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TO: COUNCIL MEMBERS

FROM: David Whitaker, Director 
Legislative Policy Division Staff

DATE: February 7, 2024

RE: **DP FOH, LLC (Pistons) PA 255 Certificate Request for 6005 Second Ave. - Pet. #2023-369**

The Commercial Redevelopment Act, PA 255 of 1978,¹ is a tax incentive to provide for the establishment of commercial redevelopment districts in local governmental units. A Commercial Facilities Exemption Certificate entitles the facility an exemption from ad valorem real property taxes for a term of 1-12 years, as determined by the local governmental unit.

The criteria set forth for issuing commercial facility exemption certificates under PA 255 of 1978, as amended, applies to functionally obsolete properties requiring restoration, meaning changes to obsolete commercial property other than replacement may be required to restore the property, together with all appurtenances,² to an economically efficient condition.

Future of Health (FOH) Transformational Brownfield Plan (TBP)

The adaptive reuse of **One Ford Place**, aka **6005 Second Ave.**, is one of five projects included in the \$773 million **Future of Health (FOH) Transformational Brownfield Plan (TBP)**, based on a planned related investment of Henry Ford Health System (HFH), Palace Sports & Entertainment (Pistons) and Michigan State University (MSU). The Pistons are investing in residential properties for three of the five projects included in the TBP. The remaining two projects are a newly proposed research project resulting from a joint venture of HFH and MSU, and finally a 320,000 sq. ft. six-story parking garage for the residents of the new apartments and the workers at the research center. In addition to the five TBP projects, Henry Ford

¹ The Commercial Redevelopment Act, (known as the Commercial Facilities Exemption), PA 255 of 1978, as amended, affords a tax incentive for the redevelopment of commercial property for the primary purpose and use of a commercial business enterprise. (MCL 207.651 - 207.668) [Michigan Legislature - Act 255 of 1978](#)

² Accessories or other items associated with a particular activity or style of living.

Health System is planning to develop a *new hospital adjacent to the five projects*,³ which will result in the development of six projects in the vicinity. Henry Ford Health System currently owns all of the land for the six project sites and will continue to own all the land once the projects are completed.⁴ *LPD has reported in complete detail on the FOH TBP⁵ project* under a separate cover. The FOH TBP, if approved by Council, will provide unconventional financial assistance to the developer, which includes several State tax revenue sources. Below please find a summary of the five projects in the TBP:

FOH TBP at a glance

Project	Start Date	Investment	Mixed income Residential Units	Mixed Income Gross Sq Ft.	Office Gross Sq Ft.	Retail Gross Sq Ft.	Parking Gross Sq Ft
Henry Ford + MSU Medical Research Center, 6175 Third Street –(Research Center)	May-24	\$393M			326,362		
6005 Second Avenue – (Current One Ford Place) (Residential 1)	April-27	\$190M	403	609,893		17,060	
725 Amsterdam Street Residential 2)	April-25	\$79M	154	151,189		8,015	
675 Amsterdam Street Residential 3)	April-27	\$54M	105	106,122		6,273	
6205 Third Street Parking Garage (804 spaces)	October-25	\$58M					320,000
Totals		\$773M	662	867,204	326,362	31,348	320,000

DP FOH, LLC PA 255

DP FOH, LLC, an affiliate of Palace Sports & Entertainment, LLC (Pistons), is the project developer of the requested PA 255 Commercial Redevelopment Act tax abatement for the property located at 6005 Second Ave. The original 1918 building at 6005 is architecturally and culturally significant as it was designed by renowned architect Albert Kahn⁶ using an innovative reinforced concrete system and it was the original factory building for the iconic Burroughs Corporation. From 1968-1970 the building underwent a Brutalist style renovation, which is also architecturally and culturally significant as it is an excellent example of the Brutalist style.⁷ The renovation was undertaken by the Burroughs Corporation to convert the building to its corporate headquarters. HFH took occupancy of the building in 1992 and has since utilized the building as its corporate headquarters, as well as other research and administrative functions. Currently, the building is in the process of being proposed for listing on the National Register of Historic Places as well as securing Part 1 Historic Tax Credit approval. Although not the basis of eligibility under a TBP, the building suffers from functional obsolescence due to its inefficient design, based on standards inconsistent with modern needs for office and research uses of the building.

The current PA 255 certificate request is for the *retail elements* of this development only. According to the Assessor’s Letter of January 22, 2024 (attached), the developer plans to bring a tasting room/restaurant/bar to the to the retail/commercial portion of the building. The developer is proposing a mixed-use project at the site, which includes a residential component to the project, in addition to the planned commercial investment. Last month, the Council’s Planning and Economic Standing Committee held a Public Hearing for the developer’s requested NEZ⁸ district for the *residential* elements of this project.⁹ The final vote for

³ Although Henry Ford Health’s **\$2.248 billion** investment for a new South Campus hospital was voluntarily included in the FOH TBP Community Benefits process, *this development will receive no tax incentives*. Therefore, the new hospital is not included in the TBP.

⁴ [Detroiters sound off at hearing over \\$3B New Center development \(freep.com\)](#)

⁵ **FOH TBP: Future of Health Transformational Brownfield plan**

⁶ **Albert Kahn** (March 21, 1869 – December 8, 1942) In his time he was considered the world’s foremost industrial architect and the “father of modern factory design.” Kahn has been called the “architect of Detroit” and designed almost 900 buildings in the city. [Albert Kahn | Industrial Design, Detroit Buildings & Art Deco | Britannica](#)

⁷ Brutalist architecture is an architectural style that developed in the 1950s in postwar Europe (especially the UK) and became more widespread in the United States in the 1960s. The name Brutalism derives from early Brutalist architect Le Corbusier’s use of the French phrase “béton brut,” which refers to the raw or exposed concrete integral to Brutalism. [What Is Brutalist Architecture? Key Design Elements to Know \(bhg.com\)](#)

⁸ NEIGHBORHOOD ENTERPRISE ZONE ACT (MCL 207.771 - 207.787)

⁹ In addition to the NEZ request for the residential component of this project, which is a 17-year request due to the provision in the act that provides this for historic properties, the developer plans to seek Federal Historic tax credits, and a PILOT (Payments in Lieu of Taxes)

its approval is forthcoming. Our report from January 9, 2024, which details this prior request, can be found in the link here: [Letterhead Paper \(detroitmi.gov\)](https://detroitmi.gov/letterhead-paper)

According to published reports, despite the fact that Henry Ford Health (HFH) won't be involved in the construction or in the operation of the apartments invested in by the **Pistons**, HFH plans to enter into long-term ground leases with a Pistons-related entity (for up to 99 years) for the three apartment sites, including the **DP FOH, LLC PA 255** site, which is located at **6005 Second Ave.** and is currently subject to Council's consideration. The developer **DP FOH, LLC PA 255**, is investing approximately \$190 million for the adaptive reuse of **One Ford Place** aka **6005 Second Ave.**, which currently serves as the corporate headquarters for Henry Ford Health.¹⁰

Building Use¹¹

Total Square Footage (SF)	626,953 (294,449 Leasable)
Residential SF	609,893 (277,389 Leasable)
Commercial SF	N/A
Retail SF	17,060
Industrial SF	N/A
Total Residential Units	403 Units (81 Affordable @ 50% AMI)
Studios	181 Units (37 Affordable); 565 Avg. SF; \$747-\$1,665/mo.
1-Bed	168 Units (35 Affordable); 718 Avg. SF; \$794-\$1,974/mo.
2-Bed	43 Units (9 Affordable); 1,070 Avg. SF; \$941-\$2,461/mo.
Corporate ¹²	11 Units; 781 Avg. SF; \$3,040/mo.

DEGC Property Tax Abatement Evaluation

Project: Future of Health – 6005 Adaptive Reuse

Developer: Palace Sparts & Entertainment, LLC

Description of Incentive: Commercial Facilities Exemption PA 255 of 1978 – provides an exemption from ad valorem real property taxes for a term of 1-12 years to enable the renovation and expansion of aging facilities and assist in the building of new commercial facilities.	
DEGC Abatement Term Recommendation	12 years
Location	
Address	6005 Second Ave
City Council District	District 5
Neighborhood	New Center/Techtown
Located in HRD/SNF Targeted Area	New Center
Building Use	
Total Square Footage (SF)	626,953 (294,449 Leasable)
Residential SF	609,893 (277,389 Leasable)
Commercial SF	N/A
Retail SF	17,060
Industrial SF	N/A
Total Residential Units	403 Units (81 Affordable @ 50% AMI)
Studios	181 Units (37 Affordable); 565 Avg. SF; \$747-\$1,665/mo.
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2-Bed	43 Units (9 Affordable); 1,070 Avg. SF; \$941-\$2,461/mo.
Corporate	11 Units; 781 Avg. SF; \$3,040/mo.

¹⁰ The completed conversion will result in the development of 403 residential rental units, which will include 20% (81) of the residential rental units marketed at rents not to exceed 50% AMI for individuals with incomes not to exceed approximately \$31,000 per year.

¹¹ Source: DEGC Fact Sheet data

¹² A corporate apartment, or corporate housing, is a short-term rental designed for business travelers, independent contractors, college students, and persons on long-term vacations, among others. [What are Corporate Apartments and How to Find Them | Redfin](#)

Project Description

Henry Ford Health, Michigan State University, and the Detroit Pistons are partnering to invest a combined \$3 billion to create a world class health hub in the City of Detroit. As part of this overall development, 6005 Second Avenue, which is currently the Henry Ford Health corporate headquarters building, will be converted into a mixed-use residential building.

The adaptive reuse will convert the building into mixed-use with approximately 403 mixed-income residential apartments. 20% of the units (81) will have rents affordable to occupants with incomes not greater than 50% of AMI. This project will create approximately 17,060 NRSF of new retail/commercial space and 277,389 NRSF of residential apartment space, excluding 332,504 square feet comprised of so-called “back of the house” uses such as common areas, elevators, escalators, lobbies, corridors, mechanical rooms and janitor closets. The plan calls for one floor of retail/commercial and residential apartments and four (4) floors of residential apartments above.

Sources and Uses of Capital Summary

Total Investment	\$189,865,000
Sources	\$36.5M Equity (19%); \$4.7M TBP Benefit (2%); \$96.8M HUD 223(f) Loan (52%); \$51.8M LIHTC/HTC Equity (27%)
Uses	\$7.3M Acquisition (4%); \$129.9M Hard Costs (69%); \$52.7M Soft Costs (28%)

Project Economic Benefits Summary

	PA 147 NEZ	PA 255 CFE	Total
Estimated Jobs (FTE/Construction)	11 FTE (Developer); 87 FTE (Tenant); 539 (Construction)		
Estimated City benefits before tax abatement	\$78,556,501	\$7,359,961	\$85,916,462
Total estimated City value of abatement	\$16,119,536	\$498,226	\$16,617,762
Less cost of services & utility deductions	\$15,073,092	\$962,112	\$16,035,204
Net Benefit to City with abatement	\$22,164,123	\$4,291,128	\$26,455,251

City of Detroit: Benefits, Costs, and Net Benefits over the Next 12 Years

	Amount
Real Property Taxes, before abatement	\$3,174,974
Personal Property Taxes, before abatement	\$0
New Residential Property Taxes	\$0
Municipal Income Taxes - Direct Workers	\$1,825,737
Municipal Income Taxes - Indirect Workers	\$516,607
Municipal Income Taxes - Corporate Income	\$704,617
Municipal Income Taxes - Construction Period	\$30,038
Municipal Income Taxes - New Residents	\$0
Utility Revenue	\$273,883
Utility Users' Excise Taxes	\$78,085
State Revenue Sharing - Sales Tax	\$2,281
Building Permits and Fees	\$111,244
Miscellaneous Taxes & User Fees	\$642,495
Subtotal Benefits	\$7,359,961
Cost of Providing Municipal Services	(\$688,229)
Cost of Providing Utility Services	(\$273,883)
Subtotal Costs	(\$962,112)
Net Benefits	\$6,397,849

Impacted Taxing Units: Incentive Summary over the First 12 Years ¹³

	Additional Benefits Before Tax Abatements	Additional Costs	Real Property Tax Abatement	Brownfield TIF Capture	Corporate Income & Utility User's Exemption	Net Benefits After Tax Abatements & Incentives
City of Detroit	\$7,359,961	(\$962,112)	(\$498,226)	(\$1,608,495)	\$0	\$4,291,128
Wayne County	\$882,062	(\$86,884)	(\$122,020)	(\$521,929)	\$0	\$151,229
Detroit Public Schools	\$5,251,862	(\$2,222,807)	(\$459,391)	(\$1,139,551)	\$0	\$1,430,113
State Education	\$584,661	\$0	(\$91,747)	(\$401,180)	\$0	\$91,735
Downtown Dev. Authority	\$0	\$0	\$0	\$0	\$0	\$0
Wayne RESA	\$528,875	\$0	(\$82,993)	(\$362,900)	\$0	\$82,982
Wayne County Comm. College	\$313,788	\$0	(\$49,240)	(\$215,313)	\$0	\$49,234
Wayne County Zoo	\$9,666	\$0	(\$1,517)	\$0	\$0	\$8,150
Detroit Institute of Arts	\$19,352	\$0	(\$3,037)	\$0	\$0	\$16,315
Total	\$14,950,228	(\$3,271,803)	(\$1,308,171)	(\$4,249,368)	\$0	\$6,120,886

DEGC Chart of Taxes Before, During & After the Incentive ¹⁴

	Existing Taxes	New Taxes With PA 255 + Brownfield TIF	New Taxes Without PA 255 + Brownfield TIF	Taxes After PA 255 Expires
City of Detroit	\$0	\$3,176	\$40,456	\$15,895
Library	\$0	\$0	\$6,702	\$0
Wayne County	\$0	\$0	\$11,549	\$0
Detroit Public Schools	\$0	\$5,161	\$43,482	\$25,829
State Education	\$0	\$0	\$8,684	\$0
Wayne RESA	\$0	\$0	\$7,855	\$0
Wayne County Comm. College	\$0	\$0	\$4,661	\$0
Wayne County Zoo	\$0	\$39	\$144	\$197
Detroit Institute of Arts	\$0	\$79	\$287	\$395
Total	\$0	\$8,455	\$123,820	\$42,316

Conclusion

The estimated total capital investment for this project is **\$189,865,000**. It is also estimated that the completed project will create 11 developer FTE's, ¹⁵ 87 tenant FTE's and 539 temporary construction jobs. The total value of the 12-year Commercial Redevelopment tax savings is estimated at **\$1,308,171**.

Based on the investment and jobs, this project is estimated to provide the City of Detroit a net benefit of **\$4,291,128**, and all of the impacted taxing units, a net benefit of **\$6,120,886** over the 12 years of the Commercial Redevelopment tax abatement.

However, if the developer does not proceed in good faith to complete the project, pursuant to the Act, the City Council may revoke the certificate: *“The legislative body of the local governmental unit may revoke the exemption if it finds that the completion of the facility has not occurred within 2 years after the effective date of the exemption certificate or a greater time as authorized by the legislative body for good cause, or that the holder of the exemption has not proceeded in good faith with the replacement, restoration, or construction and operation of the facility in good faith in a manner consistent with the purposes of this act and in absence of circumstances that are beyond the control of the holder of the exemption certificate.”*¹⁶

Please contact us if we can be of any further assistance.

¹³ Charts courtesy of the DEGC

¹⁴ Existing Annual Taxes: \$0 - New Taxes With PA 255 + Brownfield TIF: \$8,455 New Taxes Without PA 255 + Brownfield TIF: \$123,820 – Taxes After PA 255 EXPIRES: \$42,316

¹⁵ FTE, or full-time equivalent, is a unit of measurement that represents the number of full-time hours an organization's employees work. [What Is Full-Time Equivalent \(FTE\)? Plus How To Calculate It | Indeed.com](http://www.indeed.com/what-is-full-time-equivalent-fte-plus-how-to-calculate-it)

¹⁶ COMMERCIAL REDEVELOPMENT ACT (Act 255) MCL. 207.664

Attachments: January 22, 2024 - Letter from Finance Assessors
June 12, 2023 - CRIO¹⁷ Employment Clearance

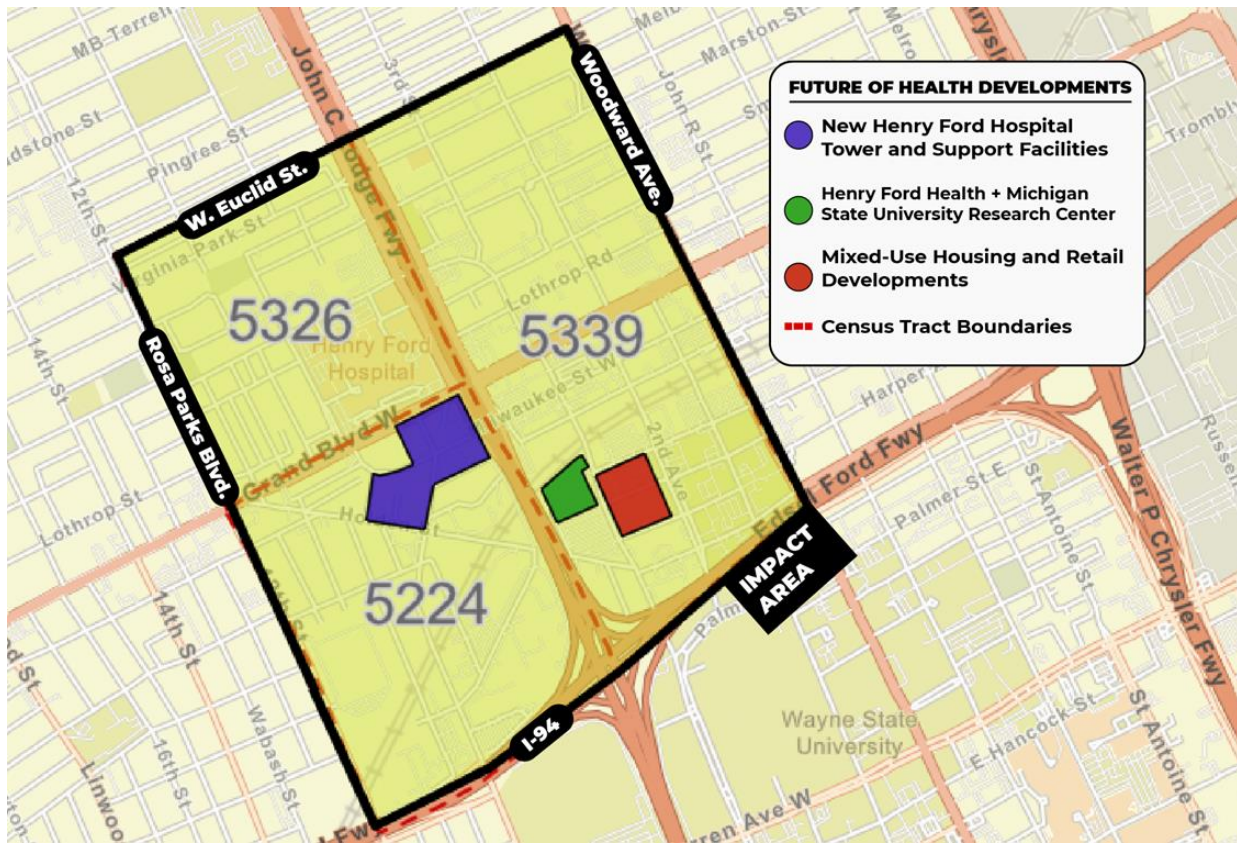
cc: Auditor General's Office
Antoine Bryant, Planning and Development Department
Julie Schneider, HRD
Justus Cook, HRD
Veronica Farley, Law Department
Stephanie Grimes Washington, Mayor's Office
Gail Fulton, Mayor's Office
Malik Washington, Mayor's Office
Kenyetta Bridges, DEGC
Jennifer Kanalos, DEGC
Brian Vosburg, DEGC
Cora Capler, DEGC



Rendering of 6005 Second Avenue¹⁸

¹⁷ CRIO- Civil Rights, Inclusion & Opportunity Department

¹⁸ Source: [5 things to know about Henry Ford Health's expansion project \(detroitnews.com\)](https://www.detroitnews.com/story/news/local/detroit-city/2023/06/12/henry-ford-health-expansion-project/7048287002/)



Map of Area¹⁹



Rendering of the FOH completed TBP

¹⁹ Map of Area and Rendering of the FOH completed TBP courtesy of the DEGC



CITY OF DETROIT
 OFFICE OF THE CHIEF FINANCIAL OFFICER
 OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVE., SUITE 824
 DETROIT, MI 48226
 PHONE: 313•224•3011
 FAX: 313•224•9400

January 22, 2024

Mr. Antoine Bryant, Director
 Planning & Development Department
 Coleman A. Young Municipal Center
 2 Woodward Ave, Suite 808
 Detroit, MI 48226

RE: Request for Approval of Commercial Facilities Tax Exemption Certificate Pursuant to P.A. 255 of 1978, as amended; 6005 Second Avenue; Related to Petition 2023-369 (requesting commercial rehabilitation district for portion of current 6005 Second Avenue property)
 DP FOH OFP, LLC
 Property Address: 6005 Second Ave.
 Parcel Number: 04003440.005

Dear Mr. Bryant:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the application for a Commercial Facilities Tax Exemption Certificate for the property located at **6005 Second Ave.** in the **New Center district** area in the City of Detroit.

The rationale for creating Commercial Redevelopment Districts under PA 255 of 1978, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant restoration of commercial and former industrial property where the primary purpose and use of which is the operation of a commercial business enterprise and shall include office, engineering, research and development, warehousing parts distribution, retail sales, hotel or motel development, and other commercial facilities. Commercial business enterprise also includes a business that owns or operates a transit-oriented development or a transit-oriented facility. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The 2023 values are as follows:

Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
6005 Second Ave	\$ 844,730	\$ 844,730	\$ 88,081	\$ 88,081

The project as proposed by DP FOH OFP, LLC (as affiliate Henry Ford Health System & Palace Sports & Entertainment LLC) consists of one 4-story medical office building built in 1971 with approximately 593,372 sq. ft. and a commercial parking lot. The owner plans to rehabilitate the commercial portion of the property by creating a planned conversion and rehabilitation by Palace Sports or its affiliate of the ground floor of the building located at 6005 Second Avenue. The adaptive reuse will convert the building into the mixed-use building consisting of approximately 403 mixed-income residential apartments, including 20% (81) of the units with rents affordable to occupants with incomes not greater than an average of 50% of AMI, spread among unit types, and 17,060 GSF of retail/commercial. The project will consist of 626,953 GSF and will create approximately 17,060 NRSF of new retail/commercial space and 277,389 NRSF of residential apartment space, excluding 332,504 square feet comprised of so-called "back of the house" uses such as common areas, elevators, escalators, lobbies, corridors, mechanical rooms, and janitor closets. The plan is for the ground floor to include all of the retail/commercial space and 46 residential apartments and for there to also be four (4) floors of residential apartments.



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

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Commercial Facilities Exemption Certificate Request (Amended)

DP FOH OFP, LLC

Page 2

Current plans indicate the residential portion of the building will include 181 studio apartments each with an average of 565 square feet of interior space, 168 one-bedroom apartments each with an average of 718 square feet of interior space, and 43 two-bedroom apartments each with an average of 1,070 square feet of interior space. Tenant amenities are expected to include in-unit washer and dryer, walk-in linen closet, large windows, HVAC, tenant storage lockers, bike storage, a community lounge and kitchen area, as well as co-working and meeting space. All units in the building will have substantially identical amenities, finishes and construction quality and will be subject to an affordable housing agreement with the City of Detroit. The building is the subject of two separate tax abatement applications. **This application for a Commercial Facilities Exemption Certificate (P.A. 255) pertains to the retail/commercial portion of the building tasting room/restaurant/bar portion of the building. A separate application for a Neighborhood Enterprise Zone Certificate will be for the residential portion of the building. See Exhibit B for details on the areas subject to this and the other applications.**

This area meets the criteria set forth under PA 255 of 1978, as amended. It applies to functionally obsolete properties requiring restoration meaning changes to obsolete commercial property other than replacement as may be required to restore the property, together with all appurtenances, to an economically efficient condition.

The property will be subject to a purchase agreement and ground lease between Henry Ford Health Systems and DP FOH OFP, LLC, which will own the structure. The State Tax Commission (STC) has determined that the proposed developer may proceed with obtaining local approval of the issuance of the certificate prior to acquiring interest in the property, but that the certificate would be held in abeyance by the STC pending submission of a ground lease and/or proof of ownership.

A review of the project details and relevant statutes indicated that the facility located at **6005 Second Ave** is eligible for the proposed Commercial Facilities Certificate pursuant to PA 255 of 1978, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors



Commercial Facilities Exemption Certificate Request (Amended)

DP FOH OFP, LLC

Page 3

Property Address: 6005 Second Ave.

Parcel Number: 04003440.005

Legal Description:

LOT 16, INCLUSIVE, AND PART OF LOTS 17 THROUGH 25, OF BLOCK 14, LOTS 1 THROUGH 25, INCLUSIVE, OF BLOCK 15, TOGETHER WITH VACATED PUBLIC ALLEYS WITHIN SAID BLOCK, TOGETHER WITH THAT PART OF VACATED VIENNA STREET (50 FEET WIDE) LYING BETWEEN SECOND BOULEVARD AND THIRD AVENUE, AND TOGETHER WITH THE NORTH 1/2 OF VACATED YORK STREET (60 FEET WIDE) ADJACENT TO SAID LOTS, LYING BETWEEN SECOND BOULEVARD AND THIRD AVENUE, OF CASS FARM COMPANY LIMITED SUBDIVISION OF BLOCKS III, 112, 113, 114, 115, 116, 118 AND 119 AND PART OF BLOCK 117 CASS FARM, AS RECORDED IN LIBER 19, PAGE 35 OF PLATS, WAYNE COUNTY RECORDS, AND ALSO THAT PORTION OF THIRD AVENUE AS FORMERLY LOCATED, LYING BETWEEN THE WESTERLY BOUNDARY OF SAID PROPERTY AS ABOVE DESCRIBED AND THE EASTERLY BOUNDARY OF THIRD AVENUE AS PRESENTLY LOCATED, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF AMSTERDAM STREET (50 FEET WIDE) AND THE WEST LINE OF SECOND AVENUE (150 FEET WIDE), SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 16, OF BLOCK 14, OF SAID CASS FARM LIMITED SUBDIVISION; THENCE CONTINUING ALONG SAID WEST LINE S23°56'53"E., 447.28 FEET TO THE INTERSECTION OF THE CENTERLINE OF YORK STREET (60 FEET WIDE) AND THE WEST LINE OF SECOND AVENUE; THENCE ALONG SAID CENTERLINE S65°53'36"W, 627.70 FEET TO A POINT ON THE EAST LINE OF THIRD STREET (74 FEET WIDE); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1873.00 FEET, ARC LENGTH OF 159.63 FEET, AND A CHORD BEARING N26°0335"W, 159.58 FEET; THENCE N23°37'16"W., 287.50 FEET; THENCE N65°51'59"E, 631.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.491 ACRES.

