

New Business
4.16.2019

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit
CITY PLANNING COMMISSION
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Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

April 11, 2019

HONORABLE CITY COUNCIL

RE: Request of Method Erskine, LLC to approve site plans and elevations for an existing Planned Development (PD) zoning classification shown on Article XVII, District Map No. 4, of the 1984 Detroit City Code, Chapter 61, Zoning, for the redevelopment of residential property commonly referred to as 304 Erskine (**RECOMMEND APPROVAL WITH CONDITIONS**).

PROPOSAL

The City Planning Commission has received, processed and now presents to Your Honorable Body the request of Method Erskine, LLC to approve site plans and elevations for an existing PD (Planned Development District) zoning classification. The plan calls for the redevelopment of the existing structure at 304 Erskine Street to be reestablished as an eight (8) unit residential building.



Existing



Proposed

The proposal also includes an eight (8) stall surface parking lot to the rear of the building. The site is approximately 0.1727 acres with the lot dimensions being 150' x 50.'

The building, once completed, would remain two (2) stories at 33' 8" with a total gross square footage of 7, 805 sf.

Of the eight units proposed for the redevelopment, the unit mix is as follows:

Two (2) units are efficiency units totaling 732 sq ft. and 624 sq ft.

Four (4) units are one (1) bedroom units ranging 640 sq. ft. to 709 sq. ft.

Two (2) units are two (2) bedroom units at 968 sq. ft. and 1,134 sq ft.

Six (6) units will be at market rate rent, and the remaining two (2) units are affordable units at 80% AMI.

Lastly the plan calls for energy efficient lighting and stormwater management systems. The anticipated construction date is May 2019 with a May 2020 anticipated completion date.

PLANNING CONSIDERATIONS AND ANALYSIS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

North: is zoned PD; undeveloped parcels; residential structure; Chilli Mustard Onions restaurant

East: is zoned PD; underutilized grassy lot

South: is zoned PD; Residential structure

West: is zoned PD; Residential structure

Master Plan of Policies

The subject site is located within the Lower Woodward area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows Mixed-Residential/Commercial (MRC) for the subject property. CPC considers this proposal to be consistent with the MP. A determination by the Planning and Development Department is forthcoming.

ANALYSIS

This project is generally in conformance with the PD District design criteria of Sec. 61-11-15 of the Zoning Ordinance.

In regard to criterion (b) which speaks to *scale, form, massing, and density* and also criterion (c) which speaks to *compatibility*; this project seeks to rehabilitate currently an existing structure. Since the intent of the project is to reestablish the same dimensions, massing, form and aesthetic of the existing structure, staff has no concerns with the building fitting the context of Erskine Street.

Criterion (e) mandates that *Parking and Loading* should allow for adequate vehicular off-street parking facilities. This project offers the typical parking configuration that many Brush Park multi-family dwellings offer, being parking with a rear access from the alley. The garage will host eight (8) parking spaces.

COMMUNITY INPUT

The CDC has submitted a letter of support for the project stating their support for the redevelopment of the subject property.

RECOMMENDATION

On April 4, 2019, City Planning Commission voted to approve the proposal of Method Erskine, LLC with the following conditions:

1. That the developer work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise; and

2. That final site plans, elevations, lighting, landscape and signage plans be submitted by the developer to the staff of the City Planning Commission for review and approval prior to submitting applications for applicable permits.

3. That CPC staff may review and approve an appropriate opaque fence for rear yard and also an appropriate parking configuration prior to final approval to submit for applicable permits.

Respectfully submitted,



Marcell R. Todd, Jr., Director
Kimani Jeffrey, City Planner

Attachment:

Location map
CDC letter

Cc: Maurice Cox, Director, PDD
R. Steve Lewis, Central Region Director, PDD
John Baran, PDD
Arthur Jemison, Director, HRD
David Bell, Director, BSEED
Melvin Hollowell, Corp. Counsel
Detroit Housing Commission

By Council Member _____:

WHEREAS, Method Erskine, LLC has requested site plan review to approve preliminary site plans and elevations for the redevelopment of the existing structure at 304 Erskine Street to be established as an eight (8) unit residential building,(also known as Tax Parcel No. 01000779) Article XVII, District Map No. 4, of the 1984 Detroit City Code, Zoning; and

WHEREAS, the proposed development is located within an existing PD (Planned Development) district and consequently, subject to the provisions of Article III, Division 5, Subsection C; “Authority to Review and Approve Site Plans,” (Section 61-3-142) of the Detroit Zoning Ordinance; and

WHEREAS, the PD district zoning classification requires that site plans be reviewed and approved by the Detroit City Council following the receipt of a written report and recommendation from the City Planning Commission; and

WHEREAS, the Detroit City Council has reviewed the preliminary site plan and found the proposed development to be in agreement with the applicable site plan review approval criteria described in Article III, Subdivision D of the Zoning Ordinance; and

WHEREAS, the Planning and Development Department Staff have found the proposed development to be in conformance with the applicable Brush Park Rehabilitation Project Development Plan (Third Modification) dated July 10, 2002;

NOW, THEREFORE, BE IT RESOLVED, that the Detroit City Council approves the preliminary site plans and elevations described in the corresponding communication from the City Planning Commission, dated April 1, 2019 and depicted in the “304 Erskine Site Plan” prepared by Studio Visionaries Innovators Architects and dated April 4, 2019 with the following conditions:

1. That the developer work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise; and
2. That final site plans, elevations, lighting, landscape and signage plans be submitted by the developer to the staff of the City Planning Commission for review and approval prior to submitting applications for applicable permits.
3. That CPC staff may review and approve an appropriate opaque fence for rear yard and also an appropriate parking configuration prior to final approval to submit for applicable permits.



304 Erskine (shown highlighted)



234 Winder Street • Detroit, MI 48201 • www.BrushParkCDC.org • BrushParkCDC@Gmail.com

November 28, 2018

Rocky Lala
Method Development
rocky@methoddevelop.com

Re: 304 Erskine Development

The Brush Park Community Development Corporation (the "CDC") forwards this letter to indicate our support for the proposed development update for the property located at 304 Erskine Street (the "Project").

The Project plan and elevations for the proposed renovation of the existing historic home for multi-family dwelling and the new construction of a six-car garage for residents of the house were presented before the CDC and the Brush Park community at a public meeting held on November 13, 2018. Community members attending the meeting were generally receptive of the Project.

By a vote of 6 in favor, 1 objection, and 0 abstentions, the Board voted to support the Project. Attachment A contains the opinions offered by the Board during the voting process for your consideration; please note, the opinions have no bearing on the Board's vote and are included for reference only.

We thank you again for your commitment to Brush Park and making a positive impact in our community.

Sincerely,

A handwritten signature in black ink that reads "Karissa Holmes".

Karissa Holmes, Secretary

Cc: City of Detroit Planning & Development

Brush Park Community Development Corporation

Attachment A: Poll Comments for "304 Erskine"

Below are the opinions submitted by CDC Board Members during the voting process for reference and consideration. Please note, the opinions have no bearing on the Board's final vote and are included for reference only.

Comment 1

I am excited that this residence will be renovated, however I do not support the totality of the design due to the discrepancy between the render and blue prints that misleadingly show the facade of the new build garage will match, in color, with the existing brick of the home but the plans state the garage will be built of corrugated steel and painted storm gray giving the appearance of a shipping container or aluminum shed instead of complementing the historic home on the property.

Comment 2

I am generally supportive of the project. However, I would highly suggest landscaping done to mask the surface parking lot. Also, does the developer expect that cars would be able to park in front of each garage door as well (is there enough room to do so)? Given the limited parking in the neighborhood that would be advised.



PUBLIC ALLEY (20'W)



PROJECT DATA SUMMARY TABLE

CURRENT ZONING	PD-H (PLANNED DEVELOPMENT - HISTORIC)	7,500 SF / 0.17 ACRES
SITE AREA	(FOOTPRINT)	2,110 SF
BUILDING AREA	(GROSS RENTABLE)	6,124 GSF
BUILDING DATA		
GARDEN LEVEL (2,095 LSF TOTAL)		
UNIT 1A (FRONT)	(1 BED, 1.0 BATH)	723 SF
UNIT 1B (REAR 1)	(1 BED, 1.0 BATH)	709 SF
UNIT 1C (REAR 2)	(1 BED, 1.0 BATH)	663 SF
FIRST FLOOR (1,927 LSF TOTAL)		
UNIT 2A (FRONT)	(1 BED, 1.0 BATH)	624 SF
UNIT 2B (REAR 1)	(1 BED, 1.0 BATH)	640 SF
UNIT 2C (REAR 2)	(1 BED, 1.0 BATH)	663 SF
SECOND FLOOR (2,102 LSF TOTAL)		
UNIT 3A (FRONT)	(2 BED, 1.0 BATH)	968 SF
UNIT 3B (REAR 1)	(2 BED, 1.0 BATH)	1,134 SF
UNIT 3C (REAR 2)	(2 BED, 1.0 BATH)	6124 SF
TOTAL RENTABLE AREA:		8 UNITS
TOTAL RENTABLE UNITS:		
SURFACE PARKING SPACES PROVIDED:		8 SPACES

SITE PLAN
SCALE: 1" = 20'-0"

BRUSH PARK MULTI-FAMILY

304 ERSKINE, DETROIT

ERSKINE ST.

DO NOT SCALE DRAWINGS

DATE	DESCRIPTION

CLIENT: **VENGO DEVELOPMENT**

PROJECT: **LELAND HOME LUMBERWORKS**
 201 ELMORE STREET
 DETROIT, MI 48226

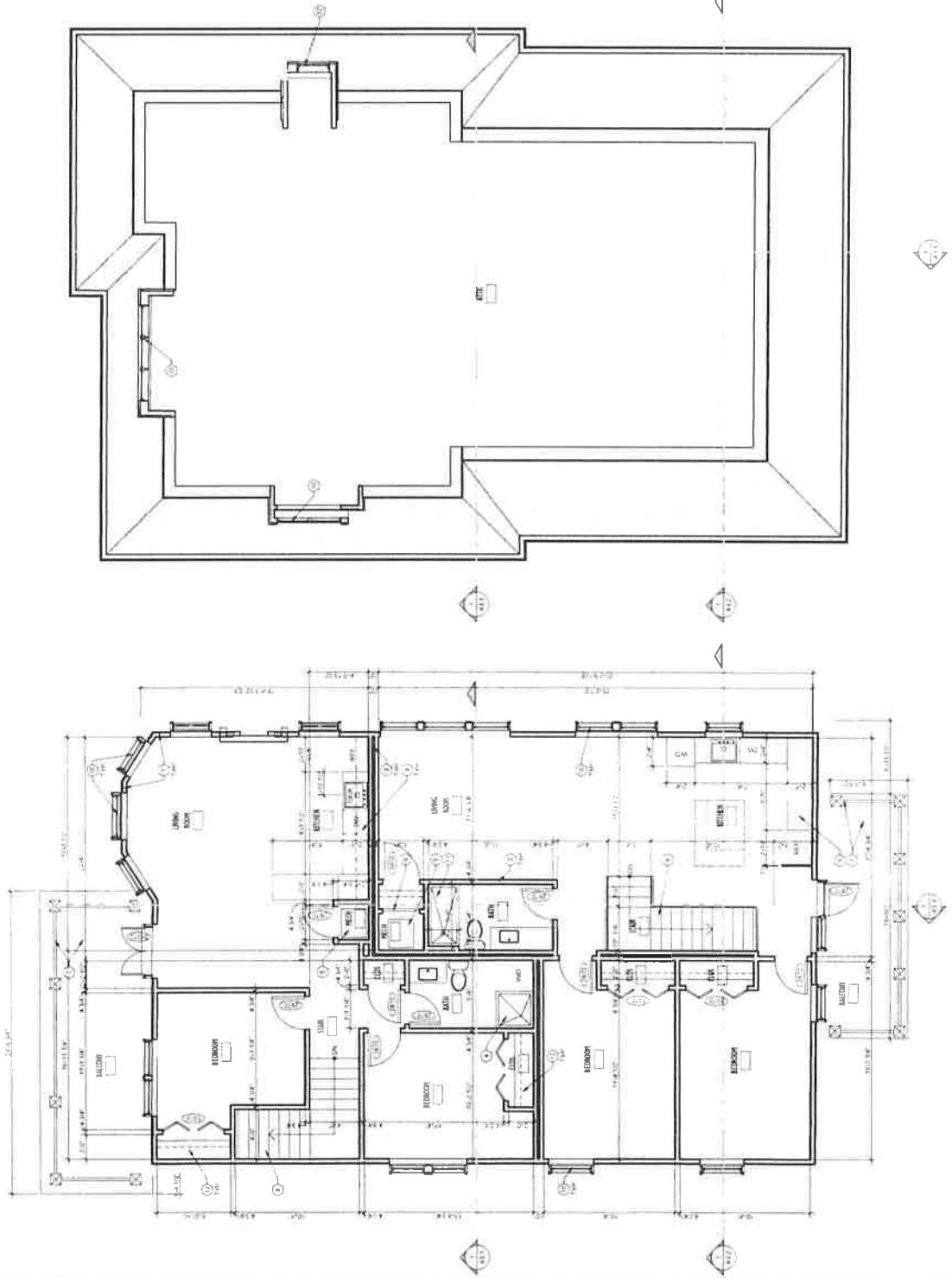
JOB NO: **1781**

SHEET: **FLOOR PLAN - NEW WORK**

SHEET NO: **A1.2**

**FLOOR PLAN KEY NOTES:
 (TYPICAL THIS SHEET ONLY)**

1. SEE ALL NOTES ON OTHER SHEETS.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
4. FINISH FLOOR IS 1/2" GYP BOARD ON TOP OF CONCRETE.
5. FINISH FLOOR IS 1/2" GYP BOARD ON TOP OF CONCRETE.
6. FINISH FLOOR IS 1/2" GYP BOARD ON TOP OF CONCRETE.
7. FINISH FLOOR IS 1/2" GYP BOARD ON TOP OF CONCRETE.
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12. FINISH FLOOR IS 1/2" GYP BOARD ON TOP OF CONCRETE.



GLASSIC FLOOR PLAN - NEW WORK
 1/4" = 1'-0"

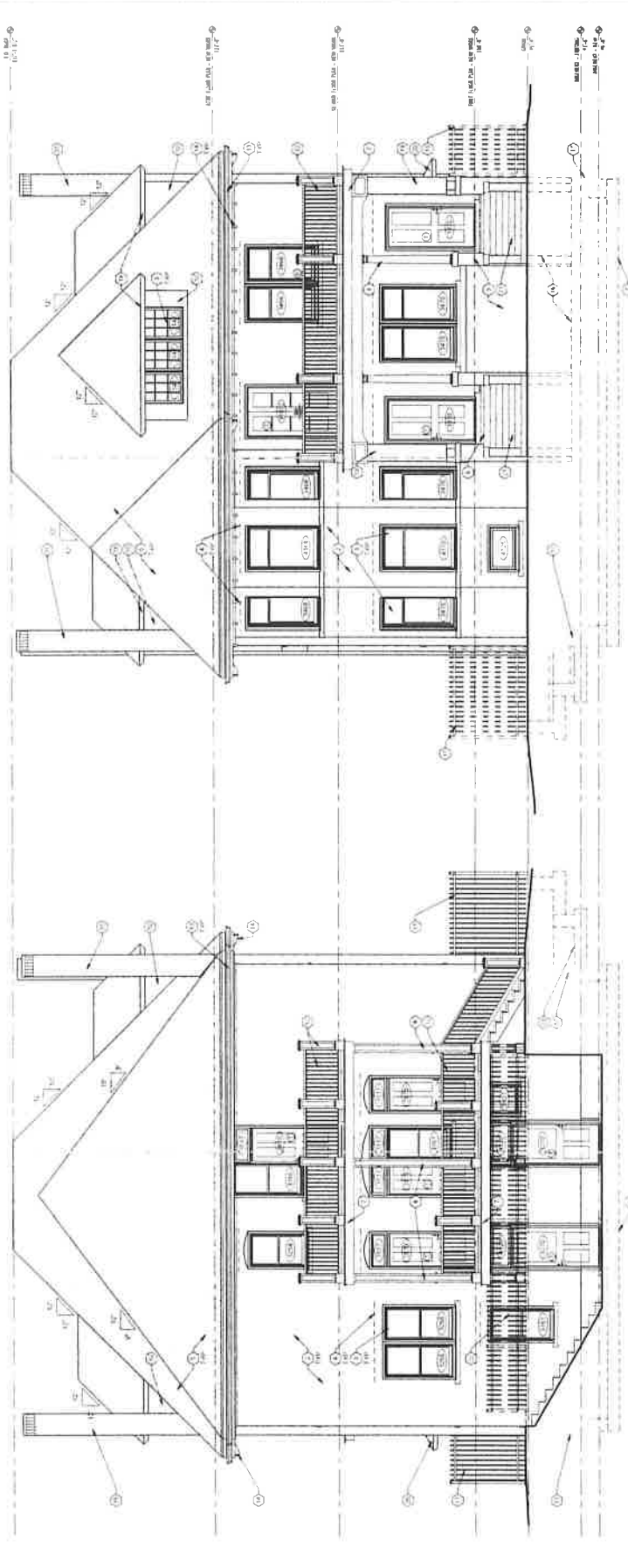
SECOND FLOOR PLAN - NEW WORK
 1/4" = 1'-0"

GENERAL ELEVATION NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT'S BUILDING CODE AND THE INTERNATIONAL BUILDING CODE (IBC) 2015.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT'S PLUMBING CODE AND THE INTERNATIONAL PLUMBING CODE (IPC) 2015.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT'S ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC) 2017.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT'S MECHANICAL CODE AND THE INTERNATIONAL MECHANICAL CODE (IMC) 2015.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT'S FIRE CODE AND THE INTERNATIONAL FIRE CODE (IFC) 2015.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT'S SAFETY CODE AND THE INTERNATIONAL SAFETY CODE (ISC) 2015.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT'S HEALTH CODE AND THE INTERNATIONAL HEALTH CODE (IHC) 2015.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT'S ENVIRONMENTAL CODE AND THE INTERNATIONAL ENVIRONMENTAL CODE (IEC) 2015.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT'S HISTORIC PRESERVATION CODE AND THE INTERNATIONAL HISTORIC PRESERVATION CODE (IHP) 2015.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT'S LANDMARK PRESERVATION CODE AND THE INTERNATIONAL LANDMARK PRESERVATION CODE (ILPC) 2015.

EXTERIOR ELEVATION KEY NOTES:

1. THE EXTERIOR ELEVATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DETROIT'S BUILDING CODE AND THE INTERNATIONAL BUILDING CODE (IBC) 2015.
2. THE EXTERIOR ELEVATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DETROIT'S PLUMBING CODE AND THE INTERNATIONAL PLUMBING CODE (IPC) 2015.
3. THE EXTERIOR ELEVATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DETROIT'S ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC) 2017.
4. THE EXTERIOR ELEVATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DETROIT'S MECHANICAL CODE AND THE INTERNATIONAL MECHANICAL CODE (IMC) 2015.
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DATE	11/11/15
PROJECT	1781
CLIENT	1781
ARCHITECT	STUDIO DETROIT ARCHITECTS
SCALE	1/8" = 1'-0"
DATE	11/11/15
PROJECT	1781
CLIENT	1781
ARCHITECT	STUDIO DETROIT ARCHITECTS
SCALE	1/8" = 1'-0"

CLIENT: 1781
 PROJECT: 1781
 SHEET: 1781
 SHEET NO: 1781
 SHEET: 1781
 SHEET NO: 1781

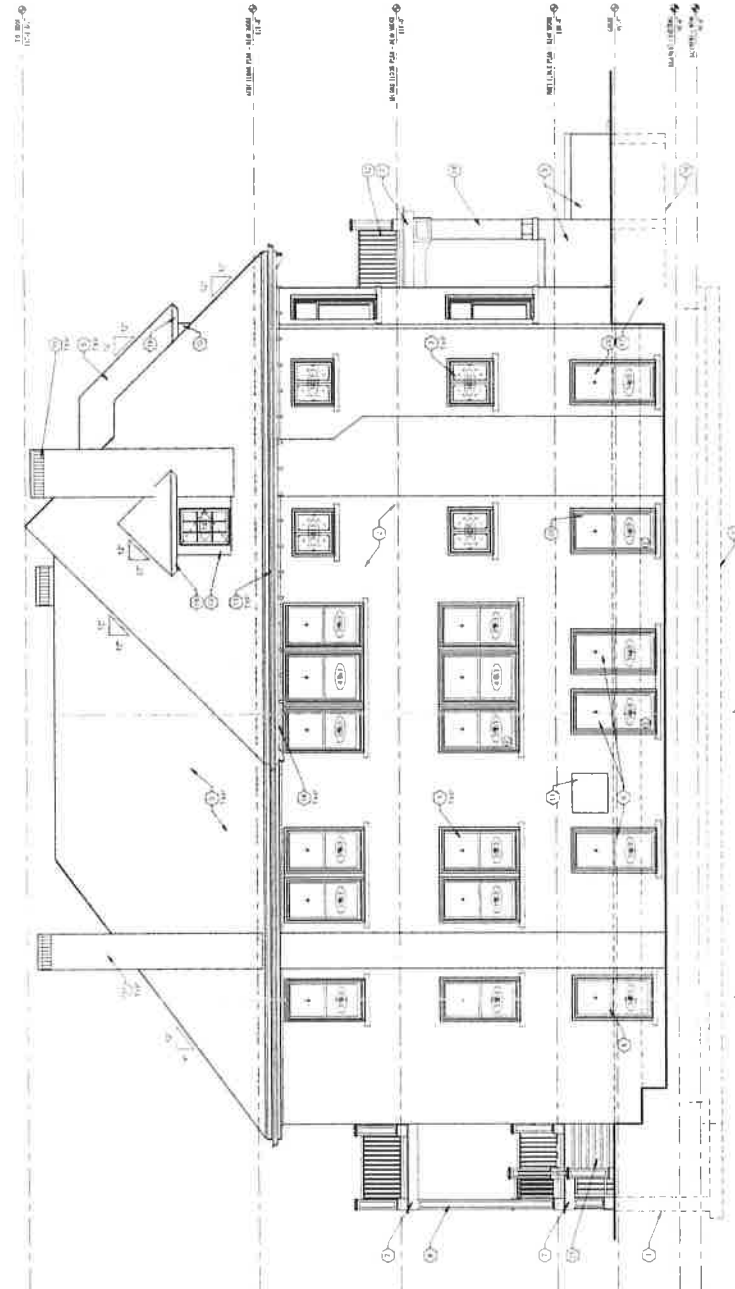
GENERAL ELEVATION NOTES:

1. ALL MATERIALS AND FINISHES SHALL BE MATCHED TO THE EXISTING FACILITY. THE LATEST FINISH OR MATERIAL SHALL BE USED UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
3. ALL LUT ENDS OF DIMLED LUMBER SHALL BE REPAIRED WITH FINISH.
4. ALL LUT ENDS OF DIMLED LUMBER SHALL BE REPAIRED WITH FINISH.
5. ALL TRIM MUST GRAZE & BE CONTACT OF STONE & MASONRY SHALL BE RAZED TRIM FINISH.

EXTENSION ELEVATION KEY NOTES:

TYPICAL THIS SHEET ONLY:

1. USE OF AN INTERLOCKED BASEMENT FLOOR SHALL BE STRUCTURAL.
2. EROSION CONTROL SHALL BE PROVIDED FOR ALL EXPOSED SOILS. PREPARE AS REQUIRED.
3. EXISTING FOUNDATION SHALL BE REPAIRED TO ORIGINAL CONDITION. EXISTING FOUNDATION SHALL BE REPAIRED TO ORIGINAL CONDITION.
4. CONCRETE FOUNDATION SHALL BE REPAIRED TO ORIGINAL CONDITION.
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17. CONCRETE FOUNDATION SHALL BE REPAIRED TO ORIGINAL CONDITION.
18. CONCRETE FOUNDATION SHALL BE REPAIRED TO ORIGINAL CONDITION.
19. CONCRETE FOUNDATION SHALL BE REPAIRED TO ORIGINAL CONDITION.
20. CONCRETE FOUNDATION SHALL BE REPAIRED TO ORIGINAL CONDITION.



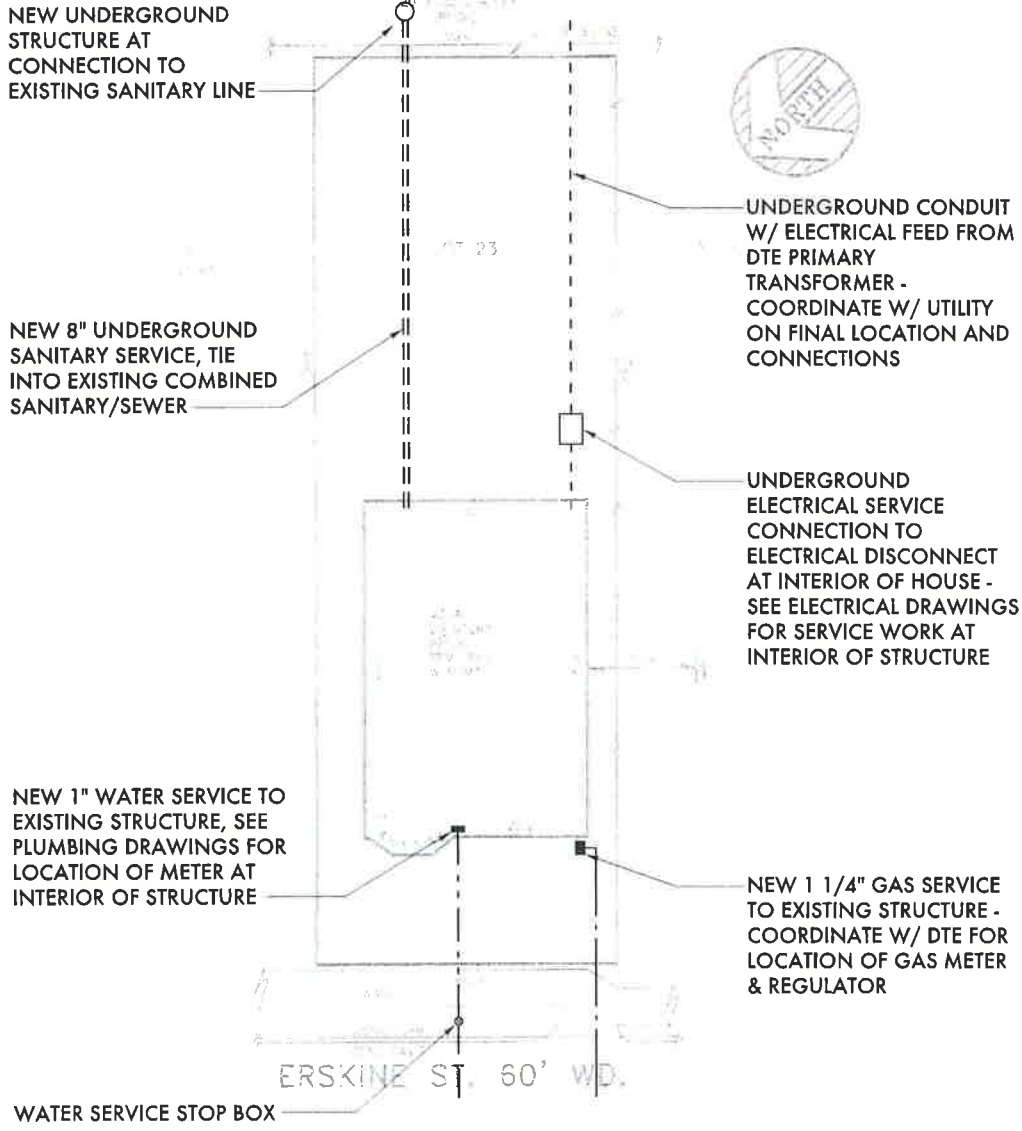
EAST ELEVATION
1/16" = 1'-0"

DATE: 11/11/2019	TIME: 10:00 AM
PROJECT: 1781	SHEET: A2.2
DRAWN BY: [Name]	CHECKED BY: [Name]
DATE: 11/11/2019	TIME: 10:00 AM

CLIENT: [Name]
PROJECT: [Name]
JOB NO: 1781
SHEET: A2.2
SHEET NO: [Number]

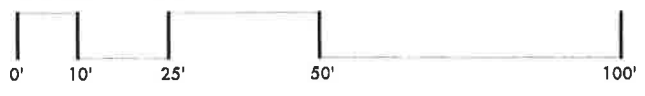
32

Certified to BRUSH PARK ERSKINE, LTD. CARROLL CITY COMPANY AND
FIRST AMERICAN TITLE INSURANCE COMPANY
Applicant: Mr. and Mrs. G. W. WHITE, JR.
Property Description:
ERKINE BUILDING 1 1/2 SUBDIVISION (part of Park Lots 15, 16, and 17) located in
Hugley and bounded by City of Detroit, Wayne County, Michigan, the corners and lines of
the property are shown on Page 24 of Wayne County records.



1 SITE UTILITY PLAN

SCALE: 1" = 20'-0"



23-18-19 Client Review

Erskine Apartments

SiteScope 1

Professional
of record
DATE: 08/20/19
08/20/19
08/20/19

16

UTILITY SITE PLAN

SKC 001

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit
CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
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Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

April 11, 2019

HONORABLE CITY COUNCIL

RE: Request of the petitioner City Growth Partners LLC to amend Article XVII, District Map 4, of the 1984 Detroit City Code Chapter 61, Zoning, and the provisions of the existing PD-H (Planned Development District-Historic) zoning classification on properties commonly known as 3124-3136 Brush Street, 420-430 Erskine Street, 3101, 3119, 3129, and 3137 Beaubien Street and 427-437 Watson Street generally bounded by Erskine Street on the north, Beaubien Street on the east, Watson Street on the south, and Brush Street on the west to establish the mixed-use development known as Brush House.

NATURE OF REQUEST

The City Planning Commission (CPC) presents to your Honorable Body the request of City Growth Partners, LLC to modify the provisions of an existing PD (Planned Development District) zoning classification in an Historic District for properties located at the northwest corner of Brush Street and Watson Street. These properties are more commonly known as 3124-3136 Brush Street, 420-430 Erskine Street, 3101, 3119, 3129, and 3137 Beaubien Street and are generally bounded by Erskine Street on the north, Beaubien Street on the east, Watson Street on the south, and Brush Street on the west. This request is being made in order to establish the mixed-use development known as Brush House.

PROPOSAL

The subject site is located within the Brush Park Historic District. It is nearly one (1) acre occupying almost an entire city block, excluding a few parcels that the developer does not control.

The project consists of two (2) buildings (A and B) to be situated on a parcel approximately 47, 275 square feet in area. The gross square footage for the residential portion of this project totals approximately 188,869 sf. The commercial area totals approximately 14,383 sf. The project has a combined floor area of 203, 252 sf.



Rendering of Brush House

The space is inclusive of 168 studio, one and two bedroom apartments. Studio apartments total approximately 75 units, 1-bedrooms total 68 units, and 2-bedrooms total 25 units. Both of the buildings are proposed at five (5) stories with a height of 54'. Amenities planned for the development include community area, a roof terrace and courtyard.

The project includes 122 tot. The below-grade parking will include 122 spaces. Of that 104 space are to be contained in an underground parking deck, while the remaining 18 spaces will be at surface level.

The developer expects the project to create 300 temporary jobs and 30 permanent.



Aerial view

PLANNING CONSIDERATIONS AND ANALYSIS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

North: is zoned PD; Hospice of Michigan

East: is zoned PD; Brewster Homes

South: is zoned PD; Underutilized parcels

West: is zoned PD; Underutilized parcels

Master Plan of Policies

The subject site is located within the Lower Woodward area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows High Density Residential for the subject property. CPC considers this proposal to be consistent with the MP and is awaiting an interpretation from the Planning and Development Department (PDD) which has already reviewed the proposal and is in support.

COMMUNITY OUTREACH AND PUBLIC HEARING RESULTS

The petitioner has presented to the community on at least three (3) occasions and has also spoken to the most immediate neighbors in an effort to acquire the additional dormant properties. The Brush

Park CDC submitted a letter of support. During the CPC public hearing for this request, two members of the public spoke expressing neither, support or opposition.

APPROVAL CRITERIA

The development is generally consistent with the approval criteria outlined in Sec. 61-3-96 of the Zoning Ordinance. Staff specifically points to the following findings in review.

*(a) **Master Plan** The proposed development should reflect applicable policies stated in the Detroit Master Plan.*

The development is consistent with the Master Plan of Policies. “The High-Density Residential designation allows for an overall density that’s greater than 24 dwelling units per net residential acre. Such areas are often characterized by large-scale multi-unit apartment buildings with a common entrance and shared parking.”

*b) **Scale, form, massing, and density.** Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development.*

The scale of the building is appropriate in that the proposed site is located in a high-density designated area by the Master Plan. The scale will be in sync with the recently approved Brush and Watson development to the south, just across the street. In terms of form and massing, the development tries to create breaks in the massing to avoid dull facades, and to create some variation.

*(c) **Compatibility.** The proposed development should be compatible with surrounding development in terms of land use, general appearance and function, and should not adversely affect the value of properties in the immediate vicinity.*

The subject block is largely undeveloped outside of the two (2) dilapidated structures that currently abut the site.

*e) **Parking and loading.** Where appropriate, adequate vehicular off-street parking and loading should be provided. The City Planning Commission will be guided by standards delineated in this zoning ordinance with adjustments appropriate to each specific situation.*

This development provides parking underground which, when possible, is desirable as it hides the parking from the street view. This serves to relieve the impact of cars that would typically be housed in off-street surface parking creating gaps in the built environment. The impact of large housing of off-street parking is that it creates “seas of parking” which are injurious to many elements of a walkable community. So developers are always encouraged to find creative ways to provide parking within the interior of developments.

Below-grade parking can be cost prohibitive, so it is commendable when a development can accomplish this means of housing vehicles and work it into pro forma. It should be noted that development will have 168 units, however will only provide 122 parking spaces (not including commercial/retail requirement) which is not the typically required number of spaces. The developer feels that this will accommodate the demand that the project will have.

*(k) **Orientation.** Careful consideration should be given to orientation both for solar access to the proposed project and for shadow impact upon surrounding development.*

The building is designed to orient towards and address the streets that it faces. The ground-floor spaces are oriented to the streets in order to build street-level appeal and encourage pedestrian activity. The orientation of the proposed buildings are appropriate and desired from a urban planning

perspective.

p) Urban design. *Urban design elements of form and character, especially in intensely developed areas, should be carefully considered. Such elements include, but are not limited to: richness and interest of public areas through the provision of storefronts, window displays, landscaping, and artwork; color, texture and quality of structural materials; enclosure of public spaces; variations in scale; squares, plazas and/or "vest pocket parks" where appropriate; continuity of experience, visual activity and interest; articulation and highlighting of important visual features; and preservation and enhancement of important views and vistas.*

The development as planned will be a generator of activity along Brush Street in a part of Brush Park that needs the pedestrian activity. The buildings will complement the other coming development along this thoroughfare. The use of large store front displays for the large amount of retail/commercial space the buildings will provide, should be appealing to the population that currently exists and also those who are expected to move into the community in the coming years.

RECOMMENDATION

At the regular CPC meeting December 6, 2018 the City Planning Commission voted to approve this proposal of City Growth Partners LLC with the following conditions:

1. That the developer work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise; and
2. That CPC staff may review and approve an appropriate opaque fence for rear yard and also an appropriate parking configuration prior to final approval to submit for applicable permits.
3. That final site plans, elevations, lighting, landscape and signage plans be submitted by the developer to the staff of the City Planning Commission for review and approval prior to submitting applications for applicable permits.

Respectfully submitted,



Marcell R. Todd, Jr., Director
Kimani Jeffrey, City Planner

Cc: Maurice Cox, Director, PDD
Donald Rencher, HRD
David Bell, Director, BSEED
Laurence T García, Corp. Counsel
Detroit Housing Commission

Attachments:
Drawings



November 28, 2018

Moddie Turray
City Growth Partners
moddie@citygrowthpartners.com

Re: Brush House Development

The Brush Park Community Development Corporation (the "CDC") forwards this letter to indicate our support for the proposed "Brush House" development for the property located at Brush Street and Erskine Street (the "Project").

The Project plan for the proposed new construction of two apartment buildings was presented before the CDC and the Brush Park community at a public meeting held on November 13, 2018. Community members attending the meeting were generally receptive of the Project.

By a vote of 7 in favor, 0 objections, and 0 abstentions, the Board voted to support the Project. Attachment A contains the opinions offered by the Board during the voting process for your consideration; please note, the opinions have no bearing on the Board's vote and are included for reference only.

We thank you again for your commitment to Brush Park and making a positive impact in our community.

Sincerely,

A handwritten signature in black ink that appears to read "Karissa Holmes".

Karissa Holmes, Secretary

Cc: City of Detroit Planning & Development

Attachment A: Poll Comments for "Brush House"

Below are the opinions submitted by CDC Board Members during the voting process for reference and consideration. Please note, the opinions have no bearing on the Board's final vote and are included for reference only.

Comment 1

In general, I support this project. Related to the facade materials, the developer mentioned they are still deciding whether the two buildings would have the same or different facade design/materials. My preference would be for different facade treatment between the two buildings to offer more variety in the architecture of this block and the neighborhood overall, and to prevent it from looking like one large building or one "development".

Comment 2

In general, I support this project. However, the massing feels overpowering for the block. It's basically two very large buildings. And to [Comment 1], if it's all the same materials and design, it's going to feel like one massive building. Thoughts?

Comment 3

In general I support this project, but agree that the massing is overpowering and that the design is too monotone. I would like to see the developer take cues from the building across the street on Erskine and incorporate at least one other building material or color. Using a lighter color in some places could also make the project feel less heavy and overpowering.

SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 4 to modify the existing PD-H (Planned Development District-Historic) zoning classification, established by Ordinance 25-96, to allow for residential housing units with ground-floor retail and commercial space generally bounded by Erskine Street on the north, Beaubien Street on the east, Watson Street on the south, and Brush Street on the west.

1 **Parcel 5**

2 West Beaubien North 35 feet of 25 Miller & Willcox Subdivision Liber 1 Page 86, Plats
3 Wayne County Records 1/44 35 X 96

4 **Parcel 6**

5 West Beaubien South 5 feet 25 north 25 feet 24 Miller & Willcox Subdivision Liber 1
6 Page 86 Plats, Wayne County Records 1/44 30 X 96

7 **Parcel 7**

8 West Beaubien South 25 feet 23 north 1/2 22 Miller & Willcox Subdivision Liber 1 Page
9 86 Plats, Wayne County Records 1/44 45 X 96

10 **Parcel 8**

11 West Beaubien south 1/2 22 21 Miller & Willcox Subdivision Liber 1 Page 86 Plats,
12 Wayne County Records 1/44 60 X 96

13 **Parcel 9**

14 North Watson 19 & 20 Miller & Willcox Subdivision Liber 1 Page 86 Plats, Wayne
15 County Records 1/44 35 X 90

16 All development within the PD (Planned Development District) zoning classification for
17 the land described herein shall be in accordance with the site plans, elevations, and other
18 components of the development proposal for the Brush House development in the drawings
19 prepared by Morris Adjmi Architects, dated December 6, 2018, subject to the following
20 conditions:

- 21 1. The developer must work with the immediately adjacent community to minimize
22 disruption to the neighborhood during construction and address impacts that may arise;
23 and,

SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 4 to modify the existing PD-H (Planned Development District-Historic) zoning classification, established by Ordinance 25-96, to allow for residential housing units with ground-floor retail and commercial space generally bounded by Erskine Street on the north, Beaubien Street on the east, Watson Street on the south, and Brush Street on the west.

1 **BY COUNCIL MEMBER _____:**

AN ORDINANCE to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 4 to modify the existing PD-H (Planned Development District-Historic) zoning classification, established by Ordinance 25-96, to allow for residential housing units with ground-floor retail and commercial space generally bounded by Erskine Street on the north, Beaubien Street on the east, Watson Street on the south, and Brush Street on the west.

2 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

3 **Section 1.** District Map 4 of Chapter 61, Article XVII of the 1984 Detroit City Code,
4 'Zoning,' commonly known as the Detroit Zoning Ordinance, is amended as follows:

5 District Map No. 4 is amended to modify the approved plans for the PD-H (Planned
6 Development District-Historic) zoning classification, currently shown on the following parcels:

7 **Parcel 1**

8 East Brush North 45 feet of 2 Block I Brush Subdivision Liber 3 Page 24 Plats, Wayne
9 County Records 1/48 45 X 90

10 **Parcel 2**

11 East Brush South 45 feet of 2 Block I Brush Subdivision Liber 3 Page 24 Plats, Wayne
12 County Records 1/48 45 X 90

13 **Parcel 3**

14 South Erskine West 5 feet of 27 28 Miller & Willcox Subdivision Liber 1 Page 86 Plats,
15 Wayne County Records 1/44 40 X 90

16 **Parcel 4**

17 South Erskine 26 East 30 feet of 27 Miller & Willcox Subdivision Liber 1 Page 86 Plats,
18 Wayne County Records 1/44 65 X 90

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2 West Beaubien North 35 feet of 25 Miller & Willcox Subdivision Liber 1 Page 86, Plats
3 Wayne County Records 1/44 35 X 96

4 **Parcel 6**

5 West Beaubien South 5 feet 25 north 25 feet 24 Miller & Willcox Subdivision Liber 1
6 Page 86 Plats, Wayne County Records 1/44 30 X 96

7 **Parcel 7**

8 West Beaubien South 25 feet 23 north 1/2 22 Miller & Willcox Subdivision Liber 1 Page
9 86 Plats, Wayne County Records 1/44 45 X 96

10 **Parcel 8**

11 West Beaubien south 1/2 22 21 Miller & Willcox Subdivision Liber 1 Page 86 Plats,
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14 North Watson 19 & 20 Miller & Willcox Subdivision Liber 1 Page 86 Plats, Wayne
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19 prepared by Morris Adjmi Architects, dated December 6, 2018, subject to the following
20 conditions:

- 21 1. The developer must work with the immediately adjacent community to minimize
22 disruption to the neighborhood during construction and address impacts that may arise;
23 and,

1 2. Final site plans, elevations, lighting, landscape and signage plans be submitted by the
2 developer to the staff of the City Planning Commission for review and approval prior
3 to making application for any necessary permits.

4 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

5 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
6 health, safety and welfare of the people of the City of Detroit.

7 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
8 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6),
9 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

10
11 Approved as to Form:

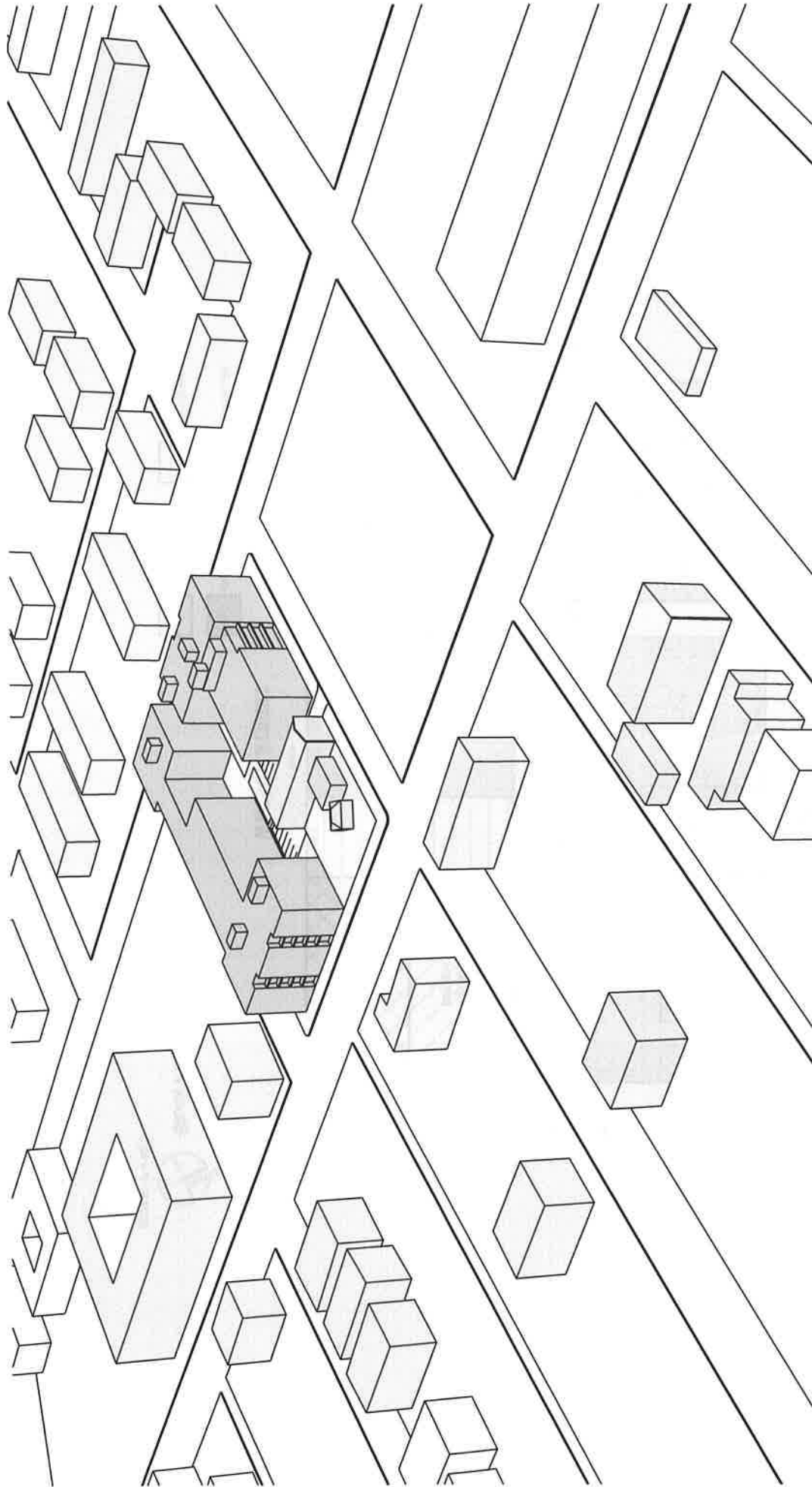
12
13 

14 Lawrence T. García,
15 Corporation Counsel

Brush Park Development Overview

Detroit, MI
City Growth Partners

06 December 2018



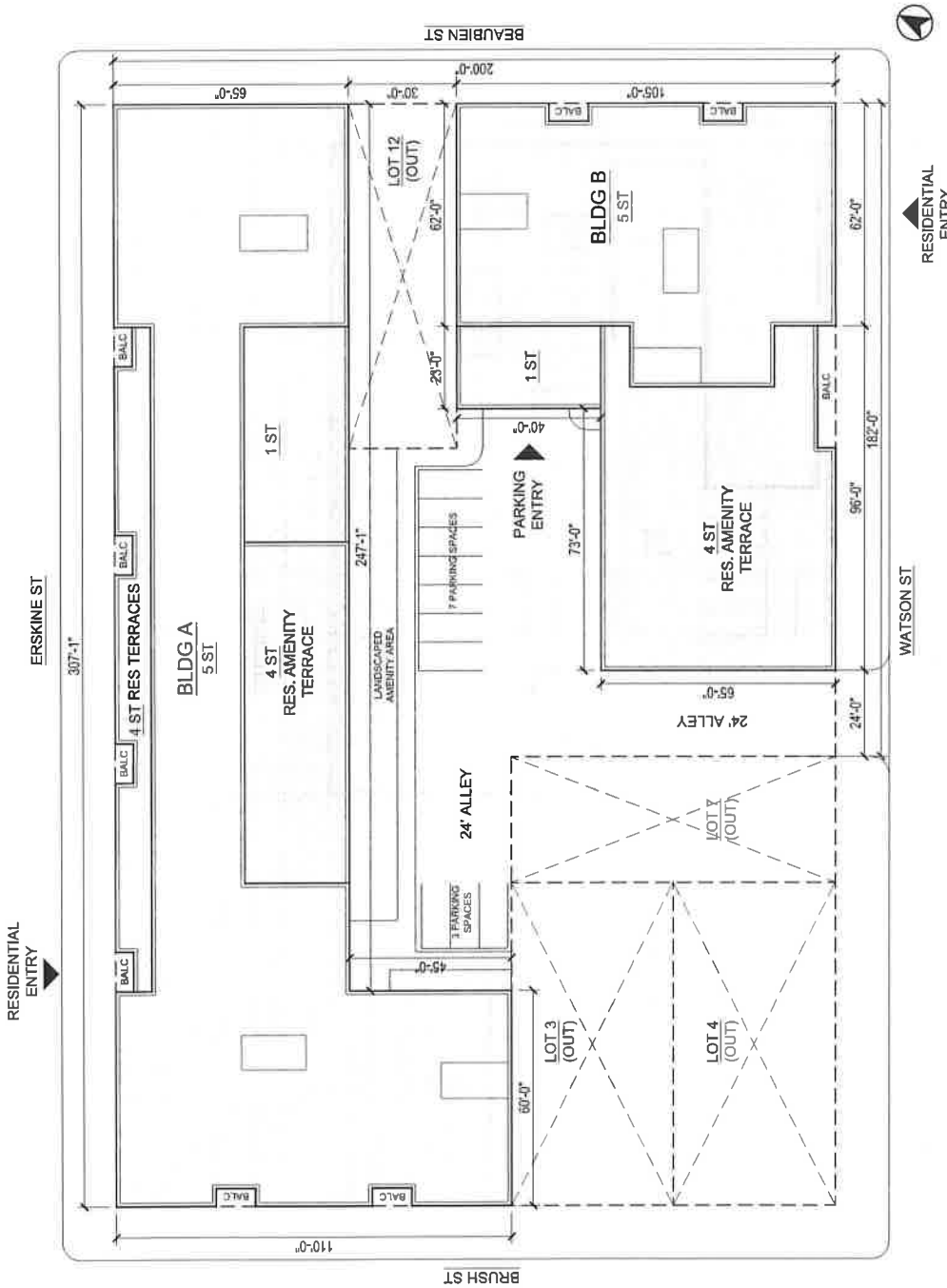
Aerial Site Context Diagram

Development Overview / 06 December 2018

Brush Park, Detroit
City Growth Partners

Morris Adjimi Architects
www.ma.com





DEVELOPMENT SITE

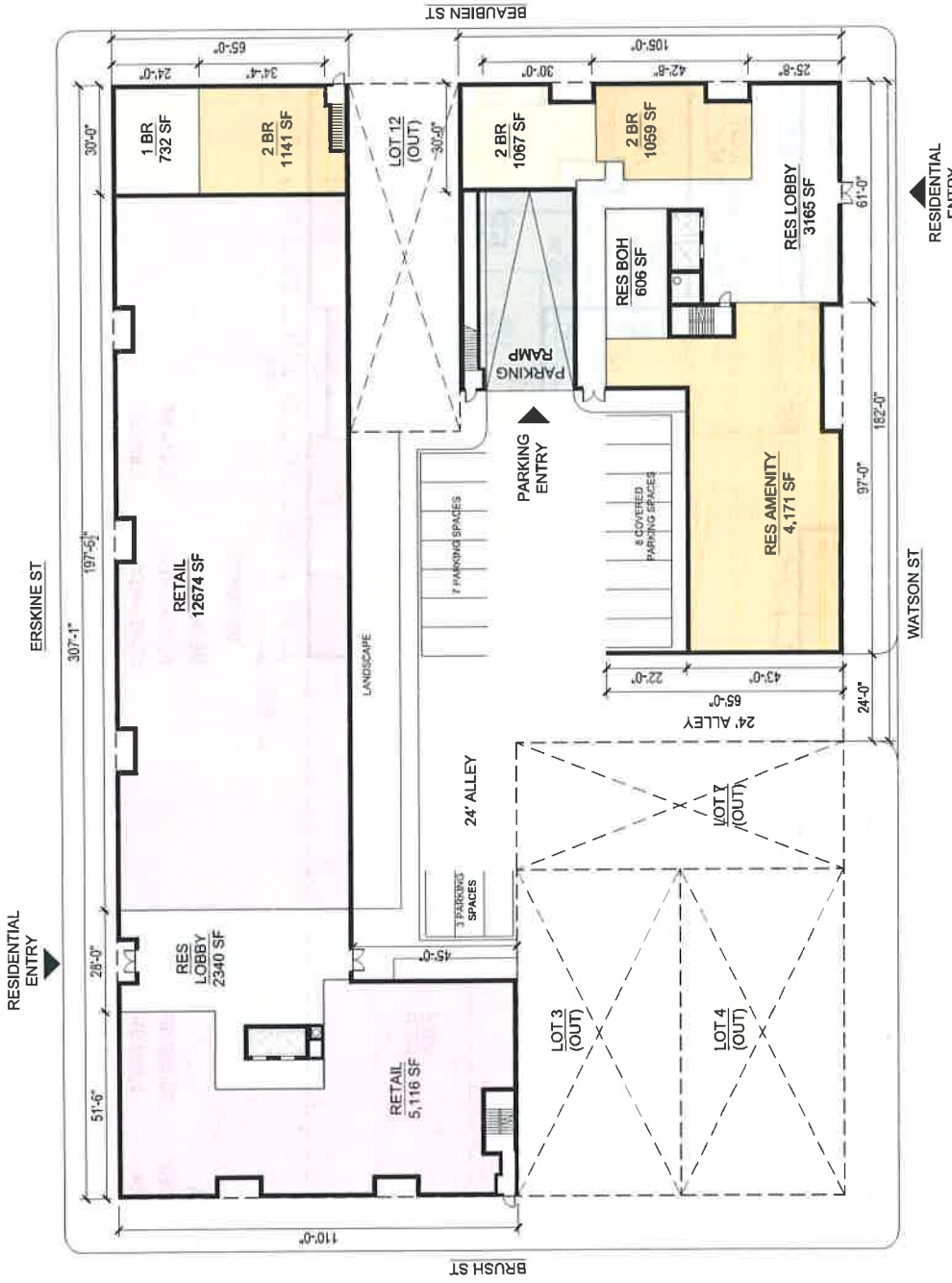
LOTS 1, 2 (3100-3136 BRUSH ST.)
 LOTS 5, 6 (420-430 ERSKINE ST.)
 LOTS 10, 11, 13, 14 (3137-3101 BEAUBIEN ST.)
 LOTS 8, 9 (427-437 WATSON ST.)

SITE AREA

47,275 SF

HISTORIC DISTRICT

BRUSH PARK HISTORIC DISTRICT



LEGEND

- RETAIL
- RESIDENTIAL
- OUTDOOR SPACE

NOTE: PROPOSED BUILDING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

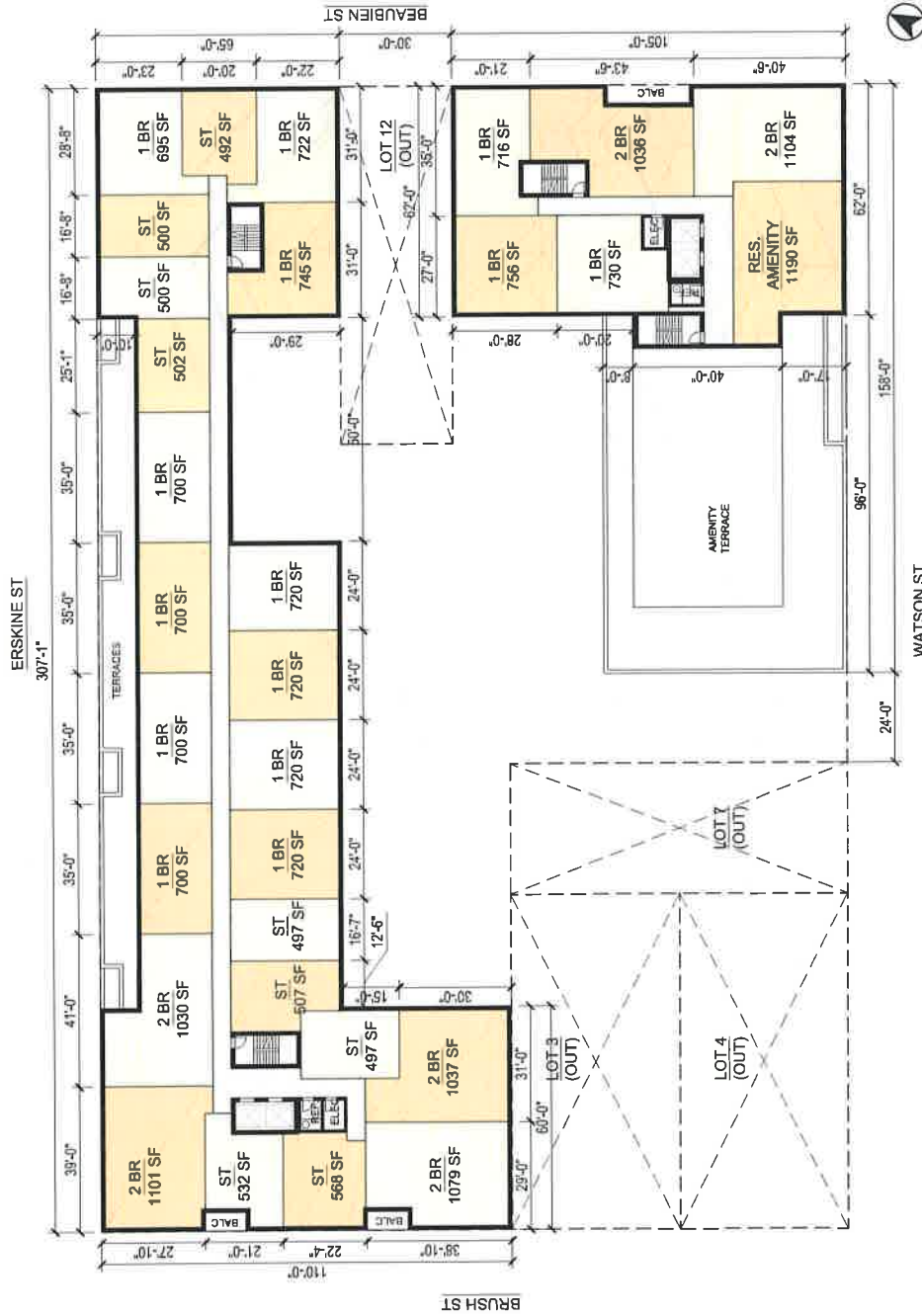
Ground Floor Plan

Development Overview / 06 December 2018

Brush Park, Detroit
City Growth Partners

Morris Adjimi Architects
www.ma.com





BLOCK B
 FLOOR AREA: 6,755 SF
 CORE AREA: 1,230 SF
 EFFICIENCY: 82%

BLOCK A
 FLOOR AREA: 18,955 SF
 CORE AREA: 2,214 SF
 EFFICIENCY: 88%

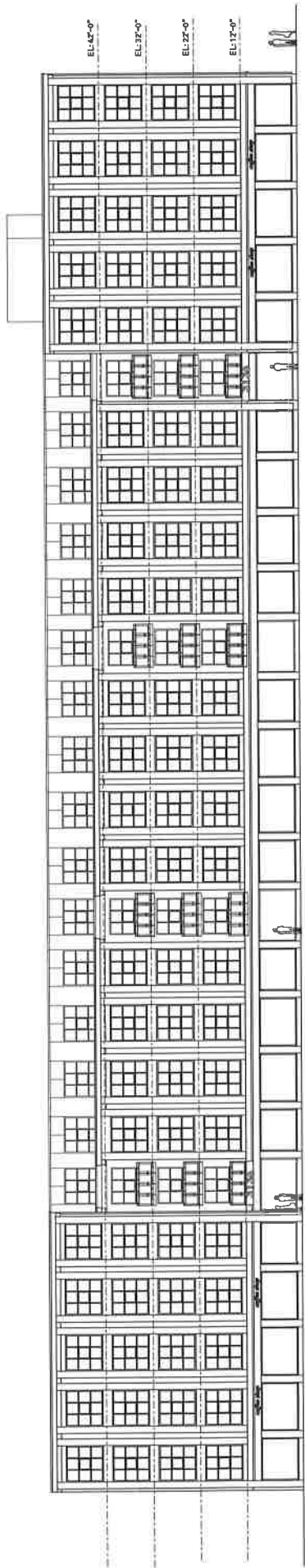
5th Floor Plan

Development Overview / 06 December 2018

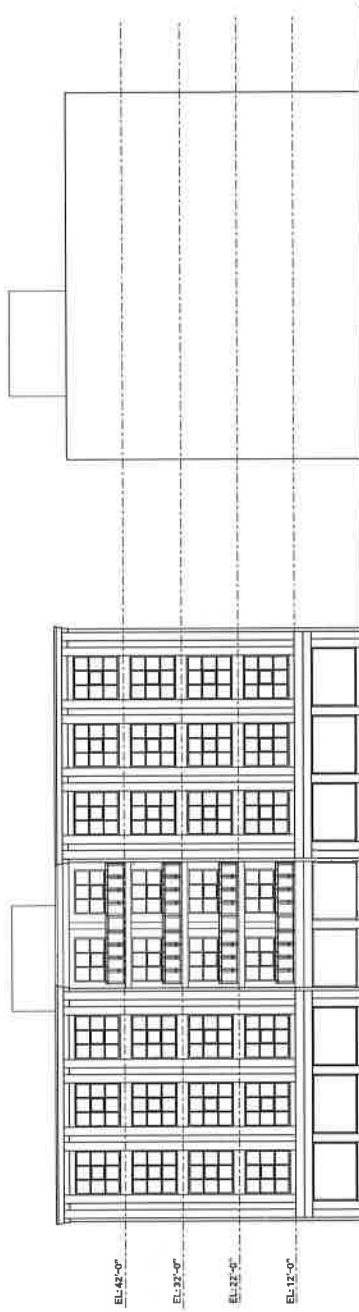
Brush Park, Detroit
 City Growth Partners

Morris Adjmi Architects
 www.ma.com

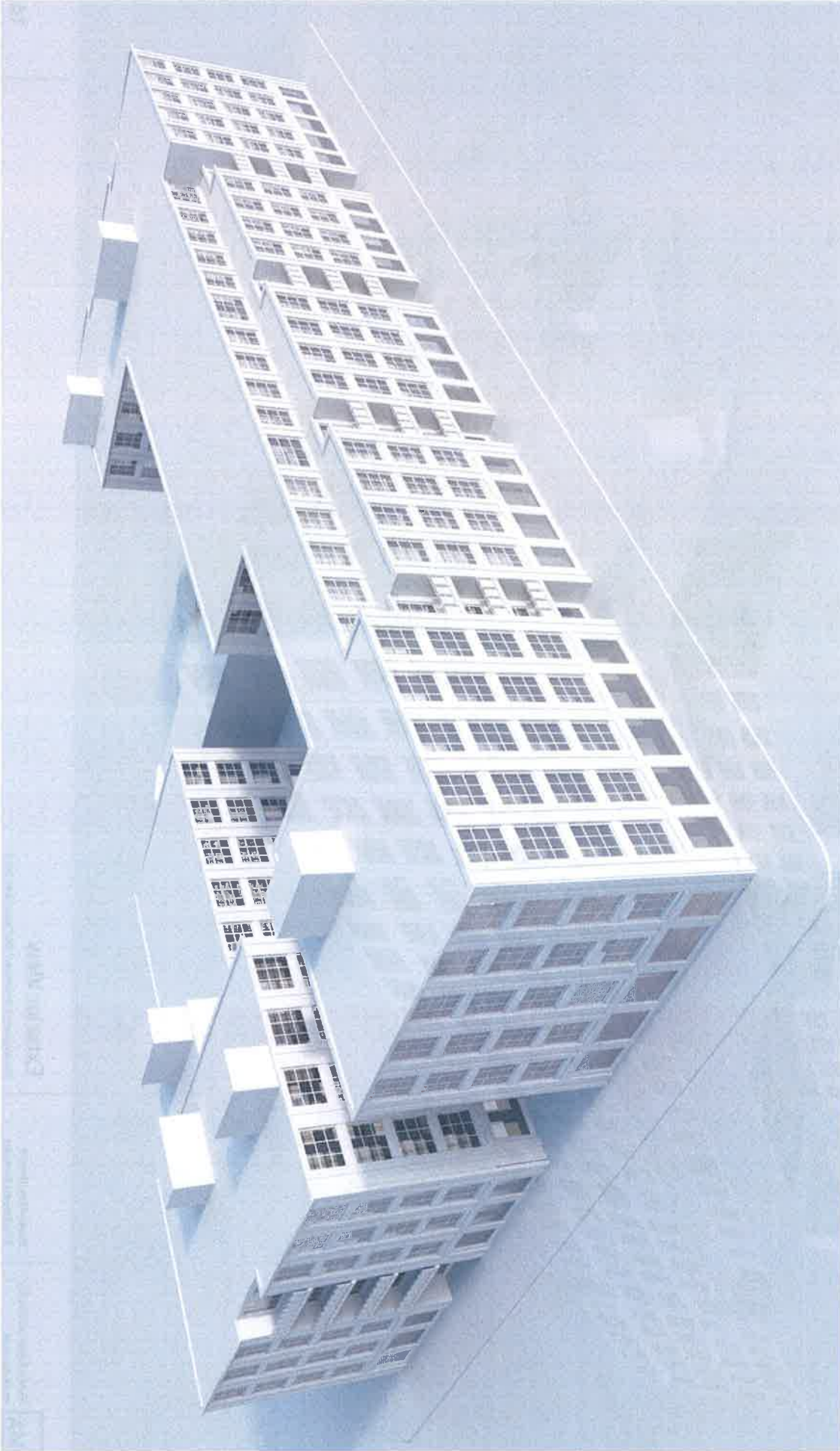




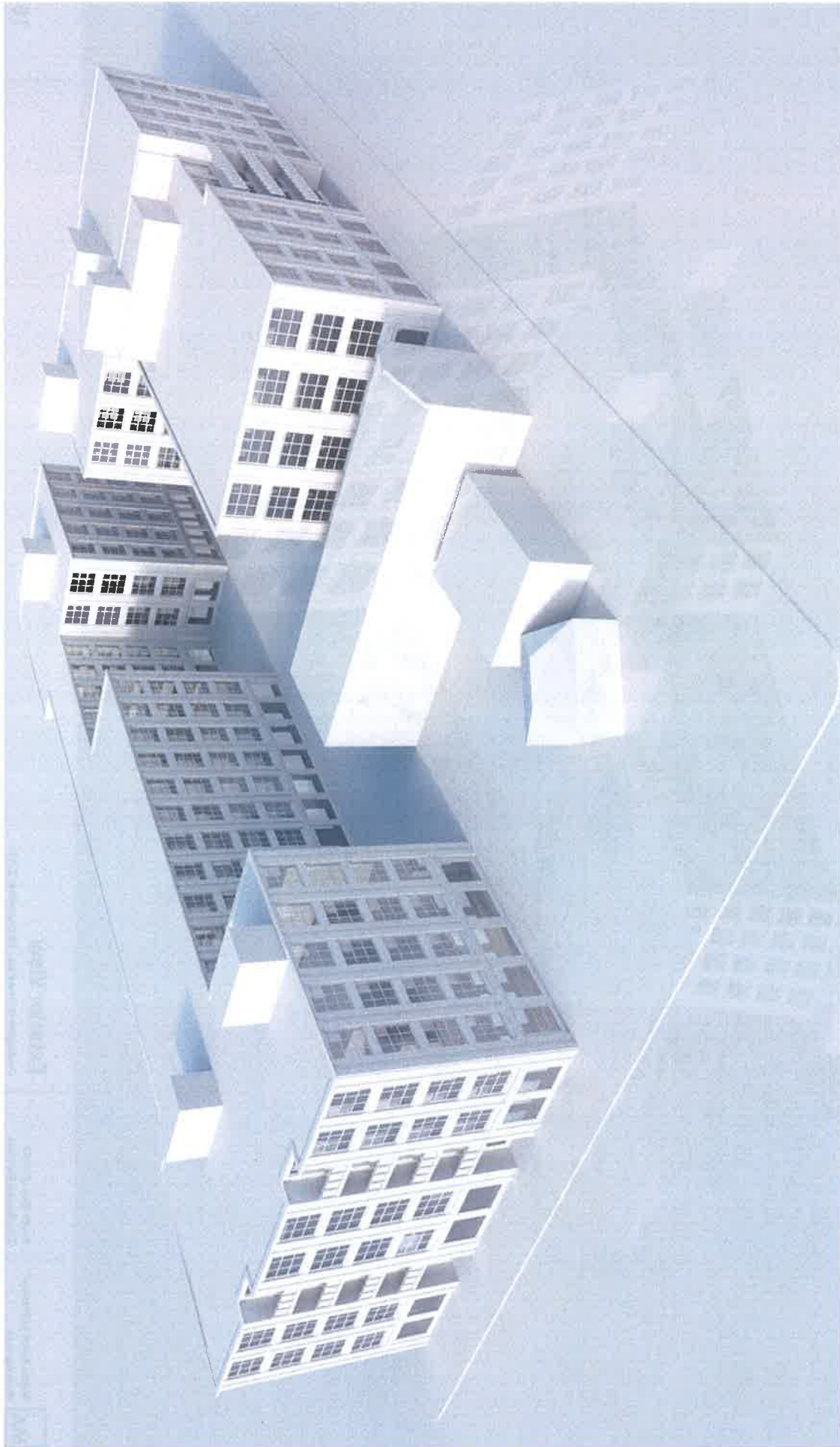
ERSKINE STREET ELEVATION



BEAUBIEN STREET ELEVATION



EXTERIOR VIEW





View of Proposed Development

Development Overview / 06 December 2018

Brush Park, Detroit
City Growth Partners

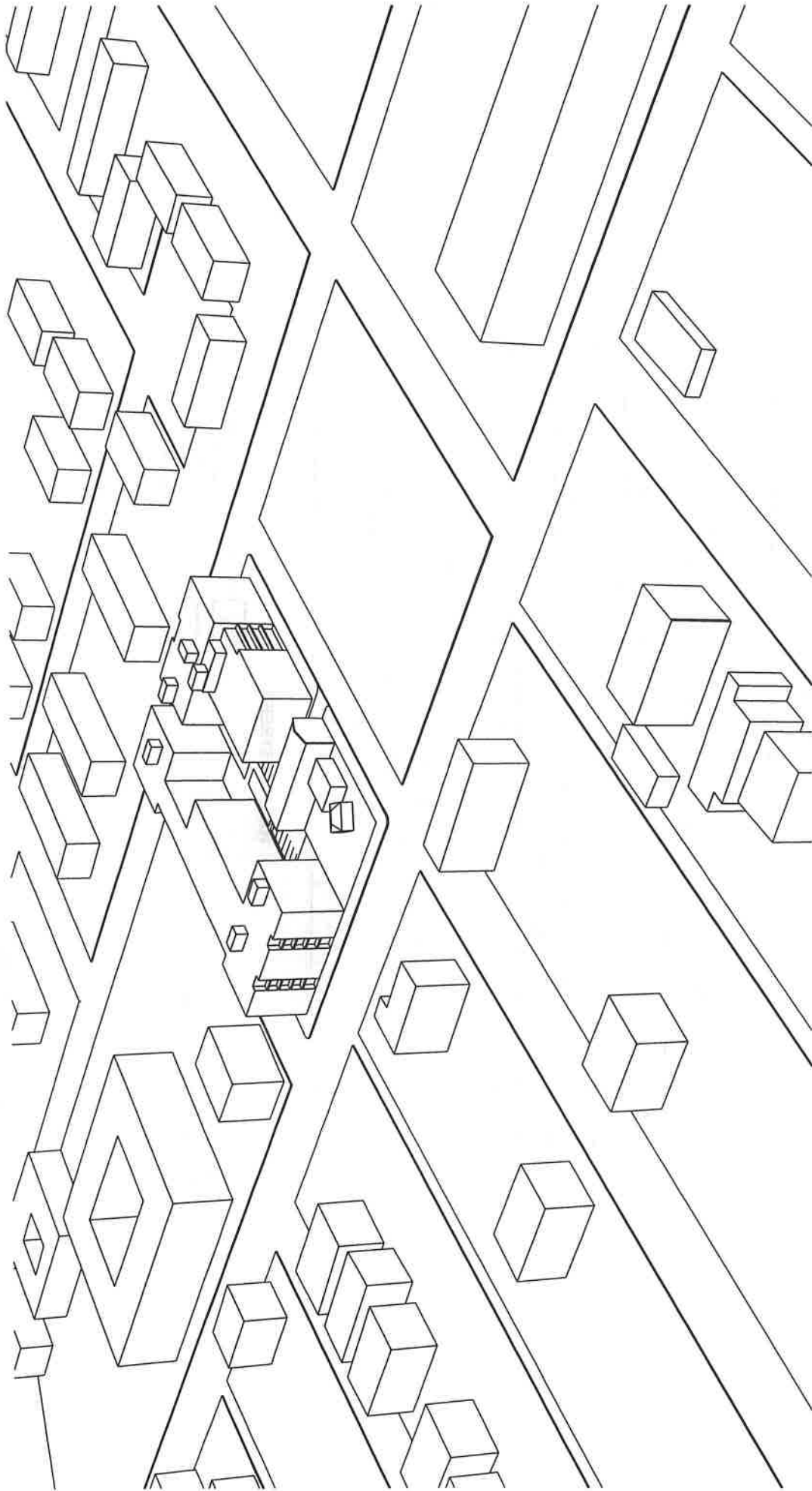
Morris Adjmi Architects
www.msa.com



Brush Park Development Overview

Detroit, MI
City Growth Partners

06 December 2018



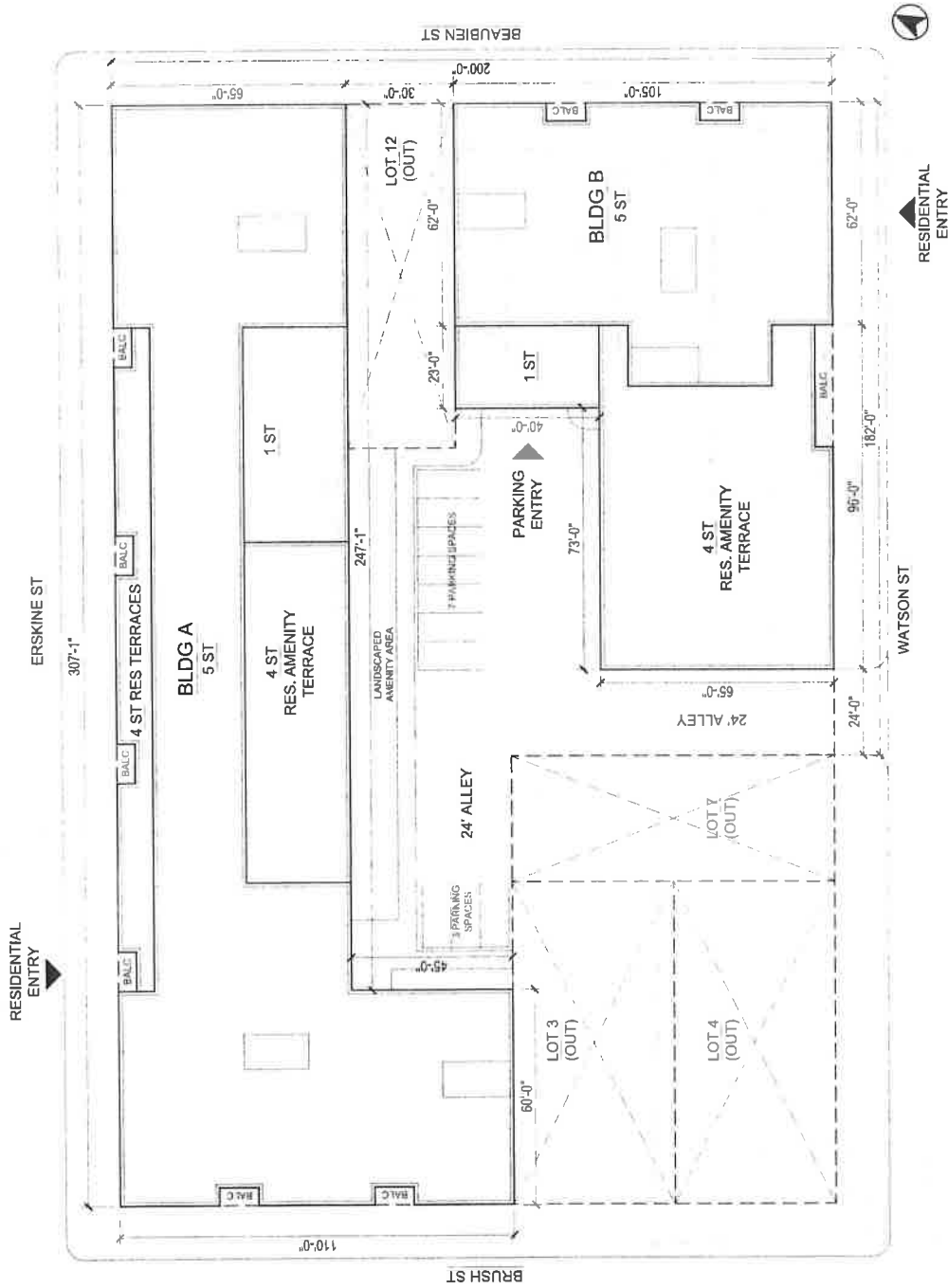
Aerial Site Context Diagram

Development Overview / 06 December 2018

Brush Park, Detroit
City Growth Partners

Morris Adjmi Architects
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DEVELOPMENT SITE

LOTS 1, 2 (3100-3136 BRUSH ST.)
 LOTS 5, 6 (420-430 ERSKINE ST.)
 LOTS 10, 11, 13, 14 (3137-3101 BEAUBIEN ST.)
 LOTS 8, 9 (427-437 WATSON ST.)

SITE AREA
 47,275 SF

HISTORIC DISTRICT
 BRUSH PARK HISTORIC DISTRICT

Development Overview

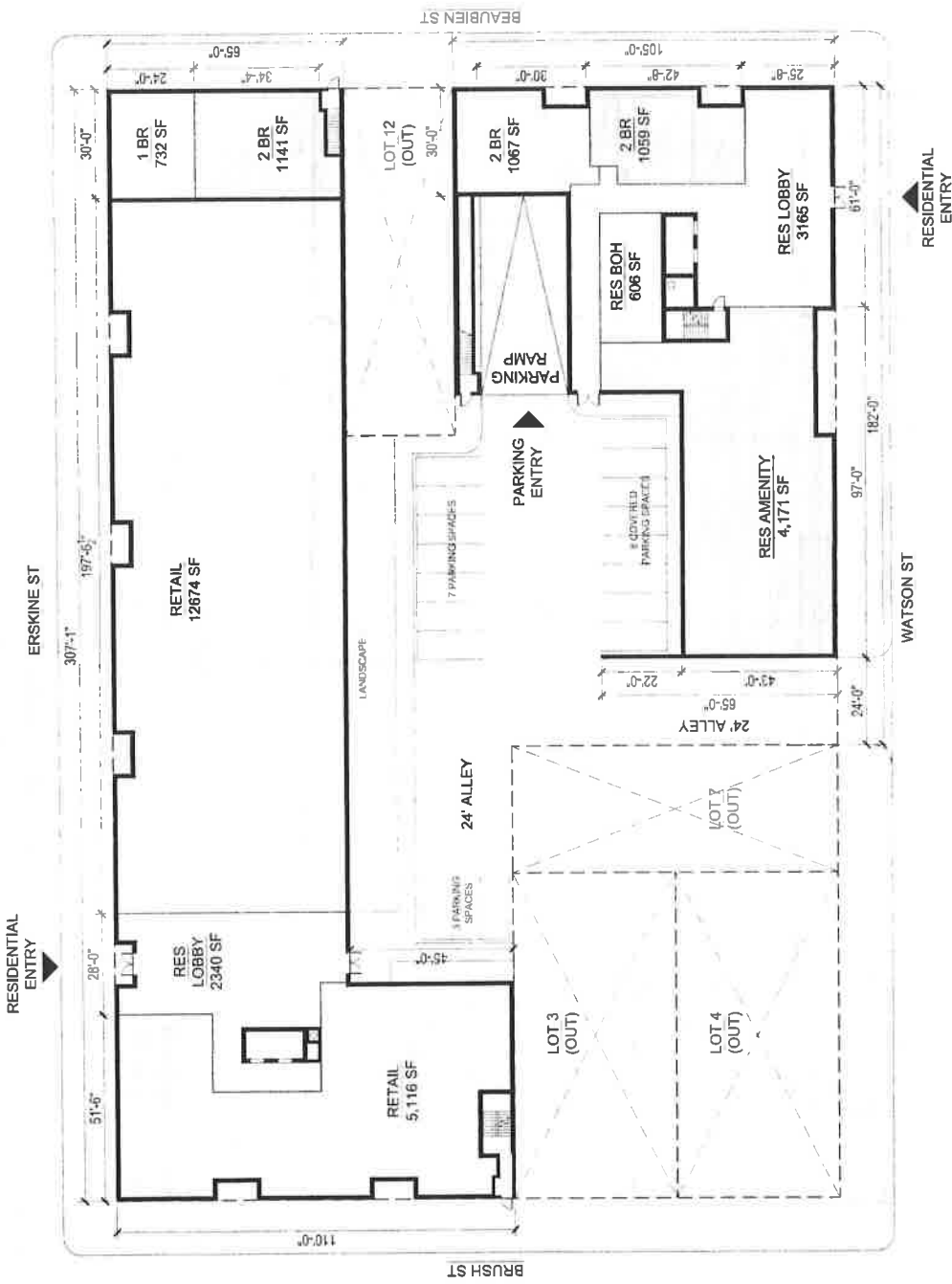
Development Overview / 06 December 2018

Brush Park, Detroit
 City Growth Partners

Morris Adjmi Architects
 www.ma.com



NOTE: HOUSES IN BUILDING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



- LEGEND**
- RI TAIL
 - RESIDENCE
 - RESIDENCE
 - OUTDOOR SPACE

NOT TO SCALE
 FOR ILLUSTRATIVE PURPOSES ONLY

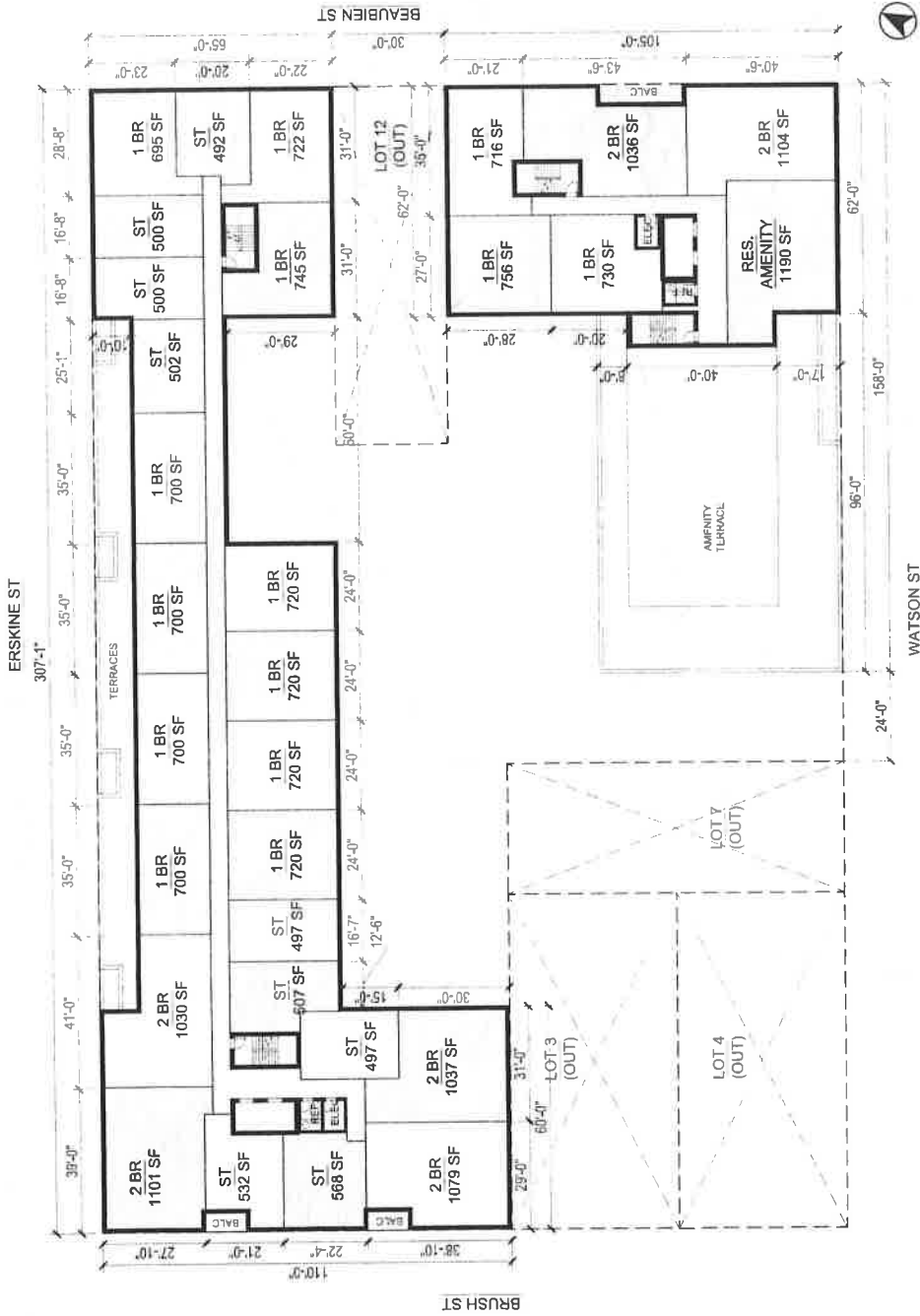
Ground Floor Plan

Development Overview / 06 December 2018

Brush Park, Detroit
 City Growth Partners

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 www.ma.com





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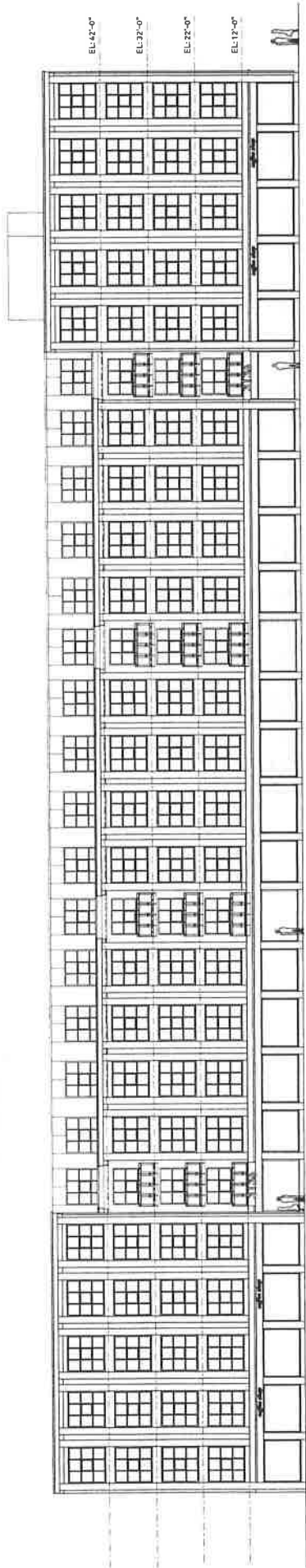
5th Floor Plan

Development Overview / 06 December 2018

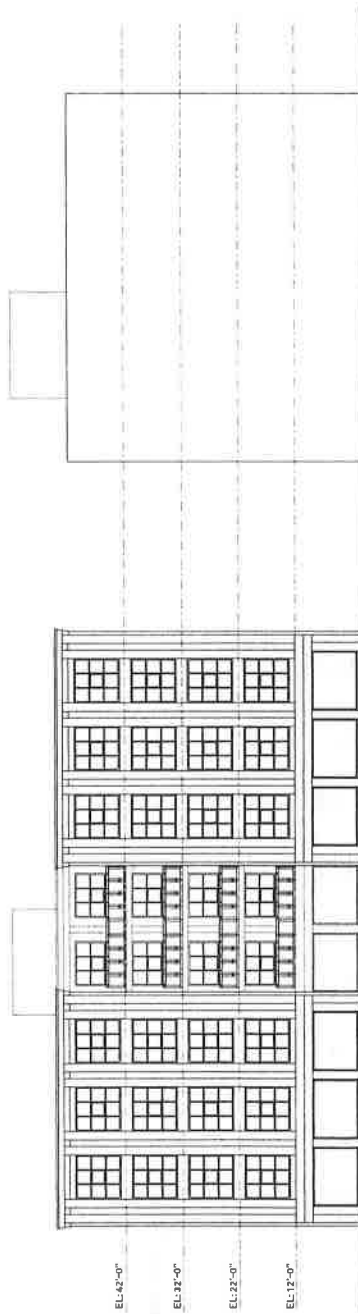
Brush Park, Detroit
 City Growth Partners

Morris Adjmi Architects
 www.ma.com





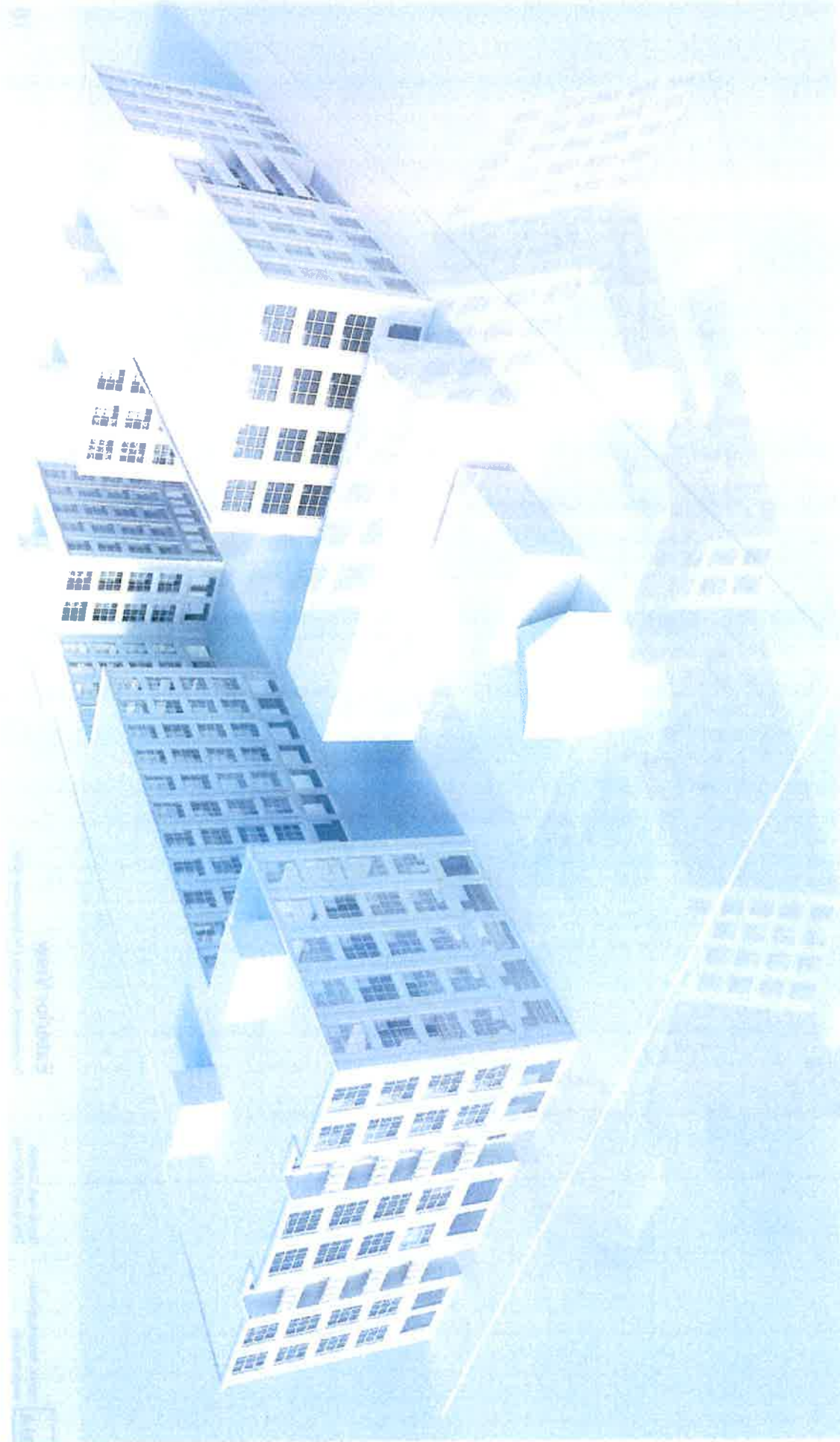
ERSKINE STREET ELEVATION



BEAUBIEN STREET ELEVATION



Brush Park, Detroit
City Growth Partners



Exterior View

Development Overview / 06 December 2018

Brush Park, Detroit
City Growth Partners

Morris Adjmi Architects
www.ma.com





View of Proposed Development

Development Overview / 06 December 2018

Brush Park, Detroit
City Growth Partners

Morris Adjmi Architects
www.maa.com



Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit
CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cc-cpc@detroitmi.gov

Brenda Goss-Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

April 11, 2019

HONORABLE CITY COUNCIL

RE: Request of the petitioner City Growth Partners LLC to amend Article XVII, District Map 4, of the 1984 Detroit City Code Chapter 61, Zoning, and the provisions of the existing PD-H (Planned Development District-Historic) zoning classification for properties located at the northwest corner of Brush Street and Watson Street and commonly known as 3119 Brush Street and 313 Watson Street to develop eight (8) townhouse units with parking on-site (**RECOMMEND APPROVAL WITH CONDITIONS**).

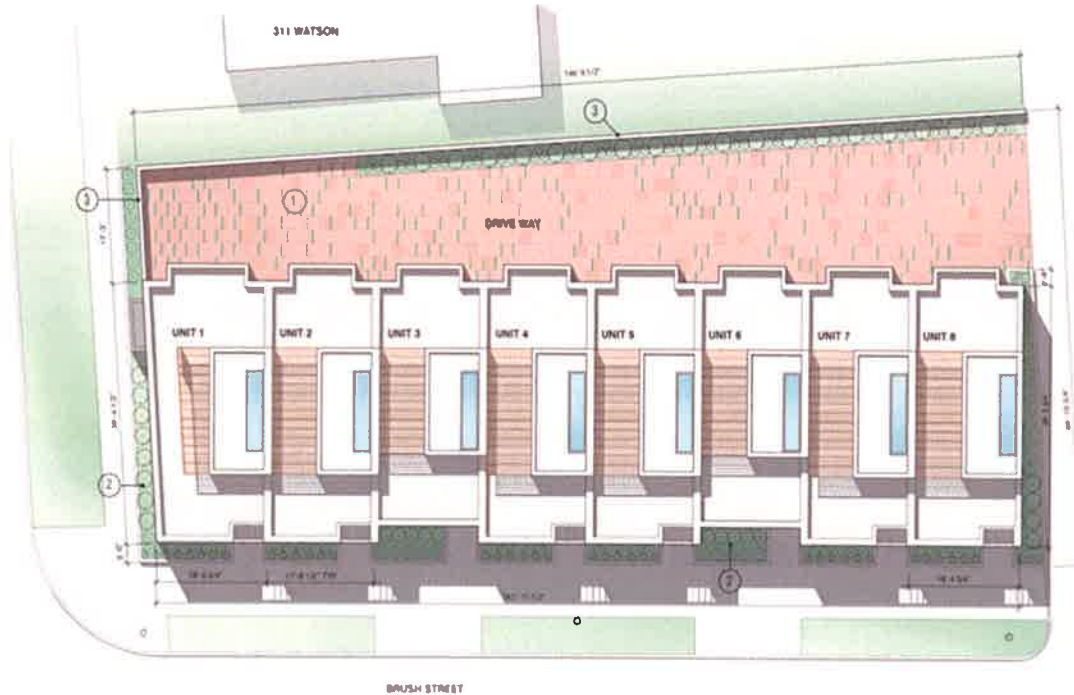
NATURE OF REQUEST

The City Planning Commission has received the above captioned request of the City Growth Partners, LLC and now presents this report and recommendation to Your Honorable Body. The request is to modify the provisions of an existing PD (Planned Development District) zoning classification for properties located at the northwest corner of Brush Street and Watson Street and commonly known as 3119 Brush Street and 313 Watson Street to develop eight (8) townhouse units with parking on-site. This proposal is also located within the Brush Park Historic District.



PROPOSAL

The subject site lies on approximately 0.223 acres of land. The plans call for the development of eight (8) attached townhomes, each three (3) stories in height.



The structure will have a maximum height of approximately 42'-7" at its highest point and entail 16, 829 total gross square feet. Each townhome is planned to be a two (2) bedroom unit of approximately 2,080 square feet. The materials for the building include ironspot brick masonry, fiber cement panels, composite wood, ornamental brick, and a bay window wall system among other features. The developer plans to break ground in 2019 and complete construction by the first quarter of 2020.

PLANNING CONSIDERATIONS AND ANALYSIS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

North: is zoned PD; undeveloped parcels;

East: is zoned PD; Residential structure; underutilized grassy parcel

South: is zoned PD; Residential structure; underutilized grassy parcel

West: is zoned PD; Residential structure

Master Plan of Policies

The subject site is located within the Lower Woodward area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows High Density Residential for the subject property. CPC considers this proposal to be consistent with the MP.

COMMUNITY OUTREACH AND PUBLIC HEARING RESULTS

The petitioner has presented to the community on at least three (3) occasions and also spoken to the most immediate neighbor at 311 Watson. The Brush Park CDC has also submitted a letter of support for this proposal.

One (1) member of the public spoke at the CPC public hearing, neither in opposition or support of the project.

APPROVAL CRITERIA

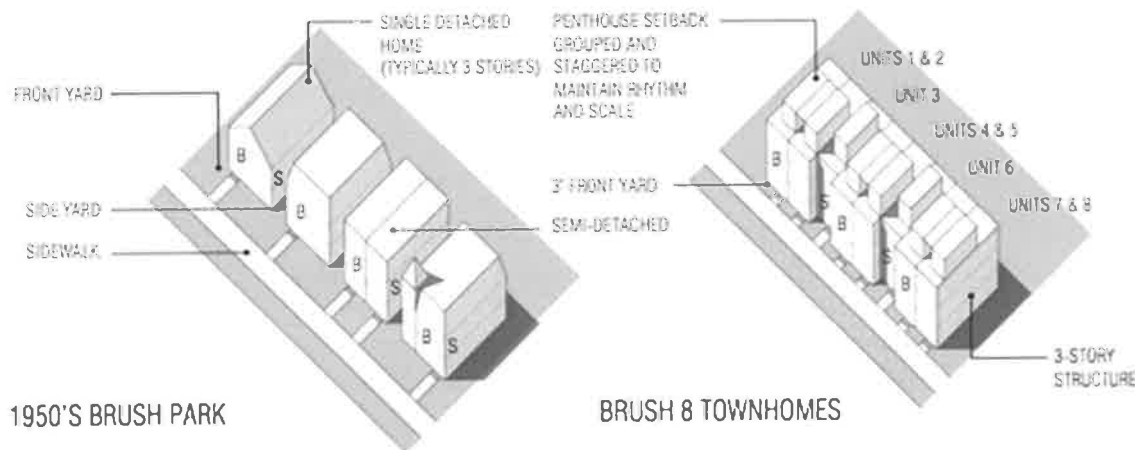
The development proposal is generally consistent with the approval criteria outlined in Sec. 61-3-96 of the Zoning Ordinance. Staff specifically points to the following issues.

(a) Master Plan The proposed development should reflect applicable policies stated in the Detroit Master Plan.

The development is consistent with the Master Plan of Policies. The Mixed-Use Residential/Commercial (MRC) designation encourages mixed-use development but also allows for residential only developments in which this development would identify with.

b) Scale, form, massing, and density. Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development.

The subject development fronts onto Brush Street and lies between Erskine and Watson Streets. There is one existing residential home in proximity of the subject site. This historic home as well as the Sanborn maps from 1950, were used for context when developing the massing and height for the proposed building. The building is contextually fitted to the block, using recesses and staggered rhythm to mimic the pattern of historic homes that once were. The development team being sensitive to the nearby home has also maintained a contextual height. The one thing that is not contextual is the setback from Watson Street, however this is a tough condition to overcome when orienting the building towards Brush Street. Since the parcel is on a corner lot, this condition can be deemed appropriate.



e) Parking and loading. Where appropriate, adequate vehicular off-street parking and loading should be provided. The City Planning Commission will be guided by standards delineated in this zoning ordinance with adjustments appropriate to each specific situation.

Parking for the development is housed on the ground floor of each townhome, tucked in and hidden from the public realm. There is a one-to-one ratio; units to parking spaces which meets the requirement of the Zoning Ordinance for this site. Parking for each unit is accessed through

the alley, which is typical for many Brush Park buildings.

j) Screening. Appropriate buffering and screening of service, loading, refuse collection, mechanical and electrical equipment and of parking areas should be provided.

The developer has considered a softer approach to the screening wall on the property line between their site and the neighboring dwelling. A vegetative buffer or other softer buffer will be used for the property line. The developer has requested to finalize this matter with CPC staff.

RECOMMENDATION

At the CPC regular meeting of December 6, 2018, the City Planning Commission voted to approve this proposal of City Growth Partners LLC with the following conditions:

1. That the developer work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise; and
2. That final site plans, elevations, lighting, landscape and signage plans be submitted by the developer to the staff of the City Planning Commission for review and approval prior to submitting applications for applicable permits.

Cc: Maurice Cox, Director, PDD
Donald Rencher, HRD
David Bell, Director, BSEED
Laurence T García, Corp. Counsel
Detroit Housing Commission

Attachments:
Drawings



234 Winder Street • Detroit, MI 48201 • www.BrushParkCDC.org • BrushParkCDC@Gmail.com

November 28, 2018

Moddie Turray
City Growth Partners
moddie@citygrowthpartners.com

Re: Brush 8 Development

The Brush Park Community Development Corporation (the "CDC") forwards this letter to indicate our support for the proposed "Brush 8" development for the property located at Brush Street and Watson Street (the "Project").

The Project plan for the proposed new construction of an eight-unit townhouse building was presented before the CDC and the Brush Park community at a public meeting held on November 13, 2018. Community members attending the meeting were generally receptive of the Project.

By a vote of 6 in favor, 0 objections, and 0 abstentions, the Board voted to support the Project. Attachment A contains the opinions offered by the Board during the voting process for your consideration; please note, the opinions have no bearing on the Board's vote and are included for reference only.

We thank you again for your commitment to Brush Park and making a positive impact in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Karissa Holmes".

Karissa Holmes, Secretary

Cc: City of Detroit Planning & Development

Attachment A: Poll Comments for "Brush 8"

Below are the opinions submitted by CDC Board Members during the voting process for reference and consideration. Please note, the opinions have no bearing on the Board's final vote and are included for reference only.

Comment 1

In general, I support this project – good urban form, appropriate building type, quality materials, appropriate use of alley, and appropriate vehicle parking scenario. I do, however, have some comments for the developer's consideration that would improve the project but have no bearing on my support.

- *Existing historic structures in the neighborhood have "raised bases" of at least 3 ft or taller; other new construction are incorporating this raised base and HDC has typically required or requested it. It appears Brush 8 has just a 1-ft raised base (two steps up to the porch). I realize HDC has already approved this project, but this building would be better received if it complied with historic standards as it would enhance consistency of new construction with existing structures.*
- *The building lacks some variety along its 150' Brush Street length. Could be improved by varying the facade treatment, heights, close setbacks, if possible.*

Comment 2

Although I support the project, I think the design is boring and unattractive. Its very plain and monotone, particularly when compared against adjacent historic structures. While I understand the intent of a modern design, I would suggest that the developer consider ways to incorporate more historically complementary design and variations of color as well as better landscaping, particularly along Brush street.

SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 4 to modify the existing PD-H (Planned Development District-Historic) zoning classification, established by Ordinance 25-96, to allow for eight (8) townhouse units on the properties located at the northwest corner of Brush Street and Watson Street and commonly known as 3119 Brush Street and 313 Watson Street.

1 **BY COUNCIL MEMBER _____ :**

AN ORDINANCE to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 4 to modify the existing PD-H (Planned Development District-Historic) zoning classification, established by Ordinance 25-96, to allow for eight (8) townhouse units on the properties located at the northwest corner of Brush Street and Watson Street and commonly known as 3119 Brush Street and 313 Watson Street.

2 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

3 **Section 1.** District Map 4 of Chapter 61, Article XVII of the 1984 Detroit City Code,
4 'Zoning,' commonly known as the Detroit Zoning Ordinance, is amended as follows:

5 District Map No. 4 is amended to modify the approved plans for the PD-H (Planned
6 Development District-Historic) zoning classification, currently shown on the following parcels:

7 **Parcel 1**

8 North of Watson, the rear 75 feet of Lot 1, Block 8, Brush's Subdivision of part of Park
9 Lots 15, 16, and 17, and part of Brush Farm adjoining, as recorded in Liber 3 of Plats,
10 Page 25, Wayne County Records.

11 **Parcel 2**

12 North of Watson, the south 75 feet of Lot 1, Block 8, Brush's Subdivision of part of Park
13 Lots 15, 16, and 17, and part of Brush Farm adjoining, as recorded in Liber 3 of Plats,
14 Page 25, Wayne County Records.

15 All development within the PD (Planned Development District) zoning classification for
16 the land described herein shall be in accordance with the site plans, elevations, and other

1 components of the development proposal for the Brush 8 Townhomes in the drawings prepared by
2 DEP, dated September 28, 2018, subject to the following conditions:

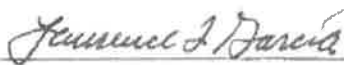
- 3 1. The developer must work with the immediately adjacent community to minimize
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5 and,
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8 to making application for any necessary permits.

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10 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
11 health, safety and welfare of the people of the City of Detroit.

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13 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6),
14 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

15
16 Approved as to Form:

17 
18 _____
19 Lawrence T. Garcia,
20 Corporation Counsel

HDC CONCEPT APPROVAL PACKET
09.28.2018

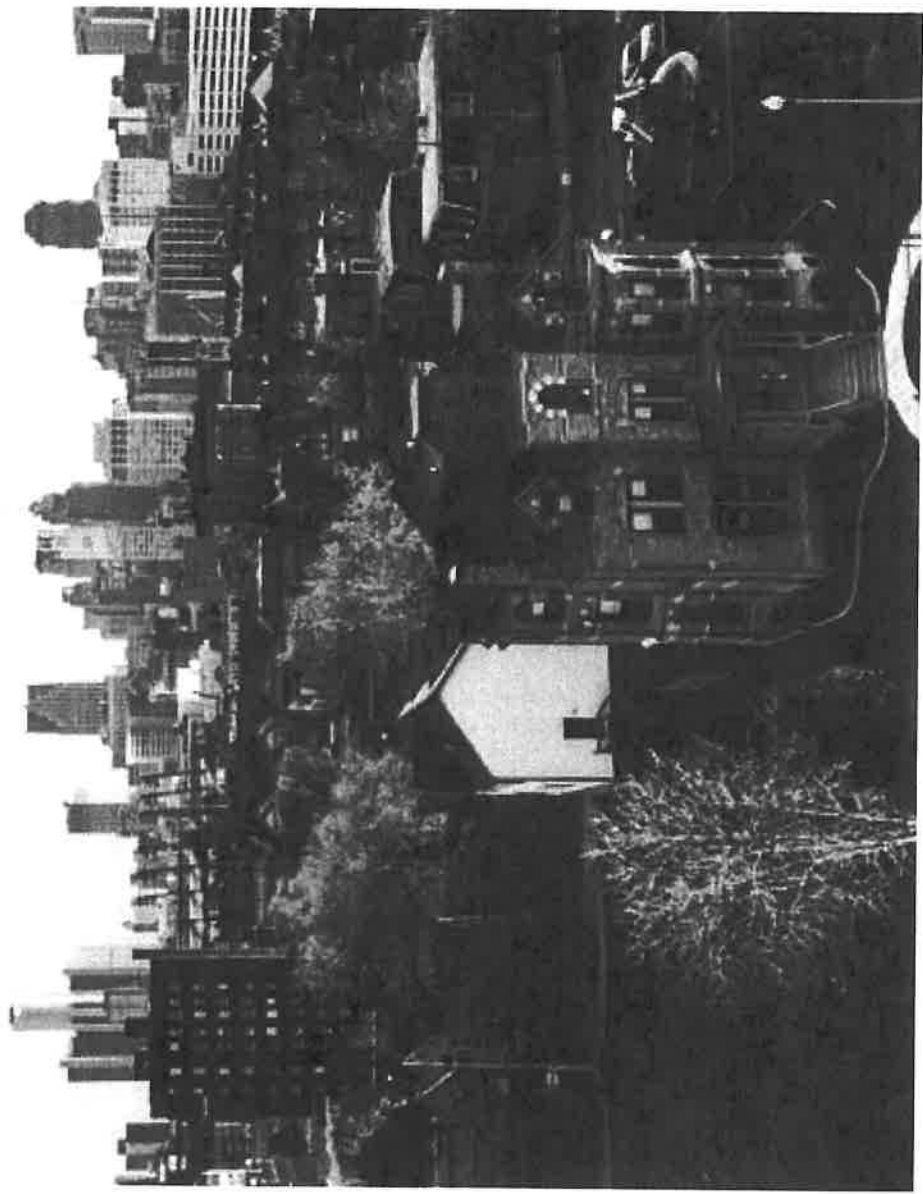
PROJECT:
BRUSH 8 TOWNHOMES
BRUSH STREET
DETROIT, MI 48201

DEVELOPER:
CITY GROWTH PARTNERS
607 SHELBY STREET
SUITE 450
DETROIT, MI 48226

ARCHITECT:
DEP
6411 ORCHARD AVENUE
SUITE 110
TAKOMA PARK, MD 20912



BRUSH 8 TOWNHOMES
HDC CONCEPT APPROVAL





DETROIT CITY CONTEXT MAP
SCALE: NOT TO SCALE

LEGEND:

	BRUSH PARK BOUNDARY
	CANADA





BRUSH PARK CONTEXT MAP
SCALE: NOT TO SCALE

- LEGEND:
- PROPOSED DEVELOPMENT
 - SITE
 - KEY ROADWAY



IMMEDIATE SITE PLAN
SCALE: NOT TO SCALE

LEGEND:

- PROPOSED DEVELOPMENT
- SITE
- KEY ROADWAY



1. BRUSH STREET LOOKING TOWARDS EDMUND PLACE LOT



2. BRUSH STREET LOOKING TOWARDS SITE



3. BRUSH STREET LOOKING TOWARDS ERSKINE STREET LOT



4. BRUSH STREET LOOKING TOWARDS BRUSH HOUSE SITE



5. BRUSH STREET LOOKING TOWARDS BRUSH FLATS SITE



6. BRUSH STREET LOOKING TOWARDS VILLAGE BRUSH PARK MANOR



EXISTING ALLEY ON SITE



VIEW TOWARDS SITE FROM BRUSH STREET



VIEW TOWARDS SITE FROM SIDEWALK



VIEW TOWARDS SITE FROM CORNER OF WATSON ST & BRUSH ST



311 WATSON STREET



312 WATSON STREET



264 WATSON STREET

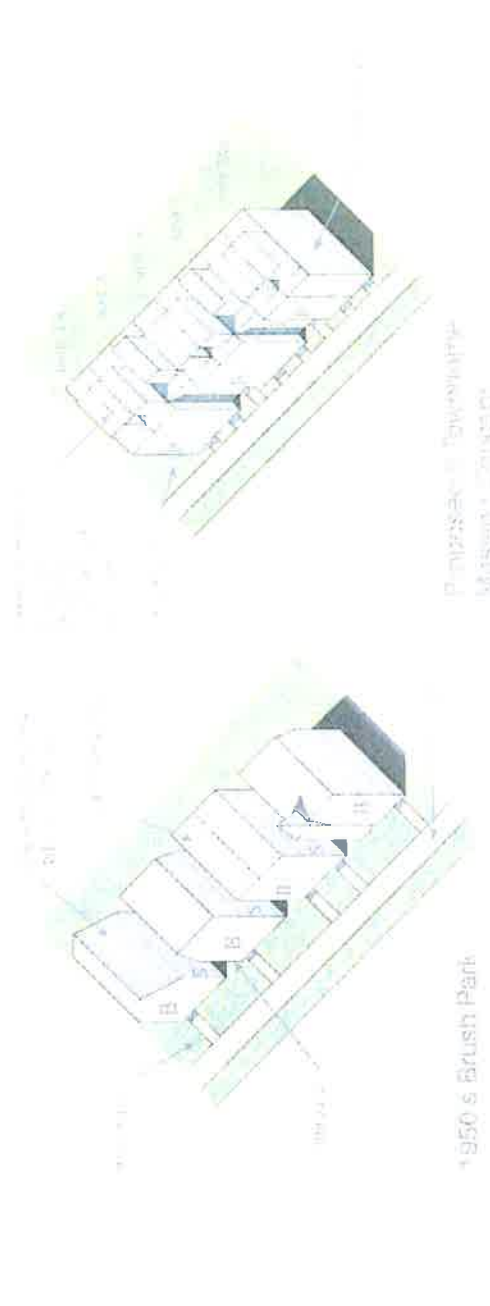
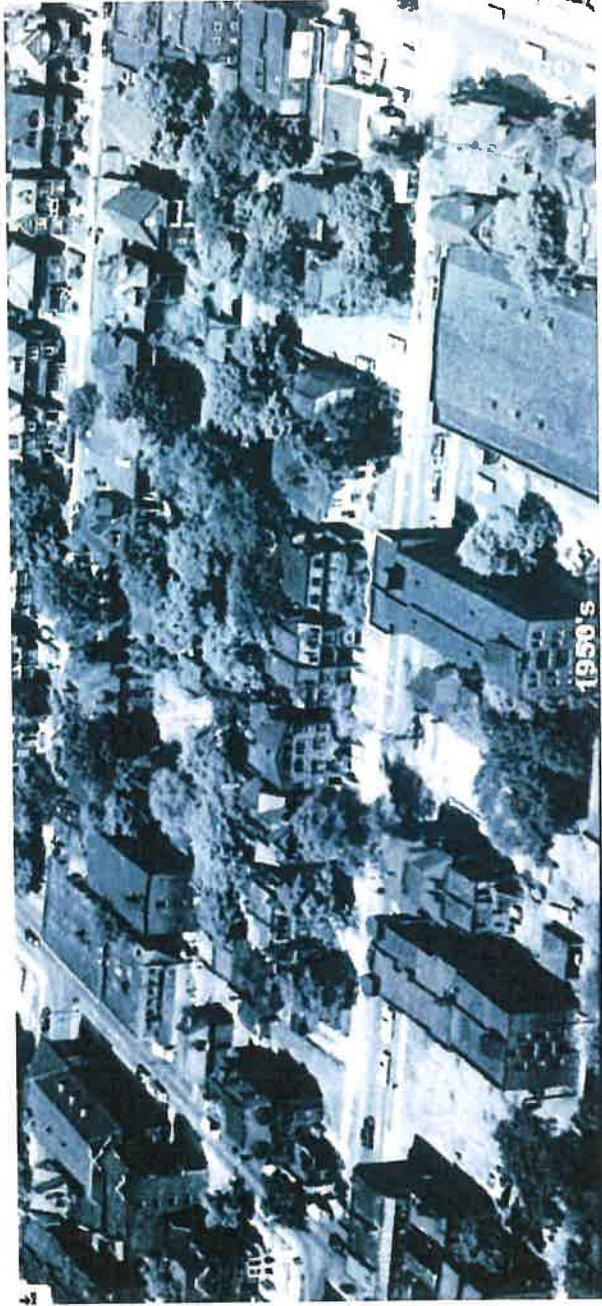


205 ALFRED STREET
HISTORIC BUILDINGS



EDMUND PLACE HISTORIC HOMES

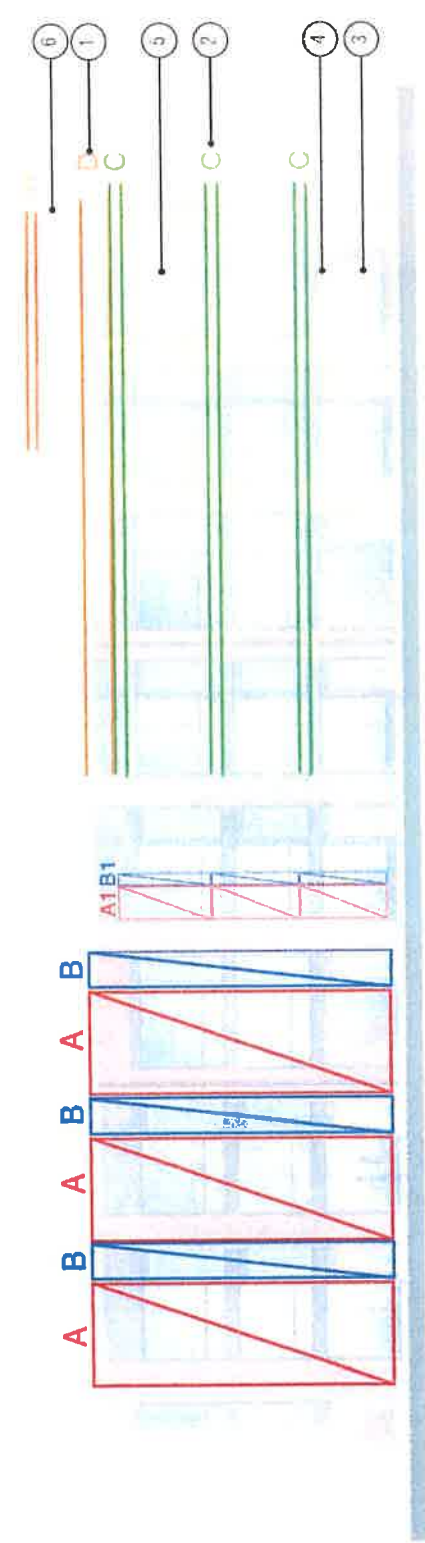
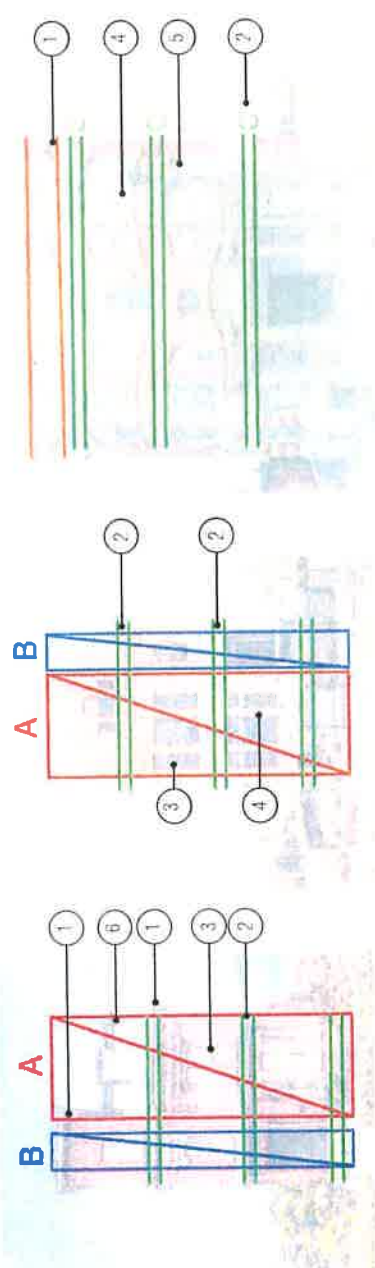
GOAL
TO CREATE A MASSING SCALE AND RHYTHM
ALONG THE STREET THAT REFLECTS THE
APPEAL OF THE MID 1900 BRUSH PARK



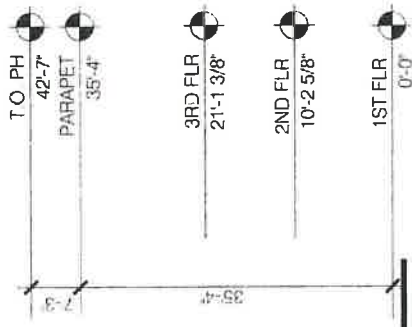
MASSING AND URBAN PLANNING CONCEPT

ELEVATION NOTES:

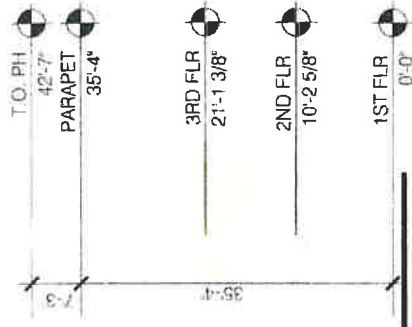
1. HEAVY TOP/CORNICE
2. HORZ. BAND/BELT COURSE ARTICULATING FLOOR LINE
3. RATIO OF WIDTH TO HEIGHT OF WINDOW APPROX. 1:3
4. RATIO OF PICTURE WINDOW APPROX. 2:3
5. BAY WINDOW
6. ATTIC/PENTHOUSE



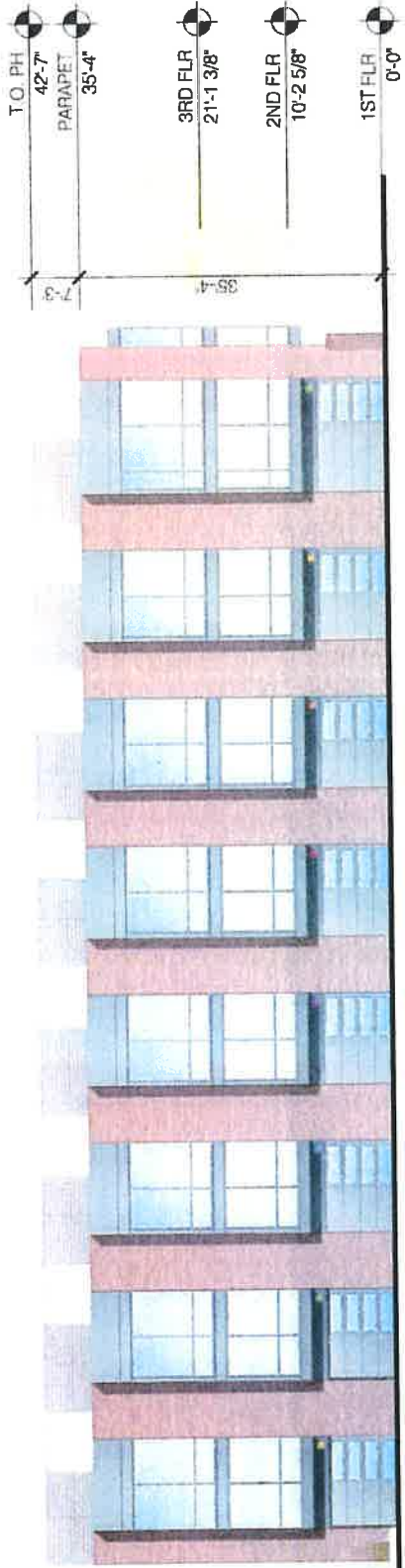
HISTORIC REFERENCES & ELEMENTS OF DESIGN



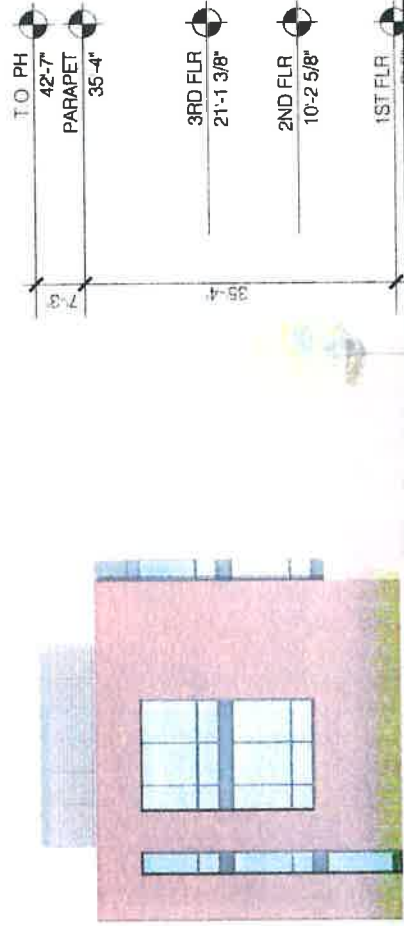
BRUSH ELEVATION



WATSON ELEVATION



DRIVEWAY ELEVATION



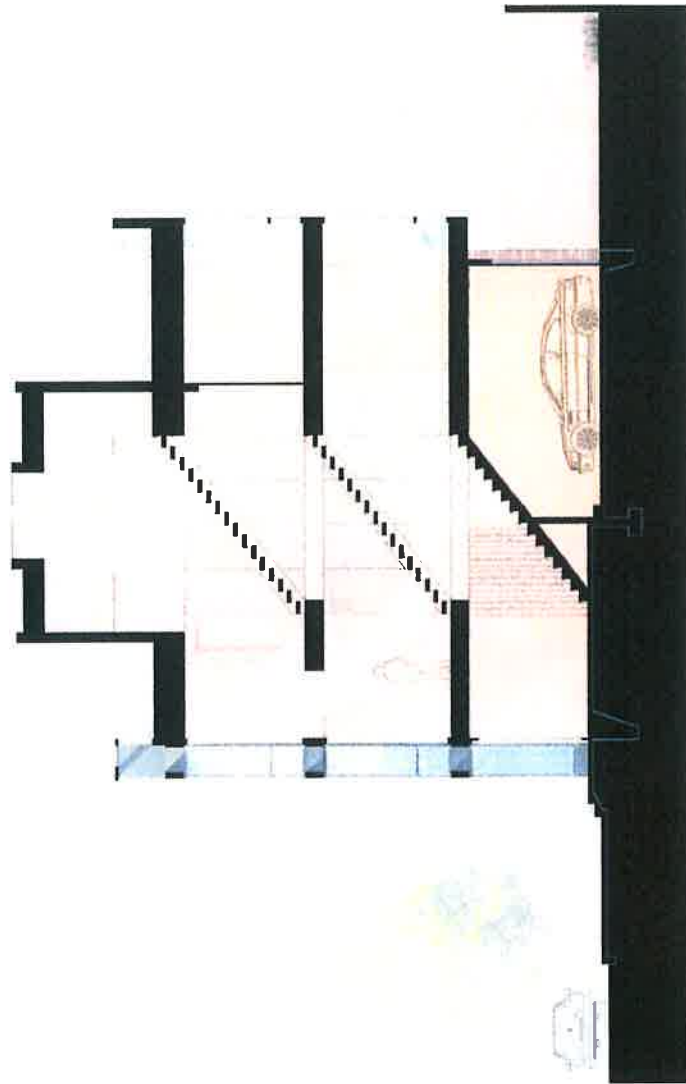
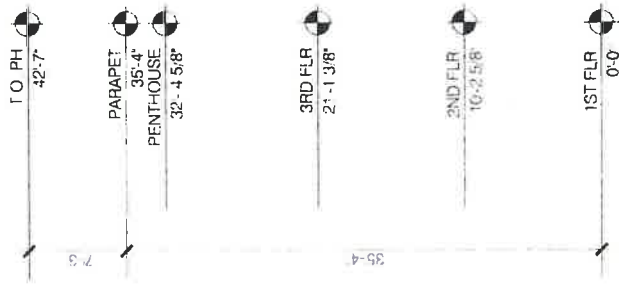
ALLEY ELEVATION



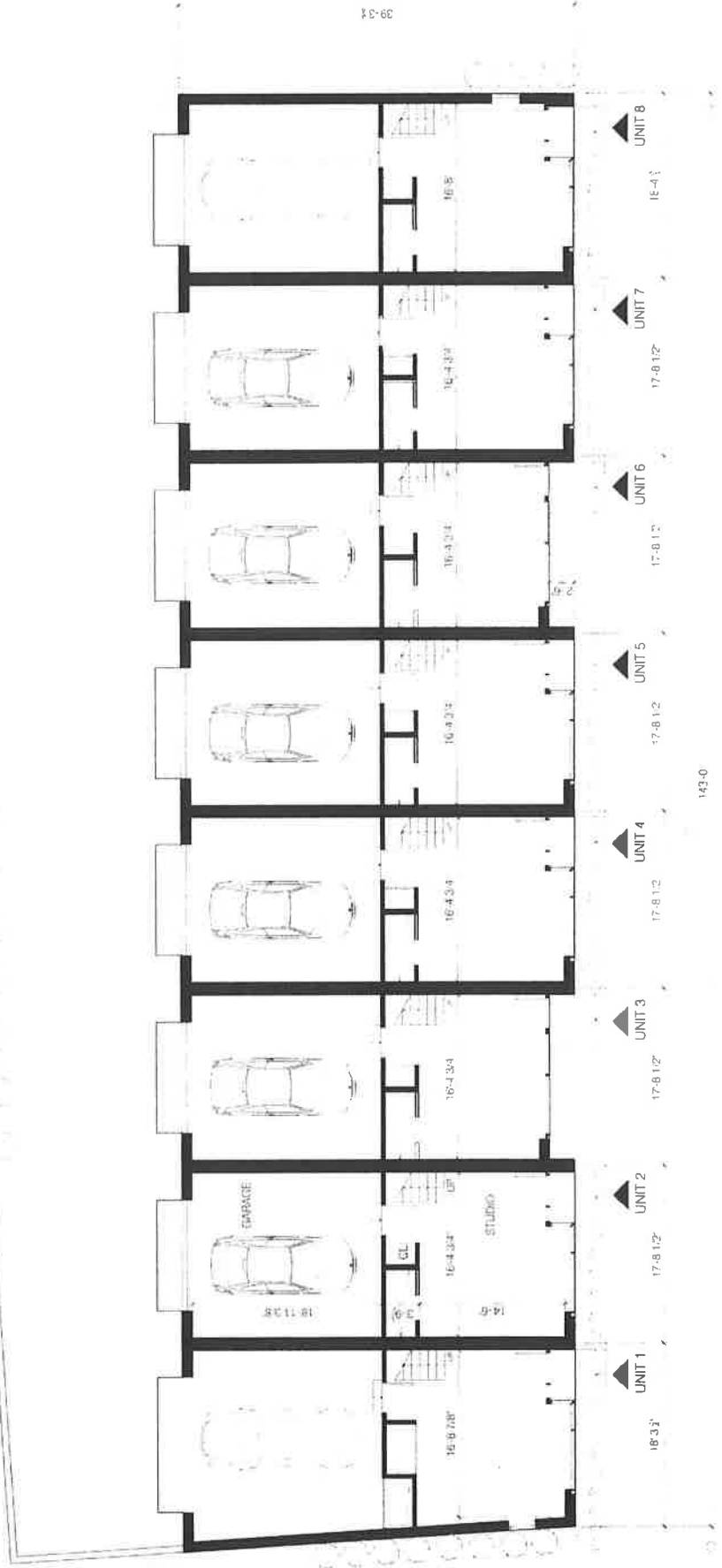
ENLARGED ELEVATION - BRUSH STREET
ELEMENTS OF DESIGN



ENLARGED ELEVATION - WATSON STREET
ELEMENTS OF DESIGN



TYPICAL BUILDING SECTION THROUGH UNIT



GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

39-34

143'-0"

UNIT 8

UNIT 7

UNIT 6

UNIT 5

UNIT 4

UNIT 3

UNIT 2

UNIT 1

GARAGE

STUDIO

18-11.38'

3-9'

16-8.78'

16-4.34'

16-4.34'

16-4.34'

16-4.34'

16-4.34'

16-4.34'

16-5'

16-4'

17-8.12'

17-8.12'

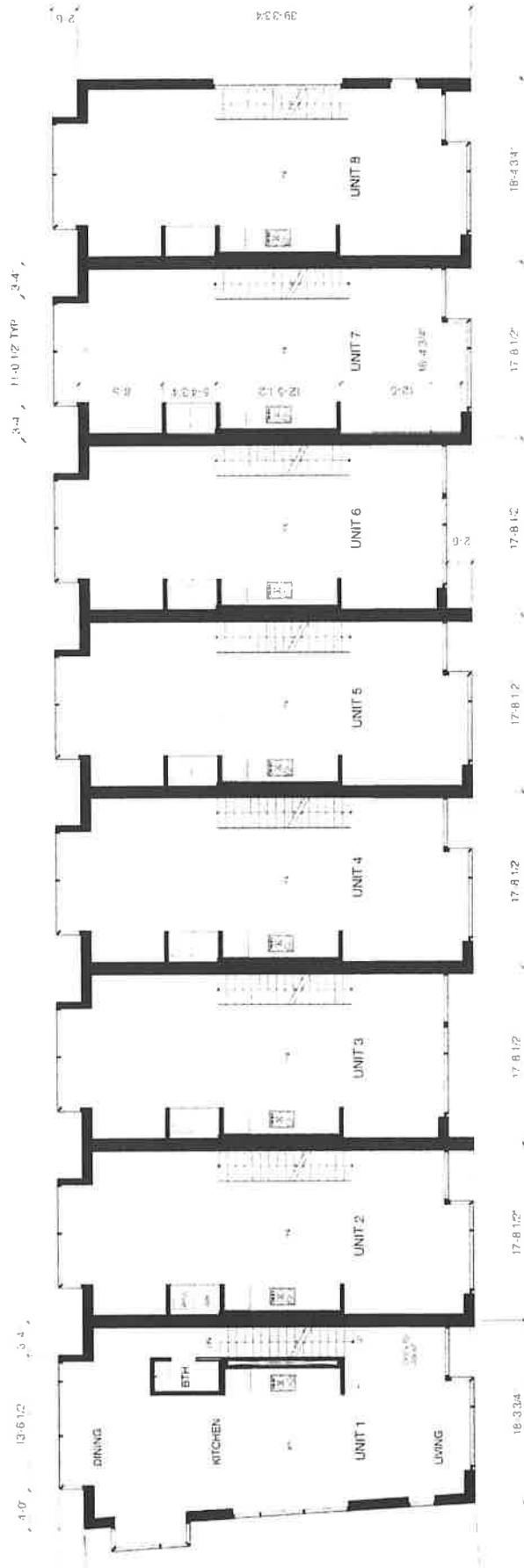
17-8.12'

17-8.12'

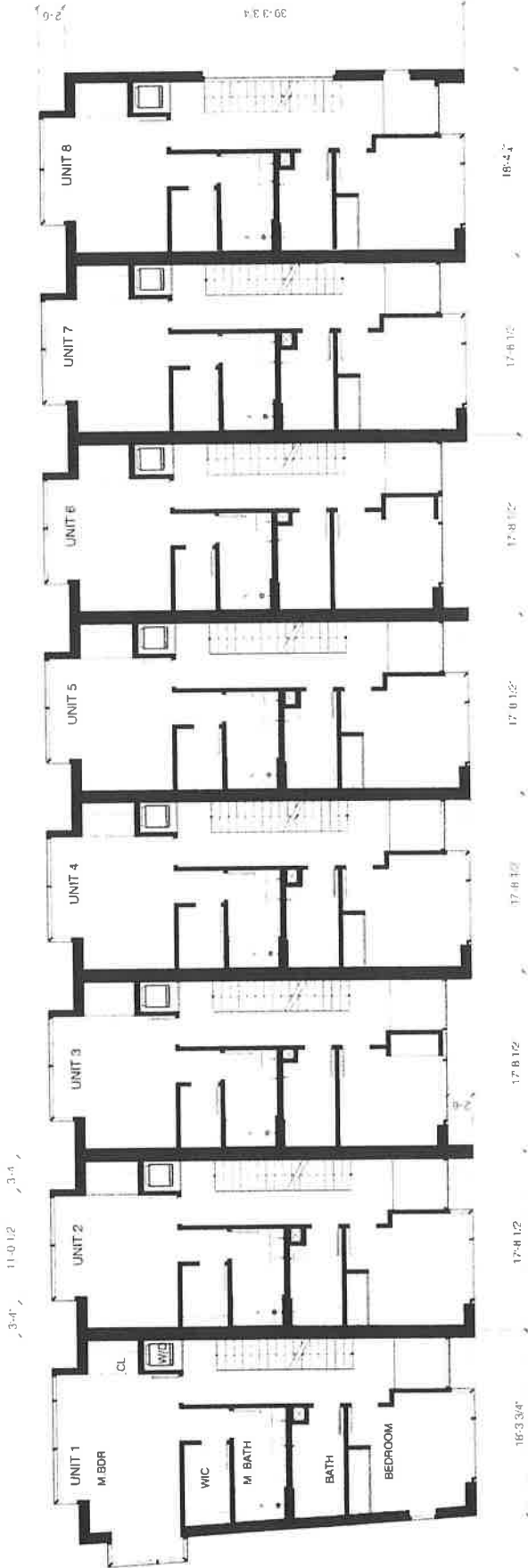
17-8.12'

17-8.12'

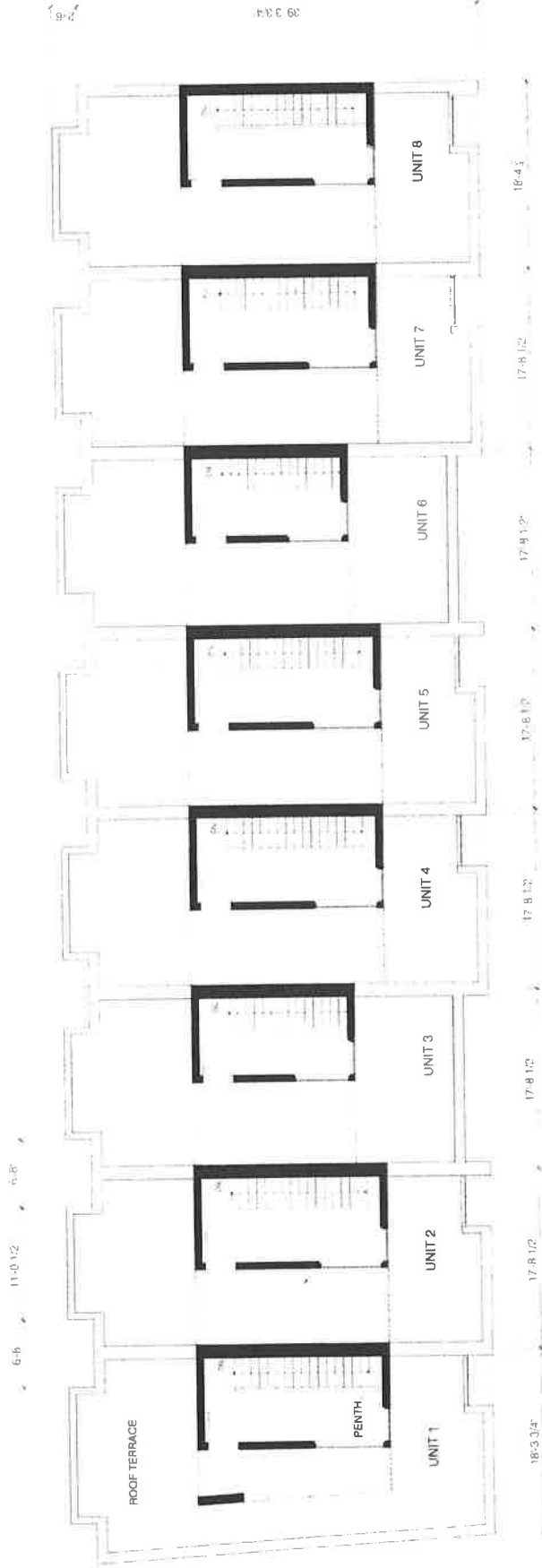
16-3'



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



PENTHOUSE FLOOR PLAN
SCALE: 3/16" = 1'-0"

DBRA

Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963-2940
Fax: 313 963-8839

April 11, 2019

Honorable City Council
City of Detroit
1340 Coleman A. Young Municipal Center
Detroit, Michigan 48226

Re: **SOMA Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the SOMA Redevelopment Project (the "Plan") (Exhibit A), was submitted by the Detroit Brownfield Redevelopment Authority Board (the "DBRA") to the Community Advisory Committee (the "CAC"). The Plan was considered and reviewed by the CAC at its March 13, 2019 meeting and a public hearing was held by the DBRA on March 25, 2019 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated March 13, 2019 (Exhibit B), recommending approval of the Plan, including the minutes of the public hearing held by the DBRA, are enclosed for the City Council's consideration.

On March 27, 2019, the DBRA adopted a resolution (Exhibit C) approving the Plan and authorizing the submission of a copy of its resolution and the Plan to the City Clerk, together with a request that the Detroit City Council call a public hearing concerning the Plan and to take all other actions to approve the Plan in accordance with Act 381.

The Plan is now presented to the City Council for approval. The Detroit City Council will, after publication of the notices, hold a public hearing on the Plan. After the public hearing, the City Council shall determine whether the Plan constitutes a public purpose and, if so, may approve or reject the Plan or approve it with modifications.

Project Introduction

Woodward Mack 22, LLC, is the project developer (the "Developer") for the Plan which entails the activation of an alleyway, the redevelopment of the former Eliot Street, and the new construction of a parking deck to support the rehabilitations occurring at 115 Erskine and the nearby 100 Mack Avenue office buildings into Class A space. The project will include the demolition of an existing surface parking lot, the rehabilitation of an office building located at 115 Erskine and other current site features to restore the urban fabric of the area. The parking deck will be an integral part of restoring the office building occupancy and is also needed to support the proposed redevelopment nearby. A 6-story parking structure (totaling approximately 580 spaces) with ground floor retail (totaling approximately 6,730 square feet) is the cornerstone to jumpstarting these efforts to grow the SOMA (South of Mack Avenue) District. The property will contain retail space on the first floor and support mixed use within the SOMA District, including adjacent retail, commercial and a proposed future hotel.

The total investment is estimated to be between \$20 and \$22 million. The Developer is requesting \$10M in TIF reimbursement though it is projected that only approximately \$7.2M will be captured under the Plan. It is currently expected that this project will create approximately 100 temporary construction jobs and 200 permanent jobs.

Property Subject to the Plan

The property comprising the eligible property consists of 4 parcel(s). The associated addresses are 81 Erskine Street (which contains two parcels), 115 Erskine and 3500 Woodward Avenue located in Detroit's Midtown neighborhood, north of downtown, bounded by Woodward Avenue to the west, Mack Avenue to the north, John R Street to the east, and Erskine Street to the south.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a the Property is determined to be a facility or adjacent and contiguous to a facility, as defined by Act 381.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they Environmental Site Assessments, site demolition activities, infrastructure improvements, and preparation and implementation of a brownfield plan and/or work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within eighteen (18) months and be completed within three (3) years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Assessments	\$35,000.00
2. Demolition (Existing Parking Lot)	\$261,000.00
3. Infrastructure Improvements – Parking Structure	\$9,644,000.00
4. Brownfield Plan & Act 381 Work Plan Preparation and Implementation	\$60,000.00
*Total Reimbursement to Developer	\$10,000,000.00
5. Authority Administrative Costs	\$1,261,748.00
6. State Brownfield Redevelopment Fund	\$413,565.00
7. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$11,675,313.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking a Commercial Rehabilitation Act (PA 210) tax exemption.

Honorable City Council

April 11, 2019

3

DBRA's Request

The DBRA is respectfully requesting the following actions from the City Council:

- a.) April 16, 2019
City Council adoption of the Resolution (Exhibit D), setting the SOMA Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for May 2, 2019 at 10:10 AM in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center, located at 2 Woodward Avenue, Detroit, Michigan.
- b.) May 2, 2019, 10:05 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) May 2, 2019, 10:10 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the SOMA Brownfield Redevelopment Plan.
- d.) May 7, 2019
City Council adoption of the Resolution approving the SOMA Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos
Authorized Agent

- c
- City Clerk
 - Marcel Todd
 - Irvin Corley, Jr.
 - David Whitaker
 - Derrick Headd
 - Marcel Hurt
 - DeAndree Watson
 - Kevin Johnson
 - Malinda Jensen
 - Matthew Walters
 - Allen Rawls
 - Brian Vosburg
 - Stephanie Washington

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
Proposed SOMA Redevelopment
REDEVELOPMENT PROJECT

Prepared by:

Woodward Mack 22, LLC
115 West Brown Street
Birmingham, MI 48009
Contact Person: Adam Nyman
Phone: 248-649-6320

PM Environmental
4080 West Eleven Mile Road
Berkley, Michigan 48072
Contact Person: Elizabeth Masserang
Phone: 248-414-1441

January 31, 2019

**CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN**

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I. INTRODUCTION

In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Detroit, Michigan (the “City”), the City has established the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the DBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The identification or designation of a developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan describes the project to be completed (see Attachment C) and contains all the information required by Section 13(2) of Act 381.

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and the Project

The property comprising the eligible property consists of four (4) parcels. The associated addresses are 81 and 115 Erskine Street and 3500 Woodward Avenue. The parcel identified as 81 Erskine Street (PID: 01004187.001) is a “facility”. The remaining parcels 81 Erskine Street (PID: 01004187.007), 115 Erskine (PID: 01004187.002) and 3500 Woodward Avenue (PID: 01004187.006) are adjacent and contiguous to a “facility”. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located in Detroit’s Midtown neighborhood, north of downtown, bounded by Woodward Avenue to the west, Mack Avenue to the north, John R Street to the east, and Erskine Street to the south.

Parcel information is outlined below.

Attachment B provides the individual legal descriptions for the eligible property.

Address	Tax ID	Owner
81 Erskine Street	01004187.001	Woodward Mack 22, LLC
81 Erskine Street	01004187.007	Woodward Mack 22, LLC
3500 Woodward Avenue	01004187.006	Woodward Mack 22, LLC
115 Erskine	01004187.002	Woodward Mack 22, LLC

Woodward Mack 22, LLC is the project developer (“Developer”) and owner of the Property. The proposed project entails the activation of an alleyway, the redevelopment of the former Eliot Street (i.e. 3500 Woodward Avenue), and the new construction of a parking deck to support the rehabilitations occurring at the existing office building located on 115 Erskine and the nearby 100 Mack Avenue office buildings into Class A space (n.b. 100 Mack Avenue is not part of the eligible property). The parking deck will be an integral part of restoring the office building occupancy and is also needed to support the proposed redevelopment nearby. The project will include demolition of existing surface parking lot and other current site features restore the urban fabric of the area as well as rehabilitation to the 115 Erskine office building. A 6-story parking structure (totaling approximately 580 spaces) with ground floor retail (totaling approximately 6,730 square feet) is cornerstone to jumpstarting these efforts to grow the SOMA District. The property will contain retail space on the first floor and support mixed use within the SOMA District, including adjacent retail, commercial and a proposed future hotel. It is currently anticipated construction will begin in the spring of 2019 and eligible activities will be completed within 18 months from the commencement of construction. The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to

the addition or immaterial removal of amenities to the project. All material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a description of the project to be completed at the Property (the “Project”) and Attachment D includes letters of support for the Project.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (o))

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was formerly utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a facility or adjacent and contiguous to a facility, as defined by Act 381, and the development of the adjacent and contiguous parcel is estimated to increase the captured taxable value of the remainder of the eligible property.

- In December 2015, Soils, Materials, and Engineers (SME) conducted a Phase II Environmental Site Assessment and Baseline Environmental Assessment (BEA) for the Developer. Analytical results documented contamination on the parcel currently identified as 81 Erskine Street, associated with arsenic and mercury above applicable MDEQ Part 201 cleanup criteria. Therefore, the property meets the definition of a “facility”

C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381, because they include site demolition activities, infrastructure improvements, and preparation and implementation of a brownfield plan and/or work plan.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with tax increment revenues from the Property are shown in the table attached hereto as Attachment E. The eligible activities described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the cost of such eligible activities does not exceed the total costs stated in Attachment E.

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and be completed within three (3) years after approval of the Michigan Strategic Fund work plan, if applicable, or three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities incurred by it as described below. Some eligible activities may commence prior to the adoption of this Plan and to the extent permitted by Act 381 shall be reimbursable pursuant to the Reimbursement Agreement. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from “taxes levied for school operating purposes” (as defined by Section 2(uu) of Act 381 and hereinafter referred to as “School Taxes”), the Developer acknowledges and agrees that DBRA’s obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund and the Michigan Department of Environmental Quality, as may be required pursuant to Act 381, within 180 days after the date this Plan is approved by the governing body, or such other date as the DBRA may agree to in writing or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved MDEQ or MSF work plan.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section 13(2)(f)); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured is attached to this Plan as Attachment F.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the DBRA’s Local Brownfield Revolving Fund, as follows:

	<u>Reimbursement Costs</u>	<u>Admin. Costs</u>	<u>State Brownfield Fund</u>	<u>Local Revolving Fund</u>
School Operating Tax	\$3,158,018	\$0		\$0
State Education Tax	\$526,336	\$0		\$413,565
City Operating	\$1,771,239	\$640,182		\$0
Library	\$411,091	\$148,581		\$0
Wayne County	\$694,398	\$250,978		\$0
HCMA	\$18,998	\$6,866		\$0
RESA/Special Ed	\$307,543	\$111,156		\$0
Wayne County Community College	\$287,702	\$103,985		\$0

TOTAL \$7,175,326*

In addition, the following taxes are projected to be generated but shall not be captured during the life of this Plan:

City Debt	\$844,059
School Debt and Judgment	\$1,567,538
DIA	\$24,116
Zoo	\$12,058
TOTAL	\$2,447,771

*The total not to exceed amount requested for approval is \$10,000,000. The eligible expenses are well in excess of this amount so should revenues be available, the developer is requesting up to \$10,000,000 be reimbursed.

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body’s resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (3) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body’s resolution approving this Plan.

The Project is anticipated to have in excess of \$10,000,000 in eligible expenses; however, it is projected that only \$7,175,326 will be captured and available for reimbursement under this Plan. Notwithstanding the foregoing sentence, should more tax increment revenue be available for capture than what is currently projected, the Developer is requesting that \$10,000,000 be approved as the maximum reimbursement amount under this Plan. This requested maximum allowance would ensure that should projected taxable value be higher than projected or a PA210 tax abatement not approved, the Developer is able to capture available Tax Increment Revenues.

The Developer has applied or will apply for a property tax abatement under the Commercial Rehabilitation Act, PA 210 of 2005, as amended (“PA210”). If approved, the abatements will reduce the property tax obligations of the Property for the periods applicable under the abatement certificate, thereby reducing the amount of tax increment revenue available pursuant to this Plan.

E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))

The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the DBRA to fund such reimbursements and does not obligate the DBRA or the City to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Unless otherwise agreed upon by the Developer, the DBRA, and the State of Michigan, the DBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Interest shall be paid under this Plan as provided in the Reimbursement Agreement, provided that to the extent that the Michigan Strategic Fund or Michigan Department of Environmental Quality does not approve the payment of interest on an eligible activity with school taxes, interest shall not accrue or be paid under this Plan with respect to the cost of such eligible activity. Unless otherwise agreed upon by the Developer, the DBRA, and the State of Michigan, the DBRA may approve interest on the local portion of the reimbursement to the extent that the projected internal rate of return to the Developer does not exceed twenty (20%), as more specifically stated in the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities permitted under this Plan.

F. Duration of Plan (Section 13(2)(f))

Subject to Section 13b(16) of Act 381, the beginning date of capture of tax increment revenues for each eligible property shall occur in accordance with the tax increment financing (TIF) table described in Exhibit F. In no event, however, shall this Plan extend

beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

G. Effective Date of Inclusion in Brownfield Plan

The Property will become a part of this Plan on the date this Plan is approved by the governing body.

H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))

There are no persons or businesses residing on the eligible property and no occupied residences will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

I. Local Brownfield Revolving Fund ("LBRF") (Section 8; Section 13(2)(m))

The DBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the DBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$0. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))

The DBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to

211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the DBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

K. Developer's Obligations, Representations and Warrants

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan.

The Developer represents and warrants that a Phase I Environmental Site Assessment ("ESA"), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), has been performed on the Property ("Environmental Documents"). Attached hereto as Attachment G is the City of Detroit's Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Phase I ESA, and if appropriate, the Phase II ESA.

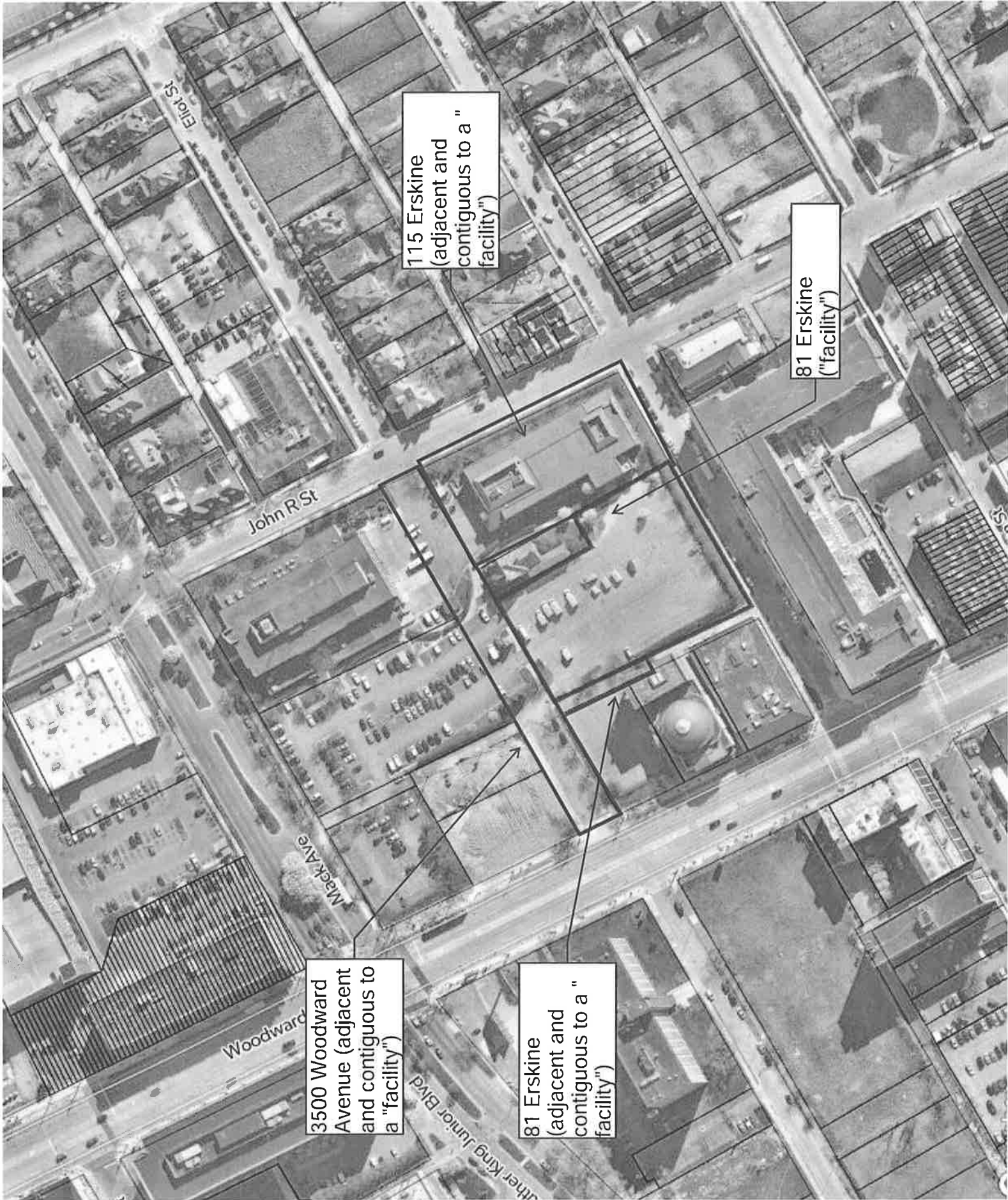
The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

III. ATTACHMENTS

ATTACHMENT A

Site Map



115 Erskine
(adjacent and
contiguous to a "
facility")

81 Erskine
("facility")

3500 Woodward
Avenue (adjacent
and contiguous to
a "facility")

81 Erskine
(adjacent and
contiguous to a "
facility")

Elmer St

John R St

Mack Ave

Woodward

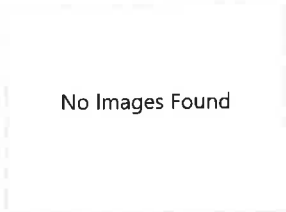
other King Junior Blvd

ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

3500 WOODWARD AVENUE DETROIT, MI 48201 (Property Address)

Parcel Number: 01004187.006



Property Owner: WOODWARD MACK 22, LLC.

Summary Information

> Assessed Value: \$13,100 | Taxable Value: \$13,100 > Property Tax information found

Owner and Taxpayer Information

Owner WOODWARD MACK 22, LLC. **Taxpayer** SEE OWNER INFORMATION
 115 W. BROWN ST
 BIRMINGHAM, MI 48009

General Information for Tax Year 2018

Property Class	202-COMMERCIAL VACANT	Unit	01 CITY OF DETROIT
School District	DETROIT PUBLIC SCHOOLS	Assessed Value	\$13,100
WARD#	01	Taxable Value	\$13,100
DISTRICT	4	State Equalized Value	\$13,100
ASMT CODE	Not Available	Date of Last Name Change	01/06/2019
RELATED #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
COUNCIL #	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	0.0000 %

Land Information

Zoning Code	PD	Total Acres	0.757
Land Value	\$26,200	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

VAC ELIOT ST (60 FT WD), LYING BTW WOODWARD AVE (120 FT WD) & JOHN R ST (60 FT WD) --- .757 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187., 01004188;

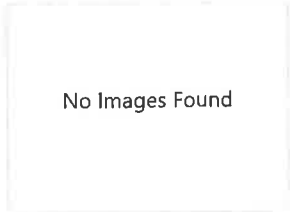
Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

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81 ERSKINE DETROIT, MI 48201 (Property Address)

Parcel Number: 01004187.001



Property Owner: WOODWARD MACK 22, LLC.

Summary Information

> Assessed Value: \$158,100 | Taxable Value: \$158,100 > Property Tax information found

Owner and Taxpayer Information

Owner WOODWARD MACK 22, LLC. **Taxpayer** SEE OWNER INFORMATION
 115 W. BROWN ST
 BIRMINGHAM, MI 48009

General Information for Tax Year 2018

Property Class	202-COMMERCIAL VACANT	Unit	01 CITY OF DETROIT
School District	DETROIT PUBLIC SCHOOLS	Assessed Value	\$158,100
WARD#	01	Taxable Value	\$158,100
DISTRICT	4	State Equalized Value	\$158,100
ASMT CODE	Not Available	Date of Last Name Change	02/09/2018
RELATED #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
COUNCIL #	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	0.0000 %

Land Information

Zoning Code	PD	Total Acres	1.341
Land Value	\$316,200	Land Improvements	\$27,427
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

N ERSKINE --- PT OF LOT 3, ALL OF LOTS 4-7 & 14-16, PT OF E-W VAC ALLEY ADJ TO SD LOTS, BLK 10 BRUSH'S SUB L 8 P.12 W C R; DESC AS: COMM FROM SW COR OF SD LOT 7 TH N 26D 12M 01S W 300.08 FT; TH N 60D 17M E 161 FT; TH S 29D 39M 53S E 149.78 FT; TH N 60D 17M E 50 FT; TH S 29D 35M 53S E 149.74 FT; TH S 60D 17M W 229.13 FT TO POB --- 1.341 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187., 01004188.;

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

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81 ERSKINE DETROIT, MI 48201 (Property Address)

Parcel Number: 01004187.007



Property Owner: WOODWARD MACK 22, LLC.

Summary Information

> Assessed Value: \$7,500 | Taxable Value: \$7,500 > Property Tax information found

Owner and Taxpayer Information

Owner WOODWARD MACK 22, LLC. **Taxpayer** SEE OWNER INFORMATION
 115 W. BROWN ST
 BIRMINGHAM, MI 48009

General Information for Tax Year 2018

Property Class	202-COMMERCIAL VACANT	Unit	01 CITY OF DETROIT
School District	DETROIT PUBLIC SCHOOLS	Assessed Value	\$7,500
WARD#	01	Taxable Value	\$7,500
DISTRICT	4	State Equalized Value	\$7,500
ASMT CODE	Not Available	Date of Last Name Change	02/09/2018
RELATED #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
COUNCIL #	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	0.0000 %

Land Information

Zoning Code	PD	Total Acres	0.064
Land Value	\$15,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

N ERSKINE --- N 104.04 FT OF VAC ALLEY LYING BTW VAC ELIOT ST (60 FT WD) & ERSKINE ST (60 FT WD) ADJ TO LOTS 12-14 & PT OF LOT 11, BLK 10 BRUSH'S SUB L 8 P.12 W C R --- .064 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187., 01004188;

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

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115 ERSKINE DETROIT, MI 48201 (Property Address)

Parcel Number: 01004187.002



Property Owner: WOODWARD MACK 22, LLC.

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1923
 - # of Buildings: 3
 - Total Sq.Ft.: 40,614
- > Assessed Value: \$1,171,400 | Taxable Value: \$1,037,846
- > Property Tax information found

Item 1 of 3 2 Images / 1 Sketch

Owner and Taxpayer Information

Owner	WOODWARD MACK 22, LLC. 115 W. BROWN ST BIRMINGHAM, MI 48009	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2018

Property Class	201-COMMERCIAL	Unit	01 CITY OF DETROIT
School District	DETROIT PUBLIC SCHOOLS	Assessed Value	\$1,171,400
WARD#	01	Taxable Value	\$1,037,846
DISTRICT	4	State Equalized Value	\$1,171,400
ASMT CODE	<i>Not Available</i>	Date of Last Name Change	02/09/2018
RELATED #	<i>Not Available</i>	Notes	<i>Not Available</i>
Historical District	<i>Not Available</i>	Census Block Group	<i>Not Available</i>
COUNCIL #	<i>Not Available</i>	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

Homestead Date *No Data to Display*

Principal Residence Exemption	Start Date	Rate	Final
2018	June 1st	0.0000 %	0.0000 %

Land Information

Zoning Code	PD	Total Acres	1.037
Land Value	\$1,129,200	Land Improvements	\$3,793
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>No Data to Display</i>
ECF Neighborhood	<i>Not Available</i>	Mortgage Code	<i>No Data to Display</i>
Lot Dimensions/Comments	<i>Not Available</i>	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

N ERSKINE --- PT OF LOT 3, ALL OF LOTS 1-2 & 18-20, ALL OF VAC ALLEY ADJ TO SD LOTS, BLK 10 BRUSH'S SUB L.8 P.12 W C R; DESC. AS: COMM FROM SE COR OF SD LOT 1 TH S 60D 17M W 141.87 FT; TH N 29D 39M 53S W 299.52 FT; TH N 60D 17M E 160 FT; TH S 26D 12M 01S E 300.08 FT TO POB --- 1.037 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187., 01004188.;

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

Building Information - 39058.00 sq ft Office Buildings (Commercial)

Floor Area	39,058 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Office Buildings	Class	C

Stories Above Ground	Not Available
Basement Wall Height	Not Available
Year Built	1923
Percent Complete	100%
Physical Percent Good	60%
Economic Percent Good	100%

Average Story Height	Not Available
Identical Units	Not Available
Year Remodeled	Not Available
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	25 yrs

Building Information - 1126.00 sq ft Office Buildings (Commercial)

Floor Area	1,126 sq ft
Occupancy	Office Buildings
Stories Above Ground	Not Available
Basement Wall Height	Not Available
Year Built	1923
Percent Complete	100%
Physical Percent Good	60%
Economic Percent Good	100%

Estimated TCV	Not Available
Class	C
Average Story Height	Not Available
Identical Units	Not Available
Year Remodeled	Not Available
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	25 yrs

Building Information - 430.00 sq ft Office Buildings (Commercial)

Floor Area	430 sq ft
Occupancy	Office Buildings
Stories Above Ground	Not Available
Basement Wall Height	Not Available
Year Built	1923
Percent Complete	100%
Physical Percent Good	60%
Economic Percent Good	100%

Estimated TCV	Not Available
Class	C
Average Story Height	Not Available
Identical Units	Not Available
Year Remodeled	Not Available
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	25 yrs

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ATTACHMENT C

Project Description

Proposed SOMA District Redevelopment

PROJECT DESCRIPTION

Project Synopsis

The proposed project entails the activation of an alleyway, the redevelopment of the former Eliot Street, and the new construction of a parking deck and rehabilitation of the office building located at 115 Erskine. In addition to supporting this mix of uses, it will also support the rehabilitations occurring at 100 Mack Avenue into Class A space. The parking deck will be an integral part of restoring the office building occupancy and is needed to support the proposed hotel construction at 3448 Woodward Avenue. Upon completion this first phase of the project will:

- Activate approximately 8,000 SF (40x200) of alleyway and streetscape open to the public
- Repurpose and reconnect Eliot Street between John R Road and Woodward Avenue for reuse as a gathering space for street festivals and neighborhood gatherings
- Creation of pocket parks and smaller green/garden spaces
- Create much needed parking space to facilitate the growth of the SOMA District
- Create a landmark gateway to Brush Park neighborhood
- Restore occupancy to existing office space

The project will include parking lot and current site features demolition to restore the urban fabric of the area as well as rehabilitation of 115 Erskine for office re-occupancy. A 6-story parking structure with ground floor retail is cornerstone to jumpstarting these efforts to grow the SOMA District. The property will contain retail space on the first floor and support mixed use within the SOMA District, including adjacent retail, office, commercial and a proposed future hotel use. All new garden spaces will feature plants that support the habitat of native wildlife and reduce stormwater runoff demand on public infrastructure. The structure will have energy efficient and LED lighting.

The structure is anticipated to consist of the following estimated square footages:

- Five stories of parking spaces (580 spaces) totaling approximately 213,099 SF
- Four retail spaces totaling 6,730 SF

The office building at 115 Erskine totals 57,000 rentable square feet and upon re-occupancy house approximately 200 jobs.

Upon completion, this project will activate and promote pedestrian traffic at the gateway to Brush Park and the outskirts of Midtown. The project will act as a transit-oriented development, located adjacent to the DDOT service lines, QLine and existing Smartbus route, easing street congestion in the immediate area as well as downtown.

The project is slated to commence Spring of 2019 with a completion goal of Fall/Winter of 2020.

Economic Benefit

Upon successful redevelopment, the project will create retail space and new jobs to fill these spaces. It will also provide parking needed to accommodate the growth of the neighborhood as well as create a transit hub for multiple modes of transportation intersect. The SOMA District will also reestablish connectivity to the adjoining Bonstelle Theater and a University of Michigan owned house considered a gem from the "Little Paris" heyday of Brush Park.

On a short-term basis, approximately 100 temporary construction jobs will be created during demolition and new construction activities. The privately owned but publicly accessible community spaces created will encourage greater foot traffic and generate spin-off spending in the area and restore urban vibrancy. The office building at 115 Erskine upon rehabilitation will be able to house approximately 200 future employees. While not included within the specific project scope, the parking structure will facilitate and support the addition of 200 jobs within the office building located at 100 Mack Avenue.

The development team will focus on the hiring of Detroit-based worker and utilize programs such as the D2D program and Skilled Trades Task Force to ensure Detroit-based contractors and residents benefit from the project.

Project Investment Estimates to Date

Hard Costs: Approximately \$18-20 million

Total Costs: Approximately \$20-22 million

The project developer is investing an additional \$3 million toward renovating and updating the office building at 100 Mack Avenue (former Red Cross) as Class A office space.

Additional Financing Incentives Associated with the Redevelopment

The Developer is also pursuing the following at this time:

- A Commercial Rehabilitation Act (CRA) Tax Exemption (Public Act 210)

Development Team and Company Synopsis

The project developer, Professional Property Management Co. of Michigan (PPM) has been operating since 1974. PPM focuses on bridging gaps between investors and tenants by invoking practical management services. Currently responsible for managing more than 5,000 multi-family residential (apartment/townhome) units and one million square feet of commercial and industrial space, PPM is versed in asset management; leasing, marketing, and property management; and investment services. Over the years, PPM has successfully positioned the project area for growth as a vibrant district.

ATTACHMENT D

Supportive Letters



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY: 711
(313) 224-1310
WWW.DETROITMI.GOV

February 21, 2019

Ms. Jennifer Kanalos
Authorized Agent
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, Michigan 48226

RE: SOMA Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department to review and comment on the SOMA Brownfield Redevelopment Plan (the "Plan").

Woodward Mack 22, LLC is the project developer ("Developer"). The property in the Plan is located on three parcels located north Erskine Street, east of Woodward Avenue, south of Mack Avenue and west of John R Street.

The Plan will consist of an approximately 580 space, 6 level parking structure with 6,730 s.f. of ground floor retail. Eliot Street between Woodward and John R, currently vacated and part of a surface parking lot, will be reconstructed as a private street. Alleyways, currently in poor condition, will be reconstructed and enhanced streetscapes will be installed and be open to the public. A pocket park will be created to the east of the parking structure. The parking structure will serve the two existing office buildings to the east as well as future planned mixed-use developments on parcels to the immediate west and north.

The new development will be harmonious with existing development in Brush Park. It is also in close proximity to Downtown, Midtown and District Detroit. Total investment is estimated at \$20 million.

The review for this brownfield plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The Planning and Development Department recommends approval of the brownfield plan as submitted.

Sincerely,


Maurice Cox
Director
Planning and Development Department

c: B. Vosburg

January 31, 2018

Mr. Adam Nyman
Woodward Mack 22 LLC
Professional Property Management Inc
115 West Brown
Birmingham, MI 48009

Re: Brush Park CDC Letter of Support for SoMA Brush Park Mixed Use Project

Dear Mr. Nyman:

On behalf of Woodward & Erskine LLC, we enthusiastically support the proposed SOMA development that is planned for the southeast corner of Woodward and Mack Avenue, immediately north of our development, the Scott at Brush Park.

We understand that the first phase of the project consists of a 550+ car parking deck and that a future phase will include a vertical expansion for construction of residential units above. The proposed design of the deck presents a thoughtful response to the neighborhood's form-based code, providing an activated alley with retail shops and pedestrian circulation access, restored Eliot Street connecting Woodward with John R, and providing new landscaping and recreation space between existing office, historic home and the proposed parking deck.

We believe that this development will continue to generate further investment in the Midtown area. We look forward to being neighbors across Erskine Street.

Sincerely,

BRODER & SACHSE REAL ESTATE, Inc., Agent for
WOODWARD & ERSKINE, LLC



Richard Broder
CEO

Cc: City of Detroit Planning & Development

January 10, 2018

Scott Gustafson
Newmann Smith Architecture
400 Galleria, Suite 555
Southfield, MI 48034

RE: Support of SOMA Development

Dear Mr. Gustafson:

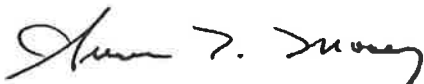
On behalf of Midtown Detroit, Inc. (MDI), I would like to express our support for phase one of the proposed SOMA Development, located at 3150 Woodward Avenue in the Brush Park neighborhood. This development will provide a number of benefits, while enhancing the overall character of the neighborhood.

Phase one of the project will be the development of a mixed-use parking structure located on Erskine. This structure will provide six levels of parking, and ground level retail spaces. Future phases will call for the construction of residential units above this parking structure. The overall plan calls for over 400,000 square feet of mixed-use development that will bring new office/retail space, hundreds of new residential units, and plenty of parking.

This overall development will increase density and significantly add to the number of residential units within the Midtown district. The addition of new commercial spaces will provide more economic opportunity for new and growing businesses. The construction of contiguous urban wall space will increase walkability of the area and add to the urban character of the neighborhood.

The SOMA development aims to transform an important corner along a busy corridor, and MDI offers its full support. If you have any questions, please feel free to contact me at our MDI office.

Best regards,



Susan T. Mosey
Executive Director

ATTACHMENT E

Estimated Cost of Eligible Activities Table

Table 1: Eligible Activities Cost Estimates			
Item/Activity	Total Request	MSF Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities
Pre-Approved Activities			
Phase I ESA	\$ 5,000		\$ 5,000
Phase II ESA/BEA/DDCC	\$ 25,000		\$ 25,000
Hazardous Materials Survey	\$ 5,000		\$ 5,000
Pre-Approved Activities Sub-Total	\$ 35,000	\$ -	\$ 35,000
Demolition			
Removal of Parking Lots	\$ 261,000	\$ 261,000	
Demolition Sub-Total	\$ 261,000	\$ 261,000	\$ -
Infrastructure Improvements			
Multi-Level Parking Structures	\$ 9,644,000	\$ 9,644,000	
Infrastructure Sub-Total	\$ 9,644,000	\$ 9,644,000	\$ -
Preparation of Brownfield Plan and Act 381 Workplan			
Brownfield Plan Preparation	\$ 30,000	\$ 30,000	
Brownfield Plan Implementation	\$ 30,000	\$ 30,000	
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 60,000	\$ 60,000	\$ -
Eligible Activities Sub-Total	\$ 10,000,000	\$ 9,965,000	\$ 35,000
TIF Capture for Local Site Remediation Revolving Fund	\$ -	\$ -	\$ -
Administrative Fee	\$ 1,261,748	\$ -	\$ -
State Brownfield Fund	\$ 413,565	\$ -	\$ -
Total	\$ 11,675,313	\$ 9,965,000	\$ 35,000

ATTACHMENT F

TIF Tables

Tax Increment Revenue Capture Estimates
Proposed SOMA District
81 and 115 Erskine Street and 3500 Woodward Avenue
Detroit, Michigan
February 21, 2019

Exhibit A: SOMA Phase I Brownfield Plan TIF Table

Estimated Taxable Value (TV) Increase Rate: 1% per year

Plan Year	0	1	2	3	4	5	6	7	8	9	10	11
Calendar Year	2019	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
*Base Taxable Value	\$ 1,216,546	\$ 1,216,546	\$ 1,216,546	\$ 1,216,546	\$ 1,216,546	\$ 1,216,546	\$ 1,216,546	\$ 1,216,546	\$ 1,216,546	\$ 1,216,546	\$ 1,216,546	\$ 1,216,546
Estimated New TV	\$ 5,957,846	\$ 6,017,424	\$ 6,077,599	\$ 6,138,375	\$ 6,199,758	\$ 6,261,756	\$ 6,324,374	\$ 6,387,617	\$ 6,451,493	\$ 6,516,008	\$ 6,581,169	\$ 6,646,977
Incremental Difference (New TV - Base TV)	\$ 4,741,300	\$ 4,800,878	\$ 4,861,053	\$ 4,921,829	\$ 4,983,212	\$ 5,045,210	\$ 5,107,828	\$ 5,171,071	\$ 5,234,947	\$ 5,299,462	\$ 5,364,623	\$ 5,430,384

School Capture	Millage Rate (from 2022)	2019	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
State Education Tax (SET)	6.0000	\$ 28,448	\$ 28,805	\$ 29,166	\$ 29,531	\$ 29,899	\$ 30,271	\$ 30,647	\$ 31,026	\$ 31,410	\$ 31,797	\$ 32,188	\$ 32,582
School Operating Tax	18.0000	\$ 85,343	\$ 86,416	\$ 87,499	\$ 88,593	\$ 89,698	\$ 90,814	\$ 91,941	\$ 93,079	\$ 94,229	\$ 95,390	\$ 96,563	\$ 97,740
School Total	24.0000	\$ 113,791	\$ 115,221	\$ 116,665	\$ 118,124	\$ 119,597	\$ 121,085	\$ 122,588	\$ 124,106	\$ 125,639	\$ 127,187	\$ 128,751	\$ 130,322

Local Capture	PA210 Abatement	2019	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
City Operating		\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273
Library		\$ 5,633	\$ 5,633	\$ 5,633	\$ 5,633	\$ 5,633	\$ 5,633	\$ 5,633	\$ 5,633	\$ 5,633	\$ 5,633	\$ 5,633	\$ 5,633
Wayne County Charter		\$ 6,871	\$ 6,871	\$ 6,871	\$ 6,871	\$ 6,871	\$ 6,871	\$ 6,871	\$ 6,871	\$ 6,871	\$ 6,871	\$ 6,871	\$ 6,871
Wayne County		\$ 1,204	\$ 1,204	\$ 1,204	\$ 1,204	\$ 1,204	\$ 1,204	\$ 1,204	\$ 1,204	\$ 1,204	\$ 1,204	\$ 1,204	\$ 1,204
County Public Safety		\$ 1,141	\$ 1,141	\$ 1,141	\$ 1,141	\$ 1,141	\$ 1,141	\$ 1,141	\$ 1,141	\$ 1,141	\$ 1,141	\$ 1,141	\$ 1,141
Wayne County Parks		\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299
HCMA		\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260
Wayne County ISD (RESA)		\$ 4,214	\$ 4,214	\$ 4,214	\$ 4,214	\$ 4,214	\$ 4,214	\$ 4,214	\$ 4,214	\$ 4,214	\$ 4,214	\$ 4,214	\$ 4,214
Wayne County Community College		\$ 3,943	\$ 3,943	\$ 3,943	\$ 3,943	\$ 3,943	\$ 3,943	\$ 3,943	\$ 3,943	\$ 3,943	\$ 3,943	\$ 3,943	\$ 3,943
Local Total	39,3238	\$ 47,839	\$ 47,839	\$ 47,839	\$ 47,839	\$ 47,839	\$ 47,839	\$ 47,839	\$ 47,839	\$ 47,839	\$ 47,839	\$ 47,839	\$ 47,839

Non-Capturable Millages	2019	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
City Debt	\$ 7,0000	\$ 8,516	\$ 8,516	\$ 8,516	\$ 8,516	\$ 8,516	\$ 8,516	\$ 8,516	\$ 8,516	\$ 8,516	\$ 8,516	\$ 8,516
School Debt	\$ 13,0000	\$ 15,815	\$ 15,815	\$ 15,815	\$ 15,815	\$ 15,815	\$ 15,815	\$ 15,815	\$ 15,815	\$ 15,815	\$ 15,815	\$ 15,815
Wayne County DIA	\$ 0,2000	\$ 243	\$ 243	\$ 243	\$ 243	\$ 243	\$ 243	\$ 243	\$ 243	\$ 243	\$ 243	\$ 243
Wayne County Zoo	\$ 0,1000	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122
Total Non-Capturable Taxes	20,3000	\$ 24,696	\$ 24,696	\$ 24,696	\$ 24,696	\$ 24,696	\$ 24,696	\$ 24,696	\$ 24,696	\$ 24,696	\$ 24,696	\$ 24,696

Total Capturable Millages	\$ 113,791	\$ 115,221	\$ 116,665	\$ 118,124	\$ 119,597	\$ 121,085	\$ 122,588	\$ 124,106	\$ 125,639	\$ 127,187	\$ 128,751	\$ 130,322
Total Tax Increment Revenue (TIR) Available for Capture	\$ 113,791	\$ 115,221	\$ 116,665	\$ 118,124	\$ 119,597	\$ 121,085	\$ 122,588	\$ 124,106	\$ 125,639	\$ 127,187	\$ 128,751	\$ 130,322

Footnotes:
 *RESA Enhancement is anticipated to expire after 2021
 Shaded cells indicate influenced by a PA210 abatement

Tax Increment Revenue Capture Estimates
 Proposed SOMA District
 81 and 115 Erskine Street and 3500 Woodward Avenue
 Detroit, Michigan
 February 21, 2019

Developer Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	37.90%	\$ 3,790,044	\$ -	\$ 3,790,044
Local	62.10%	\$ 6,209,956	\$ -	\$ 6,209,956
TOTAL				
MDEQ	0.35%	\$ 35,000	\$ -	\$ 35,000
MSF	99.65%	\$ 9,965,000	\$ -	\$ 9,965,000

Exhibit A: SOMA Phase I Brownfield Plan TIF Table

Estimated Total Years of Plan:	30
Estimated Capture	
Administrative Fees	\$ 1,261,748
State Revolving Fund	\$ 413,565
Local Brownfield Revolving Fund	\$ -

	2023	2024	2025	2026	2027	2028	2029	2030	2031
Total State Incremental Revenue	\$ 113,791	\$ 116,665	\$ 118,124	\$ 119,597	\$ 121,085	\$ 122,588	\$ 124,106	\$ 125,639	\$ 127,187
State Brownfield Revolving Fund (50% of SET)	\$ 14,224	\$ 14,583	\$ 14,765	\$ 14,950	\$ 15,136	\$ 15,323	\$ 15,513	\$ 15,705	\$ 15,896
State TIR Available for Reimbursement	\$ 99,567	\$ 102,082	\$ 103,358	\$ 104,647	\$ 105,949	\$ 107,264	\$ 108,592	\$ 109,934	\$ 111,289
Total Local Incremental Revenue	\$ 185,978	\$ 185,104	\$ 184,158	\$ 183,212	\$ 182,267	\$ 181,321	\$ 180,375	\$ 179,429	\$ 178,483
MSF Administrative Fee (1.5% or max \$100,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred Administrative Fee Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred Administrative Outstanding Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$ 185,978	\$ 185,104	\$ 184,158	\$ 183,212	\$ 182,267	\$ 181,321	\$ 180,375	\$ 179,429	\$ 178,483
Total State & Local TIR Available	\$ 99,567	\$ 100,818	\$ 103,358	\$ 104,647	\$ 105,949	\$ 107,264	\$ 108,592	\$ 109,934	\$ 111,289

	2023	2024	2025	2026	2027	2028	2029	2030	2031
MSF Non-Environmental Costs	\$ 99,219	\$ 100,466	\$ 101,725	\$ 102,997	\$ 104,281	\$ 105,579	\$ 106,889	\$ 108,212	\$ 109,549
State Tax Reimbursement	\$ 99,219	\$ 100,466	\$ 101,725	\$ 102,997	\$ 104,281	\$ 105,579	\$ 106,889	\$ 108,212	\$ 109,549
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ 9,965,781	\$ 9,765,316	\$ 9,663,591	\$ 9,560,594	\$ 9,456,313	\$ 9,350,734	\$ 9,243,845	\$ 9,135,633	\$ 9,026,084
MDEQ Environmental Costs	\$ 348	\$ 353	\$ 357	\$ 362	\$ 366	\$ 371	\$ 375	\$ 380	\$ 385
State Tax Reimbursement	\$ 348	\$ 353	\$ 357	\$ 362	\$ 366	\$ 371	\$ 375	\$ 380	\$ 385
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MDEQ Reimbursement Balance	\$ 34,652	\$ 34,299	\$ 33,941	\$ 33,580	\$ 33,213	\$ 32,843	\$ 32,467	\$ 32,087	\$ 31,702
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 99,567	\$ 100,818	\$ 103,358	\$ 104,647	\$ 105,949	\$ 107,264	\$ 108,592	\$ 109,934	\$ 111,289

	2023	2024	2025	2026	2027	2028	2029	2030	2031
DEVELOPER Reimbursement Balance	\$ 10,000,000	\$ 9,799,614	\$ 9,594,174	\$ 9,489,576	\$ 9,383,577	\$ 9,276,312	\$ 9,167,720	\$ 9,057,786	\$ 8,946,497

MSF Non-Environmental Costs	\$ 9,965,000	\$ 9,765,316	\$ 9,663,591	\$ 9,560,594	\$ 9,456,313	\$ 9,350,734	\$ 9,243,845	\$ 9,135,633	\$ 9,026,084
State Tax Reimbursement	\$ 99,219	\$ 100,466	\$ 101,725	\$ 102,997	\$ 104,281	\$ 105,579	\$ 106,889	\$ 108,212	\$ 109,549
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ 9,965,000	\$ 9,765,316	\$ 9,663,591	\$ 9,560,594	\$ 9,456,313	\$ 9,350,734	\$ 9,243,845	\$ 9,135,633	\$ 9,026,084
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Total MDEQ Reimbursement Balance	\$ 34,652	\$ 34,299	\$ 33,941	\$ 33,580	\$ 33,213	\$ 32,843	\$ 32,467	\$ 32,087	\$ 31,702
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 99,567	\$ 100,818	\$ 103,358	\$ 104,647	\$ 105,949	\$ 107,264	\$ 108,592	\$ 109,934	\$ 111,289

Footnotes:
 For the Years 1-10 it is anticipated that the Developer will make payments toward administrative fees at a rate of 5% eligible investment. The 10%, which has been prorated, will be deferred and paid back following the expiration of the PA210 tax abatement.

Tax Incremental Revenue Capture Estimates
Proposed SOMA District
81 and 115 Erskine Street and 3500 Woodward Avenue
Detroit, Michigan
February 21, 2019

Exhibit A: SOMA Phase I Brownfield Plan
TIF Table

	11	12	13	14	15	16	17	18	19	20	21	22
Total State Incremental Revenue	\$ 128,751	\$ 130,330	\$ 131,926	\$ 133,537	\$ 135,164	\$ 136,808	\$ 138,468	\$ 140,145	\$ 141,838	\$ 143,548	\$ 145,276	\$ 147,021
State Brownfield Revolving Fund (50% of S/T)	\$ 46,094	\$ 46,293	\$ 46,491	\$ 46,692	\$ 46,896	\$ 47,101	\$ 47,308	\$ 47,518	\$ 47,730	\$ 47,944	\$ 48,159	\$ 48,378
State TIR Available for Reimbursement	\$ 112,657	\$ 114,039	\$ 115,435	\$ 116,845	\$ 118,269	\$ 119,707	\$ 121,159	\$ 122,627	\$ 124,108	\$ 125,605	\$ 127,116	\$ 128,643
Total Local Incremental Revenue	\$ 210,957	\$ 213,545	\$ 216,159	\$ 218,799	\$ 221,466	\$ 224,159	\$ 226,879	\$ 229,626	\$ 232,400	\$ 235,203	\$ 238,033	\$ 240,892
BP4 Administrative Fee (15% or max \$100,000)	\$ 50,236	\$ 51,581	\$ 52,913	\$ 54,235	\$ 55,549	\$ 56,854	\$ 58,152	\$ 59,445	\$ 60,735	\$ 62,019	\$ 63,298	\$ 64,572
Deferred Administrative Fee Payment	\$ 165,350											
Deferred Administrative Outstanding Balance												
Local TIR Available for Reimbursement	\$ 54,651	\$ 161,964	\$ 163,946	\$ 165,949	\$ 167,971	\$ 170,014	\$ 172,077	\$ 174,160	\$ 176,265	\$ 178,390	\$ 180,537	\$ 182,705
Total State & Local TIR Available	\$ 167,308	\$ 276,003	\$ 279,381	\$ 282,794	\$ 286,240	\$ 289,720	\$ 293,236	\$ 296,787	\$ 300,373	\$ 303,995	\$ 307,653	\$ 311,348
DEVELOPER												
DEVELOPER Reimbursement Balance	\$ 8,779,189	\$ 8,503,186	\$ 8,223,805	\$ 7,941,011	\$ 7,654,772	\$ 7,365,051	\$ 7,071,815	\$ 6,775,028	\$ 6,474,656	\$ 6,170,661	\$ 5,863,008	\$ 5,551,660
MSE Non-Environmental Costs	\$ 166,722	\$ 275,037	\$ 278,404	\$ 281,804	\$ 285,238	\$ 288,706	\$ 292,210	\$ 295,748	\$ 299,322	\$ 302,931	\$ 306,576	\$ 310,258
State Tax Reimbursement	\$ 112,263	\$ 113,640	\$ 115,031	\$ 116,436	\$ 117,855	\$ 119,288	\$ 120,735	\$ 122,197	\$ 123,674	\$ 125,165	\$ 126,671	\$ 128,193
Local Tax Reimbursement	\$ 54,460	\$ 161,397	\$ 163,373	\$ 165,368	\$ 167,383	\$ 169,419	\$ 171,474	\$ 173,551	\$ 175,648	\$ 177,766	\$ 179,905	\$ 182,066
Total MSE Reimbursement Balance	\$ 8,748,462	\$ 8,479,425	\$ 8,195,022	\$ 7,913,218	\$ 7,627,980	\$ 7,339,274	\$ 7,047,064	\$ 6,751,316	\$ 6,451,994	\$ 6,149,063	\$ 5,842,487	\$ 5,532,229
MDEQ Environmental Costs	\$ 586	\$ 966	\$ 978	\$ 990	\$ 1,002	\$ 1,014	\$ 1,026	\$ 1,039	\$ 1,051	\$ 1,064	\$ 1,077	\$ 1,090
State Tax Reimbursement	\$ 394	\$ 399	\$ 404	\$ 409	\$ 414	\$ 419	\$ 424	\$ 429	\$ 434	\$ 440	\$ 445	\$ 450
Local Tax Reimbursement	\$ 191	\$ 567	\$ 574	\$ 581	\$ 588	\$ 595	\$ 602	\$ 610	\$ 617	\$ 624	\$ 632	\$ 639
Total MDEQ Reimbursement Balance	\$ 30,727	\$ 29,761	\$ 28,783	\$ 27,794	\$ 26,792	\$ 25,778	\$ 24,751	\$ 23,713	\$ 22,661	\$ 21,597	\$ 20,521	\$ 19,431
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 167,308	\$ 276,003	\$ 279,381	\$ 282,794	\$ 286,240	\$ 289,720	\$ 293,236	\$ 296,787	\$ 300,373	\$ 303,995	\$ 307,653	\$ 311,348

Footnotes:
For the Years 1-10 it is anticipated that the Developer will make payments toward administrative fees at a rate of 5% eligible investment. The 10%, which has been prorated, will be deferred and paid back following the expiration of the PA210 tax abatement.

Tax Incremental Revenue Capture Estimates
Proposed SOMA District
81 and 115 Erskine Street and 3500 Woodward Avenue
Detroit, Michigan
February 21, 2019

Exhibit A: SOMA Phase I Brownfield Plan
TIF Table

	23	24	25	26	27	28	29	30	TOTAL
	2014	2015	2016	2017	2018	2019	2020	2021	
Total State Incremental Revenue	\$ 148,783	\$ 150,563	\$ 152,360	\$ 154,176	\$ 156,009	\$ 157,861	\$ 159,732	\$ 161,621	\$ 4,097,920
State Brownfield Revolving Fund (50% of SET)	\$ 18,598	\$ 18,820	\$ 19,045						\$ 413,565
State TIR Available for Reimbursement	\$ 130,185	\$ 131,742	\$ 133,315	\$ 154,176	\$ 156,009	\$ 157,861	\$ 159,732	\$ 161,621	\$ 3,684,355
Total Local Incremental Revenue	\$ 243,779	\$ 246,695	\$ 249,641	\$ 252,616	\$ 255,620	\$ 258,655	\$ 261,720	\$ 264,815	\$ 4,741,658
BRA Administrative Fee (15% or max \$100,000)	\$ 58,884	\$ 59,589	\$ 60,300	\$ 61,019	\$ 61,744	\$ 62,477	\$ 63,218	\$ 63,965	\$ 1,156,397
Deferred Administrative Fee Payment									\$ 105,350
Local TIR Available for Reimbursement	\$ 184,895	\$ 187,107	\$ 189,341	\$ 191,597	\$ 193,876	\$ 196,177	\$ 198,502	\$ 200,850	\$ 3,490,972
Total State & Local TIR Available	\$ 315,080	\$ 318,849	\$ 322,656	\$ 345,773	\$ 349,885	\$ 354,039	\$ 358,234	\$ 362,471	\$ 7,175,376
DEVELOPER									
DEVELOPER Reimbursement Balance	\$ 5,236,580	\$ 4,917,731	\$ 4,595,075	\$ 4,249,303	\$ 3,899,418	\$ 3,545,379	\$ 3,187,145	\$ 2,824,674	\$ -
MSF Non-Environmental Costs									
MSF Non-Environmental Costs	\$ 313,977	\$ 317,733	\$ 321,526	\$ 344,562	\$ 348,660	\$ 352,800	\$ 356,980	\$ 361,202	\$ -
State Tax Reimbursement	\$ 129,729	\$ 131,281	\$ 132,848	\$ 153,636	\$ 155,463	\$ 157,309	\$ 159,173	\$ 161,056	\$ 3,671,459
Local Tax Reimbursement	\$ 184,248	\$ 186,452	\$ 188,678	\$ 190,926	\$ 193,197	\$ 195,491	\$ 197,807	\$ 200,147	\$ 3,478,753
Total MSF Reimbursement Balance	\$ 5,218,252	\$ 4,900,519	\$ 4,578,992	\$ 4,234,430	\$ 3,895,770	\$ 3,534,970	\$ 3,175,990	\$ 2,814,787	\$ -
MDEQ Environmental Costs									
MDEQ Environmental Costs	\$ 1,103	\$ 1,116	\$ 1,129	\$ 1,210	\$ 1,225	\$ 1,239	\$ 1,254	\$ 1,269	\$ -
State Tax Reimbursement	\$ 456	\$ 463	\$ 467	\$ 540	\$ 546	\$ 553	\$ 559	\$ 566	\$ 12,895
Local Tax Reimbursement	\$ 647	\$ 655	\$ 663	\$ 671	\$ 679	\$ 687	\$ 695	\$ 703	\$ 17,218
Total MDEQ Reimbursement Balance	\$ 1,806	\$ 1,834	\$ 1,855	\$ 1,851	\$ 1,850	\$ 1,851	\$ 1,851	\$ 1,851	\$ -
Local Only Costs									
Local Tax Reimbursement									\$ -
Total Local Only Reimbursement Balance									\$ -
Total Annual Developer Reimbursement	\$ 315,080	\$ 318,849	\$ 322,656	\$ 345,773	\$ 349,885	\$ 354,039	\$ 358,234	\$ 362,471	\$ 7,175,376

Footnotes:
For the Years 1-10 it is anticipated that the Developer will make payments toward administrative fees at a rate of 5% eligible investment. The 10%, which has been prorated, will be deferred and paid back following the expiration of the PA-210 tax abatement.

ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents



CITY OF DETROIT
BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., FOURTH FLOOR
DETROIT, MICHIGAN 48226
(313) 224-0484 • TTY:711
WWW.DETROITMI.GOV

February 22, 2019

Jennifer Kanalos
Detroit Brownfield Redevelopment Authority (DBRA)
500 Griswold, Suite 2200
Detroit, Michigan 48226


RE: DBRA Document Review and Invoice Notice

Attached please find Exhibit B, approving the environmental documents submitted to the Buildings, Safety Engineering, and Environmental Department for review on the SOMA Development Project located at 100 Mack, 100 Eliot, and 3540 Woodward for Woodward Mack 22, LLC.

The review of a Baseline Environmental Assessment and Phase I Environmental Site Assessment (ESA) was completed on February 22, 2019 and Invoice #5645401 in the amount of \$1,000.00 for these services was submitted to your office for payment. Please remit a check payable to the Treasurer, City of Detroit by the due date to complete this activity.

If you have any questions, please contact my office at (313) 471-5115.

Sincerely,


Paul T. Max
General Manager

PTM

Enclosure

cc: Brian Vosburg

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT
PROJECT: SOMA, WOODWARD MACK 22, LLC
DATE: February 22, 2019

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by Woodward Mack 22, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the SOMA Development Project.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13
- Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- 1 Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety Engineering, and Environmental Department

By: Paul J. May

Its: General Manager

ATTACHMENT H

Eligibility Documentation

Elizabeth Masserang

From: Owens, Paul (DEQ) <OWENSP@michigan.gov>
Sent: Monday, February 4, 2019 3:56 PM
To: Elizabeth Masserang
Cc: Bakun, Michelle (DEQ)
Subject: RE: "Facility" Verification - Detroit Brownfield Plan

Hi Elizabeth,

As I indicated in our conversation, the data collected does indicated that Parcel 1 is in fact a "facility" but I cannot make the same conclusion for Parcel 3 due to the lack of data from that parcel.

Paul Owens

Department of Environmental Quality
Remediation and Redevelopment Division (RRD)
Southeast MI District Supervisor
586-235-6990

From: Elizabeth Masserang <masserang@pmenv.com>
Sent: Monday, January 28, 2019 9:37 AM
To: Bakun, Michelle (DEQ) <BAKUNM@michigan.gov>; Owens, Paul (DEQ) <OWENSP@michigan.gov>
Subject: "Facility" Verification - Detroit Brownfield Plan

Hi Paul and Michelle,

We're assembling a draft Brownfield Plan for submittal to DEGC for the attached parcels. Based on the sampling maps and analytical table, provided would you be able to verify "facility" status?

When the BEA was completed, the property consisted of a single parcel. Since then they have been combined. Therefore, I've provided a CAD overlay map of the sampling completed with the updated parcel map. In particular, we're looking for confirmation on the contamination identified on Parcel 1 and Parcel 3 in the attached "Parcel Layout" map.

Please let me know if you need any further information or have any questions.

Thank you,

Elizabeth Masserang | *Regional Manager – Economic Incentives*
PM ENVIRONMENTAL, INC.
4080 West Eleven Mile Road | Berkley, MI 48072 | www.pmenv.com
p: 248-414-1441 | f: 877-884-6775 | Masserang@pmenv.com
Environmental & Engineering Services Nationwide

ATTACHMENT I

Incentives Information Chart

City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Mixed-Use – Retail/Parking	Commercial Rehabilitation / Tax Abatement / Brownfield Plan	\$18-20mm hard cost / \$20-22 million total	Midtown

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
0	0	90	10	20-30 FTE Retail and 200 FTE Office	0	0	0

1. What is the plan for hiring Detroiters?

The development team will present at a D2D session following determination of the bid needs and procedures to obtain Detroit-based contractors for this project. The development team plans to also present at a Skilled Trades Task Force, to assist in connecting with additional Detroiters for the project.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.

In the short-term, approximately 100 construction jobs are anticipated to be created. The proposed redevelopment will create space for up to 20-30 jobs associated with retail. Upon rehabilitation, 115 Erskine will create space for approximately 200 office jobs.

The Construction jobs will consist of;

- Demolition - Laborers
- Civil Engineers
- Architectural/Interior Buildouts – Laborers, Carpenters, Cement Masons, Bricklayers, Glaziers, Iron Workers, Roofers, Painters
- Elevators – Elevator Constructors
- Fire Protection – Pipe Fitters
- Mechanical – Pipe Fitters, Sheet Metal Workers
- Plumbing - Plumbers
- Electrical – Electricians

3. Will this development cause any relocation that will create new Detroit residents?

This development is not anticipated to cause any relocation as the property is not occupied by any tenants.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?

The Developer intends to utilize D2D sessions to ensure Detroit-based contractors and workers benefit from

the project. Support letters have also been received by neighborhood organizations including Midtown Inc., and Brush Park.

5. When is construction slated to begin?

April/May 2019

6. What is the expected completion date of construction?

December 2020

*Please contact Linda Wesley at (313) 628-2993 or wesleyl@detroitmi.gov to schedule a date to attend the Skilled Trades Task Force.

Coleman A. Young Municipal Center • 2 Woodward-Avenue • Suite 1340 • Detroit, Michigan 48226
(313) 224-1245 Fax (313) 224-4095



City of Detroit
Brownfield Redevelopment Authority
Community Advisory Committee

500 Griswold Street • Suite 2200
Detroit, MI 48226
Phone: 313 963-2940
Fax: 313 963-8839

March 13, 2019

The Honorable City Council
City of Detroit
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

City of Detroit Brownfield Redevelopment Authority
Board of Directors
500 Griswold Street, Suite 2200
Detroit, Michigan 48226

Re: Recommendation for Approval of the SOMA Brownfield Redevelopment Plan

Honorable Members of the Detroit City Council and the City of Detroit Brownfield Redevelopment Authority Board of Directors:

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of March 13, 2019, adopted a resolution approving the proposed Brownfield Plan for the SOMA Redevelopment and recommending adoption of this Brownfield Plan by the Authority and City Council.

Please accept this letter of recommendation for approval from the Community Advisory Committee on the Brownfield Plan for the SOMA Redevelopment.

Very truly yours,

By: 
Allen Rawls, Chairperson
Community Advisory Committee to the City of Detroit
Brownfield Redevelopment Authority



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963-2940
Fax: 313 963-8839

**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE**

**SOMA
BROWNFIELD REDEVELOPMENT PLAN**

**Monday, March 25, 2019
Midtown Detroit, Inc.
3939 Woodward, Suite 100
Detroit, MI 48201
5:30 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Elizabeth Masserang (PM Environmental)
Mike Kirk (Neumann/Smith)
Sue Mosey (Midtown Detroit, Inc.)
Jerrid Mooney

Mr. Vosburg called the public hearing to order at 5:35 PM.

Two members of the general public were in attendance.

Ms. Mosey stated that the project follows neighborhood plans for the area and she is in support of the project.

Mr. Mooney stated that he has traffic safety concerns with the project and on the streets and intersections near the project. He stated that his sole concern with the project is traffic safety issues and is opposed to the project until those issues are addressed.

Citing no additional comments, Mr. Vosburg closed the public hearing at 6:25 PM.



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963-2940
Fax: 313 963-8839

CODE DBRA 19-03-268-02

SOMA BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority (the "DBRA") has been established by resolution of the City Council of the City of Detroit (the "City Council") for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the SOMA Redevelopment Project (the "Plan") to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **SOMA Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.

4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

5. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

March 27, 2019

EXHIBIT D

**RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE SOMA REDEVELOPMENT**

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City of Detroit, County of Wayne, Michigan (the "City") is authorized by the provisions of Act 381, Public Acts of Michigan, 1996 ("Act 381"), to create a brownfield redevelopment authority; and

WHEREAS, pursuant to Act 381, the City Council of the City duly established the City of Detroit Brownfield Redevelopment Authority (the "Authority"); and

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Brownfield Plan for the SOMA Redevelopment (the "Plan") and submitted the Plan to the Community Advisory Committee for review and comment; and

WHEREAS, after receipt of the recommendation of the Community Advisory Committee to approve the, the Authority has approved the Plan and forwarded it to City Council with a request for its approval; and

WHEREAS, prior to approval of the Plan, the City Council is required to hold a public hearing in connection with consideration of the Plan pursuant to Act 381.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Plan from the Authority.
2. A public hearing is hereby called on Thursday, the 2nd day of May, 2019 at 10:10 AM, prevailing Eastern Time, in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center in the City to consider adoption by the City Council of a resolution approving the Plan.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

4. The City Clerk is requested to submit three (3) certified copies of this resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

**RESOLUTION APPROVING BROWNFIELD PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE SOMA REDEVELOPMENT PROJECT**

City of Detroit
County of Wayne, Michigan

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (“Authority”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of eligible properties in the City; and

WHEREAS, under Act 381 the Authority is authorized to develop and propose for adoption by City Council a brownfield plan for one (1) or more parcels of eligible property; and

WHEREAS, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed Brownfield Plan for the SOMA Redevelopment Project (the “Plan”); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on March 13, 2019, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on March 25, 2019 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on March 13, 2019; and

WHEREAS, the Authority approved the Plan on March 27, 2019 and forwarded it to the City Council with a request for its approval of the Plan; and

WHEREAS, the required notice of the public hearing on the Plan was given in accordance with Section 13 of Act 381; and

WHEREAS, the City Council held a public hearing on the proposed Plan on May 2, 2019.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Definitions. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

“Eligible Activities” or “eligible activity” shall have the meaning described in Act 381.

“Eligible Property” means the property designated in the Plan as the Eligible Property, as described in Act 381.

“Plan” means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

“Taxing Jurisdiction” shall mean each unit of government levying an ad valorem property tax on the Eligible Property.

2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan.

4. Review Considerations. As required by Act 381, the City Council has in reviewing the Plan taken into account the following considerations:

(a) Portions of the property designated in the Plan meets the definition of Eligible Property, as described in Act 381, including consideration of the criteria of “facility” as defined in Act 381;

(b) The Plan meets the requirements set forth in section 13 of Act 381.

(c) The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing.

(d) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381.

(e) The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.

5. Approval and Adoption of Plan. The Plan as submitted by the Authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk’s office.

6. Preparation of Base Year Assessment Roll for the Eligible Property.

(a) Within 60 days of the adoption of this Resolution, the City Assessor shall prepare the initial Base Year Assessment Roll for the Eligible Property in the Plan. The initial Base Year Assessment Roll shall list each Taxing Jurisdiction levying taxes on the Eligible Property on the effective date of this Resolution and the amount of tax revenue

derived by each Taxing Jurisdiction from ad valorem taxes on the Eligible Property, excluding millage specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

(b) The City Assessor shall transmit copies of the initial Base Year Assessment Roll to the City Treasurer, County Treasurer, Authority and each Taxing Jurisdiction which will have Tax Increment Revenues captured by the Authority, together with a notice that the Base Year Assessment Roll has been prepared in accordance with this Resolution and the Plan approved by this Resolution.

7. Preparation of Annual Base Year Assessment Roll. Each year within 15 days following the final equalization of the Eligible Property, the City Assessor shall prepare an updated Base Year Assessment Roll. The updated Base Year Assessment Roll shall show the information required in the initial Base Year Assessment Roll and, in addition, the Tax Increment Revenues for each Eligible Property for that year. Copies of the annual Base Year Assessment Roll shall be transmitted by the Assessor to the same persons as the initial Base Year Assessment Roll, together with a notice that it has been prepared in accordance with the Plan.

8. Establishment of Project Fund; Approval of Depository. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depository bank account or accounts in a bank or banks approved by the Treasurer of the City. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.

9. Use of Moneys in the Project Fund. The moneys credited to the Project Fund and on hand therein from time to time shall be used annually to first make those payments authorized by and in accordance with the Plan and any development agreement governing such payments and then to the Local Brownfield Revolving Fund, as authorized by Act 381:

10. Return of Surplus Funds to Taxing Jurisdictions. The Authority shall return all surplus funds not deposited in the Local Brownfield Revolving Fund proportionately to the Taxing Jurisdictions.

11. Payment of Tax Increment Revenues to Authority. The municipal and the county treasurers shall, as ad valorem and specific local taxes are collected on the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 30 days after the Tax Increment Revenues are collected.

12. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption

of this Resolution and Plan. The City makes no guarantees or representations as to the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

13. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

14. The City Clerk is requested to submit four (4) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES: Members

NAYS: Members

RESOLUTION DECLARED ADOPTED.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on _____, 2019, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan



April 12, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, Michigan 48226

**RE: Land Transfers / Property Sales / Property Sales by Development Agreement
In Support of Mack 1 Plant, Mack 2 Plant, Jefferson North Assembly Plant Projects**

Honorable City Council:

The City of Detroit (“City”), City of Detroit Brownfield Redevelopment Authority (“DBRA”) and FCA US LLC (“FCA”) have been in discussions to bring about the investment of approximately \$2.5 billion in FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the “Projects”) to expand certain industrial automotive manufacturing in the City. It is anticipated that the Projects will result in the creation of approximately 4,950 additional FCA jobs in the City, as well as increase business and economic opportunities for related supplier and support industries.

In support of progressing the Projects forward, the City has worked with the DBRA to negotiate a series of real estate transactions that are vital to land assembly required to bring the Projects to fruition (the “Real Estate Transactions”). Attached hereto are four (4) separate resolutions approving the Real Estate Transactions by and through the City’s Planning and Development Department (“P&DD”), which are summarized as follows:

o **Resolution 1 – Land Transfer - Detroit Land Bank Authority (“DLBA”) to DBRA**

The DLBA wishes to transfer certain parcels to the DBRA or other third parties as directed by that certain land transfer agreement by and between the DLBA and DBRA in furtherance of the Projects and as further described in the attached Resolution 1.

o **Resolution 2 - Property Sale by Development Agreement - Hantz Farms, LLC**

The City and the DLBA have each received offers from Hantz Farms, LLC (“Hantz”), a Michigan limited liability company, to purchase, by development agreements, approximately 99 City-owned properties and approximately 542 DLBA-owned properties, more or less, in the City of Detroit as further described in the attached Resolution 2. Hantz shall purchase such properties from the City and the DLBA at a purchase price of \$0.0833 per square foot of property.

Hantz intends to develop such properties for the purposes of renovating unoccupied structures, planting and maintaining hardwood trees and conifer trees on vacant lots, and conducting such other uses which are or will be consistent with applicable law, regulations and ordinances. Hantz’s use of such properties shall be consistent with the allowable uses for which the properties are zoned.



The development agreements related to the transfer of both the City-owned and DLBA owned properties shall require Hantz to transfer certain Hantz-owned properties to the DBRA. It is DBRA's intent to transfer those such properties to FCA for the Projects.

o **Resolution 3 – Land Transfer by Property Exchange Agreement - DTE Electric Company**

The City and the DLBA have each received offers from DTE Electric Company (“DTE”), a Michigan corporation, to purchase, by property exchange agreement, approximately 3 City-owned properties and approximately 22 DLBA-owned properties in the City of Detroit as further described in the attached Resolution 3. In consideration for such purchase, DTE will transfer a portion of 12000 East Jefferson and all of 11860 Freud to the DBRA for use in the Projects. The DLBA shall receive One and 00/100 Dollar for its properties. The DBRA will compensate the City with fair value for the sale of such 3 City-owned properties at a future date and under a separate agreement between the City and the DBRA.

DTE intends to utilize such City-owned and DLBA-owned properties for DTE's substations and pullout yards. DTE's use of such properties shall be consistent with the allowable uses for which the properties are zoned.


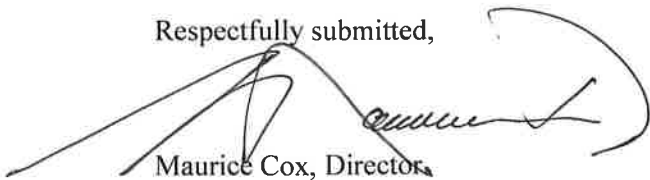
o **Resolution 4 – Sale of Property to Michael Kelly**

The City has received an offer from Michael Kelly (“Purchaser”) to purchase approximately 6 City-owned properties in exchange for Purchaser's transfer of 3873, 3963 and 4621 St. Jean and 5732 Winslow (the “Purchaser's Exchange Properties”) to the DBRA as further described in the attached Resolution 4. It is DBRA's intent to transfer the Purchaser's Exchange Properties to FCA for the Projects. The DBRA will compensate the City with fair value for the sale of such 6 City-owned properties at a future date and under a separate agreement between the City and the DBRA.

The Purchaser proposes to utilize the City-owned properties for residential development. The Purchaser's proposed use of such properties will be consistent with the allowable uses for which the properties are zoned.

The City is hereby requesting that your Honorable Body adopt the attached four (4) resolutions that approve the above referenced Real Estate Transactions in support of the Projects.

Respectfully submitted,



Maurice Cox, Director,
Planning and Development Department

cc: S. Washington (Mayor's Office)

RESOLUTION 1

BY COUNCIL MEMBER: _____

WHEREAS, the City of Detroit ("City"), City of Detroit Brownfield Redevelopment Authority ("DBRA") and FCA US LLC ("FCA") have been in discussions to bring about the investment of approximately \$2.5 billion in FCA's Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the "Projects") to expand certain industrial automotive manufacturing in the City; and

WHEREAS, in support of the Projects, the Detroit Land Bank Authority ("DLBA") wishes to transfer certain DLBA parcels as more particularly described in the attached Exhibit A ("DLBA Parcels") to the DBRA or other third parties as directed by that certain land transfer agreement by and between the DLBA and the DBRA (the "Land Transfer Agreement"); now therefore be it

RESOLVED, that Detroit City Council hereby approves of the sale of the DLBA Parcels to the DBRA or other third parties for the purchase price of One and 00/100 Dollar (\$1.00) pursuant to the Land Transfer Agreement.

(See Attached Exhibit A)

RESOLUTION 1 - EXHIBIT A

DLBA PARCELS

Tax Parcel ID	Address
21043140.	2154 BENITEAU
21043147.	2196 BENITEAU
21043138.	2142 BENITEAU
21043159.	11224 E VERNOR
21043144.	2180 BENITEAU
21043158.	11214 E VERNOR
21043513.	2235 BENITEAU
21043155.	2246 BENITEAU
21043514-23	2229 BENITEAU
21043150.	2214 BENITEAU
21043148.	2204 BENITEAU
21043151.	2222 BENITEAU
21043136.	2130 BENITEAU
21043157.	2256 BENITEAU
21043146.	2192 BENITEAU
21043512.	2241 BENITEAU
21043143.	2174 BENITEAU
21043511.	2247 BENITEAU
21043149.	2208 BENITEAU
21043152.	2226 BENITEAU
21043137.	2136 BENITEAU
21043154.	2238 BENITEAU
21043156.	2250 BENITEAU
21043183.	2646 BENITEAU
21043181.	2628 BENITEAU
21043182.	2636 BENITEAU
21043184.	2654 BENITEAU

Tax Parcel ID	Address
12006391	5759 LAWTON
12006392	5753 LAWTON
12006393	5747 LAWTON
12006394	5743 LAWTON
12006395	5739 LAWTON
12006396	5733 LAWTON
12006397	5725 LAWTON
12006398.001	5721 LAWTON
12006398.002L	5715 LAWTON
12006399	5709 LAWTON
12006400	5527 LAWTON
12006640	5702 WINSLOW
12006641	5706 WINSLOW
12006642	5710 WINSLOW
12006643	5718 WINSLOW
12006644	5726 WINSLOW
12006646	5738 WINSLOW
12006647	5746 WINSLOW
12006648	5750 WINSLOW
12006650	5762 WINSLOW
12006651	5766 WINSLOW
12006649	5756 WINSLOW
15002446.	7533 JORDAN
15002478.	7526 MORGAN
15002482.	7502 MORGAN
15002462.	7622 MORGAN
15002453.	7575 JORDAN
15002486.	7523 MORGAN
15002461.	7621 JORDAN
15002502.	7617 MORGAN
15002511.	7580 LYNCH RD
15002457.	7599 JORDAN
15002517.	7544 LYNCH RD
15002493.	7563 MORGAN
15002495.	7575 MORGAN
15002488.	7533 MORGAN
15002489.	7539 MORGAN
15002471.	7568 MORGAN
15002474.	7550 MORGAN
15002477.	7532 MORGAN
15002483.	7501 MORGAN
15002485.	7515 MORGAN
15002491.	7551 MORGAN

Tax Parcel ID	Address
15002524.	7502 LYNCH RD
15002500.	7603 MORGAN
15002504.	7622 LYNCH RD
15002464.	7608 MORGAN
15002501.	7609 MORGAN
15002514.	7562 LYNCH RD
15002513.	7566 LYNCH RD
15002505.	7618 LYNCH RD
15002449.	7551 JORDAN
15002476.	7536 MORGAN
15002455.	7587 JORDAN
15002479.	7520 MORGAN
15002506.	7610 LYNCH RD
15002496.	7581 MORGAN
15002512.	7572 LYNCH RD
15005539-40	10243 VAN DYKE
15002494.	7569 MORGAN
15002523.	7508 LYNCH RD
15002450.	7557 JORDAN
15002445.	7527 JORDAN
15002490.	7545 MORGAN
15002465.	7604 MORGAN
15002466.	7596 MORGAN
15002498.	7593 MORGAN
15002484.	7507 MORGAN
15002509-10	7586 LYNCH RD
15002469.	7580 MORGAN
15002470.	7572 MORGAN
15002481.	7508 MORGAN
15002447-8	7545 JORDAN
15002487.	7527 MORGAN
15002468.	7586 MORGAN
15002499.	7599 MORGAN
15002480.	7514 MORGAN
15002518.	7538 LYNCH RD
15002520.	7526 LYNCH RD
15002473.	7556 MORGAN
15002492.	7557 MORGAN
15002454.	7581 JORDAN
15002516.	7550 LYNCH RD
15002497.	7585 MORGAN
15002460.	7617 JORDAN
15002444.	7521 JORDAN

Tax Parcel ID	Address
15002472.	7562 MORGAN
15002519.	7532 LYNCH RD
15002456.	7593 JORDAN
15002503.	7623 MORGAN
21061964	714 ASHLAND
21062566	301 ASHLAND
21062565	305 ASHLAND
21062562	319 ASHLAND
21062561	325 ASHLAND
21062560	329 ASHLAND
21062559	335 ASHLAND
21062542	415 ASHLAND

RESOLUTION 2

BY COUNCIL MEMBER: _____

WHEREAS, the City of Detroit (“City”), City of Detroit Brownfield Redevelopment Authority (“DBRA”) and FCA US LLC (“FCA”) have been in discussions to bring about the investment of approximately \$2.5 billion in FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the “Projects”) to expand certain industrial automotive manufacturing in the City; and

WHEREAS, in support of the Projects, the City and the Detroit Land Bank Authority (“DLBA”) each desire to sell certain properties to Hantz Farms, LLC (“Hantz”), a Michigan limited liability company, under development agreements, with such City-owned properties to be sold to Hantz as more particularly described in the attached Exhibit B – City Property (“City Properties”) and with such DLBA-owned properties to be sold to Hantz as more particularly described in the attached Exhibit B – DLBA Property (“DLBA Properties”); and now therefore be it

RESOLVED, that Detroit City Council hereby approves of the sale, by development agreement, of the City Properties to Hantz for the purchase price of \$0.0833 per square foot of the City Properties; and be it further

RESOLVED, that Detroit City Council hereby approves of the sale of the DLBA Properties to Hantz for the purchase price of \$0.0833 per square foot of the DLBA Properties; and be it further

RESOLVED, that the Mayor, Planning and Development Department (“P&DD”) Director, or their authorized designee, is authorized to execute a development agreement and issue quit claim deeds for the sale of the City Properties, as well as execute such other documents as may be necessary or convenient to effect the transfer of the City Properties to Hantz consistent with this resolution; and be it further

RESOLVED, that the development agreement for the City Properties shall obligate Hantz to: 1) develop the City Properties for the purposes of renovating unoccupied structures, planting and maintaining hardwood trees and conifer trees on vacant lots, and conducting such other uses which are or will be consistent with applicable law, regulations and ordinances, including zoning and 2) transfer certain Hantz-owned properties, as identified by the P&DD Director, to the DBRA for the Projects; and be it further

RESOLVED, that the P&DD Director, or his authorized designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deeds (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the City Properties, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it further

RESOLVED, that Detroit City Council approves that any of the City Properties and/or DLBA Properties listed in the attached Exhibits may be substituted and/or additional properties may be sold to Hantz by the City and/or DLBA for a purchase price of \$0.0833 per square foot of property, provided that such substituted and/or additional properties are approved by the P&DD Director and are within the geographical boundaries of: 1) Jefferson Avenue, St. Jean Street, Mack Avenue and Fisher Street and/or 2) Mack Avenue, Van Dyke, Maxwell and Kercheval; and be it finally

RESOLVED, that the City’s development agreement and quit claim deeds will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit B – City Property and Exhibit B – DLBA Property)

Resolution 2 - Exhibit B – City Property

Parcel	Tax Parcel ID	Address
1	21000695.001	10850 Kercheval
2	21000694.	10900 Kercheval
3	21000693.	10918 Kercheval
4	21000708.	10931 Kercheval
5	21000692.	10946 Kercheval
6	21000711.	11003 Kercheval
7	21000691.	11010 Kercheval
8	21000689.	11100 Kercheval
9	21040574.	1594 Montclair
10	19006183.	1643 Parkview
11	19006176.	1644 Parkview
12	19006177.	1650 Parkview
13	19006182.	1653 Parkview
14	21042674.	1668 Lillibridge
15	21042675.	1674 Lillibridge
16	21042084.	2114 Fairview
17	21043482.	2661 Beniteau
18	21000909.	2677 Fairview
19	19007982.	2905 Belvidere
20	19007981.	2915 Belvidere
21	19000250.	8734 Kercheval
22	19000246.	8758 Kercheval
23	19000234.	9300 Kercheval
24	19000233.	9318 Kercheval
25	19000232.	9328 Kercheval
26	19000231.	9340 Kercheval
27	19000230.	9368 Kercheval
28	19000229.	9618 Kercheval
29	19000226.	9638 Kercheval
30	19007267.	3401 Mcclellan
31	19000221.	10216 Kercheval
32	21001168.	10710 Mack
33	21000504.	10805 E Jefferson
34	21001143.	11210 Mack
35	21001142.	11224 Mack
36	21001141.	11234 Mack
37	21001140.	11244 Mack
38	21001116-39	11256 Mack
39	19005489.	1292 Pennsylvania
40	19005490.	1302 Pennsylvania

41	19005491.	1314 Pennsylvania
42	21038372-3	1439 Garland
43	19006110.	1503 Pennsylvania
44	19006109.	1515 Pennsylvania
45	19005493.	1518 Pennsylvania
46	19005494.	1526 Pennsylvania
47	19005495.	1536 Pennsylvania
48	19005496.	1544 Pennsylvania
49	19005499.	1568 Pennsylvania
50	19008029.	1573 Belvidere
51	19005500.	1580 Pennsylvania
52	19006103.	1583 Pennsylvania
53	19005502.	1594 Pennsylvania
54	21038349.	1599 Garland
55	19005503.	1604 Pennsylvania
56	19005504.	1614 Pennsylvania
57	19005505.	1626 Pennsylvania
58	21037656.	1627 Bewick
59	19005507.	1640 Pennsylvania
60	19006668-70	1920 McClellan
61	19007338.	1937 McClellan
62	19006181.	2111 Parkview
63	19006180.	2121 Parkview
64	19008904.	2156 Hibbard
65	19004857	2189 Hurlbut
66	19008905.	2202 Hibbard
67	21042498.	2213 Fairview
68	21042111-3	2520 Fairview
69	21041802-3	2543 Lemay
70	19007299	2619 McClellan
71	19007445.	2634 Belvidere
72	19007298	2701 McClellan
73	19007297	2709 McClellan
74	19007296	2713 McClellan
75	21041768	3427 Lemay
76	21041100	3437 Montclair
77	19008754.	3451 Holcomb
78	19008752-3	3457 Holcomb
79	21038241.	3557 Garland
80	21001150.	3575 Fairview
81	19000168	8730 St Paul
82	19000375.	8827 E Vernor

83	19000376.	8833 E Vernor
84	19000377.	8839 E Vernor
85	19000378.	8845 E Vernor
86	19000381.	8863 E Vernor
87	19000382.	8869 E Vernor
88	19000279.	9343 Kercheval
89	19000304	9354 Navarre
90	19000280.002L	9361 Kercheval
91	19000303	9362 Navarre
92	19000316.001	9373 Navarre
93	19000297	9394 Navarre
94	19000288.	9621 Kercheval
95	19005501	1586 Pennsylvania
96	19000228	9626 Kercheval
S1	21042500	2201 Fairview
S2	21037791	3456 Garland
S3	19000267	8933 Kercheval
S4	19000482	8902 Charlevoix
S5	21041313	1622 Lemay
S6	19005580	3450 Pennsylvania

Resolution 2 - Exhibit B – DLBA Property

(See Attached List)

	Address	Parcel ID	Legal Description
1	3509 Fischer	17005991.	W FISCHER LOT 8 WESSON EST SUB L28 P6 PLATS, W C R 17/59 35 X 100
2	3501 Fischer	17005992.	W FISCHER LOT 9 WESSON EST SUB L28 P6 PLATS, W C R 17/59 35 X 100
3	3043 Fischer	17006010.	W FISCHER LOT 27 WESSON EST SUB L28 P6 PLATS, W C R 17/59 34 X 100
4	2937 Fischer	17006026.	W FISCHER LOT 43 WESSON EST SUB L28 P6 PLATS, W C R 17/59 34 X 100
5	2255 Fischer	17006059.	W FISCHER LOT 80 HOLDEN & CAVELLS FOREST SUB L25 P77 PLATS, W C R 17/43 31.27 X 100
6	1789 Fischer	17006083.	W FISCHER Lot 7 STANDARD SUB L22 P21 PLATS, W C R 17/37 30 X 100
7	1783 Fischer	17006084.	W FISCHER Lot 8 STANDARD SUB L22 P21 PLATS, W C R 17/37 30 X 100
8	1737 Fischer	17006092.	W FISCHER LOT 6 EVERDINGS SUB L13 P53 PLATS, W C R 17/194 30 X 100
9	1523 Fischer	17006099.	W FISCHER S 3.60 FT LOT 14 N 24.00 FT LOT 15 EVERDINGS SUB L13 P53 PLATS, W C R 17/194 27.60 X 100
10	1463 Fischer	17006109.	W FISCHER LOT 25 EVERDINGS SUB L13 P53 PLATS, W C R 17/194 30 X 100
11	1457 Fischer	17006110.	W FISCHER LOT 26 EVERDINGS SUB L13 P53 PLATS, W C R 17/194 30 X 100
12	3049 Maxwell	17008647.	W MAXWELL LOT 88 WORCESTERS SUB L10 P29 PLATS, W C R 17/213 30 X 110.56
13	3045 Maxwell	17008648.	W MAXWELL LOT 89 WORCESTERS SUB L10 P29 PLATS, W C R 17/213 30 X 110.56
14	2525 Maxwell	17008669.	W MAXWELL LOT 33 HUGO SCHERERS SUB L26 P21 PLATS, W C R 17/214 28.85 X 110.56
15	2434 Parker	17008761.	E PARKER LOT 74 SUB OF PT VAN DYKE FARM L25 P86 PLATS, W C R 17/215 32.04 X 110
16	2490 Parker	17008770.	E PARKER LOT 22 HUGO SCHERERS SUB L26 P21 PLATS, W C R 17/214 28.84 X 110

17	2560 Parker	17008781.	E PARKER LOT 62 WORCESTERS SUB L10 P29 PLATS, W C R 17/213 30 X 110
18	3454 Parker	17008814.	E PARKER LOT 36 MISS L THORBURNS SUB L11 P18 PLATS, W C R 17/60 ALSO LOT 15 ENGELS SUB L25 P47 PLATS, WCR 17/50 30 X 112.50
19	3081 Parker	17009044.	W PARKER LOT 15 GRIFFITHS SUB L10 P30 PLATS, W C R 17/212 30 X 110
20	3007 Parker	17009054.	W PARKER LOT 51 WORCESTERS SUB L10 P29 PLATS, W C R 17/213 30 X 110
21	2523 Parker	17009070.	W PARKER LOT 13 HUGO SCHERERS SUB L26 P21 PLATS, W C R 17/214 28.85 X 110
22	2477 Parker	17009078.	W PARKER S 30 FT LOT 64 SUB OF PT VAN DYKE FARM L25 P86 PLATS, W C R 17/215 30 X 110
23	2227 Parker	17009104.	W PARKER LOT 18 BEWICKS SUB L22 P80 PLATS, WCR 17/216 30 X 99.44
24	8753 Leach	19000086.	N LEACH LOT 86 OLDES SUB L12 P40 PLATS, WCR 19/20 30 X 100
25	8738 Hosmer	19000094.	S HOSMER LOT 78 OLDES SUB L12 P40 PLATS, WCR 19/20 30 X 100
26	8761 Hosmer	19000103.	N HOSMER LOT 71 OLDES SUB L12 P40 PLATS, WCR 19/20 30 X 100
27	8767 Hosmer	19000104.	N HOSMER LOT 72 OLDES SUB L12 P40 PLATS, WCR 19/20 30 X 100
28	9331 Pontiac	19000193.	N PONTIAC LOT 4 BLK 4 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 28 X 102
29	9337 Pontiac	19000194.	N PONTIAC LOT 3 BLK 4 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 28 X 102
30	9341 Pontiac	19000195.	N PONTIAC LOT 2 BLK 4 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 28 X 102
31	9347 Pontiac	19000196.	N PONTIAC LOT 1 BLK 4 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 28 X 102
32	9344 Gregorie	19000197.	S GREGORIE LOT 15 BLK 4 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 28 X 102
33	9340 Gregorie	19000198.	S GREGORIE LOT 14 BLK 4 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 28 X 102
34	9334 Gregorie	19000199.001	S GREGORIE LOT 13 BLK 4 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 28 X 102

35	9328 Gregorie	19000199.002L	S GREGORIE S 28 FT LOT 12 BLK 4 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 28 X 28
36	9330 Gregorie	19000200.	S GREGORIE N 74 FT LOT 12 BLK 4 YEMANS & SPRATUES SUB L13 P11 PLATS, W C R 19/29 28 X 74
37	9327 Gregorie	19000201.	N GREGORIE LOT 4 BLK 5 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 28 X 102
38	9333 Gregorie	19000202.	N GREGORIE LOT 3 BLK 5 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 28 X 102
39	9339 Gregorie	19000203.	N GREGORIE LOT 2 BLK 5 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 28 X 102
40	9345 Gregorie	19000204.	N GREGORIE LOT 1 BLK 5 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 28 X 102
41	8744 Beaman	19000209.	S BEAMAN LOT 13 OLDES SUB L12 P40 PLATS, W C R 19/20 30 X 102
42	9331 Amity	19000289.	N AMITY LOT 13 BLK 7 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
43	9339 Amity	19000290.	N AMITY LOT 12 BLK 7 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
44	9347 Amity	19000291.	N AMITY LOT 11 BLK 7 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
45	9375 Navarre	19000316.002L	N NAVARRE LOT E 15 FT OF LOT 6 BLK 8 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 15 X 97
46	9367 Dorchester	19000447.	N DORCHESTER LOT 7 BLK 12 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
47	9379 Dorchester	19000449.	N DORCHESTER LOT 5 BLK 12 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
48	9384 Marietta	19000555.	S MARIETTA LOT 30 BLK 14 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
49	9378 Marietta	19000556.	S MARIETTA LOT 29 BLK 14 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
50	9330 Goethe	19000616.	S GOETHE LOT 160 A HESSELBACHERS SUB L15 P20 PLATS, W C R 19/48 30.64 X 113
51	8938 Goethe	19000618-9	S GOETHE LOTS 154 & 155 ROHNS SUB L14 P17 PLATS, W C R 19/49 60 X 99.97
52	9409 Goethe	19000648.	N GOETHE W 38 FT OF LOT 278 BRANDONS SUB L9 P32 PLATS, WCR 19/32 38 X 50

53	9330 Schiller	19000661.	S SCHILLER LOT 130 A HESSELBACHERS SUB L15 P20 PLATS, W C R 19/48 30.64 X 100
54	9144 Louis	19000730-1	S LOUIS W 3.92 FT LOT 12 ALSO LOT 13 HOLCOMB & SEARS SUB L7 P74 PLATS, W C R 19/24 34.72 X 101.67
55	8875 Louis	19000761.	N LOUIS Lot 29 MINERS SUB L8 P66 PLATS, W C R 19/52 30 X 105
56	8857 Kolb	19000797.	N KOLB LOT 11 KOLB & MOUTARDS SUB L12 P66 PLATS, W C R 19/53 30 X 107
57	8720 Mack	19000879.	S MACK LOTS 96 & 95 WESSON EST SUB L28 P6 PLATS, W C R 19/59 40 X 109.88A
58	1626 Hurlbut	19004282.	E HURLBUT N 2 FT LOT 208 S 28 FT LOT 209 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 30 X 104
59	2594 Hurlbut	19004316.	E HURLBUT N 33.33 FT LOT 241 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33.33 X 104
60	2616 Hurlbut	19004320-0	E HURLBUT LOT 244 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 50 X 104
61	3090 Hurlbut	19004347.	E HURLBUT N 16 FT LOT 266 S 17 FT LOT 267 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33 X 104
62	3534 Hurlbut	19004370.	E HURLBUT S 33 FT OF N 34 FT LOT 282 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33 X 104
63	3445 Hurlbut	19004793.	W HURLBUT S 10 FT LOT 108 AND N 20 FT LOT 109 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 30 X 115
64	3031 Hurlbut	19004811.	W HURLBUT S 16 FT LOT 121 N 17 FT LOT 122 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33 X 115
65	2510 Cadillac	19004929.	E CADILLAC LOT 44 WATERWORKS SUB L9 P91 PLATS , WCR 19/33 50 X 125
66	3463 Cadillac	19005401.	W CADILLAC LOT 87 BRANDONS SUB L9 P32 PLATS, W C R 19/32 50 X 125
67	3435 Cadillac	19005405.	W CADILLAC S 33 FT LOT 84 BRANDONS SUB L9 P32 PLATS, W C R 19/32 33 X 125
68	2434 Pennsylvania	19005525.	E PENNSYLVANIA LOT 153 BRANDONS SUB L9 P32 PLATS,WCR 19/32 50 X 115
69	3412 Pennsylvania	19005573.	E PENNSYLVANIA S 30 FT OF N 40 FT LOT 113 BRANDONS SUB L9 P32 PLATS,WCR 19/32 30 X 115
70	3458 Pennsylvania	19005581.	E PENNSYLVANIA N 15 FT LOT 109 S 20 FT LOT 108 BRANDONS SUB L9 P32 PLATS,WCR 19/32 35 X 115

71	2905 Pennsylvania	19006062.	W PENNSYLVANIA N 30 FT LOT 257 BRANDONS SUB L9 P32 PLATS, WCR 19/32 30 X 104.23A
72	1545 Pennsylvania	19006107.	W PENNSYLVANIA LOT 208 BRANDONS SUB L9 P32 PLATS, WCR 19/32 50 X 103.66A
73	1311 Pennsylvania	19006112.	W PENNSYLVANIA LOT 201 BRANDONS SUB L9 P32 PLATS, WCR 19/32 50 X 103.56A
74	1542 Parkview	19006159.	E PARKVIEW Lot 29 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
75	1548 Parkview	19006160.	E PARKVIEW Lot 30 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
76	1554 Parkview	19006161.	E PARKVIEW Lot 31 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
77	1560 Parkview	19006162.	E PARKVIEW Lot 32 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
78	1566 Parkview	19006163.	E PARKVIEW Lot 33 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
79	1572 Parkview	19006164.	E PARKVIEW Lot 34 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
80	1578 Parkview	19006165.	E PARKVIEW Lot 35 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
81	1584 Parkview	19006166.	E PARKVIEW Lot 36 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
82	1590 Parkview	19006167.	E PARKVIEW Lot 37 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
83	1596 Parkview	19006168.	E PARKVIEW Lot 38 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
84	1602 Parkview	19006169.	E PARKVIEW Lot 39 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
85	1608 Parkview	19006170.	E PARKVIEW Lot 40 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
86	1612 Parkview	19006171.	E PARKVIEW Lot 41 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
87	1620 Parkview	19006172.	E PARKVIEW Lot 42 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
88	1626 Parkview	19006173.	E PARKVIEW Lot 43 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91

89	1632 Parkview	19006174.	E PARKVIEW Lot 44 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
90	1638 Parkview	19006175.	E PARKVIEW Lot 45 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
91	1639 Parkview	19006184.	W PARKVIEW S 28 FT LOT 60 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 28 X 101.91
92	1633 Parkview	19006185.	W PARKVIEW LOT 61 N 1/2 LOT 62 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 45 X 101.91
93	1621 Parkview	19006186.	W PARKVIEW S 1/2 62 N 23 FT LOT 63 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 38 X 101.91
94	1617 Parkview	19006187.	W PARKVIEW S 7 FT LOT 63 LOT 64 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 37 X 101.91
95	1609 Parkview	19006188.	W PARKVIEW Lot 65 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
96	1603 Parkview	19006189.	W PARKVIEW Lot 66 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
97	1597 Parkview	19006190.	W PARKVIEW Lot 67 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
98	1591 Parkview	19006191.	W PARKVIEW Lot 68 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
99	1585 Parkview	19006192.	W PARKVIEW Lot 69 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
100	1579 Parkview	19006193.	W PARKVIEW Lot 70 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
101	1573 Parkview	19006194.	W PARKVIEW Lot 71 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
102	1567 Parkview	19006195.	W PARKVIEW Lot 72 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
103	1561 Parkview	19006196.	W PARKVIEW Lot 73 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 30 X 101.91
104	1555 Parkview	19006197.	W PARKVIEW LOT 74 N 15 FT LOT 75 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 45 X 101.91
105	1545 Parkview	19006198.	W PARKVIEW S 15 FT LOT 75 LOT 76 JAMES B MC KAYS SUB L11 P58 PLATS, W C R 19/31 45 X 101.91
106	1700 Mcclellan	19006658.	E MC CLELLAN LOT 5 BLK 4 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 40 X 118

107	1708 McClellan	19006659.	E MC CLELLAN LOT 6 BLK 4 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 118
108	1714 McClellan	19006660.	E MC CLELLAN LOT 7 BLK 4 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 118
109	1720 McClellan	19006661.	E MC CLELLAN LOT 8 BLK 4 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 118
110	1726 McClellan	19006662.	E MC CLELLAN LOT 9 BLK 4 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 118
111	1734 McClellan	19006663.	E MC CLELLAN LOT 10 BLK 4 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 118
112	1740 McClellan	19006664.	E MC CLELLAN LOT 11 BLK 4 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 118
113	1902 McClellan	19006665.	E MC CLELLAN LOT 5 BLK 5 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 40 X 118
114	1908 McClellan	19006666.	E MC CLELLAN LOT 6 BLK 5 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 118
115	1914 McClellan	19006667.	E MC CLELLAN LOT 7 BLK 5 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 118
116	2424 McClellan	19006688.	E MC CLELLAN LOT 18 BLK 9 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 120
117	2924 McClellan	19006711-2	E MCCLELLAN LOTS 17 & 18; BLK 13 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 60 X 120
118	3020 McClellan	19006718.	E MC CLELLAN LOT 17 BLK 14 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 120
119	3132 McClellan	19006727.	E MC CLELLAN LOT 19 BLK 15 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 120
120	9232 Goethe	19007268.	W MC CLELLAN LOT 3 STOEPELS SUB L16 P94 PLATS, W C R 19/51 30 X 112
121	2513 McClellan	19007310.002L	W MC CLELLAN S 15 FT OF LOT 4 DE VOGELAERS SUB L15 P36 PLATS, W C R 19/165 15 X 112
122	1931 McClellan	19007339.	W MC CLELLAN LOT 40 OLDES SUB L12 P39 PLATS, WCR 19/169 30 X 112
123	1570 Belvidere	19007394.	E BELVIDERE LOT 38 MILLERS SUB L18 P73 PLATS, WCR 19/170 30 X 112
124	3056 Belvidere	19007470.	E BELVIDERE LOT 33 STOEPELS SUB L16 P94 PLATS, W C R 19/51 30 X 112

125	3456 Belvidere	19007482.	E BELVIDERE LOT 39 SCHWARTZ & HANNANS SUB L17 P49 PLATS, W C R 19/57 30 X 112
126	2931 Belvidere	19007979.	W BELVIDERE Lot 7 VAN SLAMBROUCK & MATYNS SUB L25 P4 PLATS, W C R 19/163 30 X 112
127	2923 Belvidere	19007980.	W BELVIDERE Lot 8 VAN SLAMBROUCK & MATYNS SUB L25 P4 PLATS, W C R 19/163 30 X 112
128	1772 Holcomb	19008094.	E HOLCOMB LOT 2 MILLERS SUB L18 P73 PLATS , WCR 19/170 30 X 113.92
129	2420 Holcomb	19008121.	E HOLCOMB LOT 4 AND S 15 FT LOT 3 VISGER & DOWNIES SUB L12 P81 PLATS, W C R 19/172 45 X 113.50
130	2239 Holcomb	19008785.	W HOLCOMB LOT 53 WM B WESSONS SUB L11 P33 PLATS, W C R 19/184 30 X 113.55
131	2145 Holcomb	19008793.	W HOLCOMB LOT 62 WM B WESSONS SUB L11 P33 PLATS, W C R 19/184 30 X 113.55
132	1215 Holcomb	19008833.	W HOLCOMB LOT 89 HIBBARD BAKERS SUB L7 P86 PLATS, W C R 19/23 30 X 113.55
133	1203 Holcomb	19008835.	W HOLCOMB LOT 93 HIBBARD BAKERS SUB L7 P86 PLATS, W C R 19/23 30 X 113.55
134	1195 Holcomb	19008836.	W HOLCOMB LOT 95 HIBBARD BAKERS SUB L7 P86 PLATS, W C R 19/23 30 X 113.55
135	1191 Holcomb	19008837.	W HOLCOMB LOT 97 HIBBARD BAKERS SUB L7 P86 PLATS, W C R 19/23 30 X 113.55
136	1076 Hibbard	19008851.	E HIBBARD LOT 108 AND W 9 FT VAC ALLEY ADJ HIBBARD BAKERS SUB L7 P86 PLATS, W C R 19/23 30 X 122.54
137	1084 Hibbard	19008852.	E HIBBARD LOT 106 AND W 9 FT VAC ALLEY ADJ HIBBARD BAKERS SUB L7 P86 PLATS, W C R 19/23 30 X 122.54
138	1100 Hibbard	19008854.	E HIBBARD LOT 102 AND S 1/2 LOT 100 AND W 9 FT VAC ALLEY ADJ HIBBARD BAKERS SUB L7 P86 PLATS, W C R 19/23 45 X 122.54
139	1106 Hibbard	19008855.001	E HIBBARD N 15 FT LOT 100 AND S 5 FT LOT 98 BG THE W 113.54 ON THE S LINE & W 108.54 FT ON THE N LINE HIBBARD BAKERS SUB L7 P86 PLATS, W C R 19/23 20 IRREG
140	1110 HIBBARD	19008855.002L	E HIBBARD N 5 FT LOT 98 BG THE W 108.54 FT ON THE S LINE & W 113.54 FT ON THE N LINE HIBBARD BAKERS SUB L7 P86 PLATS, W C R 19/23 5 IRREG
141	1766 Hibbard	19008888.	E HIBBARD LOT 28 HIBBARD BAKERS SUB L7 P86 PLATS, W C R 19/23 30 X 113.54
142	3473 Rohns	19009512.	W ROHNS LOT 103 ROHNS SUB L14 P17 PLATS, W C R 19/49 30 X 108

143	1708 Crane	19009605.	E CRANE W 88 FT OF N 7.27 FT LOT 18 AND LOT 19 EXC E 32 FT OF S 27.73 FT, F A SCHULTES SUB L14 P30 PLATS, W C R 19/188 37.27 IRREG
144	1944 Crane	19009620.	E CRANE LOT 34 F A SCHULTES SUB L14 P30 PLATS, W C R 19/188 30 X 120
145	2138 Crane	19009627.	E CRANE LOT 6 WM B WESSONS SUB L11 P33 PLATS, W C R 19/184 30 X 120
146	3400 Crane	19009678.	E CRANE LOT 138 ROHNS SUB L14 P17 PLATS, W C R 19/49 30 IRREG
147	3113 Crane	19010269.	W CRANE Lot 132 WESSON EST SUB L28 P6 PLATS, W C R 19/59 34 X 153.5
148	2527 Crane	19010302.	W CRANE S 10 FT OF LOT 12 AND LOT 11 MARTIN & FAIRCHILDS SUB L25 P16 PLATS, W C R 19/190 40 X 163.5
149	2519 Crane	19010303.	W CRANE LOT 10 AND N 5 FT LOT 9 MARTIN & FAIRCHILDS SUB L25 P16 PLATS, W C R 19/190 35 X 163.5
150	2228 Fischer	19010415-6	E FISCHER N 16 FT OF LOT 42 LOT 41 HOLDEN & CAVELLS FOREST SUB L24 P77 PLATS, W C R 19/43 47 X 163.59
151	2944 Fischer	19010452.	E FISCHER LOT 55 WESSON EST SUB L28 P6 PLATS, W C R 19/59 34 X 153.59
152	2984 Fischer	19010458.	E FISCHER LOT 61 WESSON EST SUB L28 P6 PLATS, W C R 19/59 34 X 153.59
153	11100 Charlevoix	21000907.	S CHARLEVOIX S 2.10 FT OF VAC CHARLEVOIX AVE LYG N OF AND ADJ LOT 139 AND LOT 139 DWYER, SCULLEN & O'NEIL SUB L24 P96 PLATS, W C R 21/361 152.50 X 32.10
154	2250 Bewick	21037029.	E BEWICK LOT 461 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 131.73A
155	2522 Bewick	21037036.001	E BEWICK S 15 FT OF LOT 288 BEWICKS SUB L23 P14 PLATS, W C R 21/530 15 X 133.29A
156	2588 Bewick	21037045.	E BEWICK LOT 277 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 135A
157	2990 Bewick	21037068.	E BEWICK Lot 253 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 139.1A
158	3091 Bewick	21037575.	W BEWICK S 14.35 FT LOT 454 186 BEWICKS SUB L23 P14 PLATS, W C R 21/530 44.35 X 120
159	3015 Bewick	21037586.	W BEWICK LOT 173 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
160	2917 Bewick	21037602.	W BEWICK LOT 157 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120

161	2507 Bewick	21037626.	W BEWICK LOTS 131 & 130 BEWICKS SUB L23 P14 PLATS, W C R 21/530 60 X 120
162	1599 Bewick	21037660.	W BEWICK S 20 FT LOT 94 N 15 FT LOT 93 CHARLES BEWICKS SUB L21 P10 PLATS, W C R 21/326 35 X 120
163	1561 Bewick	21037665.	W BEWICK S 15 FT LOT 88 LOT 87 CHARLES BEWICKS SUB L21 P10 PLATS, W C R 21/326 45 X 120
164	1444 Garland	21037682.	E GARLAND LOT 161 ALSO S 15 FT OF LOT 160 ABERLES SUB L18 P83 PLATS, W C R 21/325 45 X 124.40A
165	1460 Garland	21037684.	E GARLAND S 25 FT LOT 157 ALSO LOT 158 ABERLES SUB L18 P83 PLATS, W C R 21/325 55 X 124.52A
166	2152 Garland	21037712.	E GARLAND LOT 121 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 126.48A
167	2966 Garland	21037757.	E GARLAND LOT 60 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 129.83A
168	3098 Garland	21037779.	E GARLAND LOT 38 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 131.03A
169	3547 Garland	21038242.	W GARLAND LOT 434 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
170	2937 Garland	21038293.	W GARLAND LOT 383 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
171	2555 Garland	21038311.	W GARLAND LOT 362 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
172	2149 Garland	21038341.	W GARLAND LOT 331 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
173	1593 Garland	21038350.	W GARLAND LOT 34 CHARLES BEWICKS SUB L21 P10 PLATS, W C R 21/326 30 X 120
174	1587 Garland	21038351.	W GARLAND LOT 33 N 3 FT LOT 32 CHARLES BEWICKS SUB L21 P10 PLATS, W C R 21/326 33 X 120
175	1573 Garland	21038353.	W GARLAND S 25 FT LOT 31 N 10 FT LOT 30 CHARLES BEWICKS SUB L21 P10 PLATS, W C R 21/326 35 X 120
176	1529 Garland	21038359.	W GARLAND LOT 23 CHARLES BEWICKS SUB L21 P10 PLATS, W C R 21/326 30 X 120
177	2572 St Clair	21038529.	E ST CLAIR LOT 79 ABERLES SUB L18 P32 PLATS, W C R 21/324 30 X 104.85A
178	2612 St Clair	21038535.	E ST CLAIR N 15 FT LOT 73 AND S 15 FT LOT 72 ABERLES SUB L18 P32 PLATS, WCR 21/324 30 X 105.71A

179	3038 St Clair	21038563.	E ST CLAIR LOT 36 ABERLES SUB L18 P32 PLATS, W C R 21/324 30 X 107A
180	2969 St Clair	21039053.	W ST CLAIR LOT 271 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 129.87A
181	1541 St Clair	21039109.	W ST CLAIR LOT 188 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 125.37A
182	1457 St Clair	21039122.	W ST CLAIR LOT 172 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 124.5
183	1466 Harding	21039228.	E HARDING LOT 278 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 150
184	2912 Harding	21039302.	E HARDING LOT 201 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
185	2960 Harding	21039308.	E HARDING N 5 FT LOT 194 AND S 25 FT LOT 193 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
186	3022 Harding	21039317.	E HARDING LOT 183 ALSO S 5 FT LOT 182 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 150
187	3406 Harding	21039325.	E HARDING LOT 174 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
188	2905 Harding	21039842.	W HARDING LOTS 88&87 AND VAC CHARLEVOIS ST HENDRIES SUB L25 P38 PLATS, W C R 21/528 59.29 IRREG
189	2175 Harding	21039883.	W HARDING LOT 41 HENDRIES SUB L25 P38 PLATS W C R 21/528 35 X 156.45A
190	1481 Harding	21039911.	W HARDING LOT 13 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 151.14A
191	1447 Harding	21039916.	W HARDING LOT 8 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 150.1A
192	1564 Montclair	21040570.	E MONTCLAIR N 33 FT LOT 552 S 2 FT LOT 551 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 153.32A
193	1578 Montclair	21040572.	E MONTCLAIR Lot 550 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 153.67A
194	2272 Montclair	21040597.	E MONTCLAIR N 10 FT LOT 524 LOT 523 HENDRIES SUB L25 P38 PLATS, W C R 21/528 59.63 IRREG
195	2516 Montclair	21040600.	E MONTCLAIR LOT 520 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 159.84A
196	2572 Montclair	21040609.	E MONTCLAIR N 25 FT LOT 511 AND S 10 FT LOT 510 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 161.25A

197	2626 Montclair	21040618.	E MONTCLAIR N 10 FT LOT 502 AND S 20 FT LOT 501 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 162.7A
198	2993 Montclair	21041115.	W MONTCLAIR S 25 FT LOT 388 N 5 FT LOT 387 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
199	2963 Montclair	21041119.	W MONTCLAIR LOT 383 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
200	2617 Montclair	21041137.	W MONTCLAIR S 20 FT LOT 362 N 25 FT LOT 361 HENDRIES SUB L25 P38 PLATS, W C R 21/528 45 X 150
201	2595 Montclair	21041139.	W MONTCLAIR S 10 FT LOT 359 LOT 358 HENDRIES SUB L25 P38 PLATS, W C R 21/528 40 X 150
202	2223 Montclair	21041162.	W MONTCLAIR LOT 335 N 17.5 FT OF LOT 334 HENDRIES SUB L25 P38 PLATS, W C R 21/528 52.5 X 150
203	2189 Montclair	21041166.	W MONTCLAIR LOT 330 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 150
204	1534 Lemay	21041300.	E LEMAY LOT 35 AND 36 TROESTERS ORCHARD SUB L18 P15 PLATS, W C R 21/322 60 X 107.91A
205	3523 Lemay	21041752.	W LEMAY LOT 11 BOLTONS SUB L15 P62 PLATS, W C R 21/527 30 X 100
206	3421 Lemay	21041769.	W LEMAY LOT 28 BOLTONS SUB L15 P62 PLATS, W C R 21/527 30 X 100
207	2263 Lemay	21041810.	W LEMAY LOT 139 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 100
208	1538 Fairview	21042066.	E FAIRVIEW S 60 FT OF LOT B WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 60 X 103
209	1560 Fairview	21042068.	E FAIRVIEW S 100 FT OF N 312 FT OF LOT B WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 100 X 103
210	2260 Fairview	21042108.	E FAIRVIEW Lot 216 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103
211	2641 Fairview	21042468.	W FAIRVIEW LOT 14 DE VOGELAERS EUREKA SUB L19 P32 PLATS, W C R 21/357 30 X 129.05A
212	10940 E Vernor	21042489.	W FAIRVIEW Lot 110 S 8.4 FT OF VAC VERNOR HWY LYG N OF & ADJ LOT 110 EUREKA SUB L18 P60 PLATS, WCR 21/356 38.4 X 122.47A
213	2243 Fairview	21042493.	W FAIRVIEW Lot 106 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 121.42A
214	2235 Fairview	21042494.	W FAIRVIEW LOT 105 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 121.16A

215	2207 Fairview	21042499.	W FAIRVIEW LOT 100 N 3 FT LOT 99 EUREKA SUB L18 P60 PLATS, WCR 21/356 33 X 119.89A
216	2193 FAIRVIEW	21042501.	W FAIRVIEW Lot 98 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 119.25A
217	2185 Fairview	21042502.	W FAIRVIEW Lot 97 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 119A
218	2181 Fairview	21042503.	W FAIRVIEW Lot 96 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 118.75A
219	2149 Fairview	21042508.	W FAIRVIEW Lot 91 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 117.48A
220	2127 Fairview	21042511.	W FAIRVIEW LOTS 88&87 EUREKA SUB L18 P60 PLATS, WCR 21/356 60 X 116.6A
221	1569 Fairview	21042528.	W FAIRVIEW LOT 16 TROESTERS ORCHARD SUB L18 P15 PLATS, W C R 21/322 30 X 109.53A
222	1563 Fairview	21042529.	W FAIRVIEW LOT 15 TROESTERS ORCHARD SUB L18 P15 PLATS, W C R 21/322 30 X 109.28A
223	1610 Lillibridge	21042665.	E LILLIBRIDGE LOT 15 WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/360 30 X 101.89
224	1644 Lillibridge	21042671.	E LILLIBRIDGE Lot 118&117 CHARESTS SUB L12 P55 PLATS, W C R 21/360 60 X 101.89
225	1656 Lillibridge	21042672.	E LILLIBRIDGE Lot 116 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 101.89
226	1662 Lillibridge	21042673.	E LILLIBRIDGE Lot 115 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 101.89
227	2230 Lillibridge	21042694.	E LILLIBRIDGE Lot 87 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 101.89
228	2246 Lillibridge	21042697.	E LILLIBRIDGE Lot 84 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 101.89
229	2530 Lillibridge	21042706.	E LILLIBRIDGE LOT 167 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89
230	2538 Lillibridge	21042707.	E LILLIBRIDGE LOT 166 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89
231	2544 Lillibridge	21042708.	E LILLIBRIDGE LOT 165 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89
232	2550 Lillibridge	21042709.	E LILLIBRIDGE LOT 164 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89

233	2554 Lillibridge	21042710.	E LILLIBRIDGE LOT 163 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89
234	2560 Lillibridge	21042711.	E LILLIBRIDGE LOT 162 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89
235	2566 Lillibridge	21042712.	E LILLIBRIDGE LOT 161 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89
236	2572 Lillibridge	21042713.	E LILLIBRIDGE LOT 160 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89
237	2578 Lillibridge	21042714.	E LILLIBRIDGE LOT 159 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89
238	2582 Lillibridge	21042715.	E LILLIBRIDGE LOT 158 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89
239	2585 Lillibridge	21042933.	W LILLIBRIDGE S 3.92 FT LOT 196 LOT 195 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 33.96 X 103
240	2567 Lillibridge	21042936.	W LILLIBRIDGE LOT 192 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103
241	2561 Lillibridge	21042937.	W LILLIBRIDGE LOT 191 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103
242	2557 Lillibridge	21042938.	W LILLIBRIDGE LOT 190 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103
243	2187 Lillibridge	21042961.	W LILLIBRIDGE Lot 71 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 103
244	2183 Lillibridge	21042962.	W LILLIBRIDGE Lot 70 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 103
245	2177 Lillibridge	21042963.	W LILLIBRIDGE Lot 69 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 103
246	1538 Beniteau	21043120.	E BENITEAU W 105 FT LOT 14 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105
247	1542 Beniteau	21043121.	E BENITEAU W 105 FT LOT 16 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105
248	1550 Beniteau	21043122.	E BENITEAU W 105 FT OF LOT 18 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105
249	1556 Beniteau	21043123.	E BENITEAU W 105 FT OF LOT 20 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105
250	1562 Beniteau	21043124.	E BENITEAU W 105 FT LOT 22 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105

251	1572 Beniteau	21043126.	E BENITEAU LOT 26 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 115
252	1586 Beniteau	21043128.	E BENITEAU W 105 FT LOT 30 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105
253	2538 Beniteau	21043166.	E BENITEAU LOT 93 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150
254	2542 Beniteau	21043167.	E BENITEAU LOT 92 DWYER SCULLEN ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150
255	3444 Beniteau	21043218.	E BENITEAU AVE LOT 19 LARNEDS SUB L27 P40 PLATS, W C R 21/575 30 X 150
256	3486 Beniteau	21043225.	E BENITEAU AVE LOT 33 THE HEIGHTS PARK SUB JACOB HOCKS SUB L29 P40 PLATS, W C R 21/524 30 X 150
257	3517 Beniteau	21043447.	W BENITEAU AVE LOT 21 THE HEIGHTS PARK SUB JACOB HOCKS SUB L29 P40 PLATS, W C R 21/524 30 X 152.71A
258	2925 Beniteau	21043478.	W BENITEAU AVE Lot 146 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50
259	2657 Beniteau	21043483.	W BENITEAU AVE LOT 136 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50
260	2649 Beniteau	21043484.	W BENITEAU AVE LOT 135 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50
261	1629 Beniteau	21043530.	W BENITEAU AVE E 106 FT OF LOT 43 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 106
262	1623 Beniteau	21043531.	W BENITEAU AVE E 106 FT OF LOT 41 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 106
263	1617 Beniteau	21043532.	W BENITEAU AVE E 106 FT LOT 39 BENITEAU SUB L7 P59 PLATS, W C R 21/320 30 X 106
264	1611 Beniteau	21043533.	W BENITEAU AVE E 106 FT LOT 37 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 106
265	1603 Beniteau	21043534.	W BENITEAU AVE E 106 FT LOT 35 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 106
266	1599 Beniteau	21043535.	W BENITEAU AVE E 106 FT LOT 33 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 106
267	1593 Beniteau	21043536.	W BENITEAU AVE E 106 FT LOT 31 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 106
268	1579 Defer Pl	21043728.	W DEFER PL LOT 60 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.63A

269	1573 Defer Pl	21043729.	W DEFER PL LOT 59 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.57A
270	1565 Defer Pl	21043730.	W DEFER PL LOT 58 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.51A
271	1559 Defer Pl	21043731.	W DEFER PL LOT 57 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.45A

DLBA owned Structures

	Address	Parcel ID	Legal Description
1	3003 Fischer	17006016.	W FISCHER LOT 33 WESSON EST SUB L28 P6 PLATS, W C R 17/59 34 X 100
2	2945 Fischer	17006025.	W FISCHER LOT 42 WESSON EST SUB L28 P6 PLATS, W C R 17/59 34 X 100
3	2931 Fischer	17006027.	W FISCHER LOT 44 WESSON EST SUB L28 P6 PLATS, W C R 17/59 34 X 100
4	2493 Fischer	17006045.	W FISCHER LOT 76 MARTIN & FAIRCHILDS SUB L25 P16 PLATS, W C R 17/190 30 X 100
5	2145 Fischer	17006075.	W FISCHER LOT 62 HOLDEN & CAVELLS FOREST SUB L24 P77 PLATS, W C R 17/43 30 X 100
6	2555 Maxwell	17008664.	W MAXWELL LOT 114 WORCESTERS SUB L10 P29 PLATS, W C R 17/213 30 X 110.56
7	2478 Parker	17008768.	E PARKER LOT 81 SUB OF PT VAN DYKE FARM L25 P86 PLATS, W C R 17/215 32.05 X 110
8	9336 Navarre	19000307.	S NAVARRE LOT 22 BLK 7 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
9	9355 Navarre	19000313.	N NAVARRE LOT 9 BLK 8 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
10	9379 Navarre	19000317.	N NAVARRE LOT 5 BLK 8 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
11	9354 Pryor	19000330.	S PRYOR LOT 25 BLK 8 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
12	9385 Pryor	19000344.	N PRYOR LOT 4 BLK 9 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97

13	9383 E Vernor	19000398.	N VERNOR HWY E LOT 4 BLK 10 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
14	9355 Carten	19000419.	N CARTEN LOT 9 BLK 11 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
15	9940 Charlevoix	19000456.	S CHARLEVOIX W 40 FT LOT 58 BRANDONS SUB L9 P32 PLATS , WCR 19/32 40 X 50
16	8914 Charlevoix	19000480.	S CHARLEVOIX LOT 13 VISGERS SUB L12 P15 PLATS, WCR 19/46 30 X 115
17	8908 Charlevoix	19000481.	S CHARLEVOIX LOT 12 VISGERS SUB L12 P15 PLATS, WCR 19/46 30 X 115
18	8851 Charlevoix	19000498.	N CHARLEVOIX LOT 9 DUMONTIERS SUB L653 P308 DEEDS , WCR 19/47 30 X 107
19	9330 Jameson	19000538.	S JAMESON LOT 21 BLK 13 YEMANS & SPRAGUES SUB L13 P11 PLATS , WCR 19/29 30 X 97
20	9391 Jameson	19000549.	N JAMESON LOT 3 BLK 14 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
21	9364 Marietta	19000558.	S MARIETTA LOT 27 BLK 14 YEMANS AND SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
22	9337 Marietta	19000566.	N MARIETTA LOT 12 BLK 15 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
23	9390 Cutler	19000580.	S CUTLER LOT 31 BLK 15 YEMANS AND SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
24	9360 Cutler	19000585.	S CUTLER LOT 26 BLK 15 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
25	9340 Cutler	19000588.	S CUTLER LOT 23 BLK 15 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 97
26	9397 Cutler	19000602.	N CUTLER LOT 2 BLK 16 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 102
27	9384 Goethe	19000607.	S GOETHE LOT 169 A HESSELBACHERS SUB L15 P20 PLATS , WCR 19/48 30 X 113
28	8914 Goethe	19000623.	S GOETHE LOT 150 ROHNS SUB L14 P17 PLATS, WCR 19/49 30 X 99.97
29	9331 Goethe	19000635.	N GOETHE LOT 155 A HESSELBACHERS SUB L15 P20 PLATS, W C R 19/48 30.64 X 100
30	9337 Goethe	19000636.	N GOETHE LOT 154 A HESSELBACHERS SUB L15 P20 PLATS , WCR 19/48 30 X 100

31	9379 GOETHE	19000643.	N GOETHE LOT 147 A HESSELBACHERS SUB L15 P20 PLATS , WCR 19/48 30 X 100
32	9349 Lessing	19000690.	N LESSING LOT 82 A HESSELBACHERS SUB L15 P20 PLATS, W C R 19/48 30 X 120.90
33	8886 Lorman	19000701.	S LORMAN LOT 52 MINER & LORMANS SUB L3 P90 PLATS, W C R 19/44 30 X 105
34	9208 Louis	19000728.	S LOUIS LOT 9 HOLCOMB & SEARS SUB L7 P74 PLATS, W C R 19/24 30 X 101.67
35	8904 Louis	19000740-1	S LOUIS LOTS 19 AND 20 MINERS SUB L8 P66 PLATS, W C R 19/52 60 X 105
36	9115 Louis	19000769.	N LOUIS LOT 24 HOLCOMB & SEARS SUB L7 P74 PLATS, W C R 19/24 30 X 101.66
37	9147 Louis	19000774.	N LOUIS LOT 29, W 3.92 FT LOT 30 HOLCOMB & SEARS SUB L7 P74 PLATS, W C R 19/24 34.95 X 101.66
38	8844 Tredway PI	19000810.	S TREADWAY LOT 21 ARTHUR TREDWAYS SUB L22 P67 PLATS, W C R 19/54 30 X 82
39	8838 Tredway PI	19000811.	S TREADWAY LOT 20 ARTHUR TREDWAYS SUB L22 P67 PLATS, W C R 19/54 30 X 82
40	2544 Hurlbut	19004309.	E HURLBUT LOT 236 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 50 X 104
41	2576 Hurlbut	19004313.	E HURLBUT N 33.34 FT LOT 239 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33.34 X 104
42	2616 Hurlbut	19004319-0	E HURLBUT N 33.33FT LOT 243 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33.33 X 104
43	2914 Hurlbut	19004323.	E HURLBUT LOT 249 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 50 X 104
44	2996 Hurlbut	19004333.	E HURLBUT N 33 FT LOT 257 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33 X 104
45	3012 Hurlbut	19004335.	E HURLBUT N 16 FT LOT 258 AND S 17 FT LOT 259 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33 X 104
46	3024 Hurlbut	19004337.	E HURLBUT S 33 FT OF N 49 FT LOT 260 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33 X 104
47	3028 Hurlbut	19004338.	E HURLBUT N 16 FT LOT 260 S 17 FT LOT 261 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33 X 104
48	3414 Hurlbut	19004351.	E HURLBUT N 30 FT LOT 270 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 30 X 104

49	3420 Hurlbut	19004352.	E HURLBUT S 30 FT LOT 271 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 30 X 104
50	3432 Hurlbut	19004354.	E HURLBUT N 30 FT OF S 40 FT LOT 272 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 30 X 104
51	3462 Hurlbut	19004359.	E HURLBUT N 30 FT OF S 40 FT LOT 275 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 30 X 104
52	3535 Hurlbut	19004779.	W HURLBUT S 30 FT LOT 100 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 30 X 115
53	3465 Hurlbut	19004790.	W HURLBUT N 30 FT LOT 107 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 30 X 115
54	3417 HURLBUT	19004798-9	W HURLBUT S 10 FT LOT 111 ALL OF LOT 112 & N 5 FT LOT 113 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 65 X 115 COMBINED 19004798 & 19004799 ON 12/6/03 CS
55	3081 Hurlbut	19004803.	W HURLBUT S 28 FT LOT 116 AND N 4 FT LOT 117 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 32 X 115
56	3015 Hurlbut	19004813.	W HURLBUT LOT 123 WATERWORKS SUB L9 P91 PLATS , WCR 19/33 50 X 115
57	3009 Hurlbut	19004814.	W HURLBUT N 34 FT LOT 124 WATERWORKS SUB L9 P91 PLATS , WCR 19/33 34 X 115
58	2995 Hurlbut	19004816.	W HURLBUT S 33 FT LOT 125 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33 X 115
59	2985 Hurlbut	19004817.	W HURLBUT LOT 126 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 50 X 115
60	2963 Hurlbut	19004820.	W HURLBUT S 32 FT LOT 128 N 1 FT LOT 129 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33 X 115
61	2949 Hurlbut	19004822.	W HURLBUT S 16 FT LOT 129 N 17 FT LOT 130 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33 X 115
62	2917 Hurlbut	19004826.	W HURLBUT N 33 FT LOT 133 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33 X 115
63	2911 Hurlbut	19004827.	W HURLBUT S 17 FT LOT 133 N 16 FT LOT 134 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33 X 115
64	2559 Hurlbut	19004840.	W HURLBUT N 33 FT LOT 145 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33 X 115
65	2551 Hurlbut	19004841.	W HURLBUT S 17 FT LOT 145 AND N 16 FT LOT 146 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33 X 115
66	2531 Hurlbut	19004843.	W HURLBUT LOT 147 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 50 X 115

67	2515 Hurlbut	19004845.	W HURLBUT LOT 149 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 50 X 115
68	2173 Hurlbut	19004858.	W HURLBUT LOT 162 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 50 X 115
69	2155 Hurlbut	19004861.	W HURLBUT S 36 FT LOT 164 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 36 X 115
70	3066 Cadillac	19004965.	E CADILLAC N 40 FT LOT 75 S 5 FT LOT 76 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 45 X 125
71	3414 Cadillac	19004970.	E CADILLAC N 33.33 FT LOT 81 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33.33 X 125
72	3422 Cadillac	19004971.	E CADILLAC S 33.34 FT LOT 82 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 33.34 X 125
73	3456 Cadillac	19004976.	E CADILLAC N 30 FT LOT 85 AND S 10 FT LOT 86 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 40 X 125
74	3470 Cadillac	19004978.	E CADILLAC LOT 87 WATERWORKS SUB L9 P91 PLATS, W C R 19/33 50 X 125
75	3499 Cadillac	19005396.	W CADILLAC S 34 FT LOT 91 BRANDONS SUB L9 P32 PLATS, W C R 19/32 34 X 125
76	2404 Pennsylvania	19005522.	E PENNSYLVANIA LOT 156 BRANDONS SUB L9 P32 PLATS,WCR 19/32 50 X 115
77	2586 Pennsylvania	19005536.	E PENNSYLVANIA N 35 FT LOT 143 BRANDONS SUB L9 P32 PLATS, WCR 19/32 35 X 115
78	3044 Pennsylvania	19005555.	E PENNSYLVANIA N 38 FT LOT 126 BRANDONS SUB L9 P32 PLATS,WCR 19/32 38 X 115
79	3100 Pennsylvania	19005556.	E PENNSYLVANIA S 36 FT OF LOT 125 BRANDONS SUB L9 P32 PLATS,WCR 19/32 36 X 115
80	3152 Pennsylvania	19005564.	E PENNSYLVANIA N 30 FT OF S 40 FT LOT 120 BRANDONS SUB L9 P32 PLATS,WCR 19/32 30 X 115
81	3418 Pennsylvania	19005574.	E PENNSYLVANIA N 10 FT LOT 113 S 20 FT LOT 112 BRANDONS SUB L9 P32 PLATS,WCR 19/32 30 X 115
82	3424 Pennsylvania	19005575.	E PENNSYLVANIA N 30 FT LOT 112 BRANDONS SUB L9 P32 PLATS,WCR 19/32 30 X 115
83	3438 Pennsylvania	19005577.	E PENNSYLVANIA N 25 FT LOT 111 BRANDONS SUB L9 P32 PLATS, WCR 19/32 25 X 115
84	3448 Pennsylvania	19005579.	E PENNSYLVANIA N 25 FT LOT 110 BRANDONS SUB L9 P32 PLATS,WCR 19/32 25 X 115

85	3185 Pennsylvania	19006042.	W PENNSYLVANIA S 30 FT OF N 40 FT OF LOT 275 BRANDONS SUB L9 P32 PLATS, WCR 19/32 30 X 104.46A
86	2615 Pennsylvania	19006068.	W PENNSYLVANIA N 33 FT LOT 252 BRANDONS SUB L9 P32 PLATS, WCR 19/32 33 X 104.19A
87	2164 Mcclellan	19006676.	E MC CLELLAN LOT 18 BLK 7 YEMANS AND SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 120
88	2528 Mcclellan	19006695.	E MC CLELLAN LOT 19 BLK 10 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 120
89	2720 Mcclellan	19006707.	E MC CLELLAN LOT 17 BLK 12 YEMANS & SPRAGUES SUB L13 P11 PLATS, W C R 19/29 30 X 120
90	3438 Mcclellan	19006741.	E MC CLELLAN LOT 123 A HESSELBACHERS SUB L15 P20 PLATS, W C R 19/48 30 X 120
91	3469 Mcclellan	19007257.	W MC CLELLAN LOT 22 SCHWARTZ & HANNANS SUB L17 P49 PLATS , WCR 19/57 30 X 112
92	3463 Mcclellan	19007258.	W MC CLELLAN LOT 23 SCHWARTZ & HANNANS SUB L17 P49 PLATS, W C R 19/57 30 X 112
93	3433 Mcclellan	19007263.	W MC CLELLAN LOT 28 SCHWARTZ & HANNANS SUB L17 P49 PLATS, W C R 19/57 30 X 112
94	3421 Mcclellan	19007265.	W MC CLELLAN LOT 30 SCHWARTZ & HANNANS SUB L17 P49 PLATS, W C R 19/57 30 X 112
95	3415 Mcclellan	19007266.	W MC CLELLAN LOT 31 SCHWARTZ & HANNANS SUB L17 P49 PLATS, W C R 19/57 30 X 112
96	2227 Mcclellan	19007324.	W MC CLELLAN LOT 48 VISGER & DOWNIES SUB L12 P81 PLATS , WCR 19/172 30 X 112
97	2221 Mcclellan	19007325.	W MC CLELLAN LOT 47 VISGER & DOWNIES SUB L12 P81 PLATS , WCR 19/172 30 X 112
98	2213 Mcclellan	19007326.	W MC CLELLAN LOT 46 VISGER & DOWNIES SUB L12 P81 PLATS, W C R 19/172 30 X 112
99	1727 MCCLELLAN	19007346.	W MC CLELLAN LOT 55 MILLERS SUB L18 P73 PLATS, W C R 19/170 30 X 112
100	1290 Belvidere	19007378.	E BELVIDERE LOT 22 MUNGERS SUB L16 P16 PLATS, W C R 19/171 30 X 112
101	1612 Belvidere	19007401.	E BELVIDERE LOT 31 MILLERS SUB L18 P73 PLATS, WCR 19/170 30 X 112
102	2962 Belvidere	19007455.	E BELVIDERE LOT 6 WIEBERS SUB L22 P65 PLATS, WCR 19/161 40 X 112

103	3496 Belvidere	19007489.	E BELVIDERE LOT 46 SCHWARTZ & HANNANS SUB L17 P49 PLATS, W C R 19/57 30 X 112
104	3475 Belvidere	19007943.	W BELVIDERE LOT 19 DE VOGELAER AND CAVELLS SUB L24 P51 PLATS, W C R 19/58 30 X 164.50
105	1649 Belvidere	19008016.	W BELVIDERE LOT 17 OLDES SUB L12 P39 PLATS, W C R 19/169 30 X 112
106	1637 Belvidere	19008018.	W BELVIDERE LOT 15 OLDES SUB L12 P39 PLATS, WCR 19/169 30 X 112
107	3416 Holcomb	19008161.001	E HOLCOMB LOT 42 ROHNS SUB L14 P17 PLATS, W C R 19/49 37.51 X 108.09
108	2245 Holcomb	19008784.	W HOLCOMB LOT 52 WM B WESSONS SUB L11 P33 PLATS, W C R 19/184 30 X 113.55
109	1769 Holcomb	19008804.	W HOLCOMB LOT 27 HIBBARD BAKERS SUB L7 P86 PLATS, W C R 19/23 30 X 113.55
110	1762 Hibbard	19008887.	E HIBBARD LOT 30 HIBBARD BAKERS SUB L7 P86 PLATS, W C R 19/23 30 X 113.54
111	1771 Hibbard	19008936.	W HIBBARD LOT 57 WM B WESSONS SUB L10 P96 PLATS, W C R 19/22 30 X 130
112	3414 Rohns	19008977.	E ROHNS LOT 88 ROHNS SUB L14 P17 PLATS, WCR 19/49 30 X 108
113	3468 Rohns	19008986.	E ROHNS LOT 79 ROHNS SUB L14 P17 PLATS, WCR 19/49 30 X 108
114	3480 Rohns	19008988.	E ROHNS LOT 77 ROHNS SUB L14 P17 PLATS, WCR 19/49 30 X 108
115	3516 Rohns	19008994.	E ROHNS LOT 71 ROHNS SUB L14 P17 PLATS, WCR 19/49 30 X 108
116	3528 Rohns	19008996.	E ROHNS LOT 69 ROHNS SUB L14 P17 PLATS, WCR 19/49 30 X 108
117	3451 Rohns	19009516.	W ROHNS LOT 99 ROHNS SUB L14 P17 PLATS, W C R 19/49 30 X 108
118	3445 Rohns	19009517.	W ROHNS LOT 98 ROHNS SUB L14 P17 PLATS , WCR 19/49 30 X 108
119	1746 Crane	19009611.	E CRANE LOT 25 F A SCHULTES SUB L14 P30 PLATS, W C R 19/188 30 X 120
120	8820 Goethe	19009677.	E CRANE E 42 FT OF N 6 FT LOT 140 AND E 42 FT LOT 139 ROHNS SUB L14 P17 PLATS, W C R 19/49 42 X 42

121	3453 Crane	19010256.	W CRANE LOT 118 WESSON EST SUB L28 P6 PLATS, W C R 19/59 35 X 153.5
122	3127 Crane	19010266.	W CRANE LOT 129 WESSON EST SUB L28 P6 PLATS, W C R 19/59 34 X 153.5
123	3047 Crane	19010272.	W CRANE LOT 135 WESSON EST SUB L28 P6 PLATS, W C R 19/59 34 X 153.5
124	2953 Crane	19010280.	W CRANE LOT 143 WESSON EST SUB L28 P6 PLATS, W C R 19/59 34 X 153.5
125	2677 Crane	19010286.001	W CRANE LOT 29 EXC W 80.50 FT OF N 17.20 FT MARTIN & FAIRCHILDS SUB L25 P16 PLATS, W C R 19/190 31 IRREG
126	2653 Crane	19010289.	W CRANE LOT 25 MARTIN & FAIRCHILDS SUB L25 P16 PLATS, W C R 19/190 31 X 163.5
127	2627 Crane	19010293.	W CRANE LOT 21 MARTIN & FAIRCHILDS SUB L25 P16 PLATS, W C R 19/190 31 X 163.5
128	2541 Crane	19010300.	W CRANE N 20 FT LOT 13 AND S 15 FT LOT 14 MARTIN & FAIRCHILDS SUB L25 P16 PLATS, W C R 19/190 35 X 163.5
129	2533 Crane	19010301.	W CRANE S 10 FT LOT 13 N 20 FT LOT 12 MARTIN & FAIRCHILDS SUB L25 P16 PLATS, W C R 19/190 30 X 163.5
130	2251 Crane	19010317.	W CRANE LOT 31 HOLDEN & CAVELLS FOREST SUB L24 P77 PLATS, W C R 19/43 31 X 163.5
131	2420 Fischer	19010423.	E FISCHER LOT 57 MARTIN & FAIRCHILDS SUB L25 P16 PLATS, W C R 19/190 30 X 163.59
132	1606 Bewick	21037004.	E BEWICK S 15 FT LOT 40 LOT 41 CHARLES BEWICKS SUB L21 P10 PLATS, W C R 21/326 45 X 126.65A
133	2266 Bewick	21037031.	E BEWICK LOT 296 BEWICKS SUB L23 P14 PLATS, W C R 21/530 33.55 X 132.08A
134	2270 Bewick	21037032.	E BEWICK LOT 295 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 132.23A
135	2902 Bewick	21037054.	E BEWICK N 24.93 FT LOT 459 S 12.42 FT LOT 458 BEWICKS SUB L23 P14 PLATS, W C R 21/530 37.35 IRREG
136	2940 Bewick	21037059.	E BEWICK LOT 262 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 137.71A
137	2962 Bewick	21037063.	E BEWICK LOT 258 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 138.32A
138	3068 Bewick	21037080.	E BEWICK N 20 FT LOT 240 S 20 FT LOT 239 BEWICKS SUB L23 P14 PLATS, W C R 21/530 40 X 141.21A

139	3076 Bewick	21037081.	E BEWICK N 10 FT LOT 239 S 25 FT LOT 238 BEWICKS SUB L23 P14 PLATS, W C R 21/530 35 X 141.49A
140	3092 Bewick	21037083.	E BEWICK LOT 236 S 13.97 FT LOT 457 BEWICKS SUB L23 P14 PLATS, W C R 21/530 43.97 X 141.88A
141	3536 BEWICK	21037105.	E BEWICK LOT 214 S 15 FT LOT 213 BEWICKS SUB L23 P14 PLATS, W C R 21/530 45 X 145.6A
142	3542 Bewick	21037106.	E BEWICK N 15 FT LOT 213 ALSO LOT 212 AND S 1.50 FT LOT 211 BEWICKS SUB L23 P14 PLATS, W C R 21/530 46.5 X 145.85A
143	3513 Bewick	21037557.	W BEWICK LOT 206 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
144	3501 Bewick	21037559.	W BEWICK LOT 204 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
145	3465 Bewick	21037564.	W BEWICK S 20 FT LOT 199 N 20 FT LOT 198 BEWICKS SUB L23 P14 PLATS , WCR 21/530 40 X 120
146	3441 Bewick	21037568.	W BEWICK LOT 194 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
147	2627 Bewick	21037607.	W BEWICK LOT 151 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
148	1487 Bewick	21037674.	W BEWICK S 15 FT LOT 76 LOT 75 CHARLES BEWICKS SUB L21 P10 PLATS, W C R 21/326 45 X 120
149	2174 Garland	21037716.	E GARLAND LOT 117 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 126.73A
150	2218 Garland	21037723.	E GARLAND LOT 110 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 127.13A
151	2252 Garland	21037727.	E GARLAND N 15 FT LOT 105 S 24.49 FT LOT 104 ABERLES SUB L18 P83 PLATS, W C R 21/325 39.49 X 127.42A
152	2912 Garland	21037748.	E GARLAND W 75.75 FT ON S LINE BG W 122.11 FT ON N LINE LOT 69 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 IRREG
153	2918 Garland	21037749.	E GARLAND LOT 68 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 129.41A
154	2942 Garland	21037753.	E GARLAND LOT 64 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 129.62A
155	3440 Garland	21037788.	E GARLAND LOT 27 ABERLES SUB L18 P83 PLATS , WCR 21/325 30 X 131.64A
156	3494 Garland	21037797.	E GARLAND LOT 18 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 132.12A

157	3487 Garland	21038252.	W GARLAND LOT 423 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
158	3079 Garland	21038269.	W GARLAND LOT 407 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
159	3045 Garland	21038275.	W GARLAND LOT 401 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
160	3033 Garland	21038277.	W GARLAND LOT 399 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
161	2979 Garland	21038286.	W GARLAND LOT 390 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
162	2969 Garland	21038288.	W GARLAND LOT 388 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
163	2931 Garland	21038294.	W GARLAND LOT 382 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
164	2559 Garland	21038310.	W GARLAND LOT 363 BEWICKS SUB L23 P14 PLATS W C R 21/530 30 X 120
165	2525 Garland	21038316.	W GARLAND LOT 357 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
166	2221 Garland	21038330.	W GARLAND LOT 343 BEWICKS SUB L23 P14 PLATS, W C R 21/530 30 X 120
167	1540 St Clair	21038481.	E ST CLAIR LOT 138 ABERLES SUB L18 P32 PLATS, W C R 21/324 30 X 101.9A
168	1566 St Clair	21038485.	E ST CLAIR LOT 134 ABERLES SUB L18 P32 PLATS, W C R 21/324 30 X 102.1A
169	2146 St Clair	21038496.	E ST CLAIR LOT 116 ABERLES SUB L18 P32 PLATS, W C R 21/324 30 X 103A
170	2564 St Clair	21038528.	E ST CLAIR LOT 80 ABERLES SUB L18 P32 PLATS, W C R 21/324 30 X 104.8A
171	2604 St Clair	21038534.	E ST CLAIR S 15 FT LOT 73 AND LOT 74 ABERLES SUB L18 P32 PLATS, W C R 21/324 45 X 104.12A
172	2914 St Clair	21038542.	E ST CLAIR LOT 57 ABERLES SUB L18 P32 PLATS W C R 21/324 30 X 105.95A
173	2954 St Clair	21038549.	E ST CLAIR LOT 50 ABERLES SUB L18 P32 PLATS, W C R 21/324 30 X 106.3A
174	3010 St Clair	21038558.	E ST CLAIR LOT 41 ABERLES SUB L18 P32 PLATS, W C R 21/324 30 X 106.75A

175	3014 St Clair	21038559.	E ST CLAIR LOT 40 ABERLES SUB L18 P32 PLATS, W C R 21/324 30 X 106.8A
176	3020 St Clair	21038560.	E ST CLAIR LOT 39 ABERLES SUB L18 P32 PLATS, W C R 21/324 30 X 106.85A
177	3032 St Clair	21038562.	E ST CLAIR LOT 37 ABERLES SUB L18 P32 PLATS, W C R 21/324 30 X 106.95A
178	3468 St Clair	21038581.	E ST CLAIR LOT 17 ABERLES SUB L18 P32 PLATS, W C R 21/324 30 X 107.95A
179	3532 St Clair	21038592.	E ST CLAIR LOT 6 ABERLES SUB L18 P32 PLATS, W C R 21/324 30 X 108.5A
180	3459 St Clair	21039021.	W ST CLAIR LOT 306 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 131.77A
181	3105 St Clair	21039031.001	W ST CLAIR E 74 FT LOT 293 AND S 13.85 FT ON E LINE BG S 16.03 FT ON W LINE & E 74.03 FT ON N LINE BG E 74.00 FT ON S LINE OF LOT 294 ABERLES SUB L18 P83 PLATS, W C R 21/325 43.85 IRREG
182	10434 Goethe	21039031.002L	W ST CLAIR S 16.03 FT ON E LINE BG S 17.72 FT ON W LINE & W 57.11 FT ON N LINE BG W 57.08 FT ON S LINE LOT 294 W 57.08 FT LOT 293 ABERLES SUB L18 P83 PLATS, W C R 21/325 57.11 IRREG
183	3095 ST CLAIR	21039032.	W ST CLAIR LOT 292 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 131.01A
184	3089 St Clair	21039033.	W ST CLAIR LOT 291 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 130.95A
185	3023 St Clair	21039044.	W ST CLAIR LOT 280 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 130.36A
186	3015 St Clair	21039045.	W ST CLAIR LOT 279 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 130.3A
187	2987 St Clair	21039050.	W ST CLAIR LOT 274 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 130.03A
188	2975 St Clair	21039052.	W ST CLAIR LOT 272 ABERLES SUB L18 P83 PLATS W C R 21/325 30 X 129.92A
189	2961 St Clair	21039054.	W ST CLAIR LOT 270 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 129.82A
190	2229 St Clair	21039083.	W ST CLAIR LOT 222 ABERLES SUB L18 P83 PLATS , WCR 21/325 30 X 127.21A
191	1535 St Clair	21039110.	W ST CLAIR LOT 187 ABERLES SUB L18 P83 PLATS, W C R 21/325 30 X 125.31A

192	1600 Harding	21039245.	E HARDING N 10 FT LOT 260 ALSO LOT 259 HENDRIES SUB L25 P38 PLATS, W C R 21/528 54.36 IRREG
193	2116 Harding	21039248.	E HARDING LOT 256 HENDRIES SUB L25 P38 PLATS W C R 21/528 35 X 150
194	2164 Harding	21039255.	E HARDING LOT 249 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 150
195	2556 Harding	21039280.	E HARDING LOT 224 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
196	2592 Harding	21039286.	E HARDING N 25 FT LOT 218 AND S 5 FT LOT 217 HENDRIES SUB L25 P38 PLATS , WCR 21/528 30 X 150
197	2602 Harding	21039288.	E HARDING N 25 FT LOT 216 AND S 5 FT LOT 215 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
198	2630 Harding	21039292.	E HARDING N 15 FT LOT 212 S 15 FT LOT 211 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
199	2638 Harding	21039293.	E HARDING N 15 FT LOT 211 AND S 25 FT LOT 210 HENDRIES SUB L25 P38 PLATS, W C R 21/528 40 X 150
200	2674 Harding	21039299.	E HARDING Lot 204 HENDRIES SUB L25 P38 PLATS, W C R 21/528 41.35 IRREG
201	2928 Harding	21039304.	E HARDING N 20 FT LOT 199 S 15 FT LOT 198 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 150
202	2972 Harding	21039310.	E HARDING N 5 FT LOT 192 AND S 25 FT LOT 191 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
203	2984 Harding	21039312.	E HARDING LOT 189 ALSO S 15 FT OF LOT 188 HENDRIES SUB L25 P38 PLATS, W C R 21/528 45 X 150
204	3412 Harding	21039326.	E HARDING LOT 173 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
205	3444 Harding	21039331.	E HARDING LOT 168 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
206	3454 Harding	21039333.	E HARDING LOT 166 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
207	3513 Harding	21039805.	W HARDING LOT 134 AND N 20 FT LOT 133 HENDRIES SUB L25 P38 PLATS, W C R 21/528 50 X 172A
208	3505 Harding	21039806.	W HARDING LOT 132 AND S 10 FT LOT 133 HENDRIES SUB L25 P38 PLATS, W C R 21/528 40 X 171.77A
209	3447 Harding	21039813.	W HARDING LOT 122 AND S 15 FT LOT 123 HENDRIES SUB L25 P38 PLATS, W C R 21/528 45 X 170.25A

210	3401 Harding	21039819.	W HARDING S 3.50 FT LOT 116 LOT 115 HENDRIES SUB L25 P38 PLATS, W C R 21/528 31.79 IRREG
211	3069 Harding	21039820.	W HARDING LOT 114 HENDRIES SUB L25 P38 PLATS, W C R 21/528 43.49 IRREG
212	2981 Harding	21039831.	W HARDING N 5 FT LOT 99 AND LOT 100 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 166.47A
213	2963 Harding	21039834.	W HARDING S 25 FT LOT 97 AND N 10 FT LOT 96 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 165.98A
214	2925 Harding	21039839.	W HARDING LOT 91 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 165.1A
215	2659 Harding	21039845.	W HARDING LOT 83 AND S 18 FT LOT 84 HENDRIES SUB L25 P38 PLATS, W C R 21/528 48 X 163.51A
216	2543 Harding	21039861.	W HARDING LOT 64 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 160.6A
217	2539 Harding	21039862.	W HARDING LOT 63 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 160.45A
218	2231 Harding	21039875.	W HARDING LOT 49 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 157.85A
219	2223 Harding	21039876.	W HARDING LOT 48 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 157.7A
220	2209 Harding	21039878.	W HARDING LOT 46 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 157.34A
221	2201 Harding	21039879.	W HARDING LOT 45 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 157.16A
222	2193 Harding	21039880.	W HARDING Lot 44 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 156.98A
223	2181 Harding	21039882.	W HARDING LOT 42 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 156.62A
224	2143 Harding	21039887.	W HARDING LOT 37 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 155.73A
225	2108 Montclair	21040576.	E MONTCLAIR N 30.50 FT LOT 546 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30.50 X 154.86A
226	2144 Montclair	21040581.	E MONTCLAIR LOT 541 HENDRIES SUB L25 P38 PLATS WCR 21/528 35 X 155.73A
227	2170 Montclair	21040584.	E MONTCLAIR N 17.50 FT LOT 538 S 17.50 FT LOT 537 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 156.36A

228	2234 Montclair	21040593.	E MONTCLAIR N 30 FT OF LOT 528 AND S 10 FT OF LOT 527 HENDRIES SUB L25 P38 PLATS, W C R 21/528 40 X 158.09A
229	2574 Montclair	21040610-11	E MONTCLAIR N 20 FT OF LOT 510 AND S 25 FT OF LOT 509 HENDRIES SUB L25 P38 PLATS, W C R 21/528 45 X 161.41A
230	2652 Montclair	21040622.	E MONTCLAIR N 5 FT LOT 498 S 25 FT LOT 497 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 163.33A
231	2658 Montclair	21040623.	E MONTCLAIR N 5 FT LOT 497 ALSO LOT 496 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 163.5A
232	2908 Montclair	21040628.	E MONTCLAIR LOT 491 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 164.64A
233	2982 Montclair	21040638.	E MONTCLAIR LOT 479 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 166.48A
234	3058 Montclair	21040650.	E MONTCLAIR LOT 467 AND S 15 FT LOT 466 HENDRIES SUB L25 P38 PLATS, W C R 21/528 45 X 168.36A
235	3066 Montclair	21040651.	E MONTCLAIR N 15 FT LOT 466 ALSO LOT 465 HENDRIES SUB L25 P38 PLATS, W C R 21/528 48.27 IRREG
236	3487 Montclair	21041092.	W MONTCLAIR LOT 415 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
237	3475 Montclair	21041094.	W MONTCLAIR LOT 413 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
238	3045 Montclair	21041108.	W MONTCLAIR LOT 396 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
239	3007 Montclair	21041113.	W MONTCLAIR N 20 FT LOT 390 AND S 20 FT LOT 391 HENDRIES SUB L25 P38 PLATS, W C R 21/528 40 X 150
240	2999 Montclair	21041114.	W MONTCLAIR N 5 FT LOT 388 AND LOT 389 AND S 10 FT LOT 390 HENDRIES SUB L25 P38 PLATS, W C R 21/528 45 X 150
241	2583 Montclair	21041141.	W MONTCLAIR LOT 356 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
242	2533 Montclair	21041148.	W MONTCLAIR LOT 348 HENDRIES SUB L25 P38 PLATS WCR 21/528 30 X 150
243	2515 Montclair	21041151.	W MONTCLAIR LOT 345 HENDRIES SUB L25 P38 PLATS, W C R 21/528 30 X 150
244	2133 Montclair	21041173.	W MONTCLAIR LOT 322 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 150
245	2123 Montclair	21041174.	W MONTCLAIR LOT 321 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 150

246	1553 Montclair	21041183-4	W MONTCLAIR LOT 311 AND 312 HENDRIES SUB L25 P38 PLATS, W C R 21/528 70 X 150
247	2212 Lemay	21041338.	E LEMAY LOT 126 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 120.16A
248	2262 Lemay	21041345.	E LEMAY LOT 118 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 122.18A
249	2572 Lemay	21041358.	E LEMAY LOT 164 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 126.24A
250	2622 Lemay	21041365-6	E LEMAY LOT 23 AND 24 DE VOGELAERS EUREKA SUB L19 P32 PLATS, W C R 21/357 66.48 X 128.15A
251	2628 Lemay	21041367.	E LEMAY LOT 25 DE VOGELAERS EUREKA SUB L19 P32 PLATS, W C R 21/357 30 X 128.55A
252	2634 Lemay	21041368.	E LEMAY LOT 26 DE VOGELAERS EUREKA SUB L19 P32 PLATS, W C R 21/357 30 X 128.8A
253	2222 Fairview	21042102.	E FAIRVIEW LOT 6 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 103
254	2623 Fairview	21042471-2	W FAIRVIEW LOTS 17 THRU 20 DE VOGELAERS EUREKA SUB L19 P32 PLATS W C R 21/357 126.48 X 128.02A
255	2231 Fairview	21042495.	W FAIRVIEW LOT 104 EUREKA SUB L18 P60 PLATS WCR 21/356 30 X 120.91A
256	2261 Lillibridge	21042949.	W LILLIBRIDGE Lot 177 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103
257	1641 Lillibridge	21042980.	W LILLIBRIDGE LOT 46 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 103
258	1629 Lillibridge	21042982.	W LILLIBRIDGE LOT 44 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 103
259	2572 Beniteau	21043172.	E BENITEAU LOT 87 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150
260	3550 Beniteau	21043236.	E BENITEAU AVE LOT 44 THE HEIGHTS PARK SUB JACOB HOCKS SUB L29 P40 PLATS, W C R 21/524 30 X 150
261	3511 Beniteau	21043448.	W BENITEAU AVE LOT 22 THE HEIGHTS PARK SUB JACOB HOCKS SUB L29 P40 PLATS, W C R 21/524 30 X 152.72A
262	3505 Beniteau	21043449.	W BENITEAU AVE LOT 23 THE HEIGHTS PARK SUB JACOB HOCKS SUB L29 P40 PLATS, W C R 21/524 30 X 152.73A
263	3499 Beniteau	21043450.	W BENITEAU AVE LOT 24 THE HEIGHTS PARK SUB JACOB HOCKS SUB L29 P40 PLATS, W C R 21/524 30 X 152.75A

264	2621 Beniteau	21043489.	W BENITEAU AVE LOT 130 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50
265	2597 Beniteau	21043493.	W BENITEAU AVE LOT 126 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50
266	2573 Beniteau	21043496.	W BENITEAU AVE LOT 122 DWYER SCULLEN ONEIL SUB L24 P96 PLATS W C R 21/361 30 X 152.50
267	2567 Beniteau	21043497.	W BENITEAU AVE LOT 121 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50
268	2551 Beniteau	21043499.	W BENITEAU AVE LOT 118 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50
269	1564 Harding	21039242.	E HARDING N 30 FT LOT 264 AND S 5 FT LOT 263 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 150
270	1472 Harding	21039229.	E HARDING Lot 277 HENDRIES SUB L25 P38 PLATS, W C R 21/528 35 X 150
271	1502 Harding	21039233.	E HARDING LOT 273 HENDRIES SUB L25 P38 PLATS W C R 21/528 35 X 150

RESOLUTION 3

BY COUNCIL MEMBER: _____

WHEREAS, the City of Detroit (“City”), City of Detroit Brownfield Redevelopment Authority (“DBRA”) and FCA US LLC (“FCA”) have been in discussions to bring about the investment of approximately \$2.5 billion in FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the “Projects”) to expand certain industrial automotive manufacturing in the City; and now therefore be it

RESOLVED, that in support of the Projects, the Detroit City Council hereby approves the sale of those certain three (3) parcels of land, as more particularly described in the attached Exhibit A incorporated herein (“City Parcels”), to DTE Electric Company (“DTE”) in exchange for DTE’s transfer of a portion of 12000 East Jefferson and all of 11860 Freud, as more particularly described in the attached Exhibit C, to the DBRA for incorporation into the Projects; and be it further

RESOLVED, that the City shall receive additional fair value for the City Parcels from the DBRA at a future date under separate agreement between the City and the DBRA; and be it further

RESOLVED, that Detroit City Council hereby approves the sale of those certain twenty two (22) parcels of land, as more particularly described in the attached Exhibit B incorporated herein (“DLBA Parcels”), to DBRA for the purchase price of One and 00/100 Dollar (\$1.00) for transfer to DTE in exchange for DTE’s transfer of the above described property to DBRA; and be it further

RESOLVED, that the Mayor, Planning and Development Department (“P&DD”) Director, or their authorized designee, is authorized to execute a property exchange agreement and issue quit claim deeds for the sale of the City Parcels, as well as execute such other documents as may be necessary or convenient to effect the transfer of the City Parcels to DTE consistent with this resolution; and be it further

RESOLVED, that the P&DD Director, or his authorized designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deeds (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the City Parcels, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the City’s property exchange agreement and quit claim deeds will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibits A, B and C)

RESOLUTION 3 - EXHIBIT A

CITY PARCELS

Parcel 1

E THIRD LOTS 12 & 11 DETROIT URBAN RENEWAL PLAT NO.1 L90 P85-6 PLATS, WCR 4/125
160.10 X 250

a/k/a 1340 Third
Tax Parcel ID 04003342-51

Parcel 2

N GRINNELL E 13.137 AC LYG W OF & ADJ FRENCH RD S OF & ADJ DET TERMINAL R R R OF
W & N OF & ADJ GRINNELL AVE FRL SEC 22 & 23 T 1 S R 12 E 17/--- 572,248 SQ FT

a/k/a 9733 Grinell
Tax Parcel ID 17002214

Parcel 3

E LIVERNOIS THAT PT OF SEC 22 T1S R11E DESC AS BEG AT A PTE N 1D 30M E 468.71 FT FM
INTSEC OF E LINE LIVERNOIS AS WD & NLY LINE OF DTRR R OF W 66 FT WD-TH N 1D 30M
E 284.74 FT TH N 78D 36M E 859.65 FT TH S 11D 24M E 277.61 FT TH S 78D 36M 12S W 923.22 FT
TO PTE OF BEG 12/312 247,445 SQ FT

a/k/a 14584 Livernois
Tax Parcel ID 12013096-7

RESOLUTION 3 - EXHIBIT B

DLBA PARCELS

Owner Name	Acres	Lot Sq Ft	Address	Property Zip
Detroit Land Bank Authority	0.08	3485	5759 Lawton St	48208
Detroit Land Bank Authority	0.08	3485	5753 Lawton St	48208
Detroit Land Bank Authority	0.08	3485	5747 Lawton St	48208
Detroit Land Bank Authority	0.08	3485	5743 Lawton St	48208
Detroit Land Bank Authority	0.08	3485	5739 Lawton St	48208
Detroit Land Bank Authority	0.08	3485	5733 Lawton St	48208
Detroit Land Bank Authority	0.08	3485	5725 Lawton St	48208
Detroit Land Bank Authority	0.08	3485	5721 Lawton St	48208
Detroit Land Bank Authority	0.08	3485	5715 Lawton St	48208
Detroit Land Bank Authority	0.08	3485	5709 Lawton St	48208
Detroit Land Bank Authority	0.08	3485	5527 Lawton St	48208
Detroit Land Bank Authority	0.06	2614	5702 Winslow St	48208
Detroit Land Bank Authority	0.06	2614	5706 Winslow St	48208
Detroit Land Bank Authority	0.08	3485	5710 Winslow St	48208
Detroit Land Bank Authority	0.08	3485	5718 Winslow St	48208
Detroit Land Bank Authority	0.08	3485	5726 Winslow St	48208
Detroit Land Bank Authority	0.08	3485	5738 Winslow St	48208
Detroit Land Bank Authority	0.08	3485	5746 Winslow St	48208
Detroit Land Bank Authority	0.08	3485	5750 Winslow St	48208
Detroit Land Bank Authority	0.08	3485	5756 Winslow St	48208
Detroit Land Bank Authority	0.08	3485	5762 Winslow St	48208
Detroit Land Bank Authority	0.08	3485	5766 Winslow St	48208

RESOLUTION 3 - EXHIBIT C

DTE PARCELS TO THE DBRA

Parcel 1

Approximately 40 acre portion of 12000 East Jefferson, Tax Parcel 21000063.002L as determined in that certain Property Exchange Agreement dated March 29, 2019 by and between the City of Detroit, City of Detroit Brownfield Redevelopment Authority and DTE Electric Company.

Parcel 2

S E JEFFERSON PT OF OL 5SUB OF FRONT PART OF P C 392 L1 P167 PLATS, W C R 21/494 PT OF LOT 1SUB OF P CS 385 & 386 L49 P494 DEEDS, W C R 21/510 ALL DESC AS BEG AT A PTE ON S LINE FREUD AVE 60 FT WD DIST S 64D 03M 20S W 137.03 FT FROM E LINE P C 392 TH N 64D 03M 20S E 156.73 FT TH S 54D 48M E 152.19 FT TH ON CUR TO R 112.28 FT RAD 924.12 FT CH BRG S 44D 44M 30S E 112.22 FT TH S 63D 58M 25S W 267.36 FT TH N 25D 40M 20S W 240.05 FT TO P O B 21/--- 52,512 SQ FT

a/k/a 11860 Freud
Tax Parcel ID 21000063.001

RESOLUTION 4

BY COUNCIL MEMBER: _____

WHEREAS, the City of Detroit (“City”), City of Detroit Brownfield Redevelopment Authority (“DBRA”) and FCA US LLC (“FCA”) have been in discussions to bring about the investment of approximately \$2.5 billion in FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the “Projects”) to expand certain industrial automotive manufacturing in the City; and now therefore be it

RESOLVED, that in support of the Projects, the Detroit City Council hereby approves the sale of those certain six (6) parcels of land, as more particularly described in the attached Exhibit A incorporated herein (“City Parcels”), to Michael Kelly or an affiliated entity controlled by Michael Kelly (referred to herein as “Purchaser”) in exchange for Purchaser’s transfer of 3873, 3963 and 4621 St. Jean and 5732 Winslow, as more particularly described in the attached Exhibit B, to the DBRA for incorporation into the Projects; and be it further

RESOLVED, that the City shall receive additional fair value for the City Parcels from the DBRA at a future date under separate agreement between the City and the DBRA; and be it further

RESOLVED, that Detroit City Council approves that any of the City Parcels listed in the attached Exhibit A may be substituted and/or additional properties may be transferred to Purchaser by the City, provided that: 1) the City receives additional fair value for any substituted and/or additional City-owned properties from the DBRA at a future date under separate agreement between the City and the DBRA and 2) any substituted and/or additional City-owned properties be within the geographical boundaries of the City’s Banglatown and Jefferson Chalmers neighborhoods; and be it further

RESOLVED, that the Director of the Planning and Development Department (“P&DD”), or his authorized designee, is authorized to execute quit claim deeds and such other documents as may be necessary or convenient to effect the transfer of the City Parcels to Purchaser consistent with this resolution; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deeds (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the City Parcels, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deeds for the City Parcels will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibits A and B)

RESOLUTION 4 - EXHIBIT A

CITY PARCELS

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

Parcel 1

E DEXTER 6 7 SULLIVANS DEXTER BLVD SUB L46 P30 PLATS, W C R 12/287 77 X 120

a/k/a 13118 Dexter
Tax Parcel ID 12010559-60

Parcel 2

W CONANT N 21.72 FT 37 LELAND HIGHLANDS SUB L37 P44 PLATS, W C R 9/159 24.59
IRREG

a/k/a 19011 Conant
Tax Parcel ID 09008628.

Parcel 3

W CONANT 36 LELAND HIGHLANDS SUB L37 P44 PLATS, W C R 9/159 30.23 IRREG

a/k/a 19017 Conant
Tax Parcel ID 09008627.

Parcel 4

W CONANT 35 LELAND HIGHLANDS SUB L37 P44 PLATS, W C R 9/159 30.23 IRREG

a/k/a 19023 Conant
Tax Parcel ID 09008626.

Parcel 5

W CONANT 34 LELAND HIGHLANDS SUB L37 P44 PLATS, W C R 9/159 30.24 IRREG

a/k/a 19031 Conant
Tax Parcel ID 09008625.

Parcel 6

W CONANT S 11.52 FT ON W LINE BG S 12.98 FT ON E LINE 32 33 LELAND HIGHLANDS
SUB L37 P44 PLATS, W C R 9/159 42.98 IRREG

a/k/a 19041 Conant
Tax Parcel ID 09008623-4

RESOLUTION 4 - EXHIBIT B

PURCHASER PARCELS TO THE DBRA

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

Parcel 1

W ST JEAN 73 LIEBERMANS HOMEDALE SUB L28 P75 PLATS, W C R 21/537 30 X 140

a/k/a 3873 St. Jean
Tax Parcel ID 21044054.

Parcel 2

W ST JEAN S 22.30 FT OF 88 N 14.02 FT OF 87 LIEBERMANS HOMEDALE SUB L28 P75
PLATS, W C R 21/537 36.32 X 140

a/k/a 3963 St. Jean
Tax Parcel ID 21044040.

Parcel 3

W ST JEAN 12 HANS A CHRISTIANSENS SUB L30 P71 PLATS, W C R 21/548 32 X 140

a/k/a 4621 St. Jean
Tax Parcel ID 21043990.

Parcel 4

E WINSLOW 36 MARY A DAMMS SUB L12 P6 PLATS, W C R 12/115 30 X 116

a/k/a 5732 Winslow
Tax Parcel ID 12006645.