAND RAPIDS   | MI          | 49503      | Undeveloped | 98.4    |
| 341 | 411933100028  | HILBRANDS WILLIS & JANICE           | 6482 52ND ST SE             | GRAND RAPIDS  | MI             | 49512        | 4875 FULTON ST E                | ADA            | MI          | 49301      | Undeveloped | 79.4    |
| 342 | 411931400024  | KRAFT HOLDINGS LLC                  | 5631 KRAFT AVE SE           | GRAND RAPIDS  | MI             | 49512        | 5460 CASCADE RD SE              | GRAND RAPIDS   | MI          | 49546      | Undeveloped | 37.2    |
| 344 | 411931325004  | MEADOWBROOKE ASSOCIATES             | 5794 BROADMOOR AVE SE       | GRAND RAPIDS  | MI             | 49512        | 2905 LUCERNE DR SE STE 210      | GRAND RAPIDS   | MI          | 49546      | Undeveloped | 88.5    |
| 350 | 411931400019  | MEADOWBROOKE ASSOCIATES             | 5201 60TH ST SE             | GRAND RAPIDS  | MI             | 49512        | 2905 LUCERNE DR SE STE 210      | GRAND RAPIDS   | MI          | 49546      | Undeveloped | 77.2    |
| 352 | 411931400025  | KRAFT & 60TH LLC                    | 5555 60TH ST SE             | GRAND RAPIDS  | MI             | 49512        | 5460 CASCADE RD SE              | GRAND RAPIDS   | MI          | 49546      | Undeveloped | 29.6    |
| 405 | 411930300031  | FIRST INDUSTRIAL LP                 | 5050 KENDRICK ST SE         | GRAND RAPIDS  | MI             | 49512        | 23042 COMMERCE DR               | FARMINGTON     | MI          | 48335      | Developed   | 26.9    |
| 412 | 411920300020  | COUNTY OF KENT                      | 5500 44TH ST SE             | GRAND RAPIDS  | MI             | 49512        | 300 MONROE AVE NW               | GRAND RAPIDS   | MI          | 49503      | Developed   | 2,291.6 |
| 557 | 412304100027  | KILMARTIN MICHAEL J                 | 6278 EGAN AVE SE            | CALEDONIA     | MI             | 49512        | 6278 EGAN AVE SE                | CALEDONIA      | MI          | 49316      | Undeveloped | 25.7    |
| 591 | 412306200055  | DAVENPORT UNIVERSITY                | 6191 KRAFT AVE SE           | CALEDONIA     | MI             | 49512        | 6191 KRAFT AVE SE               | GRAND RAPIDS   | MI          | 49512      | Developed   | 56.7    |
| 592 | 412306426006  | GOODWILL CO INC                     | 5511 68TH ST SE             | CALEDONIA     | MI             | 49512        | 2929 WALKER AVE NW              | GRAND RAPIDS   | MI          | 49544      | Undeveloped | 54.4    |
| 622 | 412307100026  | SOUTHBELT ASSOC LLC                 | 4890 68TH ST SE             | CALEDONIA     | MI             | 49512        | 4380 BROCKTON DR STE 1 SE       | GRAND RAPIDS   | MI          | 49512      | Undeveloped | 32.2    |
| 628 | 412306451036  | MEADOWBROOKE BUSINESS               | 5291 68TH ST SE             | CALEDONIA     | MI             | 49512        | 126 OTTAWA AVE NW STE 500       | GRAND RAPIDS   | MI          | 49503      | Undeveloped | 25.3    |
| 629 | 412306300027  | 6610 PATTERSON LLC                  | 6610 PATTERSON AVE SE       | CALEDONIA     | MI             | 49512        | 300 OTTAWA NW SUITE 400         | GRAND RAPIDS   | MI          | 49503      | Undeveloped | 49.6    |
| 641 | 412308126003  | ANDRONACO RONALD V                  | 5900 68TH ST SE             | CALEDONIA     | MI             | 49512        | 9880 ROLLING HILLS              | ALTO           | MI          | 49302      | Undeveloped | 30.8    |
| 650 | 412307251007  | SOUTHBELT ASSOC LLC                 | 5278 BELTWAY DR SE          | CALEDONIA     | MI             | 49512        | 4380 BROCKTON DR STE 1 SE       | GRAND RAPIDS   | MI          | 49512      | Undeveloped | 30.4    |
| 654 | 412307401002  | COUNTRY MEADOWS VILLAGE             | 5551 76TH ST SE             | CALEDONIA     | MI             | 49512        | 5625 PRAIRIE CREEK DR SUITE 100 | CALEDONIA      | MI          | 49316      | Developed   | 97.4    |
| 656 | 412305300013  | FOREMOST INSURANCE COMPANY          | 6500 KRAFT AVE SE           | CALEDONIA     | MI             | 49512        | PO BOX 2450                     | GRAND RAPIDS   | MI          | 49501      | Undeveloped | 97.7    |
| 658 | 412304100028  | KILMARTIN EDMUND D JR & ROSEMARY TR | 6280 EGAN AVE SE            | CALEDONIA     | MI             | 49512        | 6200 EGAN AVE SE                | CALEDONIA      | MI          | 49316      | Undeveloped | 34.5    |
| 659 | 412308200023  | HERSEE CORPORATION                  | 6152 68TH ST SE             | CALEDONIA     | MI             | 49512        | 903 GLEN AVE                    | MOUNT PLEASANT | MI          | 48858      | Undeveloped | 94.0    |
| 660 | 412307300027  | STEKETEE JAMES G                    | 7528 PATTERSON AVE SE       | CALEDONIA     | MI             | 49512        | 7382 BROADMOOR AVE SE           | CALEDONIA      | MI          | 49316      | Undeveloped | 34.7    |
| 664 | 412309100039  | CHERRY VALLEY DEVELOPMENT LLC       | 6768 68TH ST SE             | CALEDONIA     | MI             | 49512        | 6766 68TH ST SE                 | CALEDONIA      | MI          | 49316      | Developed   | 54.0    |
| 665 | 412309326002  | CALEDONIA CHARTER TOWNSHIP          | 7350 CHERRY VALLEY AVE SE   | CALEDONIA     | MI             | 49512        | 8196 BROADMOOR AVE SE           | CALEDONIA      | MI          | 49316      | Developed   | 47.3    |
| 668 | 412309201007  | CHERRY VALLEY DEVELOPMENT LLC       | 6850 68TH ST SE             | CALEDONIA     | MI             | 49512        | 6766 68TH ST SE                 | CALEDONIA      | MI          | 49316      | Developed   | 43.8    |
| 670 | 412305400008  | FOREMOST INSURANCE COMPANY          | 6201 68TH ST SE             | CALEDONIA     | MI             | 49512        | PO BOX 2450                     | GRAND RAPIDS   | MI          | 49501      | Undeveloped | 79.0    |
| 671 | 412304400046  | CHERRY VALLEY DEVELOPMENT LLC       | 6977 68TH ST SE             | CALEDONIA     | MI             | 49512        | 6766 68TH ST SE                 | CALEDONIA      | MI          | 49316      | Developed   | 30.6    |
| 672 | 412309226023  | CHERRY VALLEY DEVELOPMENT LLC       | 7117 THORNAPPLE RIVER DR SE | CALEDONIA     | MI             | 49512        | 6766 68TH ST SE                 | CALEDONIA      | MI          | 49316      | Developed   | 32.6    |
| 676 | 412308176003  | BROADMOOR PROPERTY INVESTMENTS LLC  | 5802 68TH ST SE             | CALEDONIA     | MI             | 49512        | 6215 CHERRY VIEW SE             | CALEDONIA      | MI          | 49316      | Undeveloped | 34.6    |
| 684 | 412309100031  | CHERRY VALLEY DEVELOPMENT LLC       | 6490 68TH ST SE             | CALEDONIA     | MI             | 49512        | 6766 68TH ST SE                 | CALEDONIA      | MI          | 49316      | Developed   | 26.6    |
| 685 | 412308300024  | STEKETEE JAMES G                    | 7430 BROADMOOR AVE SE       | CALEDONIA     | MI             | 49512        | 7382 BROADMOOR AVE SE           | CALEDONIA      | MI          | 49316      | Undeveloped | 37.2    |
| 686 | 412305152001  | FOREMOST INSURANCE COMPANY          | 5630 NORTH KRAFT LAKE DR    | CALEDONIA     | MI             | 49512        | PO BOX 2450                     | GRAND RAPIDS   | MI          | 49501      | Undeveloped | 51.9    |
| 687 | 412307100034  | SOUTHBELT ASSOC LLC                 | 5196 68TH ST SE             | CALEDONIA     | MI             | 49512        | 4380 BROCKTON DR STE 1 SE       | GRAND RAPIDS   | MI          | 49512      | Undeveloped | 31.4    |
| 692 | 412306300033  | GRAND RAPIDS GRAVEL CO              | 6633 KONKRETE DR SE         | CALEDONIA     | MI             | 49512        | PO BOX 9160                     | WYOMING        | MI          | 49509      | Developed   | 29.2    |
| 695 | 412304300061  | THORNAPPLE DEVELOPERS LLC           | 6775 68TH ST SE             | CALEDONIA     | MI             | 49512        | 9473 ANDREW FARM DR SE          | ALTO           | MI          | 49302      | Undeveloped | 49.6    |
| 696 | 412305200008  | FOREMOST INSURANCE COMPANY          | 5665 NORTH KRAFT LAKE DR    | CALEDONIA     | MI             | 49512        | PO BOX 2450                     | GRAND RAPIDS   | MI          | 49501      | Undeveloped | 117.0   |
| 697 | 412305129001  | FOREMOST INSURANCE COMPANY          | 6132 60TH ST SE             | CALEDONIA     | MI             | 49512        | PO BOX 2450                     | GRAND RAPIDS   | MI          | 49501      | Undeveloped | 33.8    |
| 698 | 412305400004  | FOREMOST INSURANCE COMPANY          | 5600 BEECH TREE LANE SE     | CALEDONIA     | MI             | 49512        | 5600 BEECH TREE LANE SE         | CALEDONIA      | MI          | 49316      | Undeveloped | 75.6    |

**APPENDIX D: All Property Owners (Region)**

| ID  | Parcel Number | Owner Name                         | Property Address          | Property City | Property State | Property Zip | Owner Address                      | Owner City   | Owner State | Owner Zip  | Land Use    | Acreage |
|-----|---------------|------------------------------------|---------------------------|---------------|----------------|--------------|------------------------------------|--------------|-------------|------------|-------------|---------|
| 001 | 412221300026  | MAIER FAMILY LLC                   | 9050 KALAMAZOO AVE SE     | CALEDONIA     | MI             | 49316        | 420 - 141ST AVENUE                 | WAYLAND      | MI          | 49348-7912 | Undeveloped | 53.5    |
| 002 | 412225400018  | CONSUMERS ENERGY COMPANY           | 4411 100TH ST SE          | CALEDONIA     | MI             | 49316        | ONE ENERGY PLAZA                   | JACKSON      | MI          | 49201      | Undeveloped | 50.3    |
| 003 | 412234200009  | HANNA HILL FARM LLC                | 10195 HANNA LAKE AVE SE   | CALEDONIA     | MI             | 49316        | 10195 HANNA LAKE AVENUE SE         | CALEDONIA    | MI          | 49316      | Undeveloped | 113.9   |
| 004 | 412222300002  | ZANDBERGEN DONALD L                | 2501 92ND ST SE           | CALEDONIA     | MI             | 49316        | 2067 92ND ST                       | CALEDONIA    | MI          | 49316      | Undeveloped | 60.4    |
| 005 | 412231200075  | HOFMAN ROB                         | 468 100TH ST SE           | BYRON CENTER  | MI             | 49315        | 468 100TH ST SE                    | BYRON CENTER | MI          | 49315      | Undeveloped | 45.9    |
| 006 | 412209226006  | HOFFMAN MERLIN A                   | 2354 68TH ST SE           | CALEDONIA     | MI             | 49316        | 4425 - 56TH STREET SW              | GRANDVILLE   | MI          | 49418      | Undeveloped | 33.9    |
| 007 | 412225300017  | KAYSER GERALD M TRUST              | 4313 100TH ST SE          | CALEDONIA     | MI             | 49316        | PO BOX 225                         | CALEDONIA    | MI          | 49316-225  | Undeveloped | 37.6    |
| 008 | 412211200104  | JMK REALTY COMPANY LLC             | 6922 EAST PARIS IND CT SE | CALEDONIA     | MI             | 49316        | 669 CENTURY SW                     | GRAND RAPIDS | MI          | 49503      | Undeveloped | 26.2    |
| 009 | 412204200014  | KENTWOOD PUBLIC SCHOOLS            | 2100 60TH ST SE           | GRAND RAPIDS  | MI             | 49548        | 5820 EASTERN AVE SE                | KENTWOOD     | MI          | 49508      | Developed   | 29.9    |
| 010 | 412230376017  | SCHUTTER NICHOLE M & SHERRI L      | 333 100TH ST SE           | BYRON CENTER  | MI             | 49315        | 275 100TH ST SE                    | BYRON CENTER | MI          | 49315      | Undeveloped | 48.3    |
| 011 | 412202400029  | MDOT                               | 6537 EAST PARIS AVE SE    | CALEDONIA     | MI             | 49316        | PO BOX 30050                       | LANSING      | MI          | 48909      | Undeveloped | 30.2    |
| 012 | 412235301001  | HILTON LARRY                       | 10656 HANNA LAKE AVE SE   | CALEDONIA     | MI             | 49316        | 2151 W MUSGROVE HWY                | LAKE ODESSA  | MI          | 48849      | Undeveloped | 28.2    |
| 013 | 412232100007  | MICHIGAN MATERIALS & AGGREGATES    | 1130 100TH ST SE          | BYRON CENTER  | MI             | 49315        | 2575 HAGGERTY RD STE 100           | CANTON       | MI          | 48188      | Developed   | 73.5    |
| 014 | 412222200002  | SLAGTER ANNA G TRUST               | 2812 84TH ST SE           | CALEDONIA     | MI             | 49316        | 1763 WATERMARK DR SE               | GRAND RAPIDS | MI          | 49546      | Undeveloped | 73.8    |
| 015 | 412203476027  | WALBRIDGE JACK C & LORRAINE TRUSTS | 6511 HANNA LAKE AVE SE    | CALEDONIA     | MI             | 49316        | 6511 HANNA LAKE AVE SE             | CALEDONIA    | MI          | 49316      | Undeveloped | 55.4    |
| 016 | 412204200015  | KENTWOOD PUBLIC SCHOOLS            | 2010 60TH ST SE           | GRAND RAPIDS  | MI             | 49548        | 5820 EASTERN AVE SE                | KENTWOOD     | MI          | 49508      | Developed   | 38.1    |
| 017 | 412227300001  | SEDLOCK BARRY E                    | 2457 100TH ST SE          | CALEDONIA     | MI             | 49316        | 12060 DIXON RD                     | DUNDEE       | MI          | 48131      | Undeveloped | 80.0    |
| 018 | 412218300020  | COUNTY OF KENT                     | 301 84TH ST SE            | BYRON CENTER  | MI             | 49315        | 300 MONROE AVE NW                  | GRAND RAPIDS | MI          | 49503      | Developed   | 42.1    |
| 019 | 412236400010  | CONSUMERS ENERGY COMPANY           | 4412 100TH ST SE          | CALEDONIA     | MI             | 49316        | ONE ENERGY PLAZA                   | JACKSON      | MI          | 49201      | Undeveloped | 54.4    |
| 020 | 412227400013  | KAYSER MAXINE L TRUST              | 2989 100TH ST SE          | CALEDONIA     | MI             | 49316        | PO BOX 225                         | CALEDONIA    | MI          | 49316-225  | Undeveloped | 117.8   |
| 021 | 412221400008  | ZANDBERGEN DONALD L                | 8901 BRETON AVE SE        | CALEDONIA     | MI             | 49316        | 2067 92ND ST                       | CALEDONIA    | MI          | 49316      | Undeveloped | 29.4    |
| 022 | 412221100012  | MAIER SIMEON E TRUST               | 8764 KALAMAZOO AVE SE     | CALEDONIA     | MI             | 49316        | 9247 KALAMAZOO AVE                 | CALEDONIA    | MI          | 49316      | Undeveloped | 98.7    |
| 023 | 412215200049  | VERDUIN CALVIN                     | 2900 76TH ST SE           | CALEDONIA     | MI             | 49316        | 63 PORTER HILLS DR SE              | GRAND RAPIDS | MI          | 49546      | Undeveloped | 39.6    |
| 024 | 412232200008  | KAMMINGA & ROODVOETS               | 10300 PEASE AVE SE        | BYRON CENTER  | MI             | 49315        | 3435 BROADMOOR AVE SE              | GRAND RAPIDS | MI          | 49512      | Undeveloped | 39.4    |
| 025 | 412226200026  | POLL KATHRINE F                    | 9575 EAST PARIS AVE SE    | CALEDONIA     | MI             | 49316        | 9575 E PARIS SE                    | CALEDONIA    | MI          | 49316      | Undeveloped | 39.5    |
| 026 | 412221400007  | ZANDBERGEN DONALD L                | 2067 92ND ST SE           | CALEDONIA     | MI             | 49316        | 2067 92ND ST SE                    | CALEDONIA    | MI          | 49316      | Undeveloped | 79.0    |
| 027 | 412235200007  | PKFC-1 LLC                         | 3782 100TH ST SE          | CALEDONIA     | MI             | 49316        | 3592 100TH STREET SE               | CALEDONIA    | MI          | 49316      | Undeveloped | 73.0    |
| 028 | 412223400003  | POST JESSIE TRUST                  | 9051 EAST PARIS AVE SE    | CALEDONIA     | MI             | 49316        | 9051 EAST PARIS AVE SE             | CALEDONIA    | MI          | 49316      | Undeveloped | 156.9   |
| 029 | 412216200017  | VERDUIN VERNON C & LINDA ET AL     | 7701 BRETON AVE SE        | CALEDONIA     | MI             | 49316        | 3291 - 60TH STREET SE              | CALEDONIA    | MI          | 49316      | Undeveloped | 26.9    |
| 030 | 412213300009  | TATE DOROTHY M TRUST               | 8000 EAST PARIS AVE SE    | CALEDONIA     | MI             | 49316        | 8000 EAST PARIS AVE SE             | CALEDONIA    | MI          | 49316      | Undeveloped | 28.6    |
| 031 | 412222100040  | VINING LEONARD R                   | 8720 BRETON AVE SE        | CALEDONIA     | MI             | 49316        | 8720 BRETON AVE SE                 | CALEDONIA    | MI          | 49316      | Undeveloped | 59.5    |
| 032 | 412201101001  | STEELCASE INC                      | 4200 60TH ST SE           | CALEDONIA     | MI             | 49316        | PO BOX 1967                        | GRAND RAPIDS | MI          | 49501      | Developed   | 169.1   |
| 033 | 412223100009  | WAAYENBERG LOUIS S TRUST           | 3346 84TH ST SE           | CALEDONIA     | MI             | 49316        | 3346 84TH ST SE                    | CALEDONIA    | MI          | 49316      | Undeveloped | 75.8    |
| 034 | 412203100026  | MDOT                               | 2420 60TH ST SE           | GRAND RAPIDS  | MI             | 49548        | PO BOX 300050 SE                   | LANSING      | MI          | 48909      | Undeveloped | 32.5    |
| 035 | 412234300005  | HILTON DONALD R SR TRUST           | 2775 108TH ST SE          | CALEDONIA     | MI             | 49316        | 2775 108TH ST SE                   | CALEDONIA    | MI          | 49316      | Undeveloped | 29.9    |
| 036 | 412213100018  | BOOT ROBERT A TRUST                | 4350 76TH ST SE           | CALEDONIA     | MI             | 49316        | 5443 60TH ST SE                    | GRAND RAPIDS | MI          | 49512      | Undeveloped | 44.8    |
| 037 | 412206200061  | SOUTHWOOD MOBILE VILLAGE           | 460 60TH ST SE            | GRAND RAPIDS  | MI             | 49548        | 5625 PRAIRIE CREEK DRIVE SUITE 100 | CALEDONIA    | MI          | 49316      | Developed   | 70.4    |
| 038 | 412213400017  | CONSUMERS ENERGY COMPANY           | 8201 PATTERSON AVE SE     | CALEDONIA     | MI             | 49316        | ONE ENERGY PLAZA                   | JACKSON      | MI          | 49201      | Undeveloped | 26.8    |
| 039 | 412212400002  | STEELCASE INC                      | 7209 PATTERSON AVE SE     | CALEDONIA     | MI             | 49316        | PO BOX 1967                        | GRAND RAPIDS | MI          | 49501      | Developed   | 50.2    |
| 040 | 412233200006  | SEIF WILLIAM J                     | 2110 100TH ST SE          | CALEDONIA     | MI             | 49316        | 2289 108TH ST SE                   | CALEDONIA    | MI          | 49316      | Undeveloped | 45.1    |
| 041 | 412202400002  | DYKSTRA ROGER                      | 3707 68TH ST SE           | CALEDONIA     | MI             | 49316        | 3128 ENGLEHURST SW                 | GRAND RAPIDS | MI          | 49548      | Undeveloped | 38.2    |
| 042 | 412235400001  | BREARLEY ROBERT L & MARVA G        | 10535 EAST PARIS AVE SE   | CALEDONIA     | MI             | 49316        | 4178 - 100TH STREET                | CALEDONIA    | MI          | 49316      | Undeveloped | 79.9    |
| 043 | 412216400031  | T-5 LLC                            | 7935 BRETON AVE SE        | CALEDONIA     | MI             | 49316        | 5721 COIT AVE NW                   | GRAND RAPIDS | MI          | 49525      | Undeveloped | 87.4    |
| 044 | 412210101001  | HOFFMAN MERLIN A                   | 2410 68TH ST SE           | CALEDONIA     | MI             | 49316        | 4425 - 56TH STREET SW              | GRANDVILLE   | MI          | 49418      | Undeveloped | 30.0    |
| 045 | 412232100012  | MICHIGAN MATERIALS & AGGREGATES CO | 908 100TH ST SE           | BYRON CENTER  | MI             | 49315        | 2575 HAGGERTY RD STE 100           | CANTON       | MI          | 48188      | Developed   | 67.0    |
| 046 | 412213300010  | HELDER MARVIN & DONNA              | 4367 84TH ST SE           | CALEDONIA     | MI             | 49316        | 4535 - 84TH STREET                 | CALEDONIA    | MI          | 49316      | Undeveloped | 34.8    |
| 047 | 412207376003  | PINE REST CHR ASSN                 | 375 76TH ST SE            | GRAND RAPIDS  | MI             | 49548        | 300 68TH ST SE                     | GRAND RAPIDS | MI          | 49548      | Undeveloped | 37.8    |
| 048 | 412203452001  | CORNHILL HENRY & BEVERLY           | 6797 LEISURE CREEK DR SE  | CALEDONIA     | MI             | 49316        | 6797 LEISURE CREEK DR SE           | CALEDONIA    | MI          | 49316      | Developed   | 80.4    |
| 049 | 412222100034  | SLAGTER G ANNE TRUST               | 2778 84TH ST SE           | CALEDONIA     | MI             | 49316        | 1763 WATERMARK DR                  | GRAND RAPIDS | MI          | 49546      | Undeveloped | 33.9    |
| 050 | 412225200002  | VANDERVEEN KENNETH TRUST           | 9585 PATTERSON AVE SE     | CALEDONIA     | MI             | 49316        | 9665 PATTERSON AVE                 | CALEDONIA    | MI          | 49316      | Undeveloped | 77.8    |
| 051 | 412233300022  | WOOD RONALD L                      | 10441 KALAMAZOO AVE SE    | CALEDONIA     | MI             | 49316        | 10441 KALAMAZOO AVE SE             | CALEDONIA    | MI          | 49316      | Undeveloped | 28.4    |
| 052 | 412229200040  | MAIER DONA LEE TRUST               | 9247 KALAMAZOO AVE SE     | CALEDONIA     | MI             | 49316        | 9247 KALAMAZOO AVE SE              | CALEDONIA    | MI          | 49316      | Undeveloped | 37.2    |
| 053 | 412214200038  | MEENGs DAVID L & MARY R            | 3960 76TH ST SE           | CALEDONIA     | MI             | 49316        | 3960 76TH ST SE                    | CALEDONIA    | MI          | 49316      | Undeveloped | 41.6    |
| 054 | 412210400008  | POST ALVIN J                       | 7451 HANNA LAKE AVE SE    | CALEDONIA     | MI             | 49316        | 2810 68TH ST SE                    | CALEDONIA    | MI          | 49316      | Undeveloped | 40.4    |
| 055 | 412218300029  | COUNTY OF KENT                     | 310 79TH ST SE            | GRAND RAPIDS  | MI             | 49508        | 300 MONROE AVE NW                  | GRAND RAPIDS | MI          | 49503      | Developed   | 49.3    |
| 056 | 412231300012  | TERPSTRA ALBERTUS                  | 10506 DIVISION AVE SE     | WAYLAND       | MI             | 49348        | 10506 DIVISION AVE SE              | WAYLAND      | MI          | 49348      | Undeveloped | 34.7    |
| 057 | 412214200026  | UPTON KIMBERLY MARIE-GROENDYK      | 3730 76TH ST SE           | CALEDONIA     | MI             | 49316        | 3644 76TH ST SE                    | CALEDONIA    | MI          | 49316      | Undeveloped | 33.7    |
| 058 | 412224100016  | LOBBEZOO LAURIN D TRUST            | 4236 84TH ST SE           | CALEDONIA     | MI             | 49316        | 4236 84TH ST SE                    | CALEDONIA    | MI          | 49316      | Undeveloped | 112.2   |
| 059 | 412202100051  | VERDUIN DONALD & ALICE             | 6326 HANNA LAKE AVE SE    | CALEDONIA     | MI             | 49316        | 6326 HANNA LAKE AVE SE             | CALEDONIA    | MI          | 49316      | Undeveloped | 37.0    |
| 060 | 412203201003  | MDOT                               | 2866 60TH ST SE           | GRAND RAPIDS  | MI             | 49548        | PO BOX 30050                       | LANSING      | MI          | 48909      | Undeveloped | 36.2    |
| 061 | 412201400035  | STEELCASE INC                      | 4495 68TH ST SE           | CALEDONIA     | MI             | 49316        | PO BOX 1967                        | GRAND RAPIDS | MI          | 49501      | Developed   | 220.4   |
| 062 | 412221400009  | ZANDBERGEN DONALD L                | 9001 BRETON AVE SE        | CALEDONIA     | MI             | 49316        | 2067 92ND ST                       | CALEDONIA    | MI          | 49316      | Undeveloped | 46.2    |
| 063 | 412217276001  | SOUTH CHRISTIAN                    | 7895 KALAMAZOO AVE SE     | BYRON CENTER  | MI             | 49315        | 160 68TH ST SW                     | GRAND RAPIDS | MI          | 49548      | Undeveloped | 53.2    |
| 064 | 412227300007  | NABER JAMES A                      | 2727 100TH ST SE          | CALEDONIA     | MI             | 49316        | 2727 100TH ST SE                   | CALEDONIA    | MI          | 49316      | Undeveloped | 30.5    |

| ID  | Parcel Number | Owner Name                        | Property Address        | Property City | Property State | Property Zip | Owner Address                 | Owner City   | Owner State | Owner Zip | Land Use    | Acreege |
|-----|---------------|-----------------------------------|-------------------------|---------------|----------------|--------------|-------------------------------|--------------|-------------|-----------|-------------|---------|
| 065 | 412234300004  | WERKEMA HARRY JR                  | 2703 108TH ST SE        | CALEDONIA     | MI             | 49316        | 2703 108TH ST SE              | CALEDONIA    | MI          | 49316     | Undeveloped | 50.0    |
| 066 | 412227200022  | BRIARWOOD ESTATES LLC             | 2900 92ND ST SE         | CALEDONIA     | MI             | 49316        | PO BOX 315                    | CALEDONIA    | MI          | 49316     | Developed   | 178.7   |
| 067 | 412232400005  | DDM DEVELOPMENT                   | 10454 PEASE AVE SE      | BYRON CENTER  | MI             | 49315        | 978 - 64TH STREET SW          | BYRON CENTER | MI          | 49315     | Developed   | 72.4    |
| 068 | 412204151009  | KENTWOOD PUBLIC SCHOOLS           | 6300 KALAMAZOO AVE SE   | GRAND RAPIDS  | MI             | 49508        | 5820 EASTERN AVE SE           | KENTWOOD     | MI          | 49508     | Developed   | 74.2    |
| 069 | 412205251001  | OCCIDENTAL DEVEL LTD              | 1440 EASTPORT DR SE     | GRAND RAPIDS  | MI             | 49548        | PO BOX 3015                   | KALAMAZOO    | MI          | 49003     | Developed   | 48.4    |
| 070 | 412210400010  | MARTIN SHERRI & JIM               | 7245 HANNA LAKE AVE SE  | CALEDONIA     | MI             | 49316        | 7245 HANNA LAKE AVE SE        | CALEDONIA    | MI          | 49316     | Undeveloped | 48.2    |
| 071 | 412224400017  | LATHAM ALFRAVA                    | 9125 PATTERSON AVE SE   | CALEDONIA     | MI             | 49316        | 292 E KALAMO                  | CHARLOTTE    | MI          | 48813     | Undeveloped | 92.7    |
| 072 | 412216200015  | VERDUIN VERNON C & LINDA M        | 2016 76TH ST SE         | CALEDONIA     | MI             | 49316        | 6326 HANNA LAKE AVE SE        | CALEDONIA    | MI          | 49316     | Undeveloped | 40.9    |
| 073 | 412213300004  | LOBBEZOO LAURIN D TRUST           | 4245 84TH ST SE         | CALEDONIA     | MI             | 49316        | 4236 84TH ST                  | CALEDONIA    | MI          | 49316     | Undeveloped | 39.0    |
| 074 | 412236100007  | KAYSER MAXINE L TRUST             | 4358 100TH ST SE        | CALEDONIA     | MI             | 49316        | 9375 PATTERSON AVENUE SE      | CALEDONIA    | MI          | 49316     | Undeveloped | 29.6    |
| 075 | 412205426003  | MDOT                              | 6470 KALAMAZOO AVE SE   | GRAND RAPIDS  | MI             | 49508        | PO BOX 30050                  | LANSING      | MI          | 48909     | Undeveloped | 25.9    |
| 076 | 412213400009  | SCHMIDT WENDELIN & KARIN          | 8001 PATTERSON AVE SE   | CALEDONIA     | MI             | 49316        | 8001 PATTERSON AVE SE         | CALEDONIA    | MI          | 49316     | Undeveloped | 27.1    |
| 077 | 412232400002  | DDM DEVELOPMENT CO                | 10600 PEASE AVE SE      | BYRON CENTER  | MI             | 49315        | 978 - 64TH STREET SW          | BYRON CENTER | MI          | 49315     | Developed   | 59.8    |
| 078 | 412225200021  | KAYSER GERALD                     | 4480 92ND ST SE         | CALEDONIA     | MI             | 49316        | PO BOX 225                    | CALEDONIA    | MI          | 49316-225 | Undeveloped | 43.9    |
| 079 | 412205326007  | COUNTY OF KENT                    | 1035 68TH ST SE         | GRAND RAPIDS  | MI             | 49548        | 300 MONROE AVE NW             | GRAND RAPIDS | MI          | 49503     | Developed   | 32.2    |
| 080 | 412236100001  | BREARLEY ROBERT L                 | 4178 100TH ST SE        | CALEDONIA     | MI             | 49316        | 4178 100TH ST                 | CALEDONIA    | MI          | 49316     | Undeveloped | 118.3   |
| 081 | 412202100038  | FISK DAVID S                      | 3500 60TH ST SE         | CALEDONIA     | MI             | 49316        | 3540 60TH STSE                | CALEDONIA    | MI          | 49316     | Undeveloped | 32.5    |
| 082 | 412213200013  | C & S VISIONS LLC                 | 4664 76TH ST SE         | CALEDONIA     | MI             | 49316        | 4642 76TH ST SE               | CALEDONIA    | MI          | 49316     | Undeveloped | 64.6    |
| 083 | 412231300006  | JA DEVLAND LLC                    | 10688 DIVISION AVE SE   | WAYLAND       | MI             | 49348        | 2000 CHICAGO DRIVE SW         | WYOMING      | MI          | 49519     | Undeveloped | 37.4    |
| 084 | 412228300003  | POLL VENTURES                     | 9928 KALAMAZOO AVE SE   | CALEDONIA     | MI             | 49316        | 7776 BROADVIEW DR             | CALEDONIA    | MI          | 49316     | Undeveloped | 38.2    |
| 085 | 412227300004  | BROWN FAMILY TRUST                | 2671 100TH ST SE        | CALEDONIA     | MI             | 49316        | 2671 100TH ST SE              | CALEDONIA    | MI          | 49316     | Undeveloped | 26.1    |
| 086 | 412226200025  | DEYOUNG KEITH & JANICE            | 3892 92ND ST SE         | CALEDONIA     | MI             | 49316        | 1050 QUINCY STREET SW         | GRANDVILLE   | MI          | 49418     | Undeveloped | 38.5    |
| 087 | 412202377007  | DUTTON MILL VILLAGE               | 6720 WEST MILL RUN SE   | CALEDONIA     | MI             | 49316        | 4246 KALAMAZOO AVE SE         | GRAND RAPIDS | MI          | 49508     | Developed   | 81.9    |
| 088 | 412233400003  | SEIF WILLIAM                      | 10688 KALAMAZOO AVE SE  | CALEDONIA     | MI             | 49316        | 2289 - 108TH ST               | CALEDONIA    | MI          | 49316     | Undeveloped | 75.5    |
| 089 | 412231400009  | LANNING KEVIN L & DEBORAH L       | 10649 EASTERN AVE SE    | WAYLAND       | MI             | 49348        | 630 - 79TH STREET SE          | GRAND RAPIDS | MI          | 49508     | Undeveloped | 26.8    |
| 090 | 412212400005  | STEELCASE INC                     | 4450 76TH ST SE         | CALEDONIA     | MI             | 49316        | PO BOX 1967                   | GRAND RAPIDS | MI          | 49501     | Developed   | 180.0   |
| 091 | 412228100026  | MAIER DONA LEE TRUST              | 1800 92ND ST SE         | CALEDONIA     | MI             | 49316        | 9247 KALAMAZOO AVE SE         | CALEDONIA    | MI          | 49316     | Undeveloped | 36.4    |
| 092 | 412234100022  | ENGEN RYAN                        | 2550 100TH ST SE        | CALEDONIA     | MI             | 49316        | 1160 - 76TH STREET SE         | BYRON CENTER | MI          | 49315     | Undeveloped | 37.8    |
| 093 | 412206377001  | WILCOXSON HENRY                   | 313 SHORESIDE DR N SE   | GRAND RAPIDS  | MI             | 49548        | 313 SHORESIDE DR N SE         | GRAND RAPIDS | MI          | 49548     | Developed   | 27.5    |
| 094 | 412215300001  | CISLER BLANCHE L TRUST            | 8156 BRETON AVE SE      | CALEDONIA     | MI             | 49316        | 8156 BRETON AVE SE            | CALEDONIA    | MI          | 49316     | Undeveloped | 67.1    |
| 095 | 412215200050  | MDOT                              | 2902 76TH ST SE         | CALEDONIA     | MI             | 49316        | PO BOX 30050                  | LANSING      | MI          | 48909     | Undeveloped | 55.6    |
| 096 | 412217100026  | DIEMER EVERETT TRUST              | 7920 EASTERN AVE SE     | GRAND RAPIDS  | MI             | 49508        | 7884 EASTERN AVE SE           | GRAND RAPIDS | MI          | 49508     | Undeveloped | 38.5    |
| 097 | 412234400021  | MCCARTY BEVERLY J TRUST           | 10585 HANNA LAKE AVE SE | CALEDONIA     | MI             | 49316        | 10585 HANNA LAKE AVE SE       | CALEDONIA    | MI          | 49316     | Undeveloped | 54.7    |
| 098 | 412202216025  | FIELDSTONE #2 LLC                 | 3660 COBBLEFIELD CIR SE | CALEDONIA     | MI             | 49316        | 1701 PORTER STREET SW SUITE 6 | WYOMING      | MI          | 49519     | Developed   | 40.2    |
| 099 | 412235100005  | PKFC-1 LLC                        | 10330 HANNA LAKE AVE SE | CALEDONIA     | MI             | 49316        | 3592 100TH STREET SE          | CALEDONIA    | MI          | 49316     | Undeveloped | 48.8    |
| 100 | 412230400060  | BURGESS JOHN                      | 435 100TH ST SE         | BYRON CENTER  | MI             | 49315        | 6268 PATTERSON ROAD           | MIDDLEVILLE  | MI          | 49333     | Undeveloped | 53.7    |
| 101 | 412232200007  | SOUTH KENT GRAVEL INC             | 1560 100TH ST SE        | BYRON CENTER  | MI             | 49315        | 2575 HAGGARTY ROAD STE 100    | CANTON       | MI          | 48188     | Undeveloped | 37.8    |
| 102 | 412228200006  | ZANDBERGEN DONALD L               | 2168 92ND ST SE         | CALEDONIA     | MI             | 49316        | 2067 92ND ST SE               | CALEDONIA    | MI          | 49316     | Undeveloped | 108.6   |
| 103 | 412220300004  | MEYER RICHARD                     | 1099 92ND ST SE         | BYRON CENTER  | MI             | 49315        | 1263 92ND ST SE               | BYRON CENTER | MI          | 49315     | Undeveloped | 79.3    |
| 104 | 412224200038  | NABER MICHAEL                     | 4598 84TH ST SE         | CALEDONIA     | MI             | 49316        | 4598 84TH ST SE               | CALEDONIA    | MI          | 49316     | Undeveloped | 32.2    |
| 105 | 412233400003  | SEIF WILLIAM                      | 10688 KALAMAZOO AVE SE  | CALEDONIA     | MI             | 49316        | 2289 - 108TH ST               | CALEDONIA    | MI          | 49316     | Undeveloped | 58.4    |
| 106 | 412225400024  | KAYSER GERALD M TRUST             | 4555 100TH ST SE        | CALEDONIA     | MI             | 49316        | PO BOX 225                    | CALEDONIA    | MI          | 49316-225 | Undeveloped | 59.9    |
| 107 | 412235376001  | STOUWIE ROGER J                   | 3411 108TH ST SE        | CALEDONIA     | MI             | 49316        | 2061 BRITTON CT SE            | GRAND RAPIDS | MI          | 49506     | Undeveloped | 42.0    |
| 108 | 412202100063  | MDOT                              | 6248 HANNA LAKE AVE SE  | CALEDONIA     | MI             | 49316        | PO BOX 30050                  | LANSING      | MI          | 48909     | Undeveloped | 25.2    |
| 109 | 412208476009  | WATERMARK HOLDINGS LLC            | 7365 KALAMAZOO AVE SE   | CALEDONIA     | MI             | 49316        | 5500 CASCADE RD SE #200       | GRAND RAPIDS | MI          | 49546     | Developed   | 45.1    |
| 110 | 412211101012  | POST JOHN JUNIOR FAMILY TRUST     | 3316 68TH ST SE         | CALEDONIA     | MI             | 49316        | 6881 NOFFKE DRIVE             | CALEDONIA    | MI          | 49316     | Undeveloped | 78.4    |
| 111 | 412234100010  | KAISER GREGORY J                  | 2688 100TH ST SE        | CALEDONIA     | MI             | 49316        | 2688 100TH ST SE              | CALEDONIA    | MI          | 49316     | Undeveloped | 40.0    |
| 112 | 412201276001  | MDOT                              | 6301 PATTERSON AVE SE   | CALEDONIA     | MI             | 49316        | PO BOX 30050                  | LANSING      | MI          | 48909     | Developed   | 49.5    |
| 113 | 412223100005  | WAAYENBERG LOUIS S TRUST          | 3350 84TH ST SE         | CALEDONIA     | MI             | 49316        | 3346 84TH ST SE               | CALEDONIA    | MI          | 49316     | Undeveloped | 71.1    |
| 114 | 412203352001  | HAYWARD RONALD W & LAUREL L TRUST | 6768 GRACEPOINT DR SE   | CALEDONIA     | MI             | 49316        | 6768 GRACEPOINT DR SE         | CALEDONIA    | MI          | 49316     | Developed   | 25.5    |
| 115 | 412227200031  | VANSOLKEMA MARK L & TRUDY         | 9387 HANNA LAKE AVE SE  | CALEDONIA     | MI             | 49316        | 9387 HANNA LAKE AVE SE        | CALEDONIA    | MI          | 49316     | Undeveloped | 28.0    |
| 116 | 412208276007  | WATERMARK HOLDINGS LLC            | 7157 KALAMAZOO AVE SE   | CALEDONIA     | MI             | 49316        | 5500 CASCADE RD SE #200       | GRAND RAPIDS | MI          | 49546     | Developed   | 44.5    |
| 117 | 412210300014  | HAYES LARRY                       | 2451 76TH ST SE         | CALEDONIA     | MI             | 49316        | 2155 76TH SE                  | CALEDONIA    | MI          | 49316     | Undeveloped | 51.3    |
| 118 | 412221100011  | EYDE SAM X & JUDITH A             | 8460 KALAMAZOO AVE SE   | CALEDONIA     | MI             | 49316        | 2501 COOLIDGE RD STE 501      | EAST LANSING | MI          | 48823     | Undeveloped | 83.3    |
| 119 | 412206200058  | WOODFIELD LLC                     | 620 60TH ST SE          | GRAND RAPIDS  | MI             | 49548        | 1701 PORTER, STE 6            | WYOMING      | MI          | 49509     | Developed   | 39.1    |
| 120 | 412218126003  | BROOKSHIRE MEADOWS EAST           | 276 76TH ST SE          | GRAND RAPIDS  | MI             | 49548        | P.O. BOX 989                  | JENISON      | MI          | 49429     | Developed   | 47.9    |
| 121 | 412216200002  | VANDERVENNEN JACK                 | 2096 76TH ST SE         | CALEDONIA     | MI             | 49316        | 1500 - 76TH STREET SE         | BYRON CENTER | MI          | 49315     | Undeveloped | 37.2    |
| 122 | 412231100032  | SHOEMAKER MARILYN J TRUST         | 10200 DIVISION AVE SE   | WAYLAND       | MI             | 49348        | 10200 DIVISION AVE SE         | WAYLAND      | MI          | 49348     | Undeveloped | 25.3    |
| 123 | 412233300001  | KAMMINGA & ROODVOETS INC          | 10421 KALAMAZOO AVE SE  | CALEDONIA     | MI             | 49316        | 3435 BROADMOOR AVE SE         | GRAND RAPIDS | MI          | 49512     | Undeveloped | 40.4    |
| 124 | 412203100026  | MDOT                              | 2420 60TH ST SE         | GRAND RAPIDS  | MI             | 49548        | PO BOX 300050 SE              | LANSING      | MI          | 48909     | Undeveloped | 33.6    |
| 125 | 412229100002  | PETTERSCH GWENDOLYN ET AL         | 1100 92ND ST SE         | BYRON CENTER  | MI             | 49315        | 4101 MAQUIRE COURT NE         | GRAND RAPIDS | MI          | 49525     | Undeveloped | 40.7    |
| 126 | 412201201004  | DBS TWO, LLC                      | 4500 60TH ST SE         | GRAND RAPIDS  | MI             | 49512        | 5500 CASCADE SE, SUITE 200    | GRAND RAPIDS | MI          | 49546     | Undeveloped | 31.0    |
| 127 | 412228300004  | HANNA GARY                        | 1919 100TH ST SE        | CALEDONIA     | MI             | 49316        | 1919 100TH ST SE              | CALEDONIA    | MI          | 49316     | Undeveloped | 119.1   |
| 128 | 412228400010  | NEWHOF CRAIG T TRUST              | 2121 100TH ST SE        | CALEDONIA     | MI             | 49316        | 2121 100TH ST SE              | CALEDONIA    | MI          | 49316     | Undeveloped | 74.6    |

| ID  | Parcel Number | Owner Name                         | Property Address       | Property City | Property State | Property Zip | Owner Address                  | Owner City    | Owner State | Owner Zip | Land Use    | Acreage |
|-----|---------------|------------------------------------|------------------------|---------------|----------------|--------------|--------------------------------|---------------|-------------|-----------|-------------|---------|
| 129 | 412225100002  | POLL DONALD R                      | 9500 EAST PARIS AVE SE | CALEDONIA     | MI             | 49316        | 9500 EAST PARIS AVE SE         | CALEDONIA     | MI          | 49316     | Undeveloped | 39.5    |
| 130 | 412236400011  | KAYSER GERALD M TRUST              | 4451 108TH ST SE       | CALEDONIA     | MI             | 49316        | PO BOX 225                     | CALEDONIA     | MI          | 49316-225 | Undeveloped | 51.8    |
| 131 | 412210300009  | DEVELOPMENT REALTY LTD             | 2701 76TH ST SE        | CALEDONIA     | MI             | 49316        | 4345 44TH STREET--SUITE B SE   | KENTWOOD      | MI          | 49512     | Undeveloped | 70.2    |
| 132 | 412220200021  | VELTHOUSE ROBERT A                 | 1230 84TH ST SE        | BYRON CENTER  | MI             | 49315        | 1230 84TH ST SE                | BYRON CENTER  | MI          | 49315     | Undeveloped | 30.9    |
| 133 | 412233100008  | JEPLAWY PAUL S                     | 10287 KALAMAZOO AVE SE | CALEDONIA     | MI             | 49316        | 10287 KALAMAZOO AVE SE         | CALEDONIA     | MI          | 49316     | Undeveloped | 29.0    |
| 134 | 412219400004  | DEVORMER EVA M                     | 8901 EASTERN AVE SE    | BYRON CENTER  | MI             | 49315        | 8771 EASTERN AVE SE            | BYRON CENTER  | MI          | 49315     | Undeveloped | 39.2    |
| 135 | 412228100034  | BARNABY MERLE S TRUST              | 9560 KALAMAZOO AVE SE  | CALEDONIA     | MI             | 49316        | 9560 KALAMAZOO AVE SE          | CALEDONIA     | MI          | 49316     | Undeveloped | 66.2    |
| 136 | 412222400009  | MCCONNON RICHARD M                 | 2947 92ND ST SE        | CALEDONIA     | MI             | 49316        | 2947 92ND ST SE                | CALEDONIA     | MI          | 49316     | Undeveloped | 49.4    |
| 137 | 412229200036  | MEYER RICHARD G                    | 1392 92ND ST SE        | BYRON CENTER  | MI             | 49315        | 1263 92ND ST SE                | BYRON CENTER  | MI          | 49315     | Undeveloped | 38.0    |
| 138 | 412212100025  | STEELCASE INC                      | 4100 68TH ST SE        | CALEDONIA     | MI             | 49316        | PO BOX 1967                    | GRAND RAPIDS  | MI          | 49501     | Developed   | 312.0   |
| 139 | 412236400003  | STAUFFER LARRY                     | 10473 PATTERSON AVE SE | CALEDONIA     | MI             | 49316        | 10473 PATTERSON AVE SE         | CALEDONIA     | MI          | 49316     | Undeveloped | 77.6    |
| 140 | 412229400036  | JOHNSON DORR A                     | 9595 KALAMAZOO AVE SE  | CALEDONIA     | MI             | 49316        | 9595 KALAMAZOO AVE SE          | CALEDONIA     | MI          | 49316     | Undeveloped | 50.0    |
| 141 | 412210400002  | WEERA SHAWN & ALMAN SHELLY         | 2900 76TH ST SE        | CALEDONIA     | MI             | 49316        | 7491 OLD LANTERN DR            | CALEDONIA     | MI          | 49316     | Undeveloped | 44.1    |
| 142 | 412215300007  | OUDMAN BERNARD & NORMA             | 8240 BRETON AVE SE     | CALEDONIA     | MI             | 49316        | 8240 BRETON AVE SE             | CALEDONIA     | MI          | 49316     | Undeveloped | 77.2    |
| 143 | 412212300010  | STEELCASE INC                      | 4149 76TH ST SE        | CALEDONIA     | MI             | 49316        | PO BOX 1967                    | GRAND RAPIDS  | MI          | 49501     | Developed   | 99.4    |
| 144 | 412207376001  | PINE REST CHR ASSN                 | 377 76TH ST SE         | GRAND RAPIDS  | MI             | 49548        | 300 68TH ST SE                 | GRAND RAPIDS  | MI          | 49548     | Undeveloped | 38.9    |
| 145 | 412236200019  | KAYSER GERALD M TRUST              | 4510 100TH ST SE       | CALEDONIA     | MI             | 49316        | PO BOX 225                     | CALEDONIA     | MI          | 49316-225 | Undeveloped | 67.5    |
| 146 | 412216376001  | BANK OF NY MELLON                  | 1881 84TH ST SE        | CALEDONIA     | MI             | 49316        | 7105 CORPORATE DR              | PLANO         | TX          | 75024     | Undeveloped | 29.2    |
| 147 | 412215100020  | MEYER ROGER A                      | 7906 BRETON AVE SE     | CALEDONIA     | MI             | 49316        | 1652 76TH ST SE                | CALEDONIA     | MI          | 49316     | Undeveloped | 34.1    |
| 148 | 412225300019  | PLEASANT ACRES REAL ESTATE LLC     | 4091 100TH ST SE       | CALEDONIA     | MI             | 49316        | PO BOX 525                     | CALEDONIA     | MI          | 49316     | Undeveloped | 76.5    |
| 149 | 412216100006  | MEYER ROGER A & CAROL              | 7692 KALAMAZOO AVE SE  | BYRON CENTER  | MI             | 49315        | 1652 - 76TH STREET             | CALEDONIA     | MI          | 49316     | Undeveloped | 149.2   |
| 150 | 412209476007  | WARREN KAREN                       | 2355 76TH ST SE        | CALEDONIA     | MI             | 49316        | 2347 76TH ST                   | CALEDONIA     | MI          | 49316     | Undeveloped | 35.2    |
| 151 | 412210126002  | POST ALVIN                         | 2772 68TH ST SE        | CALEDONIA     | MI             | 49316        | 2810 68TH ST                   | CALEDONIA     | MI          | 49316     | Undeveloped | 157.7   |
| 152 | 412213400016  | HELDER MARVIN & DONNA              | 4535 84TH ST SE        | CALEDONIA     | MI             | 49316        | 4535 84TH ST SE                | CALEDONIA     | MI          | 49316     | Undeveloped | 30.0    |
| 153 | 412224000008  | ZANDBERGEN DONALD L                | 3125 92ND ST SE        | CALEDONIA     | MI             | 49316        | 2067 92ND ST SE                | CALEDONIA     | MI          | 49316     | Undeveloped | 55.8    |
| 154 | 412207126009  | PINE REST CHRISTIAN ASSOCIATION    | 399 68TH ST SE         | GRAND RAPIDS  | MI             | 49548        | 300 68TH ST SE                 | GRAND RAPIDS  | MI          | 49548     | Developed   | 90.7    |
| 155 | 412225300009  | KAYSER GERALD M TRUST              | 4245 100TH ST SE       | CALEDONIA     | MI             | 49316        | PO BOX 225                     | CALEDONIA     | MI          | 49316-225 | Undeveloped | 39.7    |
| 156 | 412220200016  | POTGETER BETTY J LIVING TRUST      | 1370 84TH ST SE        | BYRON CENTER  | MI             | 49315        | 1370 84TH ST SE                | BYRON CENTER  | MI          | 49315     | Undeveloped | 26.3    |
| 157 | 412229300016  | MICHIGAN MATERIALS & AGGREGATE     | 9850 EASTERN AVE SE    | BYRON CENTER  | MI             | 49315        | PO BOX 87248                   | CANTON        | MI          | 48188     | Developed   | 115.7   |
| 158 | 412219200007  | MCCONNON EVA M                     | 8771 EASTERN AVE SE    | BYRON CENTER  | MI             | 49315        | 8771 EASTERN AVE SE            | BYRON CENTER  | MI          | 49315     | Undeveloped | 66.6    |
| 159 | 412217100062  | PINE STREET LAND INVESTMENTS LLC   | 1119 PEACEFUL DR SE    | BYRON CENTER  | MI             | 49315        | 6936 WINDFLOWER WAY            | NORTON SHORES | MI          | 49444     | Undeveloped | 28.9    |
| 160 | 412223300041  | ZANDBERGEN DONALD L                | 9000 HANNA LAKE AVE SE | CALEDONIA     | MI             | 49316        | 2067 92ND ST                   | CALEDONIA     | MI          | 49316     | Undeveloped | 28.6    |
| 161 | 412217400014  | SOUTH CHRISTIAN HIGH               | 8151 KALAMAZOO AVE SE  | BYRON CENTER  | MI             | 49315        | 160 68TH ST SW                 | GRAND RAPIDS  | MI          | 49548     | Developed   | 70.8    |
| 162 | 412213300012  | HELDER MARVIN                      | 8236 EAST PARIS AVE SE | CALEDONIA     | MI             | 49316        | 4535 - 84TH STREET SE          | CALEDONIA     | MI          | 49316     | Undeveloped | 27.9    |
| 163 | 412206301027  | ASPEN-GRAND MOBILE EST             | 6500 DIVISION AVE SE   | GRAND RAPIDS  | MI             | 49548        | 27777 FRANKLIN RD, STE 200     | SOUTHFIELD    | MI          | 48034     | Developed   | 31.5    |
| 164 | 412224400014  | CONSUMERS ENERGY COMPANY           | 4400 84TH ST SE        | CALEDONIA     | MI             | 49316        | ONE ENERGY PLAZA               | JACKSON       | MI          | 49201     | Undeveloped | 45.3    |
| 165 | 412233200002  | STEIGENGA RICHARD G                | 2202 100TH ST SE       | CALEDONIA     | MI             | 49316        | 411 92ND ST SE                 | BYRON CENTER  | MI          | 49315     | Undeveloped | 105.6   |
| 166 | 412223200010  | MIEDEMA JOHN H &                   | 3920 84TH ST SE        | CALEDONIA     | MI             | 49316        | 3920 84TH ST SE                | CALEDONIA     | MI          | 49316     | Undeveloped | 26.1    |
| 167 | 412222400010  | BRIARWOOD ESTATES LLC              | 2801 92ND ST SE        | CALEDONIA     | MI             | 49316        | PO BOX 315                     | CALEDONIA     | MI          | 49316     | Undeveloped | 130.0   |
| 168 | 412234100021  | ENGEN JAMES H TRUST                | 2408 100TH ST SE       | CALEDONIA     | MI             | 49316        | 1160 - 76TH STREET SE          | BYRON CENTER  | MI          | 49315     | Undeveloped | 40.3    |
| 169 | 412234300013  | WISEMAN ROBERT G                   | 2501 108TH ST SE       | CALEDONIA     | MI             | 49316        | 2503 108TH ST                  | CALEDONIA     | MI          | 49316     | Undeveloped | 27.3    |
| 170 | 412232300052  | KENT COUNTY ROAD COMMISSION        | 10550 EASTERN AVE SE   | WAYLAND       | MI             | 49348        | 1500 SCRIBNER AVE NW           | GRAND RAPIDS  | MI          | 49504     | Undeveloped | 59.7    |
| 171 | 412231400026  | JA DEVLAND LLC                     | 10545 EASTERN AVE SE   | WAYLAND       | MI             | 49348        | 2000 CHICAGO DRIVE SW          | WYOMING       | MI          | 49519     | Undeveloped | 97.6    |
| 172 | 412209151006  | WATERMARK HOLDINGS LLC             | 1850 68TH ST SE        | CALEDONIA     | MI             | 49316        | 5500 CASCADE RD SE #200        | GRAND RAPIDS  | MI          | 49546     | Developed   | 41.2    |
| 173 | 412213200004  | MDOT                               | 4554 76TH ST SE        | CALEDONIA     | MI             | 49316        | PO BOX 30050                   | LANSING       | MI          | 48909     | Undeveloped | 40.4    |
| 174 | 412215100012  | VERDUIN CALVIN                     | 2700 76TH ST SE        | CALEDONIA     | MI             | 49316        | 63 PORTER HILLS DR SE          | GRAND RAPIDS  | MI          | 49546     | Undeveloped | 25.8    |
| 175 | 412215100013  | MDOT                               | 2702 76TH ST SE        | CALEDONIA     | MI             | 49316        | PO BOX 30050                   | LANSING       | MI          | 48909     | Undeveloped | 30.2    |
| 176 | 412220300022  | MEYER RICHARD                      | 9100 EASTERN AVE SE    | BYRON CENTER  | MI             | 49315        | 1263 92ND ST SE                | BYRON CENTER  | MI          | 49315     | Undeveloped | 27.5    |
| 177 | 412233400002  | SEIF JOHN W                        | 2289 108TH ST SE       | CALEDONIA     | MI             | 49316        | 2289 108TH ST SE               | CALEDONIA     | MI          | 49316     | Undeveloped | 79.8    |
| 178 | 412213100028  | DUTTON UNITED REFORMED CHURCH      | 7750 EAST PARIS AVE SE | CALEDONIA     | MI             | 49316        | 6950 HANNA LAKE SE             | CALEDONIA     | MI          | 49316     | Undeveloped | 41.5    |
| 179 | 412233100022  | BARNABY HORACE T                   | 1856 100TH ST SE       | CALEDONIA     | MI             | 49316        | 1856 100TH ST SE               | CALEDONIA     | MI          | 49316     | Undeveloped | 72.0    |
| 180 | 412211451007  | UITERDYK DOROTHY M                 | 3751 76TH ST SE        | CALEDONIA     | MI             | 49316        | 2500 BRETON WOODS DRIVE # 3007 | KENTWOOD      | MI          | 49512     | Undeveloped | 38.5    |
| 181 | 412211176002  | POST J & A FAMILY FARM             | 7307 HAMMOND AVE SE    | CALEDONIA     | MI             | 49316        | 6881 NOFFKE DR                 | CALEDONIA     | MI          | 49316     | Undeveloped | 50.1    |
| 182 | 412216400003  | TRUAX RANDY                        | 8201 BRETON AVE SE     | CALEDONIA     | MI             | 49316        | 5905 KALAMAZOO AVE SE          | GRAND RAPIDS  | MI          | 49508     | Undeveloped | 46.6    |
| 183 | 412224300001  | POST JESSIE TRUST                  | 8892 EAST PARIS AVE SE | CALEDONIA     | MI             | 49316        | 9051 EAST PARIS AVE            | CALEDONIA     | MI          | 49316     | Undeveloped | 37.9    |
| 184 | 412220400002  | YOUNG JOHN J & JUDY                | 8901 KALAMAZOO AVE SE  | CALEDONIA     | MI             | 49316        | 1501 92ND ST SE                | BYRON CENTER  | MI          | 49315     | Undeveloped | 39.0    |
| 185 | 412234400023  | HILTON DONALD R SR TRUST           | 2839 108TH ST SE       | CALEDONIA     | MI             | 49316        | 2775 108TH ST SE               | CALEDONIA     | MI          | 49316     | Undeveloped | 45.4    |
| 186 | 412221300032  | MAIER MERLE J                      | 8894 KALAMAZOO AVE SE  | CALEDONIA     | MI             | 49316        | 6651 - 76TH STREET SE          | CALEDONIA     | MI          | 49316     | Undeveloped | 54.3    |
| 187 | 412228400011  | NEWHOF CRAIG                       | 2323 100TH ST SE       | CALEDONIA     | MI             | 49316        | 2121 100TH ST SE               | CALEDONIA     | MI          | 49316     | Undeveloped | 73.5    |
| 188 | 412225100001  | POLL ROGER LEE & EGGEMAN REBECCA L | 4186 92ND ST SE        | CALEDONIA     | MI             | 49316        | 4186 92ND ST SE                | CALEDONIA     | MI          | 49316     | Undeveloped | 38.3    |
| 189 | 412235400014  | CROSS ROADS DAIRY LLC              | 3801 108TH ST SE       | CALEDONIA     | MI             | 49316        | 50 S 64TH STREET SUITE A       | COOPERSVILLE  | MI          | 49404     | Undeveloped | 49.8    |
| 190 | 412223200034  | WORKMAN BETTY L TRUST              | 3650 84TH ST SE        | CALEDONIA     | MI             | 49316        | 3650 84TH ST SE                | CALEDONIA     | MI          | 49316     | Undeveloped | 59.3    |
| 191 | 412220400001  | MEYER RICHARD                      | 1263 92ND ST SE        | BYRON CENTER  | MI             | 49315        | 1263 92ND ST SE                | BYRON CENTER  | MI          | 49315     | Undeveloped | 79.2    |
| 192 | 412235100006  | PKFC-1 LLC                         | 3250 100TH ST SE       | CALEDONIA     | MI             | 49316        | 3592 100TH STREET SE           | CALEDONIA     | MI          | 49316     | Undeveloped | 63.0    |

| ID  | Parcel Number | Owner Name                          | Property Address          | Property City | Property State | Property Zip | Owner Address                   | Owner City      | Owner State | Owner Zip  | Land Use    | Acreage |
|-----|---------------|-------------------------------------|---------------------------|---------------|----------------|--------------|---------------------------------|-----------------|-------------|------------|-------------|---------|
| 193 | 412229300024  | SITE DEVELOPERS LLC                 | 1101 100TH ST SE          | BYRON CENTER  | MI             | 49315        | 2364 BIRNHAM WOODS DRIVE NE     | GRAND RAPIDS    | MI          | 49505      | Developed   | 37.5    |
| 194 | 412224300011  | KAYSER MAXINE L TRUST               | 4381 92ND ST SE           | CALEDONIA     | MI             | 49316        | 9375 PATTERSON AVENUE SE        | CALEDONIA       | MI          | 49316      | Undeveloped | 70.2    |
| 195 | 412225100004  | KAYSER MAXINE L TRUST               | 4350 92ND ST SE           | CALEDONIA     | MI             | 49316        | 9375 PATTERSON AVENUE SE        | CALEDONIA       | MI          | 49316      | Undeveloped | 80.7    |
| 196 | 412232200005  | HEINTZ MARGARET L TRUST             | 1264 100TH ST SE          | BYRON CENTER  | MI             | 49315        | 1264 100TH ST SE                | BYRON CENTER    | MI          | 49315      | Developed   | 45.8    |
| 197 | 412218401008  | GAINES CHARTER TOWNSHIP             | 8045 EASTERN AVE SE       | BYRON CENTER  | MI             | 49315        | 8555 KALAMAZOO AVENUE SE        | CALEDONIA       | MI          | 49316      | Undeveloped | 28.1    |
| 198 | 412209451023  | HAYES LARRY                         | 2155 76TH ST SE           | CALEDONIA     | MI             | 49316        | 2155 76TH ST SE                 | CALEDONIA       | MI          | 49316      | Undeveloped | 32.7    |
| 199 | 412216351003  | CORNERSTONE UNITED METHODIST CHURCH | 1675 84TH ST SE           | BYRON CENTER  | MI             | 49315        | 2045 68TH STREET SE             | CALEDONIA       | MI          | 49316      | Undeveloped | 36.2    |
| 200 | 412203451008  | WEAVER CLARA TRUST                  | 2945 68TH ST SE           | CALEDONIA     | MI             | 49316        | 2980 68TH ST                    | CALEDONIA       | MI          | 49316      | Undeveloped | 33.7    |
| 201 | 412236300021  | OOSTERHOUSE LOWELL                  | 4343 108TH ST SE          | CALEDONIA     | MI             | 49316        | 4343 108TH ST SE                | CALEDONIA       | MI          | 49316      | Undeveloped | 83.8    |
| 202 | 412214400018  | LOBBEZOO 4 LAND LLC                 | 3607 84TH ST SE           | CALEDONIA     | MI             | 49316        | 4250 CHICAGO DRIVE SW SUITE B   | GRANDVILLE      | MI          | 49418      | Undeveloped | 100.4   |
| 203 | 412205201003  | WEST MICH DISTRICT - WESLEYAN CHURC | 1200 60TH ST SE           | GRAND RAPIDS  | MI             | 49508        | 1200 60TH ST SE                 | GRAND RAPIDS    | MI          | 49508      | Developed   | 39.3    |
| 204 | 412220200017  | GAINES CHARTER TOWNSHIP             | 8555 KALAMAZOO AVE SE     | CALEDONIA     | MI             | 49316        | 8555 KALAMAZOO AVE SE           | CALEDONIA       | MI          | 49316      | Undeveloped | 77.9    |
| 205 | 411824401001  | COUNTY OF KENT                      | 3981 PATTERSON AVE SE     | KENTWOOD      | MI             | 49512        | 300 MONROE AVE NW               | GRAND RAPIDS    | MI          | 49503      | Undeveloped | 60.4    |
| 206 | 411813200007  | PATTERSON JOHN M & AVIS V TRUSTS    | 2933 PATTERSON AVE SE     | KENTWOOD      | MI             | 49512        | 2933 PATTERSON AVE SE           | KENTWOOD        | MI          | 49512      | Undeveloped | 104.9   |
| 207 | 411813400001  | PATTERSON JOHN M & AVIS V TRUSTS    | 3253 PATTERSON AVE SE     | KENTWOOD      | MI             | 49512        | 2933 PATTERSON AVE SE           | KENTWOOD        | MI          | 49512      | Undeveloped | 40.1    |
| 208 | 411815376006  | CITY OF KENTWOOD                    | 3500 BRETON AVE SE        | KENTWOOD      | MI             | 49512        | P O BOX 8848                    | KENTWOOD        | MI          | 49518-8848 | Undeveloped | 29.1    |
| 209 | 411822426001  | 44TH/SHAFFER AVENUE LLC             | 4101 SHAFFER AVE SE       | KENTWOOD      | MI             | 49512        | 850 STEPHENSON HWY STE 200      | TROY            | MI          | 48083      | Undeveloped | 48.0    |
| 210 | 411834200032  | COASTAL REAL ESTATE HOLDINGS, LLC   | 5491 WING AVE SE          | KENTWOOD      | MI             | 49512        | 141 E 8TH ST                    | HOLLAND         | MI          | 42423      | Undeveloped | 26.6    |
| 211 | 411822401002  | HOLLAND HOME                        | 2832 PFEIFFER WOODS DR SE | KENTWOOD      | MI             | 49512        | 2100 RAYBROOK AVE SE STE 200    | GRAND RAPIDS    | MI          | 49546      | Undeveloped | 41.6    |
| 212 | 411822101034  | CITY OF KENTWOOD                    | 3717 WHITEBUD DR SE       | KENTWOOD      | MI             | 49512        | P O BOX 8848                    | KENTWOOD        | MI          | 49518-8848 | Undeveloped | 34.7    |
| 213 | 411834300026  | CBM INVESTMENT PARTNERS LLC         | 2685 60TH ST SE           | KENTWOOD      | MI             | 49508        | 2186 E CENTRE ST                | PORTAGE         | MI          | 49002      | Undeveloped | 26.2    |
| 214 | 411834300024  | CBM INVESTMENT PARTNERS LLC         | 2683 60TH ST SE           | KENTWOOD      | MI             | 49508        | 2186 E CENTRE ST                | PORTAGE         | MI          | 49002      | Undeveloped | 57.2    |
| 215 | 411834200048  | WADDELL CHARLES B TRUST             | 3160 52ND ST SE           | KENTWOOD      | MI             | 49512        | 5281 MAPLESIDE LN SW            | WYOMING         | MI          | 49418      | Undeveloped | 37.7    |
| 216 | 411835351010  | COUNTY OF KENT                      | 3213 60TH ST SE           | KENTWOOD      | MI             | 49512        | 300 MONROE AVE NW               | GRAND RAPIDS    | MI          | 49503      | Undeveloped | 58.8    |
| 217 | 411834100011  | COASTAL REAL ESTATE HOLDINGS LLC    | 2720 52ND ST SE           | KENTWOOD      | MI             | 49508        | 141 E 8TH ST                    | HOLLAND         | MI          | 49423      | Undeveloped | 35.4    |
| 218 | 411823401009  | AIR LANE HOLDING LLC                | 4260 AIR LANE DR SE       | KENTWOOD      | MI             | 49512        | 5460 CASCADE RD SE              | GRAND RAPIDS    | MI          | 49546      | Undeveloped | 49.9    |
| 219 | 411834100018  | HEYBOER DALE R TRUSTS ET AL         | 2500 52ND ST SE           | KENTWOOD      | MI             | 49508        | 344 GREENWOOD AVE               | HOLLAND         | MI          | 49424      | Undeveloped | 64.3    |
| 220 | 411826301002  | CONSUMERS ENERGY CO                 | 4889 W GREENBROOKE DR SE  | KENTWOOD      | MI             | 49512        | ONE ENERGY PLAZA                | JACKSON         | MI          | 49201-9938 | Undeveloped | 53.3    |
| 221 | 411822276001  | 44TH/SHAFFER AVENUE LLC             | 3939 SHAFFER AVE SE       | KENTWOOD      | MI             | 49512        | 850 STEPHENSON HWY STE 200      | TROY            | MI          | 48083      | Undeveloped | 34.0    |
| 222 | 411826201013  | EXTRUSIONS DIVISION INC             | 3680 44TH ST SE           | KENTWOOD      | MI             | 49512        | 7120 CASCADE RD SE              | GRAND RAPIDS    | MI          | 49546      | Undeveloped | 39.6    |
| 223 | 411812226003  | CITY OF KENTWOOD                    | 1900 MIDDLEGROUND DR SE   | KENTWOOD      | MI             | 49546        | P O BOX 8848                    | KENTWOOD        | MI          | 49518-8848 | Undeveloped | 52.6    |
| 224 | 411822451001  | COBBLESTONE PARTNERS LLC            | 4333 SHAFFER AVE SE       | KENTWOOD      | MI             | 49512        | 3470 ROGER B CHAFFEE SE STE C-3 | GRAND RAPIDS    | MI          | 49548      | Undeveloped | 36.0    |
| 225 | 411827401001  | CITY OF KENTWOOD                    | 4800 WALMA AVE SE         | KENTWOOD      | MI             | 49512        | P O BOX 8848                    | KENTWOOD        | MI          | 49518-8848 | Undeveloped | 72.0    |
| 226 | 411826326003  | CITY OF KENTWOOD                    | 3601 BREEZEWAY ST SE      | KENTWOOD      | MI             | 49512        | PO BOX 8848                     | KENTWOOD        | MI          | 49518-8848 | Undeveloped | 34.1    |
| 227 | 411815151047  | YAMAHA CORP OF AMERICA              | 3050 BRETON AVE SE        | KENTWOOD      | MI             | 49512        | P O BOX 6600                    | BUENA PARK      | CA          | 90620      | Undeveloped | 26.0    |
| 228 | 411825400020  | COUNTY OF KENT                      | 4701 PATTERSON AVE SE     | KENTWOOD      | MI             | 49512        | 300 MONROE AVE NW               | GRAND RAPIDS    | MI          | 49503      | Undeveloped | 45.6    |
| 229 | 411822201001  | UBM RESIDENTIAL LLC                 | 3637 SHAFFER AVE SE       | KENTWOOD      | MI             | 49512        | 900 EAST PARIS AVE SE           | GRAND RAPIDS    | MI          | 49546      | Undeveloped | 73.1    |
| 230 | 411822101037  | HOLLAND HOME                        | 2475 PFEIFFER WOODS DR SE | KENTWOOD      | MI             | 49512        | 2100 RAYBROOK AVE SE STE 200    | GRAND RAPIDS    | MI          | 49546      | Undeveloped | 27.6    |
| 231 | 411815376004  | BRETON VALLEY COMMON AREA           | 3400 BRETON AVE SE        | KENTWOOD      | MI             | 49512        | 3473 BRETON VALLEY DR SE        | KENTWOOD        | MI          | 49512      | Undeveloped | 33.1    |
| 232 | 411823300049  | DUTHLER HARVEY A                    | 4254 SHAFFER AVE SE       | KENTWOOD      | MI             | 49512        | 2600 28TH ST SE                 | GRAND RAPIDS    | MI          | 49512      | Undeveloped | 31.8    |
| 233 | 411834100018  | HEYBOER DALE R TRUSTS ET AL         | 2500 52ND ST SE           | KENTWOOD      | MI             | 49508        | 344 GREENWOOD AVE               | HOLLAND         | MI          | 49424      | Undeveloped | 28.2    |
| 234 | 411828401012  | SEC ACCOMMODATOR-OLD FARM SHORES    | 2122 SANDY SHORE DR SE    | KENTWOOD      | MI             | 49508        | 10703 J ST STE #104             | OMAHA           | NE          | 68127-1026 | Developed   | 35.5    |
| 236 | 411831352046  | ASPEN-BRENTWOOD PROJECT             | 201 60TH ST SE            | KENTWOOD      | MI             | 49548        | 27777 FRANKLIN RD STE 200       | SOUTHFIELD      | MI          | 48034      | Developed   | 31.6    |
| 237 | 411815476009  | EDWARD ROSE ASSOC INC               | 3151 WINGATE DR SE        | KENTWOOD      | MI             | 49512        | PO BOX 3015                     | KALAMAZOO       | MI          | 49003      | Developed   | 55.7    |
| 238 | 411830326027  | PARIS ESTATES PARTNERSHIP           | 310 48TH ST SE            | KENTWOOD      | MI             | 49548        | 900 S LAPEER RD                 | OXFORD          | MI          | 48371      | Developed   | 25.2    |
| 239 | 411826301003  | NORTH COUNTRY WOODS LLC             | 4779 QUAIL MEADOWS DR SE  | KENTWOOD      | MI             | 49512        | 1730 3 MILE RD NE               | GRAND RAPIDS    | MI          | 49505      | Developed   | 41.9    |
| 241 | 411816485011  | TOERING CARYN                       | 3593 WHISPERING BRK DR SE | KENTWOOD      | MI             | 49508        | 3593 WHISPERING BRK DR SE       | KENTWOOD        | MI          | 49508      | Developed   | 36.6    |
| 244 | 411831402014  | PINEBROOK VILLAGE M H PARK LLC      | 444 BELLEWOOD DR SE       | KENTWOOD      | MI             | 49548        | 27777 FRANKLIN RD STE 200       | SOUTHFIELD      | MI          | 48034      | Developed   | 28.4    |
| 248 | 411824126001  | KNOLL NORTH AMERICA INC             | 4300 36TH ST SE           | KENTWOOD      | MI             | 49512        | PO BOX 157                      | EAST GREENVILLE | PA          | 18041      | Developed   | 36.7    |
| 249 | 411801276001  | FOREST HILLS PUBLIC SCHL            | 1450 FOREST HILL AVE SE   | KENTWOOD      | MI             | 49546        | 6590 CASCADE RD SE              | GRAND RAPIDS    | MI          | 49546      | Developed   | 33.3    |
| 253 | 411835476005  | CITY OF KENTWOOD                    | 5995 EAST PARIS AVE SE    | KENTWOOD      | MI             | 49512        | P O BOX 8848                    | KENTWOOD        | MI          | 49518-8848 | Developed   | 25.4    |
| 254 | 411825127001  | X-RITE INC                          | 4300 44TH ST SE           | KENTWOOD      | MI             | 49512        | 4300 44TH ST SE                 | KENTWOOD        | MI          | 49512      | Developed   | 26.4    |
| 255 | 411831126050  | KELLOGGSVILLE PUBLIC SCHOOLS        | 242 52ND ST SE            | KENTWOOD      | MI             | 49548        | 242 52ND ST SE                  | KENTWOOD        | MI          | 49548      | Developed   | 36.6    |
| 261 | 411836400019  | STEELCASE INC TAX DEPT              | 5565 BROADMOOR AVE SE     | KENTWOOD      | MI             | 49512        | PO BOX 1967                     | GRAND RAPIDS    | MI          | 49501-1967 | Developed   | 241.0   |
| 262 | 411823100025  | CHRISTIAN REFORMED REC CTR          | 3402 36TH ST SE           | KENTWOOD      | MI             | 49512        | 3450 36TH ST SE                 | KENTWOOD        | MI          | 49512-2800 | Developed   | 119.6   |
| 265 | 411813301001  | WOODLAND CREEK APTS                 | 3300 EAST PARIS AVE SE    | KENTWOOD      | MI             | 49512        | 3300 EAST PARIS AVE SE          | KENTWOOD        | MI          | 49548      | Developed   | 50.9    |
| 267 | 411830401029  | WINDMILL POINTE VILLAGE             | 588 48TH ST SE            | KENTWOOD      | MI             | 49548        | 588 48TH ST SE                  | KENTWOOD        | MI          | 49548      | Developed   | 35.7    |
| 268 | 411810478009  | PR WOODLAND LTD PARTNERSHIP         | 3195 28TH ST SE           | KENTWOOD      | MI             | 49512        | 200 S BROAD ST 3RD FLOOR        | PHILADELPHIA    | PA          | 19102      | Developed   | 32.7    |
| 269 | 411822301069  | HOLLAND HOME                        | 2500 BRETON WOODS DR SE   | KENTWOOD      | MI             | 49512        | 2100 RAYBROOK AVE SE STE 200    | GRAND RAPIDS    | MI          | 49546      | Developed   | 44.8    |
| 272 | 411813400013  | CONSUMERS POWER CO                  | 3431 PATTERSON AVE SE     | KENTWOOD      | MI             | 49512        | ONE ENERGY PLAZA                | JACKSON         | MI          | 49201-9981 | Developed   | 38.4    |
| 273 | 411802401006  | CALVIN COLLEGE                      | 1661 EAST PARIS AVE SE    | KENTWOOD      | MI             | 49546        | 3201 BURTON ST SE               | GRAND RAPIDS    | MI          | 49546      | Developed   | 142.6   |
| 274 | 411813126022  | BROOKSIDE VILLAGE M H PARK LLC      | 3130 SLATER AVE SE        | KENTWOOD      | MI             | 49512        | 27777 FRANKLIN RD STE 200       | SOUTHFIELD      | MI          | 48034      | Developed   | 36.0    |
| 275 | 411836100050  | STEELCASE INC                       | 4308 52ND ST SE           | KENTWOOD      | MI             | 49512        | PO BOX 1967                     | GRAND RAPIDS    | MI          | 49501-1967 | Developed   | 205.4   |
| 281 | 411836200047  | PROCESSING SPECIALTIES INC          | 5353 BROADMOOR AVE SE     | KENTWOOD      | MI             | 49512        | P O BOX 202                     | GRAND RAPIDS    | MI          | 49501-0202 | Developed   | 38.9    |

| ID  | Parcel Number | Owner Name                          | Property Address          | Property City | Property State | Property Zip | Owner Address                    | Owner City   | Owner State | Owner Zip | Land Use    | Acreage |
|-----|---------------|-------------------------------------|---------------------------|---------------|----------------|--------------|----------------------------------|--------------|-------------|-----------|-------------|---------|
| 285 | 411812326012  | CLARK RETIREMENT                    | 2451 FOREST HILL AVE SE   | KENTWOOD      | MI             | 49546        | 1551 FRANKLIN ST SE              | GRAND RAPIDS | MI          | 49506     | Developed   | 26.9    |
| 286 | 411815176004  | KEELER BRASS CO                     | 2929 32ND ST SE           | KENTWOOD      | MI             | 49512        | 99 MONROE AVE NW STE 902         | GRAND RAPIDS | MI          | 49503     | Developed   | 44.4    |
| 288 | 411827126020  | KENTWOOD PUBLIC SCHOOLS             | 2674 44TH ST SE           | KENTWOOD      | MI             | 49512        | 5820 EASTERN AVE SE              | KENTWOOD     | MI          | 49508     | Developed   | 43.9    |
| 290 | 411925300004  | BESTROM DAVID CARROLL               | 9077 52ND ST SE           | ALTO          | MI             | 49302        | 9077 52ND ST SE                  | ALTO         | MI          | 49302     | Undeveloped | 78.6    |
| 291 | 411932300036  | COUNTY OF KENT                      | 5867 60TH ST SE           | GRAND RAPIDS  | MI             | 49512        | 300 MONROE AVE NW                | GRAND RAPIDS | MI          | 49503     | Undeveloped | 69.1    |
| 292 | 411923400026  | ATCHINSON SANDRA K TRUST            | 8527 CASCADE RD SE        | ADA           | MI             | 49301        | 8517 CASCADE RD SE               | ADA          | MI          | 49301     | Undeveloped | 59.3    |
| 293 | 411928300020  | RUNDHAUG DONALD L                   | 5111 THORNAPPLE RIV DR SE | GRAND RAPIDS  | MI             | 49512        | 7271 KILMER DR SE                | GRAND RAPIDS | MI          | 49512     | Undeveloped | 76.7    |
| 294 | 411928200024  | KENT COUNTY AERONAUTICS             | 7211 48TH ST SE           | GRAND RAPIDS  | MI             | 49512        | 7211 48TH ST SE                  | GRAND RAPIDS | MI          | 49512     | Undeveloped | 67.2    |
| 295 | 411908100038  | DEVOS DOUGLAS & MARIA               | 2020 DEVONWOOD LN SE      | GRAND RAPIDS  | MI             | 49546        | 126 OTTAWA AVE STE 500 NW        | GRAND RAPIDS | MI          | 49503     | Undeveloped | 46.5    |
| 296 | 411925200002  | CLARK LISLE LONSON                  | 9450 CASCADE RD SE        | ADA           | MI             | 49301        | 9450 CASCADE RD SE               | ADA          | MI          | 49301     | Undeveloped | 34.3    |
| 297 | 411933300038  | MDOT                                | 6437 60TH ST SE           | GRAND RAPIDS  | MI             | 49512        | PO BOX 30050                     | LANSING      | MI          | 48909     | Undeveloped | 38.0    |
| 298 | 411908201001  | HILL CHARLENE TRUST                 | 6150 CASCADE RD SE        | GRAND RAPIDS  | MI             | 49546        | 6150 CASCADE RD SE               | GRAND RAPIDS | MI          | 49546     | Undeveloped | 28.7    |
| 299 | 411928200024  | KENT COUNTY AERONAUTICS             | 7211 48TH ST SE           | GRAND RAPIDS  | MI             | 49512        | 7211 48TH ST SE                  | GRAND RAPIDS | MI          | 49512     | Undeveloped | 53.5    |
| 300 | 411936376001  | CAVANAUGH GARY H                    | 9055 60TH ST SE           | ALTO          | MI             | 49302        | 9055 60TH ST SE                  | ALTO         | MI          | 49302     | Undeveloped | 35.4    |
| 301 | 411925401001  | BESTROM DAVID CARROLL               | 9251 52ND ST SE           | ADA           | MI             | 49301        | 9077 52ND ST SE                  | ALTO         | MI          | 49302     | Undeveloped | 38.4    |
| 302 | 411924400002  | HUYSER RUSSELL J &                  | 9371 CASCADE RD SE        | ADA           | MI             | 49301        | 9305 CASCADE RD                  | ADA          | MI          | 49301     | Undeveloped | 39.3    |
| 303 | 411912100003  | THEULE ELIZABETH TRUST              | 9280 GRAND RIVER DR SE    | ADA           | MI             | 49301        | 9280 GRAND RIVER DR SE           | ADA          | MI          | 49301     | Undeveloped | 39.0    |
| 304 | 411911300070  | HEEMSTRA AL & MARLENE               | 8255 28TH ST SE           | ADA           | MI             | 49301        | 8255 28TH ST SE                  | ADA          | MI          | 49301     | Undeveloped | 28.6    |
| 305 | 411923200012  | SHIMMEL ELEANOR                     | 8494 36TH ST SE           | ADA           | MI             | 49301        | 8494 36TH ST SE                  | ADA          | MI          | 49301     | Undeveloped | 39.2    |
| 306 | 411936200018  | JANESCHEK GREGORY                   | 5401 SNOW AVE SE          | ALTO          | MI             | 49302        | 5595 SNOW AVE SE                 | ALTO         | MI          | 49302     | Undeveloped | 27.8    |
| 307 | 411912200003  | THEULE DAVID & THEULE HOFMEYER MARY | 9306 GRAND RIVER DR SE    | ADA           | MI             | 49301        | 9450 GRAND RIVER DR SE           | ADA          | MI          | 49301     | Undeveloped | 55.9    |
| 308 | 411923200006  | MOHR MICHAEL A                      | 3951 QUIGGLE AVE SE       | ADA           | MI             | 49301        | 7629 SILVERTHORN DR SE           | ADA          | MI          | 49301     | Undeveloped | 39.6    |
| 309 | 411924200033  | ROOKS THOMAS M TRUST                | 9244 36TH ST SE           | ADA           | MI             | 49301        | 9244 36TH ST SE                  | ADA          | MI          | 49301     | Undeveloped | 56.7    |
| 310 | 411912300035  | SANFILIPPO CHRISTINE A TRUST        | 9157 28TH ST SE           | ADA           | MI             | 49301        | 9157 28TH ST SE                  | ADA          | MI          | 49301     | Undeveloped | 48.5    |
| 311 | 411928200024  | KENT COUNTY AERONAUTICS             | 7211 48TH ST SE           | GRAND RAPIDS  | MI             | 49512        | 7211 48TH ST SE                  | GRAND RAPIDS | MI          | 49512     | Undeveloped | 70.3    |
| 312 | 411924400001  | HUYSER RUSSELL J &                  | 9305 CASCADE RD SE        | ADA           | MI             | 49301        | 9305 CASCADE RD SE               | ADA          | MI          | 49301     | Undeveloped | 39.3    |
| 313 | 411925300012  | SNELLER DUANE J                     | 4900 QUIGGLE AVE SE       | ADA           | MI             | 49301        | 4900 QUIGGLE AVE SE              | ADA          | MI          | 49301     | Undeveloped | 25.9    |
| 314 | 411928400014  | MDOT                                | 7138 48TH ST SE           | GRAND RAPIDS  | MI             | 49512        | PO BOX 30050                     | LANSING      | MI          | 48909     | Undeveloped | 78.0    |
| 315 | 411935100028  | DUFFIN WALLACE B                    | 5520 BUTTRICK AVE SE      | ALTO          | MI             | 49302        | 5520 BUTTRICK AVE SE             | ALTO         | MI          | 49302     | Undeveloped | 26.7    |
| 316 | 411933400023  | KAMPHUIS DANIEL                     | 5800 THORNAPPLE RIV DR SE | GRAND RAPIDS  | MI             | 49512        | 6115 28TH ST STE 201             | GRAND RAPIDS | MI          | 49546     | Undeveloped | 75.3    |
| 317 | 411924200018  | SMIT GREG & MERRIE                  | 9460 36TH ST SE           | ADA           | MI             | 49301        | 9344 36TH ST SE                  | ADA          | MI          | 49301     | Undeveloped | 29.6    |
| 318 | 411928400019  | HF FIVE LLC                         | 4900 THORNAPPLE RIV DR SE | GRAND RAPIDS  | MI             | 49512        | 9072 EAST PALM TREE              | SCOTTSDALE   | AZ          | 85255     | Undeveloped | 47.1    |
| 319 | 411921300040  | COUNTY OF KENT                      | 4010 THORNAPPLE RIV DR SE | GRAND RAPIDS  | MI             | 49546        | 300 MONROE AVE NW                | GRAND RAPIDS | MI          | 49503     | Undeveloped | 32.7    |
| 320 | 411927301023  | MAXIM ANGELINE F.                   | 7510 48TH ST SE           | GRAND RAPIDS  | MI             | 49512        | 7510 48TH ST SE                  | GRAND RAPIDS | MI          | 49512     | Undeveloped | 55.1    |
| 321 | 411913400024  | VANDENBURG DAVID & ANITA            | 3155 SNOW AVE SE          | LOWELL        | MI             | 49331        | 3155 SNOW AVE SE                 | LOWELL       | MI          | 49331     | Undeveloped | 45.2    |
| 322 | 411934451009  | DODGSON YVONNE K                    | 5920 ALASKA AVE SE        | ALTO          | MI             | 49302        | 5770 ALASKA AVE SE               | ALTO         | MI          | 49302     | Undeveloped | 36.3    |
| 323 | 411930400018  | GROOTERS LAND DEVELOPMENT LC        | 5005 KRAFT AVE SE         | GRAND RAPIDS  | MI             | 49512        | 4460 44TH ST SE STE C-200        | GRAND RAPIDS | MI          | 49512     | Undeveloped | 33.5    |
| 324 | 411936200024  | CAVANAUGH WINFRED B                 | 5480 MCCORDS AVE SE       | ALTO          | MI             | 49302        | 2900 THORNHILLS AVE #166         | GRAND RAPIDS | MI          | 49546     | Undeveloped | 165.3   |
| 325 | 411923200021  | CARPENTER RANDALL & MCKEE DOUGLAS   | 3717 QUIGGLE AVE SE       | ADA           | MI             | 49301        | 816 S ALEXANDER ST               | GREENVILLE   | MI          | 48838     | Undeveloped | 32.6    |
| 326 | 411907276010  | DEVOS DOUGLAS L                     | 5525 BURTON ST SE         | GRAND RAPIDS  | MI             | 49546        | 500 GRAND BANK BLD 126 OTTAWA NW | GRAND RAPIDS | MI          | 49503     | Undeveloped | 38.3    |
| 327 | 411918251005  | WATERFALL SHOPPES LLC               | 5300 28TH ST SE           | GRAND RAPIDS  | MI             | 49512        | 2618 EAST PARIS SE STE 500       | GRAND RAPIDS | MI          | 49546     | Undeveloped | 39.0    |
| 328 | 411913100024  | MESSNER DONNA R TRUST               | 8888 28TH ST SE           | ADA           | MI             | 49301        | 8888 28TH ST SE                  | ADA          | MI          | 49301     | Undeveloped | 30.2    |
| 329 | 411908100031  | DEVOS DOUGLAS L                     | 5649 BURTON ST SE         | GRAND RAPIDS  | MI             | 49546        | 500 GRAND BANK BLD 126 OTTAWA NW | GRAND RAPIDS | MI          | 49503     | Undeveloped | 35.4    |
| 330 | 411924400012  | ALDERINK MARTIN & MARY              | 9485 CASCADE RD SE        | ADA           | MI             | 49301        | 9485 CASCADE RD SE               | ADA          | MI          | 49301     | Undeveloped | 58.2    |
| 331 | 411923400019  | COX FRANCIS                         | 4205 QUIGGLE AVE SE       | ADA           | MI             | 49301        | 18000 BRUCKER RD                 | GRAND HAVEN  | MI          | 49417     | Undeveloped | 38.1    |
| 332 | 411906170002  | MDOT                                | 5046 CASCADE RD SE        | GRAND RAPIDS  | MI             | 49546        | PO BOX 30050                     | LANSING      | MI          | 48909     | Undeveloped | 45.7    |
| 333 | 411923300034  | SMITH DAVID                         | 4187 CHERRY LN SE         | ADA           | MI             | 49301        | 4055 CHERRY LANE                 | ADA          | MI          | 49301     | Undeveloped | 50.3    |
| 334 | 411906327009  | CASCADE ONE LLC                     | 1701 SPAULDING AVE SE     | GRAND RAPIDS  | MI             | 49546        | 2925 HILLCREST DR                | NEW ERA      | MI          | 49446     | Undeveloped | 36.1    |
| 335 | 411912200003  | THEULE DAVID & THEULE HOFMEYER MARY | 9306 GRAND RIVER DR SE    | ADA           | MI             | 49301        | 9450 GRAND RIVER DR SE           | ADA          | MI          | 49301     | Undeveloped | 33.6    |
| 336 | 411902126004  | CASCADE CHARTER TOWNSHIP            | 8321 GRAND RIVER DR SE    | ADA           | MI             | 49301        | 2865 THORNHILLS SE               | GRAND RAPIDS | MI          | 49546     | Undeveloped | 68.2    |
| 337 | 411922276010  | MILANOWSKI TILLIE                   | 3897 BUTTRICK AVE SE      | ADA           | MI             | 49301        | 3897 BUTTRICK AVE SE             | ADA          | MI          | 49301     | Undeveloped | 29.5    |
| 338 | 411932100015  | COUNTY OF KENT                      | 5572 KRAFT AVE SE         | GRAND RAPIDS  | MI             | 49512        | 300 MONROE AVE NW                | GRAND RAPIDS | MI          | 49503     | Undeveloped | 98.4    |
| 339 | 411913400016  | ESHRAGH WINIFRED TRUST              | 9161 36TH ST SE           | ADA           | MI             | 49301        | 9161 36TH ST SE                  | ADA          | MI          | 49301     | Undeveloped | 113.9   |
| 340 | 411912400006  | FROESE HERBERT P TRUST              | 9425 28TH ST SE           | ADA           | MI             | 49301        | 9425 28TH ST SE                  | ADA          | MI          | 49301     | Undeveloped | 53.2    |
| 341 | 411933100028  | HILBRANDS WILLIS & JANICE           | 6482 52ND ST SE           | GRAND RAPIDS  | MI             | 49512        | 4875 FULTON ST E                 | ADA          | MI          | 49301     | Undeveloped | 79.4    |
| 342 | 411931400024  | KRAFT HOLDINGS LLC                  | 5631 KRAFT AVE SE         | GRAND RAPIDS  | MI             | 49512        | 5460 CASCADE RD SE               | GRAND RAPIDS | MI          | 49546     | Undeveloped | 37.2    |
| 343 | 411924100014  | HOEKZEMA JAMES & MELISSA            | 9100 36TH ST SE           | ADA           | MI             | 49301        | 7537 CANDLEWOOD DR SE            | GRAND RAPIDS | MI          | 49546     | Undeveloped | 50.5    |
| 344 | 411931325004  | MEADOWBROOKE ASSOCIATES             | 5794 BROADMOOR AVE SE     | GRAND RAPIDS  | MI             | 49512        | 2905 LUCERNE DR SE STE 210       | GRAND RAPIDS | MI          | 49546     | Undeveloped | 88.5    |
| 345 | 411925200012  | STERN REBECCA A TRUST               | 9300 CASCADE RD SE        | ADA           | MI             | 49301        | 8183 CRANCREEK DR                | ADA          | MI          | 49301     | Undeveloped | 67.6    |
| 346 | 411921400012  | MDOT                                | 7127 48TH ST SE           | GRAND RAPIDS  | MI             | 49546        | PO BOX 30050                     | LANSING      | MI          | 48909     | Undeveloped | 56.2    |
| 347 | 411926176001  | DOBIE CAPITAL LLC                   | 4660 WHITNEYVILLE AVE SE  | ADA           | MI             | 49301        | 0-21 FENNESSY ST SW              | GRAND RAPIDS | MI          | 49534     | Undeveloped | 30.3    |
| 348 | 411926200001  | DOBIE CAPITAL LLC                   | 8500 CASCADE RD SE        | ADA           | MI             | 49301        | 0-21 FENNESSY ST SW              | GRAND RAPIDS | MI          | 49534     | Undeveloped | 73.3    |
| 349 | 411911100007  | FOREST HILLS PUBLIC SCHOOLS         | 2280 BUTTRICK AVE SE      | ADA           | MI             | 49301        | 6590 CASCADE RD SE               | GRAND RAPIDS | MI          | 49546     | Undeveloped | 40.5    |
| 350 | 411931400019  | MEADOWBROOKE ASSOCIATES             | 5201 60TH ST SE           | GRAND RAPIDS  | MI             | 49512        | 2905 LUCERNE DR SE STE 210       | GRAND RAPIDS | MI          | 49546     | Undeveloped | 77.2    |

| ID  | Parcel Number | Owner Name                          | Property Address           | Property City | Property State | Property Zip | Owner Address              | Owner City          | Owner State | Owner Zip  | Land Use    | Acreage |
|-----|---------------|-------------------------------------|----------------------------|---------------|----------------|--------------|----------------------------|---------------------|-------------|------------|-------------|---------|
| 351 | 411902251007  | HOLY FAMILY RADIO                   | 8545 GRAND RIVER DR SE     | ADA           | MI             | 49301        | 2504 ARDMORE ST SE         | GRAND RAPIDS        | MI          | 49506      | Undeveloped | 34.0    |
| 352 | 411931400025  | KRAFT & 60TH LLC                    | 5555 60TH ST SE            | GRAND RAPIDS  | MI             | 49512        | 5460 CASCADE RD SE         | GRAND RAPIDS        | MI          | 49546      | Undeveloped | 29.6    |
| 353 | 411912100002  | THEULE DAVID & THEULE-HOFMEYER MARY | 9101 GRAND RIVER DR SE     | ADA           | MI             | 49301        | 9450 GRAND RIVER DR SE     | ADA                 | MI          | 49301      | Undeveloped | 40.7    |
| 354 | 411901300004  | VOSBERG ALMA TRUST                  | 8890 GRAND RIVER DR SE     | ADA           | MI             | 49301        | 8755 BOLT DR SE            | ADA                 | MI          | 49301      | Undeveloped | 50.2    |
| 355 | 411911100045  | PLAFKIN ROGER                       | 2150 BUTTRICK AVE SE       | ADA           | MI             | 49301        | 2150 BUTTRICK AVE SE       | ADA                 | MI          | 49301      | Undeveloped | 49.3    |
| 356 | 411927301027  | STOUFFER WILLIAM N ET AL            | 7280 48TH ST SE            | GRAND RAPIDS  | MI             | 49512        | 2900 ALDEN NASH AVE        | LOWELL              | MI          | 49331      | Undeveloped | 34.3    |
| 357 | 411911200021  | CASCADE CHARTER TOWNSHIP            | 8630 BOLT DR SE            | ADA           | MI             | 49301        | 2865 THORNHILLS SE         | GRAND RAPIDS        | MI          | 49546      | Undeveloped | 197.6   |
| 358 | 411925100018  | BJAJ AQEL LLC                       | 9102 CASCADE RD SE         | ADA           | MI             | 49301        | 500 CASCADE WEST PARKWAY   | GRAND RAPIDS        | MI          | 49546      | Undeveloped | 25.4    |
| 359 | 411927478002  | RENUCCI PETER TRUST                 | 5175 BUTTRICK AVE SE       | ALTO          | MI             | 49302        | 7106 GLADYS DR SE          | GRAND RAPIDS        | MI          | 49546      | Undeveloped | 53.9    |
| 360 | 411934176001  | RENUCCI PETER TRUST                 | 5503 BUTTRICK AVE SE       | ALTO          | MI             | 49302        | 7106 GLADYS DR SE          | GRAND RAPIDS        | MI          | 49546      | Undeveloped | 41.4    |
| 361 | 411924300017  | ADA BIBLE CHURCH                    | 4120 QUIGGLE AVE SE        | ADA           | MI             | 49301        | 8899 CASCADE RD SE         | ADA                 | MI          | 49301      | Undeveloped | 37.8    |
| 362 | 411913400004  | DALSTRA CLARA TRUST                 | 3435 SNOW AVE SE           | LOWELL        | MI             | 49331        | 9984 GRAND RIVER DR SE     | LOWELL              | MI          | 49331      | Undeveloped | 27.5    |
| 363 | 411926400015  | LEE DOUGLAS E &                     | 8585 52ND ST SE            | ADA           | MI             | 49301        | 8613 52ND ST SE            | ADA                 | MI          | 49301      | Undeveloped | 44.9    |
| 364 | 411926400043  | DURKEE DWAYNE                       | 4821 QUIGGLE AVE SE        | ADA           | MI             | 49301        | 10000 MORSE LAKE RD        | ALTO                | MI          | 49302      | Undeveloped | 30.9    |
| 365 | 411924300018  | ADA-CASCADE SOCCER ASSOC            | 9155 CASCADE RD SE         | ADA           | MI             | 49301        | 6119 28TH ST SE STE 2E     | GRAND RAPIDS        | MI          | 49546      | Undeveloped | 36.1    |
| 366 | 411925200006  | BURKET SHAUN E                      | 9500 CASCADE RD SE         | ADA           | MI             | 49301        | 12528 36TH ST              | LOWELL              | MI          | 49331      | Undeveloped | 32.5    |
| 367 | 411926200011  | DOBIE CAPITAL LLC                   | 4875 QUIGGLE AVE SE        | ADA           | MI             | 49301        | 0-21 FENNESSY ST SW        | GRAND RAPIDS        | MI          | 49534      | Undeveloped | 49.4    |
| 368 | 411934200009  | RENUCCI PETER TRUST                 | 5455 BUTTRICK AVE SE       | ALTO          | MI             | 49302        | 7106 GLADYS DR SE          | GRAND RAPIDS        | MI          | 49546      | Undeveloped | 59.4    |
| 369 | 411920100015  | BOTLING GROUP LLC                   | 3730 KRAFT AVE SE          | GRAND RAPIDS  | MI             | 49512        | P O BOX 660634             | DALLAS              | TX          | 75266-0634 | Undeveloped | 37.3    |
| 370 | 411928200024  | KENT COUNTY AERONAUTICS             | 7211 48TH ST SE            | GRAND RAPIDS  | MI             | 49512        | 7211 48TH ST SE            | GRAND RAPIDS        | MI          | 49512      | Undeveloped | 52.2    |
| 371 | 411909201009  | CASCADE TOWNSHIP                    | 6803 BURTON ST SE          | GRAND RAPIDS  | MI             | 49546        | 2865 THORNHILLS SE         | GRAND RAPIDS        | MI          | 49546      | Undeveloped | 79.4    |
| 372 | 411933200058  | BORISCH JONATHAN & MARY             | 5333 DAYENU DR SE          | GRAND RAPIDS  | MI             | 49512        | 5200 DAYENU DR SE          | GRAND RAPIDS        | MI          | 49512      | Undeveloped | 35.8    |
| 373 | 411911200020  | HABERTAG-BEHR GMBH & CO KG          | 8590 BOLT DR SE            | ADA           | MI             | 49301        | BOSCHSTRASSE NO 16         | 24568 KALTENKIRCHEN | XX          | XXXXX      | Undeveloped | 50.7    |
| 374 | 411920300020  | COUNTY OF KENT                      | 5500 44TH ST SE            | GRAND RAPIDS  | MI             | 49512        | 300 MONROE AVE NW          | GRAND RAPIDS        | MI          | 49503      | Undeveloped | 75.0    |
| 375 | 411935100036  | RENUCCI PAUL B                      | 5463 WHITNEYVILLE AVE SE   | ALTO          | MI             | 49302        | 5433 WHITNEYVILLE AVE SE   | ALTO                | MI          | 49302      | Undeveloped | 33.0    |
| 383 | 411924300005  | ADA BIBLE CHURCH                    | 8899 CASCADE RD SE         | ADA           | MI             | 49301        | 8899 CASCADE RD SE         | ADA                 | MI          | 49301      | Developed   | 35.7    |
| 401 | 411914300028  | QUAIL RIDGE LAND CO LLC             | 8375 36TH ST SE            | ADA           | MI             | 49301        | 8375 36TH ST               | ADA                 | MI          | 49301      | Developed   | 275.2   |
| 405 | 411930300031  | FIRST INDUSTRIAL LP                 | 5050 KENDRICK ST SE        | GRAND RAPIDS  | MI             | 49512        | 23042 COMMERCE DR          | FARMINGTON          | MI          | 48335      | Developed   | 26.9    |
| 412 | 411920300020  | COUNTY OF KENT                      | 5500 44TH ST SE            | GRAND RAPIDS  | MI             | 49512        | 300 MONROE AVE NW          | GRAND RAPIDS        | MI          | 49503      | Developed   | 2291.6  |
| 414 | 411927100015  | GOLF CLUB AT THORNAPPLE POINTE      | 7503 48TH ST SE            | GRAND RAPIDS  | MI             | 49512        | 7211 48TH ST SE            | GRAND RAPIDS        | MI          | 49512      | Developed   | 56.1    |
| 417 | 411922101002  | CASCADE CHARTER TOWNSHIP            | 3762 GOODWOOD DR SE        | GRAND RAPIDS  | MI             | 49546        | 2865 THORNHILLS AVE SE     | GRAND RAPIDS        | MI          | 49546      | Developed   | 30.7    |
| 420 | 411921175007  | CASCADE CHARTER TOWNSHIP            | 3820 THORNAPPLE RIV DR SE  | GRAND RAPIDS  | MI             | 49546        | 2865 THORNHILLS AVE SE     | GRAND RAPIDS        | MI          | 49546      | Developed   | 49.9    |
| 422 | 411918100012  | WATERFALL SHOPPES LLC               | 5074 28TH ST SE            | GRAND RAPIDS  | MI             | 49512        | 2618 EAST PARIS SE STE 500 | GRAND RAPIDS        | MI          | 49546      | Developed   | 27.7    |
| 423 | 411915301019  | FOREST HILLS PUBLIC SCHOOLS         | 3250 REDFORD AVE SE        | GRAND RAPIDS  | MI             | 49546        | 6590 CASCADE RD SE         | ADA                 | MI          | 49301      | Undeveloped | 27.5    |
| 425 | 411918100008  | STOWE MAR PARTNERS LP               | 2894 PATTERSON AVE SE      | GRAND RAPIDS  | MI             | 49512        | 311 VETERANS HWY STE B     | LEVITTOWN           | PA          | 19056      | Developed   | 62.4    |
| 426 | 411918300028  | TOWER PARTNERS LLC                  | 3290 PATTERSON AVE SE      | GRAND RAPIDS  | MI             | 49512        | P O BOX 4900 DEPT 201      | SCOTTSDALE          | AZ          | 85261      | Developed   | 26.1    |
| 445 | 411908100039  | DEVOS DOUGLAS & MARIA               | 5481 BURTON ST SE          | GRAND RAPIDS  | MI             | 49546        | 126 OTTAWA AVE NW STE 500  | GRAND RAPIDS        | MI          | 49503      | Developed   | 45.9    |
| 447 | 411917251015  | MEADOWOOD DEVEL CORP                | 3361 CHARLEVOIX DR SE      | GRAND RAPIDS  | MI             | 49546        | 550 KIRTLAND ST SW         | GRAND RAPIDS        | MI          | 49507      | Developed   | 54.9    |
| 448 | 411906426023  | WATERMARK COUNTRY CLUB              | 1600 GALBRAITH AVE SE      | GRAND RAPIDS  | MI             | 49546        | 5500 CASCADE RD SE STE 220 | GRAND RAPIDS        | MI          | 49546      | Developed   | 58.4    |
| 460 | 411907177001  | BLACKMORE DAVID & BARBARA           | 2286 PARTRIDGE CT SE       | GRAND RAPIDS  | MI             | 49546        | 2286 PARTRIDGE CT SE       | GRAND RAPIDS        | MI          | 49546      | Developed   | 76.5    |
| 461 | 411907226001  | WATERMARK COUNTRY CLUB              | 1948 WATERMARK DR SE       | GRAND RAPIDS  | MI             | 49546        | 5500 CASCADE RD SE STE 220 | GRAND RAPIDS        | MI          | 49546      | Developed   | 58.1    |
| 462 | 411907327029  | SMEENGE PAUL & JUNE TRUST           | 2411 HIGH RIDGE LN SE      | GRAND RAPIDS  | MI             | 49546        | 2411 HIGH RIDGE LN SE      | GRAND RAPIDS        | MI          | 49546      | Developed   | 31.3    |
| 463 | 411902476001  | VOSBERG ALMA M TRUST                | 8868 GRAND RIVER DR SE     | ADA           | MI             | 49301        | 8755 BOLT DR SE            | ADA                 | MI          | 49301      | Developed   | 27.3    |
| 468 | 411917260001  | MONTGOMERY GREGORY & DIANE          | 6075 GATEHOUSE DR N SE     | GRAND RAPIDS  | MI             | 49546        | 6075 GATEHOUSE DR N SE     | GRAND RAPIDS        | MI          | 49546      | Developed   | 27.1    |
| 480 | 411924200034  | SMIT GREG & MERRIE                  | 9344 36TH ST SE            | ADA           | MI             | 49301        | 9344 36TH ST SE            | ADA                 | MI          | 49301      | Developed   | 29.3    |
| 502 | 411814426074  | 3445 EAST PARIS AVE PROPERTIES LLC  | 3445 EAST PARIS AVE SE     | KENTWOOD      | MI             | 49512        | 7041 RIVERWOOD LN SE       | GRAND RAPIDS        | MI          | 49546      | Developed   | 35.4    |
| 529 | 412325300003  | HOWARD WILLIAM J                    | 8951 100TH ST SE           |               |                |              | 9801 VINCENT AVE SE        | ALTO                | MI          | 49302      | Undeveloped | 35.6    |
| 530 | 412330226003  | CALEDONIA COMM SCHOOLS              | 9401 KRAFT AVE SE          |               |                |              | 9753 DUNCAN LAKE AVE       | CALEDONIA           | MI          | 49316      | Undeveloped | 36.3    |
| 531 | 412324300003  | SASKATOON GOLF CLUB INC             | 9001 92ND ST SE            |               |                |              | 9801 VINCENT AVE SE        | ALTO                | MI          | 49302      | Developed   | 76.9    |
| 532 | 412332400007  | RODGERS WAYNE E                     | 10601 CHERRY VALLEY AVE SE |               |                |              | 9516 CHERRY VALLEY AVE SE  | CALEDONIA           | MI          | 49316      | Undeveloped | 34.8    |
| 533 | 412324300005  | SASKATOON GOLF CLUB INC             | 8941 92ND ST SE            |               |                |              | 9801 VINCENT AVE           | ALTO                | MI          | 49302      | Developed   | 39.1    |
| 534 | 412332400002  | RODGERS WAYNE E AND PATRICIA D      | 10551 CHERRY VALLEY AVE SE |               |                |              | 9516 CHERRY VALLEY AVE SE  | CALEDONIA           | MI          | 49316      | Undeveloped | 39.0    |
| 535 | 412325300002  | HOWARD WILLIAM J                    | 9801 VINCENT AVE SE        |               |                |              | 9801 VINCENT AVE SE        | ALTO                | MI          | 49302      | Undeveloped | 77.0    |
| 536 | 412314100023  | ANDERSON JAMES A                    | 7865 WHITNEYVILLE AVE SE   |               |                |              | 7865 WHITNEYVILLE AVE SE   | ALTO                | MI          | 49302      | Undeveloped | 36.3    |
| 537 | 412314300028  | HITCHCOCK WILLIAM                   | 8309 WHITNEYVILLE AVE SE   |               |                |              | 9089 ALASKA AVE            | CALEDONIA           | MI          | 49316      | Undeveloped | 27.6    |
| 538 | 412324400003  | HOWARD WILLIAM J                    | 9301 92ND ST SE            |               |                |              | 9801 VINCENT AVE           | ALTO                | MI          | 49302      | Undeveloped | 40.1    |
| 539 | 412322300005  | HITCHCOCK WILLIAM                   | 9089 ALASKA AVE SE         |               |                |              | 9089 ALASKA AVE SE         | CALEDONIA           | MI          | 49316      | Undeveloped | 43.3    |
| 540 | 412322100023  | SIEGLE RICHARD L                    | 8621 ALASKA AVE SE         |               |                |              | 8621 ALASKA AVE SE         | CALEDONIA           | MI          | 49316      | Undeveloped | 70.5    |
| 541 | 412322300002  | HODGES KARL F                       | 8901 ALASKA AVE SE         |               |                |              | 9070 ALASKA AVE SE         | CALEDONIA           | MI          | 49316      | Undeveloped | 34.6    |
| 542 | 412314200025  | CONSUMERS ENERGY CO                 | 7980 WHITNEYVILLE AVE SE   |               |                |              | ONE ENERGY PLAZA           | JACKSON             | MI          | 49201      | Undeveloped | 25.7    |
| 543 | 412311300061  | WHITNEYVILLE SAND PIT INC           | 7545 WHITNEYVILLE AVE SE   |               |                |              | PO BOX 10                  | MOLINE              | MI          | 49335      | Undeveloped | 30.2    |
| 544 | 412311100011  | MULDER CLARENCE H TRUST             | 7153 WHITNEYVILLE AVE SE   |               |                |              | 7153 WHITNEYVILLE AVE SE   | ALTO                | MI          | 49302      | Undeveloped | 77.9    |
| 545 | 412310205010  | FITZSIMMONS JACK R                  | 6950 ALASKA AVE SE         |               |                |              | 6910 ALASKA AVE SE         | CALEDONIA           | MI          | 49316      | Undeveloped | 26.6    |
| 546 | 412318300014  | BROADMOOR ESTATES LLC               | 5105 84TH ST SE            |               |                |              | PO BOX 608                 | CALEDONIA           | MI          | 49316      | Undeveloped | 29.3    |

| ID  | Parcel Number | Owner Name                          | Property Address           | Property City | Property State | Property Zip | Owner Address                  | Owner City     | Owner State | Owner Zip | Land Use    | Acreage |
|-----|---------------|-------------------------------------|----------------------------|---------------|----------------|--------------|--------------------------------|----------------|-------------|-----------|-------------|---------|
| 547 | 412335400015  | KENT COUNTY                         | 10548 WHITNEYVILLE AVE SE  |               |                |              | 300 MONROE NW                  | GRAND RAPIDS   | MI          | 49503     | Undeveloped | 74.2    |
| 548 | 412327426053  | PITT JOHN G JR                      | 9950 ALASKA AVE SE         |               |                |              | 9950 ALASKA AVE SE             | CALEDONIA      | MI          | 49316     | Undeveloped | 35.2    |
| 549 | 412326300006  | PIKAART DAVID ET AL                 | 8188 96TH ST SE            |               |                |              | 8188 96TH ST SE                | ALTO           | MI          | 49302     | Undeveloped | 28.0    |
| 550 | 412318201004  | BROADMOOR ESTATES LLC               | 5310 76TH ST SE            |               |                |              | PO BOX 608                     | CALEDONIA      | MI          | 49316     | Developed   | 42.3    |
| 551 | 412328400001  | CLEMENS JANICE TRUST                | 6903 100TH ST SE           |               |                |              | 6903 100TH ST SE               | CALEDONIA      | MI          | 49316     | Undeveloped | 158.1   |
| 552 | 412333400001  | MILARCH BETTY                       | 6923 108TH ST SE           |               |                |              | 5120 CARSON SW                 | GRAND RAPIDS   | MI          | 49548     | Undeveloped | 51.0    |
| 553 | 412335200022  | WELTON ROBERT                       | 10294 WHITNEYVILLE AVE SE  |               |                |              | 6350 E M79 HWY                 | NASHVILLE      | MI          | 49073     | Undeveloped | 49.2    |
| 554 | 412316351009  | DAVIS MATT & MICHELE                | 6565 84TH ST SE            |               |                |              | 6565 84TH ST SE                | CALEDONIA      | MI          | 49316     | Undeveloped | 27.9    |
| 555 | 412316302002  | KAYSER GERALD TRUST                 | 8192 CHERRY VALLEY AVE SE  |               |                |              | PO BOX 225                     | CALEDONIA      | MI          | 49316     | Undeveloped | 54.8    |
| 556 | 412302451004  | SHAGBARK FARMS LLC                  | 6700 WHITNEYVILLE AVE SE   |               |                |              | 7525 ALASKA AVE SE             | CALEDONIA      | MI          | 49316     | Undeveloped | 34.9    |
| 557 | 412304100027  | KILMARTIN MICHAEL J                 | 6278 EGAN AVE SE           |               |                |              | 6278 EGAN AVE SE               | CALEDONIA      | MI          | 49316     | Undeveloped | 25.7    |
| 558 | 412333200005  | FINKBEINER ROBERT TRUST             | 6850 100TH ST SE           |               |                |              | 7028 100TH ST SE               | CALEDONIA      | MI          | 49316     | Undeveloped | 77.0    |
| 559 | 412328400006  | ERICKSON FAMILY TRUST               | 7021 100TH ST SE           |               |                |              | 5301 LONDONBERRY DR SE         | GRAND RAPIDS   | MI          | 49508     | Undeveloped | 73.2    |
| 560 | 412333100002  | CLEARVIEW PROPERTIES LLC            | 10252 CHERRY VALLEY AVE SE |               |                |              | 7350 CLEARVIEW                 | CALEDONIA      | MI          | 49316     | Undeveloped | 36.7    |
| 561 | 412316128010  | STEARNS VIRGIL W                    | 7800 RAVEN RIDGE DR SE     |               |                |              | 7800 RAVEN RIDGE DR SE         | CALEDONIA      | MI          | 49316     | Undeveloped | 38.4    |
| 562 | 412333300004  | RODGERS GEORGE TRUST                | 10406 CHERRY VALLEY AVE SE |               |                |              | 9516 CHERRY VALLEY AVE SE      | CALEDONIA      | MI          | 49316     | Undeveloped | 58.1    |
| 563 | 412316251004  | CONSUMERS ENERGY CO                 | 8120 CHERRY VALLEY AVE SE  |               |                |              | ONE ENERGY PLAZA               | JACKSON        | MI          | 49201     | Undeveloped | 48.3    |
| 564 | 412310400032  | CRISSMAN JOHN                       | 7500 ALASKA AVE SE         |               |                |              | PO BOX 123                     | ALTO           | MI          | 49302     | Undeveloped | 80.2    |
| 565 | 412310300002  | CRISSMAN JOHN                       | 7525 ALASKA AVE SE         |               |                |              | PO BOX 123                     | ALTO           | MI          | 49302     | Undeveloped | 40.4    |
| 566 | 412336100006  | WELTON ROBERT                       | 10300 WHITNEYVILLE AVE SE  |               |                |              | 6350 E M79 HWY                 | NASHVILLE      | MI          | 49073     | Undeveloped | 80.5    |
| 567 | 412334400005  | DETWILER SANDRA MICHELLE TRUST      | 7851 108TH ST SE           |               |                |              | 10600 ALASKA AVE               | CALEDONIA      | MI          | 49316     | Undeveloped | 50.0    |
| 568 | 412334100024  | BERGY MARIE                         | 7352 100TH ST SE           |               |                |              | 1551 FRANKLIN ST SE ROOM #1003 | GRAND RAPIDS   | MI          | 49506     | Undeveloped | 39.6    |
| 569 | 412334100025  | BERGY KEITH & BARBARA TRUST         | 7220 100TH ST SE           |               |                |              | 7220 100TH ST SE               | CALEDONIA      | MI          | 49316     | Undeveloped | 57.6    |
| 570 | 412336400036  | MOODY ALAN D                        | 9365 108TH ST SE           |               |                |              | 9365 108TH ST SE               | MIDDLEVILLE    | MI          | 49333     | Undeveloped | 31.1    |
| 571 | 412332400010  | RODGERS WAYNE E AND PATRICIA D      | 10727 CHERRY VALLEY AVE SE |               |                |              | 9516 CHERRY VALLEY AVE SE      | CALEDONIA      | MI          | 49316     | Undeveloped | 31.4    |
| 572 | 412334400006  | SCHMIDTMAN RICHARD V                | 7841 108TH ST SE           |               |                |              | 7841 108TH ST SE               | MIDDLEVILLE    | MI          | 49333     | Undeveloped | 28.8    |
| 573 | 412331400027  | TOLAN LEE J TRUST & SHIRLEY A TRUST | 5325 108TH ST SE           |               |                |              | 5325 108TH ST SE               | CALEDONIA      | MI          | 49316     | Undeveloped | 57.6    |
| 574 | 412333300002  | PALMER RICHARD F JR                 | 10740 CHERRY VALLEY AVE SE |               |                |              | 5950 W STATE RD                | MIDDLEVILLE    | MI          | 49333     | Undeveloped | 76.5    |
| 575 | 412335200026  | J&L PROCTOR FARM LLC                | 8706 100TH ST SE           |               |                |              | PO BOX 148                     | LAKE CITY      | MI          | 49651     | Undeveloped | 49.1    |
| 576 | 412334400014  | DETWILER SANDRA M TRUST             | 10600 ALASKA AVE SE        |               |                |              | 10600 ALASKA AVE SE            | CALEDONIA      | MI          | 49316     | Undeveloped | 57.8    |
| 577 | 412332300005  | SHERMAN ARTHUR C & LETITIA TRUST    | 10689 DUNCAN LAKE AVE SE   |               |                |              | 10689 DUNCAN LAKE AVE SE       | CALEDONIA      | MI          | 49316     | Undeveloped | 38.3    |
| 578 | 412310300012  | KENT COUNTY ROAD COMM               | 7081 ALASKA AVE SE         |               |                |              | 1500 SCRIBNER AVE NW           | GRAND RAPIDS   | MI          | 49504     | Undeveloped | 192.1   |
| 579 | 412318226001  | BROADMOOR ESTATES LLC               | 5490 76TH ST SE            |               |                |              | PO BOX 608                     | CALEDONIA      | MI          | 49316     | Developed   | 45.2    |
| 580 | 412315300067  | MURPHY EDWARD & SALLY               | 8115 ALASKA AVE SE         |               |                |              | 8115 ALASKA AVE SE             | CALEDONIA      | MI          | 49316     | Undeveloped | 61.4    |
| 581 | 412315200002  | CRISSMAN JOHN                       | 7620 ALASKA AVE SE         |               |                |              | PO BOX 123                     | ALTO           | MI          | 49302     | Undeveloped | 38.6    |
| 582 | 412315101002  | FAIRBROTHER GERALDINE L             | 7651 ALASKA AVE SE         |               |                |              | 7651 ALASKA AVE SE             | CALEDONIA      | MI          | 49316     | Undeveloped | 37.8    |
| 583 | 412315200015  | FISCHER EDWARD W                    | 7900 ALASKA AVE SE         |               |                |              | 7768 ALASKA AVE                | CALEDONIA      | MI          | 49316     | Undeveloped | 44.6    |
| 584 | 412315200004  | FISCHER EDWARD W                    | 7768 ALASKA AVE SE         |               |                |              | 7768 ALASKA AVE SE             | CALEDONIA      | MI          | 49316     | Undeveloped | 32.3    |
| 585 | 412333100004  | FINKBEINER ROBERT TRUST             | 6700 100TH ST SE           |               |                |              | 7028 100TH ST SE               | CALEDONIA      | MI          | 49316     | Undeveloped | 69.0    |
| 586 | 412303200002  | CATAMOUNT FARMS LLC                 | 6201 BUTTRICK AVE SE       |               |                |              | 1995 SAN LU RAE DR SE          | GRAND RAPIDS   | MI          | 49506     | Undeveloped | 58.7    |
| 587 | 412317300036  | CONSUMERS ENERGY CO                 | 8131 BROADMOOR AVE SE      |               |                |              | ONE ENERGY PLAZA               | JACKSON        | MI          | 49201     | Undeveloped | 29.0    |
| 588 | 412317100024  | HERSEE CORPORATION                  | 7920 KRAFT AVE SE          |               |                |              | 903 GLEN AVE                   | MOUNT PLEASANT | MI          | 48858     | Undeveloped | 77.1    |
| 589 | 412317300024  | KENTWOOD EXCAVATING INC             | 5953 84TH ST SE            |               |                |              | 3401 BROADMOOR AVE SE          | GRAND RAPIDS   | MI          | 49512     | Undeveloped | 28.3    |
| 590 | 412312300041  | ANTONAK NEOVA A TRUSTEE             | 7402 MCCORDS AVE SE        |               |                |              | 708 DIMMEYDALE DR              | DEERFIELD      | IL          | 60015     | Undeveloped | 26.9    |
| 591 | 412306200055  | DAVENPORT UNIVERSITY                | 6191 KRAFT AVE SE          |               |                |              | 6191 KRAFT AVE SE              | GRAND RAPIDS   | MI          | 49512     | Developed   | 56.7    |
| 592 | 412306426006  | GOODWILL CO INC                     | 5511 68TH ST SE            |               |                |              | 2929 WALKER AVE NW             | GRAND RAPIDS   | MI          | 49544     | Undeveloped | 54.4    |
| 593 | 412317201001  | KENT COUNTY ROAD COMM               | 7918 BROADMOOR AVE SE      |               |                |              | 1500 SCRIBNER NW               | GRAND RAPIDS   | MI          | 49504     | Undeveloped | 50.9    |
| 594 | 412327100008  | HITCHCOCK WILLIAM                   | 9227 ALASKA AVE SE         |               |                |              | 9089 ALASKA AVE SE             | CALEDONIA      | MI          | 49316     | Undeveloped | 31.9    |
| 595 | 412301100033  | PETERSON TERRY L TRUST              | 6248 MCCORDS AVE SE        |               |                |              | 6246 MCCORDS AVE SE            | ALTO           | MI          | 49302     | Undeveloped | 40.5    |
| 596 | 412327200011  | HAWKINS GERTRUDE TRUST              | 9475 SANBORN AVE SE        |               |                |              | 9475 SANBORN AVE SE            | ALTO           | MI          | 49302764  | Undeveloped | 57.3    |
| 597 | 412324201001  | HOWARD WILLIAM J                    | 9300 84TH ST SE            |               |                |              | 9801 VINCENT AVE               | ALTO           | MI          | 49302     | Undeveloped | 78.5    |
| 598 | 412324276009  | ROCK SOLID TRUST                    | 9426 84TH ST SE            |               |                |              | 8989 66TH ST SE                | ALTO           | MI          | 49302     | Undeveloped | 53.7    |
| 599 | 412323400001  | BERENDS BILLIE SUE&BERGHAGE WILLIAM | 9038 WHITNEYVILLE AVE SE   |               |                |              | 9038 WHITNEYVILLE AVE SE       | ALTO           | MI          | 49302     | Undeveloped | 37.6    |
| 600 | 412313400007  | CONSUMERS ENERGY CO                 | 8001 SNOW AVE SE           |               |                |              | ONE ENERGY PLAZA               | JACKSON        | MI          | 49201     | Undeveloped | 25.0    |
| 601 | 412332400001  | MARKER REAL ESTATE                  | 10421 CHERRY VALLEY AVE SE |               |                |              | 10460 BURLINGAME AVE           | BYRON CENTER   | MI          | 49315     | Undeveloped | 40.0    |
| 602 | 412332300003  | MARKER REAL ESTATE                  | 10496 DUNCAN LAKE AVE SE   |               |                |              | 10460 BURLINGAME AVE SW        | BYRON CENTER   | MI          | 49315     | Undeveloped | 39.0    |
| 603 | 412323151001  | WHITNEYVILLE BIBLE CHURCH           | 8655 WHITNEYVILLE AVE SE   |               |                |              | 8655 WHITNEYVILLE AVE          | ALTO           | MI          | 49302     | Undeveloped | 36.6    |
| 604 | 412323126009  | MOORE RICK D                        | 8565 WHITNEYVILLE AVE SE   |               |                |              | 5350 SQUIER LN                 | MIDDLEVILLE    | MI          | 49333     | Undeveloped | 25.4    |
| 605 | 412319300023  | VANDENTOORN RANDY                   | 5153 92ND ST SE            |               |                |              | 5415 92ND ST SE                | CALEDONIA      | MI          | 49316     | Undeveloped | 32.3    |
| 606 | 412319200015  | RUEHS FREDERICK W &                 | 5252 84TH ST SE            |               |                |              | 10010 76TH ST                  | ALTO           | MI          | 49302     | Undeveloped | 32.4    |
| 607 | 412319400040  | VANDENTOORN RANDY                   | 5349 92ND ST SE            |               |                |              | 5415 92ND ST SE                | CALEDONIA      | MI          | 49316     | Undeveloped | 82.0    |
| 608 | 412326300032  | BROWN MATTHEW J                     | 8298 96TH ST SE            |               |                |              | 8298 96TH ST SE                | ALTO           | MI          | 49302     | Undeveloped | 33.5    |
| 609 | 412325400001  | HOWARD WILLIAM J                    | 9802 VINCENT AVE SE        |               |                |              | 9801 VINCENT AVE SE            | ALTO           | MI          | 49302     | Undeveloped | 38.9    |
| 610 | 412313200004  | SCHUTTE DAIRY FARM LLC              | 7881 SNOW AVE SE           |               |                |              | 7860 MORSE LAKE AVE SE         | ALTO           | MI          | 49302     | Undeveloped | 78.4    |

| ID  | Parcel Number | Owner Name                          | Property Address            | Property City | Property State | Property Zip | Owner Address                   | Owner City     | Owner State | Owner Zip | Land Use    | Acreage |
|-----|---------------|-------------------------------------|-----------------------------|---------------|----------------|--------------|---------------------------------|----------------|-------------|-----------|-------------|---------|
| 611 | 412325300002  | HOWARD WILLIAM J                    | 9801 VINCENT AVE SE         |               |                |              | 9801 VINCENT AVE SE             | ALTO           | MI          | 49302     | Undeveloped | 36.6    |
| 612 | 412313200019  | BAILARD ROYLE                       | 7733 SNOW AVE SE            |               |                |              | 7733 SNOW AVE SE                | ALTO           | MI          | 49302     | Undeveloped | 27.3    |
| 613 | 412302301001  | ROODVOETS FRANCES F TRUST           | 6486 BUTTRICK AVE SE        |               |                |              | 7305 BRIDGE TOWN SE             | CALEDONIA      | MI          | 49316     | Undeveloped | 39.3    |
| 614 | 412302200016  | CLARK DAVID F                       | 8800 60TH ST SE             |               |                |              | 8800 60TH ST SE                 | ALTO           | MI          | 49302     | Undeveloped | 45.3    |
| 615 | 412325300002  | HOWARD WILLIAM J                    | 9801 VINCENT AVE SE         |               |                |              | 9801 VINCENT AVE SE             | ALTO           | MI          | 49302     | Undeveloped | 80.7    |
| 616 | 412302401001  | MANCEWICZ JEROME FAMILY TRUST       | 6528 WHITNEYVILLE AVE SE    |               |                |              | 2387 MICHIGAN ST NE             | GRAND RAPIDS   | MI          | 49503     | Undeveloped | 40.8    |
| 617 | 412324400009  | BOTSFORD JOAN TRUST                 | 8930 VINCENT AVE SE         |               |                |              | 9288 100TH ST                   | ALTO           | MI          | 49302     | Undeveloped | 45.6    |
| 618 | 412301100021  | PETERSON TERRY L TRUST              | 6246 MCCORDS AVE SE         |               |                |              | 6246 MCCORDS AVE SE             | ALTO           | MI          | 49302     | Undeveloped | 35.3    |
| 619 | 412324300004  | HOWARD WILLIAM J                    | 8901 92ND ST SE             |               |                |              | 9801 VINCENT AVE SE             | ALTO           | MI          | 49302     | Developed   | 39.1    |
| 620 | 412301100035  | CIBULKA LAWRENCE & CATHERINE        | 6391 MCCORDS AVE SE         |               |                |              | 6408 MCCORDS AVE SE             | ALTO           | MI          | 49302     | Undeveloped | 35.3    |
| 621 | 412302200025  | PARKS LAWRENCE A                    | 6096 WHITNEYVILLE AVE SE    |               |                |              | 6096 WHITNEYVILLE AVE SE        | ALTO           | MI          | 49302     | Undeveloped | 31.2    |
| 622 | 412307100026  | SOUTHBELT ASSOC LLC                 | 4890 68TH ST SE             |               |                |              | 4380 BROCKTON DR STE 1 SE       | GRAND RAPIDS   | MI          | 49512     | Undeveloped | 32.2    |
| 623 | 412302200013  | DOERING MARY A TRUST                | 6300 WHITNEYVILLE AVE SE    |               |                |              | 6300 WHITNEYVILLE AVE SE        | ALTO           | MI          | 49302     | Undeveloped | 60.0    |
| 624 | 412301200002  | EDWARDS JUNE M                      | 9500 60TH ST SE             |               |                |              | 9500 60TH ST SE                 | ALTO           | MI          | 49302     | Undeveloped | 41.9    |
| 625 | 412330400015  | CALEDONIA COMM SCHOOLS              | 5401 100TH ST SE            |               |                |              | 9753 DUNCAN LAKE AVE            | CALEDONIA      | MI          | 49316     | Undeveloped | 59.4    |
| 626 | 412331300037  | STAUFFER LARRY L                    | 5181 108TH ST SE            |               |                |              | 10570 PATTERSON AVE             | CALEDONIA      | MI          | 49316     | Undeveloped | 34.2    |
| 627 | 412331300045  | STAUFFER LARRY L                    | 10570 PATTERSON AVE SE      |               |                |              | 10570 PATTERSON AVE SE          | CALEDONIA      | MI          | 49316     | Undeveloped | 34.8    |
| 628 | 412306451036  | MEADOWBROOKE BUSINESS               | 5291 68TH ST SE             |               |                |              | 126 OTTAWA AVE NW STE 500       | GRAND RAPIDS   | MI          | 49503     | Undeveloped | 25.3    |
| 629 | 412306300027  | 6610 PATTERSON LLC                  | 6610 PATTERSON AVE SE       |               |                |              | 300 OTTAWA NW SUITE 400         | GRAND RAPIDS   | MI          | 49503     | Undeveloped | 49.6    |
| 630 | 412319200012  | WEAVER ROBERT B                     | 5366 84TH ST SE             |               |                |              | 5366 84TH ST SE                 | CALEDONIA      | MI          | 49316     | Undeveloped | 37.7    |
| 631 | 412320300016  | CALEDONIA COMM SCHOOLS              | 9050 KRAFT AVE SE           |               |                |              | 9753 DUNCAN LAKE AVE            | CALEDONIA      | MI          | 49316     | Developed   | 50.1    |
| 632 | 412332200024  | MARKER REAL ESTATE HOLDINGS LLC     | 6136 100TH ST SE            |               |                |              | 10460 BURLINGAME AVE            | BYRON CENTER   | MI          | 49315     | Undeveloped | 37.2    |
| 633 | 412321102001  | DENNISON BARBARA J                  | 8588 JASONVILLE CT SE       |               |                |              | 1134 ALPINE AVE SW              | GRAND RAPIDS   | MI          | 49504     | Developed   | 25.3    |
| 634 | 412319100016  | CURLEY DAVID & JOAN                 | 8758 PATTERSON AVE SE       |               |                |              | 8758 PATTERSON AVE SE           | CALEDONIA      | MI          | 49316     | Undeveloped | 87.6    |
| 635 | 412332200027  | DEVELOPMENT REALTY LP               | 10237 CHERRY VALLEY AVE SE  |               |                |              | 4345 44TH ST SUITE B SE         | GRAND RAPIDS   | MI          | 49512     | Undeveloped | 73.8    |
| 636 | 412314200038  | DEVRIES MARY C                      | 8576 76TH ST SE             |               |                |              | 8576 76TH ST SE                 | ALTO           | MI          | 49302     | Undeveloped | 52.6    |
| 637 | 412314100017  | WHITNEYVILLE SAND PIT INC           | 7601 WHITNEYVILLE AVE SE    |               |                |              | PO BOX 10                       | MOLINE         | MI          | 493350010 | Developed   | 61.5    |
| 638 | 412321300001  | WARD WALLACE B TRUST                | 8910 CHERRY VALLEY AVE SE   |               |                |              | 8910 CHERRY VALLEY AVE SE       | CALEDONIA      | MI          | 49316     | Undeveloped | 80.4    |
| 639 | 412303200005  | TSUNAMI DEVELOPMENT CORP            | 6200 ALASKA AVE SE          |               |                |              | 5080 KRAFT AVE SE               | GRAND RAPIDS   | MI          | 49512     | Undeveloped | 76.3    |
| 640 | 412303401015  | SHEEHAN JEAN TRUST                  | 6443 BUTTRICK AVE SE        |               |                |              | 6425 BUTTRICK AVE SE            | ALTO           | MI          | 49302     | Undeveloped | 37.5    |
| 641 | 412308126003  | ANDRONACO RONALD V                  | 5900 68TH ST SE             |               |                |              | 9880 ROLLING HILLS              | ALTO           | MI          | 49302     | Undeveloped | 30.8    |
| 642 | 412323200038  | DUTCHER CHARLES J                   | 8650 WHITNEYVILLE AVE SE    |               |                |              | 8650 WHITNEYVILLE AVE SE        | ALTO           | MI          | 49302     | Undeveloped | 30.2    |
| 643 | 412323200029  | SHAGBARK FARMS LLC                  | 8570 84TH ST SE             |               |                |              | 7525 ALASKA AVE                 | CALEDONIA      | MI          | 49316     | Undeveloped | 67.1    |
| 644 | 412316401001  | KAYSER GERALD TRUST                 | 8107 THORNAPPLE RIVER DR SE |               |                |              | PO BOX 225                      | CALEDONIA      | MI          | 49316     | Undeveloped | 75.5    |
| 645 | 412322100028  | ANDRONACO RONALD                    | 8521 ALASKA AVE SE          |               |                |              | 9880 ROLLING HILLS              | ALTO           | MI          | 49302     | Undeveloped | 29.8    |
| 646 | 412333200006  | FINKBEINER ROBERT TRUST             | 7028 100TH ST SE            |               |                |              | 7028 100TH ST SE                | CALEDONIA      | MI          | 49316     | Undeveloped | 77.6    |
| 647 | 412333400003  | DOEZEMA MARK & KIMBERLY             | 7065 108TH ST SE            |               |                |              | 160 41ST ST                     | GRAND RAPIDS   | MI          | 49548     | Undeveloped | 28.5    |
| 648 | 412321400017  | WELTON WARREN & DONNA TRUST         | 7186 84TH ST SE             |               |                |              | 7186 84TH ST SE                 | CALEDONIA      | MI          | 49316     | Undeveloped | 126.2   |
| 649 | 412321300002  | WARD BETTY L TRUST                  | 9100 CHERRY VALLEY AVE SE   |               |                |              | 8910 CHERRY VALLEY AVE          | CALEDONIA      | MI          | 49316     | Undeveloped | 75.8    |
| 650 | 412307251007  | SOUTHBELT ASSOC LLC                 | 5278 BELTWAY DR SE          |               |                |              | 4380 BROCKTON DR STE 1 SE       | GRAND RAPIDS   | MI          | 49512     | Undeveloped | 30.4    |
| 651 | 412328300012  | RODGERS GEORGE TRUST                | 6461 100TH ST SE            |               |                |              | 550 EMMONS ST SE                | CALEDONIA      | MI          | 49316     | Undeveloped | 44.3    |
| 652 | 412319200016  | RODGERS LEE                         | 8505 KRAFT AVE SE           |               |                |              | 17138 WOODSIDE LN               | THREE RIVERS   | MI          | 49093     | Undeveloped | 34.9    |
| 653 | 412320100023  | WALDECK CARLA J                     | 8700 KRAFT AVE SE           |               |                |              | 6690 GREEN VALLEY CT            | CALEDONIA      | MI          | 49316     | Undeveloped | 33.4    |
| 654 | 412307401002  | COUNTRY MEADOWS VILLAGE             | 5551 76TH ST SE             |               |                |              | 5625 PRAIRIE CREEK DR SUITE 100 | CALEDONIA      | MI          | 49316     | Developed   | 97.4    |
| 655 | 412320100017  | CALEDONIA UNITED METHODIST CHURCH   | 8754 KRAFT AVE SE           |               |                |              | 250 VINE                        | CALEDONIA      | MI          | 49316     | Undeveloped | 37.5    |
| 656 | 412305300013  | FOREMOST INSURANCE CO               | 6500 KRAFT AVE SE           |               |                |              | PO BOX 2450                     | GRAND RAPIDS   | MI          | 49501     | Undeveloped | 97.7    |
| 657 | 412333400004  | RATH GRANT & KAREN                  | 7089 108TH ST SE            |               |                |              | 6909 WHITNEYVILLE RD            | MIDDLEVILLE    | MI          | 49333     | Undeveloped | 50.2    |
| 658 | 412304100028  | KILMARTIN EDMUND D JR & ROSEMARY TR | 6280 EGAN AVE SE            |               |                |              | 6200 EGAN AVE SE                | CALEDONIA      | MI          | 49316     | Undeveloped | 34.5    |
| 659 | 412308200023  | HERSEE CORPORATION                  | 6152 68TH ST SE             |               |                |              | 903 GLEN AVE                    | MOUNT PLEASANT | MI          | 48858     | Undeveloped | 94.0    |
| 660 | 412307300027  | STEKETEE JAMES                      | 7528 PATTERSON AVE SE       |               |                |              | 7382 BROADMOOR AVE SE           | CALEDONIA      | MI          | 49316     | Undeveloped | 34.7    |
| 661 | 412318101002  | CORSTANGE MARYRUTH                  | 7686 PATTERSON AVE SE       |               |                |              | 7686 PATTERSON AVE SE           | CALEDONIA      | MI          | 49316     | Undeveloped | 58.2    |
| 662 | 412319200017  | WEBB LAURA & LLOYD DEVORMER JR      | 8609 KRAFT AVE SE           |               |                |              | 847 MILL COVE DR                | LAWRENCEVILLE  | GA          | 30045     | Undeveloped | 37.6    |
| 663 | 412320100020  | NANZER LEONARD D                    | 8524 KRAFT AVE SE           |               |                |              | 8524 KRAFT AVE SE               | CALEDONIA      | MI          | 49316     | Undeveloped | 30.2    |
| 664 | 412309100039  | CHERRY VALLEY DEVELOPMENT LLC       | 6768 68TH ST SE             |               |                |              | 6766 68TH ST SE                 | CALEDONIA      | MI          | 49316     | Developed   | 54.0    |
| 665 | 412309326002  | CALEDONIA CHARTER TOWNSHIP          | 7350 CHERRY VALLEY AVE SE   |               |                |              | 8196 BROADMOOR AVE SE           | CALEDONIA      | MI          | 49316     | Developed   | 47.3    |
| 666 | 412335400018  | REASER HARRY TRUST                  | 10740 WHITNEYVILLE AVE SE   |               |                |              | 10740 WHITNEYVILLE AVE SE       | MIDDLEVILLE    | MI          | 49333     | Undeveloped | 59.3    |
| 667 | 412318401001  | BROADMOOR ESTATES LLC               | 5315 84TH ST SE             |               |                |              | PO BOX 608                      | CALEDONIA      | MI          | 49316     | Undeveloped | 29.1    |
| 668 | 412309201007  | CHERRY VALLEY DEVELOPMENT LLC       | 6850 68TH ST SE             |               |                |              | 6766 68TH ST SE                 | CALEDONIA      | MI          | 49316     | Developed   | 43.8    |
| 669 | 412318300019  | CONSUMERS ENERGY CO                 | 8990 PATTERSON AVE SE       |               |                |              | ONE ENERGY PLAZA                | JACKSON        | MI          | 49201     | Undeveloped | 29.6    |
| 670 | 412305400008  | FOREMOST INSURANCE CO               | 6201 68TH ST SE             |               |                |              | PO BOX 2450                     | GRAND RAPIDS   | MI          | 49501     | Undeveloped | 79.0    |
| 671 | 412304400046  | CHERRY VALLEY DEVELOPMENT LLC       | 6977 68TH ST SE             |               |                |              | 6766 68TH ST SE                 | CALEDONIA      | MI          | 49316     | Developed   | 30.6    |
| 672 | 412309226023  | CHERRY VALLEY DEVELOPMENT LLC       | 7117 THORNAPPLE RIVER DR SE |               |                |              | 6766 68TH ST SE                 | CALEDONIA      | MI          | 49316     | Developed   | 32.6    |
| 673 | 412330100004  | HOEKSMAS SIMON REAL ESTATE LLC      | 4900 92ND ST SE             |               |                |              | 10225 FREEPORT AVE              | FREEPORT       | MI          | 49325     | Undeveloped | 87.0    |
| 674 | 412330300002  | HIGGS LLC                           | 9800 PATTERSON AVE SE       |               |                |              | 8822 KRAFT AVE SE               | CALEDONIA      | MI          | 49316     | Undeveloped | 94.7    |

| ID  | Parcel Number | Owner Name                         | Property Address          | Property City | Property State | Property Zip | Owner Address             | Owner City   | Owner State | Owner Zip | Land Use    | Acreage |
|-----|---------------|------------------------------------|---------------------------|---------------|----------------|--------------|---------------------------|--------------|-------------|-----------|-------------|---------|
| 675 | 412334300018  | LYNN OTTO REAL ESTATE LLC          | 10707 ALASKA AVE SE       |               |                |              | 5806 N WHITNEYVILLE RD    | MIDDLEVILLE  | MI          | 49333     | Undeveloped | 70.6    |
| 676 | 412308176003  | BROADMOOR PROPERTY INVESTMENTS LLC | 5802 68TH ST SE           |               |                |              | 6215 CHERRY VIEW SE       | CALEDONIA    | MI          | 49316     | Undeveloped | 34.6    |
| 677 | 412328100005  | RODGERS EVELYN TRUST               | 9336 CHERRY VALLEY AVE SE |               |                |              | 550 EMMONS ST SE          | CALEDONIA    | MI          | 49316     | Undeveloped | 113.5   |
| 678 | 412325100003  | SASKATOON GOLF CLUB INC            | 9040 92ND ST SE           |               |                |              | 9038 92ND ST              | ALTO         | MI          | 49302     | Developed   | 190.9   |
| 679 | 412331201004  | MEADOW BLOOM LLC                   | 5300 100TH ST SE          |               |                |              | 1100 76TH ST SE           | BYRON CENTER | MI          | 49315     | Undeveloped | 95.4    |
| 680 | 412321252003  | JASONVILLE FARMS LMTD PRTNSHP II   | 8480 RAINBOWS END RD SE   |               |                |              | 6370 28TH ST SE           | GRAND RAPIDS | MI          | 49546     | Undeveloped | 81.5    |
| 681 | 412301430020  | DYKEMA EXCAVATORS INC              | 6501 SNOW AVE SE          |               |                |              | 1730 THREE MILE RD NE     | GRAND RAPIDS | MI          | 49505     | Undeveloped | 35.6    |
| 682 | 412328100006  | RODGERS WAYNE                      | 9486 CHERRY VALLEY AVE SE |               |                |              | 9514 CHERRY VALLEY AVE SE | CALEDONIA    | MI          | 49316     | Undeveloped | 118.5   |
| 683 | 412334300005  | SERENDIPITY INVESTMENTS LLC        | 10507 ALASKA AVE SE       |               |                |              | 7941 BURRSTONE DR SE      | CALEDONIA    | MI          | 49316572  | Undeveloped | 75.4    |
| 684 | 412309100031  | CHERRY VALLEY DEVELOPMENT LLC      | 6490 68TH ST SE           |               |                |              | 6766 68TH ST SE           | CALEDONIA    | MI          | 49316     | Developed   | 26.6    |
| 685 | 412308300024  | STEKETEE JAMES G                   | 7430 BROADMOOR AVE SE     |               |                |              | 7382 BROADMOOR AVE SE     | CALEDONIA    | MI          | 49316     | Undeveloped | 37.2    |
| 686 | 412305152001  | FOREMOST INSURANCE CO              | 5630 NORTH KRAFT LAKE DR  |               |                |              | PO BOX 2450               | GRAND RAPIDS | MI          | 49501     | Undeveloped | 51.9    |
| 687 | 412307100034  | SOUTHBELT ASSOC LLC                | 5196 68TH ST SE           |               |                |              | 4380 BROCKTON DR STE 1 SE | GRAND RAPIDS | MI          | 49512     | Undeveloped | 31.4    |
| 688 | 412313400019  | KWIATKOWSKI JOSEPH S               | 8069 SNOW AVE SE          |               |                |              | 149 OTTOGAN RD            | DORR         | MI          | 49323     | Undeveloped | 114.8   |
| 689 | 412331100033  | GOOD JAMES & TARA                  | 5338 100TH ST SE          |               |                |              | 5020 100TH ST SE          | CALEDONIA    | MI          | 49316     | Undeveloped | 63.5    |
| 690 | 412315151005  | CHEFF STAN                         | 7901 ALASKA AVE SE        |               |                |              | 7901 ALASKA AVE SE        | CALEDONIA    | MI          | 49316     | Undeveloped | 36.7    |
| 691 | 412330400017  | MEADOW BLOOM LLC                   | 5337 100TH ST SE          |               |                |              | 1100 76TH ST SE           | BYRON CENTER | MI          | 49315     | Undeveloped | 91.7    |
| 692 | 412306300033  | GRAND RAPIDS GRAVEL CO             | 6633 KONKRETE DR SE       |               |                |              | PO BOX 9160               | WYOMING      | MI          | 49509     | Developed   | 29.2    |
| 693 | 412326400013  | HOWARD WILLIAM J & JOAN L          | 8701 100TH ST SE          |               |                |              | 9801 VINCENT AVE SE       | ALTO         | MI          | 49302     | Undeveloped | 56.9    |
| 694 | 412319300005  | VANDENTOORN RANDY                  | 4907 92ND ST SE           |               |                |              | 5415 92ND ST              | CALEDONIA    | MI          | 49316     | Undeveloped | 58.4    |
| 695 | 412304300061  | THORNAPPLE DEVELOPERS LLC          | 6775 68TH ST SE           |               |                |              | 9473 ANDREW FARM DR SE    | ALTO         | MI          | 49302     | Undeveloped | 49.6    |
| 696 | 412305200008  | FOREMOST INSURANCE CO              | 5665 NORTH KRAFT LAKE DR  |               |                |              | PO BOX 2450               | GRAND RAPIDS | MI          | 49501     | Undeveloped | 117.0   |
| 697 | 412305129001  | FOREMOST INSURANCE CO              | 6132 60TH ST SE           |               |                |              | PO BOX 2450               | GRAND RAPIDS | MI          | 49501     | Undeveloped | 33.8    |
| 698 | 412305400004  | FOREMOST INSURANCE COMPANY         | 5600 BEECH TREE LANE SE   |               |                |              | 5600 BEECH TREE LANE SE   | CALEDONIA    | MI          | 49316     | Undeveloped | 75.6    |

# Master Plan Update Synopsis

A publication of the Planning Department

March 2009

*This publication has been prepared by the Gaines Charter Township Planning Department to provide residents with an overview of 2002 Master Plan and 2008 Master Plan Update. The 2008 Master Plan Update does not replace the 2002 Master Plan, but rather adds tools and updated information, as well providing detailed land use plans for the Dutton and 100th St Subareas. The Gaines Charter Township Board adopted the 2008 Master Plan Update on December 8th, 2008. For more detailed information please refer to the official 2002 Master Plan and 2008 Master Plan Update.*

**Gaines Charter Township** offers a variety of housing, retail, service and employment opportunities. It has the character of a rural community in the south, with suburban-style subdivisions to the north and northwest. Retail and commercial services are concentrated in the north with the Cutlerville, Dutton and M-6 interchange areas. Easy highway and interstate access makes the conveniences of the Grand Rapids metropolitan area a short distance away.

## Master Plans

The Master Plan is established to help the township successfully manage both development and conservation of land and natural resources. It serves as a guide to the Planning Commission and decisions that are made relevant to land use requests. The Michigan Planning Enabling Act requires the township's Planning Commission to review the Master Plan every five years and decide if an update is necessary. After the Planning Commission adopts a new or updated Master Plan, the Township Board can choose to adopt it as well. In general, a Master Plan attempts to provide:

1. A plan for growth, development and land uses
2. A plan that complements and coordinates with the plans of the county and neighboring municipalities
3. An organized review and analysis of citizen input for future land use patterns
4. Consolidation of township data to compare with previous plans and statistics
5. Strategies to accomplish the proposed goals

The Master Plan planning process includes soliciting input from township citizens and stakeholders, planners of neighboring communities, organizations with key roles in development— such as the county or chambers of commerce, and sometimes private planning consultants. Before the Master Plan is approved, many drafts of it have been reviewed by staff and the Planning Commission. It often takes many months from the time the Planning Commission decides to change a Master Plan to the adoption of the new plan by the Township Board.

The 2002 Master Plan is still the current Master Plan. After the Planning Commission's 5-year review in 2007, it was de-



*"TND" Traditional Neighborhood Development*

ecided that an update was necessary and it would focus on detailed planning for certain geographic subareas of the Township. But first, a quick review of the 2002 Mater Plan...

## 2002 Master Plan

The 2002 Master Plan was adopted by the Township Board in June of 2002. It is an extensive document of text, graphs, and maps. The 2002 Master Plan provides goals and objectives for the next 25 years based on citizen's comments, and information gained through the 2002 planning process. Each goal is supported by objectives and implementation strategies. Contained in the Master Plan.

**General Goal:** Achieve balance between developing the township, preserving natural features, and creating quality housing that sets the township apart as a desirable place to live and work in the Grand Rapids metropolitan area.

**Land Use Goal:** Coordinate uses with compatible developments while meeting the needs of the people and preserving natural features.

**Circulation Goal:** Provide ways for every motorist and pedestrian to get to their destination safely and efficiently.

**Non-Motorized Transportation Network:** Provide trails for the recreation and transportation of residents and visitors.

**Community Facilities:** Provide the infrastructures and proper locations for efficient and effective recreational, educational, and public safety services.

**Community Character and Design:** Insure the township's development leads to a cohesive community image, while minimizing impact on natural features and maximizing quality.



*Prairie Wolf Park*

The 2002 Future Land Use Map (see back page) assigns land designations based on growth rates and patterns, services needed, existing uses, and natural feature conservation. The following is a summary of the different land use designations contained in the Master Plan :

**Rural Residential (RR)** Low density residential development of one unit per two acres in rural patterns, typically not served with public water and sewer.

**Low Density Residential (LDR)** Single-family, traditional suburban style neighborhoods or cluster development with one unit per minimum 10,000 sq. ft. lot.

**Medium Density Residential (MDR)** Single-family and potential two-family residential with four to six units per acre. Developments may be conventional suburban areas or in conservation clusters to preserve open space.

**High Density Residential (HDR)** Attached and detached homes with six to twelve units per acre, near transportation and commercial centers and serviced by public water and sewer.

**Office/Service (OFC)** - Located along primary arterials, close to transportation, medical, and industrial uses. Some professional service OFC may be located conveniently in neighborhood areas.

**Local Retail (LR)** Commercial intended to serve immediate neighborhoods, while in harmony with the area's natural features. LR may include a mix of commercial with office/service uses.

**Public Quasi-Public (PUB)** Intended to include churches, parks, schools, Township facilities, cemeteries, and recreational facilities.

**General Commercial (GCM)** Provides jobs, goods, services for residents, and is typically located close to the highway.

**Light Industrial (LIN)** Advances economic efforts by providing clean manufacturing activities, including warehouses, mini-storage, contractor yards, and related activities.

**Heavy Industrial (HIN)** Intended for most industrial purposes, particularly those that process and handle products and materials that cause a greater impact on the area.

**Business Technology Planned Development (PD-BT)** Provides flexibility in developing a mix of technology related office and industrial businesses by using specific performance standards.

**Planned Development (PD)** Provides flexibility to develop uses that meet the residential, office, commercial and industrial needs, that are compatible with existing uses and natural features.

**Village Centers (VC)** Provides an alternative to suburban development for a compact community with mixed, high density residential, commercial, and office uses.

**Natural Area Buffers (NAB)** Undisturbed natural vegetation areas under public stewardship, as well as wetlands, wildlife habitat, forest lands, and river valleys intended to buffer uses from one another or major roadways.

### 2008 Master Plan Update

The 2008 Master Plan Update is also an extensive document of text, graphs, and maps. It was approved by the Planning Commission in November of 2008, and approved by the Township Board in December of 2008. In order to effectively plan for future land uses and needs within the township, the current uses and resources had to be inventoried. Like the 2002 Master plan, the 2008 Update provides a "Community Snapshot" that describes the history, services, places, natural features, and people of Gaines Charter Township.

**Places and Things.** The community snapshot first explains the physical things in the township, such as the buildings and uses that cover the land. It follows with information on the roads and trails that lead to those uses and buildings, and the services that power and maintain them— such as water utilities, fire departments, and public safety. This section also contains information on the natural features of the township. Natural features include parks and recreation opportunities, land topography, and the various water bodies within the township.

**People.** The 2008 Update also provides an overview of who and how many people are living in Gaines Charter Township. The estimated population of Gaines Charter Township in 2006 was 23,950 according to the US Census, an increase of 3,383 people since 2000. It is reasonable to believe that the population may exceed 25,000 by 2010. According to the 2000 Census, of the township's 7,789 households, the average household size was 2.64 persons per household, and the median

household income was \$48,482.

The 2008 Update's also provides information on how the township can attract new quality developments and employment opportunities that focus a new global economy and knowledge-based workers. As the demand for low-skilled labor opportunities continue to decrease, the township needs to be prepared for more educated and knowledge-based workers and the buildings and housing they require. Some of the land use strategies to attract this knowledge base workforce include:

**Mixed Use Development**— a mix of different types of uses on the same property or in the same building, such as loft apartments above offices.

**Traditional Neighborhood Development**— grid-like streets that separate uses, with housing closer to roads and walkways.

**Open Space "Cluster" Development**— buildings built closer together to conserve larger open spaces.

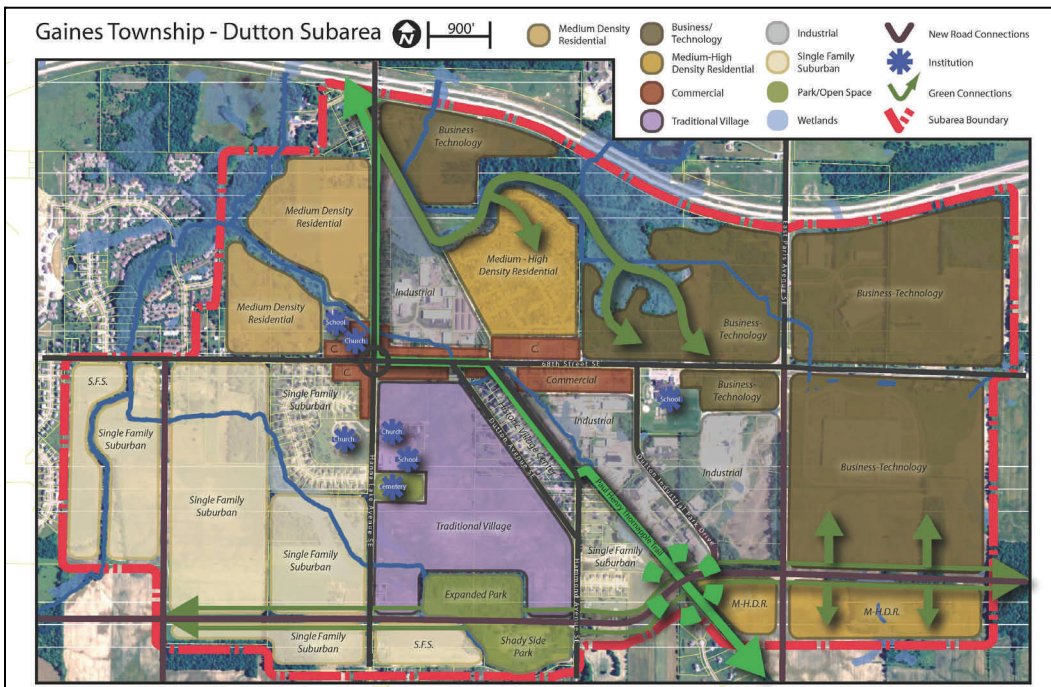
**Suburban Development**— single-family larger residential lots with some cul-de-sacs and meandering roads.

### 2008 Master Plan Subareas



Dutton General Store

The 2008 Master Plan Update largely concentrated on updating two specific subareas of the township, Dutton and the 100th street corridor between Division Ave. and Kalamazoo Ave.



There are no existing plans to expand Byron Township's nearby two-lane off-ramp on to 100th from US-131, but it carries over 17,000 vehicles a day to destinations east of US-131. Since that is more than 3,400 vehicles a day than the Kent County Road Commission gives 100th St. the capacity for, it shows that there is a need to plan for this subarea's future transportation and development needs.

Once transportation options are adequate, this area will become an attractive gateway to the township and provide opportunity for low impact and flexible business uses, as well as a small village center. The outlying residential and rural uses

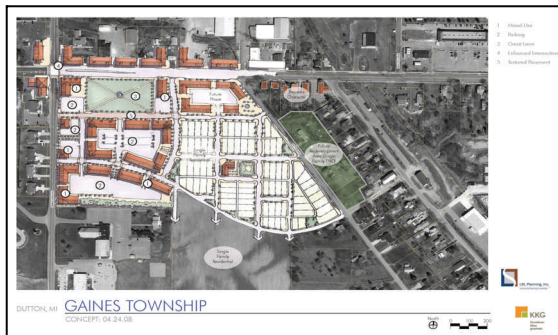
would be gradually integrated on the outskirts of the subarea. Property owners and stakeholders were interviewed, an advisory public hearing was held in December of 2007, and land evaluations made, before the creation of the subarea plan.

The 100th St. Subarea will take many years to develop, and it is largely dependent on transportation improvements. The 2008 Master Plan Update provides tools and guidelines to responsibly develop this land for the benefit of the residents and community. These tools

and guidelines include adopting any necessary changes to the zoning ordinance, collaborating with Byron Township to ensure the east and west sides of Division complement one another, working with property owners, developing a Master Street Plan, and creating an "entryway" to the township.

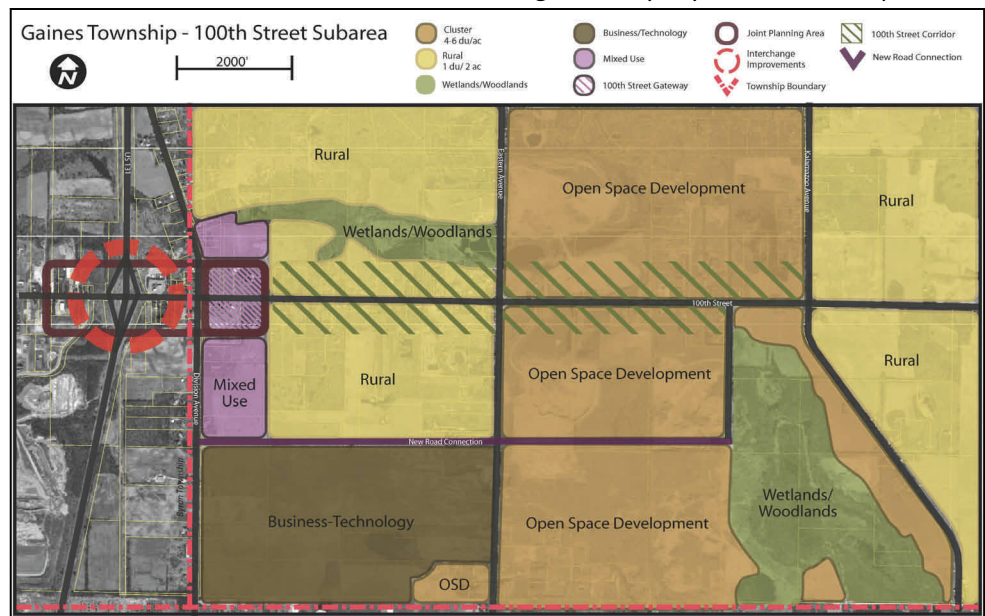
**Dutton Subarea.** The 2008 Update refers to Dutton as a "historic hamlet" that began as farmland owned by Stephen A Hammond in 1870. Although it was first named Hammond, this flat land was later renamed to "Dutton" after a railroad official. Today, the land uses of Dutton are "haphazard", with portions of abandoned railroad right-of-way and a large variety of residential, agricultural, retail and service uses.

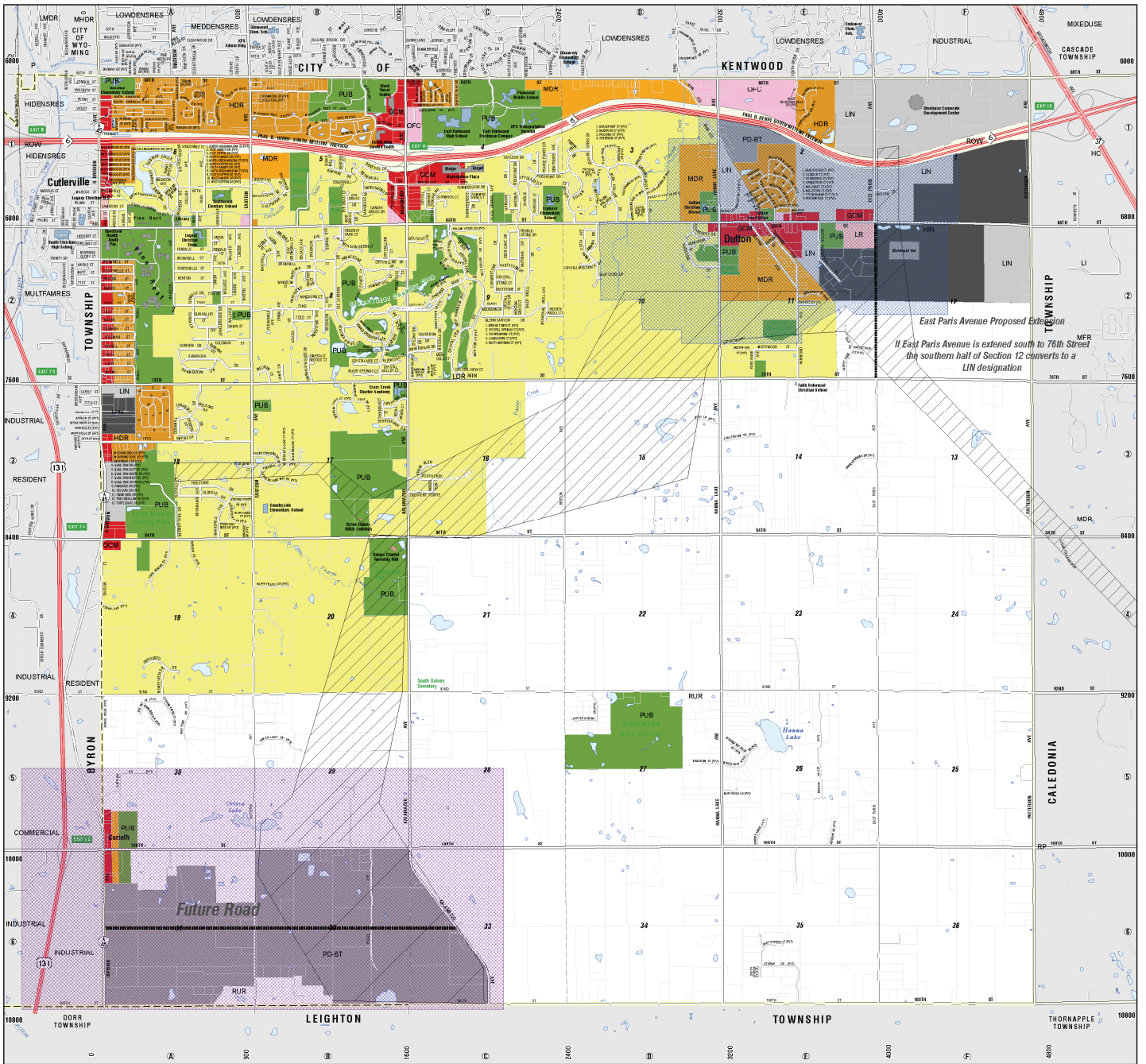
The 2002 Master Plan and current zoning reflects the variety of land uses in Dutton, however, there is land available for new development and opportunity for redevelopment. A charrette was held at Dutton Elementary School in January of 2008 for Dutton citizens and property owners to voice where and what development and redevelopment they would like to see.



A Dutton Subarea future land use map encouraging land use alternatives that keep Dutton's historic character is provided in the 2008 Update. It incorporates the Hanna Lake and 68th St. intersection as the focal point of Dutton, commercial uses east along 68th St., a traditional village, expanded park land, and a variety of housing. A form based code is also desired to keep the historic nature of Dutton's buildings and character.

**100th Street Subarea** The rolling hills around 100th St. SE from Division Ave. to Kalamazoo Ave. currently consist of single family homes, farms, woodlands, water features, and some large scale mineral excavation sites.





East Paris Avenue Proposed Extension  
 If East Paris Avenue is extended south to 76th Street  
 the southern half of Section 12 converts to a  
 LIN designation

**MAP LEGEND**

- Roads & Streets**
  - Freeway
  - Freeway Ramp
  - Highway
  - Primary
  - Secondary
  - Proposed/Under Construction
  - Private
- Railroads**
- Section Lines**
- Major Buildings**
- Government Buildings**
- School Buildings**
- Lakes & Ponds**
- Rivers & Streams**
- Municipal Boundaries**
- Parcels**



**OFFICIAL  
 GAINES CHARTER TOWNSHIP  
 KENT COUNTY, MICHIGAN  
 FUTURE LAND USE MAP 2008**



Created January 2009 within REGIS (Regional Geographic Information System) from data supplied by Gaines Township, the Kent County Road Commission and other official sources.  
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MAP SCALE 1:14,000

**FUTURE LAND USE DESIGNATIONS**

- RUR - Rural
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- LR - Local Retail
- GCM - General Commercial
- OFC - Office/Service
- LIN - Light Industrial
- HIN - Heavy Industrial
- PUB - Public/Quasi-Public
- PD-BT - Planned Development - Business Technology
- ROW - Not a Land Use
- Non-Motorized Transportation Development Area
- Dutton Subarea
- 100th Street Subarea

