



Washtenaw County Brownfield Redevelopment Authority Project Application Form

This application form must be completed by the applicant to initiate the brownfield process by the Washtenaw County Brownfield Redevelopment Authority (WCBRA). The completed application will then be submitted to the appropriate representative of the local municipality within which the proposed project is located. There are no deadlines for the submittal of applications -- applications will be accepted on an ongoing basis.

NOTE: The Project Concept Application (Application) is the first step for all brownfield redevelopment projects coming through the WCBRA. The Project Application is part of our commitment to partner with each Municipal Member throughout the brownfield redevelopment process.

Approval of the Application by the local municipality is **NOT approval of the brownfield project/plan** and the requested Tax Increment Financing (TIF). Approval gives Staff permission to assist the developer in creating a Brownfield Plan.

If a local municipality initially approves a project application, it is not obligated to approve the brownfield plan.

Once processed and approved by the local municipality, an application fee will be assessed to the developer. The fee is based on total project investment:

\$0- \$5Million = \$3,000;
\$5M - \$10M = \$4,000; and
\$10 M and over = \$5,000

Two (2) sets of the completed application forms and any supplemental materials must be submitted to the Washtenaw County Office of Community and Economic Development, Brownfield Program, 415 W. Michigan Ave., 2nd Floor, Ypsilanti, MI 48197.

For assistance in completing this application form, please contact the Washtenaw County Office of Community and Economic Development:

Nathan Voght, Brownfield Redevelopment Coordinator
voghtn@ewashtenaw.org

(734) 544-3055 phone
(734) 544-6749 fax

In addition, please refer to the WCBRA Brownfield Redevelopment Program Guide to learn the process. The Guide and other information on the application process is also available on the WCBRA website at <http://www.ewashtenaw.org/brownfields>

Before submitting a project application, please make sure all items on the attached checklist are included. Project Application will not be reviewed until items are completed.



PROJECT APPLICANT INFORMATION

Date: October 24, 2018

Project Applicant Name: 307 North Ashley, LLC

Mailing Address: P.O. Box 3783
Ann Arbor, MI 48106

Contact Person for Applicant: Thomas Fitzsimmons

Telephone/Fax Numbers: 734-323-6881

E-mail Address: thomasfitzsimmons@comcast.net

Property Owner Name: 307 North Ashley, LLC

Mailing Address: Same as above

Contact Person for Property Owner: Same as above

Telephone/Fax Numbers: Same as above

E-mail Address: Same as above

PROJECT INFORMATION

Project Address: 309 North Ashley Street
Ann Arbor, MI

Parcel ID Number(s): 09-09-29-150-003 09-09-29-150-006
09-09-29-150-004 09-09-29-150-007

Legal Description:
Attached

Located within WCBRA Member Municipality: YES NO

Is the project located within a Downtown Development Authority (DDA)? Yes



If yes, has the DDA been contacted? Do they support the project? If so, what level of support has been identified?

DDA has reached its tax increment capture cap. It is not a factor for this Brownfield Plan.

Proposed Project Description:

309 North Ashley will be a new, five-story, residential building situated on the Property. The building will contain 17, market-rate, residential condominium units and approximately 40,500 square feet of floor area. The design reflects the continuing evolution of the area from low-rise, single family and duplex structures to mid-rise, residential uses.

- Attach copies of proposed preliminary site development or concept plans to illustrate how the proposed redevelopment and land uses will be situated on the subject property, and documenting access to all necessary utilities and infrastructure.*

Proposed Redevelopment Use(s):

Residential (condominiums) with underground parking.

Anticipated Project Schedule/Critical Dates:

Construction begins in 2019; complete in 2020.

Status of Development Permits and Applications:

Currently in the site plan review process with city planning staff.



Description of Known or Suspected Environmental Contamination Concerns

Petroleum contamination (weathered gasoline) in soil on approximately 60% of the property to depths of 16' below the ground surface or deeper. The contamination poses vapor intrusion and environmental threats. Historical, non-native fill is present on the property to a depth of 4' or greater

List all environmental activities and reports completed to date.

Report/Activity	Date	Attached (y/n)
Phase I Environmental Site Assessment (ESA)	August 17, 2017	(in BEA)
Phase II ESA	August 30, 2017	(in BEA)
Baseline Environmental Assessment Report (BEA)	December 19, 2017	Y
Supplemental Phase II ESA	June 20, 2018	Y

Attach additional pages if needed and supporting documentation or reports if available.

Summary of Needed Eligible Activities and Projected Costs (if known):

See Attached Table 1

Attach additional pages if needed and supporting documentation or reports if available.



Projected Private Investment in Redevelopment:

\$17,145,754

Proforma Information:

- Attach detailed proforma and project budget illustrating all related project expenses, sources of financing, and project financing gap. To be provided separately*

Anticipated Job Creation or Retention Impacts:

Approximately 30 construction jobs

Other Significant Project Information:



PROJECT APPLICATION CHECKLIST

Before submitting the project application, please make sure all items on the checklist are included. Project Application will not be reviewed until items are completed.

Ownership Documentation

- If the property owner is not the project applicant, please attach a signed and notarized letter from the property owner authorizing the applicant to submit this application form for consideration by the WCBRA.
- Attach copy of current title commitment and proof of ownership. **Tax parcel sheets**

Site Plan

- Attach copies of proposed preliminary site development or concept plans to illustrate how the proposed redevelopment and land uses will be situated on the subject property, and documenting access to all necessary utilities and infrastructure.

Financial Information and Eligible Activities

- Attach a copy of Eligible Activity Table (provided from Staff) and TIF Table broken down by taxing jurisdiction.
- Attach detailed project budget/proforma illustrating all related project expenses, sources of financing, and project financing needs. **To be provided separately**

Environmental Work Completed

- Attach all environmental reports that have been completed for this site. (i.e. Phase I, Phase II, BEA, RCRA, Closure, Due Care, etc)

TABLE 1
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
309 NORTH ASHLEY STREET REDEVELOPMENT
077660.00
10/16/18

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (DEQ) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA BEA Report	\$ 12,600
Due Care Activities Due Care Planning Due Care Investigations Due Care Plans and Documentation ⁽²⁾ Site-Specific Health & Safety Plan ⁽²⁾ Security Fence Vapor Intrusion Mitigation Remediation of Petroleum-Contaminated Soil Transportation and Disposal of Excess Contaminated Soil Management and Disposal of Dewatering Effluent Dust and Track-out Control General Conditions Due Care Design, Engineering, Management and Coordination	\$ 2,064,063
Act 381 Work Plan⁽²⁾	\$ 15,000
Implementation of Act 381 Work Plan	\$ 30,000
Subtotal Environmental Activities	\$ 2,121,663
Contingency (15%)	\$ 303,219
Total Environmental Activities	\$ 2,424,882
ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES⁽¹⁾	
Asbestos Abatement - Two Residential Structures	\$ 30,000
Demolition - Remaining Pavements and Utilities	\$ 30,000
Infrastructure Improvements Paving and Streetscapes Curbs and Gutters Public Utility Upgrade - Increase Water Main Size Public Utility Relocation _Bury Electric Lines	\$ 890,000
Site Preparation Soil Excavation Excavation Shoring Geotechnical Engineering	\$ 380,600
Additional Activities Urban Stormwater Systems - Green Roof	\$ 105,000
Eligible Soft Costs Site Construction Management General Conditions Architectural/Engineering Design/Surveying/Staking	\$ 343,900
Act 381 Work Plan²	\$ 15,000
Implementation of Act 381 Work Plan	\$ 30,000
Subtotal Non-Environmental Activities	\$ 1,824,500
Contingency (15%)	\$ 266,925
Total Non-Environmental Activities	\$ 2,091,425
BROWNFIELD PLAN	
Brownfield Plan²	\$ 30,000
TOTAL ELIGIBLE ACTIVITIES	\$ 4,546,307

Notes:

⁽¹⁾ Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

⁽²⁾ These costs are not included in the contingency calculation.



TABLE 2.
Tax Increment Revenue Capture Estimates - PRE
 309 North Ashley Redevelopment
 Ann Arbor, Michigan
 10/12/18

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

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL	
Calendar Year ¹	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
Base Taxable Value ²	\$ 375,450	\$ 375,450	\$ 375,450	\$ 375,450	\$ 375,450	\$ 375,450	\$ 375,450	\$ 375,450	\$ 375,450	\$ 375,450	\$ 375,450	\$ 375,450	\$ 375,450	\$ 375,450	\$ 375,450	\$ 375,450	\$ 375,450	
Estimated New TV ¹	\$ 450,000	\$ 3,406,875	\$ 5,451,000	\$ 6,813,750	\$ 6,881,888	\$ 6,950,707	\$ 7,020,214	\$ 7,090,416	\$ 7,161,320	\$ 7,232,933	\$ 7,305,262	\$ 7,378,315	\$ 7,452,098	\$ 7,526,619	\$ 7,601,885	\$ 7,677,904		
Incremental Difference (New TV - Base TV)	\$ 74,550	\$ 3,031,425	\$ 5,075,550	\$ 6,438,300	\$ 6,506,438	\$ 6,575,257	\$ 6,644,764	\$ 6,714,966	\$ 6,785,870	\$ 6,857,483	\$ 6,929,812	\$ 7,002,865	\$ 7,076,648	\$ 7,151,169	\$ 7,226,435	\$ 7,302,454		
School Capture³																		
Millage Rate																		
State Education Tax (SET)	6.0000	\$ 447	\$ 18,189	\$ 30,453	\$ 38,630	\$ 39,039	\$ 39,452	\$ 39,869	\$ 40,290	\$ 40,715	\$ 41,145	\$ 41,579	\$ 42,017	\$ 42,460	\$ 42,907	\$ 43,359	\$ 43,815	\$ 584,366
School Total	6.0000	\$ 447	\$ 18,189	\$ 30,453	\$ 38,630	\$ 39,039	\$ 39,452	\$ 39,869	\$ 40,290	\$ 40,715	\$ 41,145	\$ 41,579	\$ 42,017	\$ 42,460	\$ 42,907	\$ 43,359	\$ 43,815	\$ 584,366
Local Capture^{3,4}																		
Millage Rate																		
County General Operating	4.4880	\$ 335	\$ 13,605	\$ 22,779	\$ 28,895	\$ 29,201	\$ 29,510	\$ 29,822	\$ 30,137	\$ 30,455	\$ 30,776	\$ 31,101	\$ 31,429	\$ 31,760	\$ 32,094	\$ 32,432	\$ 32,773	\$ 437,104
Parks	0.7175	\$ 53	\$ 2,175	\$ 3,642	\$ 4,619	\$ 4,668	\$ 4,718	\$ 4,768	\$ 4,818	\$ 4,869	\$ 4,920	\$ 4,972	\$ 5,025	\$ 5,077	\$ 5,131	\$ 5,185	\$ 5,240	\$ 69,880
EECS County	0.1972	\$ 15	\$ 598	\$ 1,001	\$ 1,270	\$ 1,283	\$ 1,297	\$ 1,310	\$ 1,324	\$ 1,338	\$ 1,352	\$ 1,367	\$ 1,381	\$ 1,396	\$ 1,410	\$ 1,425	\$ 1,440	\$ 19,207
Vet Relief	0.0992	\$ 7	\$ 301	\$ 503	\$ 639	\$ 645	\$ 652	\$ 659	\$ 666	\$ 673	\$ 680	\$ 687	\$ 695	\$ 702	\$ 709	\$ 717	\$ 724	\$ 9,659
Roads	0.4963	\$ 37	\$ 1,504	\$ 2,519	\$ 3,195	\$ 3,229	\$ 3,263	\$ 3,298	\$ 3,333	\$ 3,368	\$ 3,403	\$ 3,439	\$ 3,476	\$ 3,512	\$ 3,549	\$ 3,586	\$ 3,624	\$ 48,335
HCMA	0.2140	\$ 16	\$ 649	\$ 1,086	\$ 1,378	\$ 1,392	\$ 1,407	\$ 1,422	\$ 1,437	\$ 1,452	\$ 1,468	\$ 1,483	\$ 1,499	\$ 1,514	\$ 1,530	\$ 1,546	\$ 1,563	\$ 20,842
AAATA County	0.6860	\$ 51	\$ 2,080	\$ 3,482	\$ 4,417	\$ 4,463	\$ 4,511	\$ 4,558	\$ 4,606	\$ 4,655	\$ 4,704	\$ 4,754	\$ 4,804	\$ 4,855	\$ 4,906	\$ 4,957	\$ 5,009	\$ 66,812
City General Operating	6.0343	\$ 450	\$ 18,293	\$ 30,627	\$ 38,851	\$ 39,262	\$ 39,677	\$ 40,096	\$ 40,520	\$ 40,948	\$ 41,380	\$ 41,817	\$ 42,257	\$ 42,703	\$ 43,152	\$ 43,606	\$ 44,065	\$ 587,704
Employee Benefits	2.0114	\$ 150	\$ 6,097	\$ 10,209	\$ 12,950	\$ 13,087	\$ 13,225	\$ 13,365	\$ 13,506	\$ 13,649	\$ 13,793	\$ 13,939	\$ 14,086	\$ 14,234	\$ 14,384	\$ 14,535	\$ 14,688	\$ 195,897
AATA City	2.0114	\$ 150	\$ 6,097	\$ 10,209	\$ 12,950	\$ 13,087	\$ 13,225	\$ 13,365	\$ 13,506	\$ 13,649	\$ 13,793	\$ 13,939	\$ 14,086	\$ 14,234	\$ 14,384	\$ 14,535	\$ 14,688	\$ 195,897
Refuse Collection	2.4134	\$ 180	\$ 7,316	\$ 12,249	\$ 15,538	\$ 15,703	\$ 15,869	\$ 16,036	\$ 16,206	\$ 16,377	\$ 16,550	\$ 16,724	\$ 16,901	\$ 17,079	\$ 17,259	\$ 17,440	\$ 17,624	\$ 235,051
Street Repairs	2.1250	\$ 158	\$ 6,442	\$ 10,786	\$ 13,681	\$ 13,826	\$ 13,972	\$ 14,120	\$ 14,269	\$ 14,420	\$ 14,572	\$ 14,726	\$ 14,881	\$ 15,038	\$ 15,196	\$ 15,356	\$ 15,518	\$ 206,961
Parks Maintenance & Repairs	1.0761	\$ 80	\$ 3,262	\$ 5,462	\$ 6,928	\$ 7,002	\$ 7,076	\$ 7,150	\$ 7,226	\$ 7,302	\$ 7,379	\$ 7,457	\$ 7,536	\$ 7,615	\$ 7,695	\$ 7,776	\$ 7,858	\$ 104,804
Parks Acquisition	0.4674	\$ 35	\$ 1,417	\$ 2,372	\$ 3,009	\$ 3,041	\$ 3,073	\$ 3,106	\$ 3,139	\$ 3,172	\$ 3,205	\$ 3,239	\$ 3,273	\$ 3,308	\$ 3,342	\$ 3,378	\$ 3,413	\$ 45,522
Library	1.8913	\$ 141	\$ 5,733	\$ 9,599	\$ 12,177	\$ 12,306	\$ 12,436	\$ 12,567	\$ 12,700	\$ 12,834	\$ 12,970	\$ 13,106	\$ 13,245	\$ 13,384	\$ 13,525	\$ 13,667	\$ 13,811	\$ 184,201
AAPS Supplemental	4.3564	\$ 325	\$ 13,206	\$ 22,111	\$ 28,048	\$ 28,345	\$ 28,644	\$ 28,947	\$ 29,253	\$ 29,562	\$ 29,874	\$ 30,189	\$ 30,507	\$ 30,829	\$ 31,153	\$ 31,481	\$ 31,812	\$ 424,286
AAPS Voted Sinking Fund	2.5000	\$ 186	\$ 7,579	\$ 12,689	\$ 16,096	\$ 16,266	\$ 16,438	\$ 16,612	\$ 16,787	\$ 16,965	\$ 17,144	\$ 17,325	\$ 17,507	\$ 17,692	\$ 17,878	\$ 18,066	\$ 18,256	\$ 243,486
WISD Operating	0.0970	\$ 7	\$ 294	\$ 492	\$ 625	\$ 631	\$ 638	\$ 645	\$ 651	\$ 658	\$ 665	\$ 672	\$ 679	\$ 686	\$ 694	\$ 701	\$ 708	\$ 9,446
WISD Special Education	5.3139	\$ 396	\$ 16,109	\$ 26,971	\$ 34,212	\$ 34,575	\$ 34,940	\$ 35,310	\$ 35,683	\$ 36,059	\$ 36,440	\$ 36,824	\$ 37,213	\$ 37,605	\$ 38,001	\$ 38,401	\$ 38,805	\$ 517,544
Community College Operating	3.4267	\$ 255	\$ 10,388	\$ 17,392	\$ 22,062	\$ 22,296	\$ 22,531	\$ 22,770	\$ 23,010	\$ 23,253	\$ 23,499	\$ 23,746	\$ 23,997	\$ 24,250	\$ 24,505	\$ 24,763	\$ 25,023	\$ 333,740
DDA Captured Local ⁵	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	40.6225	\$ 3,027	\$ 123,145	\$ 206,180	\$ 261,540	\$ 264,308	\$ 267,102	\$ 269,926	\$ 272,777	\$ 275,658	\$ 278,567	\$ 281,506	\$ 284,477	\$ 287,473	\$ 290,497	\$ 293,553	\$ 296,642	\$ 3,956,378
Non-Capturable Millages³																		
Millage Rate																		
School Operating	17.7951	\$ 1,327	\$ 53,945	\$ 90,320	\$ 114,570	\$ 115,783	\$ 117,007	\$ 118,244	\$ 119,493	\$ 120,755	\$ 122,030	\$ 123,317	\$ 124,617	\$ 125,930	\$ 127,256	\$ 128,595	\$ 129,948	\$ 1,733,137
AAPS Debt Service	2.4500	\$ 183	\$ 7,427	\$ 12,435	\$ 15,774	\$ 15,941	\$ 16,109	\$ 16,280	\$ 16,452	\$ 16,625	\$ 16,801	\$ 16,978	\$ 17,157	\$ 17,338	\$ 17,520	\$ 17,705	\$ 17,891	\$ 238,616
Community College Debt Service	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	20.2451	\$ 1,510	\$ 61,372	\$ 102,755	\$ 130,344	\$ 131,724	\$ 133,116	\$ 134,524	\$ 135,945	\$ 137,380	\$ 138,831	\$ 140,295	\$ 141,774	\$ 143,268	\$ 144,776	\$ 146,300	\$ 147,839	\$ 1,971,753
Total Tax Increment Revenue (TIR) Available for Capture	\$ 3,474	\$ 141,334	\$ 236,633	\$ 300,170	\$ 303,347	\$ 306,554	\$ 309,795	\$ 313,067	\$ 316,373	\$ 319,712	\$ 323,085	\$ 326,494	\$ 329,933	\$ 333,404	\$ 336,912	\$ 340,457	\$ 4,540,744	

Footnotes:

1. Assumes construction will be complete in 2019 with the first tax capture occurring in 2020. A 1% inflation rate on the taxable value is assumed for the years following.
2. Base taxable value obtained from Tax Year 2018 General Information available on Property Summary Sheets on file with City of Ann Arbor.
3. Personal Residence Exemption applies 75% of the development.
4. Local millages listed were levied in 2017. Total millages to be levied in 2018 were not available.
5. Although the project is located within the DDA, no DDA deduction in capturable local millages is applied.



TABLE 2.
Tax Increment Revenue Capture Estimates - Non PRE
 309 North Ashley Redevelopment
 Ann Arbor, Michigan
 10/12/18

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

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL	
Calendar Year ¹	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
Base Taxable Value ²	\$ 125,150	\$ 125,150	\$ 125,150	\$ 125,150	\$ 125,150	\$ 125,150	\$ 125,150	\$ 125,150	\$ 125,150	\$ 125,150	\$ 125,150	\$ 125,150	\$ 125,150	\$ 125,150	\$ 125,150	\$ 125,150	\$ 125,150	
Estimated New TV ¹	\$ 150,000	\$ 1,135,625	\$ 1,817,000	\$ 2,271,250	\$ 2,293,963	\$ 2,316,903	\$ 2,340,072	\$ 2,363,473	\$ 2,387,108	\$ 2,410,979	\$ 2,435,089	\$ 2,459,440	\$ 2,484,034	\$ 2,508,874	\$ 2,533,963	\$ 2,559,303		
Incremental Difference (New TV - Base TV)	\$ 24,850	\$ 1,010,475	\$ 1,691,850	\$ 2,146,100	\$ 2,168,813	\$ 2,191,753	\$ 2,214,922	\$ 2,238,323	\$ 2,261,958	\$ 2,285,829	\$ 2,309,939	\$ 2,334,290	\$ 2,358,884	\$ 2,383,724	\$ 2,408,813	\$ 2,434,153		
School Capture³																		
Millage Rate																		
State Education Tax (SET)	6.0000	\$ 149	\$ 6,063	\$ 10,151	\$ 12,877	\$ 13,013	\$ 13,151	\$ 13,290	\$ 13,430	\$ 13,572	\$ 13,715	\$ 13,860	\$ 14,006	\$ 14,153	\$ 14,302	\$ 14,453	\$ 14,605	\$ 194,790
School Operating Tax	17.5957	\$ 437	\$ 17,780	\$ 29,769	\$ 37,762	\$ 38,162	\$ 38,565	\$ 38,973	\$ 39,385	\$ 39,801	\$ 40,221	\$ 40,645	\$ 41,073	\$ 41,506	\$ 41,943	\$ 42,385	\$ 42,831	\$ 571,238
School Total	23.5957	\$ 586	\$ 23,843	\$ 39,920	\$ 50,639	\$ 51,175	\$ 51,716	\$ 52,263	\$ 52,815	\$ 53,373	\$ 53,936	\$ 54,505	\$ 55,079	\$ 55,659	\$ 56,245	\$ 56,838	\$ 57,436	\$ 766,028
Local Capture^{3,4}																		
Millage Rate																		
County General Operating	4.4880	\$ 112	\$ 4,535	\$ 7,593	\$ 9,632	\$ 9,734	\$ 9,837	\$ 9,941	\$ 10,046	\$ 10,152	\$ 10,259	\$ 10,367	\$ 10,476	\$ 10,587	\$ 10,698	\$ 10,811	\$ 10,924	\$ 145,704
Parks	0.7175	\$ 18	\$ 725	\$ 1,214	\$ 1,540	\$ 1,556	\$ 1,573	\$ 1,589	\$ 1,606	\$ 1,623	\$ 1,640	\$ 1,657	\$ 1,675	\$ 1,692	\$ 1,710	\$ 1,728	\$ 1,747	\$ 23,293
EECS County	0.1972	\$ 5	\$ 199	\$ 334	\$ 423	\$ 428	\$ 432	\$ 437	\$ 441	\$ 446	\$ 451	\$ 456	\$ 460	\$ 465	\$ 470	\$ 475	\$ 480	\$ 6,402
Vet Relief	0.0992	\$ 2	\$ 100	\$ 168	\$ 213	\$ 215	\$ 217	\$ 220	\$ 222	\$ 224	\$ 227	\$ 229	\$ 232	\$ 234	\$ 236	\$ 239	\$ 241	\$ 3,219
Roads	0.4963	\$ 12	\$ 501	\$ 840	\$ 1,065	\$ 1,076	\$ 1,088	\$ 1,099	\$ 1,111	\$ 1,123	\$ 1,134	\$ 1,146	\$ 1,159	\$ 1,171	\$ 1,183	\$ 1,195	\$ 1,208	\$ 16,111
HCMA	0.2140	\$ 5	\$ 216	\$ 362	\$ 459	\$ 464	\$ 469	\$ 474	\$ 479	\$ 484	\$ 489	\$ 494	\$ 500	\$ 505	\$ 510	\$ 515	\$ 521	\$ 6,946
AAATA County	0.6860	\$ 17	\$ 693	\$ 1,161	\$ 1,472	\$ 1,488	\$ 1,504	\$ 1,519	\$ 1,535	\$ 1,552	\$ 1,568	\$ 1,585	\$ 1,601	\$ 1,618	\$ 1,635	\$ 1,652	\$ 1,670	\$ 22,270
City General Operating	6.0343	\$ 150	\$ 6,098	\$ 10,209	\$ 12,950	\$ 13,087	\$ 13,226	\$ 13,366	\$ 13,507	\$ 13,649	\$ 13,793	\$ 13,939	\$ 14,086	\$ 14,234	\$ 14,384	\$ 14,536	\$ 14,688	\$ 195,902
Employee Benefits	2.0114	\$ 50	\$ 2,032	\$ 3,403	\$ 4,317	\$ 4,362	\$ 4,408	\$ 4,455	\$ 4,502	\$ 4,550	\$ 4,598	\$ 4,646	\$ 4,695	\$ 4,745	\$ 4,795	\$ 4,845	\$ 4,896	\$ 65,299
AATA City	2.0114	\$ 50	\$ 2,032	\$ 3,403	\$ 4,317	\$ 4,362	\$ 4,408	\$ 4,455	\$ 4,502	\$ 4,550	\$ 4,598	\$ 4,646	\$ 4,695	\$ 4,745	\$ 4,795	\$ 4,845	\$ 4,896	\$ 65,299
Refuse Collection	2.4134	\$ 60	\$ 2,439	\$ 4,083	\$ 5,179	\$ 5,234	\$ 5,290	\$ 5,345	\$ 5,402	\$ 5,459	\$ 5,517	\$ 5,575	\$ 5,634	\$ 5,693	\$ 5,753	\$ 5,813	\$ 5,875	\$ 78,351
Street Repairs	2.1250	\$ 53	\$ 2,147	\$ 3,595	\$ 4,560	\$ 4,609	\$ 4,657	\$ 4,707	\$ 4,756	\$ 4,807	\$ 4,857	\$ 4,909	\$ 4,960	\$ 5,013	\$ 5,065	\$ 5,119	\$ 5,173	\$ 68,987
Parks Maintenance & Repairs	1.0761	\$ 27	\$ 1,087	\$ 1,821	\$ 2,309	\$ 2,334	\$ 2,359	\$ 2,383	\$ 2,409	\$ 2,434	\$ 2,460	\$ 2,486	\$ 2,512	\$ 2,538	\$ 2,565	\$ 2,592	\$ 2,619	\$ 34,935
Parks Acquisition	0.4674	\$ 12	\$ 472	\$ 791	\$ 1,003	\$ 1,014	\$ 1,024	\$ 1,035	\$ 1,046	\$ 1,057	\$ 1,068	\$ 1,080	\$ 1,091	\$ 1,103	\$ 1,114	\$ 1,126	\$ 1,138	\$ 15,174
Library	1.8913	\$ 47	\$ 1,911	\$ 3,200	\$ 4,059	\$ 4,102	\$ 4,145	\$ 4,189	\$ 4,233	\$ 4,278	\$ 4,323	\$ 4,369	\$ 4,415	\$ 4,461	\$ 4,508	\$ 4,556	\$ 4,604	\$ 61,400
AAPS Voted Sinking Fund	2.5000	\$ 62	\$ 2,526	\$ 4,230	\$ 5,365	\$ 5,422	\$ 5,479	\$ 5,537	\$ 5,596	\$ 5,655	\$ 5,715	\$ 5,775	\$ 5,836	\$ 5,897	\$ 5,959	\$ 6,022	\$ 6,085	\$ 81,161
WISD Operating	0.0970	\$ 2	\$ 98	\$ 164	\$ 208	\$ 210	\$ 213	\$ 215	\$ 217	\$ 219	\$ 222	\$ 224	\$ 226	\$ 229	\$ 231	\$ 234	\$ 236	\$ 3,148
WISD Special Education	5.3139	\$ 132	\$ 5,370	\$ 8,990	\$ 11,404	\$ 11,525	\$ 11,647	\$ 11,770	\$ 11,894	\$ 12,020	\$ 12,147	\$ 12,275	\$ 12,404	\$ 12,535	\$ 12,667	\$ 12,800	\$ 12,935	\$ 172,515
Community College Operating	3.4267	\$ 85	\$ 3,463	\$ 5,797	\$ 7,354	\$ 7,432	\$ 7,510	\$ 7,590	\$ 7,670	\$ 7,751	\$ 7,833	\$ 7,915	\$ 7,999	\$ 8,083	\$ 8,168	\$ 8,254	\$ 8,341	\$ 111,245
DDA Captured Local ⁵	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	36.2661	\$ 901	\$ 36,644	\$ 61,358	\$ 77,829	\$ 78,654	\$ 79,486	\$ 80,326	\$ 81,174	\$ 82,033	\$ 82,899	\$ 83,773	\$ 84,656	\$ 85,548	\$ 86,446	\$ 87,357	\$ 88,277	\$ 1,177,361
Non-Capturable Millages³																		
Millage Rate																		
AAPS Debt Service	2.4500	\$ 61	\$ 2,476	\$ 4,145	\$ 5,258	\$ 5,314	\$ 5,370	\$ 5,427	\$ 5,484	\$ 5,542	\$ 5,600	\$ 5,659	\$ 5,719	\$ 5,779	\$ 5,840	\$ 5,902	\$ 5,964	\$ 79,540
AAPS Supplemental	4.3564	\$ 108	\$ 4,402	\$ 7,370	\$ 9,349	\$ 9,448	\$ 9,548	\$ 9,649	\$ 9,751	\$ 9,854	\$ 9,958	\$ 10,063	\$ 10,169	\$ 10,276	\$ 10,384	\$ 10,494	\$ 10,604	\$ 141,427
Community College Debt Service	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	6.8064	\$ 169	\$ 6,878	\$ 11,515	\$ 14,607	\$ 14,762	\$ 14,918	\$ 15,076	\$ 15,235	\$ 15,396	\$ 15,558	\$ 15,722	\$ 15,888	\$ 16,055	\$ 16,224	\$ 16,396	\$ 16,568	\$ 220,967
Total Tax Increment Revenue (TIR) Available for Capture	\$ 1,487	\$ 60,487	\$ 101,278	\$ 128,468	\$ 129,829	\$ 131,202	\$ 132,589	\$ 133,989	\$ 135,406	\$ 136,835	\$ 138,278	\$ 139,735	\$ 141,207	\$ 142,691	\$ 144,195	\$ 145,713	\$ 1,943,389	

Footnotes:

1. Assumes construction will be complete in 2019 with the first tax capture occurring in 2020. A 1% inflation rate on the taxable value is assumed for the years following.
2. Base taxable value obtained from Tax Year 2018 General Information available on Property Summary Sheets on file with City of Ann Arbor.
3. Personal Residence Exemption does not apply. The 25% of the redevelopment reflected in this table treats the condos as second residences.
4. Local millages listed were levied in 2017. Total millages to be levied in 2018 were not available.
5. Although the project is located within the DDA, no DDA deduction in capturable local millages is applied.



TABLE 2.
Tax Increment Revenue Capture Estimates - Summary
 309 North Ashley Redevelopment
 Ann Arbor, Michigan
 10/12/18

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

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL	
Calendar Year ¹	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
Base Taxable Value ²	\$ 500,600	\$ 500,600	\$ 500,600	\$ 500,600	\$ 500,600	\$ 500,600	\$ 500,600	\$ 500,600	\$ 500,600	\$ 500,600	\$ 500,600	\$ 500,600	\$ 500,600	\$ 500,600	\$ 500,600	\$ 500,600	\$ 500,600	
Estimated New TV ¹	\$ 600,000	\$ 4,542,500	\$ 7,268,000	\$ 9,085,000	\$ 9,175,850	\$ 9,267,609	\$ 9,360,285	\$ 9,453,888	\$ 9,548,427	\$ 9,643,911	\$ 9,740,350	\$ 9,837,754	\$ 9,936,132	\$ 10,035,493	\$ 10,135,848	\$ 10,237,206		
Incremental Difference (New TV - Base TV)	\$ 99,400	\$ 4,041,900	\$ 6,767,400	\$ 8,584,400	\$ 8,675,250	\$ 8,767,009	\$ 8,859,685	\$ 8,953,288	\$ 9,047,827	\$ 9,143,311	\$ 9,239,750	\$ 9,337,154	\$ 9,435,532	\$ 9,534,893	\$ 9,635,248	\$ 9,736,606		
School Capture³																		
Millage Rate																		
State Education Tax (SET)	6.0000	\$ 596	\$ 24,252	\$ 40,604	\$ 51,507	\$ 52,052	\$ 52,603	\$ 53,159	\$ 53,720	\$ 54,287	\$ 54,860	\$ 55,439	\$ 56,023	\$ 56,613	\$ 57,209	\$ 57,812	\$ 58,420	\$ 779,156
School Operating Tax	17.5957	\$ 437	\$ 17,780	\$ 29,769	\$ 37,762	\$ 38,162	\$ 38,565	\$ 38,973	\$ 39,385	\$ 39,801	\$ 40,221	\$ 40,645	\$ 41,073	\$ 41,506	\$ 41,943	\$ 42,385	\$ 42,831	\$ 571,238
School Total	23.5957	\$ 1,033	\$ 42,032	\$ 70,373	\$ 89,269	\$ 90,214	\$ 91,168	\$ 92,132	\$ 93,105	\$ 94,088	\$ 95,081	\$ 96,084	\$ 97,096	\$ 98,119	\$ 99,152	\$ 100,197	\$ 101,251	\$ 1,350,394
Local Capture^{3,4}																		
Millage Rate																		
County General Operating	4.4880	\$ 447	\$ 18,140	\$ 30,372	\$ 38,527	\$ 38,935	\$ 39,347	\$ 39,763	\$ 40,183	\$ 40,607	\$ 41,035	\$ 41,468	\$ 41,905	\$ 42,347	\$ 42,792	\$ 43,243	\$ 43,697	\$ 582,808
Parks	0.7175	\$ 71	\$ 2,900	\$ 4,856	\$ 6,159	\$ 6,224	\$ 6,291	\$ 6,357	\$ 6,424	\$ 6,492	\$ 6,560	\$ 6,629	\$ 6,700	\$ 6,769	\$ 6,841	\$ 6,913	\$ 6,987	\$ 93,173
EECS County	0.1972	\$ 20	\$ 797	\$ 1,335	\$ 1,693	\$ 1,711	\$ 1,729	\$ 1,747	\$ 1,765	\$ 1,784	\$ 1,803	\$ 1,823	\$ 1,841	\$ 1,861	\$ 1,880	\$ 1,900	\$ 1,920	\$ 25,609
Vet Relief	0.0992	\$ 9	\$ 401	\$ 671	\$ 852	\$ 860	\$ 869	\$ 879	\$ 888	\$ 897	\$ 907	\$ 916	\$ 927	\$ 936	\$ 945	\$ 956	\$ 965	\$ 12,878
Roads	0.4963	\$ 49	\$ 2,005	\$ 3,359	\$ 4,260	\$ 4,305	\$ 4,351	\$ 4,397	\$ 4,444	\$ 4,491	\$ 4,537	\$ 4,585	\$ 4,635	\$ 4,683	\$ 4,732	\$ 4,781	\$ 4,832	\$ 64,446
HCMA	0.2140	\$ 21	\$ 865	\$ 1,448	\$ 1,837	\$ 1,856	\$ 1,876	\$ 1,896	\$ 1,916	\$ 1,936	\$ 1,957	\$ 1,977	\$ 1,999	\$ 2,019	\$ 2,040	\$ 2,061	\$ 2,084	\$ 27,788
AAATA County	0.6860	\$ 68	\$ 2,773	\$ 4,643	\$ 5,889	\$ 5,951	\$ 6,015	\$ 6,077	\$ 6,141	\$ 6,207	\$ 6,272	\$ 6,339	\$ 6,405	\$ 6,473	\$ 6,541	\$ 6,609	\$ 6,679	\$ 89,082
City General Operating	6.0343	\$ 600	\$ 24,391	\$ 40,836	\$ 51,801	\$ 52,349	\$ 52,903	\$ 53,462	\$ 54,027	\$ 54,597	\$ 55,173	\$ 55,756	\$ 56,343	\$ 56,937	\$ 57,536	\$ 58,142	\$ 58,753	\$ 783,606
Employee Benefits	2.0114	\$ 200	\$ 8,129	\$ 13,612	\$ 17,267	\$ 17,449	\$ 17,633	\$ 17,820	\$ 18,008	\$ 18,199	\$ 18,391	\$ 18,585	\$ 18,781	\$ 18,979	\$ 19,179	\$ 19,380	\$ 19,584	\$ 261,196
AATA City	2.0114	\$ 200	\$ 8,129	\$ 13,612	\$ 17,267	\$ 17,449	\$ 17,633	\$ 17,820	\$ 18,008	\$ 18,199	\$ 18,391	\$ 18,585	\$ 18,781	\$ 18,979	\$ 19,179	\$ 19,380	\$ 19,584	\$ 261,196
Refuse Collection	2.4134	\$ 240	\$ 9,755	\$ 16,332	\$ 20,717	\$ 20,937	\$ 21,159	\$ 21,381	\$ 21,608	\$ 21,836	\$ 22,067	\$ 22,299	\$ 22,535	\$ 22,772	\$ 23,012	\$ 23,253	\$ 23,499	\$ 313,402
Street Repairs	2.1250	\$ 211	\$ 8,589	\$ 14,381	\$ 18,241	\$ 18,435	\$ 18,629	\$ 18,827	\$ 19,025	\$ 19,227	\$ 19,429	\$ 19,635	\$ 19,841	\$ 20,051	\$ 20,261	\$ 20,475	\$ 20,691	\$ 275,948
Parks Maintenance & Repairs	1.0761	\$ 107	\$ 4,349	\$ 7,283	\$ 9,237	\$ 9,336	\$ 9,435	\$ 9,533	\$ 9,635	\$ 9,736	\$ 9,839	\$ 9,943	\$ 10,048	\$ 10,153	\$ 10,260	\$ 10,368	\$ 10,477	\$ 139,739
Parks Acquisition	0.4674	\$ 47	\$ 1,889	\$ 3,163	\$ 4,012	\$ 4,055	\$ 4,097	\$ 4,141	\$ 4,185	\$ 4,229	\$ 4,273	\$ 4,319	\$ 4,364	\$ 4,411	\$ 4,456	\$ 4,504	\$ 4,551	\$ 60,696
Library	1.8913	\$ 188	\$ 7,644	\$ 12,799	\$ 16,236	\$ 16,408	\$ 16,581	\$ 16,756	\$ 16,933	\$ 17,112	\$ 17,293	\$ 17,475	\$ 17,660	\$ 17,845	\$ 18,033	\$ 18,223	\$ 18,415	\$ 245,601
AAPS Supplemental	4.3564	\$ 325	\$ 13,206	\$ 22,111	\$ 28,048	\$ 28,345	\$ 28,644	\$ 28,947	\$ 29,253	\$ 29,562	\$ 29,874	\$ 30,189	\$ 30,507	\$ 30,829	\$ 31,153	\$ 31,481	\$ 31,812	\$ 424,286
AAPS Voted Sinking Fund	2.5000	\$ 248	\$ 10,105	\$ 16,919	\$ 21,461	\$ 21,688	\$ 21,917	\$ 22,149	\$ 22,383	\$ 22,620	\$ 22,859	\$ 23,100	\$ 23,343	\$ 23,589	\$ 23,837	\$ 24,088	\$ 24,341	\$ 324,647
WISD Operating	0.0970	\$ 9	\$ 392	\$ 656	\$ 833	\$ 841	\$ 851	\$ 860	\$ 868	\$ 877	\$ 887	\$ 896	\$ 905	\$ 915	\$ 925	\$ 935	\$ 944	\$ 12,594
WISD Special Education	5.3139	\$ 528	\$ 21,479	\$ 35,961	\$ 45,616	\$ 46,100	\$ 46,587	\$ 47,080	\$ 47,577	\$ 48,079	\$ 48,587	\$ 49,099	\$ 49,617	\$ 50,140	\$ 50,668	\$ 51,201	\$ 51,740	\$ 690,059
Community College Operating	3.4267	\$ 340	\$ 13,851	\$ 23,189	\$ 29,416	\$ 29,728	\$ 30,041	\$ 30,360	\$ 30,680	\$ 31,004	\$ 31,332	\$ 31,661	\$ 31,996	\$ 32,333	\$ 32,673	\$ 33,017	\$ 33,364	\$ 444,985
DDA Captured Local ⁵	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	40.6225	\$ 3,928	\$ 159,789	\$ 267,538	\$ 339,369	\$ 342,962	\$ 346,588	\$ 350,252	\$ 353,951	\$ 357,691	\$ 361,466	\$ 365,279	\$ 369,133	\$ 373,021	\$ 376,943	\$ 380,910	\$ 384,919	\$ 5,133,739
Non-Capturable Millages³																		
Millage Rate																		
School Operating	17.7951	\$ 1,327	\$ 53,945	\$ 90,320	\$ 114,570	\$ 115,783	\$ 117,007	\$ 118,244	\$ 119,493	\$ 120,755	\$ 122,030	\$ 123,317	\$ 124,617	\$ 125,930	\$ 127,256	\$ 128,595	\$ 129,948	\$ 1,733,137
AAPS Debt Service	2.4500	\$ 244	\$ 9,903	\$ 16,580	\$ 21,032	\$ 21,255	\$ 21,479	\$ 21,707	\$ 21,936	\$ 22,167	\$ 22,401	\$ 22,637	\$ 22,876	\$ 23,117	\$ 23,360	\$ 23,607	\$ 23,855	\$ 318,156
AAPS Supplemental	4.3564	\$ 108	\$ 4,402	\$ 7,370	\$ 9,349	\$ 9,448	\$ 9,548	\$ 9,649	\$ 9,751	\$ 9,854	\$ 9,958	\$ 10,063	\$ 10,169	\$ 10,276	\$ 10,384	\$ 10,494	\$ 10,604	\$ 141,427
Community College Debt Service	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	24.6015	\$ 1,679	\$ 68,250	\$ 114,270	\$ 144,951	\$ 146,486	\$ 148,034	\$ 149,600	\$ 151,180	\$ 152,776	\$ 154,389	\$ 156,017	\$ 157,662	\$ 159,323	\$ 161,000	\$ 162,696	\$ 164,407	\$ 2,192,720
Total Tax Increment Revenue (TIR) Available for Capture	\$ 4,961	\$ 201,821	\$ 337,911	\$ 428,638	\$ 433,176	\$ 437,756	\$ 442,384	\$ 447,056	\$ 451,779	\$ 456,547	\$ 461,363	\$ 466,229	\$ 471,140	\$ 476,095	\$ 481,107	\$ 486,170	\$ 6,484,133	

Footnotes:

1. Assumes construction will be complete in 2019 with the first tax capture occurring in 2020. A 1% inflation rate on the taxable value is assumed for the years following.
2. Base taxable value obtained from Tax Year 2018 General Information available on Property Summary Sheets on file with City of Ann Arbor.
3. Personal Residence Exemption applies to all 75% of the redevelopment. The remaining 25% is considered condos for second residences.
4. Local millages listed were levied in 2017. Total millages to be levied in 2018 were not available.
5. Although the project is located within the DDA, no DDA deduction in capturable local millages is applied.



TABLE 3.
Tax Increment Revenue Reimbursement Allocation Table
309 North Ashley Redevelopment
Ann Arbor, Michigan
10/12/18

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	7.05%	\$ 320,439	\$ -	\$ 320,439
Local	92.95%	\$ 4,225,868	\$ -	\$ 4,225,868
TOTAL		\$ 4,546,307	\$ -	\$ 4,546,307
MDEQ	54.0%	\$ 2,454,882	\$ -	\$ 2,454,882
MSF	46.0%	\$ 2,091,425	\$ -	\$ 2,091,425

Estimated Capture	
Administrative Fees	\$ -
State Revolving Fund	\$ 389,582
LBRF	\$ 700,000

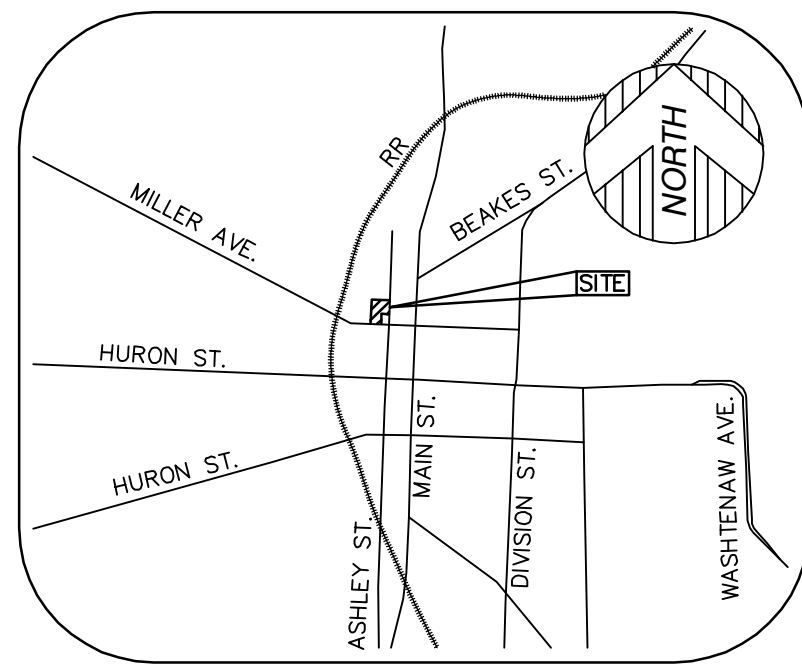
Estimated Total Years of Plan:	16
--------------------------------	----

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL	
Calendar Year ¹	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
Total State Incremental Revenue	\$ 596	\$ 24,252	\$ 40,604	\$ 51,507	\$ 52,052	\$ 52,603	\$ 53,159	\$ 53,720	\$ 54,287	\$ 54,860	\$ 55,439	\$ 56,023	\$ 56,613	\$ 57,209	\$ 57,812	\$ 58,420	\$ 779,156	
State Brownfield Revolving Fund (50% of SET)	\$ 298	\$ 12,126	\$ 20,302	\$ 25,754	\$ 26,026	\$ 26,302	\$ 26,580	\$ 26,860	\$ 27,144	\$ 27,430	\$ 27,720	\$ 28,012	\$ 28,307	\$ 28,605	\$ 28,906	\$ 29,210	\$ 389,582	
State TIR Available for Reimbursement / LBRF	\$ 298	\$ 12,126	\$ 20,302	\$ 25,753	\$ 26,026	\$ 26,301	\$ 26,579	\$ 26,860	\$ 27,143	\$ 27,430	\$ 27,719	\$ 28,011	\$ 28,306	\$ 28,604	\$ 28,906	\$ 29,210	\$ 389,574	
Total Local Incremental Revenue	\$ 3,928	\$ 159,789	\$ 267,538	\$ 339,369	\$ 342,962	\$ 346,588	\$ 350,252	\$ 353,951	\$ 357,691	\$ 361,466	\$ 365,279	\$ 369,133	\$ 373,021	\$ 376,943	\$ 380,910	\$ 384,919	\$ 5,133,739	
BRA Administrative Fee (0%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local TIR Available for Reimbursement / LBRF	\$ 3,928	\$ 159,789	\$ 267,538	\$ 339,369	\$ 342,962	\$ 346,588	\$ 350,252	\$ 353,951	\$ 357,691	\$ 361,466	\$ 365,279	\$ 369,133	\$ 373,021	\$ 376,943	\$ 380,910	\$ 384,919	\$ 5,133,739	
Total State & Local TIR Available for Reimbursement ²	\$ 4,226	\$ 154,723	\$ 259,056	\$ 328,610	\$ 332,089	\$ 335,600	\$ 339,148	\$ 342,730	\$ 346,351	\$ 350,006	\$ 353,698	\$ 357,430	\$ 361,194	\$ 364,992	\$ 368,834	\$ 373,118	\$ 4,871,805	
Huron Development - 309 Ashley																		
Huron Development	\$ 4,546,307	\$ 4,542,504	\$ 4,387,781	\$ 4,128,725	\$ 3,800,115	\$ 3,468,026	\$ 3,132,426	\$ 2,793,278	\$ 2,450,548	\$ 2,104,197	\$ 1,754,191	\$ 1,400,493	\$ 1,043,063	\$ 681,869	\$ 316,877	\$ -	\$ -	
MSF Non-Environmental Costs	\$ 2,091,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337,234	\$ 353,698	\$ 357,430	\$ 361,194	\$ 364,992	\$ 316,877	\$ 2,091,425
State Tax Reimbursement	\$ 147,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,942	\$ 24,947	\$ 25,210	\$ 25,475	\$ 25,744	\$ 22,127	\$ 147,445
Local Tax Reimbursement	\$ 1,943,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 313,292	\$ 328,751	\$ 332,220	\$ 335,719	\$ 339,248	\$ 294,750	\$ 1,943,980
Total MSF Reimbursement Balance	\$ 2,091,425	\$ 2,091,425	\$ 2,091,425	\$ 2,091,425	\$ 2,091,425	\$ 2,091,425	\$ 2,091,425	\$ 2,091,425	\$ 2,091,425	\$ 2,091,425	\$ 1,754,191	\$ 1,400,493	\$ 1,043,063	\$ 681,869	\$ 316,877	\$ -	\$ -	
MDEQ Environmental Costs	\$ 2,454,882	\$ 3,803	\$ 154,723	\$ 259,056	\$ 328,610	\$ 332,089	\$ 335,600	\$ 339,148	\$ 342,730	\$ 346,351	\$ 12,772	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,454,882	
State Tax Reimbursement	\$ 172,994	\$ 268	\$ 10,913	\$ 18,272	\$ 23,178	\$ 23,423	\$ 23,671	\$ 23,921	\$ 24,174	\$ 24,429	\$ 745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172,994	
Local Tax Reimbursement	\$ 2,281,888	\$ 3,535	\$ 143,810	\$ 240,784	\$ 305,432	\$ 308,666	\$ 311,929	\$ 315,227	\$ 318,556	\$ 321,922	\$ 12,027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,281,888	
Total MDEQ Reimbursement Balance	\$ 2,454,882	\$ 3,803	\$ 154,723	\$ 259,056	\$ 328,610	\$ 332,089	\$ 335,600	\$ 339,148	\$ 342,730	\$ 346,351	\$ 12,772	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,454,882	
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Annual Developer Reimbursement	\$ 4,546,307	\$ 3,803	\$ 154,723	\$ 259,056	\$ 328,610	\$ 332,089	\$ 335,600	\$ 339,148	\$ 342,730	\$ 346,351	\$ 350,006	\$ 353,698	\$ 357,430	\$ 361,194	\$ 364,992	\$ 316,877	\$ -	\$ 4,546,307
LOCAL BROWNFIELD REVOLVING FUND																		
LBRF Deposits (\$700,000)	\$ 423	\$ 17,192	\$ 28,784	\$ 36,512	\$ 36,899	\$ 37,289	\$ 37,683	\$ 38,081	\$ 38,483	\$ 38,890	\$ 39,300	\$ 39,714	\$ 40,133	\$ 40,555	\$ 40,982	\$ 141,011	\$ 700,000	
State Tax Capture	7.05%	\$ 30	\$ 1,213	\$ 2,030	\$ 2,575	\$ 2,603	\$ 2,630	\$ 2,658	\$ 2,686	\$ 2,714	\$ 2,743	\$ 2,772	\$ 2,801	\$ 2,831	\$ 2,860	\$ 2,891	\$ 36,037	
Local Tax Capture	92.95%	\$ 393	\$ 15,979	\$ 26,754	\$ 33,937	\$ 34,296	\$ 34,659	\$ 35,025	\$ 35,395	\$ 35,769	\$ 36,147	\$ 36,528	\$ 36,913	\$ 37,302	\$ 37,695	\$ 141,011	\$ 663,963	

Footnotes:

- Assumes construction will be complete in 2019 with the first tax capture occurring in 2020.
- The total available for developer reimbursement is equal to the sum of the available state and local TIR with 10% of local capture removed for LBRF contributions.

BOUNDARY/TOPOGRAPHIC SURVEY



VICINITY MAP
(NOT TO SCALE)

PARCEL AREA

PARCEL 1: 2,894± SQUARE FEET
 PARCEL 2: 2,910± SQUARE FEET
 PARCEL 3: 3,957± SQUARE FEET
 PARCEL 4: 4,752± SQUARE FEET
 TOTAL: 14,513± SQUARE FEET = 0.333± ACRES

SITE BENCHMARKS

REFERENCE BENCHMARK
 AAGRS NO. 0013A, BRASS DISC SET IN CONCRETE AT THE INTERSECTION OF THE CENTERLINE OF HURON STREET AND ASHLEY STREET.
 ELEVATION = 829.12' (NAVD88)

SITE BENCHMARK #1
 NORTH FACE OF THE UTILITY POLE, 30'± EAST OF THE SOUTHWEST CORNER OF THE SITE.
 ELEVATION = 809.14' (NAVD88)

SITE BENCHMARK #2
 WEST FACE OF THE UTILITY POLE, WEST SIDE OF ASHLEY STREET AT THE NORTHEAST CORNER OF RESIDENCE #309.
 ELEVATION = 811.38' (NAVD88)

BASIS OF BEARING

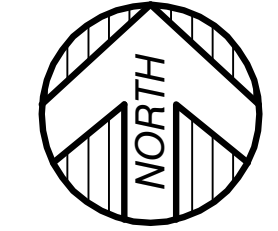
GPS OBSERVATION MICHIGAN STATE PLANE COORDINATES SOUTH ZONE

SURVEYOR'S NOTE

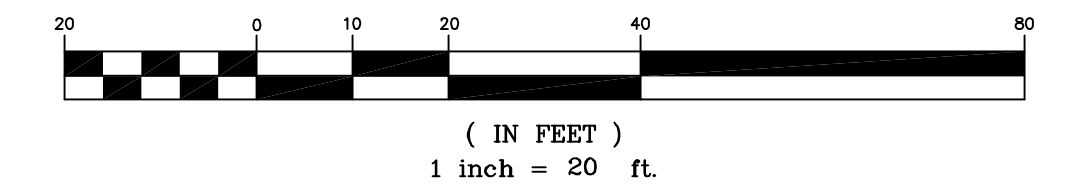
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

●	SET 1/2" REBAR WITH CAP P.S. 32341
○	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
x	GROUND POINT
⊕	ELECTRIC MANHOLE
⊖	ELECTRIC METER
⊞	ELECTRIC PANEL
⊡	ELECTRIC RISER
⊞	TRANSFORMER
○	UTILITY POLE
○	GAS LINE MARKER
⊙	GAS MANHOLE
⊙	GAS METER
⊙	GAS VALVE
⊙	TELEPHONE MANHOLE
⊙	SANITARY MANHOLE
⊙	ROUND CATCH BASIN
⊙	SQUARE CATCH BASIN
⊙	STORM DRAIN MANHOLE
⊙	FIRE HYDRANT
⊙	WATER GATE MANHOLE
⊙	WATER VALVE
⊙	DECIDUOUS TREE
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	ADJOINER PARCEL LINE
---	SECTION LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING HATCH
---	CONCRETE CURB
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF BRICK
---	EDGE OF GRAVEL
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE
G	GAS LINE
S	SANITARY LINE
r	STORM LINE
W	WATER LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR



GRAPHIC SCALE



PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN DESCRIBED AS:

PARCEL 1:
 THE WEST 44 FEET OF LOT 16, BLOCK 3 NORTH OF HURON STREET, R2E, ORIGINAL PLAT OF VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS.

PARCEL 2:
 COMMENCING AT A POINT 44 FEET WEST OF THE SOUTHWEST CORNER OF LOT 16, IN BLOCK 3 NORTH OF HURON STREET, RANGE 2 EAST, AND RUNNING FROM THENCE WEST 44 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF LOT 16, 66 FEET TO THE NORTH LINE OF THE LOT; THENCE EAST ALONG THE NORTH LINE OF THE LOT, 44 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE LOT, 66 FEET TO THE PLACE OF BEGINNING, BEING THE MIDDLE 44 FEET OF LOT 16, BLOCK 3 NORTH OF HURON STREET, RANGE 2 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS.

PARCEL 3:
 THE SOUTH 30 FEET OF LOT 15, BLOCK 3 NORTH OF HURON STREET, R2E, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS.

PARCEL 4:
 LOT 15, BLOCK 3 NORTH OF HURON STREET, R2E, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS, EXCEPTING THE SOUTH 30 FEET THEREOF.

MANHOLE SCHEDULE

CATCH BASIN (CB#1026)	STORM MANHOLE (SRM#1233)
RIM=805.38'	RIM=817.12'
INV. 12" PIPE, S=799.88'	INV. 12" PIPE, SE=813.12'
	INV. 30" PIPE, E-W=808.72'
STORM MANHOLE (SRM#1032)	SANITARY MANHOLE (SMH#1234)
RIM=806.08'	RIM=817.33'
INV. 12" PIPE, N=799.88'	INV. 12" PIPE, N-S=811.93'
INV. 30" PIPE, E-W=798.58'	INV. 8" VCP, W=809.13'
SANITARY MANHOLE (SMH#1158)	SANITARY MANHOLE (SMH#1259)
RIM=797.36'	RIM=816.80'
INV. 8" VCP, S=786.36'	INV. 8" VCP, E-W=808.60'
BOTTOM=783.56'	BOTTOM=MORE THAN 29'
SANITARY MANHOLE (SMH#1181)	SANITARY MANHOLE (SMH#1258)
RIM=797.70'	RIM=813.44'
INV. 8" VCP, N=786.70'	BOTTOM=MORE THAN 29'
INV. 8" VCP, 786.90'	SANITARY MANHOLE (SMH#1182)
	RIM=810.54'
	INV. 8" VCP, N-S=803.54'
	INV. 8" VCP, E=803.54'
	DID NOT OPEN

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE ABSOLUTE TITLE, INC. FILE NO. 82812, DATED JULY 17, 2017, AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

NO SPECIFIC EASEMENTS LISTED

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

Thomas G. Smith

THOMAS G. SMITH, P.S.
 PROFESSIONAL SURVEYOR
 MICHIGAN LICENSE NO. 32341

REVISED 11/16/17 - PER REVIEW COMMENTS



KEM-TEC & ASSOCIATES
 PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
 22556 GRATIOT AVE. • EASTPOINTE, MICHIGAN 48021
 (586)772-2222 • (800)295-7222 • FAX (586)772-4048

CERTIFIED TO: HURON CONTRACTING	
DATE: SEPTEMBER 20, 2017	JOB #: 17-03648
SCALE: 1" = 20'	SHEET: 1 OF 1
DRAWN BY: NS	REV.: NOVEMBER 16, 2017

AccessMyGov.com is now bsaonline.com. Please change your bookmarks and website links.

206 MILLER AV Ann Arbor, MI 48104 (Property Address)

Parcel Number: 09-09-29-150-004



Item 1 of 2 [1 Image / 1 Sketch](#)

Property Owner: 307 NORTH ASHLEY, LLC

Summary Information

- > Residential Building Summary
 - Year Built: 1901
 - Full Baths: 1
 - Sq. Feet: 867
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 0.067
- > Assessed Value: \$179,500 | Taxable Value: \$179,500
- > Property Tax information found

Owner and Taxpayer Information

Owner	307 NORTH ASHLEY, LLC P.O. BOX 3783 Ann Arbor, MI 48106	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2018

Property Class	Residential	Unit	09 City of Ann Arbor
School District	No Data to Display	Assessed Value	\$179,500
Map #	No Data to Display	Taxable Value	\$179,500
User Num Idx	3	State Equalized Value	\$179,500
User Alpha 1	No Data to Display	Date of Last Name Change	03/09/2018
User Alpha 3	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
User Alpha 2	513.97	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	D2	Total Acres	0.067
Land Value	\$195,200	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	100 Downtown 1-4 Fam Main to State	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	44.00 ft	66.00 ft
Total Frontage: 44.00 ft		Average Depth: 66.00 ft

Legal Description

W 44 FT OF E 88 FT LOT 16 B3N R2E ORIGINAL PLAT OF ANN ARBOR

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	No Data to Display	Unallocated Div.s Transferred	0
Acres of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

210 MILLER AV Ann Arbor, MI 48104 (Property Address)

Parcel Number: 09-09-29-150-003



Item 1 of 1 1 Image / 0 Sketches

Property Owner: 307 N ASHLEY LLC

Summary Information

> Assessed Value: \$70,200 | Taxable Value: \$70,200 > Property Tax information found

Parcel is Vacant

Owner and Taxpayer Information

Owner	307 N ASHLEY LLC P.O. BOX 3783 Ann Arbor, MI 48106	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2018

Property Class	202 Commercial Vacant	Unit	09 City of Ann Arbor
School District	No Data to Display	Assessed Value	\$70,200
Map #	No Data to Display	Taxable Value	\$70,200
User Num Idx	3	State Equalized Value	\$70,200
User Alpha 1	No Data to Display	Date of Last Name Change	03/09/2018
User Alpha 3	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
User Alpha 2	00500	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	D2	Total Acres	0.067
Land Value	\$136,800	Land Improvements	\$3,467
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	200 CBD COMMERCIAL	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	44.00 ft	66.00 ft
Total Frontage: 44.00 ft		Average Depth: 66.00 ft

Legal Description

W 44 FT LOT 16 B3N R2E ORIGINAL PLAT OF ANN ARBOR

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	No Data to Display	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

307 N ASHLEY ST Ann Arbor, MI 48103 (Property Address)

Parcel Number: 09-09-29-150-006



Item 1 of 1 1 Image / 0 Sketches

Property Owner: 307 NORTH ASHLEY, LLC

Summary Information

> Assessed Value: \$60,600 | Taxable Value: \$60,600 > Property Tax information found

Parcel is Vacant

Owner and Taxpayer Information

Owner	307 NORTH ASHLEY, LLC P.O. BOX 3783 Ann Arbor, MI 48106	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2018

Property Class	202 Commercial Vacant	Unit	09 City of Ann Arbor
School District	No Data to Display	Assessed Value	\$60,600
Map #	No Data to Display	Taxable Value	\$60,600
User Num Idx	3	State Equalized Value	\$60,600
User Alpha 1	No Data to Display	Date of Last Name Change	03/09/2018
User Alpha 3	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
User Alpha 2	00500	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	D2	Total Acres	0.091
Land Value	\$121,200	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	200 CBD COMMERCIAL	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	30.00 ft	132.00 ft
Total Frontage: 30.00 ft		Average Depth: 132.00 ft

Legal Description

S 30 FT LOT 15 B3N R2E ORIGINAL PLAT OF ANN ARBOR

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	No Data to Display	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

309 N ASHLEY ST Ann Arbor, MI 48103 (Property Address)

Parcel Number: 09-09-29-150-007



Item 1 of 2 [1 Image / 1 Sketch](#)

Property Owner: 307 NORTH ASHLEY, LLC

Summary Information

- > Residential Building Summary
 - Year Built: 1901
 - Full Baths: 2
 - Sq. Feet: 1,416
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 0.109
- > Assessed Value: \$190,300 | Taxable Value: \$190,300
- > Property Tax information found

Owner and Taxpayer Information

Owner	307 NORTH ASHLEY, LLC P.O. BOX 3783 Ann Arbor, MI 48106	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2018

Property Class	201 Commercial	Unit	09 City of Ann Arbor
School District	No Data to Display	Assessed Value	\$190,300
Map #	No Data to Display	Taxable Value	\$190,300
User Num Idx	3	State Equalized Value	\$190,300
User Alpha 1	No Data to Display	Date of Last Name Change	03/09/2018
User Alpha 3	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
User Alpha 2	513.97	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	D2	Total Acres	0.109
Land Value	\$199,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	100 Downtown 1-4 Fam Main to State	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	36.00 ft	132.00 ft
Total Frontage: 36.00 ft		Average Depth: 132.00 ft

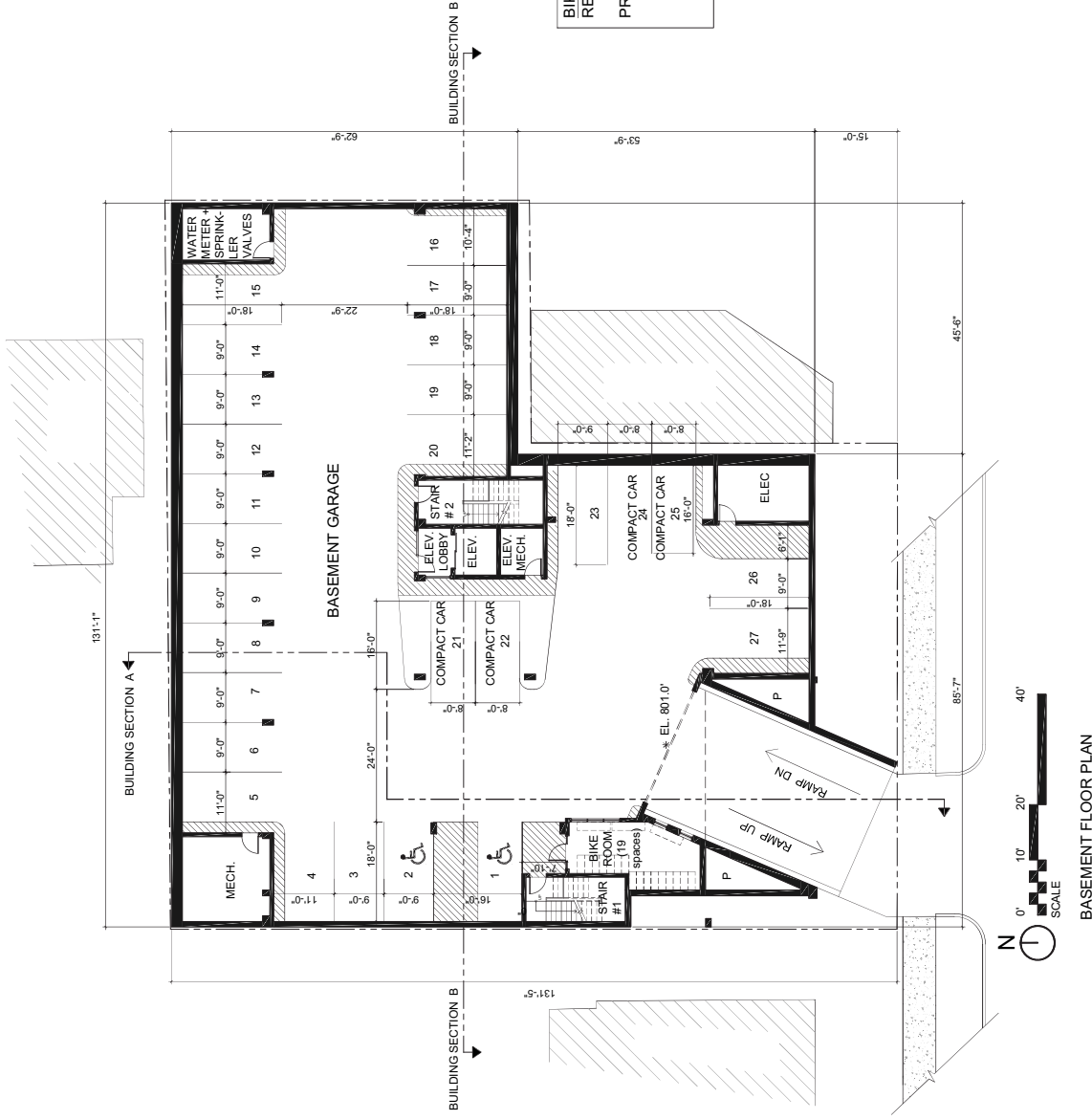
Legal Description

N 36 FT LOT 15 B3N R2E ORIGINAL PLAT OF ANN ARBOR

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	No Data to Display	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History



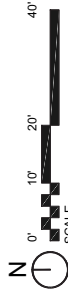
BIKE STORAGE: REQUIRED	14
PROVIDED	16
CLASS 'A1'	3
CLASS 'A2'	3
TOTAL	19



Type 'A1'

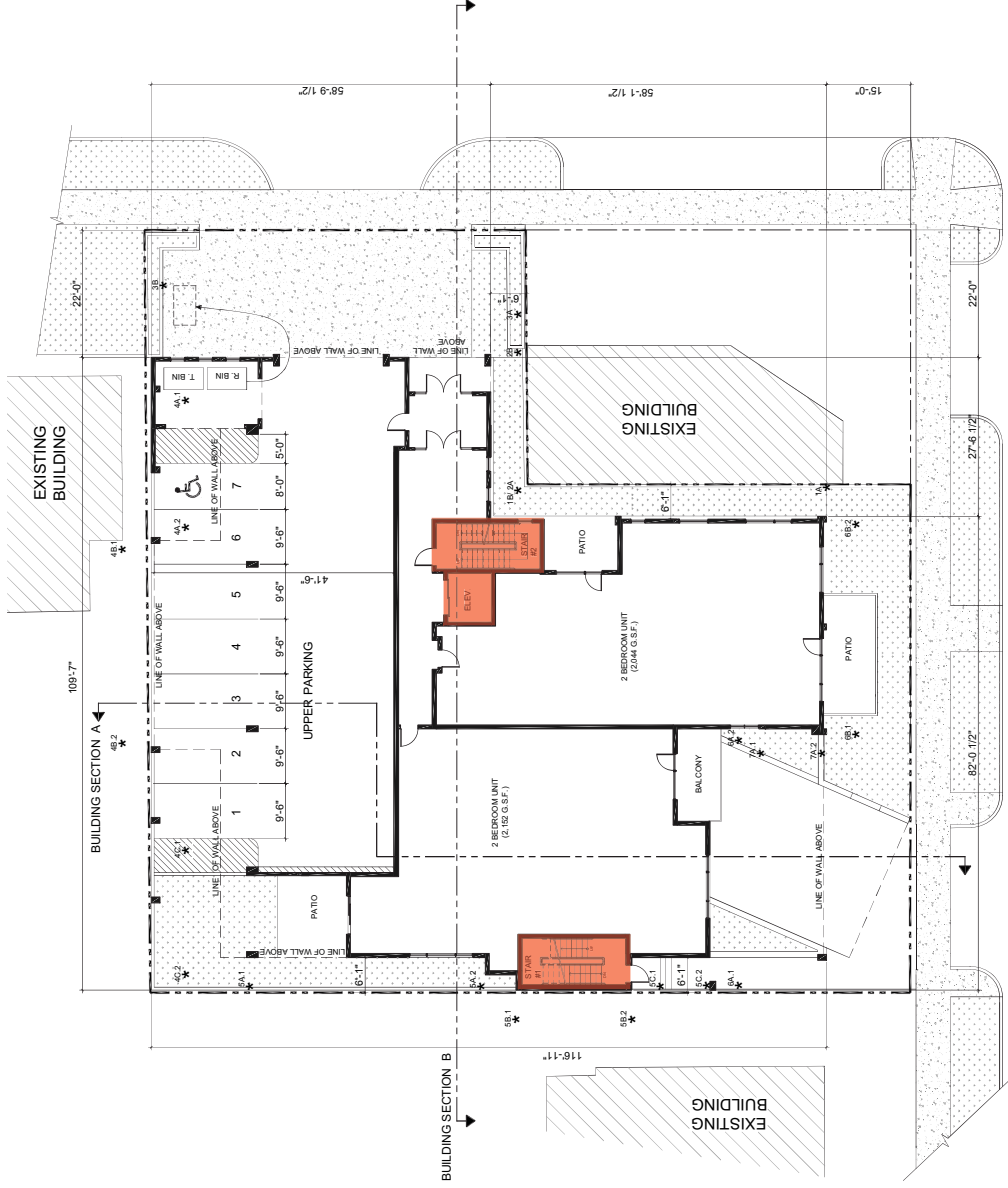


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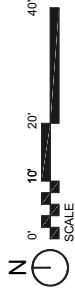


SCALE
BASEMENT FLOOR PLAN

309 N. Ashley Street
ANN ARBOR, MICHIGAN



GROSS SQUARE FOOTAGE: 5,288.57 SF
 VERTICAL CIRCULATION: 452.34 SF
 NET AREA: 4,836.23 SF



FIRST FLOOR PLAN

309 N. Ashley Street
 ANN ARBOR, MICHIGAN



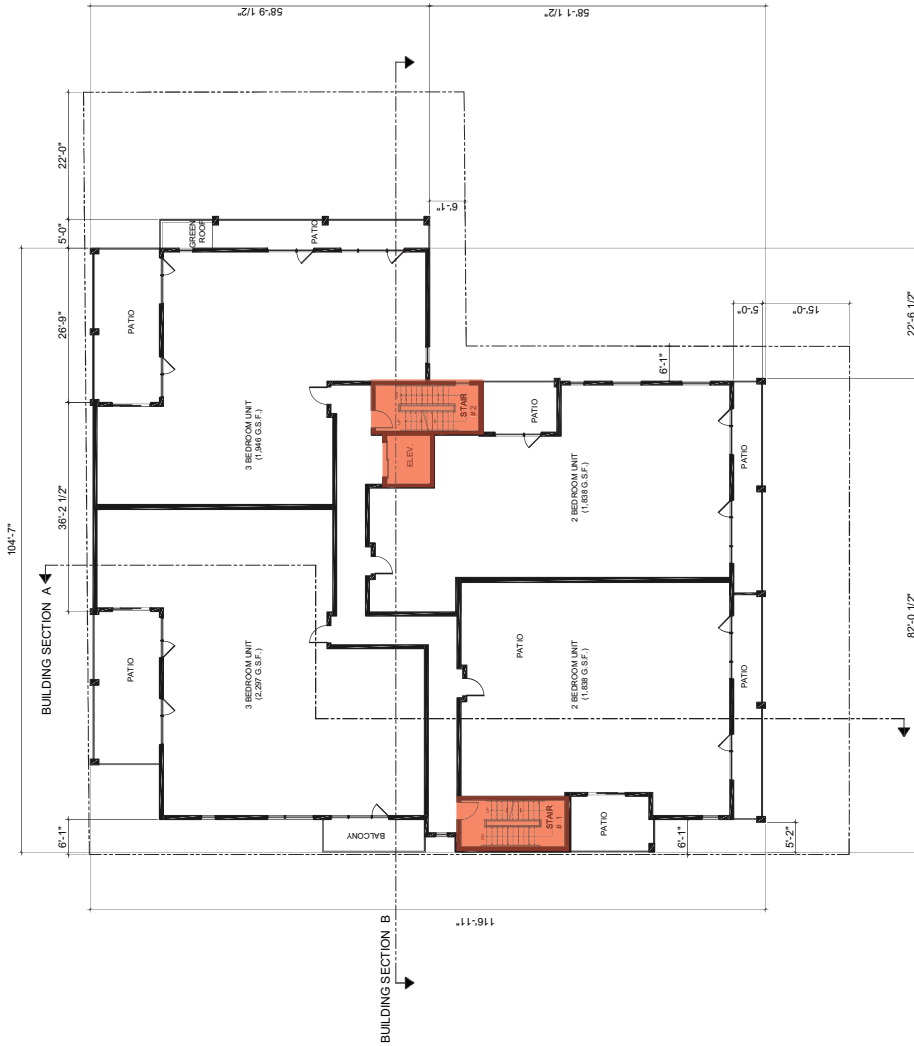
0' 10' 20' 40'
 SCALE
 N
 GROSS SQUARE FOOTAGE: 9,619.83 SF
 VERTICAL CIRCULATION: 462.34 SF
 NET AREA: 9,157.49 SF

SECOND FLOOR PLAN



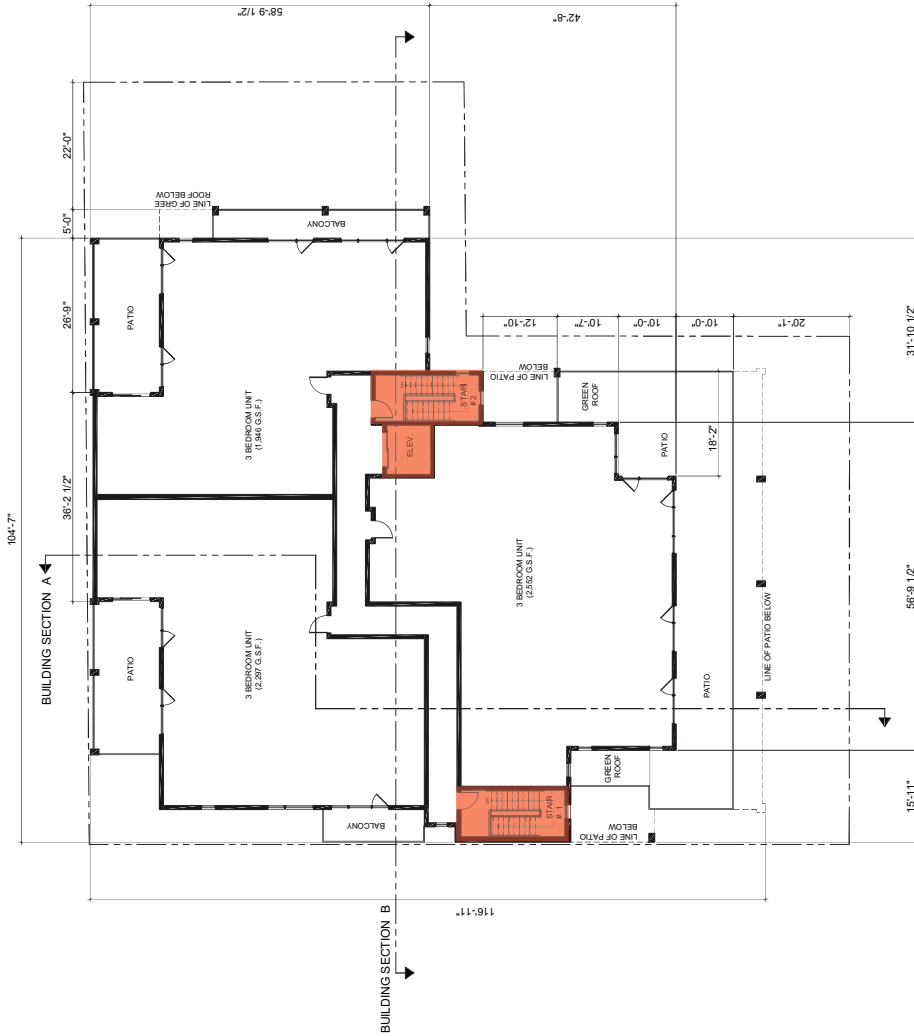
 N
 SCALE: 0' 10' 20' 40'
 GROSS SQUARE FOOTAGE: 9,619.83 SF
 VERTICAL CIRCULATION: 462.24 SF
 NET AREA: 9,157.59 SF

THIRD FLOOR PLAN




 0' 10' 20' 40'
 SCALE
 GROSS SQUARE FOOTAGE: 9,000.75 SF
 VERTICAL CIRCULATION: 452.24 SF
 NET AREA: 8,548.51 SF

FOURTH FLOOR PLAN



0' 10' 20' 40'

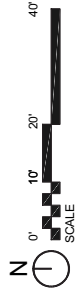
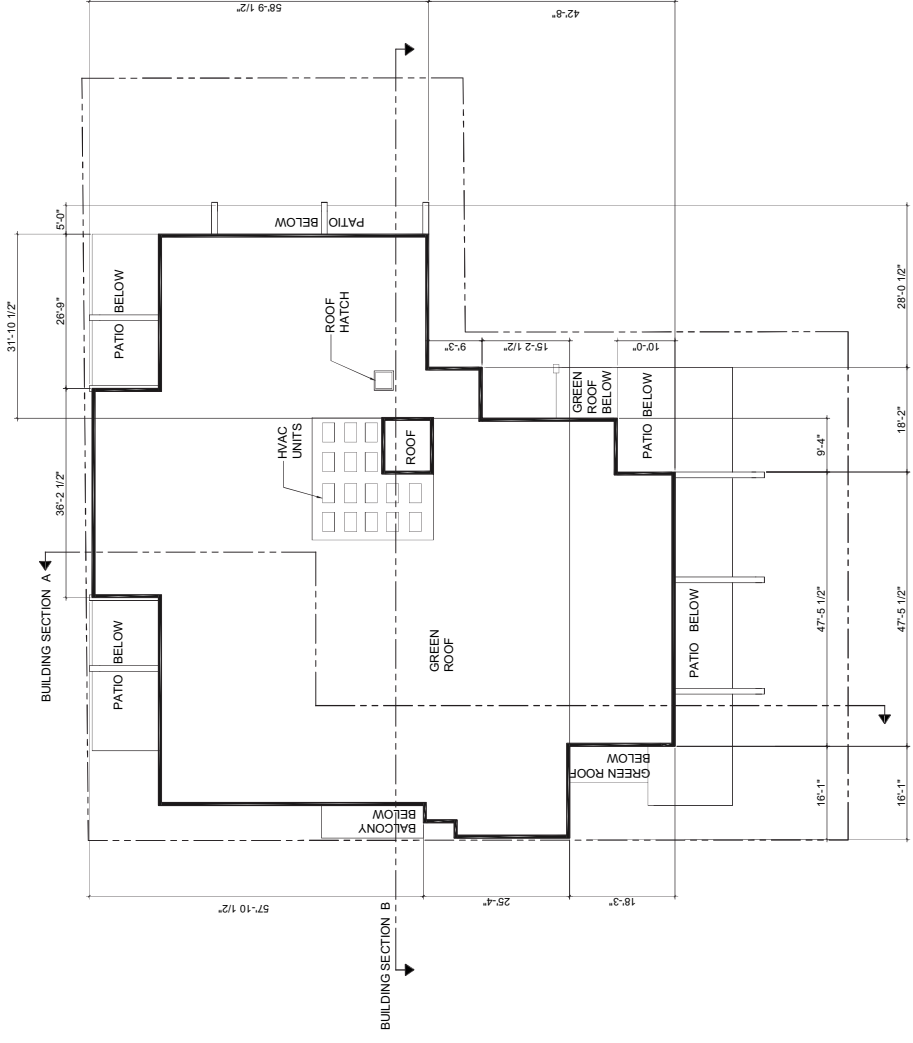
 SCALE

 FIFTH FLOOR PLAN

 GROSS SQUARE FOOTAGE: 7,852.82 SF

 VERTICAL CIRCULATION: 452.36 SF

 NET AREA: 7,380.46 SF



ROOF PLAN

309 N. Ashley Street
ANN ARBOR, MICHIGAN



309 N. Ashley Street
ANN ARBOR, MICHIGAN



J. BRADLEY MOORE & ASSOCIATES

JULY 18, 2018



309 N. Ashley Street
ANN ARBOR, MICHIGAN



JULY 18, 2018



309 N. Ashley Street
ANN ARBOR, MICHIGAN



JULY 18, 2018



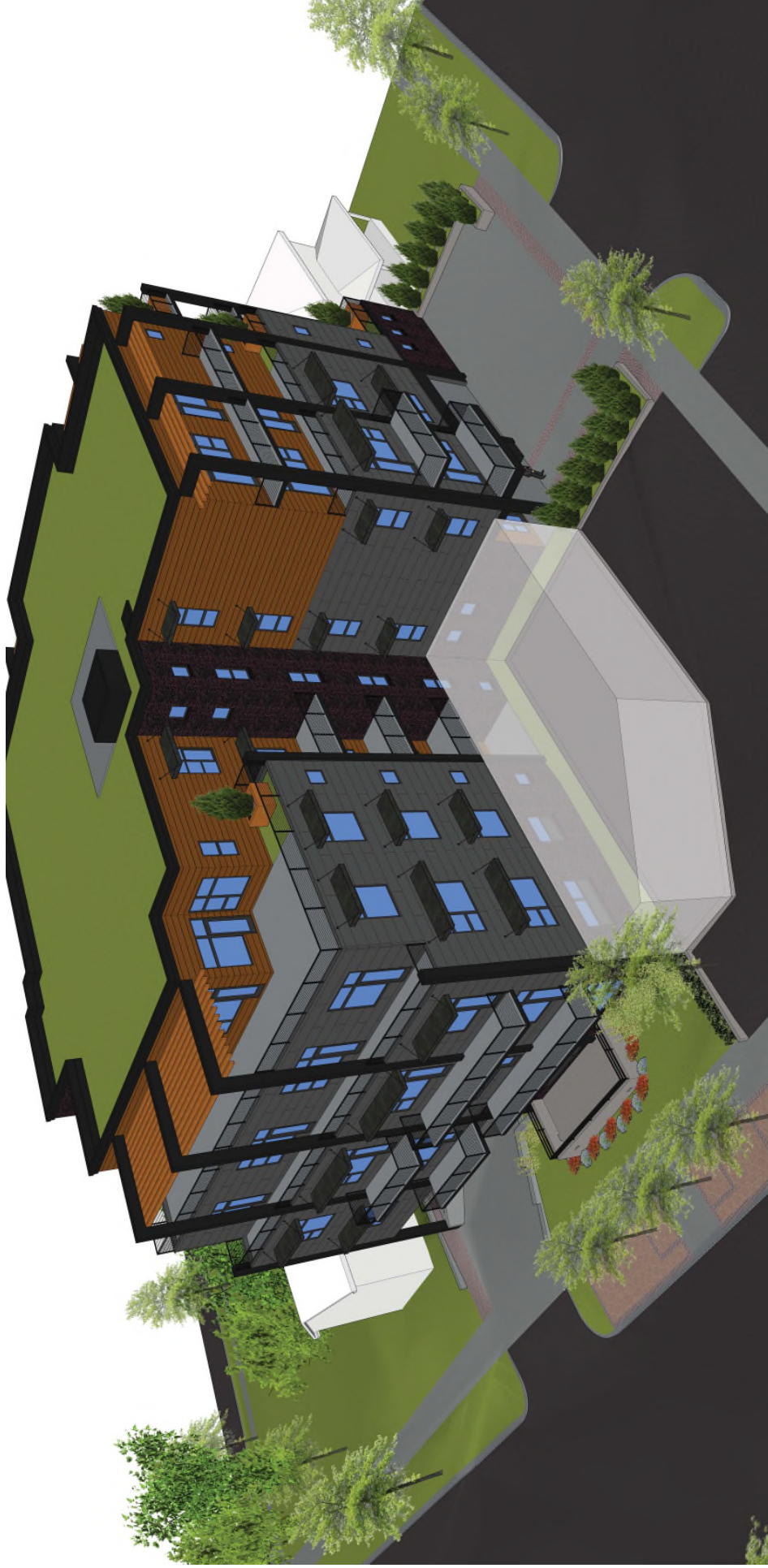
309 N. Ashley Street
ANN ARBOR, MICHIGAN

JULY 18, 2018



309 N. Ashley Street
ANN ARBOR, MICHIGAN

JULY 18, 2018



309 N. Ashley Street
ANN ARBOR, MICHIGAN