



Legislation Details (With Text)

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Title: An Ordinance to Amend the Code of the City of Ann Arbor by Adding a New Section which Shall be Designated as Section 8:425.14 of Chapter 103 (Historic Preservation) of Title VIII of Said Code to Establish the Broadway Historic District (Ordinance No. ORD-08-14)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD-08-14 Approved, 2. BroadwayOrdinance.DOC, 3. Final Report - Broadway Hist Dist, 4. 11-14-07 Broadway Hist Dist Minutes

Date	Ver.	Action By	Action	Result
4/21/2008	1	City Council	Held and Closed	
4/21/2008	1	City Council	Adopted on Second Reading	Pass
4/7/2008	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend the Code of the City of Ann Arbor by Adding a New Section which Shall be Designated as Section 8:425.14 of Chapter 103 (Historic Preservation) of Title VIII of Said Code to Establish the Broadway Historic District (Ordinance No. ORD-08-14)

Attached for your review and approval is an ordinance to amend Chapter 103 (Historic Preservation) of Title VIII of the Code of the City of Ann Arbor by adding Section 8:425.14, which will establish the Broadway Historic District. The exact boundaries of the district are described in the legal description and are shown on a map at the back of the attached Proposed Broadway Historic District Final Study Committee Report.

Background

On October 3, 2006, City Council created the Broadway Historic District Study Committee to study generally both sides of Broadway from south of Plymouth Road, with the final area to be determined by the committee. On March 5, 2007, City Council appointed seven members to the committee, including four residents of the study area. The study committee term was one year and the committee was to report its findings no later than January 2008.

At Council's February 18, 2008 meeting, a resolution was passed extending the study committee's deadline until April 7, 2008 to give staff additional time to prepare the legal description and ordinance language. Council also put a moratorium on demolition permits until Council received the study committee report.

Historic District Study Committee Process

The committee first met on March 28, 2007 and established a timeline to complete the work by December, 2007 in order to meet City Council's deadline. The committee then met three times in May, including one meeting that was spent touring the study area to review and discuss the boundaries of a proposed district.

The committee continued to meet in June, July, August and September, and in September adopted a preliminary report

for the proposed Broadway Historic District containing portions of Broadway, Traver, Moore, Jones and Cedar Bend. As required by local and state ordinance, the preliminary report was distributed to the State Historic Preservation Office, the City Planning Commission and the Historic District Commission. The Planning Commission received the report at its October 16, 2007 meeting. The Historic District Commission discussed the report at its November 8, 2007 meeting and passed a motion accepting the report and recommending that City Council establish the Broadway Historic District.

In September, postcards were sent by first-class postage to every property owner within the proposed historic district advising them of two upcoming meetings in October and November. Information about the meetings was also circulated by committee members on a Broadway neighborhood e-mail list and by distributing flyers throughout the neighborhood. A press release was issued by the City.

The first meeting was held on October 9, 2007 at the Northside Elementary School. Approximately 20 people attended, including property owners outside the boundaries of the proposed historic district. Staff and committee members made presentations on the history of the proposed district, the process that the committee went through to reach its conclusions, information about the Historic District Commission, and information about the State Historic Rehabilitation Tax Credits. Numerous handouts were distributed, including a flyer showing the proposed district, answers to frequently asked questions, and information on the Historic District Commission review process. Everyone in the audience was given a chance to ask questions that were answered by committee members and staff, as well as voice their opinion about the proposed districts. The majority of opinions expressed were in support of the proposed district.

The second meeting, a formal public hearing, was held on November 14, 2007 in Council Chambers in City Hall, pursuant to Section 8:408 of Chapter 103 of the Ann Arbor City Code. About 14 people attended the meeting which was aired on CTN. A brief presentation was made by staff on the history of the district and the process of the committee. Handouts given at the October meeting were distributed again. Everyone was given an opportunity to voice their opinion about the proposed districts and the overwhelming opinion was in support of the district. The minutes of the meeting are attached. Following the formal hearings attendees were given an opportunity to ask questions of the committee.

On November 28, 2007, the committee met to review the final report. Despite several requests, comments had not been received from the State Historic Preservation Office in time for the meeting. The committee adopted the proposed Broadway Historic District Final Report.

On December 20, 2007, staff received the comments from the State Historic Preservation Office and circulated them to the committee. The comments were generally minor but did question the period of significance of the proposed Broadway Historic District. Responding to these comments, the committee met again on January 30, 2008 to discuss the period of significance and to review and adopt a revised final report which is attached.

Recommendation

The committee recommends that Council establish the Broadway Historic District with the boundaries described in the final study committee report. Attached for your consideration is an ordinance amending Chapter 103 to establish the Broadway Historic District.

Prepared by: Kristine M. Kidorf, Historic Preservation Consultant

Reviewed by: Jayne Miller, Community Services Administrator

Approved by: Roger W. Fraser, City Administrator

ORDINANCE NO. ORD-08-14

First Reading : April 7, 2008

Public Hearing : April 21, 2008

Approved: April 21, 2008

Published: April 27, 2008

Effective: May 7, 2008

HISTORIC PRESERVATION (ESTABLISH THE BROADWAY HISTORIC DISTRICT)

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF ANN ARBOR BY ADDING A NEW SECTION WHICH SHALL BE DESIGNATED AS SECTION 8:425.14 OF CHAPTER 103 (HISTORIC PRESERVATION) OF TITLE VIII OF SAID CODE TO ESTABLISH THE BROADWAY HISTORIC DISTRICT.

The City of Ann Arbor ordains:

Section 1. That Chapter 103 of Title VIII of the Code of the City of Ann Arbor be amended by adding Section 8:425.14 to create the Broadway Historic District to read as follows:

8:425.14. Broadway Historic District.

The boundaries of the Broadway Historic District are as shown on the map on file in the office of the city clerk which is incorporated into and made a part of this chapter, and is comprised of the following described area:

Commencing at the Northwestern boundary corner of Lot 63, Assessor's Plat No. 48, as recorded in Liber 16 of Plats, Page 55-57, City of Ann Arbor, County of Washtenaw, State of Michigan, commonly known as 703 Moore Street; thence Northeasterly along the northern boundary of said Lot 63; continue Southeasterly to the NW corner of Lot 34, Assessor's Plat No. 48, commonly known as 1127 Traver Street; continue Northeasterly along the Northwestern boundary line of Lots 35, 36, 37 and 38 of Assessor's Plat No. 48, more commonly and respectively known as 1131, 1137, 1141-43 and 1147 Traver Street; continue Easterly along the northern boundary of said Lot 38; continue Northeasterly to the SW boundary corner of Lot 39 of Assessor's Plat No. 48, commonly known as 1205 Traver Street; continue Westerly along the southern boundary of said Lot 39; continue Northeasterly along the Northwestern boundary line of Lots 39, 40, 41, 42, and 43 of Assessor's Plat No. 48, more commonly and respectively known as 1211, 1219, 1223, and 1229 Traver Street; continue Southeasterly along the northern boundary of said Lot 43 to the SW boundary corner of Lot 44 of Assessor's Plat No. 48, described and commonly known as 1321 Traver Street; continue Northeasterly along the west boundary line of Lot 44 and west boundary line of that part of Lot 45 of Assessor's Plat No. 48, now described and commonly known as 1341 Traver Street; continue Southeasterly along the N-S boundary line of said Lot 45; continue Southwesterly along the eastern boundary line of said Lot 45; continue Southeasterly sixty six feet, more or less, across Traver Street to the northeast boundary corner of Lot 26 of Assessor's Plat No. 48 now described and commonly known as 1326 Traver Street; continue Southeasterly along the north boundary line of said Lot 26 to a point southeasterly, crossing a 50 foot wide RailRoad ROW, to the northeast boundary line of Plymouth Parkway Park more fully described as Lot 33 Assessor's Plat No. 48 excepting beginning at SE corner Lot 32 then North 14 Degrees 30 Minutes East 66 feet then North 75 Degrees 30 Minutes West 33 feet then North 14 Degrees 30 Minutes East 86.15 feet then South 75 Degrees 30 Minutes East 29.78 feet then South 10 Degrees 27 then South 34 Degrees 35 Minutes West 62.90 feet then North 89 Degrees 01 Minutes 39 Seconds West 37.26 feet to the Point of Beginning; to a point which crosses a 90 foot wide Plymouth Road ROW; continue Northeasterly along said boundary line; continue Southeasterly along the east boundary line of Plymouth Parkway Park; continue Southeasterly along the northern boundary line of Plymouth Parkway Park to the NE boundary corner of said park and commencing southwesterly to the northeasterly corner of said Lot 9 now combined with Lot 8 of Traver Addition now described and commonly known as 1317 Jones Drive; continue Southeasterly along the northeastern boundary line of said part of Lot 9; continue Southeasterly across Jones Drive (45 foot wide ROW) to the NW corner Lot 41 Traver Addition continuing northeasterly along Lot 40 and the southwest part of Lot 39 Traver Addition, now described and commonly known as 1327 Broadway Street; continue northeasterly along the northwestern boundary of the NW part of Lot 39, and Lots 38, 37, 36, 35, 34, 33, 34, 31, 30, and 29 of Traver Addition, more commonly and respectively described as 1327, 1407, 1411, 1417-19, 1423, 1427, 1435, 1441, and 1447 Broadway Street; continue Southeasterly along the northeastern boundary of that part of Lot 29 and 30 Traver Addition now described and commonly known as 1447 Broadway Street, to the NW corner of that part of Lot 28 and 27 Traver Addition now described and commonly known as 1501 Broadway Street; continue Northeasterly along the northwestern boundary line of said part of Lot 27; continue Northwesterly along the southern boundary of that part of Lot 27 and Lot 26 now described and commonly known as 1509 Broadway Street; continue Northeasterly along the northwestern boundary of said part of Lot 27 and Lot 26; continue Southeasterly along the northeastern boundary of said part of Lot 26; continue Northeasterly along the northwestern boundary line of said part of Lot 26 Traver's First Addition now described and commonly known as 1517 Broadway Street; continue Northeasterly along the northwestern boundary line of the parcels now commonly known as 1525, 1529, and 1533 Broadway Street more fully described as: Commencing at the intersection of the North & South 1/4 line and Northwest line of Broadway Street, then Northeast 94.3 feet along Broadway Street for the Point of Beginning, then Deflect 90 Degrees 53 Minutes Left 110 feet then Deflect 90 Degrees 53 Minutes Right 75 feet then deflect 89 Degrees 07 Minutes Right 110 feet then Southwest 75 feet along Broadway Street to the Point of Beginning Part of Section 21 T2S R6E; 1541 Broadway Street more fully described as: Commencing at the intersection of the North & South 1/4 line with the Northwest line of Broadway Street then Deflect 123 Degrees 45 Minutes Left 169.3 feet for Point of Beginning, then Deflect 90 Degrees 53 Minutes Left 110 feet then Deflect 90 Degrees 53 Minutes Right 68.85 feet then deflect 82 Degrees 07 Minutes 30 Seconds Right 110.8 feet then Southwest along the Northwest line of Broadway Street 81.4 feet to the Point of Beginning Part of Section 21 T2S R6E; 1549 Broadway Street more fully described as: Commencing at the intersection of the East and West 1/4 line and the Northwestern Line of Broadway Street then

Southwest 425.96 feet along Broadway Street for the Point of Beginning, then Northeast 45.5 feet along Broadway Street then Northwest 130.9 feet at a right angle then Southwest 62.56 feet parallel to Broadway Street then Southeast 132 feet to the Point of Beginning, Part of Section 21 T2S R6E; and 1553 Broadway Street more fully described as: Commencing at the intersection of the Northwest line of Broadway Street and the East & West 1/4 line then Southwest 326.96 feet on the Northwest line for the Point of Beginning then Southwest 53.5 feet along Broadway Street then Northwest 130.9 feet at a right angle and then Northeast 36.44 feet parallel to Broadway Street then Southeast 132 feet to the Point of Beginning, Part of Section 21 T2S R6E ; continue Northwesterly along the southwestern boundary line of the parcel now commonly known as 1601 Broadway Street more fully described as: Commencing at the intersection of the East & West 1/4 line and Northwest line of Broadway Street then Southwest along Broadway 75 feet for Point of Beginning then deflect 90 Degrees Right 132 feet then deflect 90 Degrees Left 142.66 feet then West 158.14 feet in East & West 1/4 line then Deflect 51 Degrees 09 Minutes 30 Seconds Left 218.82 feet then deflect 82 Degrees 34 Minutes 30 Seconds Left 251.4 feet to the Point of Beginning, Part of Section 21 T2S R6E; continue Northeasterly along the northeast boundary line of said parcel; continue Northeasterly along the northwestern boundary line of the parcel now commonly known as 1611 Broadway Street and more fully described as: Beginning at the Intersection of the East & West 1/4 line & Northwest line of Broadway Street then Southwest 75 feet along Broadway then Northwest 132 feet at right angle then Northeast 75 feet parallel to Broadway then Southeast 132 feet to Point of Beginning, part of Section 21 T2S R6E; continue Southeasterly along the northeastern boundary line of said parcel to the north line of Broadway Street (60 foot wide ROW); continue along the northwesterly line of Broadway Street, crossing Laird Street (60 foot wide ROW) to the southeast corner of the parcel now commonly known as 1643 Broadway Street and more fully described as: Commencing at the intersection of the East & West 1/4 line of Section 21 and Northwest line of Broadway Street then Northeast 226 feet along Broadway for Point of Beginning then Northeast 80 feet along Broadway then Northwest 165 feet at right angles then Southwest 80 feet parallel to Broadway then Southeast 165 feet to the Point of Beginning part of Section 21 T2S R6E; continue Northwesterly along the southwestern boundary line of said parcel; continue Northeasterly along the northeastern boundary line of said parcel and the parcels now commonly known as 1647 Broadway Street and more fully described as: Part of the Northeast 1/4 Section 21 T2S R6E, Beginning at the Southeast corner of Lot 1 Fair Acres then South 33 Degrees 34 Minutes East 167 feet then North 56 Degrees East 85.21 feet then Northwest Deflect 89 Degrees 15 Minutes Left 167 feet then South 55 Degrees 47 Minutes 30 Seconds West 87.37 feet to the Point of Beginning; 1651 Broadway Street and more fully described as: Part of the Northeast 1/4 Section 21 T2S R6E, Beginning at the Southeast corner of Lot 4 Fair Acres then South 33 Degrees 34 Minutes East 167 feet then South 56 Degrees West 74 feet then Northwest 167 feet to a point in the Southeast line of Fair Acres South 55 Degrees 47 Minutes 30 Seconds West 74 feet from the Point of Beginning, then North 55 Degrees 47 Minutes 30 Seconds East 74 feet to the Point of Beginning; 1653 Broadway Street and more fully described as: Commencing at the intersection of the East Line Southwest 1/4 of northeast 1/4 and Northwest line of Broadway Street then Southwest 363.13 feet along Broadway for the Point of Beginning then Northwest 132 feet at a right angle then Southwest 86 feet parallel to Broadway Street then Southeast 132 feet then Northeast 86 feet along Broadway Street to the Point of Beginning, part of Section 21 T2S R6E; 1667 Broadway Street and more fully described as: Commencing at the intersection of the East Line of Southwest 1/4 of Northeast 1/4 and Northwest line of Broadway Street then Southwest 293.13 feet in Northwest line for the Point of Beginning then Southwest 70 feet along Broadway Street then Northwest 132 feet at a right angle then Northeast 70 feet parallel to Broadway Street then Southeast 132 feet to the Point of Beginning, part of Section 21 T2S R6E; 1673 Broadway Street and more fully described as: Commencing at the intersection of the centerline of Broadway Street and the North and South half quarter line then Southwest in the centerline of Broadway Street 104.4 feet then Northwest at a right angle 33 feet for the Point of Beginning then Southwest along Broadway Street 166.59 feet then deflect 90 Degrees 44 Minutes 30 Seconds right 132.13 feet then deflect 89 Degrees 54 Minutes right 0.68 feet then deflect 56 Degrees 56 Minutes left 15.52 feet then deflect 56 Degrees 17 Minutes 30 Seconds Right 155.38 feet then deflect 90 Degrees Right 145 feet to the Point of Beginning, part of Section 21 T2S R6E; and 1675-77 Broadway Street and more fully described as: Commencing at the intersection of the centerline of Broadway with North & South Half 1/4 line then Southwest in centerline of Broadway 19.4 feet then Northwest at a right angle 33 feet for the Point of Beginning then Southwest along Broadway 85 feet then Northwest at a right angle 145 feet then Northeast at a right angle 85 feet then Southeast at a right angle 145 to the Point of Beginning, part of Section 21 T2S, R6E, to the NE corner of said parcel; continue Southeasterly along the northeastern boundary line of said parcel to the SE corner of said parcel; continue Southwesterly along the northwesterly line of Broadway Street to the SW corner of said parcel; continue Southerly across Broadway Street (66 foot wide ROW) to the NE corner of the parcel now commonly known as 1674 Broadway Street and more fully described as: Part NE 1/4 & SE 1/4 Section 21, T2S, R6E, all that part of following described land which lies on the northwesterly side of line drawn perpendicular to southwesterly side of following property & distant 200 feet from centerline of Broadway measured along southwesterly side thereof & reserving a strip of land 30 feet wide along the Northeasterly side of the following described land, commencing at the East quarter post of Section 21, then South 0 Degrees 07 Minutes 30 Seconds East 412.46 feet, then South 87 Degrees 31 Minutes 30 Seconds West 862.52 feet, then South 88 Degrees 06 Minutes West 316.73 feet, Then North 0 Degrees 03 Minutes 30 Seconds East 181.50 feet for the Point of Beginning, then South 87 Degrees 23 Minutes West 80.86 feet, then North 28 Degrees 19 Minutes 30

Seconds West 593.25 feet to the centerline of Broadway Street, then North 56 Degrees East 154.17 feet, then South 21 Degrees 15 Minutes 30 Seconds East 648.65 feet to the Point of Beginning, also excluding land in Ann Arbor Township; continue Southeasterly along said boundary line to the SE corner of said parcel; continue Southwesterly along the southeastern boundary line of said parcel to the SW corner of said parcel; continue along the southeastern boundary line of the parcel now commonly known as 1660 Broadway Street and more fully described as: Commencing at the South Line of Broadway Street and the West Line of the East ½ of the Northeast 1/4 then South 56 Degrees West 237.12 feet for the Point of Beginning then South 28 Degrees 19 Minutes 30 Seconds East 206.95 feet then South 55 Degrees 58 Minutes 30 Seconds West 99.46 feet then North 23 Degrees 50 Minutes West 209 feet then North 56 Degrees East 83.04 feet to the Point of Beginning part of the Northeast 1/4 Section 21 T2S R6E; continue Southwesterly along the southwestern boundary line to the SW corner of said parcel; continue Northwesterly to the NW corner of said parcel; continue Southwesterly along the south ROW line of Broadway Street to the NE corner of the parcel known as 1640 Broadway Street and more fully described as: Part of the Northeast 1/4 Section 21, T2S, R6E, commencing at the intersection of the Southeasterly line of Broadway Street and the West line of the East 1/2 of the Northeast 1/4 Section 21, then South 56 Degrees West 370.96 feet for the Point of Beginning, then continuing South 56 Degrees West 80.16 feet, then South 30 Degrees 54 Minutes East 160.23 feet, then North 56 Degrees East 60.16 feet, then North 23 Degrees 50 Minutes West 162.55 feet to the Point of Beginning; continue Southwesterly to the SE corner of said parcel; continue Southwesterly along the rear boundary line of said parcel; continue Southwesterly along the south boundary line of the parcels known as 1638 Broadway Street and more fully described as: Commencing at the intersection of the Southeast line of Broadway Street with the Northeast line of Cedar Bend Drive then North 56 Degrees East 507.5 feet for the Point of Beginning then South 34 Degrees East 160 feet then North 56 Degrees East 74.07 feet then North 30 Degrees 54 Minutes West 160.23 feet Then South 56 Degrees West 82.74 feet to the Point of Beginning, part of Section 21 T2S R6E; and 1636 Broadway Street and more fully described as: Commencing at the intersection of the centerline of Broadway Street with the North and South half ¼ line of the Northeast ¼ then South 56 Degrees West 556.1 feet then South 34 Degrees East 33 feet for the Point of Beginning then South 56 Degrees West 65 feet then South 34 Degrees East 160 feet then North 56 Degrees East 65 feet then North 34 Degrees West 160 feet to the Point of Beginning, part of Section 21 T2S R6E to the SW corner of said parcel; continue Northerly to the SE corner of the parcel known as 1628 Broadway Street and more fully described as: Commencing at the NE corner of Lot 67 of Traver's Addition; then North 56 Degrees 30 Minutes 00 Seconds East 890.40 feet for a Point of Beginning, then continue North 56 Degrees 30 Minutes 00 Seconds East 200 feet, then South 33 Degrees 30 Minutes 00 Seconds East 104.46 feet, then South 56 Degrees 30 Minutes 00 Seconds West 200 feet, then North 33 Degrees 30 Minutes 00 Seconds West 104.46 feet to the Point of Beginning, being part of the East half of Section 21, T2S, R6E, containing .48 Acres + or -, subject to any recorded easements; continue Southwesterly along the south boundary line of said parcel to said SW corner; continue Southerly to a point where the SW corner of the parcel known as 1628 Broadway Street intersects with the southeastern property line of the parcel known as 1612 Broadway Street and more fully described as: Commencing at the intersection of the Southeasterly line of Broadway Street and the Northeasterly line of Cedar Bend Drive, then Northeasterly 163.75 feet along the Southeasterly line of Broadway Street for the Point of Beginning, then deflect 90 Degrees 11 Minutes to the right 160 feet, then Northeasterly 79.28 feet parallel to Broadway, then Northwesterly 160 feet, then Southwesterly 78.75 feet along Broadway Street to the Point of Beginning, part of Section 21, T 2 S, R 6 E; continue Southerly along the eastern boundary line of said parcel; continue Southeasterly along the rear property lines of the parcels known as 1530 Cedar Bend Drive and more fully described as: Commencing at the intersection of the Southeast line of Broadway Street and the Northeast line of Cedar Bend Drive then Southwest 160 feet along Cedar Bend Drive for the Point of Beginning then deflect 90 Degrees 22 Minutes 30 Seconds left 243.56 feet then deflect 90 Degrees right 80 feet then Southwest 244.08 feet to Cedar Bend Drive then Northwest 80 feet to the Point of Beginning, part of Section 21 T2S R6E; 1520 Cedar Bend Drive and more fully described as: Commencing at the intersection of the Southeast line of Broadway Street and the Northeast line of Cedar Bend Drive then Southeast 240 feet along Cedar Bend Drive for the Point of Beginning then deflect 90 Degrees 22 Minutes 30 Seconds left 244.08 feet then deflect 90 degrees right 80 feet then Southwest 244.6 feet then Northwest 80 feet along Cedar Bend Drive to the Point of Beginning, part of Section 21 T2S R6E; 1510 Cedar Bend Drive and more fully described as: Commencing at the intersection of the Southeast line of Broadway Street and the Northeast line of Cedar Bend Drive then Southeast 320 feet along Cedar Bend Drive for the Point of Beginning then deflect 90 Degrees 22 Minutes 30 Second left 244.6 feet then deflect 90 Degrees right 80 feet then Southwest 245.12 feet then Northwest 80 feet along Cedar Bend Drive to the Point of Beginning, part of Section 21 T2S R6E; and 1500 Cedar Bend Drive and more fully described as: Part of the Southeast 1/4 Section 21, T2S, R6E, Described as commencing at the intersection of the South line of Broadway Street and the East line of Cedar Bend Drive then Southeast 400 feet for the Point of Beginning, then deflect 90 Degrees 22 Minutes 30 Seconds left 245.12 feet, then deflect 90 Degrees right 138.5 feet, then deflect 127 Degrees 44 Minutes right 50.1 feet, then deflect 89 Degrees 58 Minutes left 83.3 feet in an arc of a circular curve right radius 70.69 feet, center angle 50 Degrees 21 Minutes 30 Seconds to a point, then West along the tangent of a curve above 70.88 feet, then deflect 39 Degrees 57 Minutes right 115.71 feet to the Point of Beginning; and where the SE corner of 1500 Cedar Bend Drive meets the northern boundary line of Cedar Bend Drive continue Southwesterly along the north ROW line of Cedar Bend Drive also known as 1500 Cedar Bend

Drive; continue Northwesterly along the east ROW line of Cedar Bend Drive to include the parcels known as 1500, 1510, 1520, 1530, 1540 Cedar Bend Drive and with 1540 Cedar Bend Drive more fully described as: Beginning at a point in the Northeast line of Cedar Bend Drive 80 feet Southeast of Broadway Street then Northeast parallel with Broadway Street 164.01 feet then Southeast parallel with Cedar Bend Drive 80 feet Southwest 164.28 feet to Cedar Bend Drive then Northwest 80 feet to the Point of Beginning, part of Section 21 T2S R6E; and 1550 Cedar Bend Drive and more fully described as: Beginning at the intersection of the South line of Broadway Street and the East line of Cedar Bend Drive then Southeast 80 feet along Cedar Bend Drive then Northeast 164.01 feet parallel to Broadway Street then Northwest 80 feet then Southwest 163.75 feet along the South line of Broadway Street to the Point of Beginning, part of Section 21 T2S R6E; to the NW corner of 1550 Cedar Bend Drive; continue Southwesterly along the south ROW line of Broadway Street to the NE corner of the parcel known as 1548 Broadway Street and more fully described as: Commencing at the intersection of the Southeast line of Broadway Street and the Center line of Cedar Bend Drive then Southwest 90 feet along Broadway Street for the Point of Beginning then Southeast 160 feet parallel to Cedar Bend Drive then Southwest 112 feet parallel to Broadway then Northwest 160 feet then Northeast 112 feet along Broadway Street to the Point of Beginning, part of Section 21 T2S R6E; continue Southeasterly along the eastern boundary line of said parcel to the SE corner of said parcel; continue Southwesterly along the rear boundary line of said parcel to the SW corner of said parcel where it intersects with the northeastern boundary line of 1540 Broadway Street and more fully described as: Commencing at the intersection of the North and South 1/4 line and the Center line of Broadway Street then Northeast 107.83 feet along the center line for the Point of Beginning then continuing Northeast 192.63 feet then deflect 90 Degrees 22 Minutes 30 Seconds right 233 feet then deflect 89 Degrees 37 Minutes 30 Seconds right 190.15 feet then deflect 89 Degrees 46 Minutes right 233 feet to the Point of Beginning excluding the Northwest 33 feet part of the West 1/2 Southeast 1/4 Section 21 T2S R6E; continue Southeasterly along the eastern boundary line of said parcel; continue Southeasterly along the northeastern boundary line of the parcel known as 1544 Broadway Street (vacant) and more fully described as: Commencing at the intersection of the North and South 1/4 line and the center line of Broadway Street then Northeast 300.46 feet along the center line then deflect 90 Degrees 22 Minutes 30 Seconds right 233 feet for the Point of Beginning then deflect 89 Degrees 37 Minutes 30 Seconds right 190.15 feet then deflect 90 Degrees 14 Minutes left 236 feet the Northeast 187.71 feet parallel to Broadway Street then Northwest 236 feet to the Point of Beginning, part of the West 1/2 Southeast 1/4 Section 21 T2S R6E; to the SE corner of said parcel; continue Southwesterly along the southeastern boundary line of said parcel to the SW corner of said parcel; continue Northwesterly along said parcel to a point where said parcel intersects with the SE corner which is also the southern property line of the parcel known as 1510 -20 Broadway Street and more fully described as: Beginning at the NE corner of Lot 67 Traver Addition then Northeast 228 feet in South line of Broadway Street then Southeast 295 feet then Southwest 228.26 feet then Northwest 286.8 feet, part of Section 21 T2S R6E; continue Southwesterly along the rear boundary line of said parcel; continue Southwesterly along the rear boundary lines of the parcels known as 1504 to 1508 Broadway Street and more fully described as: Lots 66 and 67 Traver Addition also Commencing at the South 1/4 corner Section 21 then along the North and South 1/4 line North 1 Degree 42 Minutes East 1879.23 feet for the Point of Beginning then North 75 Degrees 40 Minutes West 236.58 feet then North 57 Degrees 54 Minutes East 267 feet then South 32 Degrees 02 Minutes 30 Seconds East 154.8 feet then South 57 Degrees 54 Minutes West 92.68 feet then South 1 Degree 42 Minutes West 20 feet to the Point of Beginning, part of Section 21 T2S R6E; to a point on the diagonal of said parcel; continue Northwesterly to the SW corner of Lot 64 Traver Addition and more commonly known as 1440 Broadway Street to include said parcel and Lot 65 Traver Addition and more commonly known as 1448 Broadway Street; continue Southwesterly along the rear boundary line of the parcel known as 1430-32 Broadway Street more fully described as: The Northeasterly 16 1/2 feet of Lot 62 and all of Lot 63, Travers Addition; continue Southwesterly along the rear boundary line of the parcel known as 1426 Broadway Street and more fully described as: Southwest 49.5 feet Lot 62 Traver Addition; to the SW corner of said parcel at a point where it intersects with the NE boundary line of the parcel known as 1418 Broadway Street and more fully described as: Northeast 1/2 of Lot 59 and all of Lot 60 & South 56 feet of Lot 61 Traver Addition, also Beginning at the center of the Southeast line of Lot 59 Traver Addition then Northeast along the line of said Addition 165 feet to the Southeast line of Lot 61 then Southeast at right angle 28.28 feet then Southwest to a point in the line of the centerline of Lot 59 extended and 58.74 feet Southeast of the starting point then Northwest 58.74 feet to the Point of Beginning, Part of Section 21 T2S R6E; to include the parcel known as 1422-24 Broadway Street and more fully described as: Lot 61 excluding the South 56 feet, Traver Addition; continue Southerly along the southeastern boundary line of the parcel known as 1418 Broadway Street to the SE corner of said parcel; continue Southwesterly along the rear boundary lines of the parcels known as 1418 Broadway Street; 1410 Broadway Street and more fully described as: Northeast 11 feet Lot 58 & Southwest 1/2 Lot 59 Traver Addition also, Beginning at the intersection of the mid line of Lot 59 with the South boundary line of Lot 59 then South 36 Degrees East 58.74 feet then South 41 Degrees 30 Minutes West to a point that intersects an extension line 11 feet Southwest of and parallel to the Southwest line of Lot 59 then Northwest on Southwest line to South line Traver Addition then Northeast along the South boundary line of Traver Addition to the Point of Beginning, part of Section 21 T2S R6E; 1404 Broadway Street and more fully described as: Northeast 2 feet 3 inches of Northwest 92 feet of Lot 57 and the Southwest 55 feet of Lot 58 Traver Addition also, beginning at the SE corner of Lot 57 then South 36 Degrees East 75.74 feet Then North 44 Degrees East 41.65 feet then North 41 Degrees 30 Minutes East to a point on a line parallel to and 11

feet West of the East line of Lot 58 then North 36 Degrees West on this line to the South line of Lot 58 then Southwest to the Point of Beginning, part of Section T2S R6E; 1400 Broadway Street and more fully described as: Northeast 1/2 of Lot 57 excluding the Northeast 2 feet 3 inches of the Northwest 92 feet Traver Addition also, Beginning at the SE corner of Lot 57, then South 36 Degrees East 75.74 feet then South 44 Degrees West 33.59 feet then North 36 Degrees West 82.5 feet then Northeast on the South line of Lot 57 33 feet to the Point of Beginning, part of Section 21 T2S R6E; 1328 Broadway Street and more fully described as: Part of Lots 56 & 57, commencing at the Southeast line of Broadway at the corner common to Lots 55 and 56 then North 54 Degrees 07 Minutes East 92 feet for the Point of Beginning then North 54 Degrees 07 Minutes East 40 feet then South 35 Degrees 53 Minutes East 229 feet then South 54 Degrees 07 Minutes West 40 feet then North 35 Degrees 53 Minutes West 229 feet to the Point of Beginning, Traver Addition and part of Section 21 T2S R6E; 1324 Broadway Street and more fully described as: Southwest 92 feet Lot 56 Traver Addition also land adjacent on the Southeast being 92 feet wide by 97 feet deep, part of Section 21 T2S R6E; 1314 Broadway Street and more fully described as: the Northerly 50 feet of Lot 55 of Traver's Addition and Northerly 50 feet of Assessor's Plat No. 32, City of Ann Arbor; 1312 Broadway Street and more fully described as: Lot 54 excluding the Southwest 12 feet and Lot 55 excluding the Northeast 50 feet being 93.13 feet on Broadway, Traver Addition; 1308 Broadway Street and more fully described as: The Southerly 12 feet of Lot 54 of Traver's Addition and the Southerly 115 feet of Lot 37 Assessor's Plat No. 32, City of Ann Arbor; 1300 Broadway Street and more fully described as: Part of Lot 36 Assessor's Plat No. 32, City of Ann Arbor, described as, Beginning at the Northerly most corner of Lot 36, then South 32 Degrees 05 Minutes 00 Seconds East 131.85 feet, the South 57 Degrees 53 Minutes 00 Seconds West 84.99 feet; then North 32 Degrees 07 Minutes 00 Seconds West 132 feet; then along the Southerly line of Broadway Street, North 58 Degrees 18 Minutes 00 Seconds East 11.62 feet and continuing North 57 Degrees 56 Minutes 00 Seconds East 73.45 feet to the Point of Beginning being part of the SW 1/4 OF Section 21, T2S, R6E. Split on 06/07/2007 from 09-09-21-302-016; 1216 Broadway Street and more fully described as: Part of Lot 34 Beginning at the NW corner then North 58 Degrees 18 Minutes East 72 feet then deflect 90 Degrees right 150 feet then deflect 90 degrees left 45.9 feet then South 51 Degrees 36 Minutes East 34.3 feet then South 2 Degrees East 83 feet more or less then North 79 Degrees 26 Minutes West 136.58 feet then Northwest 162.9 feet to the Point of Beginning, Assessor's Plat No. 32; 1210 Broadway Street and more fully described as: Lot 33 Assessor's Plat No. 32; and 1206 Broadway Street and more fully described as: Part of Lot 30, all of Lot 31 and part of Lot 32, Beginning at the North corner of Lot 30 then North 58 Degrees 18 Minutes East 102.3 feet then South 31 Degrees East 115.5 feet then South 58 Degrees 18 Minutes West to the West line of Lot 30 then South 37 Degrees 31 Minutes West 25.4 feet then North 73 Degrees 06 Minutes West 50.81 feet then North 65 Degrees 44 Minutes West 29.31 feet then North 52 Degrees 08 Minutes 30 Seconds West 51.77 feet then North 22 Degrees 42 Minutes 30 Seconds West 13.78 feet then North 58 Degrees 18 Minutes East 2.35 feet to the Point of Beginning, Assessor's Plat No. 32; to include the parcels known as 1222 Broadway Street and more fully described as: Part of Lot 34 Beginning at the NE corner of said Lot, then South 58 Degrees 18 Minutes West 71.5 feet the deflect 90 Degrees left 150 feet then deflect 90 Degrees left 45.9 feet then North 51 Degrees 36 Minutes West 5 feet then North 37 Degrees 59 Minutes West 34.72 feet then North 57 Degrees 55 Minutes East 22 feet then North 27 Degrees 05 Minutes West 110.28 feet to the Point of Beginning, Assessor's Plat No. 32; and 1230 Broadway Street and more fully described as: Lot 35 Assessor's Plat No. 32; continue along the western boundary line of the parcel known as 1206 Broadway Street to the NW corner of said parcel; continue Northeasterly along the south ROW line of Broadway Street to include the parcels known as 1206, 1210, 1216, 1222, and 1230 Broadway Street to a point on the south ROW line of Broadway; continue Northwesterly across Broadway Street (66 foot wide ROW) and along the Southwesterly line of Jones Drive to the SE corner of the parcel known as 802 Jones Drive and more fully described as: Northwest 4 rods of Lots 48, 49, AND 50 Traver Addition; continue along the south boundary line of said parcel in a Southwesterly direction to the SW corner of said parcel; continue northwest to the Northwesterly corner of said parcel where said parcel meets the southern boundary line of Plymouth Parkway Park; continue Westerly then Southerly then Westerly then Northerly then Westerly following the boundary lines of Plymouth Parkway Park to the southeasterly side of Plymouth Road (90 foot wide ROW) continue due westerly approximately 160 feet across and over Plymouth Road and Traver Street to the SE corner of the parcel known as 723 Moore Street and more fully described as: Lot 66 Assessor's Plat No. 48 ; continue Southwesterly along the southern boundary line of the parcel known as 723 Moore Street to the SW corner of said parcel which is also the east ROW line of Moore Street; continue Northwesterly along the east ROW line of Moore Street to include the parcels known as 723 Moore Street, 719 Moore Street and more fully described as: Lot 65 Assessor's Plat No. 48; 707 Moore Street and more fully described as: Lot 64 Assessor's Plat No. 48; and 703 Moore Street and more fully described as: Lot 63 Assessor's Plat No. 48; all a part of Assessor's Plat No. 48, to the NW corner of the parcel known as 703 Moore Street, to the Point of Beginning.

Section 2. That this ordinance shall become effective 10 days after publication.