



BROWNFIELD PLAN FOR:

615, 633, AND 637 SOUTH MAIN STREET, ANN ARBOR, MICHIGAN

Washtenaw County Brownfield Redevelopment Authority

c/o Washtenaw County Office of Community & Economic Development
415 W. Michigan Avenue, Suite 2200
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TABLE OF CONTENTS

PROJECT SUMMARY	1
I. INTRODUCTION	1
A. PLAN PURPOSE	1
B. PROPERTY DESCRIPTION.....	1
C. BASIS OF ELIGIBILITY.....	1
D. PROJECT DESCRIPTION	2
II. GENERAL DEFINITIONS AS USED IN THIS PLAN	3
III. BROWNFIELD PLAN	3
A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES	3
B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES.....	4
C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY	5
D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS .	5
E. DURATION OF BROWNFIELD PLAN	5
F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS	5
G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY	5
H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES	5
I. PLAN FOR RELOCATION OF DISPLACED PERSONS	6
J. PROVISIONS FOR RELOCATION COSTS.....	6
K. STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW	6
L. DESCRIPTION OF THE PROPOSED USE OF LOCAL SITE REMEDIATION REVOLVING FUND (LSRRF)	6
M. OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT	6

APPENDIX A
SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS

APPENDIX B
SUMMARY OF TAX INCREMENT FINANCING AND REIMBURSEMENT
OF ELIGIBLE ACTIVITIES

APPENDIX C
LEGAL DESCRIPTIONS DESCRIBED IN SECTION III(G) OF THIS PLAN

APPENDIX D
PROJECT CONCEPTUAL DRAWINGS

PROJECT SUMMARY

Project Name:	Residences at 615 South Main St.
Estimated Investment:	\$60,000,000
Project Location:	The eligible property comprises three parcels of land, with addresses and respective tax identification numbers of 615 South Main Street (09-09-29-431-011), 633 South Main Street (09-09-29-431-012), and 637 South Main Street (09-09-29-431-005), at the northeast corner of South Main Street and East Mosley Street. The eligible property also includes those portions of the public rights of way for South Main Street and East Mosely Street that adjoin the three previously-described parcels.
Property Eligibility:	Each of the three parcels has been demonstrated to meet the definition of a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended). Soil and groundwater are contaminated with volatile organic compounds, polycyclic aromatic hydrocarbons and/or metals at concentrations greater than generic residential use criteria promulgated by the Michigan Department of Environmental Quality. The public rights of way for South Main Street and East Mosely Street are eligible because they are contiguous to the three eligible parcels.
Eligible Activities:	Baseline Environmental Assessment, Due Care activities for site remediation and prevention of exacerbation of contamination, preparation of a Brownfield Plan and Act 381 Work Plan, WCBRA Administrative Costs, and funding of the Local Site Remediation Revolving Fund.
Eligible Costs:	\$3,509,510
Capture Period	Total capture period – 7 years Developer Reimbursement – 6 years Funding of LSRRF – \$730,000 WCBRA Administrative Capture – 6 years
Project Summary:	The redevelopment plan for the project is an urban apartment community with approximately 230 units catering to all the residential demographics found in adjacent neighborhoods. There will be a wide range of residential unit types from "micro-apartments" for those on a tight budget, to studio units for those wishing to not share living expenses, to townhomes for professionals who want to live near downtown Ann Arbor and possibly work from their home, to multi-bedroom units for those who wish to keep costs down by sharing rental expenses. The design incorporates many community amenities for the residents, including a landscaped interior courtyard away from the hustle & bustle of urban living, swimming pool, gym/exercise space, community gathering room, business center/office, support for shared bicycles or cars, and more. The ground floor program consists of a community center, leasing office and approximately 4,500 square feet of neighborhood-focused, commercial/retail space. Parking will be accommodated principally below grade in a secured garage accommodating both gas and electric vehicles (with charging stations) and ample, secured, enclosed, bicycle parking.

I. INTRODUCTION

A. PLAN PURPOSE

The Washtenaw County Brownfield Redevelopment Authority (Authority; WCBRA), duly established by resolution of the Washtenaw County Board of Commissioners, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the limits of the Washtenaw County, acting on behalf of its member communities. The purpose of this Brownfield Plan (the Plan), to be implemented by the WCBRA, is to satisfy the requirements of Act 381 for including the eligible property described below, designated as 615, 633, and 637 South Main Street, Ann Arbor, Michigan (the “Property”), in a Brownfield Plan. The Property is located within the boundaries of the City of Ann Arbor, a WCBRA member community.

The Authority proposes to implement this Plan to promote economic development and brownfield redevelopment within the County. This Plan allows the Authority to capture incremental taxes (tax increment revenues) generated by redevelopment of the Property for reimbursement of the developer, Collegiate Development Group (CDG), for the costs of eligible activities required to prepare the Property for safe redevelopment and reuse (see Section III), reimbursement of the Authority’s actual administrative and operations costs, and funding of the Authority’s Local Site Remediation Revolving Fund (LSRRF). The capture and use of tax increment revenues generated by CDG’s redevelopment are necessary to ensure the economic viability of the project.

B. PROPERTY DESCRIPTION

The Property consists of three parcels of land occupying approximately 1.97 acres at the northeast corner of South Main Street and East Mosely Street in the City of Ann Arbor and the contiguous portions of the public rights of way for South Main Street and East Mosely Street. The parcel addresses and respective tax identification numbers are 615 South Main Street (09-09-29-431-011), 633 South Main Street (09-09-29-431-012), and 637 South Main Street (09-09-29-431-005). Additional property description information is provided in Section III (G).

The Property lies within the Ann Arbor Downtown Development Authority (DDA) District and the Ann Arbor–Ypsilanti Smart Zone District (LDFA).

C. BASIS OF ELIGIBILITY

The Property is eligible for inclusion in this Brownfield Plan in accordance with MCL 125.2652(n) because the three parcels of land that comprise the Property individually meet the definition of a “facility” pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (1994 P.A. 451, as amended), hereinafter “Part 201”. All three parcels have been demonstrated to be contaminated with hazardous substances at levels above generic residential use criteria established pursuant to Part 201.

CDG is not liable for contamination existing on the Property and will not be a liable party after Property acquisition. CDG will comply with CERCLA All Appropriate Inquiries and the Part 201 Baseline Environmental Assessment process to qualify for limitations to environmental liability afforded purchasers of brownfield sites under federal and state environmental statutes. No viable party to which liability for the existing contamination on the Property can be assigned is known to exist.

D. PROJECT DESCRIPTION

THE PROPERTY

The Property location is ideal for development of additional residential and commercial/retail options south of downtown Ann Arbor; however, redevelopment of the Property is hindered by the environmental challenges created by the presence of contaminated soil and groundwater on the Property. This redevelopment will take place on the property currently occupied by three, multi-tenant, commercial buildings, the Fast Splash Car Wash, and associated driveways and parking. The Property was first developed prior to 1900. Its first uses included a feed mill, residence, carriage maker, and blacksmith shop. The parcels were subsequently used for a variety of industrial and commercial activities, including vehicle repair and storage, commercial laundry and dry cleaning, gasoline service station, commercial distribution, automotive parts manufacturing, and retail sales. All of the existing buildings, except the southern, multi-tenant building, will be demolished in preparation for site redevelopment. Portions of the southern, 100+ year old building will be incorporated into the new structure and will house the commercial/retail elements of the redevelopment.

THE REDEVELOPMENT

CDG and an affiliate of Campus Apartments (CA) are working jointly to develop this project. Company profiles for each organization are provided below:

CDG is committed to developing innovative, institutional-quality, mixed-use communities throughout the United States. As long-term investors, we deliver vibrant communities in irreplaceable locations and strive to be known as the developer of choice for responsiveness, integrity, professionalism, innovation, and quality.

CA, headquartered in Philadelphia, is one of the largest privately-owned owners of multi-family housing in the nation. They own and/or manage over 32,000 beds, serving more than 70 communities in 20 states. Additional information about CA is provided below:

- Founded in 1958
- Over \$2 billion in assets under management
- More than 900 employees

The redevelopment plan for the project is an urban apartment community with approximately 230 units catering to all the residential demographics found in adjacent neighborhoods. Project conceptual drawings are attached in Appendix C. There will be a wide range of residential unit types from "micro-apartments" for those on a tight budget, to studio units for those wishing to not share living expenses, to townhomes for professionals who want to live near downtown Ann Arbor and possibly work from their home, to multi-bedroom units for those who wish to keep costs down by sharing rental expenses. The design incorporates many community amenities for the residents, including a landscaped interior courtyard away from the hustle & bustle of urban living, swimming pool, gym/exercise space, community gathering room, business center/office, support for shared bicycles or cars, and more. The ground floor program consists of approximately 4,500 square feet of neighborhood-focused, commercial/retail space(s) at the corner of E. Mosley and Main Streets, which may contain a cafe, coffee shop, market, or pizzeria businesses. The ground floor will also contain the leasing office and community center. Parking will be accommodated principally below grade in a secured garage accommodating both gas and electric vehicles (with charging stations) and ample, secured, enclosed, bicycle parking. Residents will not only have access to the many on-site amenities, but also the nearby neighborhood parks and landmark small businesses (like Washtenaw Dairy, Jefferson Market and Argus Farm Market), which are within easy walking distance. They will also be only a short walk to the heart of the Downtown and U of M campus areas with all the dining, entertainment and cultural opportunities to be found there.

CDG plans to acquire the Property in 2016 and begin construction in 2017, with project complete scheduled for 2018. The total anticipated investment for the project is approximately \$60 million, which will create approximately 20-30 new full-time office and retail jobs and over 250 temporary construction jobs. The project will add significant tax base to the City of Ann Arbor, as well as stimulate additional commercial development and economic activity in the area.

BROWNFIELD CONDITIONS

Numerous historical site activities involved the use of hazardous materials and petroleum products. Results from environmental assessments of the three parcels revealed the presence of tetrachloroethene and degradation products in soil and groundwater throughout the northern three-fourths of the Property. Volatile organic and polycyclic aromatic hydrocarbon components of gasoline were identified in soil and groundwater near an existing underground gasoline storage tank and the former gasoline service station on the Property. Soil and groundwater were also contaminated with arsenic, mercury, selenium and lead. Contamination on the site poses a threat to the environment because the Property adjoins the underground Allen Creek Drain, a major storm water conduit through Ann Arbor to the Huron River. Contamination from the site is a threat through infiltration of contaminated groundwater into the drain and also migration through granular backfill around the drain. Both pathways are known to be operative along the drain. Environmental activities supported by this Plan will significantly reduce the amount of contaminated soil on site, and the development will result in impervious cover over any remaining impacted soil, thus greatly reducing the threats to human health and the environment.

II. GENERAL DEFINITIONS AS USED IN THIS PLAN

All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

III. BROWNFIELD PLAN

A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES

CDG will be reimbursed for the costs of eligible environmental activities necessary to prepare the Property for redevelopment. The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues and state school operating tax revenues generated by the Property after redevelopment and captured by the WCBRA, subject to any limitations and conditions described in this Plan, approvals of the Michigan Department of Environmental Quality (MDEQ) for school operating tax capture, and the terms of a Reimbursement Agreement between CDG and the Authority (the "Reimbursement Agreement"). Administrative expenses of the WCBRA will be reimbursed through capture of incremental local taxes.

All new personal property taxes generated by this project will be captured by this Plan.

The estimated total cost of environmental activities eligible for reimbursement from tax increment revenues is \$3,509,510. The eligible activities are summarized in Table 1 (Appendix A). Baseline Environmental Assessment activities include Phase I and Phase II environmental site assessments (ESAs) conducted prior to enactment of the Brownfield Plan, Phase I ESA update, and BEA report. Due Care activities include due care planning and assessments conducted prior to enactment of the Brownfield Plan; preparation of due care, safety, and environmental response plans; and performance of due care response activities needed to prevent exacerbation of soil and groundwater contamination existing on the site. The individual costs of environmental activities eligible for reimbursement are estimated and may increase or decrease, depending on the nature and extent of unknown conditions encountered during redevelopment.

No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1994, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities, \$3,509,510.00, subject to reimbursement. As long as the total cost limit described in this Plan is not exceeded, line item categories and costs of eligible activities may be adjusted without Plan amendment after the date of this Plan to the extent the adjustments do not violate the terms of Act 381. Eligible activities conducted prior to Brownfield Plan approval will be reimbursed to the extent allowed by Act 381.

Incremental local taxes will be captured in each year of the Plan at the rate of 5% of the total incremental taxes captured in that year to pay the actual administrative and operations costs of the Authority.

Pursuant to Act 381, the Authority may contribute to its Local Site Remediation Revolving Fund (LSRRF) with tax increment revenues in excess of the amount to reimburse CDG for the costs of eligible activities. As part of this Plan, tax increment revenues in the amount of \$730,000 will be captured and deposited in the Authority's LSRRF after reimbursement of CDG's eligible costs.

B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES

The estimated 2016 taxable value of the Property is \$2,128,552, which is the initial taxable value for this Plan. This value was obtained from the City of Ann Arbor's Online Property and Land Search. The anticipated taxable value at project completion is \$20,000,000; the actual taxable value will be determined by the City Assessor. For planning purposes, the taxable value for tax year 2018 is assumed to be 50% of the final taxable value, representing partial completion of the project in 2017. The final taxable value is estimated to be realized in tax year 2019, after project completion in 2018.

The WCBRA will capture 100% of the available incremental local and state school tax revenues generated from the Property to reimburse CDG for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. For the purposes of this Plan, it is assumed that the Ann Arbor Downtown Development Authority will have reached its property valuation cap before the first year of incremental tax capture for the project described in this Plan, making all local tax increments available for capture under this Plan. The available incremental state school tax revenues are limited to those not captured by the LDFA (SPARK).

Reimbursement using incremental state school tax revenues is further limited to those eligible activities and costs approved by the MDEQ or otherwise eligible under Act 381.

Estimated taxable values, tax increment revenues to be captured, impacts on taxing jurisdictions, and eligible activities reimbursement cash flows are presented in Table 2 (Appendix B). The annual increase in taxable value of the Property is assumed to be 2% for purposes of this Plan. The annual incremental taxable value and captured tax increment revenue will be determined by the actual assessed taxable value of the Property and millages approved by the relevant taxing jurisdictions, respectively.

It is the intent of this Plan to provide for the proportional capture of all eligible tax increments in whatever amounts and in whatever years they become available until the eligible cost reimbursement and LSRRF funding described in this Plan are complete or for the maximum duration provided in Act 381 (MCLA 125.2663(22)), whichever is shorter. It is estimated that all eligible costs will be reimbursed within six years, and LSRRF funding will be complete after one additional year of tax increment revenue capture. Except for those activities identified in this Plan as eligible for reimbursement only with incremental local taxes, if the MDEQ elects not to participate in this Project, or declines to approve eligible activities for reimbursement with incremental state school taxes, the other taxing entities will contribute only that proportionate share of capture and reimbursement that would be contributed if the MDEQ had approved capture of state school taxes.

C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY

CDG will be responsible for financing the costs of eligible activities included in this Plan. Neither the WCBRA nor the City of Ann Arbor will advance any funds to finance the eligible activities. All Plan financing commitments and activities and the cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the WCBRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the cumulative eligible costs limit described in this Plan, unless the Plan is further amended.

D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS

Not applicable.

E. DURATION OF BROWNFIELD PLAN

The duration of this Brownfield Plan for the Property shall not exceed the shorter of the following: 1) reimbursement of all eligible costs, cumulatively not to exceed \$3,509,510, plus funding of the LSRRF in the amount of \$730,000 or 2) the maximum duration provided for in Act 381 (MCLA 125.2663(22)). The date for beginning tax capture shall be 2018, unless otherwise amended by the WCBRA. It is anticipated that the eligible expenses will be fully reimbursed within six years, at which point the full tax increment revenue will be available to fund the LSRRF.

F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS

Available incremental local and state tax revenues generated by the project will be captured by the WCBRA until all incurred eligible brownfield redevelopment costs and WCBRA administrative expenses are reimbursed, and the LSRRF is funded, to the extent described in this Plan. The tax revenues available for capture by the WCBRA will be split between local and state sources, with approximately 75.72% being reimbursed with local tax revenues and approximately 24.27% being reimbursed with state tax revenues, based on the millage rates obtained from the City of Ann Arbor Treasurer's Office and the pre-emptive capture of incremental state school taxes by the LDFA. The impact of the WCBRA incremental tax capture on local taxing jurisdictions is presented in Table 2 (Appendix B).

G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY

The Property consists of three parcels of land occupying approximately 1.97 acres and having current addresses of 615, 633, and 637 South Main Street, Ann Arbor, Michigan. Legal descriptions of the parcels are included in Appendix C.

H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES

No occupied residences are involved in the redevelopment, no persons reside on the Property, and no families or individuals will be displaced as a result of this development. Therefore, a demographic survey and information regarding housing in the community are not applicable and are not needed for this Plan.

I. PLAN FOR RELOCATION OF DISPLACED PERSONS

No persons will be displaced as a result of this development; therefore, a plan for relocation of displaced persons is not applicable and is not needed for this Plan.

J. PROVISIONS FOR RELOCATION COSTS

No persons will be displaced as result of this development and no relocation costs will be incurred; therefore, provision for relocation costs is not applicable and is not needed for this Plan.

K. STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW

No persons will be displaced as result of this development; therefore, no relocation assistance strategy is needed for this Plan.

L. DESCRIPTION OF THE PROPOSED USE OF LOCAL SITE REMEDIATION REVOLVING FUND (LSRRF)

No funds from the WCBRA Local Site Remediation Revolving Fund (LSRRF) will be used to finance or reimburse eligible activities described in this Brownfield Plan. Excess tax increment revenues after all eligible activities have been reimbursed will be captured as described in Section III.A. and placed in the LSRRF to support future redevelopment of brownfield sites within Washtenaw County.

M. OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT

Local increment tax revenues in the amount of 5% of the total annual incremental taxes generated from the redevelopment project during the reimbursement period will be captured to reimburse actual administrative and operating expenses of the WCBRA.

APPENDIX A

SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS

Table 1 - Brownfield Eligible Activities Cost Summary
615 South Main Street Redevelopment
Ann Arbor, Michigan
SME Project No: 072220.04
5/5/2016

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE ENVIRONMENTAL ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA Phase I ESA Update BEA Report	\$ 55,000
Due Care Activities Due Care Plan - Construction ⁽²⁾ Due Care Plan - Future Use ⁽²⁾ Site-Specific Health & Safety Plan ⁽²⁾ Environmental Response Plans and Specifications UST Cleaning and Removal Excavation, Transportation and Disposal of Contaminated Soil Dust and Track-out Control Remediation Monitoring Remediation Verification Sampling and Analyses Migration Barrier for Dewatering (sheet piling on northern boundary) Dewatering Effluent Characterization and Disposal Project Management and Coordination	\$ 3,123,000
Additional Response Activities	\$ -
Act 381 Work Plan⁽²⁾	\$ 10,000
Subtotal Environmental Activities	\$ 3,188,000
Contingency (10%)	\$ 311,510
Total Environmental Activities	\$ 3,499,510
BROWNFIELD PLAN⁽²⁾	
Brownfield Plan	\$ 10,000
TOTAL ELIGIBLE ACTIVITIES	\$ 3,509,510

Notes:

(1) Lump sum cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

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

APPENDIX B

SUMMARY OF TAX INCREMENT FINANCING AND IMPACTS ON TAXING JURISDICTIONS



Impact to Taxing Jurisdictions Summary
615 South Main Street Redevelopment
Ann Arbor, Michigan
SME Project No: 072220.04
5/5/2016

			2018 (Y1)	2019 (Y2)	2020 (Y3)	2021 (Y4)	2022 (Y5)	2023 (Y6)	2024 (Y7)	
Initial Taxable Value	\$ 2,128,552									
Taxable Value after Improvement ⁽¹⁾			\$ 10,000,000	\$ 20,000,000	\$ 20,400,000	\$ 20,808,000	\$ 21,224,160	\$ 21,648,643	\$ 22,081,616	
Total Capturable Taxable Value			\$ 7,871,448	\$ 17,871,448	\$ 18,271,448	\$ 18,679,448	\$ 19,095,608	\$ 19,520,091	\$ 19,953,064	
State Taxes	Total State Millages	Capturable State Millages								
State Education Tax (SET)	6.0000	3.0000	\$ 23,614	\$ 53,614	\$ 54,814	\$ 56,038	\$ 57,287	\$ 58,560	\$ 59,859	
School Operating	17.9676	8.9838	\$ 70,716	\$ 160,554	\$ 164,147	\$ 167,812	\$ 171,551	\$ 175,365	\$ 179,254	
Total State Millages Available for Capture by BRA		11.9838	\$ 94,330.00	\$ 214,168.00	\$ 218,961.00	\$ 223,850.00	\$ 228,838.00	\$ 233,925.00	\$ 239,113.00	
Local Taxes	Total Local Millages	Capturable Local Millages								
AAPS SUPP	4.3455	4.3455	\$ 34,205	\$ 77,660	\$ 79,399	\$ 81,172	\$ 82,980	\$ 84,825	\$ 86,706	
PUBLIC LIBRARY	1.6500	1.6500	\$ 12,988	\$ 29,488	\$ 30,148	\$ 30,821	\$ 31,508	\$ 32,208	\$ 32,923	
CITY OPERATING	6.1657	6.1657	\$ 48,533	\$ 110,190	\$ 112,656	\$ 115,172	\$ 117,738	\$ 120,355	\$ 123,025	
CITY BENEFITS	2.0552	2.0552	\$ 16,177	\$ 36,729	\$ 37,551	\$ 38,390	\$ 39,245	\$ 40,118	\$ 41,008	
CITY REFUSE	2.4660	2.4660	\$ 19,411	\$ 44,071	\$ 45,057	\$ 46,064	\$ 47,090	\$ 48,137	\$ 49,204	
CITY STREETS	2.1242	2.1242	\$ 16,721	\$ 37,963	\$ 38,812	\$ 39,679	\$ 40,563	\$ 41,465	\$ 42,384	
CITY PARKS MAINT	1.0996	1.0996	\$ 8,655	\$ 19,651	\$ 20,091	\$ 20,540	\$ 20,998	\$ 21,464	\$ 21,940	
CITY PARKS ACQ	0.4777	0.4777	\$ 3,760	\$ 8,537	\$ 8,728	\$ 8,923	\$ 9,122	\$ 9,325	\$ 9,532	
AAATA CITY	2.0552	2.0552	\$ 16,177	\$ 36,729	\$ 37,551	\$ 38,390	\$ 39,245	\$ 40,118	\$ 41,008	
ACT 88 AAATA COUNTY	0.7000	0.7000	\$ 5,510	\$ 12,510	\$ 12,790	\$ 13,076	\$ 13,367	\$ 13,664	\$ 13,967	
COMM COLLEGE	3.4576	3.4576	\$ 27,216	\$ 61,792	\$ 63,175	\$ 64,586	\$ 66,025	\$ 67,493	\$ 68,990	
WASH COUNTY OPER	4.5493	4.5493	\$ 35,810	\$ 81,303	\$ 83,122	\$ 84,978	\$ 86,872	\$ 88,803	\$ 90,772	
WASH COUNTY PARK	0.7129	0.7129	\$ 5,612	\$ 12,741	\$ 13,026	\$ 13,317	\$ 13,613	\$ 13,916	\$ 14,225	
WISD OPERATING*	0.0984	0.0984	\$ 775	\$ 1,759	\$ 1,798	\$ 1,838	\$ 1,879	\$ 1,921	\$ 1,963	
WISD SPEC EDUC*	3.8761	3.8761	\$ 30,511	\$ 69,272	\$ 70,822	\$ 72,403	\$ 74,016	\$ 75,662	\$ 77,340	
EECS	0.2000	0.2000	\$ 1,574	\$ 3,574	\$ 3,654	\$ 3,736	\$ 3,819	\$ 3,904	\$ 3,991	
HCMA	0.2146	0.2146	\$ 1,689	\$ 3,835	\$ 3,921	\$ 4,009	\$ 4,098	\$ 4,189	\$ 4,282	
ECON DEV	0.0920	0.0920	\$ 724	\$ 1,644	\$ 1,681	\$ 1,719	\$ 1,757	\$ 1,796	\$ 1,836	
VET RELIEF	0.0370	0.0370	\$ 291	\$ 661	\$ 676	\$ 691	\$ 707	\$ 722	\$ 738	
AAPS Sinking*	0.9992	0.9992	\$ 7,865	\$ 17,857	\$ 18,257	\$ 18,665	\$ 19,080	\$ 19,504	\$ 19,937	
Total Local Millages Available for Capture by BRA		37.3762	\$ 294,204	\$ 667,966	\$ 682,915	\$ 698,169	\$ 713,722	\$ 729,589	\$ 745,771	
Total Available Tax Capture by BRA (Local + State Millages)		49.3600	\$ 388,534	\$ 882,134	\$ 901,876	\$ 922,019	\$ 942,560	\$ 963,514	\$ 984,884	
WCBRA administrative (local only)			\$ 19,427	\$ 44,107	\$ 45,094	\$ 46,101	\$ 47,128	\$ 48,176	\$ -	\$ 250,033
State Revolving Fund (3 mills)			\$ 23,614	\$ 53,614	\$ 54,814	\$ 56,038	\$ 57,287	\$ 58,560	\$ 59,859	\$ 363,786
Annual State Increment Capture by BRA for Reimbursement			\$ 70,716	\$ 160,554	\$ 164,147	\$ 167,812	\$ 171,551	\$ 175,365	\$ 114,284	\$ 1,024,429
Annual Local Increment Capture by BRA for Reimbursement			\$ 274,777	\$ 623,859	\$ 637,821	\$ 652,068	\$ 666,594	\$ 552,768	\$ -	\$ 3,407,887
Total Annual Increment Capture by BRA for Reimbursement⁽²⁾			\$ 345,493	\$ 784,413	\$ 801,968	\$ 819,880	\$ 838,145	\$ 728,133	\$ 114,284	\$ 4,432,316
Non-Environmental Costs										
State Tax Reimbursement			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreimbursed Non-Environmental Costs (State portion)	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreimbursed Non-Environmental Costs (Local portion)	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreimbursed Non-Environmental Costs	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Costs										
State Tax Reimbursement			\$ 70,716	\$ 160,554	\$ 164,147	\$ 167,812	\$ 171,551	\$ 107,561	\$ -	\$ 842,341
Unreimbursed Environmental Costs (State portion)	\$ 842,341		\$ 771,625	\$ 611,071	\$ 446,924	\$ 279,112	\$ 107,561	\$ -	\$ -	\$ -
Local Tax Reimbursement			\$ 274,777	\$ 623,859	\$ 637,821	\$ 652,068	\$ 458,644	\$ -	\$ -	\$ 2,647,169
Unreimbursed Environmental Costs (Local portion)	\$ 2,647,169		\$ 2,372,392	\$ 1,748,533	\$ 1,110,712	\$ 458,644	\$ -	\$ -	\$ -	\$ -
Unreimbursed Environmental Costs	\$ 3,489,510		\$ 3,144,017	\$ 2,359,604	\$ 1,557,636	\$ 737,756	\$ 107,561	\$ -	\$ -	\$ 3,489,510
Brownfield Plan/Work Plan Costs										
State Tax Reimbursement			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,856	\$ -	\$ 4,856
Unreimbursed Brownfield Plan/Work Plan Costs (State portion)	\$ 4,856		\$ 4,856	\$ 4,856	\$ 4,856	\$ 4,856	\$ 4,856	\$ -	\$ -	\$ -
Local Tax Reimbursement			\$ -	\$ -	\$ -	\$ -	\$ 15,144	\$ -	\$ -	\$ 15,144
Unreimbursed Brownfield Plan/ Work Plan Costs (Local portion)	\$ 15,144		\$ 15,144	\$ 15,144	\$ 15,144	\$ 15,144	\$ -	\$ -	\$ -	\$ -
Unreimbursed Brownfield Costs	\$ 20,000		\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 4,856	\$ -	\$ -	\$ 20,000
Local Site Remediation Revolving Fund										
State Tax Capture			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,948	\$ 114,284	\$ 177,232
Local Tax Capture			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 552,768	\$ -	\$ 552,768
Total			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 615,716	\$ 114,284	\$ 730,000
Annual Reimbursement to Developer			\$ 345,493	\$ 784,413	\$ 801,968	\$ 819,880	\$ 645,339	\$ 112,417	\$ -	\$ 3,509,510

TOTALS

APPENDIX C

LEGAL DESCRIPTIONS DESCRIBED IN SECTION III(G) OF THIS PLAN

General Property Information

City of Ann Arbor

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Parcel: 09-09-29-431-011 **Unit:** City of Ann Arbor **Data Current As Of:** 10/21/2015 11:17:03 PM

Property Address	[collapse]
615 S MAIN ST Ann Arbor, MI 48104	

Owner Information	[collapse]
SOUTH MAIN ASSOCIATES LLC 2111 GOLFSIDE Ypsilanti, MI 48197	
Unit:	09

Taxpayer Information	[collapse]
SEE OWNER INFORMATION	

General Information for Tax Year 2015	[collapse]		
Property Class:	201 - 201 Commercial	Assessed Value:	\$1,437,700
School District:	81010 - Ann Arbor	Taxable Value:	\$1,331,857
State Equalized Value:	\$1,437,700	Map #	
User Num Idx	3	Date of Last Name Chg:	09/20/2006
User Alpha 1	251	Date Filed:	
User Alpha 2	513.999	Notes:	N/A
User Alpha 3		Census Block Group:	
Historical District:	NO		
Principal Residence Exemption	June 1st	Final	
2016	0.0000 %	-	
2015	0.0000 %	0.0000 %	
Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2014	\$1,466,600	\$1,466,600	\$1,310,883
2013	\$1,427,500	\$1,427,500	\$1,290,240

Land Information	[collapse]	
Lot 1:	Frontage 193.00 Ft.	Depth 252.00 Ft.
Lot 2:	0.00 Ft.	0.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
Total Frontage:	193.00 Ft.	Average Depth: 252.00 Ft.
Total Acreage:	1.12	
Zoning Code:	D2	
Total Estimated Land Value:	\$544,200	Mortgage Code:
Land Improvements:	\$46,467	Lot Dimensions/Comments:
Renaissance Zone:	NO	
Renaissance Zone Expiration Date:		

ECF Neighborhood Code: 0236 - 236 Westside Commercial

Legal Information for 09-09-29-431-011

[collapse]

LOTS 4 & 5, ASSESSOR'S PLAT NO. 30 & THAT PRT OF LOT 6, ASSESSOR'S PLAT NO. 30 DESC AS COM AT SW COR OF SD LOT 6, TH N 15 DEG 20 MIN 0 SEC E 101.67 FT TO POB, TH N 15 DEG 20 MIN 0 SEC E 23.93 FT, TH S 89 DEG 53 MIN 25 SEC E 304.4 FT, TH S 23 DEG 32 MIN 40 SEC E 24.72 FT, TH N 89 DEG 53 MIN 25 SEC W 320.81 FT TO POB

Sales Information

3 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
10/30/2003	\$2,300,000.00	Q	SOUTH MAIN SQ LTD PARTNERSHIP	SOUTH MAIN ASSOCIATES LLC	Warranty Deed	4332/457
01/26/1990	\$1.00	U	REALCO DEVELOPMENT	SOUTH MAIN SQ LTD PARTNERSHIP	Warranty Deed	2380:0868
01/24/1990	\$1.00	U	PAUL JOHN P & LUCILLE	REALCO DEVELOPMENT, INC.	Warranty Deed	2380:0867

Building Information

2 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
<input type="checkbox"/> Commercial/Industrial Building 1 - Office Building	8450 Sq. Ft.	1990	\$1,360,798

General Information

Floor Area:	8450 Sq. Ft.	Estimated TCV:	\$1,360,798
Occupancy:	Office Building	Class:	C
Stories Above Ground:	1	Average Story Height:	20
Basement Wall Height:	0		
Year Built:	1990	Year Remodeled:	0
Percent Complete:	100%	Heat:	Package Heating & Cooling
Physical Percent Good:	77%	Functional Percent Good:	100%
Economic Percent Good:	100%	Effective Age:	17 yrs.

<input type="checkbox"/> Commercial/Industrial Building 2 - Store, Retail	11000 Sq. Ft.	1990	\$891,055
---	---------------	------	-----------

General Information

Floor Area:	11000 Sq. Ft.	Estimated TCV:	\$891,055
Occupancy:	Store, Retail	Class:	C
Stories Above Ground:	1	Average Story Height:	18
Basement Wall Height:	0		
Year Built:	1990	Year Remodeled:	0
Percent Complete:	100%	Heat:	Package Heating & Cooling
Physical Percent Good:	74%	Functional Percent Good:	100%
Economic Percent Good:	100%	Effective Age:	17 yrs.

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General Property Information

City of Ann Arbor

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Parcel: 09-09-29-431-012 **Unit:** City of Ann Arbor **Data Current As Of:** 10/21/2015 11:17:03 PM

Property Address [collapse]
633 S MAIN ST Ann Arbor, MI 48104

Owner Information [collapse]	
MALAKEH PROPERTIES, LLC 23243 BONAIR DEARBORN HEIGHTS, MI 48127	Unit: 09

Taxpayer Information [collapse]
SEE OWNER INFORMATION

General Information for Tax Year 2015 [collapse]			
Property Class:	201 - 201 Commercial	Assessed Value:	\$225,900
School District:	81010 - Ann Arbor	Taxable Value:	\$225,900
State Equalized Value:	\$225,900	Map #	
User Num Idx	3	Date of Last Name Chg:	09/19/2012
User Alpha 1	251	Date Filed:	
User Alpha 2	513.8	Notes:	N/A
User Alpha 3		Census Block Group:	
Historical District:	NO		
Principal Residence Exemption	June 1st	Final	
2016	0.0000 %	-	
2015	0.0000 %	0.0000 %	
Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2014	\$229,900	\$229,900	\$228,600
2013	\$225,000	\$225,000	\$225,000

Land Information [collapse]			
	Frontage		Depth
Lot 1:	44.00 Ft.		336.00 Ft.
Lot 2:	0.00 Ft.		0.00 Ft.
Lot 3:	0.00 Ft.		0.00 Ft.
Total Frontage:	44.00 Ft.	Average Depth:	336.00 Ft.
Total Acreage:	0.34		
Zoning Code:	D2		
Total Estimated Land Value:	\$154,000	Mortgage Code:	
Land Improvements:	\$7,277	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
Renaissance Zone Expiration Date:			

ECF Neighborhood Code: 0236 - 236 Westside Commercial

Legal Information for 09-09-29-431-012

[collapse]

PRT OF LOT 6 ASSESSOR'S PLAT NO. 30, DESC AS COM AT SW COR OF SD LOT 6, TH N 15 DEG 20 MIN 0 SEC W 56.1 FT FOR POB, TH CONT N 15 DEG 20 MIN 0 SEC E 45.57 FT, TH S 89 DEG 53 MIN 25 SEC E 320.81 FT, TH S 23 DEG 32 MIN 40 SEC E 46.49 FT, TH S 89 DEG 53 MIN 0 SEC W 351.44 FT TO POB

Sales Information

3 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
06/20/2012	\$0.00	U	DAN'S SOFT TOUCH AUTO WASH, LLC	MALAKEH PROPERTIES, LLC	Memo of Land Contrac	4913/241
05/21/2012	\$285,000.00	Q	MCNABB DONALD	DAN'S SOFT TOUCH AUTO WASH, LLC	Warranty Deed	4913/240
10/05/1993	\$200,000.00	Q	PAUP JOHN TRUSTEE	MCNABB DONALD M	Warranty Deed	2868:0094

Building Information

1 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
<input type="checkbox"/> Commercial/Industrial Building 1 - <i>Warehouse, Storage</i>	4200 Sq. Ft.	1958	\$286,450

General Information

Floor Area:	4200 Sq. Ft.	Estimated TCV:	\$286,450
Occupancy:	Warehouse, Storage	Class:	C
Stories Above Ground:	1	Average Story Height:	12
Basement Wall Height:	0	Year Remodeled:	0
Year Built:	1958	Heat:	Space Heaters, Gas with Fan
Percent Complete:	100%	Functional Percent Good:	100%
Physical Percent Good:	50%	Effective Age:	34 yrs.
Economic Percent Good:	100%		

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General Property Information

City of Ann Arbor

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Parcel: 09-09-29-431-005 **Unit:** City of Ann Arbor **Data Current As Of:** 10/21/2015 11:17:03 PM

Property Address	[collapse]
637 S MAIN ST Ann Arbor, MI 48104	

Owner Information	[collapse]
637 SOUTH MAIN, LLC 525 W WILLIAM ST Ann Arbor, MI 48103	Unit: 09

Taxpayer Information	[collapse]
SEE OWNER INFORMATION	

General Information for Tax Year 2015	[collapse]													
Property Class: 201 - 201 Commercial School District: 81010 - Ann Arbor State Equalized Value: \$544,200 User Num Idx: 3 User Alpha 1: User Alpha 2: 513.8 User Alpha 3: Historical District: NO	Assessed Value: \$544,200 Taxable Value: \$544,200 Map #: Date of Last Name Chg: 04/03/2014 Date Filed: Notes: N/A Census Block Group:													
Principal Residence Exemption	June 1st	Final												
2016	0.0000 %	-												
2015	0.0000 %	0.0000 %												
<table border="1"> <thead> <tr> <th>Previous Year Info</th> <th>MBOR Assessed</th> <th>Final S.E.V.</th> <th>Final Taxable</th> </tr> </thead> <tbody> <tr> <td>2014</td> <td>\$555,800</td> <td>\$555,800</td> <td>\$472,244</td> </tr> <tr> <td>2013</td> <td>\$541,000</td> <td>\$541,000</td> <td>\$464,808</td> </tr> </tbody> </table>	Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable	2014	\$555,800	\$555,800	\$472,244	2013	\$541,000	\$541,000	\$464,808		
Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable											
2014	\$555,800	\$555,800	\$472,244											
2013	\$541,000	\$541,000	\$464,808											

Land Information	[collapse]																				
<table> <tr> <td></td> <td>Frontage</td> <td></td> <td>Depth</td> </tr> <tr> <td>Lot 1:</td> <td>60.00 Ft.</td> <td></td> <td>370.00 Ft.</td> </tr> <tr> <td>Lot 2:</td> <td>0.00 Ft.</td> <td></td> <td>0.00 Ft.</td> </tr> <tr> <td>Lot 3:</td> <td>0.00 Ft.</td> <td></td> <td>0.00 Ft.</td> </tr> <tr> <td>Total Frontage:</td> <td>60.00 Ft.</td> <td>Average Depth:</td> <td>370.00 Ft.</td> </tr> </table>		Frontage		Depth	Lot 1:	60.00 Ft.		370.00 Ft.	Lot 2:	0.00 Ft.		0.00 Ft.	Lot 3:	0.00 Ft.		0.00 Ft.	Total Frontage:	60.00 Ft.	Average Depth:	370.00 Ft.	
	Frontage		Depth																		
Lot 1:	60.00 Ft.		370.00 Ft.																		
Lot 2:	0.00 Ft.		0.00 Ft.																		
Lot 3:	0.00 Ft.		0.00 Ft.																		
Total Frontage:	60.00 Ft.	Average Depth:	370.00 Ft.																		
Total Acreage: 0.51 Zoning Code: D2 Total Estimated Land Value: \$207,200 Land Improvements: \$0 Renaissance Zone: NO Renaissance Zone Expiration Date:	Mortgage Code: Lot Dimensions/Comments:																				

ECF Neighborhood Code: 0236 - 236 Westside Commercial

Legal Information for 09-09-29-431-005

[collapse]

PRT LOT 6 BEG SW COR TH N 15 DEG 20 MIN E 56.1 FT TH N 89 DEG 53 MIN E 351.25 FT TH S 23 DEG 32 MIN E 67.34 FT TH W ON S L TO POB ALSO PRT VACATED MOSLEY ST COM SW COR LOT 6 TH E ON S L SD LOT AND N L MOSLEY ST 4 FT FOR POB TH CONT E ON SD ST 359.02 FT TH S 1.2 FT TH W 355.3 FT TH N 6 FT TO POB ASSESSORS PLAT NO 30

Sales Information

3 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
02/13/2015	\$2,300,000.00	Q	SOUTH MAIN CENTER, LLC	637 SOUTH MAIN, LLC	Deed Pursuant to LC	5086/455
03/27/2014	\$2,300,000.00	Q	SOUTH MAIN CENTER	637 SOUTH MAIN, LLC	Memo of Land Contrac	5031/315
06/09/1998	\$100.00	U	KLOIAN J EDWARD	SOUTH MAIN CENTER	Quit Claim Deed	3996/766

Building Information

2 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
<input type="checkbox"/> Commercial/Industrial Building 1 - Store, Retail	8232 Sq. Ft.	1901	\$453,771

General Information

Floor Area:	8232 Sq. Ft.	Estimated TCV:	\$453,771
Occupancy:	Store, Retail	Class:	C
Stories Above Ground:	2	Average Story Height:	10
Basement Wall Height:	8		
Year Built:	1901	Year Remodeled:	1950
Percent Complete:	100%	Heat:	Package Heating & Cooling
Physical Percent Good:	50%	Functional Percent Good:	100%
Economic Percent Good:	100%	Effective Age:	34 yrs.

<input type="checkbox"/> Commercial/Industrial Building 2 - Store, Retail	8923 Sq. Ft.	1901	\$415,790
---	--------------	------	-----------

General Information

Floor Area:	8923 Sq. Ft.	Estimated TCV:	\$415,790
Occupancy:	Store, Retail	Class:	C
Stories Above Ground:	1	Average Story Height:	14
Basement Wall Height:	0		
Year Built:	1901	Year Remodeled:	1950
Percent Complete:	100%	Heat:	Package Heating & Cooling
Physical Percent Good:	50%	Functional Percent Good:	100%
Economic Percent Good:	100%	Effective Age:	34 yrs.

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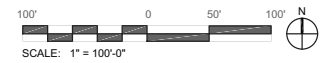
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APPENDIX D

PROJECT CONCEPTUAL DRAWINGS



ADJACENT LAND USE CONTEXT MAP



615 S. MAIN STREET
ANN ARBOR, MICHIGAN



OCTOBER 21, 2015



SITE PLAN



615 S. MAIN STREET
ANN ARBOR, MICHIGAN



OCTOBER 21, 2015



PERSPECTIVE FROM NORTHWEST CORNER LOOKING SOUTH



615 S. MAIN STREET
ANN ARBOR, MICHIGAN





PERSPECTIVE FROM SOUTHWEST CORNER LOOKING NORTH



615 S. MAIN STREET
ANN ARBOR, MICHIGAN





PERSPECTIVE FROM SOUTHEAST CORNER LOOKING WEST



615 S. MAIN STREET
ANN ARBOR, MICHIGAN





*Passionate People Building
and Revitalizing our World*

