

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 21, 2015

**SUBJECT: 715-717 E Huron Revised PUD Zoning
(715 E Huron Street)
File No. Z15-001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 715-717 E Huron Revised Planned Unit Development zoning to allow up to four residential units in addition to the previously approved uses in this district.

STAFF RECOMMENDATION

Staff recommends that the zoning be **postponed** to allow staff to do additional research on the procedural requirements related to this rezoning request.

LOCATION

The site is located on the north side of East Huron Street, east of North State Street and west of North Thayer Street. (Central Area, Old Fourth Ward Historic District, Huron River Watershed).

DESCRIPTION OF PETITION

The petitioner proposes to revise the PUD zoning on this site to allow conversion of the current office building into a multiple-family dwelling for up to four apartments. No alterations to the exterior of the building or site are proposed. The rezoning will require creation of Supplemental Regulations for the district.

The petitioner held a citizen participation meeting on February 9, 2015 to present the proposal. Postcards were mailed out to 1,530 addresses, and three interested people attended. A copy of the meeting proceedings is attached.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Multiple-family residential	R4C (Multiple-Family Dwelling)
EAST	Religious assembly	PUD (Planned Unit Development)
SOUTH	University	PL (Public Land)
WEST	Office	PUD (Planned Unit Development)

COMPARISON CHART

	EXISTING CONDITIONS	CURRENT PUD (COMBINED) REQUIREMENTS	PROPOSED PUD (715-717 E. HURON) REQUIREMENTS
Zoning	PUD (Planned Unit Development)	PUD (Planned Unit Development)	PUD (Planned Unit Development)
Gross Lot Area	100 N. State – 19,471 sq ft 715 E. Huron – 6,664 sq ft 721 E. Huron – 5,662 sq ft	31,797 sq ft	6,664 sq ft MIN
Floor Area in % of Lot Area	100 N. State – 84% (16,281 sq ft) 715 E. Huron – 127% (8,490 sq ft) 721 E. Huron – 90% (5,116 sq ft)	94% (29,887 sq ft)	127% MAX (8,490 sq ft)
Setback – Front	Existing	Existing	26.5 ft MIN
Setback – Sides	Existing	Existing	2 feet MIN
Setback – Rear	Existing	Existing	23 feet MIN
Height	Existing	Existing	20 feet MAX
Vehicular Parking	22 spaces	22 spaces	None - Special Parking District
Bicycle Parking	None	None	4 Class A MIN

HISTORY

The building was formerly two single-family homes: 715 E. Huron (formerly #75) first appears in City Directories in 1896 as the home of Hulda L Richards, widow of Reverend Jotham E. Richards. 717 E Huron (formerly #77) appears in 1897 as the home of Newton H. Greenman, a student. In the 1950s, per the petitioner, the two buildings were converted to multi-family residential.

In 1986, the 715 E. Huron parcel was combined with 100 N. State (the former church now occupied by Hobbs and Black) and 721 E. Huron (now Canterbury House, owned by the Episcopal Student Foundation), and this one large property was rezoned to PUD Planned Unit Development. At that time, the two houses were joined by a center addition. In 1987, the houses at 715-717 and 721 were separated from the 100 N. State parcel (the church and rectory to the north of it) via a City Council amendment to the PUD, and in 1995 the 721 and 715-717 properties were similarly divided. A reciprocal easement agreement from 1995 allows access to the six parking spaces behind 715-717 E. Huron via 100 N. State's driveway to the west.

PLANNING BACKGROUND

The *City of Ann Arbor Master Plan: Land Use Element (2009)* (Central Area Future Land Use) recommends downtown interface for the properties on this block that have East Huron Street frontage. Land use in the area to the east, north, and west of the three-property PUD district is

almost entirely single- and multi-family residential. Across East Huron Street to the south is the University of Michigan's North Quad residential complex.

The 715-717 E. Huron site lies within the Old Fourth Ward Historic District, and its structure contributes to the character of the district. No changes are proposed on the exterior of the structure or site, so no certificate of appropriateness would be required from the HDC.

STAFF COMMENTS

Planning - The three sites in the PUD share one development agreement. There are no PUD Supplemental Regulations for the district. The development agreement specifies that the buildings shall be limited to professional office use; one monthly permit parking space in the city parking system will be maintained for each three employees in the PUD; parking is limited to a maximum of 16 for employees, leaving at least 7 for guests; employees on site are limited to 120, and on July 1 of each year the number of employees and parking permits are to be reported to the city; and the church building shall be rehabilitated to meet Federal historic preservation standards. This last item is the public benefit provided by the PUD, and has long since been achieved.

The site is located in the downtown special parking district, which only requires parking for premium floor area. Six parking spaces exist under the current PUD and will remain. The owner intends to secure four neighborhood parking passes. There are currently no bicycle parking spaces on site and three are required (one per 2,000 square feet of usable floor area); four are proposed to be added in the basement on wall racks.

The current development agreement specifies that if there is a future change in zoning, the development agreement will automatically lapse and be null and void. City staff is in the process of approaching the other two landowners in the PUD to discuss dissolving the development agreement and creating parcel-specific PUD Supplemental Regulations that match the current site conditions.

Staff has received a letter from the owner 110 N. State protesting the proposed residential land use. The neighbors to the east, Canterbury House, have expressed no concerns in conversations with staff and indicated their willingness to consider signing a letter of consent for their neighbors at 715-717 to add residential to their allowed uses.

Natural Resources – All landscaping shown on the previously approved plan must be planted and in good condition as a continuing obligation of the site plan.

Engineering – Existing utility infrastructure is adequate to meet the needs of the proposed residential use.

Prepared by Jill Thacher
Reviewed by Wendy Rampson
04/16/2015

Attachments: 03/09/2015 Citizen Participation Report
Zoning/Parcel Maps
Aerial Photo
Petition to Amend Zoning Map

Site Survey
1995 Site Plan

c: Petitioner: Carl O. Hueter, AIA
1321 Franklin Blvd
Ann Arbor, MI 48103

Systems Planning
File No. Z15-001

CITIZEN'S PARTICIPATION MEETING WRITE UP

On 23 January 2015, 1,530 post cards addressed from the City of Ann Arbor records were mailed out to all property owners and residents within 1,000 feet of this project site. Notice was given for a Citizen's Participation Meeting to take place on February 9, 2017 at 7:00 PM at the site.

On February 9, 2015 at 7:00 PM said Citizen's Participation Meeting took place. The architect for the project Carl O. Hueter presented the intent of the proposed PUD language changes to the persons attending. There were plans showing the historical zoning and parcel changes for this site, a site plan and drawings of proposed apartment configurations to show attendees.

The attendees were:

Carl O. Hueter	1321 Franklin Blvd.	48103
William Long	6161 Windmill Court	48176
Lars Bjorn	712 East Ann	48104
Susan Wineberg	712 East Ann	48104
Ermin Gornik	715 East Huron	48104

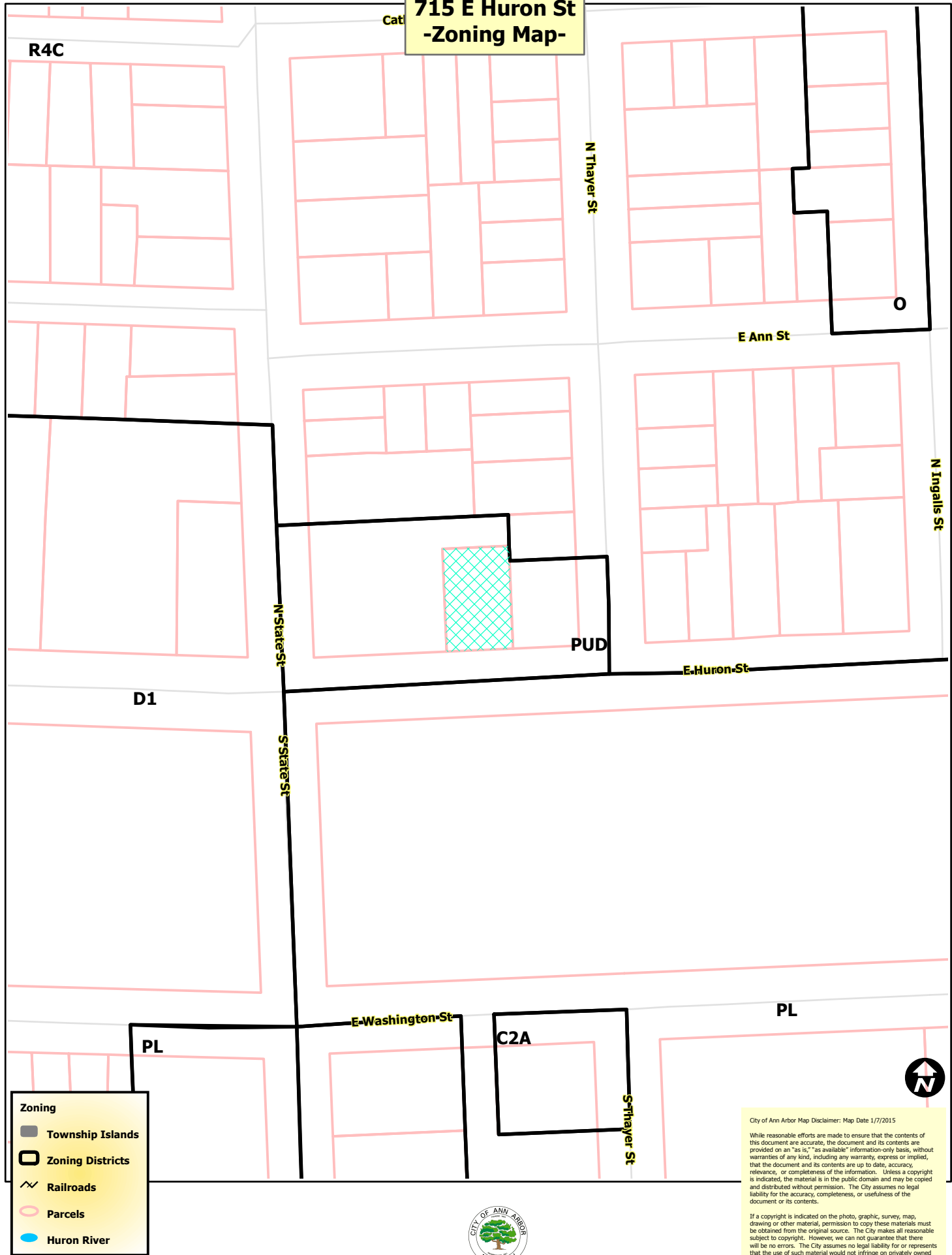
All participants had opportunity to ask various questions of the architect and owner regarding the intent, unit configuration and related concerns. All questions appeared to be answered adequately and each of the attendees felt they could support the proposed development agreement language change and would try to come to the Planning Commission and City Council meetings to voice their support. Mr. Hueter would inform them of when said meetings would occur.

Questions included the following:

- 1) *How many residential units will there be?* 4
- 2) *How many bedrooms will be in each of the units?* 3 three bedroom and one 4-5 bedroom.
- 3) *When will the work take place?* Phased over several years as the existing leases terminate.
- 4) *Will the exterior of the buildings change?* No.
- 5) *Will it be rental housing?* Yes. Possibly the owner will move into one of the units when they retire.
- 6) *Spirited conversation regarding back pain and exercises to maintain back health.*

The meeting was closed at or around 8:00 PM

715 E Huron St -Zoning Map-



Zoning

- Township Islands
- Zoning Districts
- Railroads
- Parcels
- Huron River



City of Ann Arbor Map Disclaimer: Map Date 1/7/2015

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715 E Huron St -Aerial Map-



-  Railroads
-  Parcels
-  Huron River

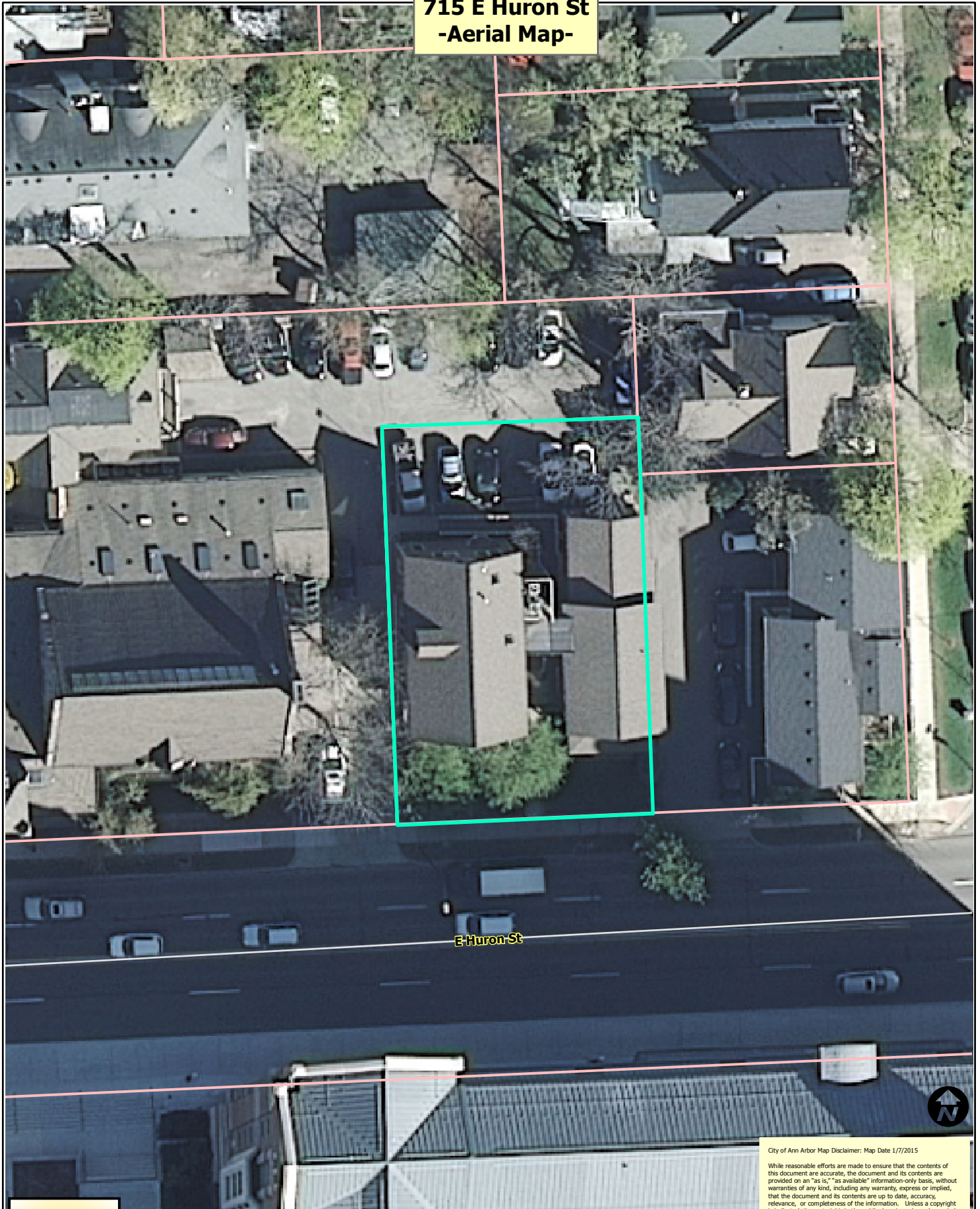
City of Ann Arbor Map Disclaimer: Map Date 1/7/2015




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-  Railroads
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23 FEBRUARY 2015

**P.U.D. SUBMISSION TO REVISE WORDING OF EXISTING P.U.D. DEVELOPMENT
AGREEMENT**

FOR

**715-717 EAST HURON AKA parcel II OF THE 100 NORTH STATE P.U.D. OF 1986 NOW A SEPARATELY OWNED
PARCEL**

Name: 715-717 East Huron P.U.D.

Location: 715-717 East Huron Street
Ann Arbor, Michigan 48104

Type: P.U.D. revision

Petitioner: Carl O. Hueter AIA, Architect
1321 Frankling Blvd.
Ann Arbor, Michigan 48103-5802
734-665-7610
carl@hueterarchitects.com

Statement of Interest: Architect for Owner

Owner: WJL Investments
6161 Quail Court
Saline, Michigan 48176

Vicinity Map: On original Site Plan

Legal Description: On original Site Plan noted as Parcel II

Sealed Survey: Attached

Sheet Index:

Page 1:	Required Site Plan Information
Page 2:	Required Site Plan Information (cont.)
Page 3:	Comparison Chart
Page 4 & 5:	Required Site Plan Information (cont.)
Page 6:	Sanitary sewer flow estimates
Page 7:	Citizens Participation Meeting Write Up
Page 8:	Housing Information Request Sheet
Page 9:	South (street) Elevation Photograph
Sheet 10:	North (rear) Building Elevation Photograph
Sheet 11:	Revised Development Agreement
Sheet 12:	Petition Application Form
Sheet 13-16:	Application for Establishment of Changes
Sheet 17:	Letter of Authorization
Sheet 18-22:	Easement Agreement
Sheet C-1:	Original PUD Site Plan Submission Plan
Sheet L1:	Original PUD Site Landscape Submission Plan

Plan date: Submission 23 February 2015, Original Site Plan attached 28 June 1985

REQUIRED STATEMENTS

Development Program:

To return these two existing conjoined single family framed homes back to their residential use by modifying the existing PUD Development Agreement to allow each of the structure to be a duplex dwelling units.

Community Analysis:

The return of these structures to their former residential use should have no impact on the surrounding developments, air and water quality , natural and historical features. There is the potential for a slight increase in the enrollment in the public school systems if a family rents the dwelling units.

Natural Feature Description:

Site is existing urban environment with mature lawn plantings of trees and shrubs. None of these features will be impacted by this proposed change.

There are no landmark trees on this site.

Traffic Impact:

The site parking volume will not increase. It will transition from an 8 to 5 Monday Through Friday business use to a 5 PM to 8 AM Monday through Friday and weekend residential use.

EXISTING CONDITIONS

Please refer to the attached original PUD site plan document.

Topographic contours are not shown since this site only has an east to west and north to south grade change of less than one foot. Specific spot elevations are noted on the site plan.

PROPOSED SITE PLAN

Please refer to the attached original Site Plan submission

Owner agrees to Chapter 49, 4:58 sidewalk repairs section of City Code

SUPPLEMENTAL REGULATIONS

To be provided by Planning and development staff at a future date.

PRE-PETITION CONFERENCE

Held January 6, 2015

CITIZENS" PARTICIPATION MEETING

Held February 9, 2015

PRE-PETITION CONFERENCE

Held February 19,2015, Jill Thatcher City staff person attending

HISTORIC DISTRICT COMMISSION REVIEW

Not required

COMPARISON CHART

	EXISTING	REQUIRED	PROPOSED
ZONING	PUD	-	PUD
LOT AREA	6,000 SF	-	6,000 SF
SETBACKS	10' 0"	-	10' 0"
	2'	-	2'
	12'	-	12'
BUILDING AREA	8,400 SF	-	8,400 SF
F.A.R.	0.95	-	0.95
PARKING	0	0 R 42 / 0	0 + 0 PERMITS
	0	1	4
BUILDING HEIGHT	29'	-	29'

NATURAL FEATURES:

This proposed project does not affect any of the existing site conditions/natural features.

LANDSCAPE PLAN

See existing attached original Site Plan submission plan.

UTILITY PLAN

See existing attached original Site Plan submission plan.

715 East Huron is serviced with a 1 ½ inch diameter water service lead off of the 6 inch diameter water main in East Huron south of this property. This water service provides the domestic potable water supply for both buildings

715 East Huron is serviced with a 4 inch diameter sanitary sewer lead off of the 8 inch diameter sanitary sewer located in East Huron south of this property.

This site is served by three fire hydrants. One located at the northwest corner of State and Huron, the second at the northeast corner of North Thayer and Huron and the third directly across the street (south) of the second on Huron.

See attached sanitary flow estimate calculation sheet.

Trash collection on site is provided by one large City provided rolling container used for weekly curb side pick-up. The large Waste Management Inc. serviced dumpster located beyond the rear property line of 715-717 is not part of this site.

STORM WATER MANAGEMENT

No exterior work is proposed under this PUD language change submission. Existing conditions are noted on the original PUD site plan submission plan attached.

SITE SECTIONS AND BUILDING ELEVATIONS

No exterior work is proposed under this PUD language change submission. Existing condition of grading and exterior building elevations will remain the same as is and as dictated under the jurisdiction of the Ann Arbor Historic District Commission in the Old Fourth Ward Historic District.

Photographs of front street and rear elevations included in this submission.

UNIT FIRE SEPARATIONS

The existing building suites are broken up into separate ONE HOUR RATED compartments. There is a one hour fire separation between the units vertically and horizontally to the center fire rated egress stair shaft.

CONCEPTUAL PUD PLAN

Waived due to this is an existing PUD without any exterior changes being made.

PUD DEVELOPMENT PROGRAM

The objective of these proposed changes are to allow a greater diversity of use on this site in the near downtown area of Ann Arbor; Returning the use of the property to the historic residential use; Allow the existing onsite parking to fall into compliance with the Chapter 59 Parking Ordinance requirements. In doing so allow additional housing to generated in the near downtown campus area and preserve the historic character of the building exteriors. In maintaining these buildings this will be a green initiative building solution allow the re-use of an existing structure thus saving the carbon placed into the original construction. This also contributes to the character and form of the existing established neighborhood.

There is no existing zoning that can be applied to this site to meet the proposed uses, since the site area has been greater diminished from past manipulations rendering it non-compliant to the existing area requirements of the established zoning districts in the Ann Arbor Zoning Ordinance.

In allowing this reversion to its past residential uses this property will pose no detrimental effect on the public utilities and the surrounding properties.

CHAPTER 57 COMPLIANCE

Since this project involves only interior modifications of existing structures, per section 5:122 (c) this petition is exempt from the requirements set forth in Chapter 57 for site plan submissions.

CHAPTER 59 PARKING

The current onsite parking is deficient in satisfying the requirements of the current parking ordinance, but allowed under the previous PUD site plan approval. Ultimately when completely transitioned to residential this site will comply with the parking ordinance requirements of 1 ½ spaces per unit. As part of this previous PUD approval this entire PUD has no Barrier Free Parking spaces assigned to it. The 715-717 work will accommodate a Barrier Free space with-in the parking area shown by restriping the lot area.

In addition the owner/developer will provide one additional residential neighborhood street parking permit per residential unit such that each residential unit will be served by 2 ½ parking spaces.

Bike parking will be for four bikes (one required per ordinance) located inside at the bottom of the stair shaft in the basement with vertical bike hangers.

Parking lot light is provided by a three lamp wall pack mounted on the rear (north) elevation of 715.

The existing parking area is accessed through the adjacent curb cut and across the adjacent 100 North State drive. There is a shared access agreement legally executed and registered for this use. (To be provided).

DISPOSITION OF LEASES

There are six existing suites contained within these two buildings. The suites are labeled BW (basement 715), 1W (first floor 715), 2715), BE, basement 717), 1E (first floor 717) and 2W (second floor 717). BW is leased for storage by the adjacent Hobbs and Black offices. 1W is vacant and will be the first unit to transition to residential, 2W is leased commercial space and currently will be so until the tenant chooses not to renew, at which time it will convert to residential. BE is currently leased as an art studio and will be converted to storage once work on 1W commences. 1E and 2E are leased by the University of Michigan until 2018 at which time they will be converted over to residential use.

715 - 717 EAST HURON
SANITATION/SEWER LOAD

(4) 4 BEDROOM 2 BATH DWELLING UNITS

lavatory	@	2 gpm	8 psi	* 2
shower	@	3 gpm	8 psi / 20	* 1
sink	@	2.5 gpm	8 psi	* 1
W.C.	@	1.6 gpm	20 psi	* 2
tub	@	4 gpm	20 psi	* 1
EXISTING PER DU TOTAL		6.1 / UNIT		
		14.7 gpm / UNIT		

lavatory	@	2 FU	1 1/2" φ	* 2
shower	@	2 FU	1 1/2" φ	* 1
sink	@	2 FU	1 1/2" φ	* 1
W.C.	@	3 FU	3" φ	* 2
tub	@	2 FU	1 1/2" φ	* 1
EXISTING PER DU TOTAL		7 / UNIT		
		16 FU / UNIT		

REQUIRED SEWER SIZE @ 1/2" / FT. FALL 3" φ (4" φ EXISTING)

TOTAL FLOW @ 715	33.4 gpm	3" φ REQ'D	(4" φ EXISTING)
@ 717	33.4 gpm	3" φ REQ'D	(4" φ EXISTING)

- EXISTING 30.6
- NEW 46.8
- Δ 20.2 gpm additional volume

CITY OF ANN ARBOR
HOUSING INFORMATION REQUEST

The following information is being collected for the purpose of evaluating the impact of the proposed project on the existing housing stock of the community.

Project Name: 715-717 EAST HURON P.U.D.

Project Address: 715-717 EAST HURON, ANN ARBOR, MI. 48104

Developer/Sponsor: WJL INVESTMENTS

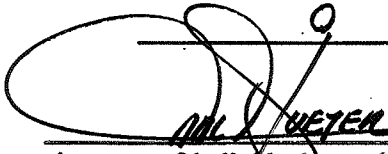
Type of Organization: REAL ESTATE DEVELOPMENT

Address: 4101 QUAIL CT., SALINE, MI. 48176

Phone: 734.260.6991

A. PROJECT INFORMATION:

1. Number of units by bedroom size: Total units 4
0 0 bedroom; 0 1 bedroom; 0 2 bedroom; 4 3+ bedroom;
2. type of units: 0 owner; 4 renter; 0 other
3. building type:
0 one family detached; 0 one family attached (townhouse)
 two family (duplex); 0 multi-family or apartment
4. size of unit(s): (sq. ft) c. 1125 SF
5. density/ dwelling units per acre: 26
6. estimated sales or rental price range: 700-800⁰⁰/BR/MO
7. number and type of existing dwelling units to be demolished by project:


signature of individual completing form - title

2/18/2015

CARL O. HUETER AIA, ARCHITECT
Printed Name

2/18/2015
Date



SOUTH (STREET) BUILDING ELEVATION



NORTH (REAR) BUILDING ELEVATION



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

APPLICATION FOR ESTABLISHMENT OF OR CHANGES TO PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

See www.a2gov.org/planning for submittal requirements.

TO: The Honorable Mayor and City Council
City of Ann Arbor, Michigan

We, the undersigned, respectfully petition the Honorable Council of the City of Ann Arbor to amend the Zoning Map as it relates to the property described below:

715-717 EAST HURON

(Give or attach legal description, and include address of property, if available)

(LEGAL ATTACHED)

Petitioner's name, address and telephone number. Include fax number and e-mail address, if available.

WILLIAM J. LONG JR. OF WJL ASSOCIATES LLC

6161 WINDMILL CT.

734-260-6991

SALINE, MICHIGAN 48176

williamjlongjr@comcast.net

Interest in the land (i.e. owner, land contract holder, option to purchase, etc.).

OWNER

Name, address, telephone number, and interest in the land of all others with a legal or equitable interest in the property. Provide **written** authorization of the owner(s) to seek the PUD zoning. Section 5:80(4)(a)

NONE

The petitioner requests that the Official Zoning Map be amended to rezone this property from PUD to PUD (Planned Unit Development) to permit the use(s) described in the PUD Supplemental Regulations, which are attached. (See **Supplemental Regulations** below.)

Attach a **property survey by a registered surveyor**, including all public or private easements located within or adjacent to the property petitioned for zoning/rezoning. (All property that is part of the development shall be included in the PUD zoning district request.)

Mandatory Pre-petition Conference with Planning Commission was held 2/19/2015.

It was determined by the Planning Commission that a study model **is** or **is not** required. PUD Zoning District and Site Plan approval **are** or **are not** being requested together. (Circle appropriate answers.)

PUD Development Program, Section 5:80(4)(d) – On a separate page(s), provide complete information for each of the following:

1. List, describe and explain the objectives, purposes and beneficial effect(s) proposed to be achieved by the PUD zoning district. Refer to 5:80(6)(a).
2. Explain why the beneficial effect cannot be achieved under any other zoning designation. If applicable, explain how the beneficial effect exceeds the requirements of any existing standard, regulation or ordinance. Refer to 5:80(6)(b).
3. Explain why the use or uses proposed will not have a detrimental effect on public utilities or surrounding properties. Refer to 5:80 (6)(c).
4. Explain how the proposed PUD objectives, purposes, beneficial effects, and land uses conform to the adopted Master Plan and policies of the City. If the proposal does not conform to the City's adopted plan and policies, provide detailed, compelling justification. Refer to 5:80 (6)(d).
5. If increased densities are requested in order for the PUD to provide affordable housing for lower income households, describe the type of housing, number of units, and how the affordability and availability of the units will be assured. Refer to 5:80(6)(e).
6. Describe how vehicular and pedestrian circulation will be provided and how the proposal will encourage and support alternate methods of transportation. Refer to 5:80(6)(g).
7. Explain any disturbance of existing natural features or historical features of the site and why this disturbance is necessary. Refer to 5:80(6)(h).
8. List any modifications of the City Code that are requested; provide justification for each modification. Refer to 5:80(2).

Supplemental Regulations, Section 5:80(4)(e) – Provide draft supplemental regulations. The regulations must include, but are not limited to: permitted land uses; accessory uses; minimum and maximum standards of lot area; minimum usable open space in percentage of lot area; minimum required front, side and rear setbacks; minimum and maximum height and number of stories; minimum and maximum number of dwelling units and lot area per dwelling unit (if residential); and minimum and maximum numbers of vehicle and bicycle parking spaces. Additionally, the supplemental regulations must provide justification for the beneficial effect(s) provided and detailed performance standards sufficient to evaluate the proposed development and whether the stated beneficial effect(s) is achieved. A sample format is attached for your information. Refer to 5:80(6)(f).

Conceptual PUD Plan, Section 5:80(4)(b) – Provide 15 copies of the conceptual PUD plan, at a scale of 1" = 50 feet or greater. This conceptual PUD plan shall include all information required by Chapter 57 and the Land Development Regulations, Section 1:3, for PUD zoning districts. Illustrate the PUD development program and the PUD district's supplemental regulations, including: area; sizes, locations and relationships of permitted land uses; parking and circulation systems; landscape features and a conceptual landscape plan; preserved natural features; proposed phasing; and any other unique physical characteristics warranting the PUD zoning district.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated _____

Signature: _____

(Print name and address of petitioner)

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On this _____ day of _____, _____, before me personally appeared the above-named petitioner(s), who being duly sworn, say that they have read the foregoing petition by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

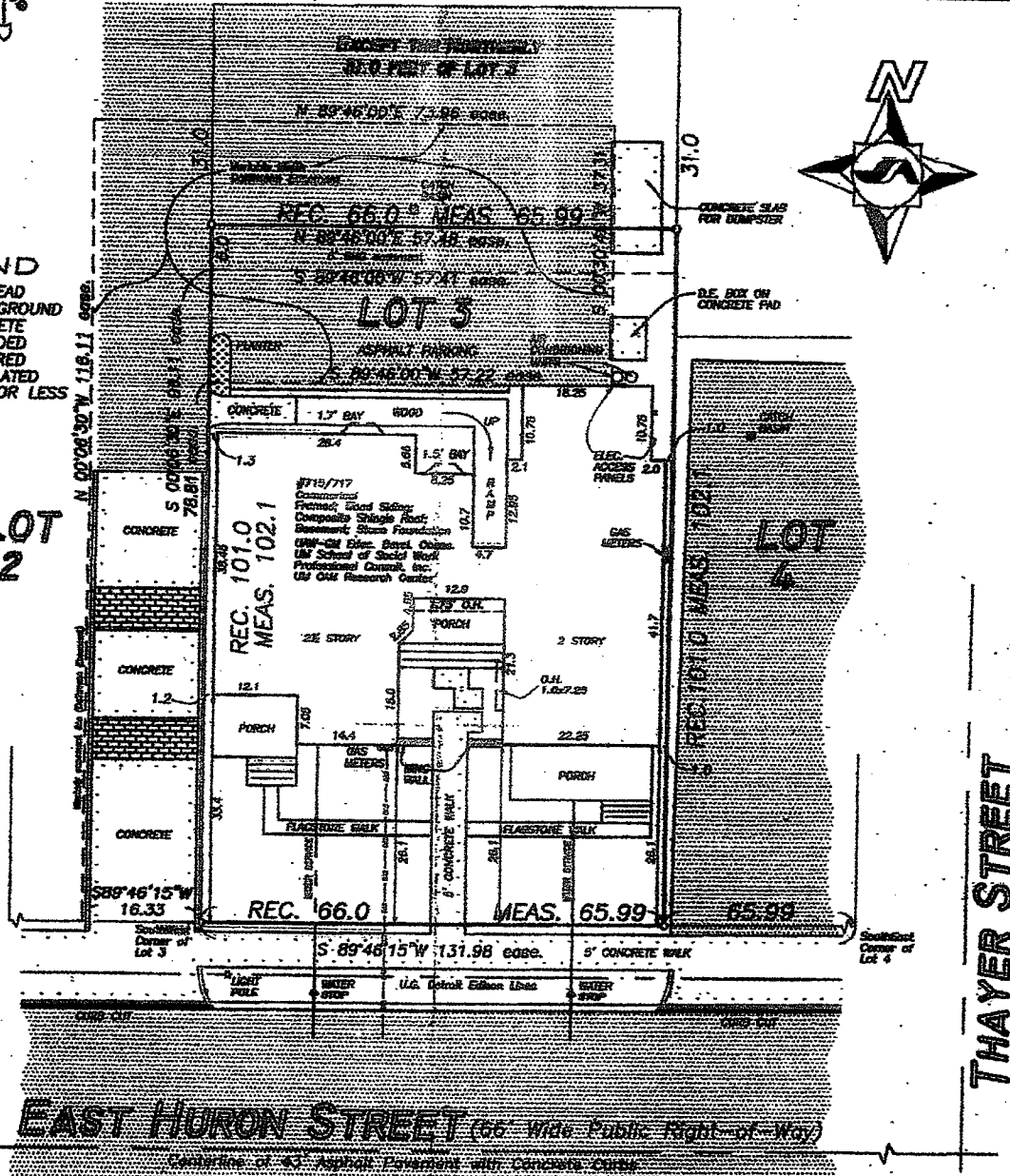
Signature: _____
(Print name of Notary Public)

My Commission Expires: _____

CALL MISS DIG
1-800-482-7171
(TOLL FREE)

XTRA

LEGEND
 O.H. - OVERHEAD
 U.G. - UNDERGROUND
 CONC. - CONCRETE
 REC. - RECORDED
 MEAS. - MEASURED
 CALC. - CALCULATED
 ± - MORE OR LESS



NORTH STATE STREET

THAYER STREET

EAST HURON STREET (66 Wide Public Right-of-Way)
 Centerline of 42' Asphalt Pavement with Concrete CURB

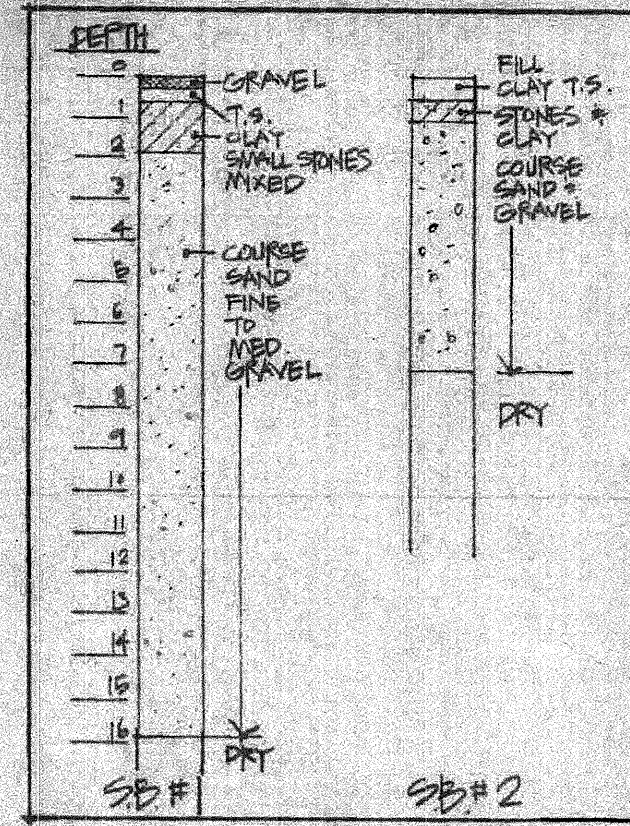
LEGAL DESCRIPTION

LOT 3, BLOCK 1 NORTH, RANGE 10 EAST, EASTERN ADDITION, AS RECORDED IN LIBER P OF PLATS, PAGES 4 & 5, WASHINGTON COUNTY RECORDS, CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN, EXCEPTING THE NORTH 31.00 FEET OF SAID LOT 3, TOGETHER WITH AND SUBJECT TO A 10' WIDE 2' HIGH EASEMENT FOR OVERHEAD, UNDERGROUND, AND PARKING, FURTHER DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 NORTH, RANGE 10 EAST, EASTERN ADDITION, AS RECORDED IN LIBER P OF PLATS, PAGES 4 & 5, WASHINGTON COUNTY RECORDS, CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN; THENCE SOUTH 89°46'15\"/>

We hereby certify that the building or buildings shown are located within an undivided property and do not encroach on adjoining lands nor do adjacent buildings encroach on said described property except as shown. This is for mortgage purposes only and no property status here based on by an officer whose the said to be used for building of structures or fences.

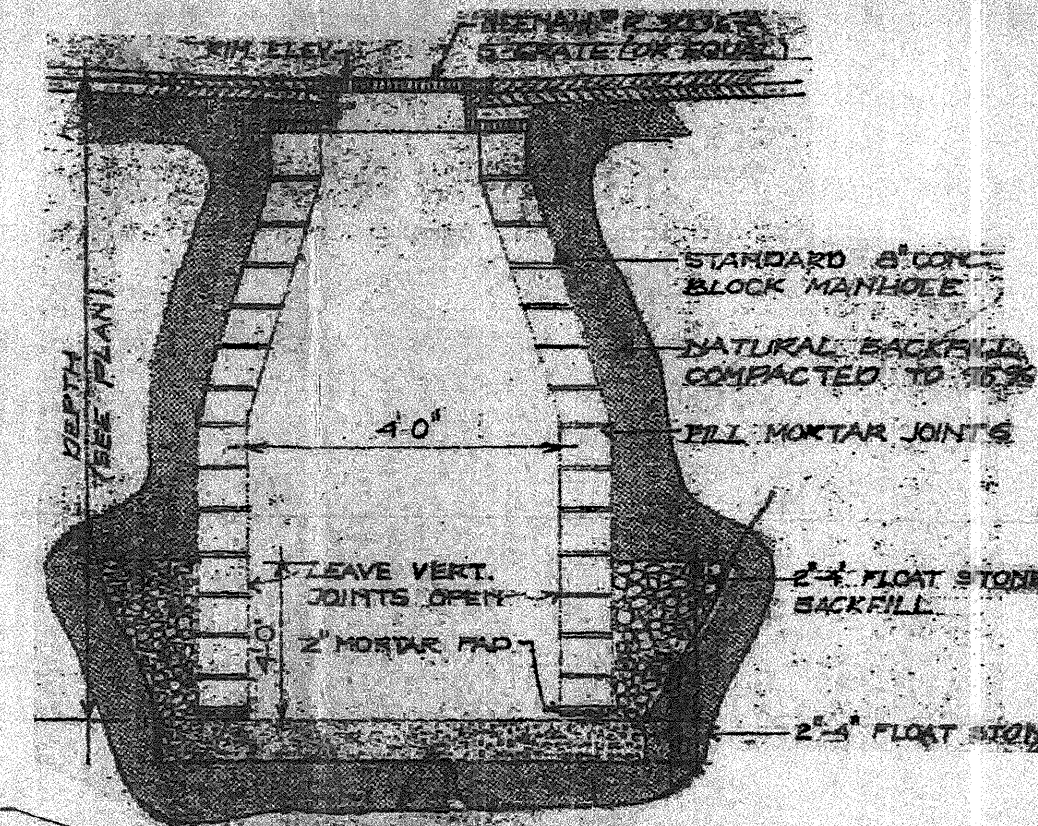


COMMERCIAL MORTGAGE REPORT		RECORDED
LOT 3, BLOCK 1 NORTH, RANGE 10 EAST, CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN, LIBER P, PAGES 4 & 5		DATE 18 AUG 99
CERTIFY TO: First Federal of Michigan, J&J Chicago Family Limited Partnership & American Title Company of Washington		BOOK 89-18-031
J. JOHNSON & ASSOCIATES, P.C. Professional Land Surveyors 1282 Columbia, Farmington, MI 48124 (734) 544-7777		SCALE 1" = 10'
by <i>L. Joseph Johnson</i>		CHECKED AAD
		DRAWN DFW
		SHEET 1 OF 1



NOTE: SEE LANDSCAPE PLAN FOR MATERIAL SPECIFICATIONS ONLY. ALL UNDERLAYING IS EXISTING U.G.N.

1. EXISTING EXTERIOR WALLS
 2. EXISTING EXTERIOR WALLS
 3. EXISTING EXTERIOR WALLS
 4. EXISTING EXTERIOR WALLS
 5. EXISTING EXTERIOR WALLS
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 14. EXISTING EXTERIOR WALLS
 15. EXISTING EXTERIOR WALLS
 16. EXISTING EXTERIOR WALLS

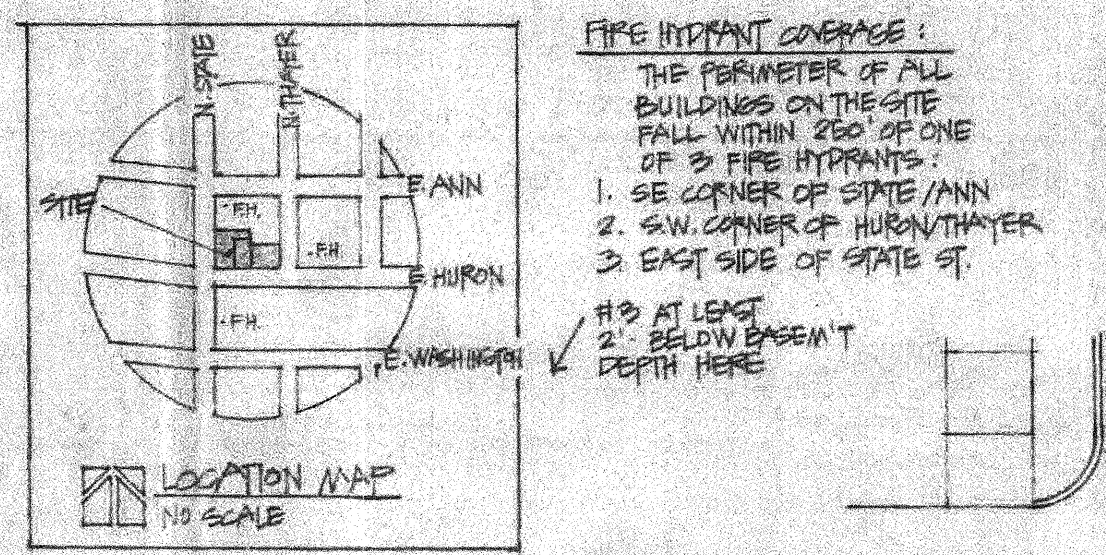
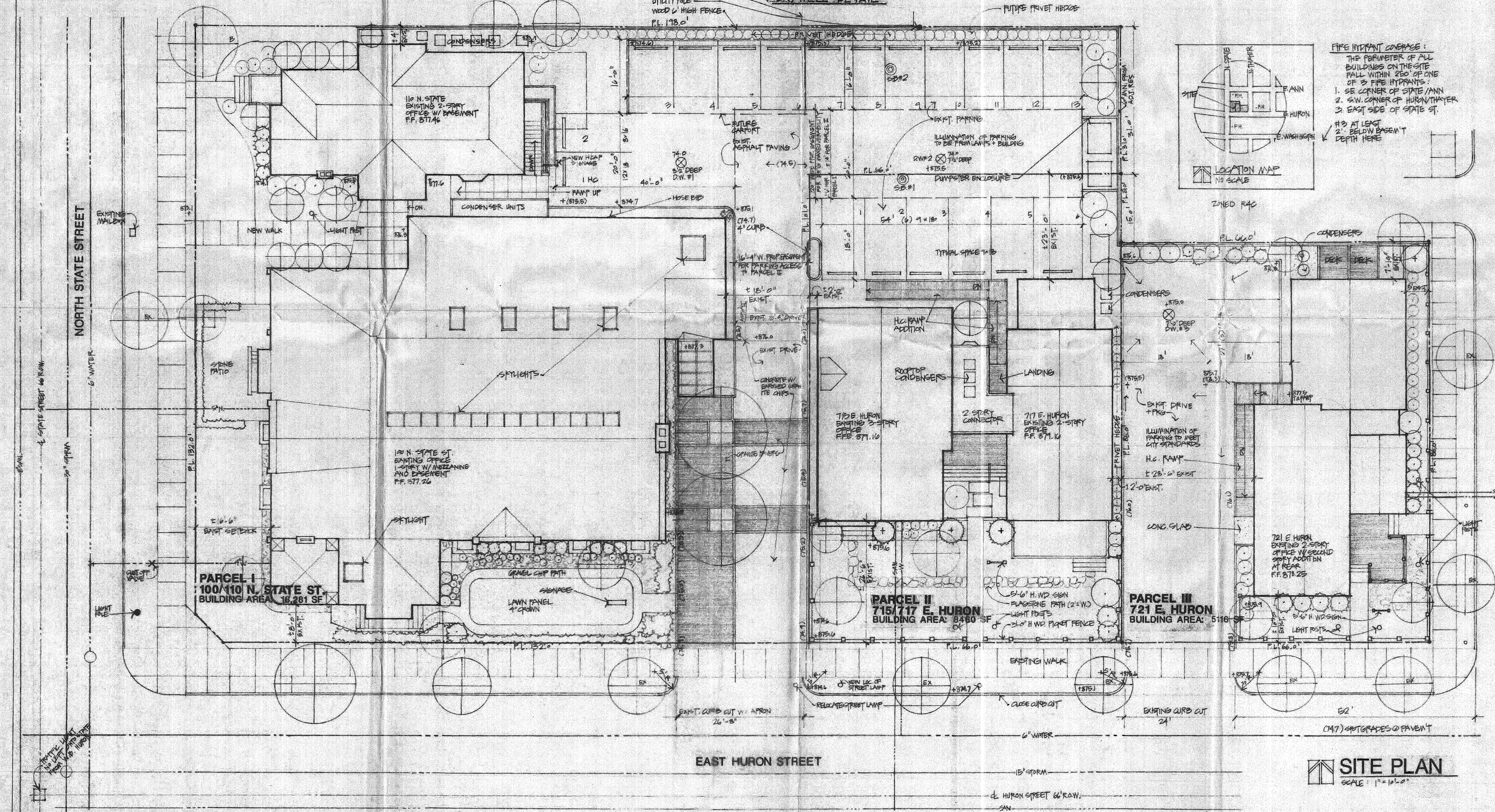


	PARCEL I: 100/110 N. STATE STREET	PARCEL II: 715/717 E. HURON	PARCEL III: 721 HURON
LEGAL DESCRIPTION	Lot 1, 2, and north 31.0 feet of Lot 3 of Block 1 North of Huron Street, range 10 East, "Eastern Addition", City of Ann Arbor, Washtenaw County, Michigan.	Lot 3 except the north 31.0 feet thereof, of Block 1 North of Huron Street, range 10 East, "Eastern Addition", City of Ann Arbor, Washtenaw County, Michigan.	The south 88.0 feet of Lot 4, of Block 1 North of Huron Street, range 10 East, "Eastern Addition", City of Ann Arbor, Washtenaw County, Michigan.
PLAT NUMBER	PUD Office	PUD Office	PUD Office
AREA	18,470 SF; 0.42 acre	6,888 SF; 0.16 acre	5,678 SF; 0.13 acre
BUILDING AREA	Church: Lower: 4,008 SF Ground: 6,028 SF Upper: 3,008 SF Total: 12,255 SF Parade: Lower: 1,482 SF Ground: 1,400 SF Upper: 1,240 SF Total: 4,122 SF	Lower: 2,127 SF Ground: 2,244 SF Upper: 2,412 SF Total: 6,783 SF Ramp: 1,112 SF Total: 7,895 SF	Lower: 1,864 SF Ground: 1,740 SF Upper: 1,740 SF Total: 5,344 SF
P.A.R.	+10.784 / 11.71 = 0.95	+10.784 / 11.71 = 0.95	+10.784 / 11.71 = 0.95
NUMBER OF SPACES	13 spaces	8 spaces	3 spaces
SPACING (FEET)	11'-6" / 5'-5"	12'-6" / 2' / 2'-5"	16'-1" / 2'-10" / 2'-28'-6"
REMARKS			

- 1 SEPT. 1985
- 10 JULY 1985
- 20 APRIL 1987
- 24 MARCH 1987
- 11 APRIL 1986
- 10 FEB. 1986
- 13 DEC. 1985
- 7 NOV. 1985
- 11 SEPT. 1985
- 21 JULY 1985
- 10 JULY 1985
- 25 JUNE 1985

DATE ISSUED
 DRAWN BY
 CHECKED BY

HOBBS + BLACK ASSOCIATES INC
 Architects, Planners & Interior Designers
 100 N. STATE STREET



FIRE HYDRANT COVERAGE:
 THE PERIMETER OF ALL BUILDINGS ON THE SITE SHALL WITHIN 250' OF ONE OF 3 FIRE HYDRANTS:
 1. SE CORNER OF STATE/ANN
 2. SW CORNER OF HURON/THAYER
 3. EAST SIDE OF STATE ST.
 H.S. AT LEAST 2' BELOW BASEMENT DEPTH HERE

SITE PLAN
 SCALE: 1" = 10'-0"

HOBBS + BLACK ASSOCIATES INC
 Architects, Planners & Interior Designers

100 N. State Street
 Ann Arbor, Michigan 48104
 (313) 663-4189
 215 S. Washington, Suite 220
 Lansing, Michigan 48933
 (517) 484-4870

CONSULTANT
 SHEET TITLE
 PROJECT NUMBER
C-1
 SHEET NUMBER