

ADDRESS LEGAL DESCRIPTION PARCEL ID

251 Adelaide

N ADELAIDE 6-4 BLK 3 BRUSH SUB L1 P152 PLATS, W C R 1/38 150 X
166.91 01000632

257 Adelaide

N ADELAIDE 3 & 2BLK 3 BRUSH SUB OF PARK LOT 10 AND PT OF 11 L1
P152 PLATS, W C R 1/38 100 X 167.22 01000633-4

254 Adelaide

S ADELAIDE 6 BLK 2 BRUSH SUB L1 P118 PLATS, W C R 1/35 21-20 BLK 9
SUB OF PARK LOTS 8 & 9 L49 P572 DEEDS, W C R 1/160 129.71 IRREG 01000609-11

269 Winder

N WINDER UNIT 2 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 895
"WINDERS SQUARE AT BRUSH PARK" RECORDED L43963 P249-327 DEEDS
W C R 1/245 50% 01000595.002L

281 Winder

N WINDER E 1/2 3 W 15 FT 2 BLK 2 BRUSH SUB L1 P118 PLATS, W C R 1/35
40 X 166 01000596
Revised 12/01

291 Winder

N WINDER E 35 FT 2 W 9 FT 1 BLK 2 BRUSH SUB L1 P118 PLATS, W C R
1/35 44 X 166 01000597

2621 Brush N ADELAIDE 1 BLK 3 BRUSH SUB L1 P152 PLATS, W C R 1/38 66.60 IRREG
01000635-8

2555 Brush

S ADELAIDE 10 THRU 7BLK 2 BRUSH SUB E & ADJ PK LOTS 6 THRU 9 L1
P118 PLATS, W C R 1/35 200.90 IRREG 01000605-8

2515 Brush

N WINDER 1 EXCEPT W 9 FT BLK 2 BRUSH SUB L1 P118 PLATS, W C R 1/35
40.52 IRREG 01000598-604

RHEAL CAPITAL
MANAGEMENT LLC

BRUSH PARK SOUTH DETROIT, MI

WOB (WEST OF BRUSH) SITE PLAN APPROVAL
25 JULY 2016

HAMILTON ANDERSON PROJECT NUMBER: 2015031.00

HamiltonAnderson
architecture landscape architecture urban design

LOCATION MAP



DESIGN TEAM

**ARCHITECT /
LANDSCAPE ARCHITECT**
HAMILTON ANDERSON ASSOCIATES
1425 RANDOLPH
DETROIT, MI 48226
P 313.864.0310
F 313.864.0319
www.hamilton-anderson.com

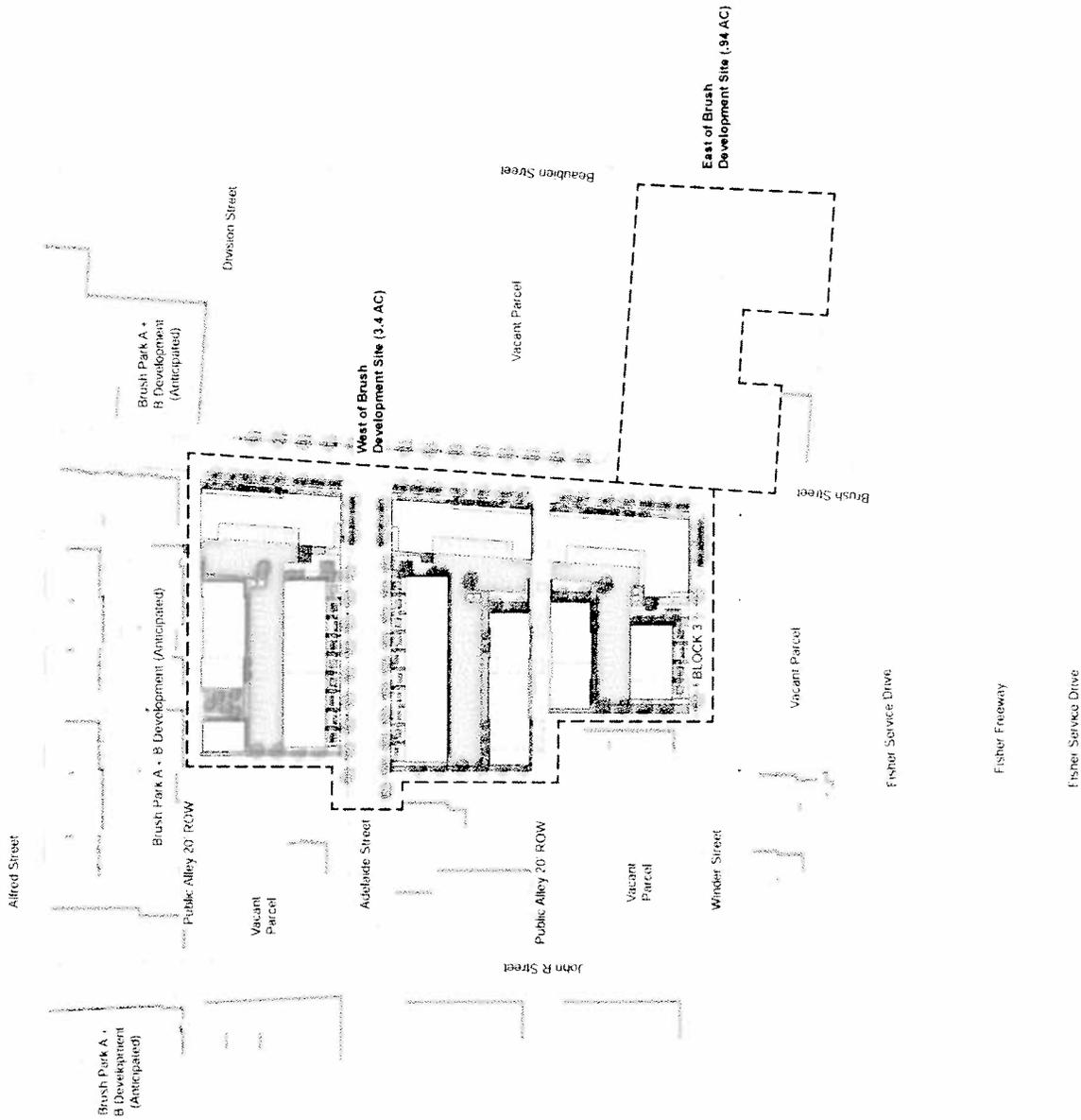
DRAWING INDEX

COVER	COVER SHEET
CS.0	BOUNDARY SURVEY
CS.1	OVERALL DEVELOPMENT PLAN
L.1.1	WEST OF BRUSH DEVELOPMENT PLAN
	WEST OF BRUSH LANDSCAPE PLAN
A1.1	BUILDING FLOOR PLANS
A1.2	BUILDING FLOOR PLANS
A1.3	BUILDING FLOOR PLANS
A1.4	BUILDING FLOOR PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A3.4	EXTERIOR ELEVATIONS
A3.5	EXTERIOR ELEVATIONS
A3.6	EXTERIOR ELEVATIONS
A3.7	EXTERIOR ELEVATIONS

ISSUED FOR WOB SITE PLAN APPROVAL 25 JULY 2016

HamiltonAnderson
 ARCHITECTURAL ARCHITECTURE INTERIOR DESIGN
 10000 Anderson Avenue, Suite 100
 Dallas, TX 75243-4826
 P 972.344.3377 F 972.344.3379
 www.hamiltonanderson.com

**RHEAL CAPITAL
 MANAGEMENT LLC**



BRUSH PARK SOUTH

Overall Development Plan



C5.0

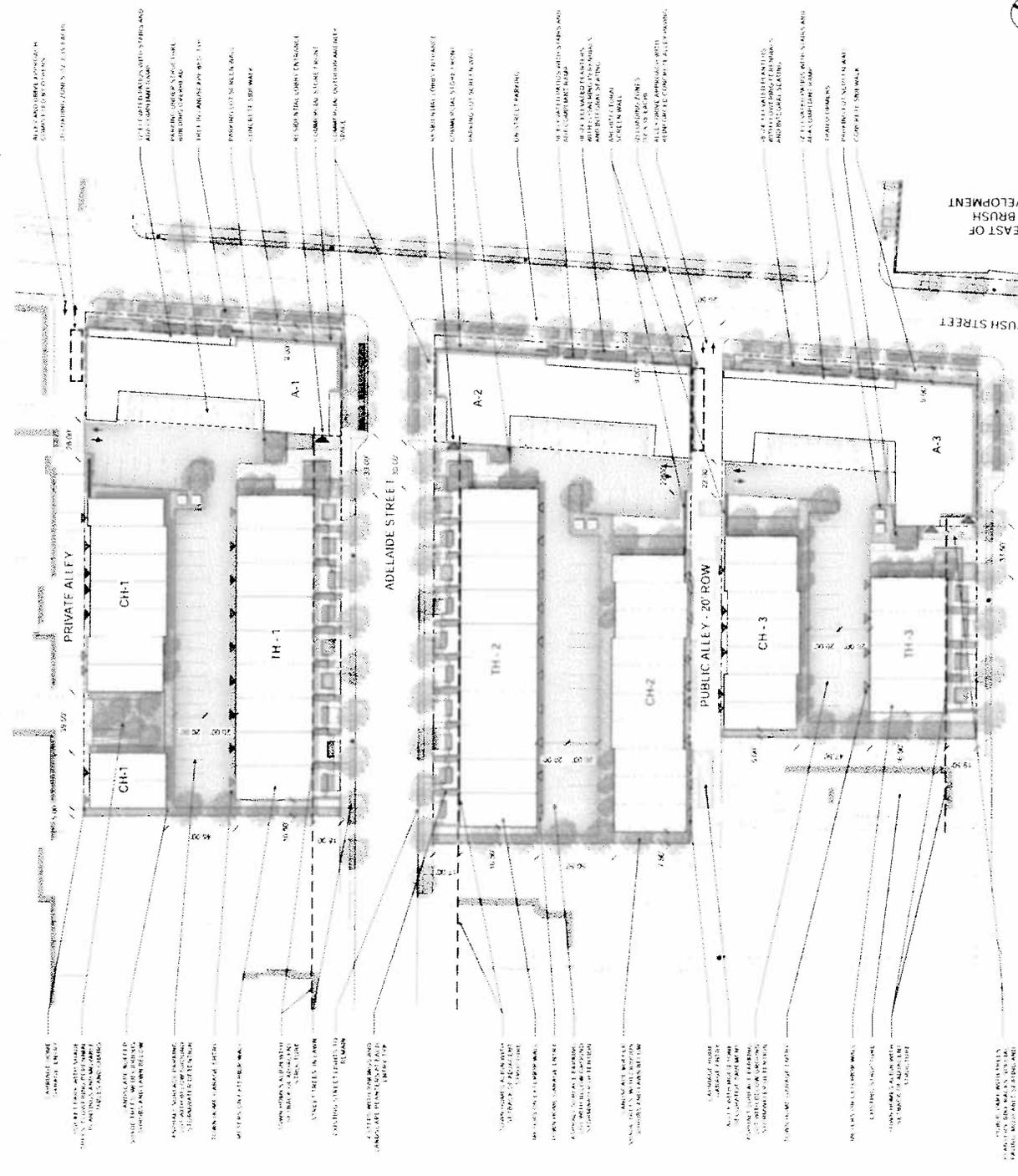
**WEST OF BRUSH
 DEVELOPMENT SUMMARY**

ACREAGE
 TOTAL 1.22 AC
 BUILDING 0.74 AC
 PARKING 0.48 AC

INCLUDING
 13 BUILDINGS, 177,500 SQ FT TOTAL GROSS FLOOR AREA
 100,000 SQ FT TOTAL GROSS FLOOR AREA

CONCRETE
 CONCRETE FINISH: 40'

EXTERIOR MATERIALS
 EXTERIOR: AS SCHEDULED IN PLAN



BRUSH PARK SOUTH

**West of Brush
 Development Plan**

NO.	DESCRIPTION	AREA (SQ FT)	AREA (AC)
1	BRUSH PARK SOUTH	1,220,000	28.0
2	BRUSH PARK NORTH	1,220,000	28.0
3	BRUSH PARK WEST	1,220,000	28.0
4	BRUSH PARK EAST	1,220,000	28.0
5	BRUSH PARK SOUTH (TOTAL)	1,220,000	28.0



**WEST OF BRUSH PLANNING
 PALLETTE**

BRUSH PARK SOUTH

BRUSH PARK SOUTH
 WEST OF BRUSH PLANNING
 PALLETTE
 145 HARRISON AVENUE, 1ST FL.
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 817.335.4226
 hamp@hamiltonanderson.com

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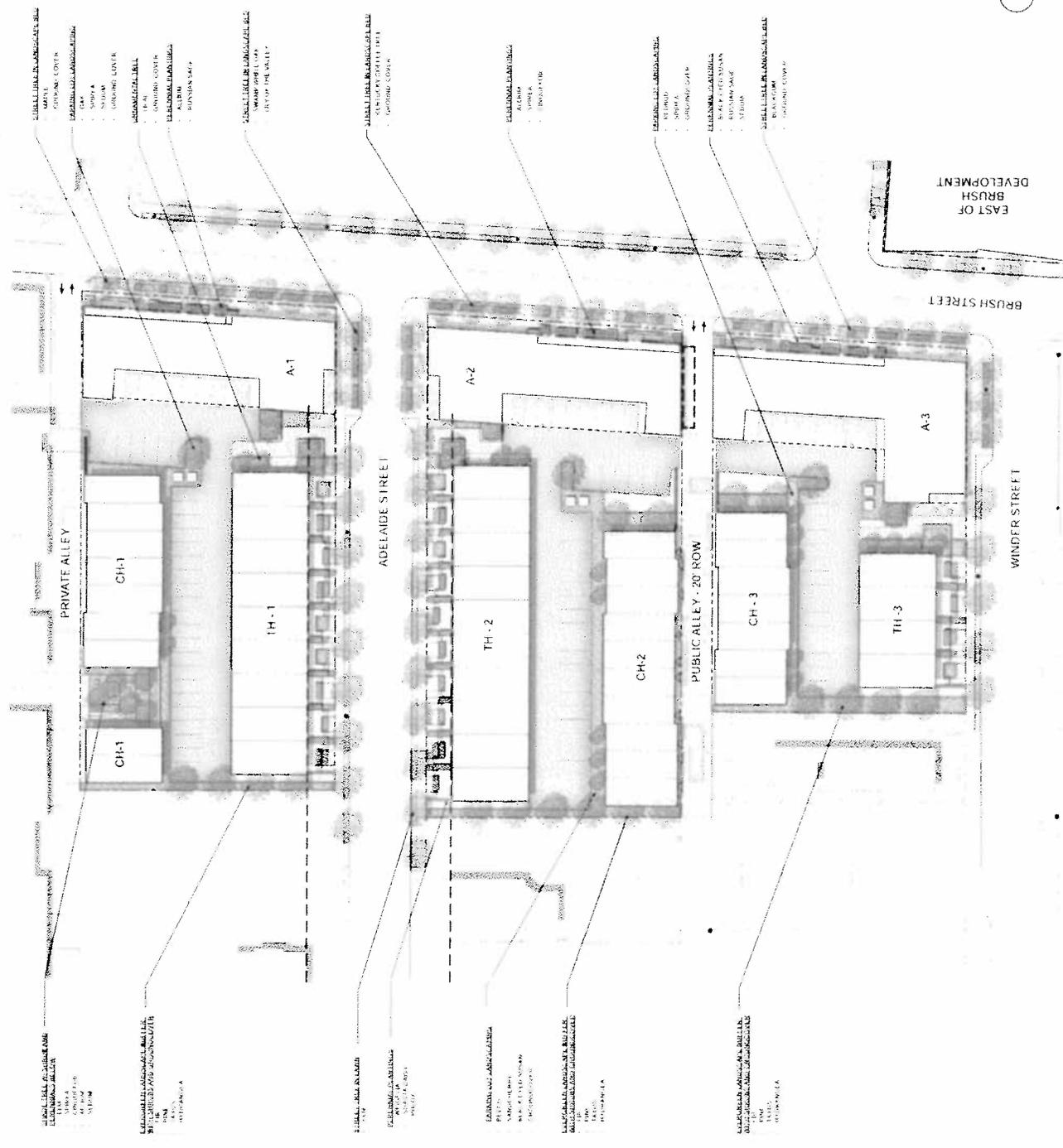
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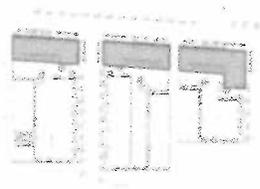
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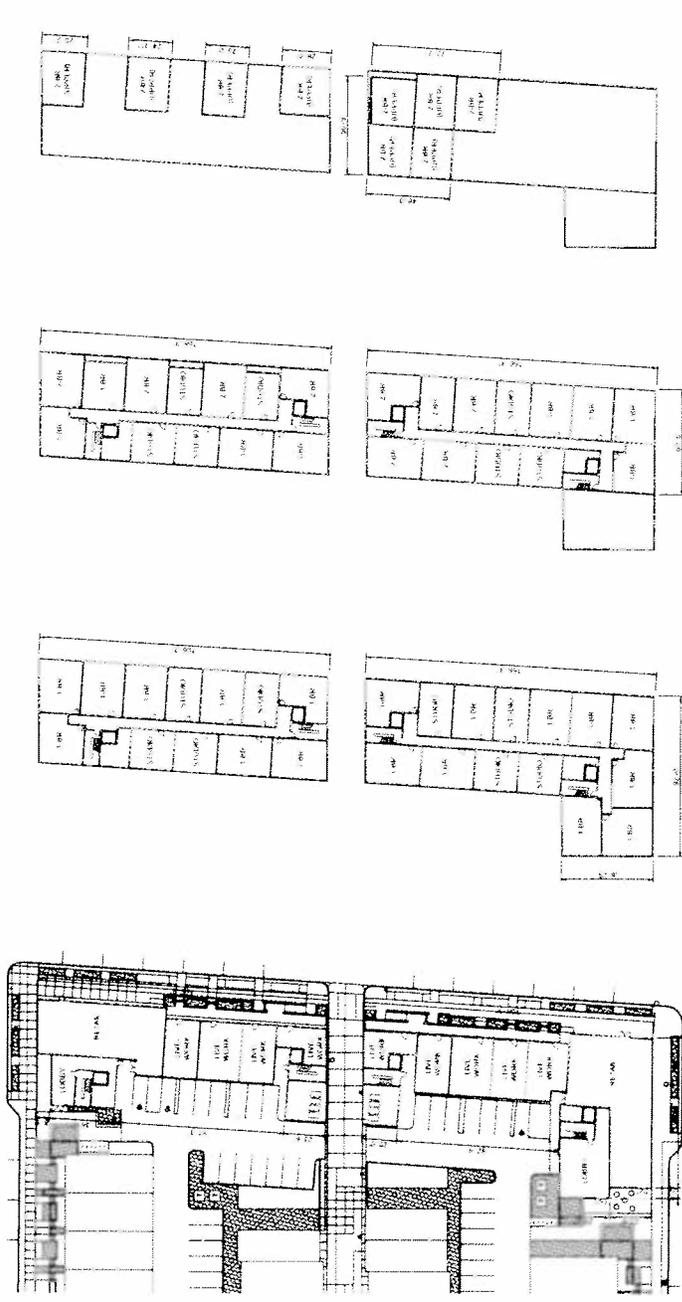
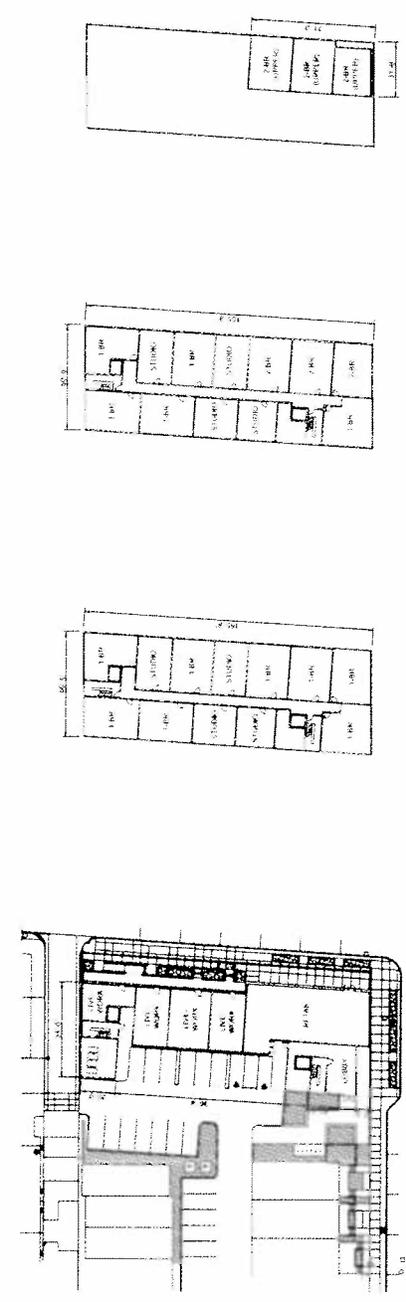


HamiltonAnderson
 ARCHITECTURE INTERIORS LANDSCAPE ARCHITECTURE
 1455 UNIVERSITY AVENUE, SUITE 200
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 261.340.0700 FAX 261.340.0770
 hamp@hamiltonanderson.com

**RHEAL CAPITAL
 MANAGEMENT LLC**



SECTION



LEVEL 01 FLOOR PLAN
 MARK 1001-1002

LEVEL 02 FLOOR PLAN
 MARK 1003-1004

LEVEL 03 FLOOR PLAN
 MARK 1005-1006

LEVEL 04 FLOOR PLAN
 MARK 1007-1008



A1.1

BRUSH PARK SOUTH

Building Floor Plans

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11.15.17
2	REVISED	12.15.17
3	REVISED	01.15.18
4	REVISED	02.15.18
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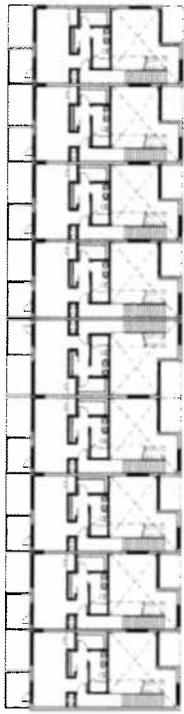
SECTION

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 MANAGEMENT LLC**

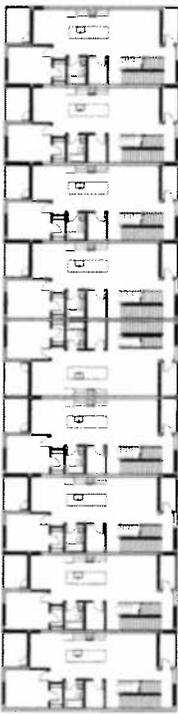
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54	07/15/2027	ISSUED FOR CONSTRUCTION
55	09/15/2027	ISSUED FOR CONSTRUCTION
56	11/15/2027	ISSUED FOR CONSTRUCTION
57	01/15/2028	ISSUED FOR CONSTRUCTION
58	03/15/2028	ISSUED FOR CONSTRUCTION
59	05/15/2028	ISSUED FOR CONSTRUCTION
60	07/15/2028	ISSUED FOR CONSTRUCTION
61	09/15/2028	ISSUED FOR CONSTRUCTION
62	11/15/2028	ISSUED FOR CONSTRUCTION
63	01/15/2029	ISSUED FOR CONSTRUCTION
64	03/15/2029	ISSUED FOR CONSTRUCTION
65	05/15/2029	ISSUED FOR CONSTRUCTION
66	07/15/2029	ISSUED FOR CONSTRUCTION
67	09/15/2029	ISSUED FOR CONSTRUCTION
68	11/15/2029	ISSUED FOR CONSTRUCTION
69	01/15/2030	ISSUED FOR CONSTRUCTION
70	03/15/2030	ISSUED FOR CONSTRUCTION
71	05/15/2030	ISSUED FOR CONSTRUCTION
72	07/15/2030	ISSUED FOR CONSTRUCTION
73	09/15/2030	ISSUED FOR CONSTRUCTION
74	11/15/2030	ISSUED FOR CONSTRUCTION
75	01/15/2031	ISSUED FOR CONSTRUCTION
76	03/15/2031	ISSUED FOR CONSTRUCTION
77	05/15/2031	ISSUED FOR CONSTRUCTION
78	07/15/2031	ISSUED FOR CONSTRUCTION
79	09/15/2031	ISSUED FOR CONSTRUCTION
80	11/15/2031	ISSUED FOR CONSTRUCTION
81	01/15/2032	ISSUED FOR CONSTRUCTION
82	03/15/2032	ISSUED FOR CONSTRUCTION
83	05/15/2032	ISSUED FOR CONSTRUCTION
84	07/15/2032	ISSUED FOR CONSTRUCTION
85	09/15/2032	ISSUED FOR CONSTRUCTION
86	11/15/2032	ISSUED FOR CONSTRUCTION
87	01/15/2033	ISSUED FOR CONSTRUCTION
88	03/15/2033	ISSUED FOR CONSTRUCTION
89	05/15/2033	ISSUED FOR CONSTRUCTION
90	07/15/2033	ISSUED FOR CONSTRUCTION
91	09/15/2033	ISSUED FOR CONSTRUCTION
92	11/15/2033	ISSUED FOR CONSTRUCTION
93	01/15/2034	ISSUED FOR CONSTRUCTION
94	03/15/2034	ISSUED FOR CONSTRUCTION
95	05/15/2034	ISSUED FOR CONSTRUCTION
96	07/15/2034	ISSUED FOR CONSTRUCTION
97	09/15/2034	ISSUED FOR CONSTRUCTION
98	11/15/2034	ISSUED FOR CONSTRUCTION
99	01/15/2035	ISSUED FOR CONSTRUCTION
100	03/15/2035	ISSUED FOR CONSTRUCTION

BRUSH PARK SOUTH

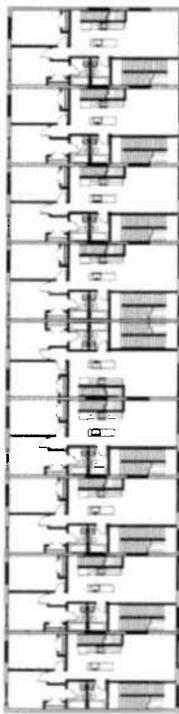
Building Floor Plans



FLOOR PLAN
 SCALE: 1/8" = 1'-0"



FLOOR PLAN
 SCALE: 1/8" = 1'-0"



FLOOR PLAN
 SCALE: 1/8" = 1'-0"



FLOOR PLAN
 SCALE: 1/8" = 1'-0"

7

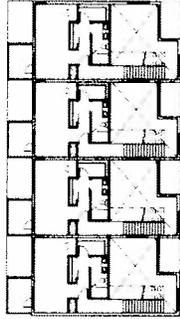
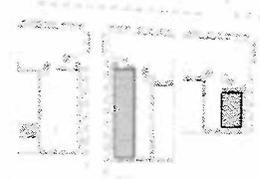
A1.2

HamiltonAnderson
 ARCHITECTURE INTERIORS INTERIORS UNDER CONSTRUCTION

1000 WEST BROADWAY, SUITE 1000
 MEMPHIS, TN 38102
 P: 901.525.4826
 WWW.HAMILTONANDERSON.COM

**RHEAL CAPITAL
 MANAGEMENT LLC**

BRUSH PARK SOUTH
 Building Floor Plans



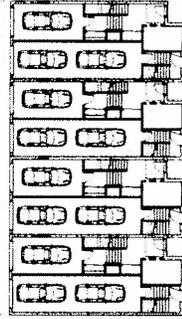
1ST LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



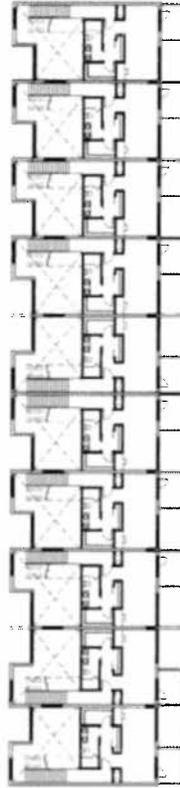
2ND LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



3RD LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



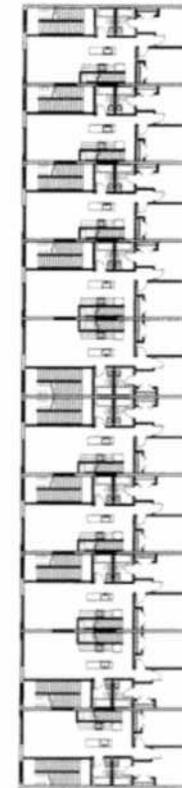
4TH LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



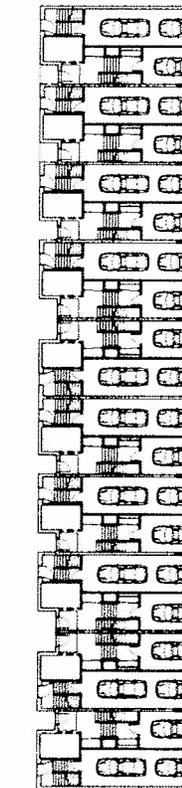
5TH LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



6TH LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



7TH LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



8TH LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

MECHANICAL



A1.3

HamiltonAnderson
 ARCHITECTS • PLANNERS • INTERIORS • SUSTAINABLE DESIGN
 14000 PARKWAY PARKWAY, IN
 DAYTON, OHIO 45424
 513.964.0276 (F) 513.964.0170
 www.hamiltonanderson.com

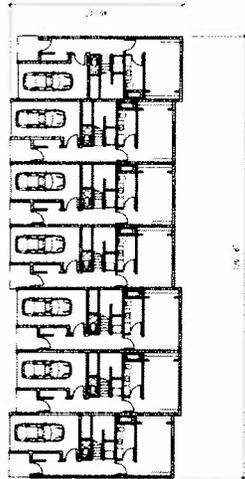
**RHEAL CAPITAL
 MANAGEMENT LLC**



SITE PLAN



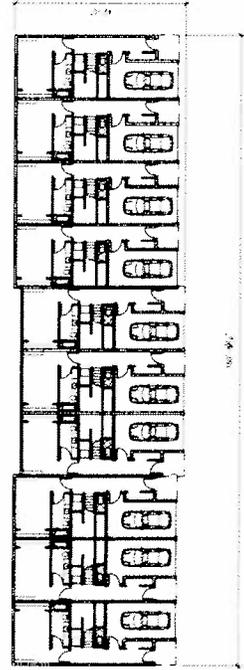
GROUND LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



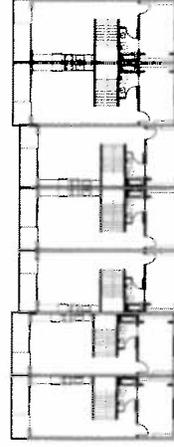
2ND LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



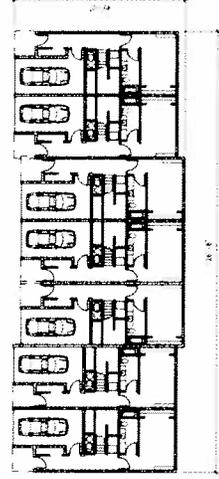
3RD LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



4TH LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



5TH LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



6TH LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

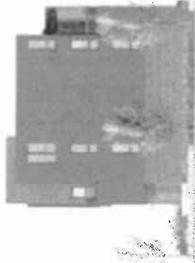
Project:	BRUSH PARK SOUTH
Location:	Dayton, OH
Client:	Rheal Capital Management LLC
Architect:	HamiltonAnderson Architects
Phase:	Building Floor Plans
Scale:	1/8" = 1'-0"

BRUSH PARK SOUTH

Location: Dayton, OH
 Building Floor Plans



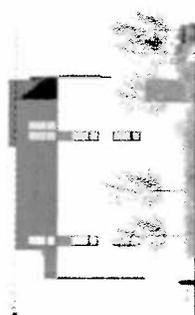
FLOOR PLAN



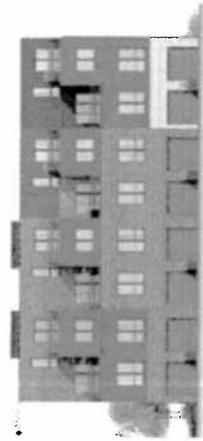
WEST FACADE ELEVATION
 SCALE: 1/8" = 1'-0"



EAST FACADE ELEVATION
 SCALE: 1/8" = 1'-0"

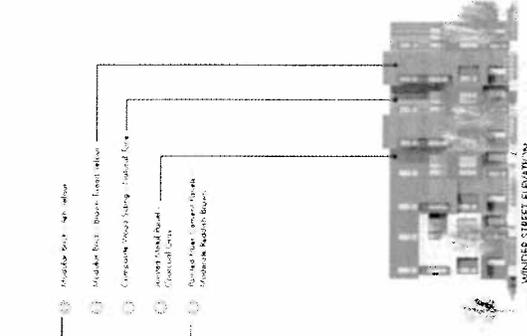


SOUTH FACADE ELEVATION
 SCALE: 1/8" = 1'-0"

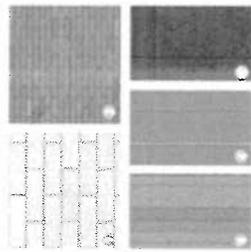
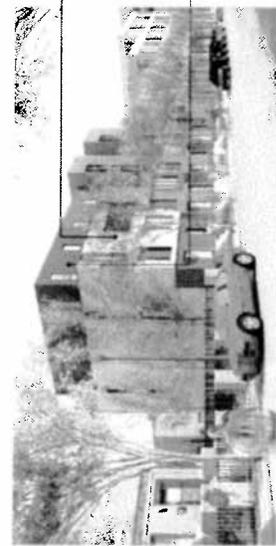


NORTH FACADE ELEVATION
 SCALE: 1/8" = 1'-0"

**RHEAL CAPITAL
 MANAGEMENT LLC**



WINDER STREET ELEVATION



MATERIAL PALETTE
 SCALE: 1/8" = 1'-0"

- 1 Modular Brick - 4 1/2" x 9 1/2"
- 2 Modular Brick - 8 1/2" x 16 1/2" x 8 1/2"
- 3 Composite Wood Slating - 12 1/2" x 16 1/2"
- 4 Acrylic Solid Panel - 12 1/2" x 16 1/2"
- 5 Powder Coat - 12 1/2" x 16 1/2"
- 6 Anodized Aluminum - 12 1/2" x 16 1/2"

BRUSH PARK SOUTH

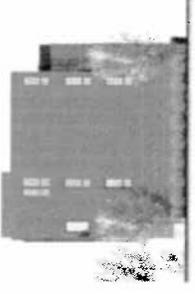
Building Elevations

HamiltonAnderson
 ARCHITECTURE INTERIOR ARCHITECTURE LUMINA DESIGN

1400 WEST WASHINGTON AVE SUITE 100
 WASHINGTON, DC 20004
 TEL: 202.462.4000
 WWW.HAMILTONANDERSON.COM



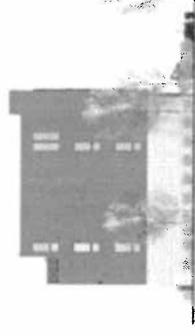
SECTION



101 EAST ELEVATION
 SCALE 1/8" = 1'-0"



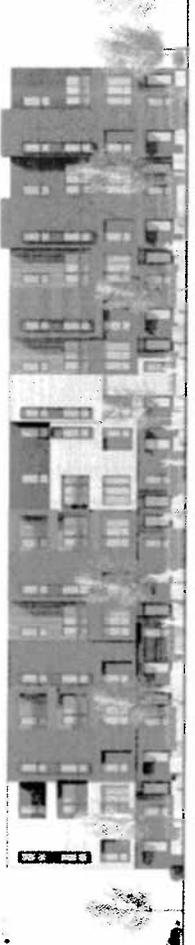
101 NORTH ELEVATION
 SCALE 1/8" = 1'-0"



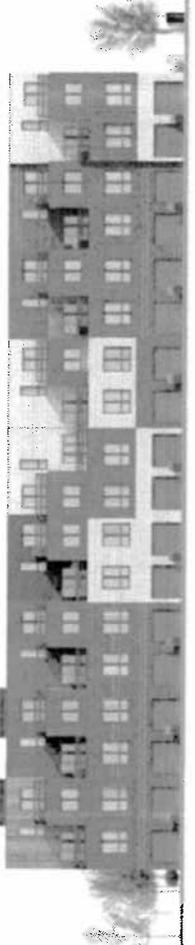
101 WEST ELEVATION
 SCALE 1/8" = 1'-0"



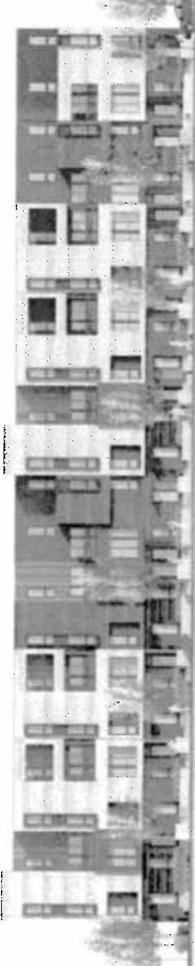
101 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



101 NORTH-SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



101 WEST-SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



101 EAST-SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



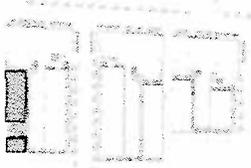
101 SOUTH-SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

RHEAL CAPITAL
 MANAGEMENT LLC

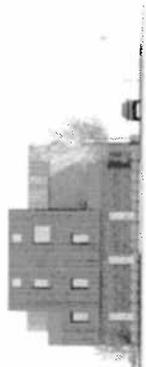
BRUSH PARK SOUTH

Building Elevations

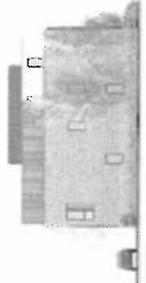
A3.5



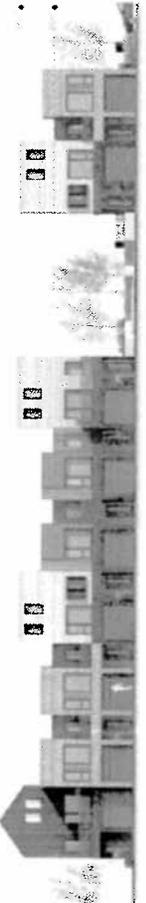
SCALE 1/8" = 1'-0"



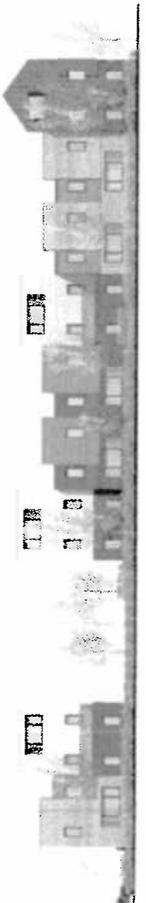
CELLS ELEVATION
 SCALE 1/8" = 1'-0"



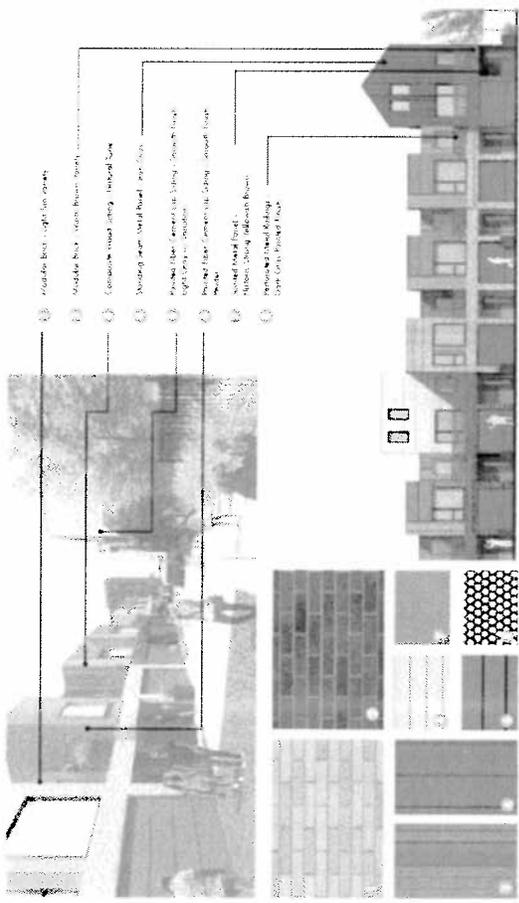
CELL WEST ELEVATION
 SCALE 1/8" = 1'-0"



CELL NORTH ELEVATION
 SCALE 1/8" = 1'-0"



CELL SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



- 1. Window Frame - Light Gray Stone
- 2. Window Frame - Light Gray Stone
- 3. Concrete Block - Light Gray Stone
- 4. Window Frame - Light Gray Stone
- 5. Window Frame - Light Gray Stone
- 6. Window Frame - Light Gray Stone
- 7. Window Frame - Light Gray Stone
- 8. Window Frame - Light Gray Stone
- 9. Window Frame - Light Gray Stone
- 10. Window Frame - Light Gray Stone

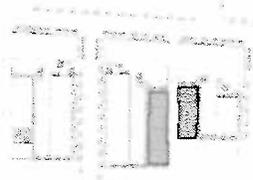
CELL NORTH ELEVATION
 SCALE 1/8" = 1'-0"

BRUSH PARK SOUTH

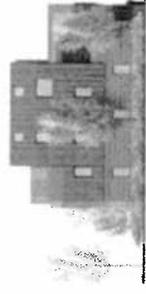
Building Elevations

DATE: 11/15/2023
PROJECT: BRUSH PARK SOUTH
SHEET: A3.6

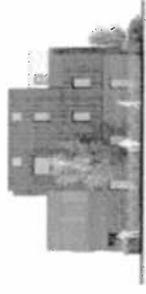
HamiltonAnderson
 ARCHITECTS LANDSCAPE ARCHITECTS INTERIORS
 10000 RIVERCHASE AVENUE, SUITE 100
 DUBLIN, OHIO 43017
 P 614.885.0700 F 614.885.0701
 WWW.HAMILTONANDERSON.COM



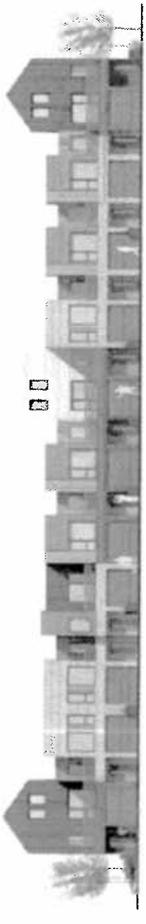
ELEVATIONS



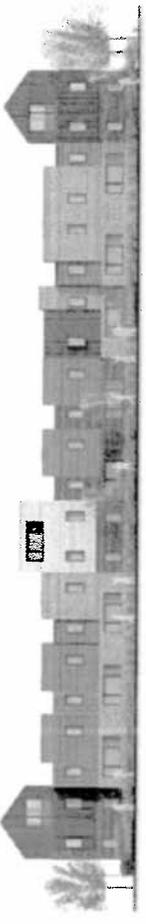
WEST ELEVATION
 SCALE 1/8" = 1'-0"



EAST ELEVATION
 SCALE 1/8" = 1'-0"



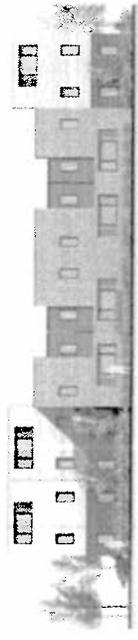
WEST SIDE ELEVATION
 SCALE 1/8" = 1'-0"



EAST SIDE ELEVATION
 SCALE 1/8" = 1'-0"



WEST SIDE ELEVATION
 SCALE 1/8" = 1'-0"



EAST SIDE ELEVATION
 SCALE 1/8" = 1'-0"



WEST SIDE ELEVATION
 SCALE 1/8" = 1'-0"



EAST SIDE ELEVATION
 SCALE 1/8" = 1'-0"

**RHEAL CAPITAL
 MANAGEMENT LLC**

BRUSH PARK SOUTH

Building Elevations

A3.7



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

19

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY: 711
(313) 224-1629
WWW.DETROITMI.GOV

September 9, 2016

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

Re: Request for Public Hearing to Approve a Commercial Rehabilitation Certificate on behalf of Henry Ford Health System and Third & Grand LLC, in the area of 2905-2921 W. Grand Blvd., Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #1189).

Honorable City Council:

The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of Third and Grand LLC, and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.

Public Act of 210 of 2005 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for a Commercial Rehabilitation Exemption Certificate in accordance with Section 3 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Commercial Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

John Saad
Manager -- Development Division
Housing and Revitalization Department

JS/vf

Cc: A. Sabree, Mayor's Office
M. Cox, PDD
A. Jemison, HRD
V. Farley, HRD



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act 210 of 2005 (“the Act”) this City Council may adopt a resolution approving the application of a Commercial Rehabilitation Exemption Certificate within the boundaries of the City of Detroit; and

WHEREAS, Third and Grand, LLC has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which a Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____ 2016 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

August 12, 2016

To: Maurice Cox, Director
Planning and Development Department
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 908
Detroit, MI. 48226

RECEIVED

AUG 12 2016

**CITY OF DETROIT
PLANNING & DEVELOPMENT DEPT**

Re: Third and Grand LLC

Please find attached Application for Commercial Rehabilitation Certificate for Third and Grand LLC located at 2905-2921 W. Grand Blvd. **(RELATED TO PETITION #1189)**

Respectfully submitted,

Andre Gilbert II, Jr. Asst. City Council Clerk
Office of the City Clerk

HONIGMAN

Honigman Miller Schwartz and Cohn LLP
Attorneys and Counselors

Richard A. Barr

(313) 465-7308
Fax: (313) 465-7309
rbarr@honigman.com

By Hand Delivery

June 14, 2016

Office of Detroit City Clerk
2 Woodward Avenue
Coleman A. Young Municipal Center
Suite 200
Detroit, MI 48226

**Re: *Application for Commercial Rehabilitation Certificate
Third and Grand Project (P.A. 210 of 2005)***

Ladies and Gentlemen:

Enclosed please find two copies of an Application for Commercial Rehabilitation Certificate by Third and Grand LLC, the proposed purchaser of property located at the northwest corner of Third Avenue and W. Grand Boulevard, pursuant to P.A. 210 of 2005. A separate request has being filed for the establishment of a Commercial Rehabilitation District at this property.

Thank you for your assistance.

Very truly yours,

HONIGMAN MILLER SCHWARTZ AND COHN LLP


Richard A. Barr

Enc.

cc: Peter Cummings
Michael Hammon
Kenyetta Hairston-Bridges, DEGC

CITY CLERK 14 JUN 2016 10:21:29

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) Third and Grand LLC		NAICS or SIC Code 531110	
Facility's Street Address 2905-2921 W. Grand Blvd. (final address not assigned)		City Detroit	State MI
Name of City, Township or Village (taxing authority) Detroit		County Wayne	ZIP Code 48322
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		School District Where Facility is Located Detroit	
Date of Rehabilitation Commencement (mm/dd/yyyy) 09/15/2016		Planned Date of Rehabilitation Completion (mm/dd/yyyy) 03/15/2018	
Estimated Cost of Rehabilitation \$50,000,000		Number of Years Exemption Requested (1-10) 10	
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity <input type="checkbox"/> Retain Employment <input checked="" type="checkbox"/> Revitalize Urban Areas <input checked="" type="checkbox"/> Create Employment <input type="checkbox"/> Prevent Loss of Employment <input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community			
No. of jobs to be created due to facility's rehabilitation 5	No. of jobs to be retained due to facility's rehabilitation 0	No. of construction jobs to be created during rehabilitation 210	
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption	
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use		<input checked="" type="checkbox"/> Legal description	
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken		<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility		<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Michael Hammon		Telephone Number (305) 766-5216	
Fax Number		E-mail Address mhammon@theplatform.city	
Street Address 3011 W. Grand Blvd., Ste. 215		City Detroit	State MI
		ZIP Code 48202	
<p><i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.</i></p> <p><i>I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.</i></p>			
Signature of Authorized Company Officer (no authorized agents) 		Title Chief Development Officer	Date 06/10/2016

PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)			
Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).			
	Taxable Value	State Equalized Value (SEV)	
Land			
Building(s)			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.			
<input checked="" type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.			
Name of Local Government Body City of Detroit			
Name of Assessor (first and last name) Gary Evanko, MMAO		Telephone Number (313) 224-6989	
Fax Number (313) 224-9400		E-mail Address EvankoG@detroitmi.gov	
I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.			
Assessor's Signature			Date
PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)			
Action Taken By LGU (attach a certified copy of the resolution):			
<input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)			
<input type="checkbox"/> Exemption Denied			
Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code 82205	School Code 82010	
PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)			
Clerk's Name (first and last) Janice M. Winfrey		Telephone Number (313) 224-3262	
Fax Number (313) 224-2075		E-mail Address	
Mailing Address 2 Woodward Avenue, Ste. 200	City Detroit	State MI	ZIP Code 48226
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number	Fax Number	
I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.			
Clerk's Signature			Date

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission
P.O. Box 30471
Lansing, MI 48909

Instructions for Completing Form 4507 Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. **Rehabilitation may commence after establishment of the Commercial Rehabilitation District.**

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application.
2. Prepare and attach all documents required under Part 2 of the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
 - b. Description of the qualified facility's proposed use
 - c. Description of the general nature and extent of the rehabilitation to be undertaken
 - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
 - e. Time schedule for undertaking and completing the facility's rehabilitation
 - f. Statement of the economic advantages expected from the exemption
 - g. Legal description of the facility
 - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
3. Qualified Retail Food Establishments:
 - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application
 - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
 - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
 - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
 - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area.

For assistance in determining the project area's eligibility, visit www.michigan.gov/propertytaxexemptions and click on Commercial Rehabilitation Act.
4. Submit the application and all attachments to the clerk of the LGU where the property is located

LGU Assessor Instructions

Complete and sign Part 4 of the application.

LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
3. Assemble the following for a complete application:
 - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
 - b. All required attachments listed under Part 2
 - c. A copy of the resolution by the LGU establishing the district
 - d. A certified copy of the resolution by the LGU approving the application
 - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. Submit the completed application to: State Tax Commission, P.O. Box 30471, Lansing, MI 48909

Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year. For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail.

If you have questions or need additional information or sample documents, visit www.michigan.gov/propertytaxexemptions or call (517) 573-2498.

Attachment to Act 210 Commercial Rehabilitation Exemption Certificate Application
Third and Grand LLC
June 9, 2016

1. General Description of Facility and Description of the Qualified Facility's Proposed Use.

The facility is a new 6-story (above-grade) mixed-use building that will contain 231 apartments, approximately 18,950 square feet of retail space and approximately 343 below-grade or enclosed parking spaces. Bike parking and electric charging stations will be provided, as well as an intended bicycle repair facility. The property is located in Detroit's New Center Area.

2. Description of the General Nature and Extent of the Rehabilitation to be Undertaken.

New construction on commercial property that is currently used for commercial parking and was previously the location of large structures that were used initially as a hotel/motor lodge and later by Henry Ford Hospital. See paragraph 1 above for further information.

3. Descriptive List of the Fixed Building Equipment That Will Be Part of the Qualified Facility.

HVAC, dishwashers, elevators and other customary equipment located in apartment buildings.

4. Time Schedule for Undertaking and Completing the Facility's Rehabilitation.

The project is expected to commence in September 2016 and be completed in early 2018.

5. Statement of the Economic Advantages Expected from the Exemption.

The exemption will temporarily mitigate the very high real property tax rates in the City of Detroit (approx. 87.1 mills) and contribute toward a more affordable rent structure for the property and allow for offering of apartments that are affordable to people with various income levels. A more affordable rent structure will allow the achievement of higher occupancy and accelerate the influx of nearby workers who want to live, work and play in the City of Detroit, which also will increase the City of Detroit's income tax collections. Temporary construction and permanent jobs will be created. Substantial new city income taxes will be generated from the new residents and temporary construction and permanent jobs created by the proposed development.

6. Legal Description.

Land situated in the City of Detroit, County of Wayne and State of Michigan, more particularly described as follows:

ALL OF LOTS 176 THROUGH 181 OF LOTHROP AND DUFFIELD'S SUBDIVISION, AS RECORDED IN LIBER 17, PAGE 22 OF PLATS, WAYNE COUNTY RECORDS, INCLUDING 1/2 OF THE VACATED ALLEY ADJACENT TO THE NORTHERLY LINE OF SAID LOTS AND ALSO INCLUDING 1/2 OF THE VACATED ALLEY ADJACENT TO THE SOUTHERLY LINE OF LOTS 155 THROUGH 157 AND THE EAST 15 FEET OF LOT 154 OF SAID SUBDIVISION, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 176; THENCE S.62°11'33"W., 300.00 FEET ALONG THE SOUTH LINE OF LOTS 176 THROUGH 181 INCLUSIVE SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF WEST GRAND BOULEVARD (100 FEET WIDE); THENCE N.27°23'04"W., 214.76 FEET ALONG THE WESTERLY LINE OF LOT 181 AND IN PART OF THE VACATED PUBLIC ALLEY; THENCE N.62°11'33"E., 135.00 FEET; THENCE N.27°23'04"W., 10.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 154; THENCE N.62°11'33"E., 165.00 FEET ALONG THE SOUTHERLY LINE OF LOTS 154 THROUGH 157 TO THE SOUTHEAST CORNER OF LOT 157 SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF THIRD AVENUE (80 FEET WIDE); THENCE S.27°23'04"E., 224.76 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 1.52 ACRES.

Tax Parcel Nos.: Ward 04, Items Nos. 001516-20, 001515 and 001514, as well as part of Ward 04, Item No. 001542-64 (as to part of the north ½ of the vacated public alley).

Supplemental Information
 Act 210 Commercial Rehabilitation Exemption Certificate Application
 Third and Grand LLC
June 10, 2016

Range of Rent Levels: The Third and Grand project will offer approximately 231 new apartments with a variety of configurations and expected initial rent levels to accommodate a range of needs and financial resources. The following chart depicts the variety of apartments expected to be offered:

<u>Unit Type</u>	<u># Units</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Mo. Rent</u>
Studio	13	1.0	532	\$1,000
<i>Studio</i>	<i>15</i>	<i>1.0</i>	<i>532</i>	<i>\$949</i>
1-bdr	19	1.0	684	\$1,300
<i>1-bdr</i>	<i>21</i>	<i>1.0</i>	<i>684</i>	<i>\$1,016</i>
1-bdr	57	1.0	733	\$1,400
1-bdr	18	1.0	827	\$1,489
1-bdr	5	1.0	881	\$1,586
1-bdr	20	1.0	981	\$1,766
2-bdr	10	1.0	908	\$1,634
<i>2-bdr</i>	<i>10</i>	<i>1.0</i>	<i>908</i>	<i>\$1,354</i>
2-bdr	15	2.0	1,120	\$2,100
2-bdr	23	2.0	1,144	\$2,100
2-bdr	5	3.0	1,158	\$2,200
TOTAL:	231			

Employment and Contracting Opportunities: The property owner or a related management company expects to create and retain approximately 5 new jobs at the Property, consisting of a property manager, leasing agent, maintenance supervisor, porter and housekeeper. The property owner will work with its general contractor to contract with as many Detroit based businesses and cause the hiring of as many Detroit residents for both construction and permanent positions. Toward this end, the property owner has participated with the Detroit Economic Growth Corporation's PROS program and participated in a D2D session with potential contractors and subcontractors and will continue to work with the DEGC and local community groups throughout the construction and post-construction phases in furtherance of these goals.

JUL 06 2016



REQUEST FOR INCOME TAX CLEARANCE

REQUESTING DEPARTMENT/DIVISION: Young - Boston Revitalization Dept.

E-MAIL ADDRESS: forkey@detritum.gov

CONTACT NAME: Veronica Forkey PHONE: (313) 224-4228 FAX: _____
Type of Clearance: New Renewal (Please submit 30 days prior to submitting bid or expiration date)

A.

To:	For:
City of Detroit	Individual _____
Income Tax Division	and/or _____
Coleman A. Young Municipal Center	Company Name: <u>Third and Grand, LLC</u>
2 Woodward Avenue, Ste. 1220	Address: <u>2 Towne Square, Suite 900</u>
Detroit, MI 48226	City: <u>Detroit Southfield</u>
Phone: (313) 224-3328 or 224-3319	State: <u>MI</u> Zip Code: <u>48076</u>
Fax: (313) 224-1741 or 224-4588	Telephone: <u>912-447-1625</u> Fax: <u>NA</u>
	E-mail Address: <u>Hammon@tdm.detroitmi.gov</u>

B.

Name of Chief Financial Officer/Authorized Contact Person (include address if different from above) <u>Michael Hammon</u>	Telephone # <u>305-766-5218</u>
Employer Identification or Social Security Number <u>47-3690498</u>	Fax # _____
	Spouse Social Security Number _____

Nature of Contract _____ BID CONTRACT AMOUNT (if known)
Labor: \$ _____ Material: \$ _____
Contract # (if known) _____

C. ALL QUESTIONS MUST BE ANSWERED TO EXPEDITE APPROVAL PROCESS. ANY QUESTION NOT ANSWERED MAY RESULT IN A DENIAL OF INCOME TAX CLEARANCE.

Check One: Individual Corporation Partnership (LLC) Estate & Trust

INDIVIDUALS ANSWER QUESTIONS 1,2,3,4.

- Have you filed joint returns with spouse during the last seven (7) years? (If yes, include spouse SSN above) Yes No
- Are you a student, and/or claimed as a dependent on someone else's tax return? Yes No
- Were you employed in the City of Detroit during the last seven (7) years? Yes No
- Were you a resident of Detroit during the last seven (7) years? Yes No

CORPORATIONS AND PARTNERSHIPS ANSWER QUESTIONS 5,6,7.

- Is the company a new business in Detroit? If yes, attach Employer Registration (Form DSS-4). Yes No
- Will the company have employees working in Detroit? Yes No
- Will the company use sub-contractors or independent contractors in Detroit? Yes No

D. FOR INCOME TAX USE ONLY

Has the contractor complied with the provisions of the City Income Tax Ordinance?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Signature: <u>Valeria Herrera</u>	Date: <u>7-22-16</u>	Expires: <u>7-22-17</u>
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Signature: _____	Date: _____	Expires: _____
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Signature: _____	Date: _____	Expires: _____

VISIT OUR WEBSITE FOR INFORMATION AND TAX FORMS AT: www.detroitmi.gov

NOTE: An approved Income Tax Certificate may be used in multiple city wide departments that require a bid. Please e-mail your completed request form (preferably in pdf format) to: Facem:TaxClearance@detroitmi.gov



CITY OF DETROIT
FINANCE DEPARTMENT
BOARD OF ASSESSORS

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MICHIGAN 48226
PHONE 313•224•6989 TTY.311
FAX 313•224•9400
WWW.DETROITMI.GOV

September 8, 2016

Maurice Cox, Director
City of Detroit
Planning & Development
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: Commercial Rehabilitation Certificate
Third and Grand LLC
2905-2921 W. Grand Blvd.
Parcel Numbers 04001516-20, 04001515., 04001514., and north ½ vacated public alley of 04001542-64

Dear Mr. Cox:

The Office of the Chief Financial Officer, Assessors Office, has reviewed the Commercial Rehabilitation District certificate application for the property located at **2905-2921 W. Grand Blvd.**

The rationale for issuing Commercial Rehabilitation certificates under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The proposed project to be developed by **Third and Grand LLC** consists of a new construction 6-story mixed-use building which will contain 231 apartments, approximately 18,950 square feet of first floor commercial space, and approximately 343 below-grade or enclosed parking spaces. The parcels are currently used as a parking lot.

The 2016 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
04001516-20	2921 W. Grand Blvd.	\$ -	\$ -	\$ 60,875	\$ 60,875
04001515.	2911 W. Grand Blvd.	\$ -	\$ -	\$ 22,900	\$ 22,900
04001514.	2905 W. Grand Blvd.	\$ -	\$ -	\$ 22,900	\$ 22,900

This property meets the criteria set forth under PA 210 of 2005, as amended. It applies to a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was operating as a commercial business enterprise.

A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located at **2905-2921 W. Grand Blvd.** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,

Lisa Hobart, MMAO
Chief Assessor, Board of Assessors
mmp

Third and Grand LLC



04/14/2016

ATTACHMENT A

Legal Description of Proposed Commercial Rehabilitation District

Land situated in the City of Detroit, County of Wayne and State of Michigan, more particularly described as follows:

ALL OF LOTS 176 THROUGH 181 OF LOTHROP AND DUFFIELD'S SUBDIVISION, AS RECORDED IN LIBER 17, PAGE 22 OF PLATS, WAYNE COUNTY RECORDS, INCLUDING 1/2 OF THE VACATED ALLEY ADJACENT TO THE NORTHERLY LINE OF SAID LOTS AND ALSO INCLUDING 1/2 OF THE VACATED ALLEY ADJACENT TO THE SOUTHERLY LINE OF LOTS 155 THROUGH 157 AND THE EAST 15 FEET OF LOT 154 OF SAID SUBDIVISION, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT 176, THENCE S 62°11'33"W , 300.00 FEET ALONG THE SOUTH LINE OF LOTS 176 THROUGH 181 INCLUSIVE SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF WEST GRAND BOULEVARD (100 FEET WIDE); THENCE N 27°23'04"W , 214.76 FEET ALONG THE WESTERLY LINE OF LOT 181 AND IN PART OF THE VACATED PUBLIC ALLEY, THENCE N 62°11'33"E , 135.00 FEET, THENCE N 27°23'04"W , 10.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 154, THENCE N 62°11'33"E , 165.00 FEET ALONG THE SOUTHERLY LINE OF LOTS 154 THROUGH 157 TO THE SOUTHEAST CORNER OF LOT 157 SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF THIRD AVENUE (80 FEET WIDE); THENCE S 27°23'04"E , 224.76 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 1.52 ACRES.

Tax Parcel Nos : Ward 04, Items Nos 001516-20, 001515 and 001514, as well as part of Ward 04, Item No 001542-64 (as to part of the north 1/2 of the vacated public alley).

PER ASSESSORS

City of Detroit
CITY COUNCIL
COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Mixed-Use	Act-210; Brownfield TIF	\$54,140,000	5

Jobs Available							
Construction				Post Construction <small>(includes tenants' jobs)</small>			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
5-10	15-30	79	91	14	39	1	1

1. What is the plan for hiring Detroiters?
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.
3. Will this development cause any relocation that will create new Detroit residents?
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?
5. When is construction slated to begin?
6. What is the expected completion date of construction?

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

**INCENTIVE INFORMATION CHART:
THIRD AND GRAND MIXED-USE DEVELOPMENT
2911 W GRAND BLVD, DETROIT, MI 48202**

1. What is the plan for hiring Detroiters?

Throughout the construction of Third and Grand, our development team and contractor, Wieland, will work to hire Detroit-based trades whenever possible. We have already engaged Brian Watkins at the DEGC to help connect us with Detroit-based businesses. Also, we have participated in their D2D presentations to explain our Third and Grand development, discuss the bidding opportunities, and bring attention to the project in the construction community.

After construction is completed, we will provide opportunities for Detroiters and Detroit-based businesses to assist with on-going operations. We are looking for tenants who will create an environment that is welcoming to Detroit's diverse communities and activate the Third and Grand site. Our team is currently working with Taktix Solutions, a Detroit-based brokerage firm, to help connect us to possible candidates for the retail space. There will be opportunities for Detroiters to be hired for the management and maintenance of the building too.

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

Building Design and Construction: The professional jobs available will include architects, designers, engineers, consultants, and construction management. Cline Design and Wieland will staff a portion of these positions internally and will hire out consultants when needed. The non-professional jobs available will mostly be support staff for Cline Design and Wieland. The remaining professional and non-professional jobs will be staffed within The Platform LLC (the developer of Third and Grand) and include development management and business administration.

Wieland will be responsible for hiring skilled and non-skilled labor by using their own staff and hiring sub-contractors. These positions are typical construction jobs such as demolition, equipment operators, laborers, tradesman, building specialists, and landscapers.

Post Construction: Each of the retail would need a business owner, a manager, and a few of non-skilled employees. Retail spaces occupied by the food service industry could have chefs, restaurant managers, servers, and bussers. The building will also need skilled maintenance contractors for all the retail units. The apartments will need a property manager and personnel for building and utility maintenance, indoor cleaning, and outdoor/landscaping maintenance.

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

Yes, new Detroit residents will be created through providing new rental-apartment units. We intend for this project to compete with nearby suburbs, such as Ferndale and Royal Oak, when choosing where to live.

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

Yes, our group has reached out to Midtown Detroit Inc. and Northend Christian CDC to discuss the project. We will also reach out to Vanguard CDC.

5. When is construction slated to begin? September 2016

6. What is the expected completion date of construction? Early 2018

CITY OF DETROIT
HUMAN RIGHTS DEPARTMENT

Decision Regarding Employment Clearance for Tax Abatement

September 1, 2016

Tax Abatement Type: Public Act 210 New Renewal

Requesting Agency: Housing and Revitalization Department
Real Estate/Development Division
Fax: 313-628-2054

Parcel/Facility Address: 2905-2921 W. Gran Blvd.

Applicant/Recipient: Third and Grand

Contact: Peter Cummings
(313) 447-1625

The above Applicant/Recipient has provided the Human Rights Department required information in accordance with specific current and future employment data and commitments as part of a tax abatement agreement with the City of Detroit.

Therefore my signature below grants Conditional Approval of the above tax abatement application/renewal based upon annual reports to and appraisals by this agency of the recipient's employment measures projected and achieved for the duration of the abatement.


Tashawna Parker
Human Rights Department

9/1/16
Date



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City of Detroit

CITY COUNCIL

JAMES E. TATE, Jr.
COUNCIL MEMBER

MEMORANDUM

TO: Arthur Jemison
Director, Housing and Revitalization Department

FROM: Councilman James E. Tate, Jr. J.E.T.

DATE: September 13, 2016

RE: Home Repair Assistance – Property Damage

Mr. Andrew Tate of 22533 Chippewa received home repair assistance through contracts selected by the department toward the end of last year. Unfortunately, however, Mr. Tate has indicated that those contractor(s) responsible for completing the repairs caused significant damage to his home that has largely not been addressed. As a result, I am requesting responses to the following questions.

1. What is the scope of the work that was done to the property?
2. What contractor(s) performed the work done to the property?
3. It is my understanding that the damage to the electrical box was subsequently inspected and repaired. When did these actions occur and what contractor(s) performed the work?
4. Has an assessment been conducted to determine what damage remains outstanding? If so, please describe the damage that remains and the department's plan to address the issues.
5. What actions are being taken to hold the contractor(s) responsible for the property damage accountable for their actions?

If you have any questions or concerns, please feel free to contact DeAndree Watson of my office at (313) 224-0278. Thank you in advance for your prompt attention to this matter.

CC: Honorable Colleagues
Louise Jones, City Clerk's Office
Aliyah Sabree, Mayor's Office

CITY CLERK 2016 SEP 12 04:11:53