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Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name: 350 South Fifth Avenue

Responsible Entity: City of Ann Arbor / Michigan State Housing Development Authority (MSHDA)

Grant Recipient: Fifth Avenue MI LDHA LLC

State/Local Identifier: M-20SP260100

RE Preparer: Paul Glasser

Certifying Officer Name and Title: Milton Dohoney, Jr., Administrator, City of Ann Arbor / Tony Lentych, Chief Housing Investment Officer, MSHDA

Consultant: SME

Direct Project Specific Comments to: Christopher Nielsen, Director of Housing and Economic Development, Ann Arbor Housing Commission / Michael Vollick, Environmental Specialist, MSHDA

Project Location: 350 South Fifth Avenue, Ann Arbor, Michigan 48104

Description of the Proposed Project [24 CFR 50.21 & 58.32]**:**

350 S. Fifth Avenue will be a new construction, 20-story, high-rise apartment building located in downtown Ann Arbor, developed by Fifth Avenue MI LDHA LLC. The property will feature 330 units containing a mix of one bedroom and two bedrooms with 100% of the units reserved as affordable for individuals and families with an average income between 30% to 80% of the Area Median Income for the Ann Arbor Metropolitan Statistical Area (MSA). The building is also planned net-zero ready and 100% electric.

Statement of Purpose and Need for the Proposal:

350 S. Fifth Avenue will be the first high-rise apartment building in Ann Arbor where 100% of units are income restricted, helping to address the City's severe affordable housing shortage. Residents will have access to state-of-the-art amenities such as a fitness center, community rooms, co-working spaces, and a mail and package room. This mixed-use development will also have roughly 6,000 SF of ground-floor commercial space, for which the development team is actively seeking a grocery tenant. On the northern portion of 350 S. Fifth Ave. site is the Blake Transit Center, the public transportation hub in downtown Ann Arbor. In collaboration with the Ann Arbor Area Transportation Authority and Ann Arbor Downtown Development Authority, Fifth Avenue MI LDHA LLC will be incorporating the redevelopment of the Blake Transit Center with 350 S Fifth Ave, including enhancements to the bus station, additional bus lanes, and the complete reconstruction of the Fourth Avenue Street.

List of appendices which include maps, photographs, and other documentation of project location and description:

Appendix A: Airport Hazards
Appendix B: Coastal Barrier Resources Act
Appendix C: Flood Insurance
Appendix D: Air Quality
Appendix E: Coastal Zone Management Act
Appendix F: Contamination and Toxic Substances
Appendix G: Endangered Species Act
Appendix H: Explosive and Flammable Hazards
Appendix I: Farmlands Protection
Appendix J: Floodplain Management
Appendix K: Historic Preservation
Appendix L: Noise Abatement
Appendix M: Sole Source Aquifers
Appendix N: Wetlands Protection
Appendix O: Wild and Scenic Rivers Act
Appendix P: Mitigation Plan
Appendix Q: Other Supporting Documentation

Existing Conditions and Trends [24 CFR 58.40(a)]:

The site is developed with a paved parking lot. Areas surrounding the site include a bus depot to the north; a roadway and library to the east; residential developments, roadway, and a funeral home to the south; and a roadway and parking garage to the west. According to the 2020 US Census Bureau and ESRI, the overall population of the region (as defined by the Project Market Area in the 2024 Market Study) is projected to increase by approximately 116 people per year for the five years ending in 2029, resulting in an overall gain of 0.7 percent. The number of households is projected to increase at a rate of about 224 per year for a gain of 3.2 percent. A slightly greater increase is projected in owner-occupied units than in renter-occupied units.

Funding Information

Grant Number	HUD Program/Source	Funding Amount
M-20SP260100	Community Planning and Development – HOME Program	$8,000,000
N/A	Equity	$96,733,100
N/A	MSHDA Senior	$56,000,000
N/A	Ann Arbor Housing Development Corporation	$46,000,000
N/A	Construction Period Tax Capture	$675,702
N/A	Deferred Developer Fee	$17,861,338
N/A	Public Housing – Project-Based Voucher Program	110 vouchers

Estimated Total HUD Funded Amount: $8,000,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**:** $224,800,000

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	Five airports have been identified within 20 miles of the Subject Property. Ann Arbor Municipal Airport (ARB) is located approximately 3.61 miles to the south. Willow Run Airport is located approximately 10.8 miles to the east. Canton-Plymouth Mettetal Airport is located 15.5 miles to the northeast. Tecumseh Mills Airport is located 17.8 miles to the southwest. Detroit Metropolitan Wayne County Airport (DTW) is located 19.1 miles east southeast. The Subject Property is not within 15,000 feet of a military airport or

		2,500 feet of a civilian airport as referenced in 24 CFR Part 51 Subpart D. Appendix A - Airport Hazards Map depicts the proposed project area in relation to the nearest airport. Appendix A - Airport Hazards with distances depicts the Subject Property with the applicable distances in relation to the proposed building. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	This Subject Property is not located in a Coastal Barrier Resources System (CBRS) Unit as referenced by the U.S. Fish and Wildlife Service CBRS map provided as Appendix B. Therefore, the project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area as shown on the map in Appendix C. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	The Subject Property's county is in attainment status for all criteria pollutants, except for ozone, in which it is in attainment/maintenance status. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Air Quality Division (AQD) Attainment Status for the National Ambient Air Quality Standards map and a General Conformity letter for ozone, dated June 18, 2025, are provided as Appendix D. The EGLE letter determined that the project “should not exceed the de minimis levels included in the federal general conformity requirements.” The

		project is in compliance with 40 CFR Parts 6, 51 and 93 and the Clean Air Act.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	This Subject Property is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan, as shown in the map in Appendix E. The project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	Contamination and toxic substances were evaluated as follows: MSHDA Phase I Environmental Site Assessment dated March 18, 2026, Response Activity Plan (ResAP) dated January 23, 2026. The Subject Property consisted of residential development since at least 1888 to 1899, when a church was present on the southeast corner. Between 1916 and the 1960s, a Young Men's Christian Association (YMCA) structure, a furniture and upholstery repair structure, and residential development were present on the Subject Property. By 1964, the residential and commercial structures were no longer depicted, and a YMCA structure was present near the center of the Subject Property. The YMCA structure was present until 2009, when the structure was demolished, and the Subject Property consisted of a paved parking lot. At the time of the site reconnaissance, the Subject Property consisted of a paved parking lot with three pad-mounted transformers on the north portion. Surrounding areas consisted of residential development from at least 1888 to the early 1900s, when a hotel and a sanitarium were located to the west and south. Between the 1910s and 2023, commercial development was present and consisted of automobile sales and service shops, a gasoline filling station, an automobile paint shop, storefronts, a funeral home, a dressmaker, a furniture sales shop, a library, a salon, a beer depot, a bus depot, and a parking garage. During the Phase I ESA, one Recognized

		Environmental Concern (REC) was identified related to the presence of polynuclear aromatic hydrocarbons (PAHs) and metals that exceeded the Michigan Department of Environment, Great Lakes, and Energy (EGLE) cleanup criteria promulgated under Part 201 of Michigan's Natural Resources and Environmental Protection Act. As a result of environmental site assessments, on-site or nearby toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property. The ResAP was conditionally approved by EGLE on April 2, 2026, and EGLE provided a Conditions Met letter on May 26, 2026. The approved environmental response activities include 1) the excavation and disposal of soil on an area on the Subject Property containing concentrations of PAHs above Part 201 criteria, 2) the collection of verification of soil remediation samples from the excavation floor and sidewalls, and 3) analytically test imported fill to verify fill it is clean prior to arrival and placement on the Subject Property after the excavation activities have been completed. The developer intends to mitigate potential unacceptable human exposure to radon with a passive mitigation system and will conduct a radon assessment prior to occupancy. Adverse environmental impacts can be mitigated. With mitigation identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	Effects on threatened and endangered species were evaluated using the USFWS Information for Planning and Consultation (IPaC) database to identify federally listed species that could be present in the area of the Subject Property. The IPaC All Species Michigan Determination Key resulted in a No Effect determination for the following

		species: Indiana Bat, Whooping Crane, Eastern Massasauga Rattlesnake, Snuffbox Mussel, Mitchell's Satyr Butterfly, and the Monarch Butterfly. Please see the species list in Appendix G. No nesting migratory birds or Bald or Golden Eagles have been observed on the Subject Property, and the project is not anticipated to disturb migratory birds or Bald or Golden Eagles. The project is in compliance with the Endangered Species Act of 1973, particularly Section 7 and 50 CFR Part 402.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	At least 6 active stationary aboveground storage tanks covered by 24 CFR Part 51 Subpart C are present within 1 mile of the Subject Property. A regulatory database report listing the active tanks and depicting them on a map relative to the Subject Property, a table summarizing tank properties, contents, assumptions, and physical/acceptable separation distances (ASD), and screenshots of the ASD Calculator are provided as Appendix H. The aboveground storage tanks meet the Acceptable Separation Distance requirements from the Subject Property. The project is in compliance with 24 CFR Part 51 Subpart C and explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	The Subject Property is located on Prime Farmland; however, it is also in a US Census-defined Urbanized Area and on land already in or committed to urban development. Urbanized Area and USDA Prime Farmland Maps are provided as Appendix I. This project does not include any activities that could potentially convert agricultural land to non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	The FEMA Flood Insurance Rate Map (FIRM) that includes the Subject Property was obtained (Panel 263 of 585, Map Number 26161C0263E, effective 4/3/2012). The highest base flood elevation (BFE)

		depicted on the FIRM was 821'; therefore, the calculated BFE based on the Freeboard Value Approach (FVA) is 823. The Subject Property elevation is 849.3' as verified by USGS-EQPS. The FIRM and USGS EQPS elevation data are provided as Appendix J. The project is in compliance with Executive Orders 11988 and 13690.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☒ No ☐	A determination of "no historic properties will be affected" was found in regard to archaeological resources. A determination of "adverse effect" was found on the south-adjoining property due to the proposed project altering the characteristic of the district that qualifies the property for listing in the National Register of Historic Places. SHPO concurred with the adverse effect determination on December 11, 2025. The City of Ann Arbor prepared a Case Study, dated February 24, 2026, evaluating alternatives for the proposed project. The alternative to Build with Mitigating Features was proposed by the City of Ann Arbor. SHPO approved the Case Study on February 27, 2026, and recognized the need for the project and accepted the alternative. SHPO and the City of Ann Arbor completed a Memorandum of Agreement (MOA) to mitigate the adverse effects. MSHDA, as an additional Responsible Entity for this project, concurs with the findings of the Section 106 review and the mitigation measures described in the MOA. MSHDA declined to be a signatory to the MOA, understanding that the City of Ann Arbor is acting as the lead agency. The Advisory Council on Historic Preservation (ACHP) declined to be a consulting party to the MOA on March 2, 2026. The MOA is effective as of May 26, 2026, and the City of Ann Arbor provided a copy of the fully executed MOA to the ACHP. Relevant documents listed above are provided as Appendix K. Adverse impacts can be mitigated. With mitigation identified in the MOA and

		mitigation section of this review, the project will be in compliance with historic preservation requirements.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	A Day/Night Noise Assessment (DNL) was conducted within the HUD search distances of the proposed building. Major roads near the project area include Williams Street, South Fifth Avenue, South Fourth Avenue, and Packard Street. Ann Arbor Railroad is located 890 feet southwest of the project area. Ann Arbor Municipal Airport (ARB) is located approximately 3.6 miles south of the project area. The airport contour map for ARB indicates that the project is located outside less than 55 dB noise contours, and therefore, the airports have been removed from consideration in the overall total DNL. The total DNL was 74.0 dB, which is in HUD's Normally Unacceptable range (above 65 dB but not exceeding 75 dB); therefore, noise abatement is required in the design of the proposed project site plan. Shiner Acoustics, LLC has completed the HUD STraCAT Sound Transmission Classification Assessment tool to calculate the acoustical attenuation provided by wall and window components of 19 unique dwelling units. The STraCAT analysis evaluates the five main components of the building's exterior façade and indicates the analyses meets the required attenuation necessary, and Special Environmental Clearance is not necessary. In addition, a Noise and Vibration Impact Assessment was conducted to evaluate the potential noise and vibration impacts from the north-adjoining bus-related operations at the Blake Transit Center on the proposed project. The proposed project complies with FTA noise and vibration criteria, and no mitigation is required. Appendix L includes the following: - Planimetric Map with distances provides the proposed project in

		relation to the noise generators in the vicinity from the proposed building. - DNL Calculator - HUD Exchange Points for all DNL calculations, - MDOT 2023 Traffic Volumes, - Ann Arbor Municipal Airport (ARB) Existing Noise Contours, - U.S. DOT Railroad Crossing Inventory - STraCAT Calculations, and - Noise and Vibration Impact Analysis of Blake Transit Center on 350 South Fifth Avenue, Soundscape Engineering.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	The Subject Property is not located in a sole source aquifer area, as shown on the map in Appendix M. The project is in compliance with 40 CFR Part 149 and Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	The Subject Property is not within an area of wetlands or wetland protection according to the USFWS NWI Map, shown in Appendix N. Additionally, as part of SME's Phase I Environmental Site Assessment, a site reconnaissance was conducted and did not identify any on-site or adjacent wetlands. The project will not impact on- or off-site wetlands. Based on the project description, this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	The Subject Property is not within an area of Michigan near any wild or scenic rivers, as shown on the map in Appendix O. The project is in compliance with the Wild and Scenic Rivers Act.

Environmental Assessment Factors [24 CFR 58.40] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been

provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.
(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

LAND DEVELOPMENT		
Environmental Assessment Factor	**Impact code**	**Impact Evaluation**
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The project advances adopted City policy to concentrate density and height within the Downtown Core while preserving lower-scale land uses within the adjacent historic districts. The demand exists for the introduction of 330 general occupancy rental units at the site in Ann Arbor. The site location and scope of development make the proposed project marketable in the prevailing rental market within Ann Arbor. Based on the scope, the unit mix, unit sizes, rents and amenities are appropriate for the intended use and targeted market and the development is consistent with the competition within the primary market area. Consulted the September 2025 Market Feasibility Study, Section 106 Case Study, and October 2024 350 South Fifth Apartments LIHTC Family Housing MSHDA Compliant LIHTC Full Market Analysis, and the City of Ann Arbor Residential Zoning Analysis, October 25, 2019.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	1	The project site is relatively flat and is not sloped. In general, certain characteristics of the site (i.e., fill material) are not suitable for a traditional foundation system for the proposed building topology, and the project design team has selected auger cast-in-place (ACIP) piles as the deep foundation system. The proposed project is anticipated to not affect soil stability of the project site, to account for erosion control of local soils, and to properly design drainage and storm water runoff management systems through the use of best management practices (silt fence, inlet protection, sediment control tube, etc.) as outlined in the Soil Erosion and Sedimentation Control Plan. The system will be designed to provide full infiltration of the

		100-year storm event in a time span of 30.5 hours. For storms that exceed the 100-year frequency, stormwater will be routed to a standpipe outlet control structure before entering the stormwater system on South Fourth Avenue. Consulted the SME October 21, 2025, Geotechnical Evaluation Report and the Soil Erosion and Sedimentation Control Plan.
Hazards and Nuisances including Site Safety and Noise	2	The proposed project is anticipated to avoid hazards and nuisances through the duration of the project. The contractor will provide a safe and secure jobsite prior to, during, and after work, which includes providing necessary safety devices, lighting, and barriers as necessary. All work and materials will conform to the current edition of the State Health and Safety Regulations, State Fire Marshal, Local Fire Department and Health Department. Site safety measures and site-generated noise are anticipated to be in compliance local noise ordinances and verified by the contractor. Consulted the January 2026 Full Building Permit Drawing Set.

SOCIOECONOMIC		
Environmental Assessment Factor	**Impact Code**	**Impact Evaluation**
Employment and Income Patterns	1	The proposed project is supported by the need for strong and stable employment base which has resulted in a consistent demand for additional housing in the area. The project will increase employment opportunities, including approximately 700 construction jobs, 7 property managers, and the addition of employees associated with a future retail user on the ground floor. The project area's civilian employee population is most found in educational services, healthcare/social assistance, and professional/scientific/tech services. The project is not anticipated to negatively affect the local county or state workforce. Consulted the September 2025 Market Feasibility Study and October 2024 350 S 5th Ave LIHTC Family Housing MSHDA Compliant LIHTC Full Market Analysis.
Demographic Character Changes, Displacement	1	The proposed project demographic is targeting low-income individuals, which will positively affect the minority group by increasing affordable housing in the City of Ann Arbor. Upon completion, the development will consist of 330 rental units targeting residents of all ages. These units will be available for residents earning 30, 60, 70, or 80 percent or less of the prevailing Washtenaw County AMI using the LIHTC Program targeting residents of all ages. 110 units at

		30 percent of AMI will operate with Project-based Vouchers (PBV), and tenants in these units will pay 30 percent of their income towards rent. The proposed project will not displace individuals or families and will not result in probable indirect displacement because the project site currently consists of a parking lot. Consulted the September 2025 Market Feasibility Study and October 2024 350 S 5th Ave LIHTC Family Housing MSHDA Compliant LIHTC Full Market Analysis.

COMMUNITY FACILITIES AND SERVICES		
Environmental Assessment Factor	**Impact Code**	**Impact Evaluation**
Educational and Cultural Facilities	2	Local educational and cultural facilities are projected to meet the needs of the proposed project. The primary market area demographic data forecasted an overall population increase by approximately 161 people per year by 2029, resulting in an overall gain of 0.1 percent. The percent increase of households is expected to increase by 0.6 percent, while the percent of families is projected to increase by 1.0 percent by 2029. The neighborhood linkages identified an elementary school, middle school, and high school located approximately 0.5 mile to 1.2 mile away from the proposed project site. Consulted the September 2025 Market Feasibility Study and October 2024 350 S 5th Ave LIHTC Family Housing MSHDA Compliant LIHTC Full Market Analysis.
Commercial Facilities	2	The proposed project location has been chosen based on the proximity of downtown Ann Arbor, proximity to University of Michigan, and its proximity to nearby jobs, recreation, and businesses. The proposed project site is downtown Ann Arbor and approximately 0.25 miles west of the University of Michigan. The proposed project is not anticipated to displace existing retail establishments. The location of the site is very walkable to commercial facilities, or otherwise accessible via bus transportation. The Blake Transit Center is located directly north of the site. Shopping stores, a grocery store, a convenience store, and pharmacies are located within approximately half a mile of the project site. Consulted the September 2025 Market Feasibility Study and October 2024 350 S 5th Ave LIHTC Family Housing MSHDA Compliant LIHTC Full Market Analysis and local online mapping.

Health Care and Social Services	2	The proposed project is located in an area that has capacity and access to nearby health care, emergency services, and social services. The University of Michigan Medical Center is located 1.8 miles from the project site. Social services are located within 0.2 miles of the project site, and the project is not anticipated to negatively impact social services. Consulted September 2025 Market Feasibility Study and October 2024 350 S 5th Ave LIHTC Family Housing MSHDA Compliant LIHTC Full Market Analysis and local online mapping.
Solid Waste Disposal / Recycling	2	The proposed project will produce general construction waste and residential waste after completion. Debris created during the construction process will be removed and disposed of off-site in a safe and legal manner. The project is not anticipated to exceed the capacity of the local waste system/landfill. Consulted the January 2026 Full Building Permit Drawing Set.
Waste Water / Sanitary Sewers	2	The proposed project will connect to the local municipal sanitary and wastewater system managed by the City of Ann Arbor. The local municipal sanitary and wastewater system has the capacity for the proposed project. Consulted the January 2026 Full Building Permit Drawing Set.
Water Supply	2	The proposed project will be connected to the local municipal water supply from the City of Ann Arbor. The water supply is designed to support the sprinkler system demand, including hose stream allowance, for the duration specified by NFPA 13 or 30 minutes, whichever is greater. The civil and fire suppression drawings have additional details for on-site fire suppression water supply. The local municipal water supply system has the capacity for the proposed project. Consulted the January 2026 Full Building Permit Drawing Set.
Public Safety – Police, Fire and Emergency Medical	2	The proposed project is anticipated to be appropriately serviced by local public safety providers. Public safety, including police services, are located 0.4 miles from the project site which would likely provide a quick response time. The Ann Arbor fire department is located 0.4 miles from the site, which will also likely provide a quick response time. The University of Michigan Hospital Emergency Room is located 1.6 miles from the site, likely to provide a quick response time. The project will not likely create a significant burden on police, fire, or health care providers in terms of manpower and/or equipment. Consulted the September 2025 Market Feasibility Study and October 2024 350 S 5th Ave LIHTC Family Housing

		MSHDA Compliant LIHTC Full Market Analysis and local online mapping.
Parks, Open Space and Recreation	2	The proposed project will be located in an area that is within walking distance or has adequate public transportation available to nearby cultural and recreational activity resources. The Hanover Square Park is located approximately 0.3 miles from the project site. Additionally, the site is located downtown Ann Arbor and Blake Transit Center is located directly north of the site, which provides additional access to parks and recreational spaces for tenants to use. Consulted the September 2025 Market Feasibility Study and October 2024 350 S 5th Ave LIHTC Family Housing MSHDA Compliant LIHTC Full Market Analysis and local online mapping.
Transportation and Accessibility	1	The proposed project will be in close proximity to public transportation services, but there are currently no parking options onsite. The Blake Transit Center is located directly north of the site. The Developer has arranged for 165 limited-access parking spaces for resident parking at the west-adjoining 4th and William Parking Structure. The proposed project will allow for expanded bus operations on the project site. Consulted the September 2025 Market Feasibility Study and October 2024 350 S 5th Ave LIHTC Family Housing MSHDA Compliant LIHTC Full Market Analysis.

NATURAL FEATURES		
Environmental Assessment Factor	**Impact Code**	**Impact Evaluation**
Unique Natural Features, Water Resources	1	The project is not anticipated to adversely affect unique natural features on or near the site. The proposed project is not anticipated to affect groundwater or water quality in the surrounding area. The project will provide full infiltration of the 100-year storm event in a time span of 30.5 hours. For storms that exceed the 100 year frequency, stormwater will be routed to a standpipe outlet control structure before entering the stormwater system. Consulted the January 2026 Full Building Permit Drawing Set and SME's March 2026 Phase I Environmental Site Assessment.
Vegetation, Wildlife	2	The project location is currently paved parking lot with a few decorative trees and bushes. The project will not likely impact existing wildlife habitats. The project will have no

		effect on the following local endangered species: Indiana Bat, Whooping Crane, Eastern massasauga, Snuffbox Mussel, Mitchell's Satyr Butterfly, and the Monarch Butterfly. Effects on threatened and endangered species were evaluated using the USFWS Information for Planning and Consultation (IPaC) database.
Other Factors		

CLIMATE AND ENERGY		
Environmental Assessment Factor	**Impact Code**	**Impact Evaluation**
Climate Change Impacts	2	The proposed project is designed to withstand the expected climate related changes in the surrounding area. According to the National Risk Index for the Census Tract the proposed project is located in area with a relatively high hazard type index rating for cold wave, lightning, tornado, and winter weather, and relatively moderate hazard type index rating for hail, heat wave, ice storm, and landslide. The project area is either relatively low, very low, or not rated for all other hazard types. The building will be constructed to current new building construction standards which is anticipated to protect against and will not be impacted by the relatively moderate hazard types identified in the surrounding area. The building will be constructed to local codes with insulated walls, Energy Star windows and doors, and HVAC systems that will mitigate the potential future effects of climate change, including wind, tornado, extreme heat and cold, in the area. The project site is not located within a coastal zone or a floodplain. Consulted the January 2026 Full Building Permit Drawing Set, FEMA FIRM Map, CBRS Map, and FEMA National Risk Index Map Report and Mapping.
Energy Efficiency	1	The project design has been developed to meet the prescriptive method of Energy Star multifamily new construction standards and Enterprise Green Communities Criteria according to the January 2026 Full Building Permit. The proposed project design includes energy efficiency measures including added wall insulation and Energy Star appliances, lighting fixtures, windows, and doors manufactured based on MSHDA requirements. The proposed project includes programmable thermostats, temperature sensors, roller shades on all windows except

		for the retail space, and HVAC systems. Consulted the January 2026 Full Building Permit Drawing Set.

Supporting Documentation:
350 S 5th Ave LIHTC General Occupancy Housing MSHDA Compliant LIHTC Full Market Analysis, Baker Tilly Advisory Group, LP, October 2024.
A Market Feasibility Study of: 350 South Fifth Avenue, Novogradac, August 30, 2025.
FEMA National Risk Index Census Track and Risk Maps.pdf
Geotechnical Evaluation Report, 350 S. Fifth Avenue, Ann Arbor, Michigan, SME, October 21, 2025.
Soil Erosion and Sedimentation Control Plan.

Additional Studies Performed:
New Affordable Housing Construction, 350 S. Fifth Avenue, Ann Arbor, Washtenaw County, Kidorf Preservation Consulting, July 22, 2025.
Archaeological Records Review and Recommendation for the Sectio 106 Review Application for Proposed Affordable Housing Construction at 350 S. Fifth Avenue, Ann Arbor, Washtenaw County, Michigan, July 25, 2025.
STraCAT Calculations, Shiner Acoustics, LLC, September 12, 2025.
Response Activity Plan to Comply with Section 20107a(1)(b), SME, January 16, 2026.
Section 106 Case Study prepared by the City of Ann Arbor, February 24, 2026.
Phase I Environmental Site Assessment Report, SME, March 18, 2026.
Threatened and Endangered Species Review, SME via IPAC, May 19, 2026.

Field Inspection (Date and completed by)**:**
Historic Architecture Survey (Section 106), Kidorf Preservation Consulting, February 26, 2025.
Phase I Environmental Site Assessment, SME, February 24, 2026.

List of Sources, Agencies and Persons Consulted:
Consulted the following sources and websites during this review:

- Google Maps (https://www.google.com/maps)
- U.S. Fish & Wildlife Service Coastal Barrier Resources Mapper used for CBRS (https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/);
- FEMA's National Flood Hazard Layer Viewer used for Floodplain data (https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd);
- ESRI ArcGIS Online used for Coastal Zone Management Areas (https://www.arcgis.com/apps/mapviewer/index.html?url=https://coast.noaa.gov:443/arcgis/rest/services/Hosted/CoastalZoneManagementAct/FeatureServer&source=sd);
- US Coastal Zone Management Act Boundary used for Coastal Zone Management (https://koordinates.com/data/);
- U.S. Fish and Wildlife IPaC Website used for Endangered Species (https://ipac.ecosphere.fws.gov/);
- Michigan Licensing and Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapDetail.aspx?Module=FireServices&capID1=16LAR&capID2=00000&capID3=018TT&agencyCode=LARA);

- Environmental Risk Information Services (https://www.erisinfo.com/);
- HUD Exchange Acceptable Separation Distance (ASD) Electronic Assessment Tool (https://www.hudexchange.info/programs/environmental-review/asd-calculator/);
- U.S. Department of Agriculture Natural Resources Conservation Service used for Farmland information (https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm);
- U.S. Census Bureau TIGERweb used for Farmland information (https://tigerweb.geo.census.gov/tigerwebmain/TIGERweb_apps.html);
- Federal Railroad Administration, Office of Safety Analysis (https://safetydata.fra.dot.gov/OfficeofSafety/default.aspx);
- U.S. Department of Transportation, Federal Railroad Administration, Rail Network (https://experience.arcgis.com/experience/b6c12fd0a4774f38a303e3d034775854/);
- Michigan Department of Transportation, Michigan Traffic AADT (https://experience.arcgis.com/experience/05113e1c2c1742a0b07cd22a77b46ee2/page/Michigan-Traffic-AADT?views=Legend%2FLayers#widget_3=active_datasource_id:dataSource_4,center:-9249654.470265456%2C5216820.674644687%2C102100,scale:20123.588359730038,rotation:0,viewpoint:%7B%22rotation%22%3A0%2C%22scale%22%3A20123.588359730038%2C%22targetGeometry%22%3A%7B%22spatialReference%22%3A%7B%22latestWkid%22%3A3857%2C%22wkid%22%3A102100%7D%2C%22x%22%3A-9249654.470265456%2C%22y%22%3A5216820.674644687%7D%7D,layer_visibility:%7B%22widget_3-dataSource_4%22%3A%7B%22widget_3-dataSource_4-19098c359d4-layer-28%22%3Atrue%7D%7D)
- HUD Exchange Day/Night Noise Level (DNL) Calculator (https://www.hudexchange.info/programs/environmental-review/dnl-calculator/)
- U.S. Department of Transportation Federal Railroad Administration, Rail Crossing Locator (https://www.fra.dot.gov/railcrossinglocator)
- U.S. Department of Transportation, Bureau of Transportation Statistics, National Transportation Noise Map (https://maps.dot.gov/BTS/NationalTransportationNoiseMap/)
- U.S. EPA Sole Source Aquifers Mapper used for Sole Source Aquifers map (https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b);
- U.S. Fish and Wildlife Service, National Wetlands Inventory (https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/)
- National Wild and Scenic Rivers System used for Wild and Scenic Rivers map (https://www.rivers.gov/map);

List of Permits Obtained:

NA

Public Outreach [24 CFR 50.23 & 58.43]**:**
In 2019, the City of Ann Arbor and the project architect lead a community engagement process focusing on the development of this and other City-owned properties as affordable housing. This process identified broad public support for mixed-income development at the Subject Property.

In 2021, the re-zoning and entitlement process for the Subject Property began, led by the Ann Arbor Housing Commission and the project architect. The meetings included an initial

Affordable Housing Public Engagement Report, as well as resident engagement, citizen participation, formal Planning Commission, Design Review Board, and City Council meetings. After reviewing the reports and meeting minutes from these meetings, there was no commentary regarding the proposed height, density, design strategy, or intended use for the proposed project having an adverse impact on the surrounding area or the adjacent eligible historic district.

Community engagement for the property culminated in the Citizen Participation Meeting held in June 2025. The meeting emphasized the need for the community's desire for the proposed construction and density on the Subject Property. And it provided further validation that the proposed project will be an addition to the existing context of the Downtown Core and Interface districts.

When an adverse effect was identified under the National Historic Preservation Act, the City of Ann Arbor invited the Advisory Council on Historic Preservation (ACHP) to consult on resolving the adverse effect and the ACHP declined to be a consulting party. The City of Ann Arbor consulted with the State Historic Preservation Officer (SHPO) and those parties executed a Memorandum of Agreement, effective as of May 26, 2026, to resolve the adverse effect. The City of Ann Arbor provided the public with notice of the adverse effect and the proposed measures to resolve the adverse effect.

The City of Ann Arbor provided notice of the project to the affected Tribes and Tribal Historic Preservation Officers with an invitation to consult on the project, but did not receive any responses or requests for consultation during the 30-day notice period.

The City will comply with the applicable requirements of 24 CFR 50.23 & 58.43.

Cumulative Impact Analysis [24 CFR 58.32]**:**
The proposed project is consistent with the comprehensive plan for the overall community's vision for its future, development plans and policies. The proposed project will positively impact the project area due to the high demand for affordable housing in the surrounding area and is helping the City achieve its long-term goal of increasing affordable housing. The proposed project would not adversely impact the existing multifamily housing market due to the limited amount of units being added and given the history of continued demand for housing units in Ann Arbor. The project is not anticipated to cumulatively or indirectly adversely effect the environment or incrementally impact the past, present, and reasonably foreseeable future actions. No additional current or planned projects in the foreseeable future have been identified within the project area. Any additional reasonably foreseeable indirect impacts of this project cannot be reasonably determined. No adverse effect to human health or the environment is anticipated after the proposed mitigations have been addressed. In performing its review, the City has aggregated related activities comprising the project.

Alternatives [24 CFR 58.40(e)]
The building design Alternatives below are summarized from the Section 106 Case Study prepared by the City of Ann Arbor, February 24, 2026.

Alternative 1: Reduced Height Development – assumes development of the site at a reduced height and density relative to the proposed design. This option does not materially change the broader development context affecting the East William Street Historic District (EWHD) adverse effect and is not considered a reasonable or prudent alternative.

Alternative 2: Build with Mitigating Features (Preferred Alternative) - constructing the project as proposed with deliberate design, material, and site-planning measures intended to minimize and mitigate adverse effects on the EWHD. This alternative best meets the project's purpose and need, responds appropriately to cumulative contextual change, and represents the most reasonable and prudent approach.

No Action Alternative [24 CFR 58.40(e)]:
If no action were to occur, the proposed project would not be constructed, and the site would remain vacant. The current land use will remain and no maintenance or improvements to the property will occur. The No Action Alternative does not meet the stated Purpose and Need for the project.

Summary of Findings and Conclusions:

The proposed project will support low-income individuals with affordable rental housing while providing access to nearby jobs, transportation, recreation, and businesses. The project supports Ann Arbor's plan to build affordable housing for the low-income population while maintaining consistency with the comprehensive plans for the community's vision for its future. The demand exists for the introduction of 330 multifamily rental units at the site in Ann Arbor. The site location and scope of development make the proposed project marketable in the prevailing rental market within Ann Arbor. Based on the scope, the unit mix, unit sizes, rents and amenities, the proposed project is appropriate for the intended use within the targeted market and is consistent with the competition within the primary market area. During construction, there may be some short-term impacts from the temporary closure of portions of the street, construction noise, dust, and exhaust from construction equipment. These impacts are anticipated to be short in duration and less than the time needed to construct the project.

The proposed project is consistent with the City of Ann Arbor's community vision and development plans to provide affordable housing for low-income individuals and families within the City. The project is anticipated to have a positive impact for low-income individuals and families by providing affordable housing in a walkable neighborhood with access to local businesses, employment opportunities, and public facilities. There are no adverse effects anticipated associated with this project, as the proposed mitigation efforts will resolve any identified effects and will be followed throughout the duration of this project and after project completion.

Mitigation Measures and Conditions

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible

for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Project Mitigation Plan:

Please see the Mitigation Plan in Appendix P.

Supporting documentation on completed measures:

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1)]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2)]
The project may significantly affect the quality of the human environment.

Preparer's Signature: _____Date: June 3, 2026

Name/Title/Organizaton: Paul A. Glasser, Senior Project Geologist, SME

Certifying Officer Signature: _____

Name/Title: _____Date:_____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

APPENDIX A: AIRPORT HAZARDS

Sweetwaters Coffee & Tea
NEW, Premium
Cold Foam
S 5th Ave
S Division St
E Liberty St
The Ark
The Best Venue in Michigan!
W Liberty St
S Ashley St
Canton-Plymouth Mettetal Airport
15.5 miles East Northeast
Project Site
350 S Fifth Ave
Library Ln
Willow Run Airport
10.8 miles East
W William St
E William St
Ann Arbor Municipal Airport
3.61 miles South
City Place Ann Arbor
Hamilton Pl
Packard St
Tecumseh Mills Airport
17.8 miles Southwest
Detroit Metropolitan Wayne County Airport
19.1 miles East Southeast
S 4th Ave
S 5th Ave

APPENDIX B: COASTAL BARRIER RESOURCES ACT

U.S. Fish and Wildlife Service
Coastal Barrier Resources System

350 South Fifth Avenue

June 17, 2025

CBRS Buffer Zone

CBRS Units

Otherwise Protected Area

System Unit

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation) as to whether the property or project site is located "in" or "out" of the CBRS.

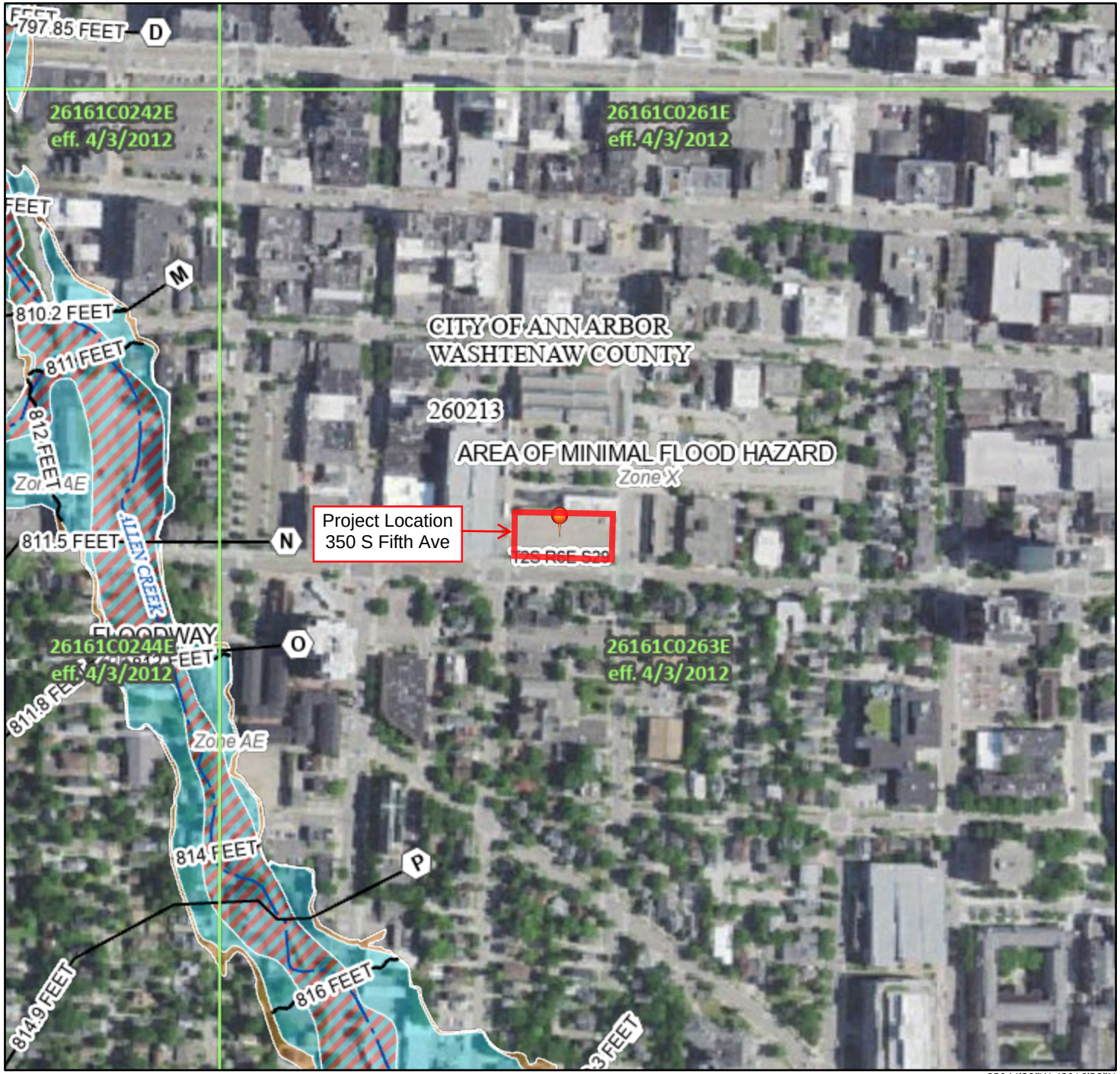
CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward

APPENDIX C: FLOOD INSURANCE

National Flood Hazard Layer FIRMette

FEMA

83°45'7"W 42°16'55"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

83°44'30"W 42°16'28"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/17/2025 at 3:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX D: AIR QUALITY

Attainment Status for the National Ambient Air Quality Standards

EGLE
MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

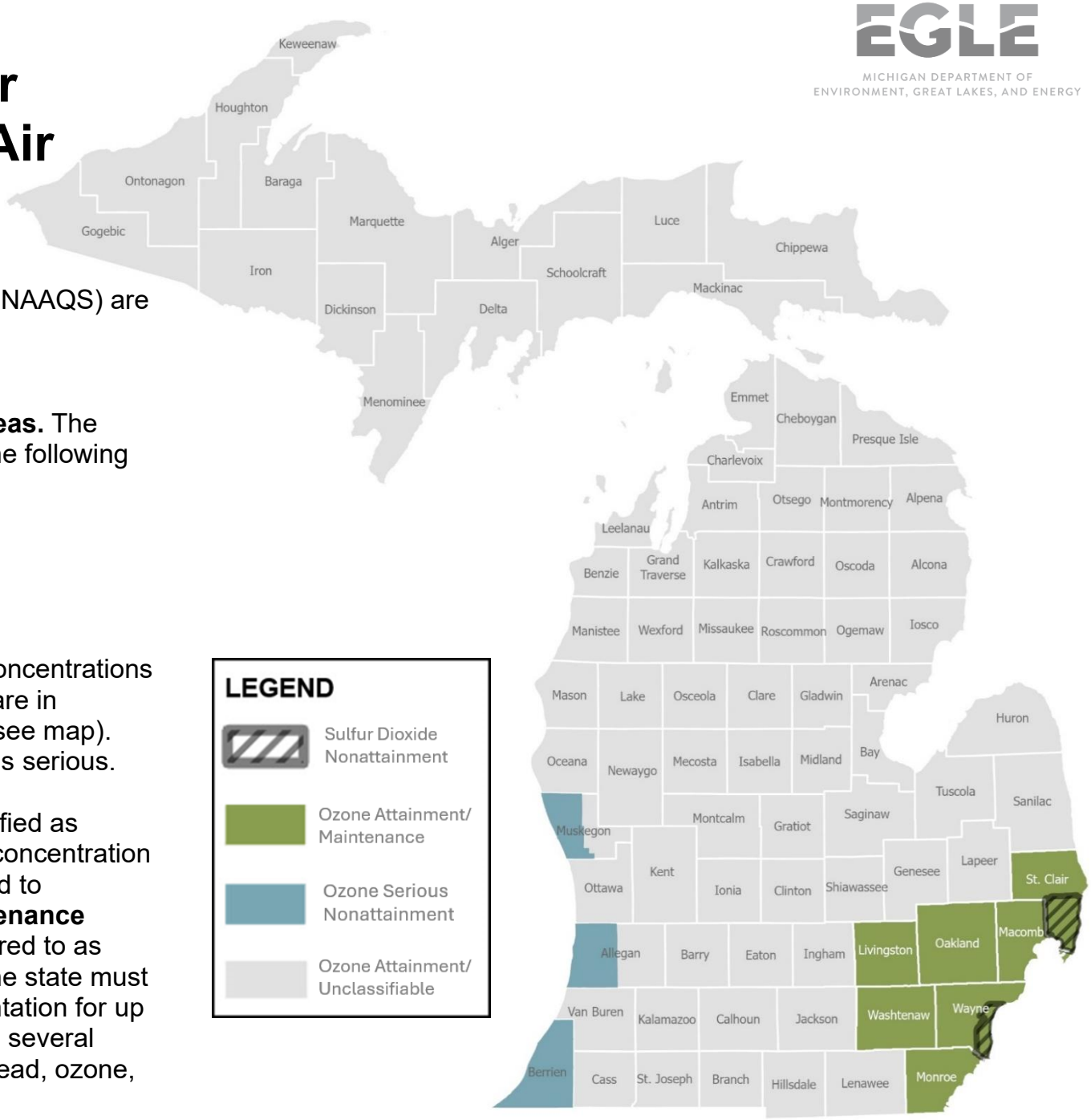
The National Ambient Air Quality Standards (NAAQS) are health-based pollution standards set by EPA.

Areas of the state that are below the NAAQS concentration level are called **attainment areas.** The entire state of Michigan is in attainment for the following pollutants:

- Carbon Monoxide (CO)
- Lead (Pb)
- Nitrogen Dioxide (NO2)
- Particulate Matter (PM10 & PM2.5)

Nonattainment areas are those that have concentrations over the NAAQS level. Portions of the state are in nonattainment for sulfur dioxide and ozone (see map). The ozone nonattainment area is classified as serious.

Areas of the state that were previously classified as nonattainment but have since reduced their concentration levels below the NAAQS can be redesignated to attainment and are called **attainment/maintenance areas**. These areas are also commonly referred to as “attainment” after reclassification, however the state must continue monitoring and submitting documentation for up to 20 years after the redesignated. There are several maintenance areas throughout the state for lead, ozone, and particulate matter.



For readability purposes the map only includes the most recently reclassified ozone maintenance area in southeast Michigan. For more information, please consult the Michigan.gov/AIR webpage or contact the division directly.

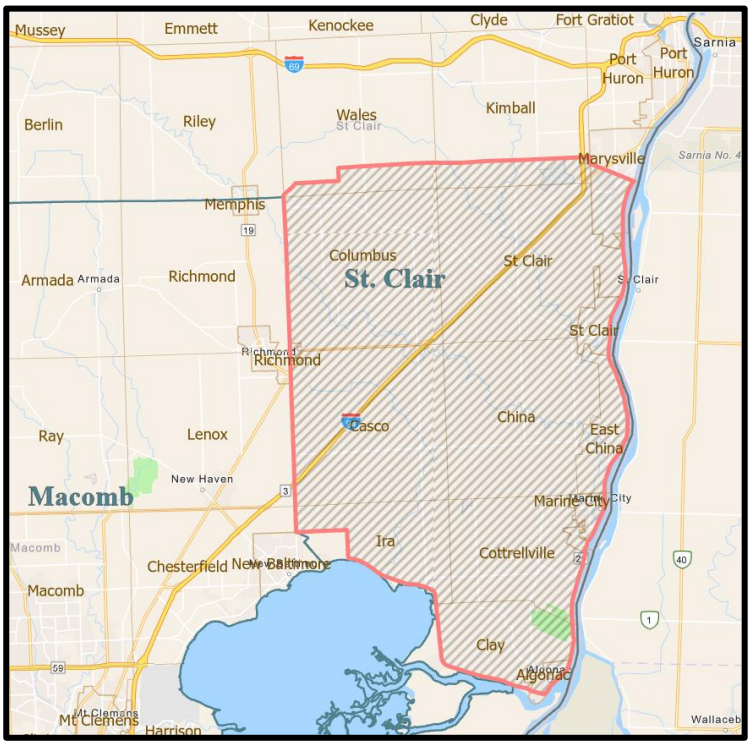
See Page 2 for close-up maps of partial county nonattainment areas.

Updated January 2025

Close-Up Maps of Partial County Nonattainment Areas

Sulfur Dioxide Nonattainment Areas

St. Clair County

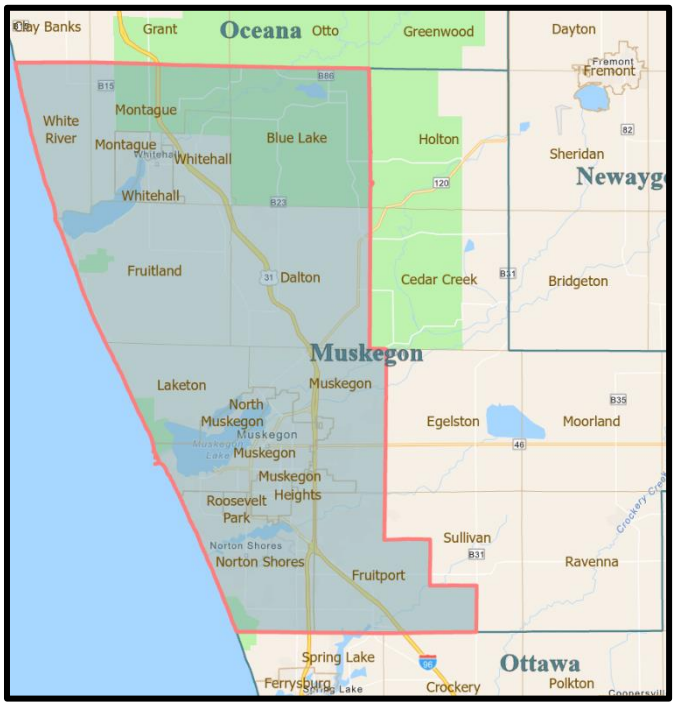


Wayne County

Ozone Serious Nonattainment Areas

Allegan County

Muskegon County



EGLE
MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

Updated January 2025

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
AIR QUALITY DIVISION

GRETCHEN WHITMER
GOVERNOR

PHILLIP D. ROOS
DIRECTOR

June 18, 2025

Paul Glasser
SME
644 Selden Street, Suite 200
Detroit, Michigan 48201

VIA EMAIL

Dear Paul Glasser:

Subject: 350 South Fifth Avenue Project – Ann Arbor, Michigan

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has reviewed the federal regulations related to general conformity of projects with state implementation plans (SIP) for air quality. In particular, 40 Code of Federal Regulations, Section 93.150 et seq, which states that any federally funded project in a nonattainment or maintenance area must conform to the Clean Air Act requirements, including the State's SIP, if they may constitute a significant new source of air pollution.

On August 3, 2018, Washtenaw County was designated nonattainment for the 2015 ozone standard; and thus, general conformity must be evaluated when completing construction projects of a given size and scope. EGLE has completed the required SIP submittals for this area and on May 19, 2023, the United States Environmental Protection Agency (USEPA) redesignated the seven-county southeast Michigan area (including Washtenaw County) from nonattainment to attainment/maintenance. General conformity does, however, still require an evaluation during the maintenance period. For this evaluation, EGLE considered the following information from the USEPA general conformity guidance, which states, "historical analysis of similar actions can be used in cases where the proposed projects are similar in size and scope to previous projects."

EGLE has reviewed the 350 South Fifth Avenue Project completed with federal grant monies, including construction of a 20-story high rise apartment building located in the heart of downtown Ann Arbor. The property will feature 330 units containing a mix of one- and two-bedroom apartments, with 100 percent of the units reserved as affordable for individuals and families with an average income between 30 to 80 percent of the area median income for the Ann Arbor Metropolitan Statistical Area. The building is also planned net-zero ready and 100 percent electric. The building will include amenities such as a fitness center, community rooms, co-working spaces, and a mail and package room. This mixed-use development will also have roughly 6,000 square feet of ground-floor commercial space, for which the development team is actively seeking a grocery tenant. Construction is expected to begin in March 2026 and will continue through March 2028.

In reviewing the *"Air Quality and Greenhouse Gas Study: Uptown Orange Apartments in Orange, California,"* dated December 2012, prepared for KTGY Group, Inc. by UltraSystems Environmental, Inc., it was determined that emission levels for the project were below the de minimis levels for general conformity. The Uptown Orange Apartments project and related parking structure construction was estimated to take 33 months to complete, would encompass an area of 5.57 acres, and included two four-story residential units with a total of 334 apartments, and two parking structures with a total of 494 and 679 parking stalls, respectively.

The size, scope and duration of the 350 South Fifth Avenue Project completed in Washtenaw County Michigan is smaller in scale than the Uptown Orange Apartments project described above and should not exceed the de minimis levels included in the federal general conformity requirements. Therefore, it does not require a more detailed conformity analysis.

If you have any further questions regarding this matter, please contact me at 517-648-6314; BukowskiB@Michigan.gov; or EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760.

Sincerely,

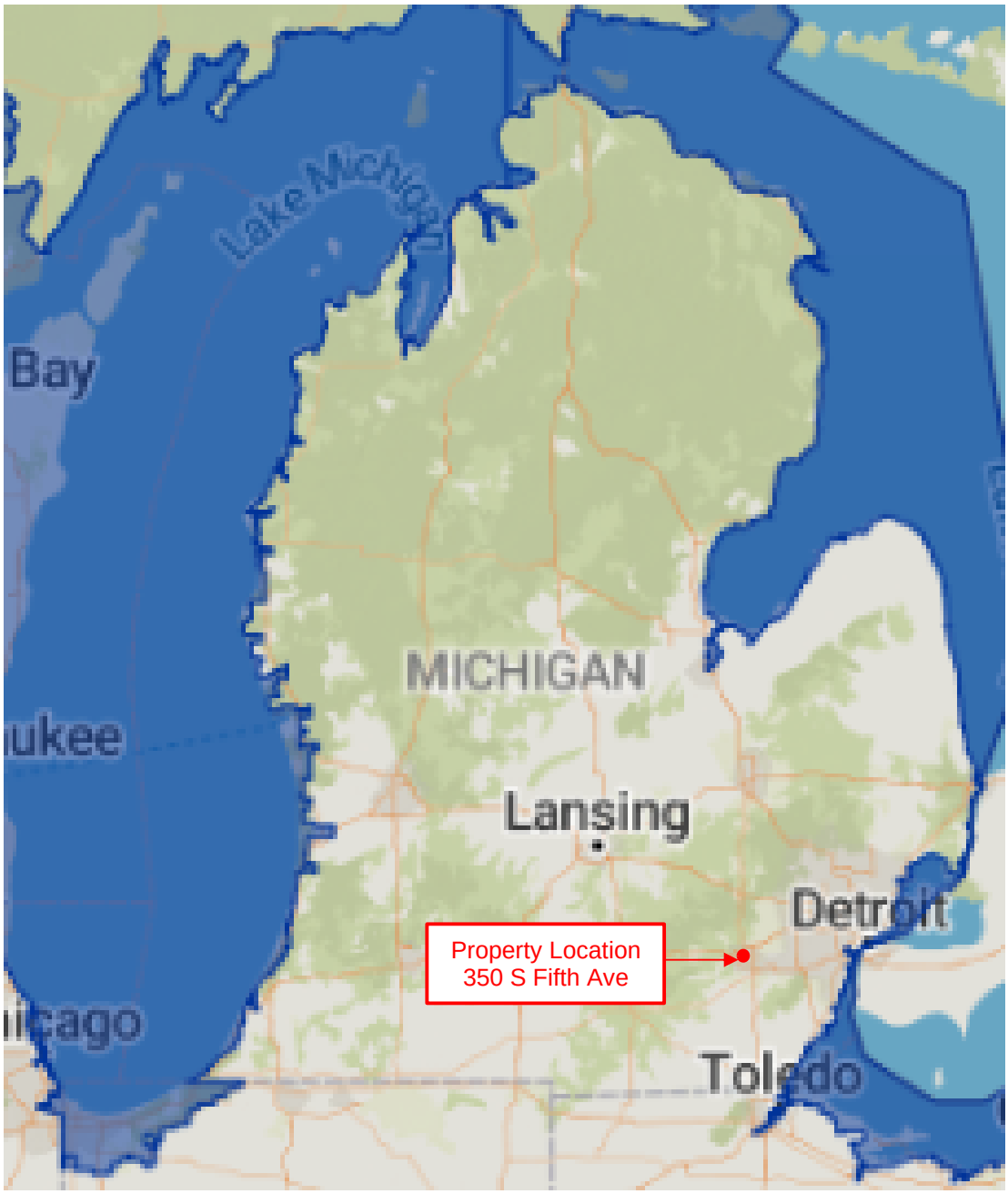
Breanna Bukowski

Breanna Bukowski
Environmental Quality Analyst
Air Quality Division

cc: Michael Leslie, USEPA Region 5
JoBeth Peterson, SME

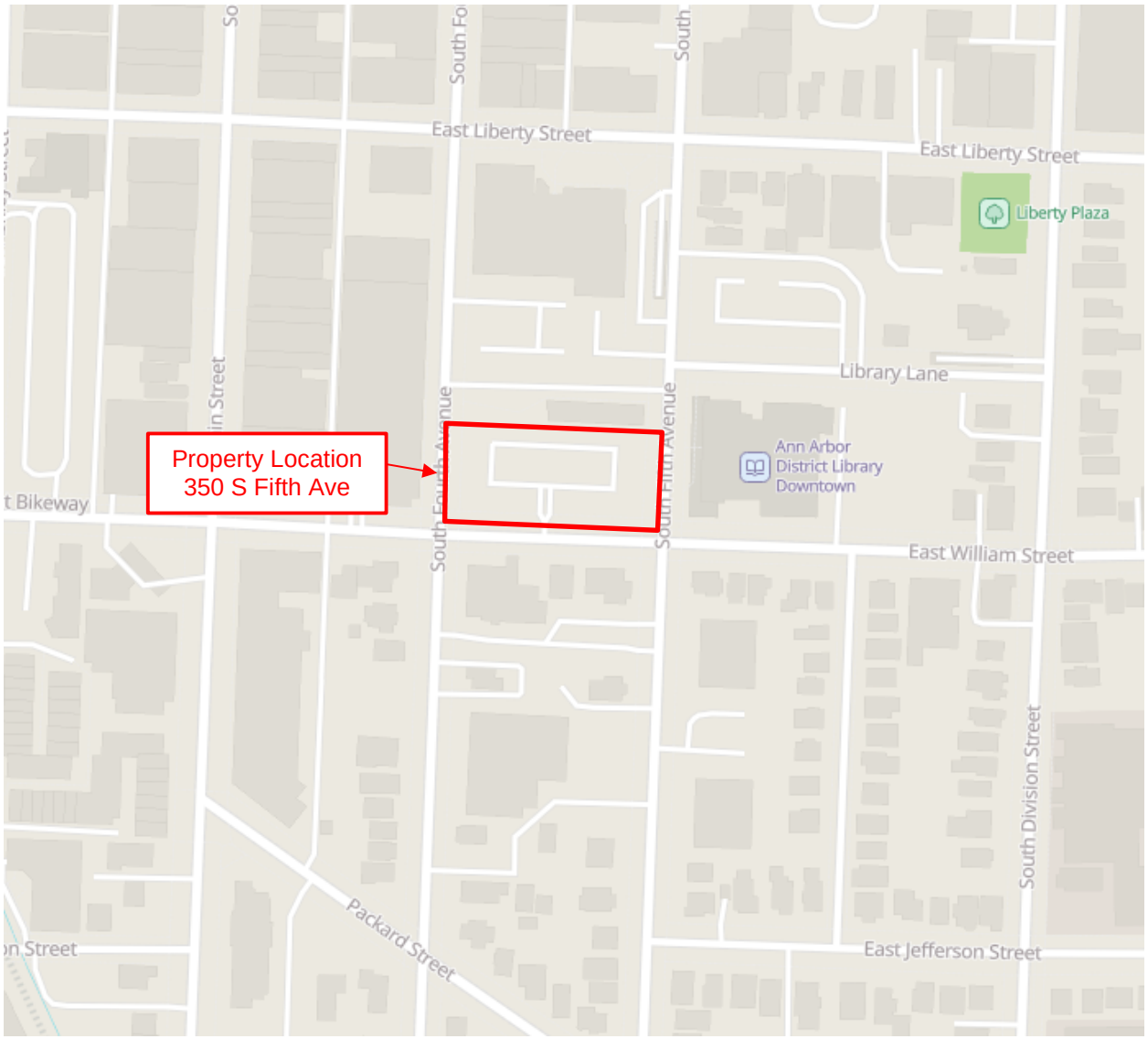
APPENDIX E: COASTAL ZONE MANAGEMENT ACT

US Coastal Zone Management Act Boundary – 350 S Fifth Ave, Ann Arbor, MI



https://koordinates.com/data/

US Coastal Zone Management Act Boundary, US, WS



https://koordinates.com/data/

US Coastal Zone Management Act Boundary, US, WS

APPENDIX F: CONTAMINATION AND TOXIC SUBSTANCES

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

350 SOUTH FIFTH AVENUE
ANN ARBOR, MICHIGAN

SME Project Number: 098225.00.010
March 18, 2026

SME®

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

The Kramer Building
43980 Plymouth Oaks Blvd.
Plymouth, MI 48170-2584

T (734) 454-9900

www.sme-usa.com

March 18, 2026

Mr. DuWarren Gibson
Related Midwest
350 West Hubbard Street, Suite 300
Chicago, Illinois 60654

Via E-mail: dgibson@relatedmidwest.com

RE: Phase I Environmental Site Assessment Report
350 South Fifth Avenue
Ann Arbor, Michigan
SME Project No. 098225.00.010

Dear Mr. Gibson:

SME has completed a Phase I Environmental Site Assessment (ESA) of the above referenced property, hereinafter referred to as the Subject Property. The enclosed Phase I ESA report presents SME's interpretation of site conditions at the time the Phase I ESA was completed, based on field observations, a review of readily available historical and regulatory records, and interviews.

The Phase I ESA was requested to identify recorded and readily observable recognized environmental conditions associated with the Subject Property. SME understands Fifth Avenue MI LDHA LLC (the User), Related Midwest, Ann Arbor Housing Development Corporation, and the Michigan State Housing Development Authority (MSHDA) will rely upon the professional opinions and representations contained in the report in accordance with the terms and conditions agreed upon for the project. This reliance is not to be construed as a warranty or guarantee on the part of SME.

Thank you for the opportunity to provide these services. If you have any questions concerning this report, or if additional services are required, please call.

Very truly yours,

SME

Madelyn Mueller
Staff Engineer

Beth Sexton
Senior Consultant

Enclosure: SME Phase I Environmental Site Assessment Report; Dated March 18, 2026

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Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

MSHDA PHASE I SUMMARY COVER SHEET

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Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Section VIII **2026 MSHDA Phase I Summary Cover Sheet**

Project Name:	350 South Fifth Avenue		
Project Address:	350 South Fifth Avenue, Ann Arbor, Michigan		
Sponsors Name:	DuWarren Gibson	Sponsor E-mail:	dgibson@relatedmidwest.com
Consulting Firm:	SME		
Consultant Phone:	(517) 575 7679	E-mail:	paul.glasser@sme-usa.com
Consultant Project #:	098225.00.010	Report Date:	03/18/2026

Additional Site Information					
Single Site:	✔	Scattered/non-contiguous sites:	☐	If scattered, # sites:	
Site area:	0.8 (acres)			# Units planned:	
Vacant land:	☐	Developed:	✔	If developed, # existing buildings:	0
# Vacant structure(s):				Date(s) of construction for existing structures:	

Development Plans			
Rehab of existing structure(s):	☐	New Construction <u>with</u> planned demolition of existing structure(s):	☐
Adaptive Re-Use:	☐	New Construction <u>without</u> planned demolition of existing structure(s):	☐
New Construction/No existing structures	✔	No physical changes planned:	☐
Comments:			

Please answer all questions below:

a.	**RECs** - The Phase I ESA revealed a REC(s) (see Sec. IV)?	Yes	✔	No	☐
b.	The site contains a **wetland** area(s) (see Sc IV, G.5)?	Yes	☐	No	✔
c.	The site or a portion of the site is in the **Special Flood Hazard Area** (100-year floodplain) (see Sec. IV, G.4)?	Yes	☐	No	✔
d.	Is the site within close proximity (300' property line to property line) of an **active industry**? (see Sec. IV, B)?	Yes	☐	No	✔
	If yes, was the required separate active industry assessment report completed?	Yes	☐	No	☐
e.	The site contains a **UST(s)** (see Sec. IV, H)?	Yes	☐	No	✔
f.	This site contains a **AST(s)** (see Sec. IV, G.10)?	Yes	☐	No	✔
g.	**EMF** - There are high power electrical transmission lines within 100 yds. of the subject site, nearby cell antennae arrays, and/or nearby substations (see Sec. IV, G.6)?	Yes	☐	No	✔
h.	**HP GAS** - There are buried high-pressure gas transmission lines (4" in diameter and 400 psi or greater) within 1,000 feet of the subject site (see Sec. IV, G.7):	Yes	☐	No	✔
i.	**NOISE -** The subject site is near a busy roadway, and/or 3,000 feet of a rail line, and/or within 15 miles of an airport (see Sec. IV, G.8):	Yes	✔	No	☐
	If yes, was a HUD noise assessment performed?	Yes	✔	No	☐
	Is noise mitigation required? (DNL above 65 decibels)	Yes	✔	No	☐

j.	**ASBESTOS** – An ASTM 2356-18 compliant asbestos survey is required for every MSHDA renovation/remodeling project, regardless of the date of construction. Was a NESHAP-compliant asbestos survey performed for this renovation/remodeling project (see Sec. IV, G.1)?	Yes	☐	No	☐
	If yes, were ACM identified?	Yes	☐	No	☐
	Not required (no structures present)	✔			
k.	**LEAD** - For structures built before 1978, a combination lead Risk Assessment/Inspection satisfying state and federal requirements is required. Was a combination lead Risk Assessment/Inspection performed (see Sec. IV, G.2)? ☐	Yes	☐	No	☐
	Not required (*Post-1977 date of construction*) or No structures	✔			
	If yes, was Lead Paint or Lead Hazards identified?	Yes	☐	No	☐
l.	**RADON –** Developments in Michigan zip codes where 25% or more of first time test results above 2 pCi/L (dark blue and light blue) or in an area of insufficient data (grey) will require further evaluation. Was a radon assessment conducted by a Radon Professional performed (see Sec. IV, G.3)?	Yes	☐	No	✔
	Not required, not in >25% zip code.	☐			
	If yes, was Radon above EPA action level?	Yes	☐	No	☐
m.	A "**Recorded Land Records**" search performed (see Sec. IV, F)?	Yes	✔	No	☐
n.	A **Phase II ESA** investigation is required (see Sec. V)?	Yes	☐	No	✔
o.	A **Tier I and non-invasive Tier II Vapor Encroachment Screen** were preformed (see Sec. IV, G.9.)?	Yes	✔	No	☐
p.	If yes, was a **Vapor Encroachment Condition (VEC)** identified and an invasive Tier II investigation is recommended (see Sec. IV, G.9)?	Yes	☐	No	✔

Report Documentation Check List. If any of the responses below are "NO," do not submit report.

a. MSHDA Phase I Letter of Reliance completed? ☒ Yes ☐ No
b. User's Disclosure Statement completed? ☒ Yes ☐ No
c. Compliant ACORD 25 Certificate of insurance included? ☒ Yes ☐ No
d. FEMA Flood Plain Map Included? ☒ Yes ☐ No
e. Fire Insurance Maps or No Coverage Letter Included? ☒ Yes ☐ No
f. Development Site Plan Included? ☒ Yes ☐ No
g. Site boundaries indicated on all maps and photos? ☒ Yes ☐ No
h. Unsecured PDF version of report uploaded to MSHDA SharePoint? ☒ Yes ☐ No
i. For sites with nearby or adjoining industrial uses, has a separate evaluation report been included (Section IV.D)? ☐ Yes ☐ No ☒ N/A
j. Is the report documentation prepared in accordance with the items listed in Table 1 (Section XII)? ☒ Yes ☐ No

I represent that this Summary Cover Sheet accurately reflects the environmental information contained in the above captioned document.

Signature of Environmental Professional

3/18/2026
Date

Beth Sexton
Print or Type Legal Name

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1. EXECUTIVE SUMMARY

1.1 PHASE I ESA SUMMARY AND CONCLUSIONS

SME's project team conducted a Phase I Environmental Site Assessment (ESA) of 350 South Fifth Avenue, Ann Arbor, Michigan, hereinafter referred to as "the Subject Property," in conformance with the scope and limitations of ASTM International (ASTM) Standard Practice E 1527-21 (Practice). Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. Figure No. 1, included in Section 10.1, shows the general Subject Property location.

The purpose of this Phase I ESA was to satisfy relevant All Appropriate Inquiries (AAI) requirements to qualify Fifth Avenue MI LDHA LLC (the User) for applicable Landowner Liability Protections (LLP) under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended. The purpose was also to meet MSHDA environmental review requirements prior to obtaining housing development funding.

This Phase I ESA report is comprised of the following elements: 1) property description, 2) User-provided information, 3) records review, 4) site reconnaissance, 5) interviews, 6) findings, opinions, and conclusions.

The Subject Property consisted of residential development with associated outbuildings from at least 1888 to 1899, when a church was present on the southeast corner. The remainder consisted of grass-covered land. Between 1916 and the 1960s, a Young Women's Christian Association (YWCA) structure, a furniture and upholstery repair structure, and residential development were present on the Subject Property. By 1964, the residential and commercial structures were no longer present, and a Young Men's (YM) and YWCA structure was present near the center of the Subject Property. The YM/YWCA structure was present until 2009, when the structure was demolished, and the Subject Property was converted to a paved parking lot. Between 2005 and 2025, multiple environmental assessments were completed to assess the potential presence of contaminants on the Subject Property. Groundwater was not encountered during these assessments. Soil and soil gas samples were collected and analyzed for a combination of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and various metals. Concentrations of PAHs and metals in the soil exceeded Part 201 generic residential cleanup criteria in place at the time of this Phase I ESA (Part 201 criteria), and the Subject Property was identified as a "facility". Concentrations of contaminants in analyzed soil gas samples did not exceed Site-specific volatilization to indoor air criteria (SSVIAC). At the time of the site reconnaissance, the Subject Property consisted of a paved parking lot with an entrance gate, parking meters and landscaped areas. Three pad-mounted transformers were present on the north portion.

The Subject Property was bordered by South Fifth Avenue, East William Street, and South Fourth Avenue to the east, south, and west, respectively. Surrounding areas consisted of residential development from at least 1888 to the early 1900s, when a hotel and a sanitarium were located to the west and south. Between the 1910s and 2023, commercial developments were present on adjoining and surrounding sites and included automobile sales and service shops, a gasoline filling station, an automobile paint shop, storefronts, a funeral home, a dressmaker, a furniture sales shop, a library, a salon, a beer depot, a bus depot, and a parking garage. Assessments completed on the Subject Property did not identify evidence of migration of contamination from these uses. At the time of the site reconnaissance, the surrounding area consisted of a bus depot to the north, a parking garage to the west, a funeral home and residential development to the south, and a library to the east.

This assessment has revealed the following recognized environmental condition (REC) in connection with the Subject Property:

- The presence of PAHs and metals in the soil on the Subject Property that exceeded Part 201 criteria.

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SME also completed the non-scope environmental review items required by MSHDA in accordance with their 2025 Environmental Review Requirements as follows:

- Asbestos – No buildings or structures were present on the Subject Property.
- Lead-Based Paint – No buildings or structures were present on the Subject Property.
- Radon – According to the Michigan Indoor Radon Program published map[1], Washtenaw County is within the area where 25 percent or more homes sampled for radon had concentrations exceeding the EPA action limit of 4 picoCuries per liter (pCi/L). Further radon evaluation is required according to MSHDA guidelines.
- Special Flood Hazard Area (SFHA) – The Subject Property was not located in the 100-year floodplain.
- Wetlands – No wetlands were located on the Subject Property.
- Electro-Magnetic Field (EMF) – SME observed no evidence of high voltage power lines on or near the Subject Property during the site reconnaissance and is unaware of any plans to construct a cell phone antennae array on the Subject Property.
- High pressure buried gas lines - SME submitted an information request to DTE Energy regarding natural gas utilities around the Subject Property area. At the time of this assessment, a response from DTE Energy has not been received. SME reviewed the Pipeline and Hazardous Materials Safety Administration's National Pipeline Mapping System. According to the mapping viewer application, no gas transmission pipelines are within 1,000 feet of the Subject Property.
- Noise analysis – SME conducted a noise analysis using the U.S. Department of Housing and Urban Development (HUD) worksheet and found the total day and night noise level (DNL) was 74 dB; therefore, noise abatement is required in the design of the proposed development site plan. A HUD STraCAT Sound Transmission Classification assessment was completed by Shiner Acoustics, LLC in September 2025 to calculate acoustical attenuation provided by proposed building components. Based on the STraCAT analyses, the proposed building materials were sufficient for noise attenuation.
- Vapor Encroachment Screen (ASTM E 2600-22) – Based on the lack of contaminants identified in the soil samples collected from the Subject Property in the 2025 Phase II ESA (Section 5.4.7.2),vapor encroachment conditions (VECs) are not associated with the Subject Property.
- Aboveground storage tanks (ASTs) – SME reviewed the ERIS Radius search for sites with ASTs in the vicinity of the Subject Property. ERIS did not identify ASTs within a quarter mile of the Subject Property.
- Lead in Drinking Water - The most recent water sampling from the City of Ann Arbor indicated the municipal water supply is in compliance with Michigan's revised Lead and Copper rule.

Our findings, opinions, and conclusions are intended to provide a summary of the pertinent findings of this Phase I ESA investigation. It should be noted that although this section is an integral part of the report, it should not be substituted in lieu of reading the entire report. The entire report must be read in order to fully understand the potential environmental concerns associated with the Subject Property.

1.2 IDENTIFIED DATA GAPS

We identified the inability to determine the first developed use of the Subject Property as a data failure. This data failure did not significantly impact our ability to identify RECs in connection with the Subject Property.

[1] https://www.michigan.gov/egle/about/organization/materials-management/indoor-radon/your-countys-radon-levels

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1.3 IDENTIFIED LIENS OR ACTIVITY AND USE LIMITATIONS

We identified no environmental liens or activity and use limitations in connection with the Subject Property.

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2. INTRODUCTION

SME's project team conducted a Phase I Environmental Site Assessment (ESA) of 350 South Fifth Street, Ann Arbor, Washtenaw County, Michigan, hereinafter referred to as "the Subject Property". The Phase I ESA was conducted according to the ASTM International (ASTM) Practice E 1527-21 (Practice), which is accepted in the U.S. Environmental Protection Agency regulations as satisfying one component of the requirements of All Appropriate Inquiry (AAI) under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended. The information and findings from that Phase I ESA were used, in part, in the conduct of this Phase I ESA.

2.1 PURPOSE

The purpose of this Phase I ESA was to satisfy relevant AAI requirements for qualifying the User of this report for applicable landowner liability protections under CERCLA (42 U.S.C. 9601) and to meet Michigan State Housing Development Authority (MSHDA) environmental review requirements prior to obtaining housing development funding. One of the primary objectives was to identify recognized environmental conditions (RECs) in connection with the Subject Property and assess their relative significance. ASTM defines a REC as:

> *(1) the presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment;(2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment.*

2.2 DETAILED SCOPE OF SERVICES

This Phase I ESA was conducted in conformance with MSHDA's Environmental Review Requirements for 2026 and the ASTM Standard on Environmental Site Assessments for Commercial Real Estate, designation E 1527-21, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." This Phase I ESA does not address the non-scope considerations as defined by Section 13 of ASTM E 1527-21, with the exception of additional services that are described in Section 9, which are included in MSHDA's Environmental Review Requirements for 2026.

2.3 SIGNIFICANT ASSUMPTIONS

Pursuant to the Practice, we assume information provided by all sources and parties (including the User), is accurate and complete except where obvious inconsistencies or inaccuracies were identified.

2.4 LIMITATIONS AND EXCEPTIONS

No limiting conditions were encountered during site reconnaissance activities. The Practice's scope of assessment was implemented without exceptions.

2.5 SPECIAL TERMS AND CONDITIONS

No special terms and conditions were imposed on SME as part of this Phase I ESA.

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2.6 USER RELIANCE

We have prepared this report to be used and relied upon solely and exclusively by Fifth Avenue MI LDHA LLC (the User), Related Midwest, Ann Arbor Housing Development Corporation, and MSHDA in accordance with terms and conditions agreed upon for the project. No other party may rely upon our opinions, conclusions, or reports unless SME has agreed to such reliance in writing.

2.7 PRESUMED VIABILITY

According to ASTM E 1527-21, the following components of a Phase I ESA must be conducted within 180 days of the date of the intended transaction:

- Interview(s) with owners, operators, and occupants
- Search for recorded environmental cleanup liens
- Review of federal, tribal, state, and local government records
- Visual inspections of the Property and adjoining sites
- Declaration by the environmental professional responsible for the assessment

A review of federal, tribal, state and local government records was completed on February 19, 2026, the earliest completion date of the required Phase I ESA components. This Phase I ESA report; therefore, is valid until August 18, 2026. Components of the report must be updated within 180 days to maintain compliance with the ASTM Standard.

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3. SITE DESCRIPTION

The following subsections contain descriptions of the Subject Property, uses and conditions of the Subject Property, and uses of the adjoining sites at the time of this Phase I ESA. Photographs of the Subject Property and surrounding areas are included in Section 10.3.

3.1 LOCATION AND LEGAL DESCRIPTION

At the time of reconnaissance, the Subject Property consisted of a 0.8 acre paved parking lot. The Subject Property location is shown on the Site Vicinity Map in Section 10.1. A Property Features Diagram and a Proposed Development Site Plan are included in Section 10.2. The Subject Property parcel tax parcel identification number was 09-09-29-404-001. The parcel card, which includes the parcel's abbreviated legal description, is included in Section 10.4. The Subject Property owner at the time of this assessment was the Ann Arbor Housing Development Corporation.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

At the time of the reconnaissance, the Subject Property consisted of a paved parking lot. The Subject Property was bordered by South Fifth Avenue, East William Street, and South Fourth Avenue to the east, south, and west, respectively. The area to the north consisted of a bus depot, a library was present to the east, residential development and a funeral home were present to the south, and a parking garage was present to the west. The Subject Property was serviced by DTE Energy for electrical service. The Subject Property area was serviced by DTE Energy for natural gas, and the City of Ann Arbor municipal utilities for water, sanitary, and storm sewer services. Stormwater on the Subject Property flowed to adjoining roadways. A Site Plan (Section 10.2) was developed from the observations, field notes, and historical information collected during conduct of this Phase I ESA.

3.3 CURRENT USE OF THE PROPERTY

The Subject Property was occupied by a paved parking lot.

3.4 DESCRIPTIONS OF STRUCTURES, ROADS, OTHER IMPROVEMENTS ON THE SITE

The Subject Property was developed with a paved parking lot. Vehicle access to the Subject Property was from the south access drive. Pedestrian access to the Subject Property was from sidewalks at the edges of the parking lot.

3.5 CURRENT USES OF THE ADJOINING PROPERTIES

DIRECTION	NAME ADDRESS	ACTIVITY
North	Ann Arbor Area Transportation Authority- Blake Transit Center 328, 331 South Fifth Avenue	Bus depot
East	South Fifth Avenue Ann Arbor District Library: Downtown 343 South Fifth Avenue	Roadway Library

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DIRECTION	NAME ADDRESS	ACTIVITY
South	East William Street Various Muehlig Funeral Chapel 403 South Fourth Avenue	Roadway Residential Funeral home
West	South Fourth Avenue Fourth and William Public Parking 115 East William Street	Roadway Parking Garage

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4. USER PROVIDED INFORMATION

As part of AAI and the ASTM Practice, the User has the responsibility, above and beyond the Phase I ESA conducted under supervision of an EP, to provide information in support of all appropriate inquiries into environmental conditions on the Subject Property. The User information was provided through completion of the **User Questionnaire** attached in Section 10.6. Information provided by Mr. Michael Kaplan, a representative of the User, is summarized in the following subsections.

4.1 TITLE RECORDS

Mr. Kaplan provided Subject Property title records for our review. No recorded environmental cleanup liens, AULs or PULs related to the Subject Property were reported by the User.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS (AULs)

Mr. Kaplan reported no recorded environmental liens or AULs related to the Subject Property.

4.3 SPECIALIZED KNOWLEDGE

Mr. Kaplan reported no specialized knowledge or experience related to the Subject Property or nearby properties that could be material to any environmental conditions of the Subject Property.

4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. Kaplan reported that the Subject Property was formerly occupied by municipal parking and a YMCA structure, which do not represent RECs.

4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Mr. Kaplan reported that the purchase price of the Subject Property reflected the fair market value.

4.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The Subject Property owner at the time of this assessment was the Ann Arbor Housing Development Corporation.

4.7 REASON FOR PERFORMING THE PHASE I ESA

Mr. Kaplan reported the reason for this Phase I ESA was to meet AAI requirements prior to purchase of the Subject Property and to meet MSHDA environmental review requirements prior to obtaining low-income housing funding.

4.8 OTHER

Mr. Kaplan provided no additional information in support of all appropriate inquiry into the Subject Property's environmental conditions.

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5. RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

We retained Environmental Risk Information Services (ERIS) to query the state, federal, and tribal regulatory agency databases described in the Practice to identify regulated and/or environmentally impacted sites within the specified approximate minimum search distances. ERIS also queried other readily available regulatory agency databases. The queried databases, associated search radii, and dates the lists were updated are listed in the ERIS report (Section 10.5). The ERIS report also includes maps indicating the locations of these listed sites relative to the Subject Property. Unmapped sites, as identified by ERIS, are sites that for various reasons, cannot be mapped through the ERIS query system. Where possible, we attempted to locate the reported unmapped sites.

A summary of listed mapped and unmapped sites of potential concern is presented in the table included in this subsection. The other listed sites do not appear to represent RECs in connection with the Subject Property based on the type of listing, its distance from the Subject Property, and the presumed direction of groundwater flow to the west (see Section 5.3.1).

SITE NAME AND ADDRESS	APPROXIMATE DISTANCE AND DIRECTION FROM SUBJECT PROPERTY[1]	NAME OF LIST[2]
City of Ann Arbor/ Ann Arbor YMCA 350 South Fifth Avenue	The Subject Property.	BEA, SHWS, FED BROWNFIELDS, FINDS/FRS, RCRA-NonGen, WASTE
331 South Fourth & 350 South Fifth Avenue	The Subject Property and the north-adjoining site.	BEA, SHWS
Pall Gelman	Subject Property area.	AUL

NOTES: [1]ERIS sites are mapped by address. Distances and/or site directions listed above may be adjusted from those reported by ERIS to better represent field conditions and potential site boundaries.
[2]Definitions of acronyms and lists are presented in the ERIS report.

We reviewed relevant documents provided by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to evaluate potential RECs. Discussions of Part 201 generic residential cleanup criteria (Part 201 criteria) are in relation to those in place at the time of this Phase I ESA. Summaries of our findings are presented in the following paragraphs.

An occupant of the Subject Property was listed as a small quantity generator of ignitable waste in 2008. Violations were not recorded; therefore, this listing does not represent a REC. Multiple assessments were completed on the Subject Property between 2005 and 2025. See Section 5.4.7.2 for discussion.

A baseline environmental assessment (BEA) was completed on the **331 South Fourth & 350 South Fifth Avenue** site in 2005 to assess the former automobile repair and paint shop on the north-adjoining site and the former furniture and upholstery repair shop on the Subject Property. Groundwater was not encountered during the assessment. Soil samples were collected and analyzed for volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and various metals. Concentrations of arsenic[2] in the soil on the Subject Property and the north-adjoining site exceeded Part 201 criteria.

[2] Although arsenic exceeded Part 201 criteria at the time of the 2005 assessment, it was later determined that the concentrations were consistent with regional, glacial lobe-specific background concentrations. Arsenic is no longer considered a Part 201 exceedance on the Subject Property.

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Concentrations of benzo(a)pyrene, benzo(b)fluoranthene, and trichloroethene in the soil on the north-adjoining site exceeded Part 201 criteria, and the north-adjoining site and Subject Property were identified as a "facility". Additional investigations were conducted on the Subject Property in 2014, 2022, and 2025, and are discussed in Section 5.4.7.2.

An activity and use limitation (AUL), identified as the Prohibition Zone, is present in areas of the City of Ann Arbor and Scio Township related to a release of 1,4-dioxane at the **Pall Gelman** site. Review of the EGLE website for the **Pall Gelman** site documented that the Prohibition Zone was expanded in 2021 and includes the area of the Subject Property. The most recent sampling data from 2024 documented that the 1,4-dioxane plume is over 3,500 feet west of the Subject Property. Therefore, the known area contamination from the **Pall Gelman** site is not a REC.

5.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

5.2.1 COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

On February 23, 2026, we contacted the Washtenaw County Environmental Health Department via e-mail and requested available information pertaining to environmental complaints, concerns or general records associated with the Subject Property and surrounding area, including information on septic systems and water wells, if any. On February 25, 2026, Ms. Anita Addie, Customer Services Specialist, provided environmental health inspection records associated with the former childcare center and YMCA on the Subject Property, which do not represent a REC.

5.2.2 FIRE DEPARTMENT

On February 23, 2026, we contacted the Ann Arbor Fire Department via email and requested available records associated with the Subject Property and surrounding area regarding underground storage tanks (USTs), hazardous materials responses or other environmental complaints or concerns. On February 25, 2026, Ms. Jacqueline Beaudry, City Clerk, indicated no records were available for the Subject Property.

5.2.3 MDEQ GEOLOGICAL SURVEY DIVISION

We reviewed the Physical Setting Report (PSR) provided by ERIS for information regarding the presence of oil and gas wells located in the Subject Property vicinity. According to the report, multiple plugged and abandoned mineral wells were located approximately 0.2 miles west-northwest and between 0.4 and 0.5 miles east of the Subject Property. Based on the distance of the wells from the Subject Property, they do not represent a REC.

5.2.4 OTHER RECORD SOURCES

No other record sources were accessed as part of this Phase I ESA.

5.3 PHYSICAL SETTING SOURCE(s)

5.3.1 USGS – CURRENT 7.5 MINUTE TOPOGRAPHIC MAP

We reviewed a United States Geological Survey (USGS) 7.5-minute series Topographic Map for the Ann Arbor East and West, Michigan Quadrangles, compiled in 1983 and depicted on Figure No. 1. The Subject Property was located in an urban area in the City of Ann Arbor. The Subject Property was relatively flat at an elevation of approximately 850 feet above mean sea level (MSL), and surface topography sloped to the west. The Huron River was located approximately 0.7 miles northeast of the Subject Property. Based on the review of the topographic map, groundwater flow is anticipated to be to the west based solely on topography.

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5.3.2 OTHER NON-STANDARD PHYSICAL SETTING SOURCES

We reviewed the PSR provided by ERIS for information regarding the soils located at the Subject Property. Soils at the Subject Property consisted of Fox sandy loam, till plain. Additional details regarding soil types are included in Section 10.5.

Multiple assessments were completed on the Subject Property, as discussed in Section 5.1 and 5.4.7.2. The surface materials consisted of asphalt pavement, concrete pavement, or topsoil. The surface materials were generally underlain by sand and fill material containing fragments of brick, plastic, wood, glass, metal, and/or concrete, underlain by sand or silty sand. The fill materials generally extended to depths ranging from 4 feet to 22 feet below ground surface (bgs). Natural sands, ranging in grain size and varying in silt, clay, and gravel content, were encountered beneath the fill and extended to the maximum depth explored (75 feet bgs). Groundwater was not encountered at any of the environmental soil boring locations.

5.4 HISTORICAL USE INFORMATION ON THE PROPERTY

The objective of consulting historical record sources is to develop a history of the Subject Property's previous uses to help identify the likelihood of past uses having led to RECs in connection with the Subject Property. The information reviewed was from reasonably ascertainable standard sources, defined in the Practice as publicly available, obtainable from its source within reasonable time and cost constraints, and practicably reviewable.

Data failures encountered, as defined by the Practice, are described under each appropriate Practice historical source. The Practice requires review of only as many of the standard historical sources as are reasonably ascertainable and likely to be useful.

The sources reviewed for this Phase I ESA are summarized below. Copies of source documents are included in Section 10.4. A summary of findings from these reviews is presented below.

5.4.1 AERIAL PHOTOGRAPHS

We reviewed aerial photographs, obtained from ERIS, dated 1937 to 2024. A summary of our review is provided below.

AERIAL PHOTOGRAPH SUMMARY	
YEAR(S)	**COMMENTS**
1937 - 1956	**Subject Property:** Multiple residential and/or commercial structures were present throughout the Subject Property. The remainder consisted of grass-covered land.
1964 - 2006	**Subject Property:** The residential and commercial structures were no longer visible, and a commercial structure was present near the center of the Subject Property. The remainder consisted of paved land.
2009 - 2024	**Subject Property:** The Subject Property consisted of a paved parking lot.

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5.4.2 FIRE INSURANCE MAPS

We reviewed fire insurance maps (FIMs) of the Subject Property area, obtained from ERIS, dated 1888 to 1972. A summary of our review is provided below.

FIM SUMMARY	
YEAR(S)	**COMMENTS**
1888 - 1892	**Subject Property:** Multiple residential structures with associated outbuildings were located throughout the Subject Property.
1899 - 1908	**Subject Property:** A church was present on the southeast corner of the Subject Property and residential structures with associated outbuildings were present on the remainder. By 1908, an alley traversed through the center of the Subject Property from north to south.
1916 - 1948	**Subject Property:** A structure occupied by City YWCA was present near the southwest corner, a church was present on the southeast corner, and a furniture and upholstery repair structure was present on the north portion of the Subject Property. Residential structures were present on the remainder. By 1925, the furniture and upholstery repair structure was labeled as a two-story detached garage.
1972	**Subject Property:** The Subject Property was redeveloped with a structure occupied by the YM and YWCA. The structure was labeled as constructed in 1960, and included a pool on the first floor.

5.4.3 PROPERTY TAX FILES

We visited the Washtenaw County GIS website and reviewed available records, which were comprised of a parcel card. The Subject Property owner at the time of this assessment was the Ann Arbor Housing Development Corporation.

5.4.4 RECORDED LAND TITLE RECORDS

We did not review land title records, because information regarding the history of the Subject Property was obtained from other historical sources identified herein. In addition, land title records typically provide information regarding ownership, but not use, of a property.

5.4.5 USGS TOPOGRAPHIC MAPS

We reviewed the USGS Topographic Maps, dated 1902 to 2019, provided by ERIS.

TOPOGRAPHIC MAP SUMMARY	
YEAR(S)	**COMMENTS**
1902 - 1906	**Subject Property:** Multiple residential or commercial structure were present throughout the Subject Property.
1965 - 2019	Except for roads and waterways, specific features were not depicted on the Subject Property.

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5.4.6 LOCAL STREET DIRECTORIES

We reviewed City Directory Abstracts provided by ERIS, dated 1925 to 2023. A summary of our review is provided below. Additional Subject Property addresses noted during our review of FIMs were 336 and 338 South Fifth Avenue, and 343 South Fourth Avenue.

CITY DIRECTORY SUMMARY
COMMENTS
Subject Property: 350 South Fifth Avenue – YM/YWCA from 1968 to 2022, and an individual from 2016 to 2023. 343 South Fourth Avenue – YWCA from 1925 to 1955, and under construction in 1960. All other listings for the former Subject Property addresses (336 and 338 South Fifth Avenue) were residential that do not represent RECs.

5.4.7 OTHER HISTORICAL SOURCES

5.4.7.1 ZONING AND LAND USE RECORDS

We reviewed the City of Ann Arbor interactive zoning map application on March 3, 2026. According to the mapping application, the Subject Property was zoned planned unit development (PUD).

5.4.7.2 PRIOR REPORTS

We reviewed a Phase I ESA of the Subject Property completed by SME in August 2018. The following RECs were identified:

- The documented presence of arsenic, mercury, and selenium[3] in subsurface soils at concentrations greater than Part 201 Residential Cleanup Criteria is considered a REC in connection with the Property.
- The potential for buried demolition debris and/or fill of unknown origin to be present on the Property is considered a REC.

SME completed a baseline environmental assessment (BEA) of the Subject Property in August 2018 using data from prior assessments conducted in 2005 and 2014, which are discussed in Section 5.1 of this report.

We reviewed a Phase I ESA of the Subject Property completed by Atlas in January 2022. According to Atlas, the contaminants exceeding applicable standards in the soil on the Subject Property identified in previous assessments were attributed to background concentrations in the area, and did not represent a REC.

In December 2022, SME collected soil and soil gas samples from the Subject Property and analyzed them for mercury. Concentrations of mercury in the soil gas did not exceed Volatilization to Indoor Air Pathway (VIAP) Screening Levels in place at the time of this Phase I ESA, and concentrations of mercury in the soil samples exceeded Part 201 criteria.

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[3] Although arsenic and selenium exceeded Part 201 criteria at the time of this assessment, it was later determined that the concentrations were consistent with regional, glacial lobe-specific background concentrations. Arsenic and selenium are no longer considered a Part 201 exceedance on the Subject Property.

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In November 2024, SME completed a Phase I ESA of the Subject Property. The following REC was identified:

- The presence of arsenic, selenium, and mercury[4] in the soil on the Subject Property exceeding applicable Part 201 criteria.

In October 2025, SME completed a Vapor Encroachment Screening (VES) Addendum for the November 2024 Phase I ESA report to address a request for additional discussion provided by MSHDA. The following VECs were identified:

- The potential for the migration of vapors from trichloroethene and phenanthrene in the soil on the north-adjoining site (approximately 100 feet north of the planned Subject Property building) exceeding Part 201 Residential VIAP screening levels.
- The potential for the migration of vapors associated with the west-adjoining former gasoline filling station and auto service garage.

In December 2025, SME completed Phase II activities on the Subject Property to further investigate the VECs identified in November 2024. SME collected soil and soil gas samples from the Subject Property. The soil samples were submitted for laboratory analysis of VOCs, PAHs, arsenic, barium, cadmium, total chromium, hexavalent chromium, copper, lead, mercury, selenium, silver and/or zinc. The soil gas samples were submitted for laboratory analysis of VOCs and PAHs. Analytical results from the 2025 Phase II activities documented various PAHs and metals were measured in soil at concentrations that exceeded Part 201 criteria. No analyzed constituents were measured in soil gas samples at concentrations that exceeded the Site-specific Volatilization to Indoor Air Criteria (SSVIAC) approved for the Subject Property by EGLE on November 20, 2025.

5.4.8 PROPERTY HISTORICAL USE SUMMARY

The Subject Property consisted of residential development with associated outbuildings since at least 1888 to 1899, when a church was present on the southeast corner. The remainder consisted of grass-covered land. Between 1916 and the 1960s, a YWCA structure, a furniture and upholstery repair structure, and residential development were present on the Subject Property. By 1964, the residential and commercial structures were no longer depicted, and a YM and YWCA structure was present near the center of the Subject Property. The YM/YWCA structure was present until 2009, when the structure was demolished, and the Subject Property consisted of paved parking lot. Between 2005 and 2025, multiple environmental assessments were completed to assess the potential presence of contaminants on the Subject Property. Groundwater was not encountered during these assessments, and the subsurface consisted of fill material containing brick and concrete in various borings, underlain by sand or silty sand. Soil and soil gas samples were collected and analyzed for a combination of VOCs, PAHs, mercury, and various metals. Concentrations of benzo(a)pyrene, fluoranthene, phenanthrene, copper, zinc, and mercury in the soil exceeded Part 201 criteria, and the Subject Property was identified as a “facility”. Concentrations of contaminants in the soil gas did not exceed SSVIAC. The presence of PAHs and metals in the soil on the Subject Property exceeding applicable Part 201 criteria represents a REC.

The Subject Property was residentially developed by 1888, so we were not able to determine the first developed use. This is data failure for this Phase I ESA. In addition, data failure was noted between the years 1892 to 1899, 1908 to 1916, and 1916 to 1925. The usage changed across those periods from

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[4] Although arsenic and selenium exceeded Part 201 criteria at the time of this assessment, it was later determined that the concentrations were consistent with regional, glacial lobe-specific background concentrations. Arsenic and selenium are no longer considered a Part 201 exceedance on the Subject Property.

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residential use to use as a community center (YWCA) and furniture and upholstery repair. Based on the known uses, and the subsurface investigations conducted on the Subject Property, the data failures do not impact our ability to identify RECs and therefore do not represent a significant data gap.

5.5 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

We consulted historical record sources described in the following subsections to develop a history of the surrounding area's previous uses to help identify the likelihood of past uses having led to RECs in connection with the Subject Property. The information reviewed was from reasonably ascertainable standard sources, defined in the Practice as publicly available, obtainable from its source within reasonable time and cost constraints, and practicably reviewable.

Data failures encountered, as defined by the Practice, are described in the following discussions of the respective historical sources. The Practice requires review of only as many of the standard historical sources as are reasonably ascertainable and likely to be useful.

The sources reviewed for this Phase I ESA are summarized below. Copies of source documents are included in Section 10.4. A summary of findings from these reviews is presented below.

5.5.1 AERIAL PHOTOGRAPHS

We reviewed aerial photographs, obtained from ERIS, dated 1937 to 2024. A summary of our review is provided below.

AERIAL PHOTOGRAPH SUMMARY	
YEAR(S)	**COMMENTS**
1937 - 1956	**Surrounding Area:** The Subject Property was bordered by roads to the east, west, and south (South Fifth Avenue, South Fourth Avenue, and East William Street, respectively). The surrounding area consisted of residential development to the east and south, commercial development to the west, and residential and commercial development to the north.
1964 - 2024	**Surrounding Area**: The surrounding area consisted primarily of commercial development with residential development to the south and a parking lot to the west. By 1973, a commercial structure was present to the west.

5.5.2 FIRE INSURANCE MAPS

We reviewed fire insurance maps (FIMs) of the Subject Property area, obtained from ERIS, dated 1888 to 1972. The area south of the Subject Property was not depicted in the 1888, 1892, and 1899 FIMs. A summary of our review is provided below.

FIM SUMMARY	
YEAR(S)	**COMMENTS**
1888 - 1899	**Surrounding Area:** The Subject Property was bordered by South Fifth Avenue, East William Street, and South Fourth Avenue to the east, south, and west, respectively. The surrounding area consisted of residential development.

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FIM SUMMARY	
YEAR(S)	**COMMENTS**
1908 - 1972	**Surrounding Area:** The surrounding area consisted primarily of residential development with a hotel to the west and a sanitarium to the south. By 1916, a garage with a repair shop was present to the west and a gasoline tank was depicted in East William Street. By 1931, a funeral home was present to the south and a storefront was present to the west. By 1948, an automobile sales and service structure and an automobile paint structure were present to the north. By 1972, a parking garage was present to the west and a library was present to the east.

5.5.3 USGS TOPOGRAPHIC MAPS

We reviewed the USGS Topographic Maps, dated 1902 to 2019, provided by ERIS.

TOPOGRAPHIC MAP SUMMARY	
YEAR(S)	**COMMENTS**
1902 - 1906	**Surrounding Area:** The Subject Property was bordered by South Fifth Avenue, East William Street, and South Fourth Avenue to the east, south, and west, respectively. Residential or commercial structures were present throughout the surrounding area.
1965 - 2019	Except for roads, waterways, and the east-adjoining library, specific features were not depicted in the surrounding area.

5.5.4 LOCAL STREET DIRECTORIES

We reviewed City Directory Abstracts provided by ERIS, dated 1925 to 2023. A summary of our review is provided below.

CITY DIRECTORY SUMMARY
COMMENTS
Surrounding Area: **South Fifth Avenue** 328 – Automobile repair from 1976 to 1986. **South Fourth Avenue** 331 – Automobile sales and service shop and an insurance agency between 1945 and 1986, Ann Arbor Transportation Authority from 1991 to 2023. 340 – Automobile sales and service shop from 1925 to 1940, and a gasoline filling station from 1951 to 1955. **William Street (East and West)** 115 – Automobile tire sales and service shop from 1930 to 1940. All other listings in the Subject Property area were commercial, including a dressmaker, a funeral home, a furniture sales shop, a library, a salon, a beer depot, a parking garage, residential or churches that do not represent RECs.

5.5.5 OTHER HISTORICAL SOURCES

We did not review other historical sources because sufficient information regarding the Subject Property's history was obtained from the aforementioned historical sources.

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5.5.6 SURROUNDING AREA HISTORICAL USE SUMMARY

The Subject Property was bordered by South Fifth Avenue, East William Street, and South Fourth Avenue to the east, south, and west, respectively. Surrounding areas consisted of residential development from at least 1888 to the early 1900s, when a hotel and a sanitarium were located to the west and south. Between the 1910s and 2023, commercial development was present and consisted of automobile sales and service shops, a gasoline filling station, an automobile paint shop, storefronts, a funeral home, a dressmaker, a furniture sales shop, a library, a salon, a beer depot, a bus depot, and a parking garage. Between 1916 and 1925, a gasoline tank was present in East William Street, west of the Subject Property. Assessments completed on the Subject Property did not identify the presence of contaminants from the former automobile repair and painting shops, gasoline tank to the west, and gasoline filling station in the surrounding area (See Section 5.4.7.2 for discussion of prior assessments). In 2023, the surrounding area consisted of a bus depot to the north, a parking garage to the west, a funeral home and residential development to the south, and a library to the east. The former use of the surrounding area does not represent a REC.

6. SITE RECONNAISSANCE

We conducted a site reconnaissance to identify evidence indicative of RECs in connection with the Subject Property. Descriptions of the current Subject Property use and conditions, including the use, storage, and/or treatment of hazardous substances and/or petroleum products and the generation, storage/accumulation, and/or disposal of chemical, petroleum, or other contaminated wastes are presented in the following sections.

6.1 METHODOLOGY AND LIMITING CONDITIONS

On February 24, 2026, Mr. Jared Urbain, under the guidance of the EP, conducted a reconnaissance to observe Subject Property conditions and features. Mr. Urbain was unaccompanied during the reconnaissance. Photographs taken during the reconnaissance, which illustrate observed conditions and surrounding areas, are contained in Appendix A. No limiting conditions were encountered.

6.2 GENERAL SITE SETTING

The Subject Property was situated in a relatively flat area in the southwest portion of the City of Ann Arbor. The Subject Property area was developed with an asphalt parking lot. South Fifth Avenue, East William Street, and South Fourth Avenue bordered the Subject Property to the east, south, and west respectively.

6.3 EXTERIOR OBSERVATIONS

The Subject Property consisted of a paved parking lot, with an entrance gate, parking meters and landscaped areas. Mr. Urbain observed no evidence of strong, pungent, or noxious odors, stained soils or pavements, or areas of stressed vegetation, pools of liquids, septic systems or water supply wells. No RECs were identified unless indicated in the following subsections.

6.3.1 HAZARDOUS SUBSTANCE OR PETROLEUM PRODUCT USE AND STORAGE

Mr. Urbain observed no use and/or storage of hazardous substances or petroleum products in drums or other containers that might represent a REC.

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6.3.2 USTS/ASTS

Mr. Urbain observed no evidence of USTs or ASTs.

6.3.3 PCB-CONTAINING EQUIPMENT

Three pad-mounted transformers were observed along the north boundary of the Subject Property. The transformers did not have markings regarding their PCB content; however, no staining was observed on the ground near the transformers or on the transformers themselves. Therefore, the transformers do not represent a REC.

6.3.4 PITS, PONDS, AND LAGOONS

Mr. Urbain observed no evidence of pits, ponds, or lagoons.

6.3.5 WASTE GENERATION, TREATMENT, STORAGE, AND DISPOSAL

Mr. Urbain observed multiple municipal waste bins in the corners of the parking lot and near the entranceway. No waste or staining was observed outside the bins; therefore, they do not represent a REC.

6.3.6 OTHER EXTERIOR FEATURES

Mr. Urbain observed no other features indicative of RECs.

6.4 INTERIOR OBSERVATIONS

Buildings or structures were not observed during the site reconnaissance.

6.5 ADJOINING SITES OBSERVATIONS

Known uses of adjoining sites at the time of the site reconnaissance are summarized in the following table:

DIRECTION	NAME ADDRESS	ACTIVITY
North	Ann Arbor Area Transportation Authority- Blake Transit Center 328, 331 South Fifth Avenue	Bus depot
East	South Fifth Avenue Ann Arbor District Library: Downtown 343 South Fifth Avenue	Roadway Library
South	East William Street Various Muehlig Funeral Chapel 403 South Fourth Avenue	Roadway Residential Funeral home

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DIRECTION	NAME ADDRESS	ACTIVITY
West	South Fourth Avenue Fourth and William Public Parking 115 East William Street	Roadway Parking Garage

Mr. Urbain traversed the Subject Property boundaries on foot and observed the surrounding sites. No other features indicative of RECs were observed on the surrounding sites.

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7. INTERVIEWS

As part of the conduct of this Phase I ESA, SME interviewed the following pertinent individuals other than the User of this report:

- Current Subject Property owner (or representative) – Ms. Jennifer Hall, Subject Property owner representative
- State and/or local government officials – Ms. Anita Addie, Costumer Services Specialist, Washtenaw County Environmental Health Department

7.1 INTERVIEW WITH OWNER REPRESENTATIVE

We evaluated information provided on an Owner/Occupant Questionnaire completed by Ms. Hall. She indicated the Subject Property was purchased by the Ann Arbor Housing Development Corporation in 2023 and the former owner, the City of Ann Arbor, acquired the Subject Property in 2019. The Subject Property consisted of a paved parking lot and transformers were present on the north portion. She referenced an easement in favor of DTE Energy and the Detroit Energy Company on the northern border of the Subject Property, and she provided legal documents and title search which included the easement information (See Appendix 10.6). She referenced prior environmental assessments completed on the Subject Property, see Section 5.1 and 5.4.7.2 for discussion. We identified no additional RECs based on the review of the Owner/Occupant Questionnaire.

7.2 INTERVIEW WITH SITE MANAGER

The Subject Property was unoccupied at the time of this assessment.

7.3 INTERVIEWS WITH OCCUPANTS

The Subject Property was unoccupied at the time of this assessment.

7.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

We interviewed Ms. Addie and asked whether she knew of any environmental incidents or concerns associated with the Subject Property and surrounding area. She provided environmental health inspection records associated with the former childcare center and YMCA on the Subject Property Ms. Addie indicated she was not aware of environmentally-related incidents having occurred on the Subject Property or surrounding area.

7.5 INTERVIEWS WITH OTHERS

No other interviews were performed as part of this Phase I ESA.

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8. EVALUATION AND REPORT PREPARATION

8.1 FINDINGS

The Subject Property consisted of residential development with associated outbuildings from at least 1888 to 1899, when a church was present on the southeast corner. The remainder consisted of grass-covered land. Between 1916 and the 1960s, a YWCA structure, a furniture and upholstery repair structure, and residential development were present on the Subject Property. By 1964, the residential and commercial structures were no longer present, and a YM and YWCA structure was present near the center of the Subject Property. The YM/YWCA structure was present until 2009, when the structure was demolished, and the Subject Property was converted to a paved parking lot. Between 2005 and 2025, multiple environmental assessments were completed to assess the potential presence of contaminants on the Subject Property. Groundwater was not encountered during these assessments. Soil and soil gas samples were collected and analyzed for a combination of VOCs, PAHs, and various metals. Concentrations of PAHs and metals in the soil exceeded Part 201 criteria in place at the time of this Phase I ESA, and the Subject Property was identified as a “facility”. Concentrations of contaminants in analyzed soil gas samples did not exceed SSVIAC. At the time of the site reconnaissance, the Subject Property consisted of a paved parking lot with an entrance gate, parking meters and landscaped areas. Three pad-mounted transformers were present on the north portion.

The Subject Property was bordered by South Fifth Avenue, East William Street, and South Fourth Avenue to the east, south, and west, respectively. Surrounding areas consisted of residential development from at least 1888 to the early 1900s, when a hotel and a sanitarium were located to the west and south. Between the 1910s and 2023, commercial developments were present on adjoining and surrounding sites and included automobile sales and service shops, a gasoline filling station, an automobile paint shop, storefronts, a funeral home, a dressmaker, a furniture sales shop, a library, a salon, a beer depot, a bus depot, and a parking garage. Assessments completed on the Subject Property did not identify evidence of migration of contamination from these uses. At the time of the site reconnaissance, the surrounding area consisted of a bus depot to the north, a parking garage to the west, a funeral home and residential development to the south, and a library to the east.

8.2 OPINION

In the EP’s opinion, the following REC was identified in connection with the Subject Property:

- Between 2005 and 2025, multiple assessments were completed on the Subject Property. The cumulative analytical results documented concentrations of PAHs and metals in the soil that exceeded Part 201 criteria. The presence of PAHs and metals in the soil on the Subject Property that exceeded Part 201 criteria represents a REC.

8.3 ADDITIONAL INVESTIGATION

No additional investigation is warranted at this time. A Response Activity Plan to Comply with Section 20107a(1)(b) (ReSAP) was submitted to EGLE and MSHDA in January 2026 and is awaiting approval.

8.4 DATA GAPS

We identified the inability to determine the first developed use of the Subject Property as a data failure.

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8.5 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 of 350 South Fifth Avenue, in Ann Arbor, Washtenaw County, Michigan. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. In the EP's opinion, this assessment has revealed the following REC in connection with the Subject Property:

- The presence of PAHs and metals in the soil on the Subject Property that exceeded Part 201 criteria.

8.6 ADDITIONAL SERVICES

No additional services, other than those discussed in Section 9, were provided as part of this Phase I ESA.

8.7 LIMITING CONDITIONS/DEVIATIONS

We identified no significant data gaps or limiting conditions representing significant data gaps in connection with this ESA.

8.8 REFERENCES

ASTM International, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, November 1, 2021.

City of Ann Arbor interactive zoning map. Accessed on March 3, 2026 https://a2-mi.maps.arcgis.com/apps/webappviewer/index.html?id=15e88d775a8f414e8928c01c814b0db2

Phase I Environmental Site Assessment, Paved Parking Lot, 350 South Fifth Avenue, Ann Arbor, Michigan, SME, November 11, 2024;

Phase I Addendum Letter, Paved Parking Lot, 350 South Fifth Avenue, Ann Arbor, Michigan, SME, October 27, 2025.

Phase I Environmental Site Assessment. 350 South Fifth Avenue, Ann Arbor, Michigan. August 16, 2018. SME.

SME, Baseline Environmental Site Assessment, 350 South Fifth Avenue, Ann Arbor, Michigan. August 17, 2018. SME.

Phase I Environmental Site Assessment. 350 South Fifth Avenue, Ann Arbor, Michigan. January 12, 2022. Atlas.

Environmental Management Plan. 350 South Fifth Avenue, Ann Arbor, Michigan. April 24, 2023. SME.

Response Activity Plan to Comply with Section 20107z(1)(b), 350 South Fifth Avenue, Ann Arbor, Michigan, SME, January 16, 2026.

Gelman Site of 1,4-Dioxane Contamination, Michigan Department of Environment, Great Lakes, and Energy. Accessed on March 13, 2026. https://experience.arcgis.com/experience/816be95aa92b4b9e994376df3f080042#data_s=id%3Awidget_328_output_config_default_geocode_utility_2_0%3A0%2Cid%3AdataSource_4-Prohibition_Zones_4th_CJ_Update_2021_6291%3A5

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8.9 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

The Environmental Professional responsible for the conduct of this Phase I ESA was Ms. Beth Sexton. The site reconnaissance and interviews were performed by Ms. Maddy Mueller and Mr. Jared Urbain. The report was reviewed by Ms. Sexton. Resumes of Ms. Mueller, Mr. Urbain, and Ms. Sexton are attached in Section 10.8.

PREPARED BY:

Madelyn Mueller
Staff Engineer

REVIEWED BY:

Beth Sexton
Senior Consultant

8.10 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Beth Sexton
Senior Consultant

8.11 GENERAL COMMENTS

SME's project team conducted this Phase I ESA to identify RECs in connection with the Subject Property and to assess the relative significance of the identified RECs. The findings, opinions, conclusions, and recommendations presented in this report are based upon observations noted during the site visit, and information obtained during the performance of the scope of services on the dates indicated. In the process of obtaining the field and historical information in preparation of this report, procedures were followed that represent reasonable and accepted environmental practices and principles, in a manner consistent with that level of care and skill ordinarily exercised by members of these professions currently practicing under similar conditions. Records reviewed at various locations as identified within the text of this report, include only those records that were provided to SME by the referenced department on the date indicated. As such, the records provided to SME may not represent all records available at a given source. Appropriate Inquiries was made into the past uses of the Subject Property consistent with good commercial or customary practice. As is typical with Phase I ESAs, SME conducted no testing or subsurface evaluation for this assessment.

Due to unknown or latent conditions on the Subject Property, or on adjacent or nearby properties, which may become evident in the future, SME does not represent the Subject Property is free of contamination or hazardous waste material. It should also be noted the Subject Property conditions may change over time. Should additional surface, subsurface, chemical, or other data become available after the date of issue of this report, the findings, conclusions, and recommendations contained in this report may have to be modified. SME should be retained to review the new information and adjust our opinion and recommendations accordingly.

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All reports, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by SME as instruments of service are the property of SME. No parties other than those specifically identified in this report may rely upon SME's opinions, conclusions, or reports unless SME has agreed to such reliance in writing. In any event, any reliance will be subject to the terms and conditions set forth in the contractual agreement under which this work was performed.

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9. NON-SCOPE CONSIDERATIONS

9.1 FRIABLE AND NON-FRIABLE ASBESTOS CONTAINING MATERIALS (ACMs)

No buildings or structures were present on the Subject Property.

9.2 LEAD-BASED PAINT

No buildings or structures were present on the Subject Property.

9.3 RADON GAS

The Subject Property is located in Washtenaw County. According to the Michigan Indoor Radon Program published map[5], Washtenaw County is within the area where 25 percent or more homes sampled for radon had concentrations exceeding the EPA action limit of 4 picoCuries per liter (pCi/L). Further radon evaluation is required according to MSHDA guidelines. A copy of a map showing percentage of elevated radon test results by county in Michigan is included in Section 10.7.

9.4 100-YEAR FLOODPLAIN

SME reviewed the Federal Emergency Management Agency (FEMA) flood map for the area of the Subject Property (Community Panel #26161C0263E) dated April 3, 2012. Based on review of the flood map, the Subject Property is not located in a special flood hazard area (SFHA). A copy of the flood map is included in Section 10.7.

9.5 WETLANDS

SME reviewed the United States Fish and Wildlife Services (USFWS) National Wetland Inventory (NWI) map for the area of the Subject Property. Wetlands were not shown on the Subject Property. A copy of the map is included in Section 10.7. We also observed no evidence of wetlands on, or in close proximity to, the Subject Property during our Phase I ESA site reconnaissance.

9.6 ELECTRO-MAGNETIC FIELD (EMF), RADIO FREQUENCY (RF) AND SUBSTATIONS

SME observed no evidence of high voltage power lines on or near the Subject Property during the Phase I ESA site reconnaissance and SME is unaware of any plans to construct a cell phone antennae array on the Subject Property.

9.7 HIGH PRESSURE BURIED GAS LINES

SME is unaware of any high-pressure buried gas lines within 1,000 feet of the subject property. We reviewed the pipeline and hazardous materials safety administration's national pipeline mapping system. according to the mapping viewer application, no gas transmission pipelines are within 1,000 feet of the subject property. A copy of the map is included in section 10.7.

[5] https://www.michigan.gov/egle/about/organization/materials-management/indoor-radon/your-countys-radon-levels

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9.8 NOISE ANALYSIS

We identified the following applicable roadways, railroads, and airports within the U.S. Department of Housing and Urban Development (HUD) search distances from the Subject Property:

- Busy roadway (East William Street), located approximately 35 feet south of the proposed development.
- Busy roadway (South Fifth Avenue), located approximately 30 feet east of the proposed development.
- Busy roadway (South Fourth Avenue), located approximately 35 feet west of the proposed development.
- Busy roadway (Packard Street), located approximately 755 feet southwest of the proposed development.
- Ann Arbor Railroad located approximately 890 feet southwest of the proposed development.
- Ann Arbor Municipal Airport (ARB) located approximately 3.6 miles south of the proposed development.

We downloaded the most recent (2024) information regarding annual average daily traffic (ADT) and commercial ADT from the MDOT GIS web portal for East and West William Street (South First Street to South State Street), South Fifth Avenue (East Huron Street to Packard Street), South Fourth Avenue (Beakes Street to Packard Street), and Packard Street (South Main Street to Stadium Boulevard). Copies of information are included in Section 10.7. We estimated an average increase of one percent per year for the next 10 years to determine the ADT projections for 2036

We contacted the Ann Arbor Railroad and requested information about the operation of the rail line; however, we have not received a response at the time of this assessment. In lieu of the Ann Arbor Railroad, we used the Federal Railroad Administration data for the nearby crossing (000220V), which is included in Section 10.7.

A noise exposure map was available for the Ann Arbor Municipal Airport. The map depicts the 60 decibel (dB) contour approximately 3.5 miles from the Subject Property; therefore, the Ann Arbor Municipal Airport would not have a noise impact on the Subject Property.

We completed a noise assessment worksheet through the HUD exchange website to determine the busy roadways and railroad day and night sound levels (DNL). The total DNL was 74 dB; therefore, noise abatement is required in the design of the proposed development site plan. The HUD noise assessment worksheet and other noise-related information are included in Section 10.7.

A HUD STraCAT Sound Transmission Classification assessment was completed by Shiner Acoustics, LLC in September 2025 to calculate acoustical attenuation provided by proposed building components. The report is included in Section 10.7. Based on the STraCAT analyses, the proposed building materials were sufficient for noise attenuation.

9.9 VAPOR ENCROACHMENT SCREEN (ASTM E 2600-22)

We used the ERIS Vapor Encroachment Screen (VES) application to determine if the Subject Property, adjoining and/or nearby sites have VECs that could pose a potential vapor encroachment concern to the Subject Property. A copy of the ERIS VES report is included in Section 10.4. We also evaluated the site assessment activities conducted on the Subject Property (Section 5.4.7.2). Based on the findings of the prior investigations, which were adequate to assess the potential for vapor encroachment onto the Subject Property, no VECs identified with the Subject Property.

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9.10 ABOVEGROUND STORAGE TANKS

We reviewed the ERIS Radius search for sites with ASTs in the vicinity of the Subject Property. ERIS did not identify ASTs within a quarter mile of the Subject Property

9.11 LEAD IN DRINKING WATER

The City of Ann Arbor is in compliance with Michigan's revised Lead and Copper rule for all municipally-supplied and Type I Community Water supplies. The most recent water sampling from the City of Ann Arbor were completed between January and December 2024. Lead was measured at a concentration of 2 µg/L. As of January 1, 2025, the EGLE allowable lead level was 12 µg/L; therefore, the City of Ann Arbor is in compliance with Michigan's revised Lead and Copper rule. A copy of the water quality report is included in Section 10.7.

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10. APPENDICES

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10.1 SITE (VICINITY) MAP

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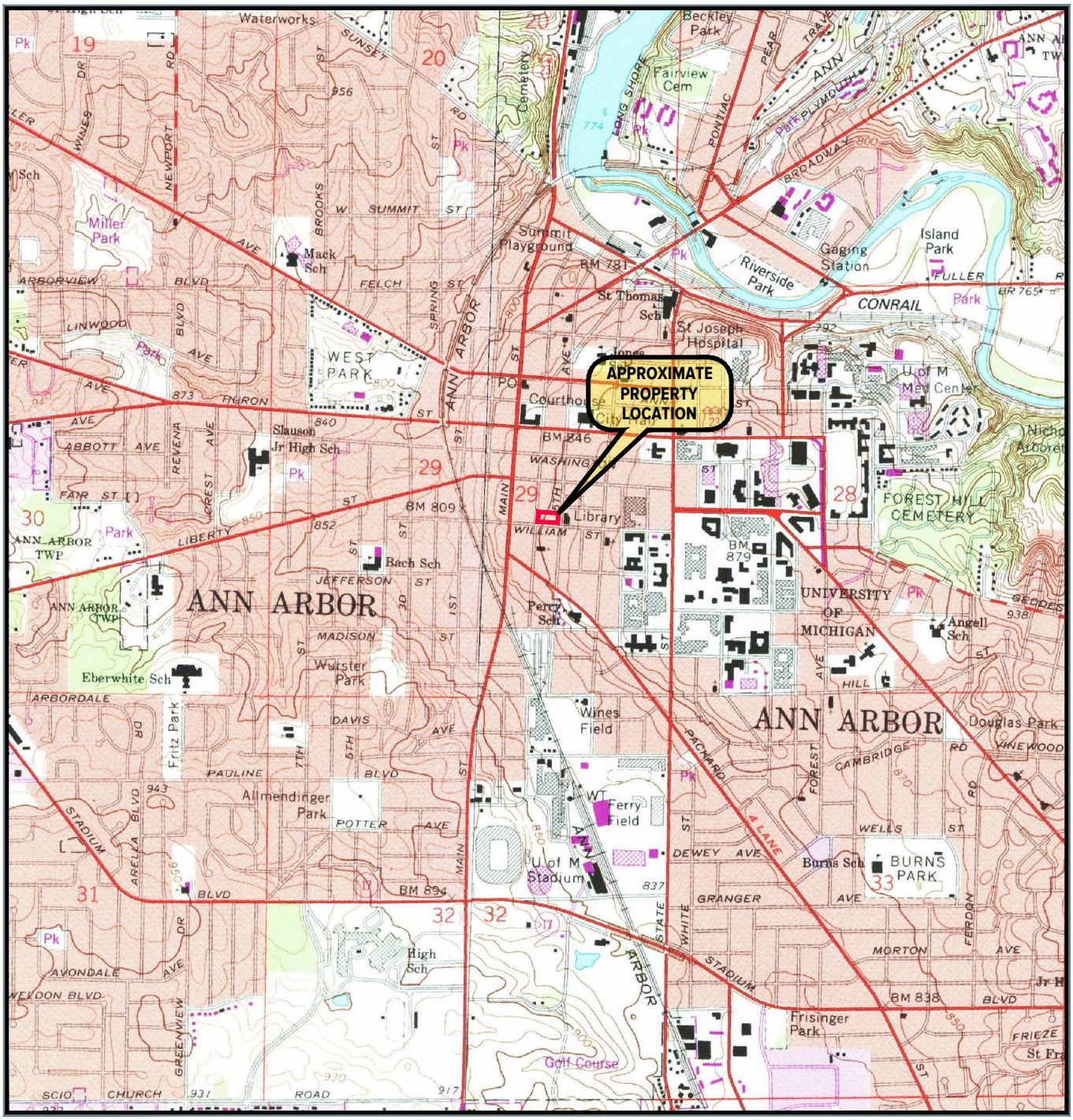

Base map obtained from ERIS®

USGS QUADRANGLE(s) REFERENCED

ANN ARBOR EAST (MI) 1983
ANN ARBOR WEST (MI) 1983

N
W
E
S
0'
2000'
SCALE: 1" = 2000'

No.	Revision Date		
		Date	03-09-2026
		CADD	J. BLAKE
		Designer	M. MUELLER
		Project No.	098225.00

DRAWING NOTE: SCALE DEPICTED IS MEANT FOR 8.5"x11" AND WILL SCALE INCORRECTLY IF PRINTED ON ANY OTHER SIZE MEDIA

PROPERTY LOCATION MAP
350 SOUTH FIFTH AVENUE
ANN ARBOR, MICHIGAN

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Figure No. 1

PLOT DATE: March 9, 2026 - 12:53 PM - julie.blake

FILE LOCATION: \\sme-inc\pz\WIP\098225.00\CAD\Design Files\ENV\00.010\Rev0\098225.00-PF.dwg

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

10.2 SITE PLAN AND PROPOSED DEVELOPMENT PLAN

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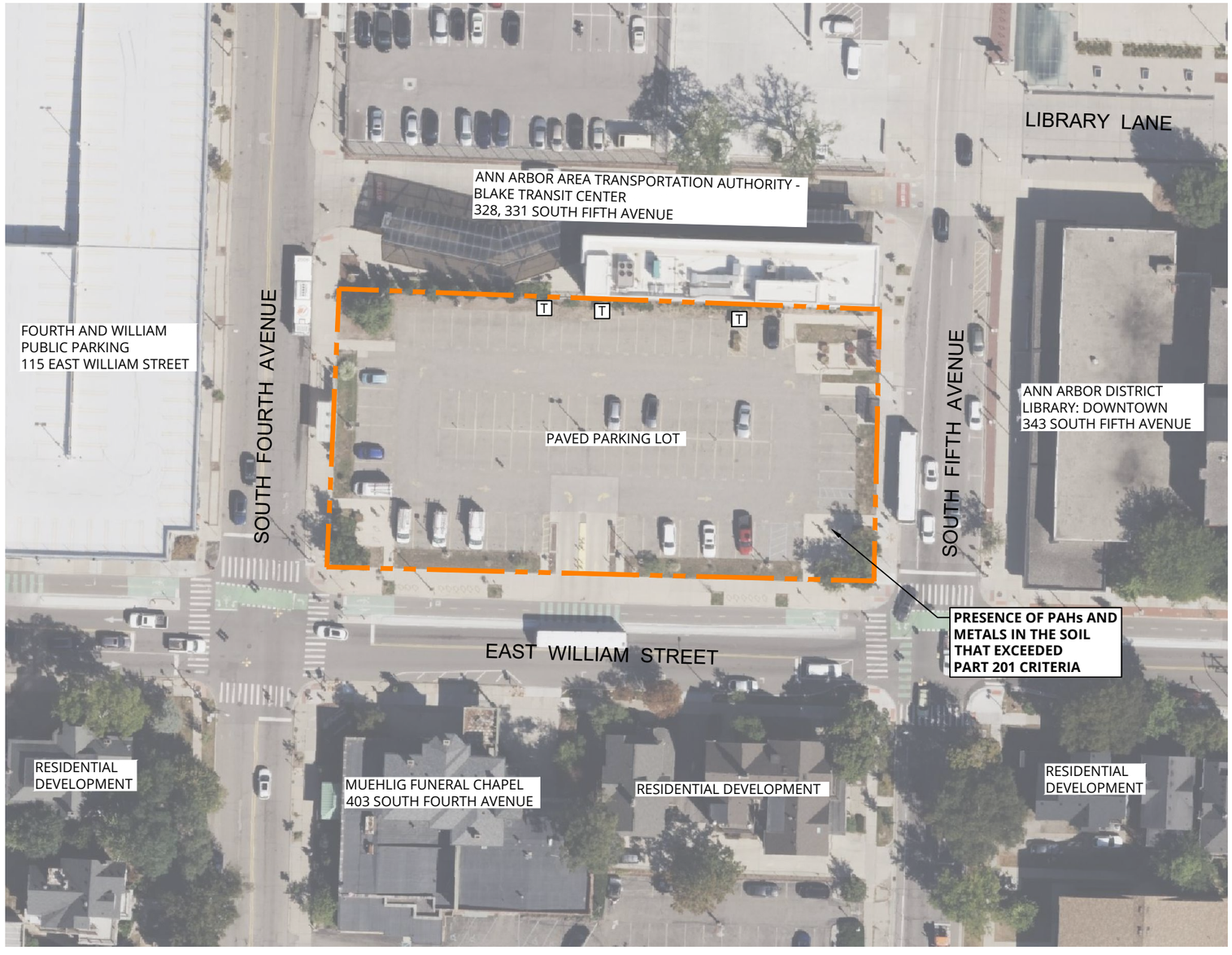

GRAPHIC SCALE: 1" = 60'

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- T — PAD-MOUNTED TRANSFORMER
- **BOLD TEXT** — RECOGNIZED ENVIRONMENTAL CONDITION (REC)

NOTE:
1. BASE DRAWING INFORMATION TAKEN FROM BING MAPS WITH A CLIPPED IMAGE DATE ON 11-6-2024 AND SITE RECONNAISSANCE.

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Project
350 SOUTH FIFTH AVENUE

Project Location
ANN ARBOR, MICHIGAN

Sheet Name
PROPERTY FEATURES DIAGRAM

No.	Revision Date

Date 03-09-2026
CADD J. BLAKE
Designer M. MUELLER
Project 098225.00
Figure No. 2

DRAWING NOTE: SCALE DEPICTED IS MEANT FOR 11" X 17" AND WILL SCALE INCORRECTLY IF PRINTED ON ANY OTHER SIZE MEDIA

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FILE LOCATION: \\sme-lnclpx1\WIP\098225.00\CAD\Design Files\ENV\00.010\Rev0\098225.00-PF.dwg
PLOT DATE: March 17, 2026 - 11:52 AM - julie.blake

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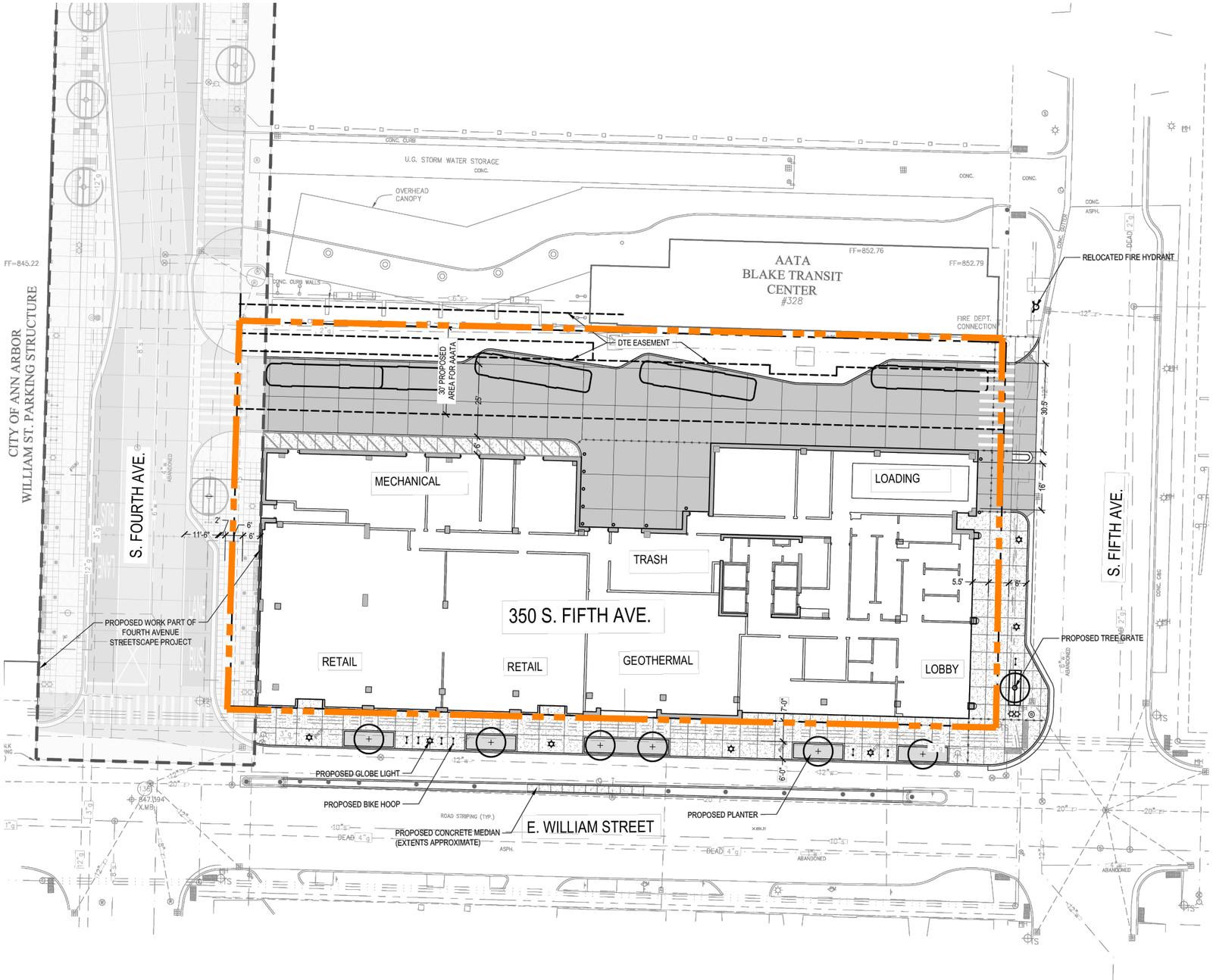

LEGEND

APPROXIMATE PROPERTY BOUNDARY

NOTE:
1. BASE DRAWING INFORMATION TAKEN FROM A PDF DRAWING TITLED "CONCEPTUAL SITE PLAN" PREPARED BY SMITHGROUP, DATED 2/26/2025.

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Project
350 SOUTH FIFTH AVENUE

Project Location
ANN ARBOR, MICHIGAN

Sheet Name
DEVELOPMENT SITE PLAN

No.	Revision Date

Date 03-09-2026
CADD J. BLAKE
Designer M. MUELLER
Project 098225.00
Figure No. 3

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PLOT DATE: March 9, 2026 - 1:15 PM - julie.blake

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

10.3 SITE PHOTOGRAPHS

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PHOTO NO. 1: General view of the Subject Property.

PHOTO NO. 2: View of the north boundary of the Subject Property.

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PHOTO NO. 3: View of the east boundary of the Subject Property.

PHOTO NO. 4: View of the south boundary of the Subject Property.

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PHOTO NO. 5: View of the west boundary of the Subject Property.

PHOTO NO. 6: View of a typical pad-mounted transformer, located along the north boundary of the Subject Property.

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PHOTO NO. 7: View of a typical parking meter and trash can.

PHOTO NO. 8: View of the north-adjoining transportation center, 328 South Fifth Avenue.

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Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

PHOTO NO. 9: View of the east-adjoining library, 343 South Fifth Avenue.

PHOTO NO. 10: View of the south-adjoining funeral home, 403 South Fourth Avenue.

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PHOTO NO. 11: View of a typical south-adjoining residential development.

PHOTO NO. 12: View of the west-adjoining parking structure, 115 East William Street.

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10.4 HISTORICAL RESEARCH DOCUMENTATION

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Washtenaw County Parcel Report

Parcel ID: **09-09-29-404-001**
Report Generated: 2/20/2026

PIN: 09-09-29-404-001
Property Address: 350 S FIFTH AV
ANN ARBOR, MI 48104

CVT Code: 09
CVT Description: CITY OF ANN ARBOR
School: 81010, ANN ARBOR PUBLIC SCHOOLS
Property Class: 202, COMMERCIAL VACANT

Principal Residence Exemption (PRE) %: 0%

Owner Information:

Owner: ANN ARBOR HOUSING DEVELOPMENT CORPO
Address: 301 E HURON STREET
ANN ARBOR, MI 48107-8647

Values:

Assessed Value: **SEV:**
Capped Value: **Taxable Value:**

Drain Assessment (not including drain debts) (last 3 years):

Year	Drain Name	Amount

Sales (last 3 max):

Date	Sale Price	Type
7/3/2018	0	OTHER
4/2/2014	5250000	WARRANTY DEED
4/26/2012	90000	WARRANTY DEED

Tax Description:

LOTS 3 4 5 & 6 B3S R5E ORIGINAL PLAT OF ANN ARBOR

This report is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Washtenaw County Equalization Department: (734) 222-6662 / Office of the Washtenaw County Water Resource Commissioner: (734) 222-6860

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

ERIS

HISTORICAL AERIALS

Project Property: Paved Parking Lot
350 S 5th Ave
Ann Arbor MI 48104

Project No: 098225.00

Requested By: SME-USA

Order No: 24101700358

Date Completed: October 18,2024

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

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2018	United States Department of Agriculture	1" = 500'	
2016	United States Department of Agriculture	1" = 500'	
2014	United States Department of Agriculture	1" = 500'	
2012	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2009	United States Department of Agriculture	1" = 500'	
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2005	United States Department of Agriculture	1" = 500'	
2000	United States Geological Survey	1" = 500'	
1993	United States Geological Survey	1" = 500'	Best Copy Available
1983	United States Geological Survey	1" = 500'	
1973	United States Geological Survey	1" = 500'	
1964	United States Geological Survey	1" = 500'	
1956	Detroit Edison	1" = 500'	
1949	Detroit Edison	1" = 500'	
1940	Agricultural Stabilization & Conserv. Service	1" = 500'	
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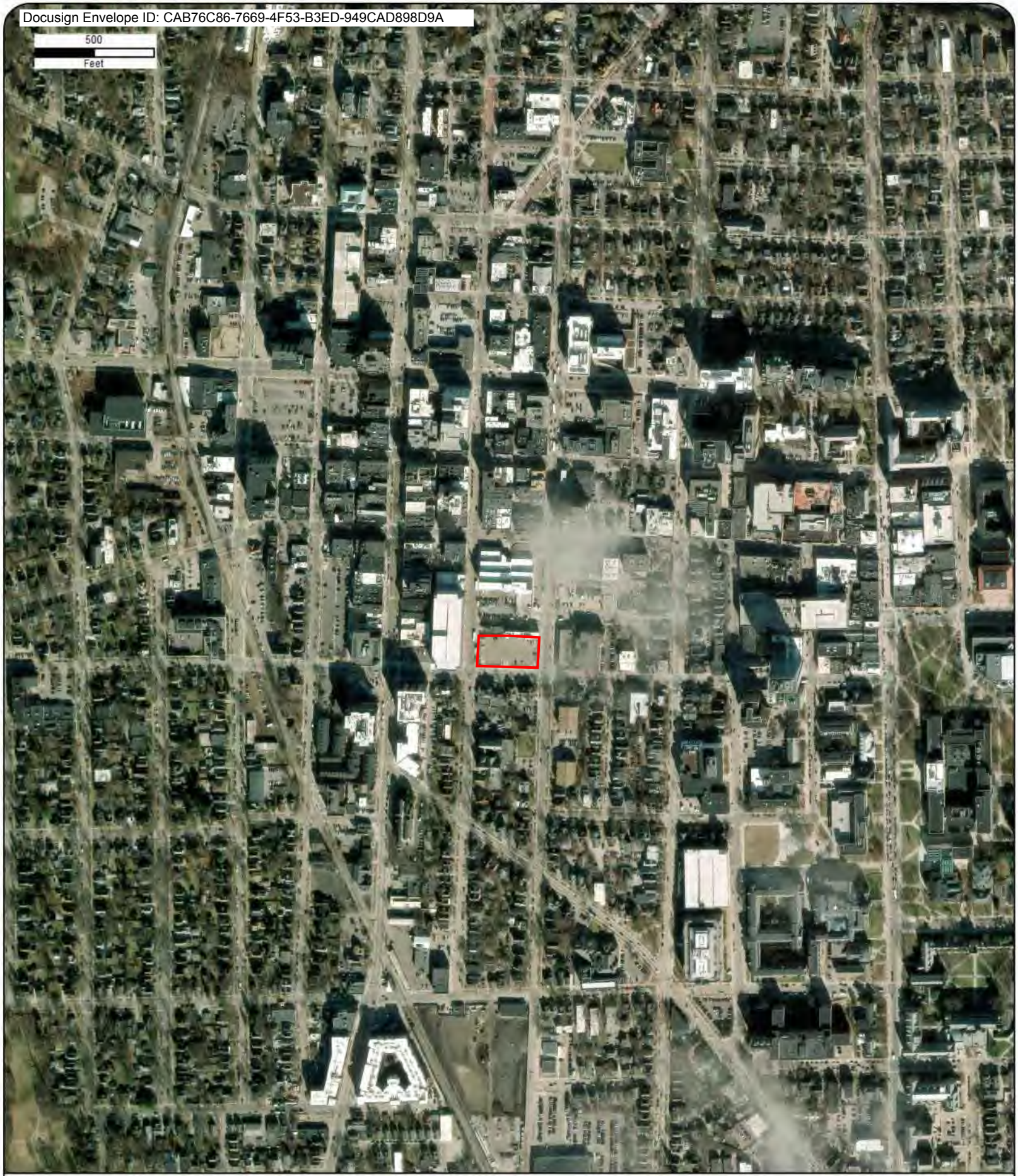

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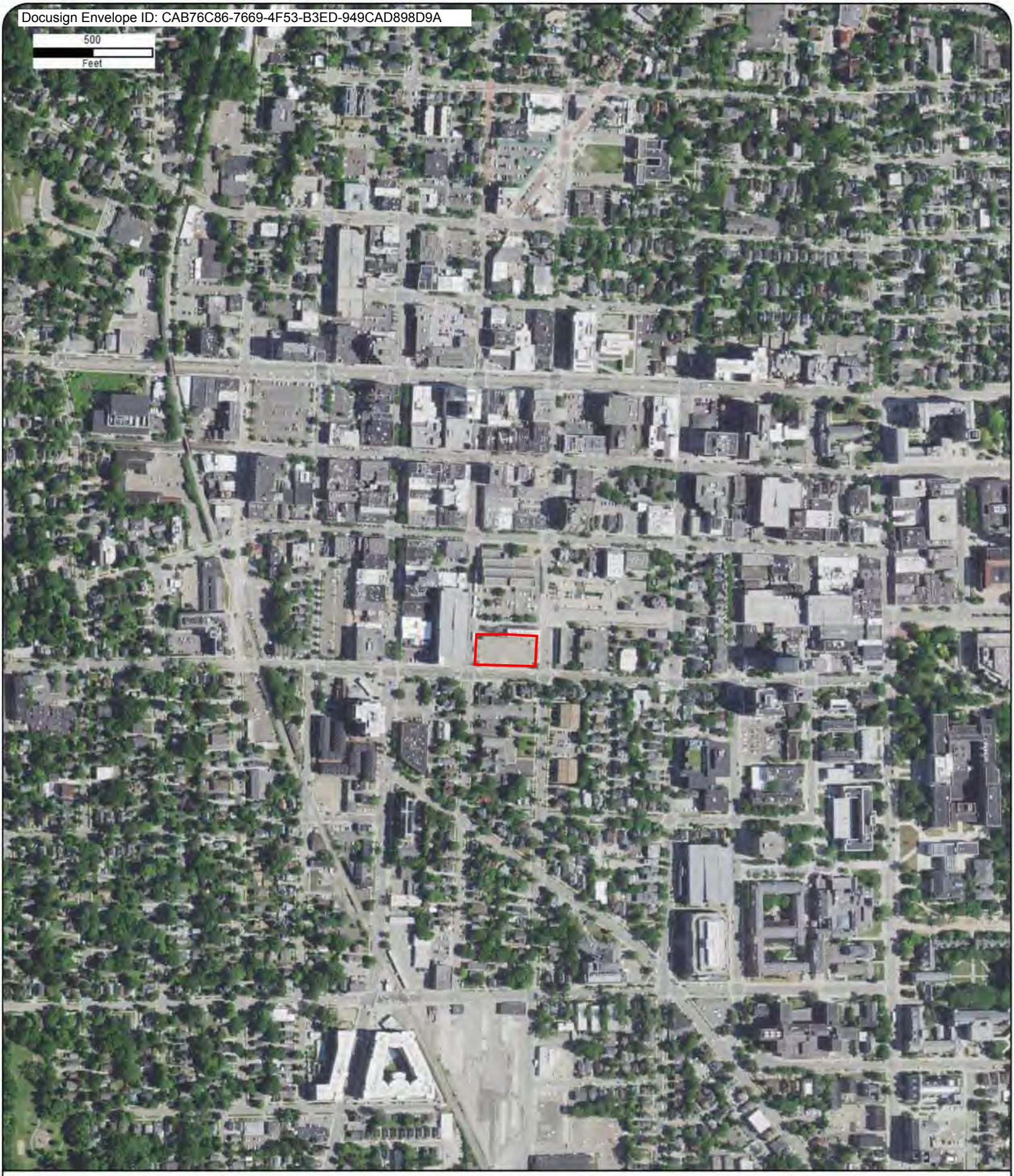

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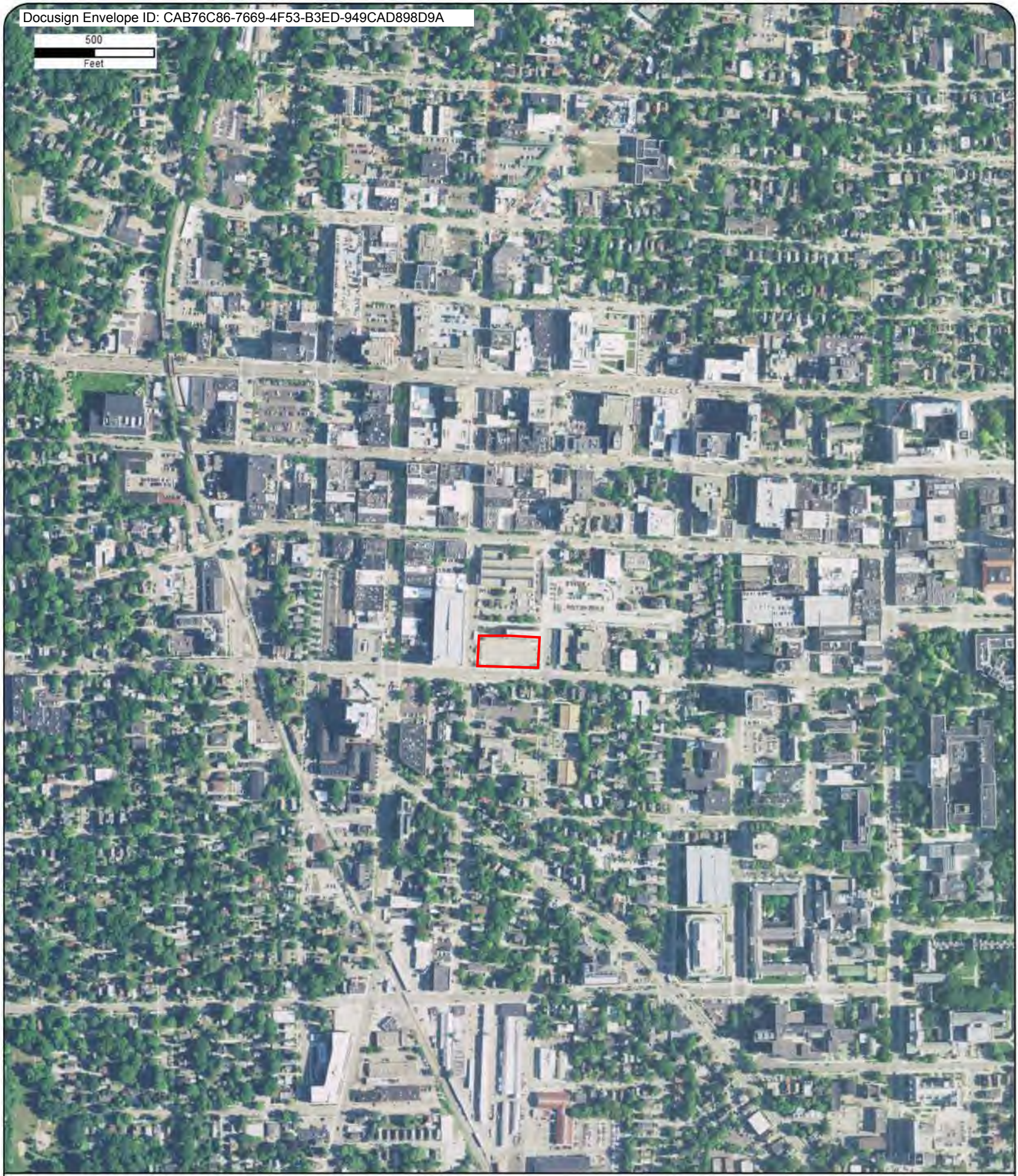

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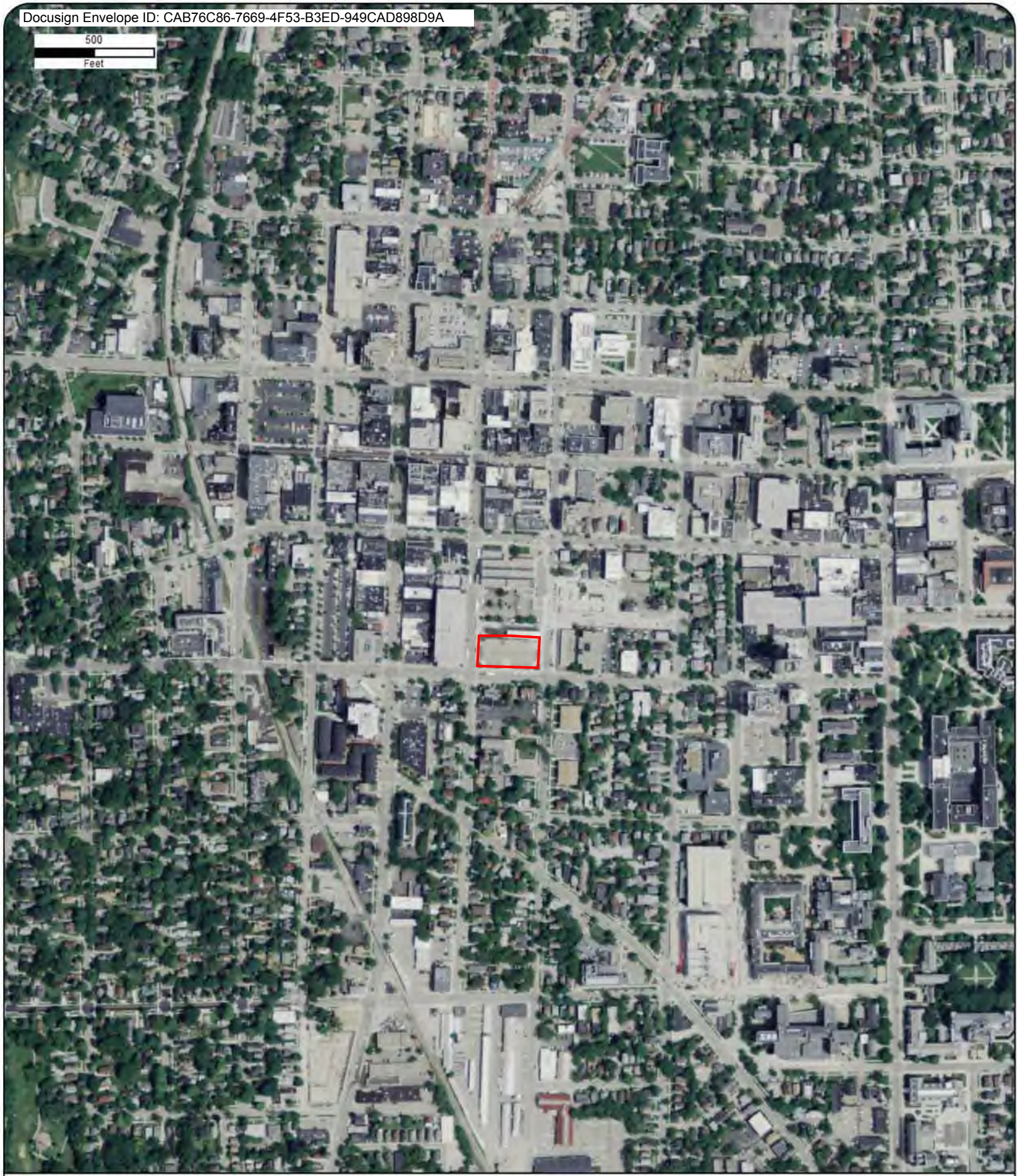

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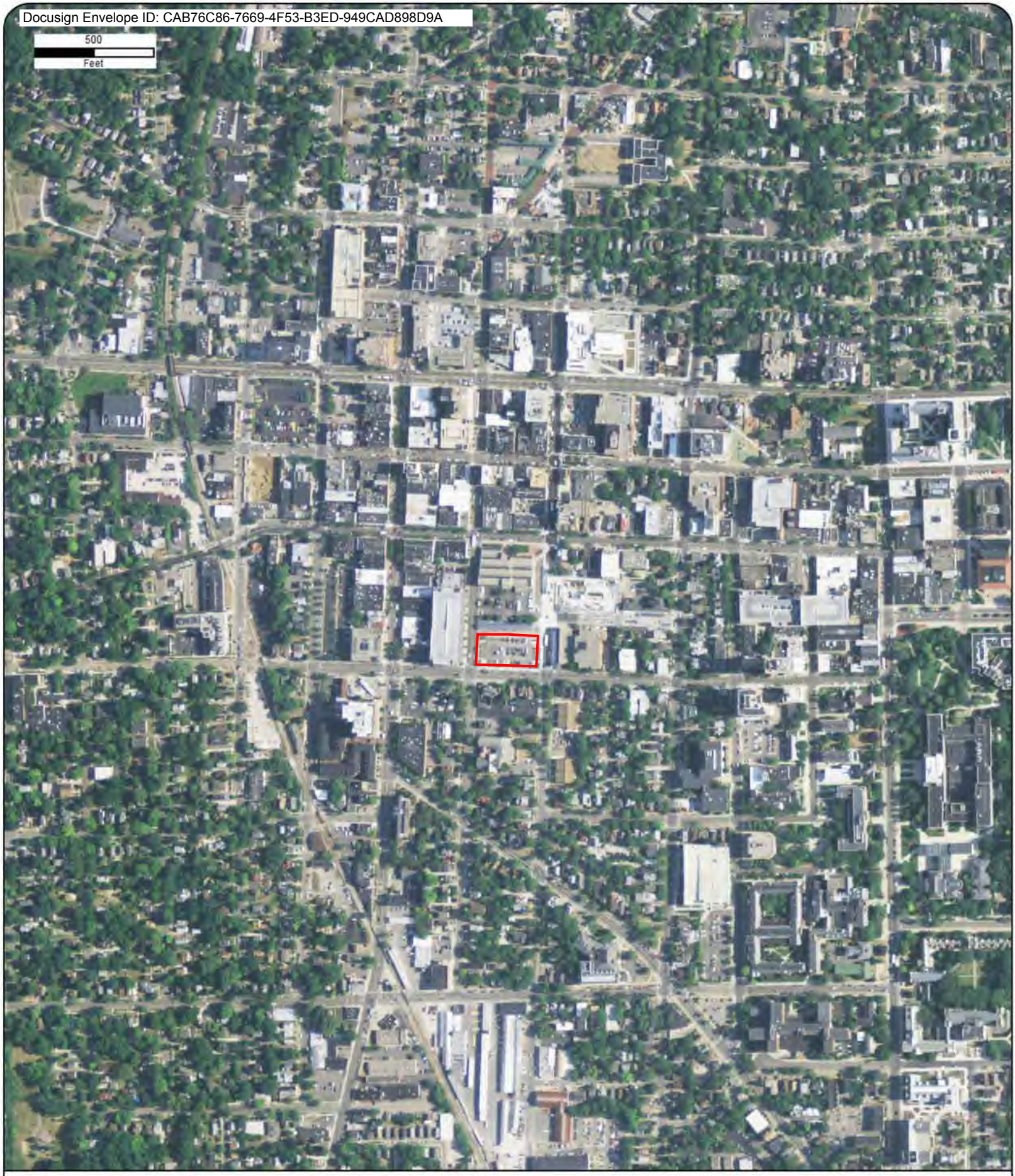

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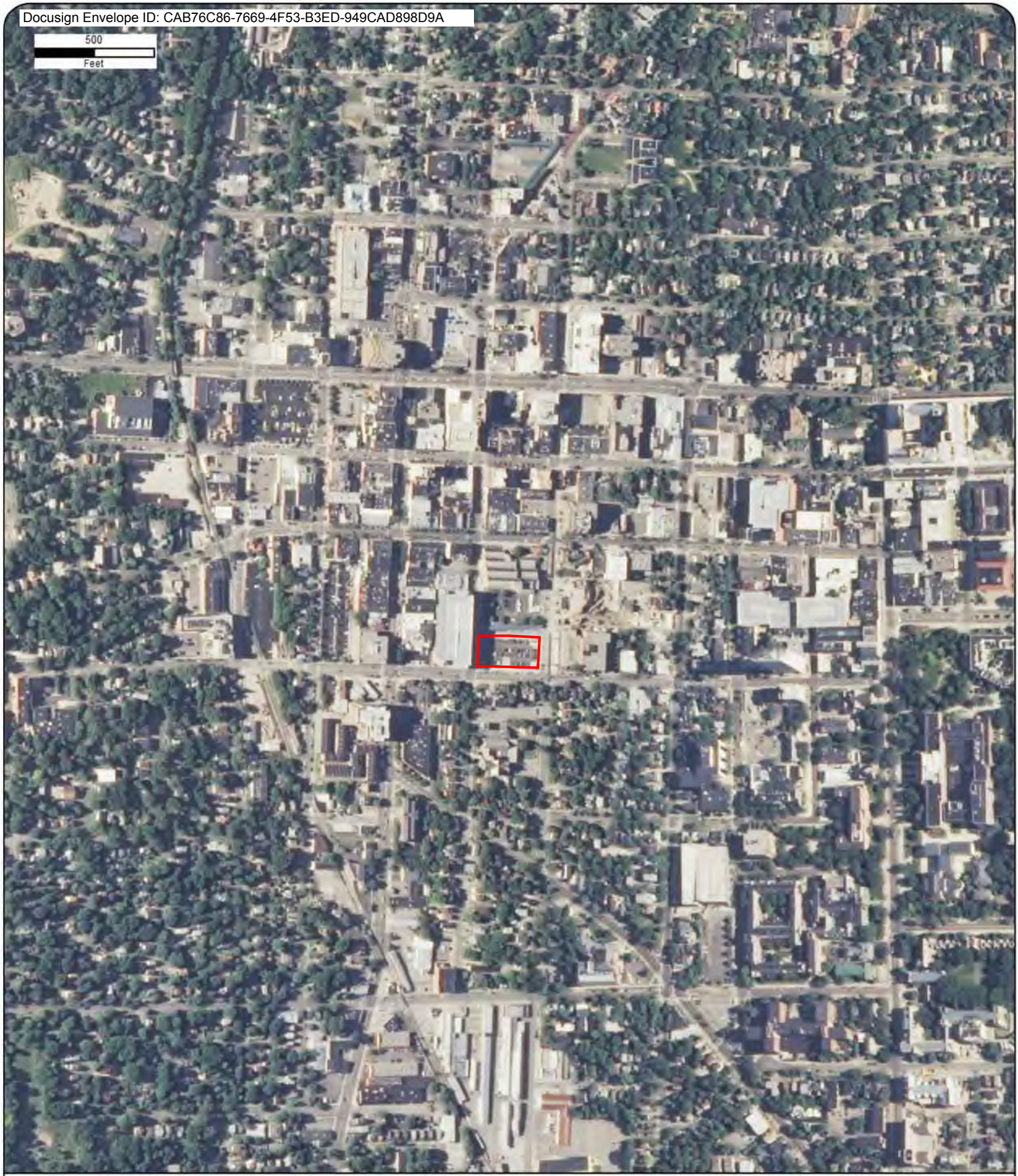

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Comment:

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Order No: 24101700358

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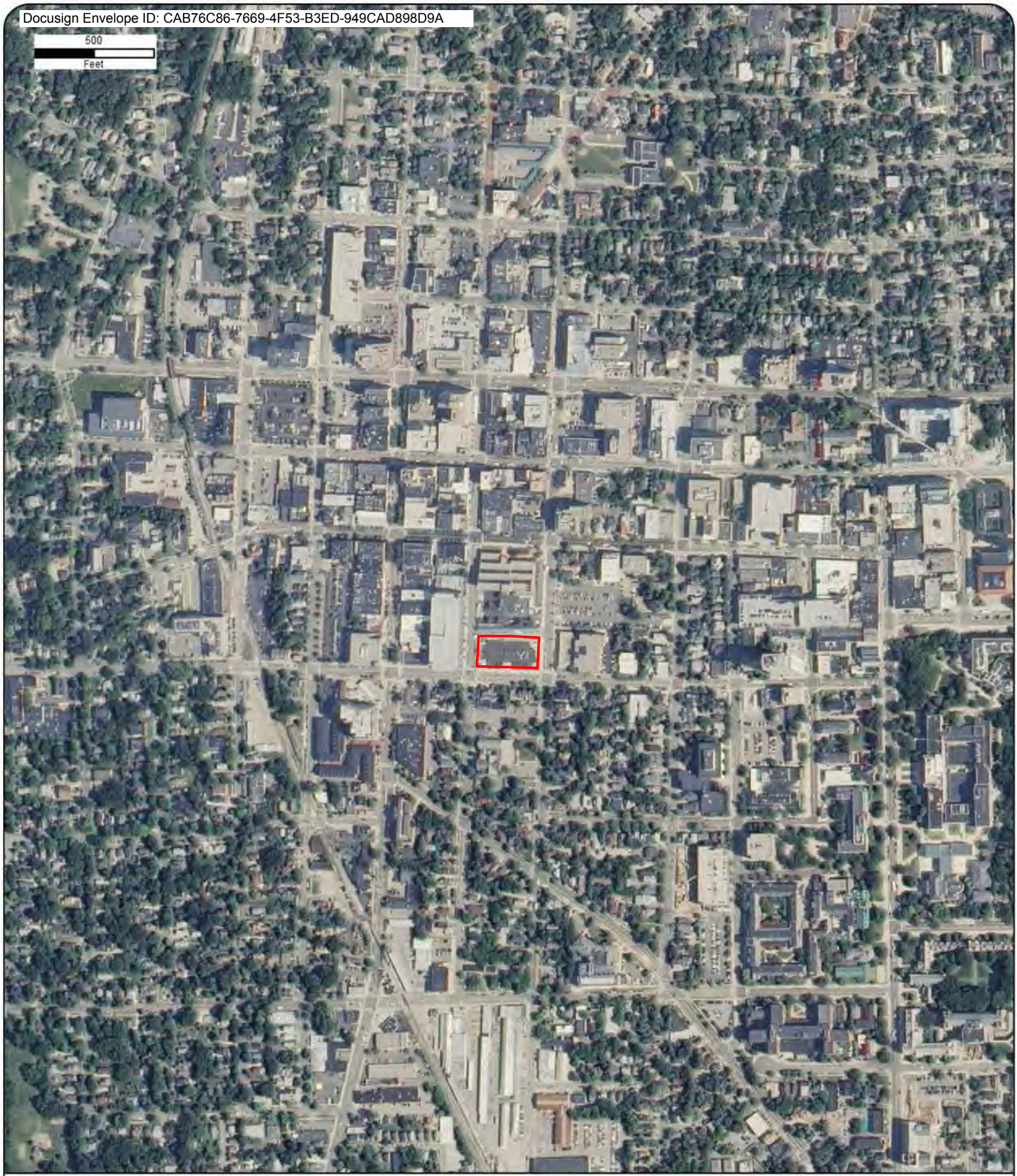

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Order No: 24101700358

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Scale: 1" = 500'
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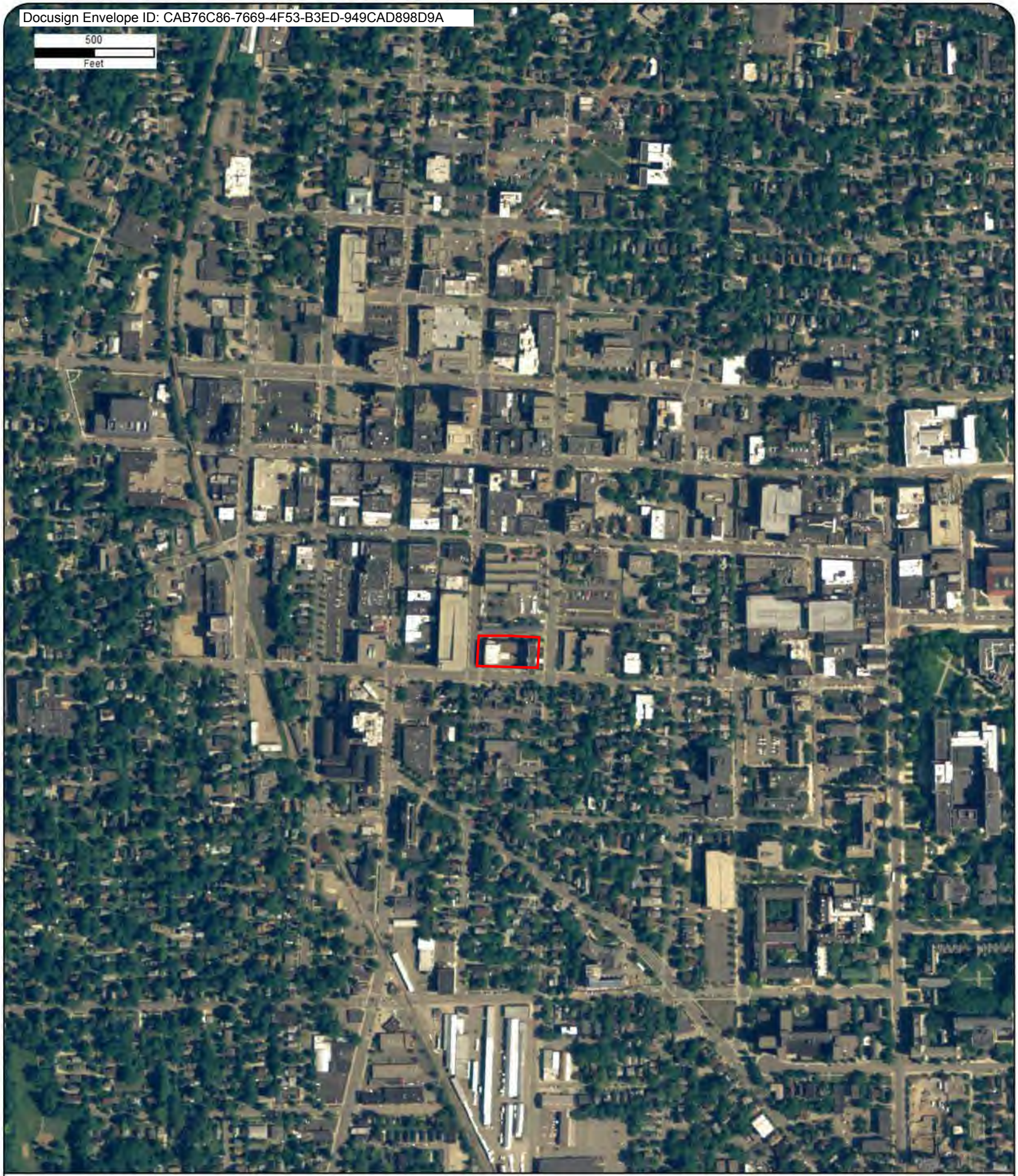

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Order No: 24101700358

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Year: 2000
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Order No: 24101700358

ERIS

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Year: 1993
Source: USGS
Scale: 1" = 500'
Comment: Best Copy Available

Address: 350 S 5th Ave, Ann Arbor, MI
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Order No: 24101700358

ERIS

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Year: 1983
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Scale: 1" = 500'
Comment:

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Approx Center: -83.74681491,42.27815683

Order No: 24101700358

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Approx Center: -83.74681491,42.27815683

Order No: 24101700358

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Year: 1964
Source: USGS
Scale: 1" = 500'
Comment:

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Order No: 24101700358

ERIS

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Year: 1956
Source: DTE
Scale: 1" = 500'
Comment:

Address: 350 S 5th Ave, Ann Arbor, MI
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ERIS

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Year: 1949
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Comment:

Address: 350 S 5th Ave, Ann Arbor, MI
Approx Center: -83.74681491,42.27815683

Order No: 24101700358

ERIS

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Year: 1940
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 350 S 5th Ave, Ann Arbor, MI
Approx Center: -83.74681491,42.27815683

Order No: 24101700358

ERIS

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Year: 1937
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 350 S 5th Ave, Ann Arbor, MI
Approx Center: -83.74681491,42.27815683

Order No: 24101700358

ERIS

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

FIRE INSURANCE MAPS

Project Property:	Paved Parking Lot 350 S 5th Ave Ann Arbor MI 48104
Project No:	098225.00
Requested By:	SME-USA
Order No:	24101700358
Date Completed:	October 17, 2024

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

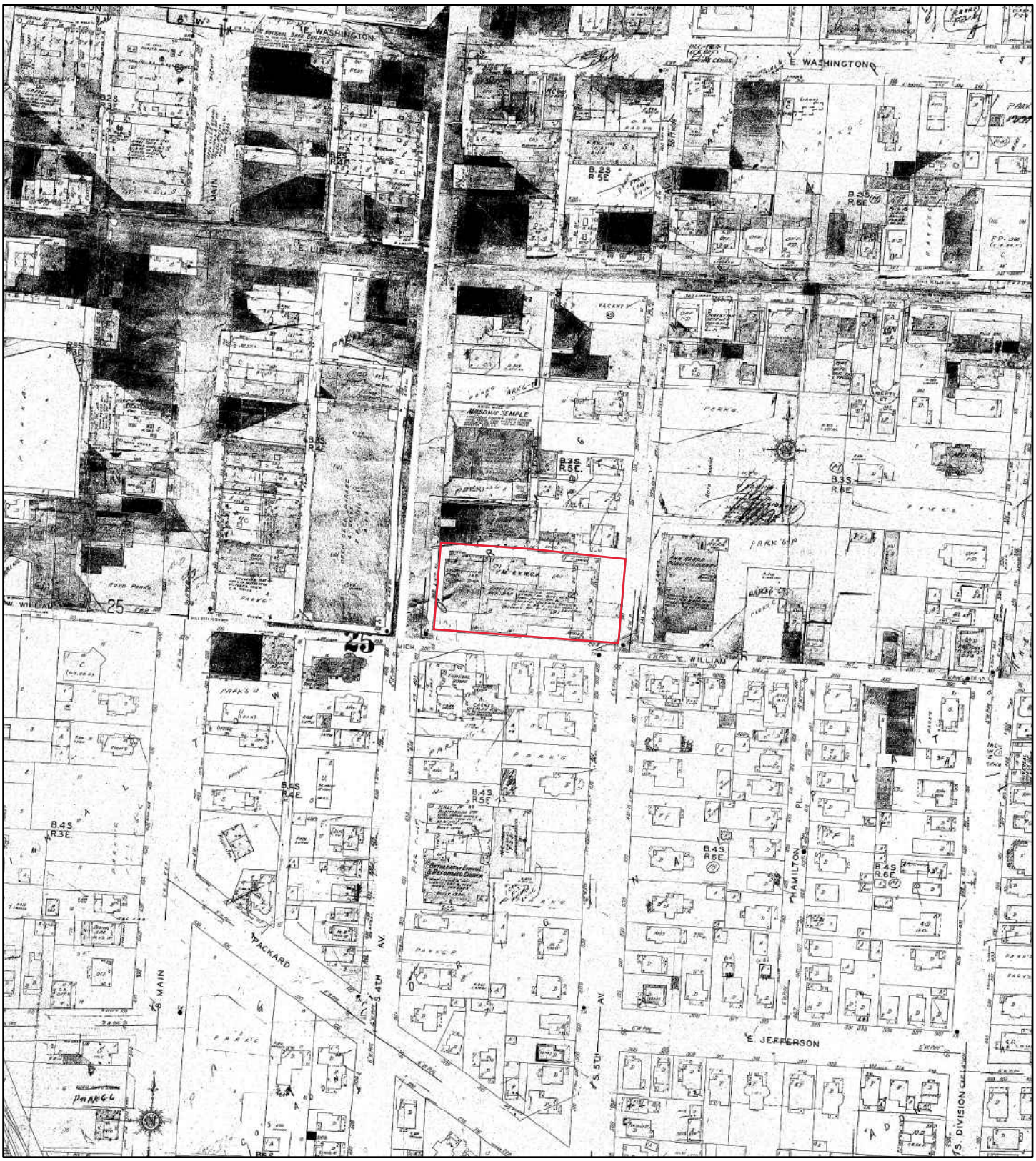
Listed below, please find the results of our search for historic fire insurance maps from our in-house collection, performed in conjuction with your ERIS report.

Date	City	State	Volume	Sheet Number(s)
1972	Ann Arbor	Michigan		25, 26, 3, 4
1948	Ann Arbor	Michigan		25, 26, 3, 4
1931	Ann Arbor	Michigan		25, 26, 3, 4
1925	Ann Arbor	Michigan		23, 24, 5, 6
1916	Ann Arbor	Michigan		11, 12, 15, 16
1908	Ann Arbor	Michigan		13, 14, 7, 8, 9
1899	Ann Arbor	Michigan		4, 6
1892	Ann Arbor	Michigan		2, 3
1888	Ann Arbor	Michigan		4, 5

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Fire Insurance Map



1972

Address: 350 S 5th Ave Ann Arbor MI 48104

N

0 95 190 380 570 760

Feet

03	04	
25	26	27

Map sheet(s):
Volume NA: 25,26,3,4;

Order Number 24101700358

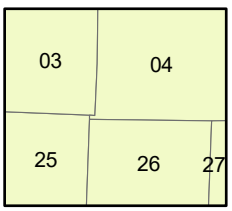
ERIS

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Fire Insurance Map

1948

Address: 350 S 5th Ave Ann Arbor MI 48104



Map sheet(s):
Volume NA: 25,26,3,4;

N

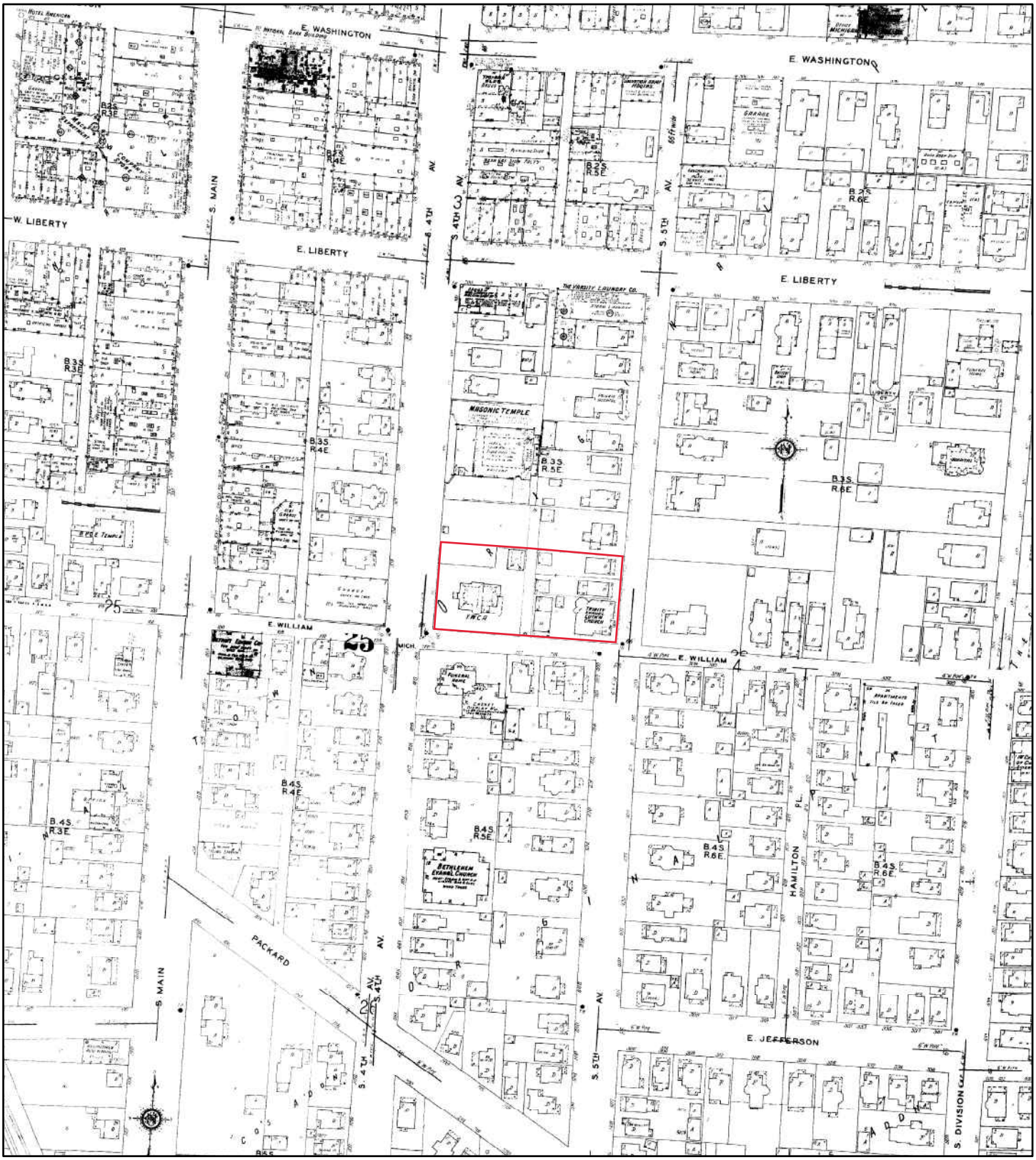
0 95 190 380 570 760
Feet

Order Number 24101700358

ERIS

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Fire Insurance Map



1931

Address: 350 S 5th Ave Ann Arbor MI 48104

N

0 95 190 380 570 760

Feet

03	04	
25	26	27

Map sheet(s):
Volume NA: 25,26,3,4;

Order Number 24101700358

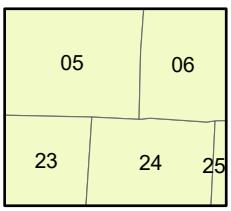
ERIS

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Fire Insurance Map

1925

Address: 350 S 5th Ave Ann Arbor MI 48104



Map sheet(s):
Volume NA: 23,24,5,6;

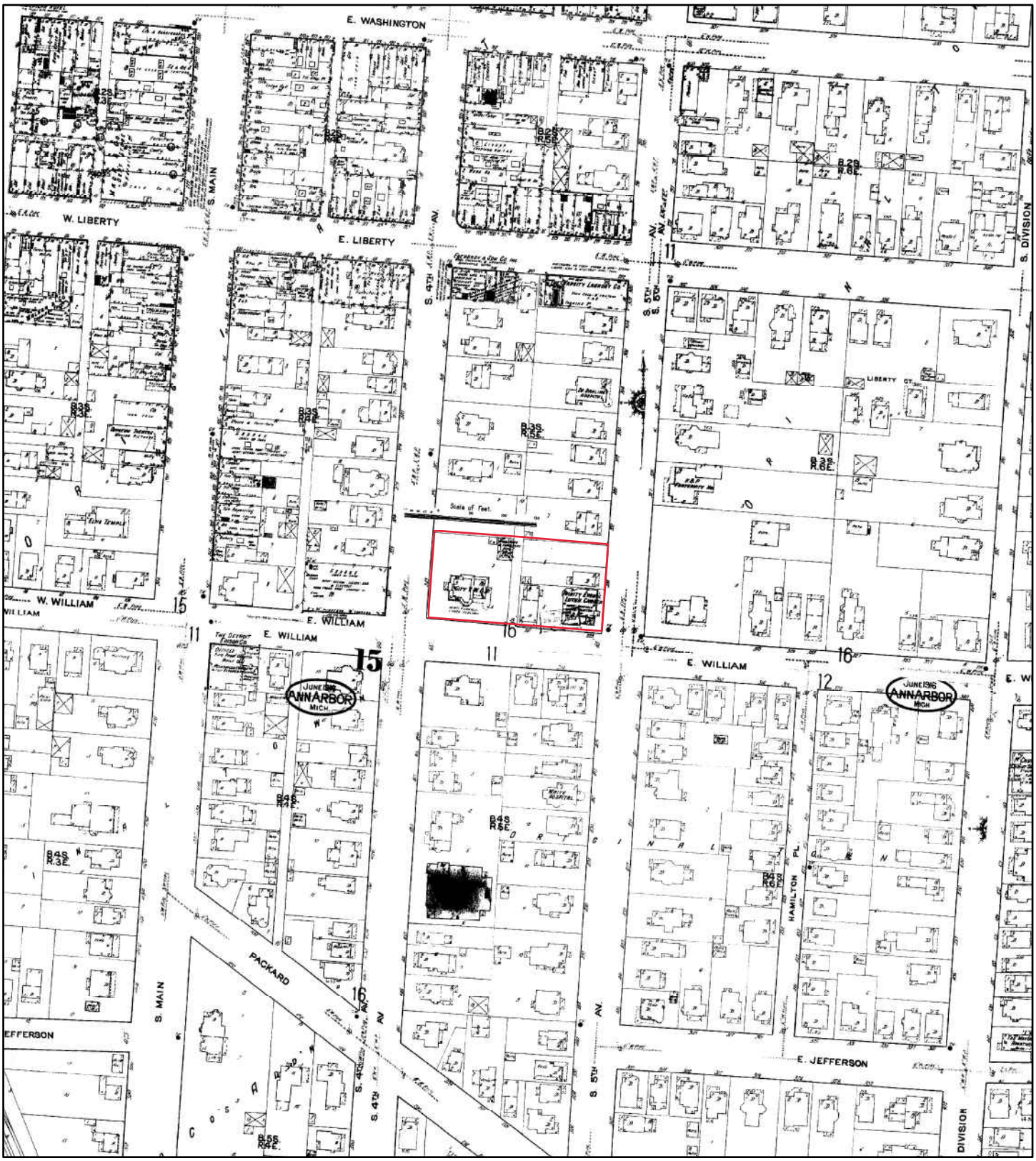
0 95 190 380 570 760
N
Feet

Order Number 24101700358

ERIS

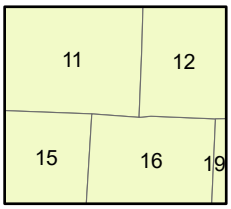
Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Fire Insurance Map



1916

Address: 350 S 5th Ave Ann Arbor MI 48104



Map sheet(s):
Volume NA: 11,12,15,16;

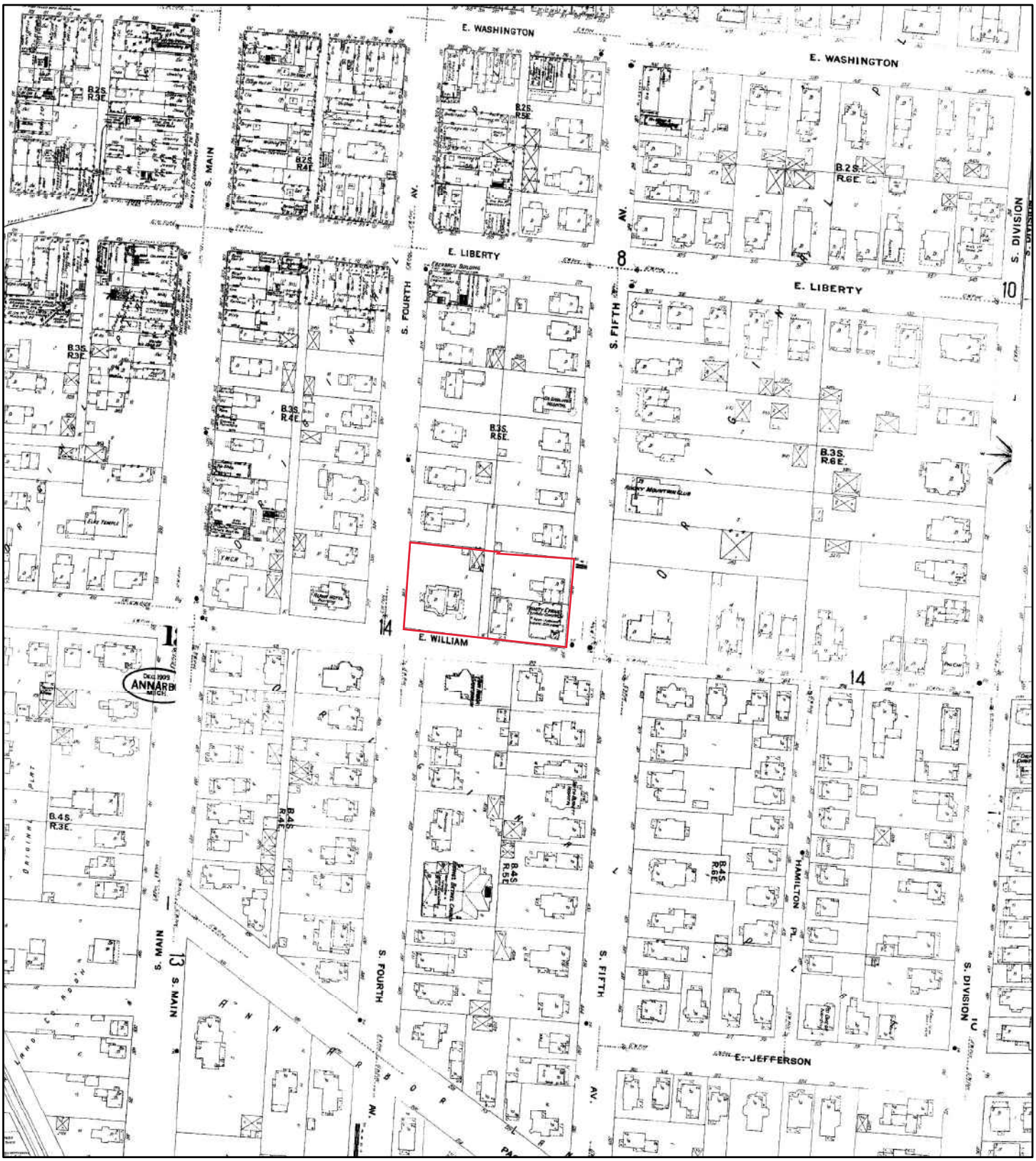
0 95 190 380 570 760
N
Feet

Order Number 24101700358

ERIS

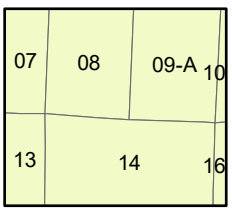
Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Fire Insurance Map



1908

Address: 350 S 5th Ave Ann Arbor MI 48104



Map sheet(s):
Volume NA: 13,14,7,8,9;

N

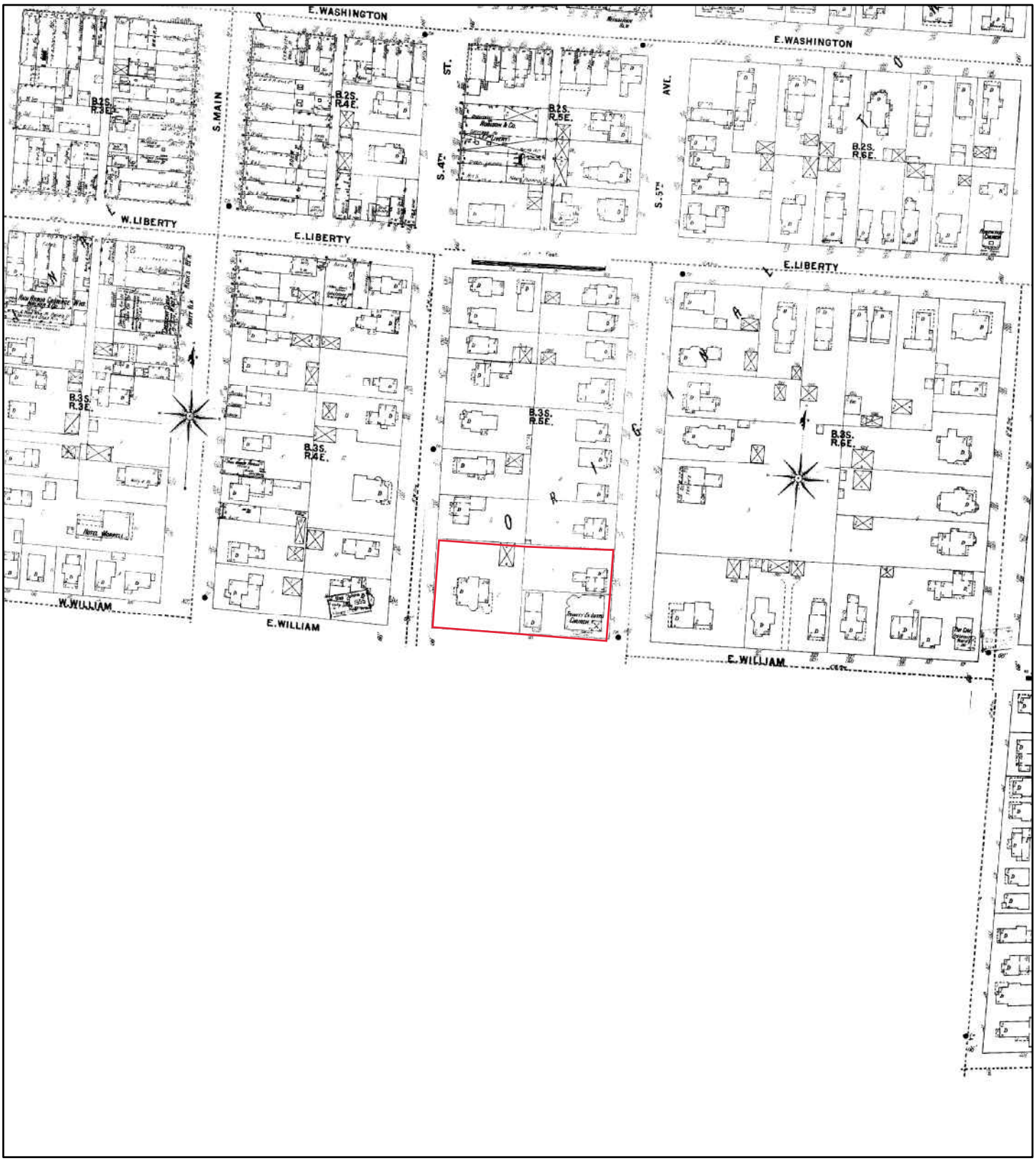
0 95 190 380 570 760
Feet

Order Number 24101700358

ERIS

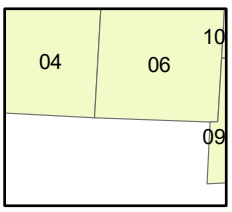
Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Fire Insurance Map



1899

Address: 350 S 5th Ave Ann Arbor MI 48104



Map sheet(s):
Volume NA: 4,6;

N

0 95 190 380 570 760

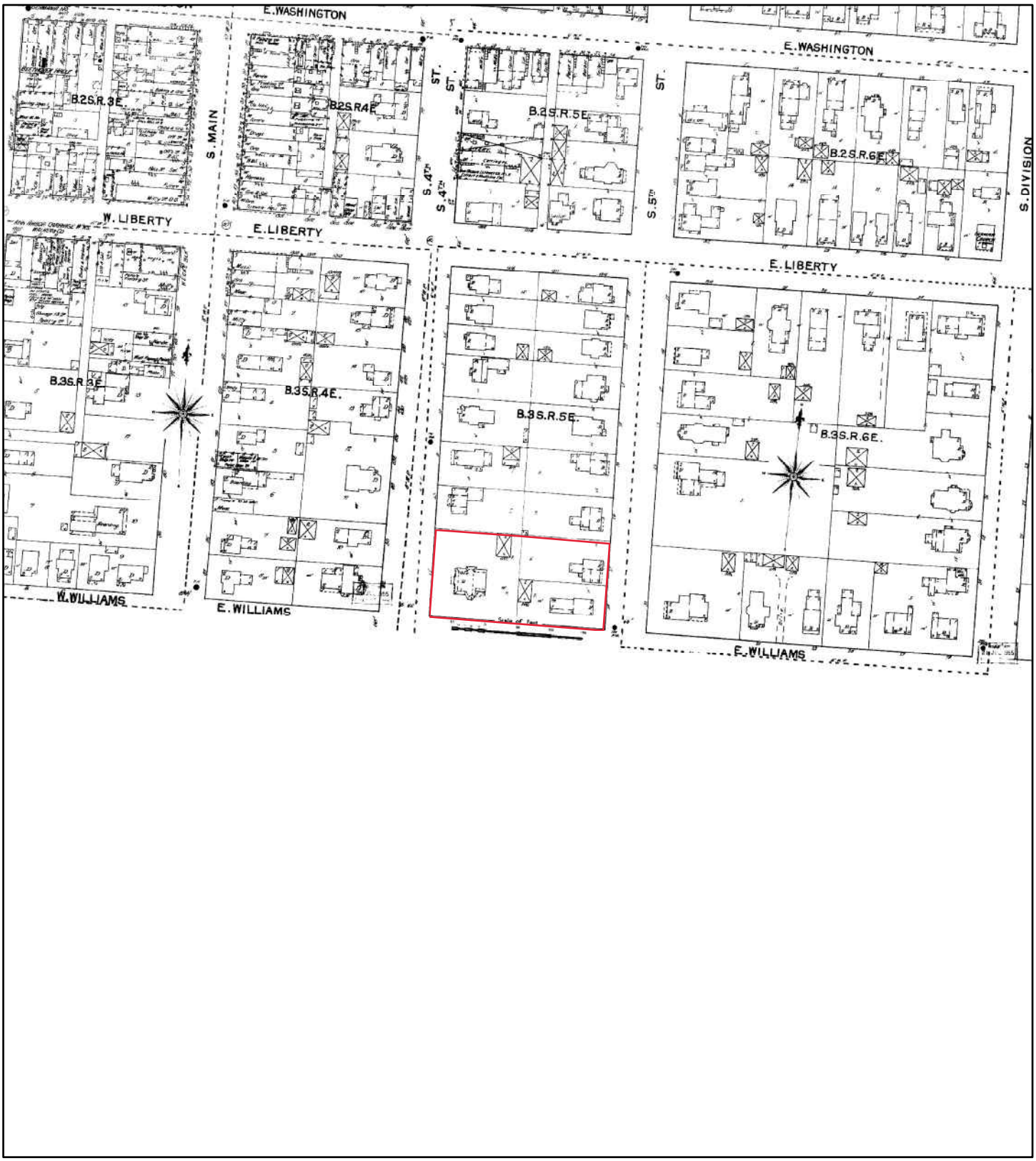
Feet

Order Number 24101700358

ERIS

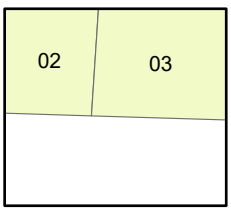
Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Fire Insurance Map



1892

Address: 350 S 5th Ave Ann Arbor MI 48104



Map sheet(s):
Volume NA: 2,3;

N

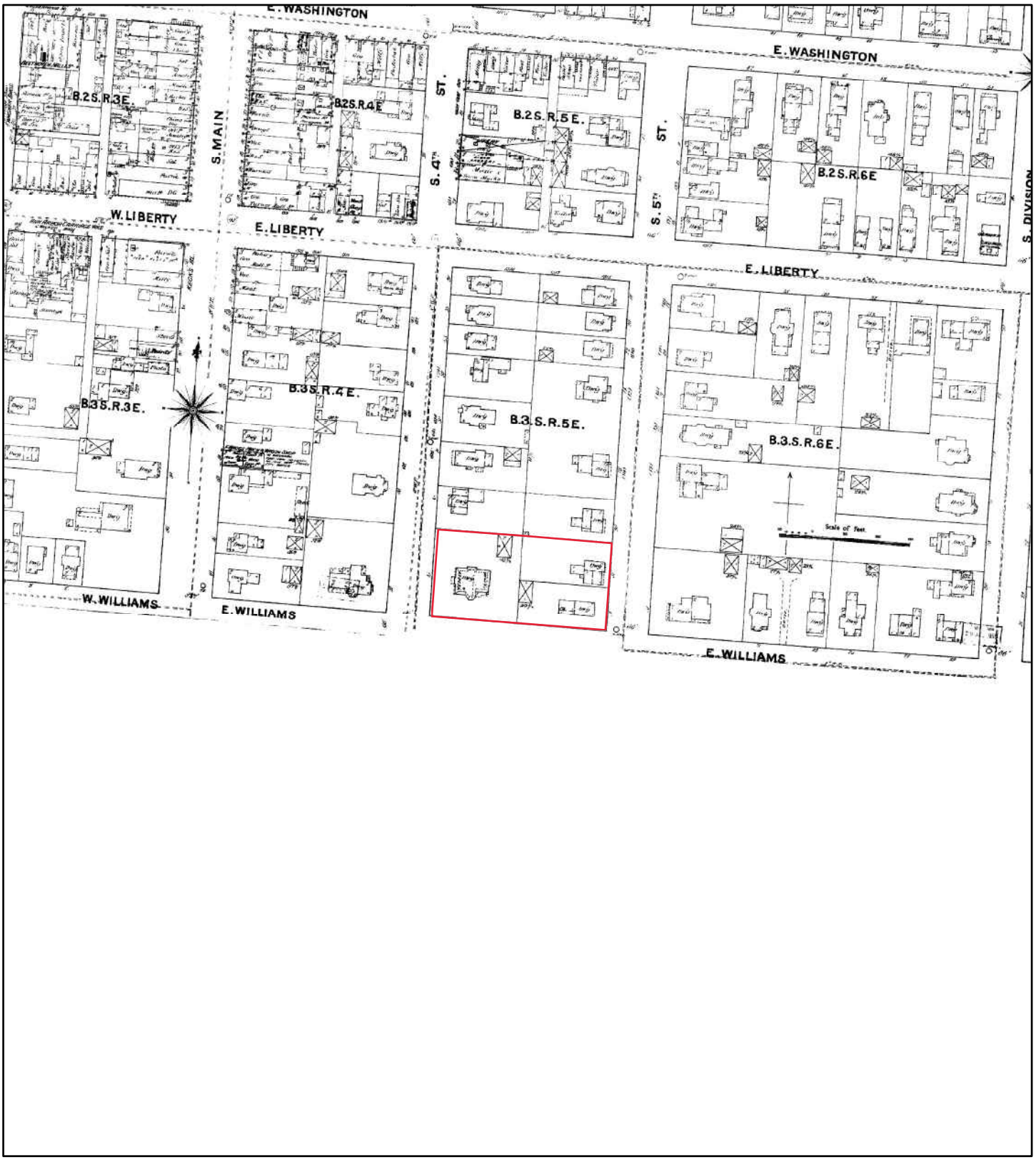
0 95 190 380 570 760
Feet

Order Number 24101700358

ERIS

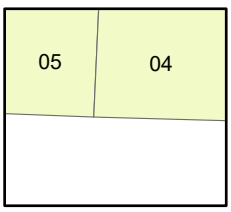
Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Fire Insurance Map



1888

Address: 350 S 5th Ave Ann Arbor MI 48104



Map sheet(s):
Volume NA: 4,5;

N

0 95 190 380 570 760
Feet

Order Number 24101700358

ERIS

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

ERIS

TOPOGRAPHIC MAPS

Project Property:	Paved Parking Lot 350 S 5th Ave Ann Arbor MI 48104
Project No:	098225.00
Requested By:	SME-USA
Order No:	24101700358
Date Completed:	October 17, 2024

Environmental Risk Information Services
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1.866.517.5204 | info@erisinfo.com | erisinfo.com

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
2019	7.5
2017	7.5
2014	7.5
1983	7.5
1978	7.5
1973	7.5
1965	7.5
1906	15
1902	15

Topographic Map Symbology for the maps may be available in the following documents:

Pre-1947

Page 223 of 1918 Topographic Instructions

Page 130 of 1928 Topographic Instructions

1947-2009

Topographic Map Symbols

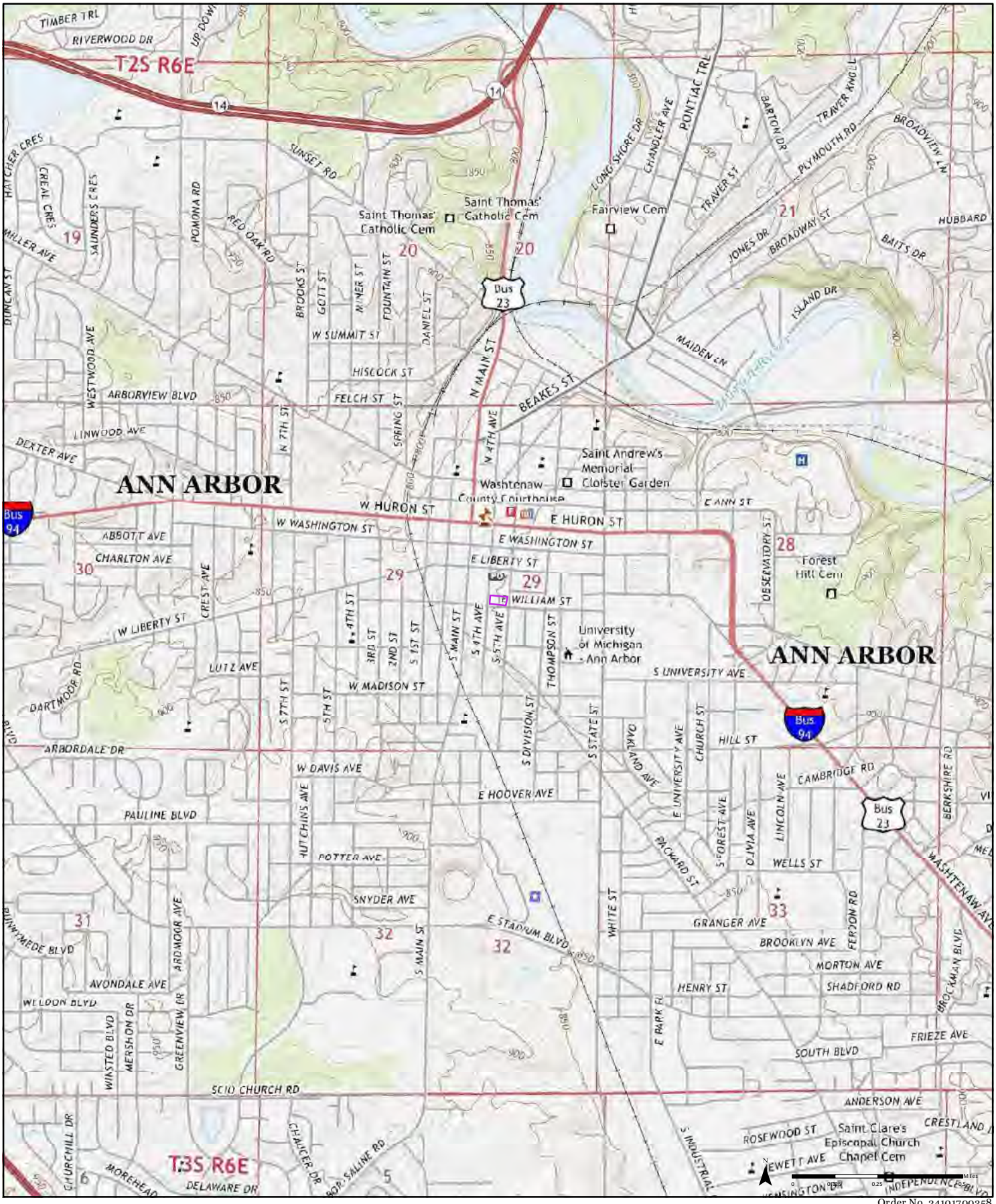
2009-present

US Topo Map Symbols

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

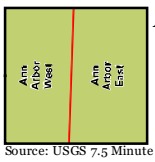
No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc.(in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A



Order No. 24101700358

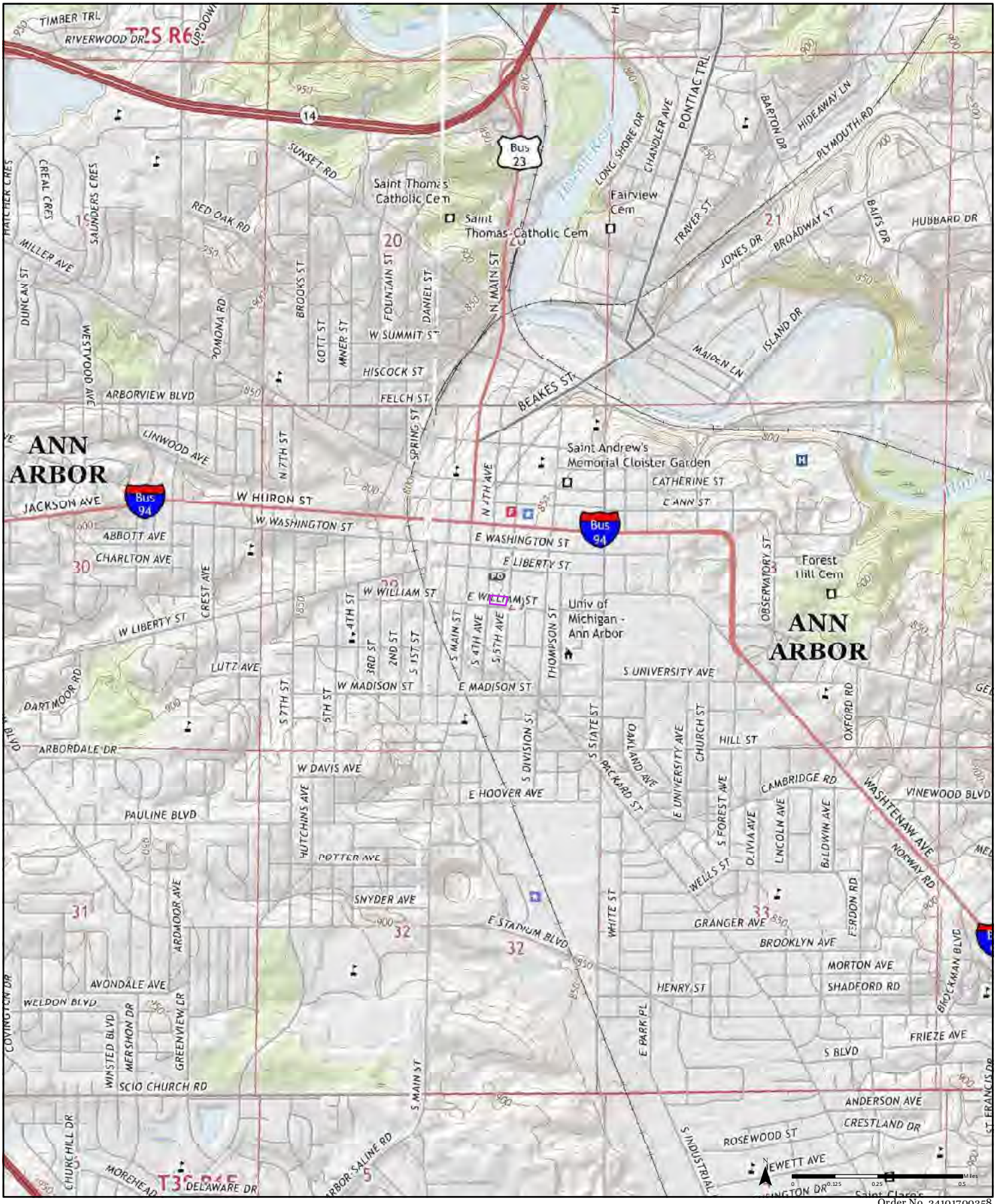
2019



Available Quadrangle(s): Ann Arbor East, MI
Ann Arbor West, MI

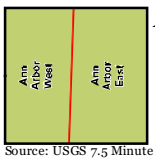
Source: USGS 7.5 Minute Topographic Map

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A



Order No. 24101700358

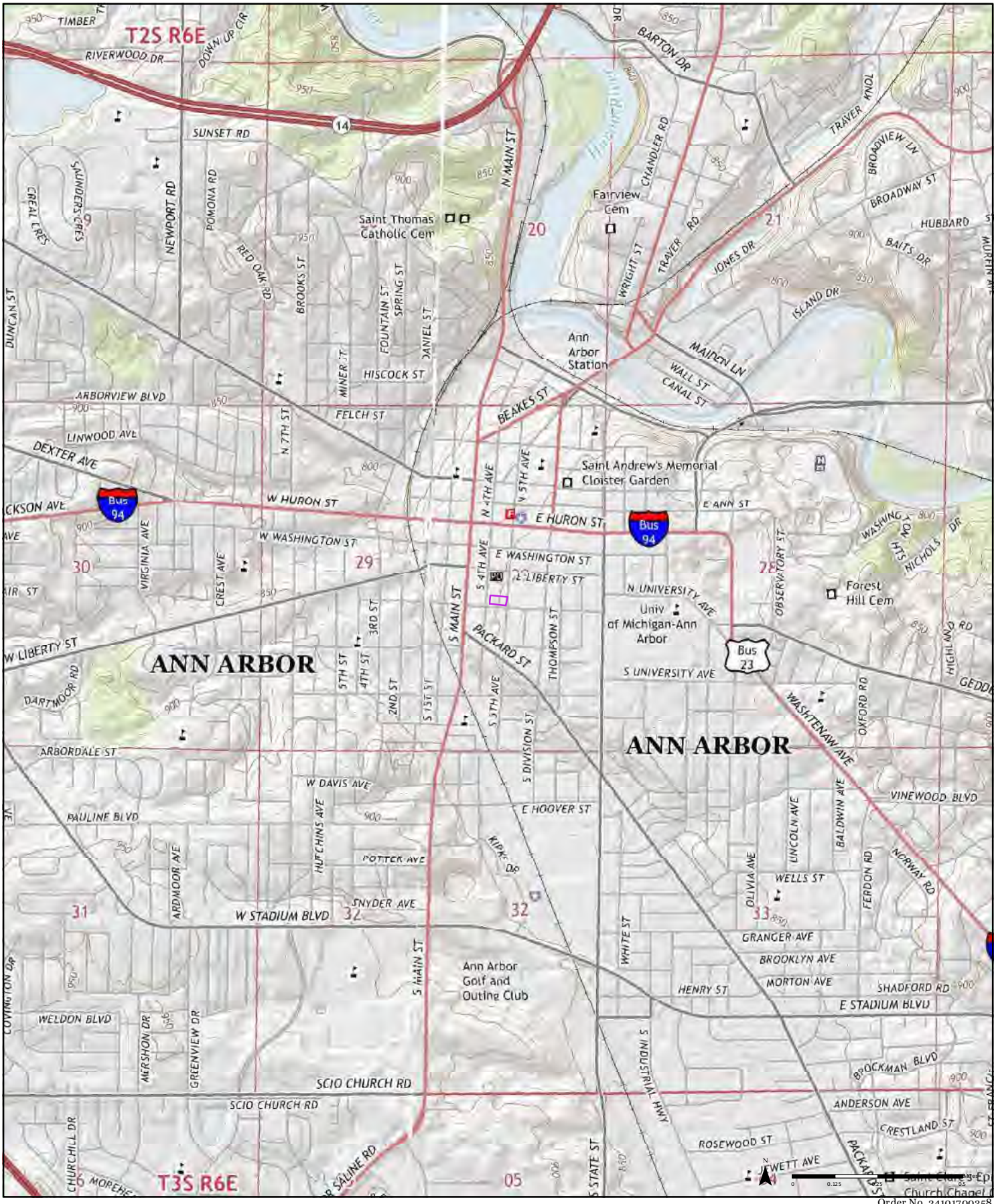
2017



Available Quadrangle(s): Ann Arbor East, MI
Ann Arbor West, MI

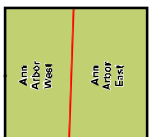
Source: USGS 7.5 Minute Topographic Map

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A



Order No. 24101700358

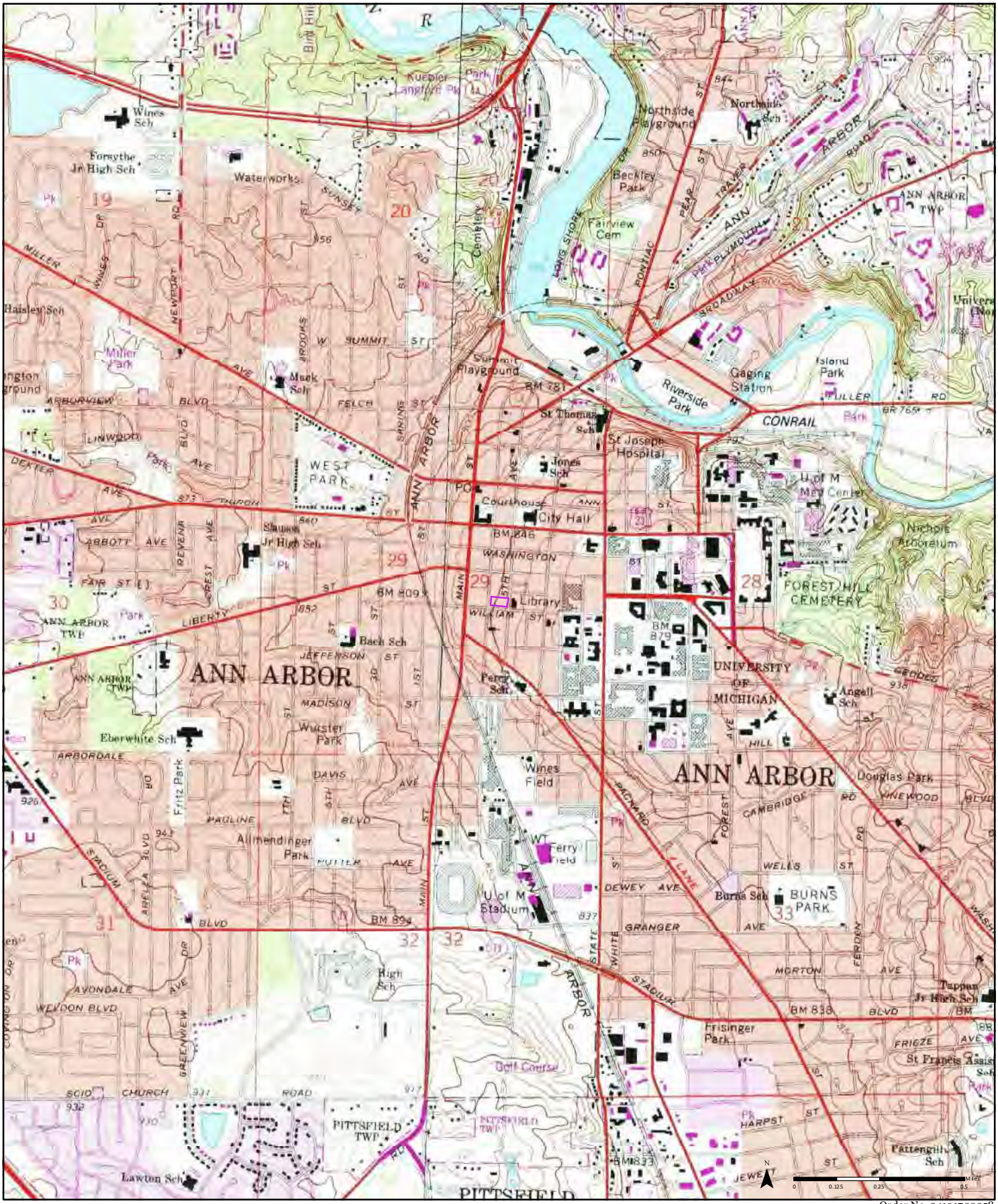
2014



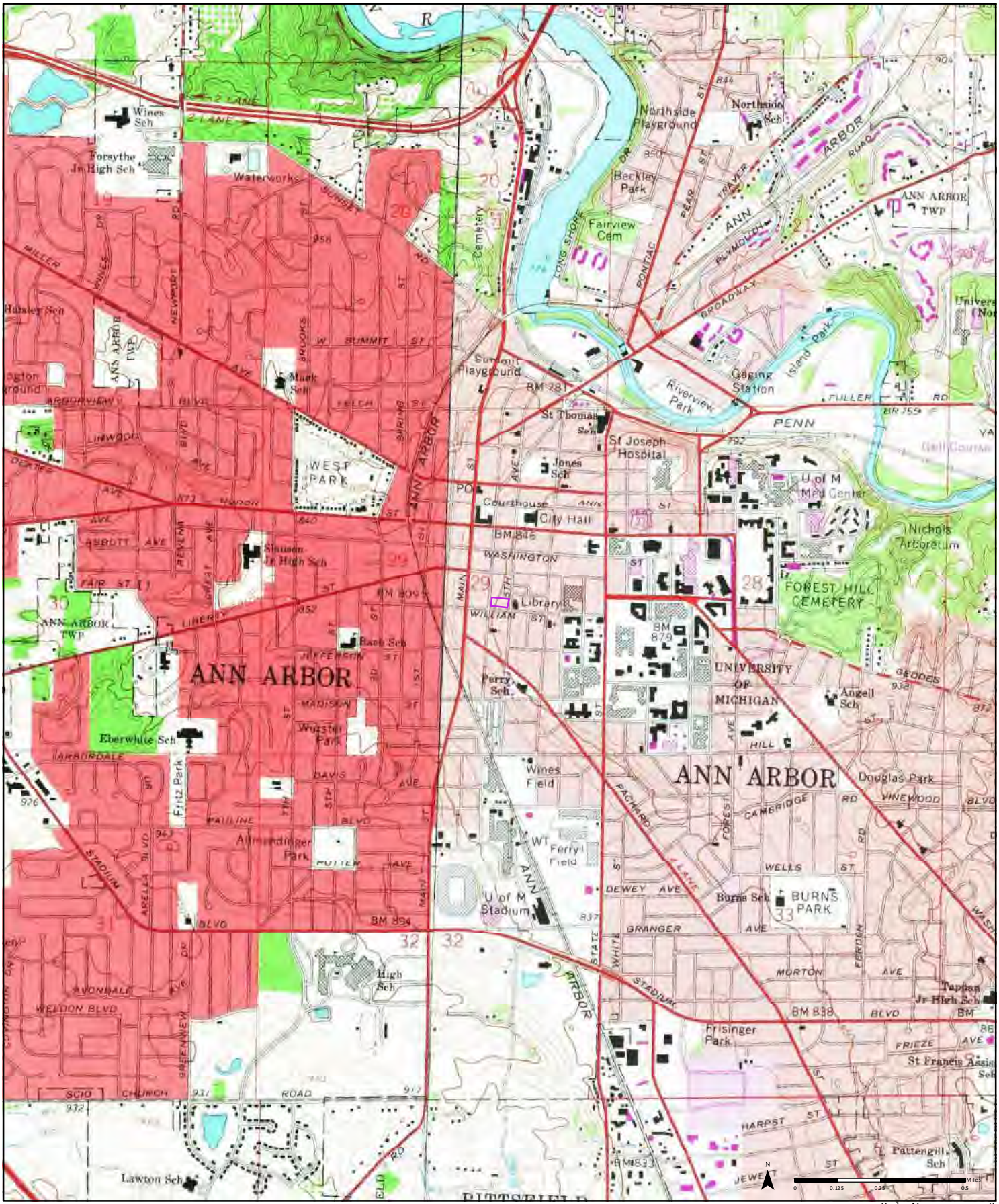
Available Quadrangle(s): Ann Arbor East, MI
Ann Arbor West, MI

Source: USGS 7.5 Minute Topographic Map

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A


ANN ARBOR
ANN ARBOR
PITTSFIELD
WEST PARK
FOREST HILL CEMETERY
UNIVERSITY OF MICHIGAN
BURNS PARK
Wines Sch
Forsythe Jr High Sch
Waterworks
Northside Playground
Northside Sch
Beckley Park
Fairview Cem
Cemetery
Haisley Sch
Miller Park
Mack Sch
Summit Playground
Riverside Park
Gaging Station
Island Park
CONRAIL
St Thomas
St Joseph Hospital
Jones Sch
Courthouse
City Hall
Slauson Jr High Sch
Bach Sch
Library
Ferry Sch
Nichols Arboretum
Angell Sch
Eberwhite Sch
Wurster Park
Wines Field
Douglas Park
Fritz Park
Allmendinger Park
Ferry Field
U of M Stadium
Burns Sch
High Sch
Tappan Jr High Sch
Frisinger Park
St Francis Assisi Sch
Golf Course
Lawton Sch
Pattengill Sch
ANN ARBOR TWP
PITTSFIELD TWP
Kuebler Langford Park
Island Park
U of M Med Center
BM 781
BM 846
BM 809
BM 879
BM 894
BM 838
BM 833
BM 931
BM 926
BM 932
BM 943
BM 837
BM 852
BM 873
BM 840
BM 956
BM 850
BM 926
BM 938
BM 888
BM 917
BM 931

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

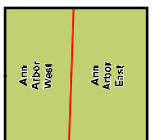


1978

(1-1965) *Aerial Photo Year: 1964*

(2-1978) *Aerial Photo Year: 1973*
Photo Revision Year: 1973

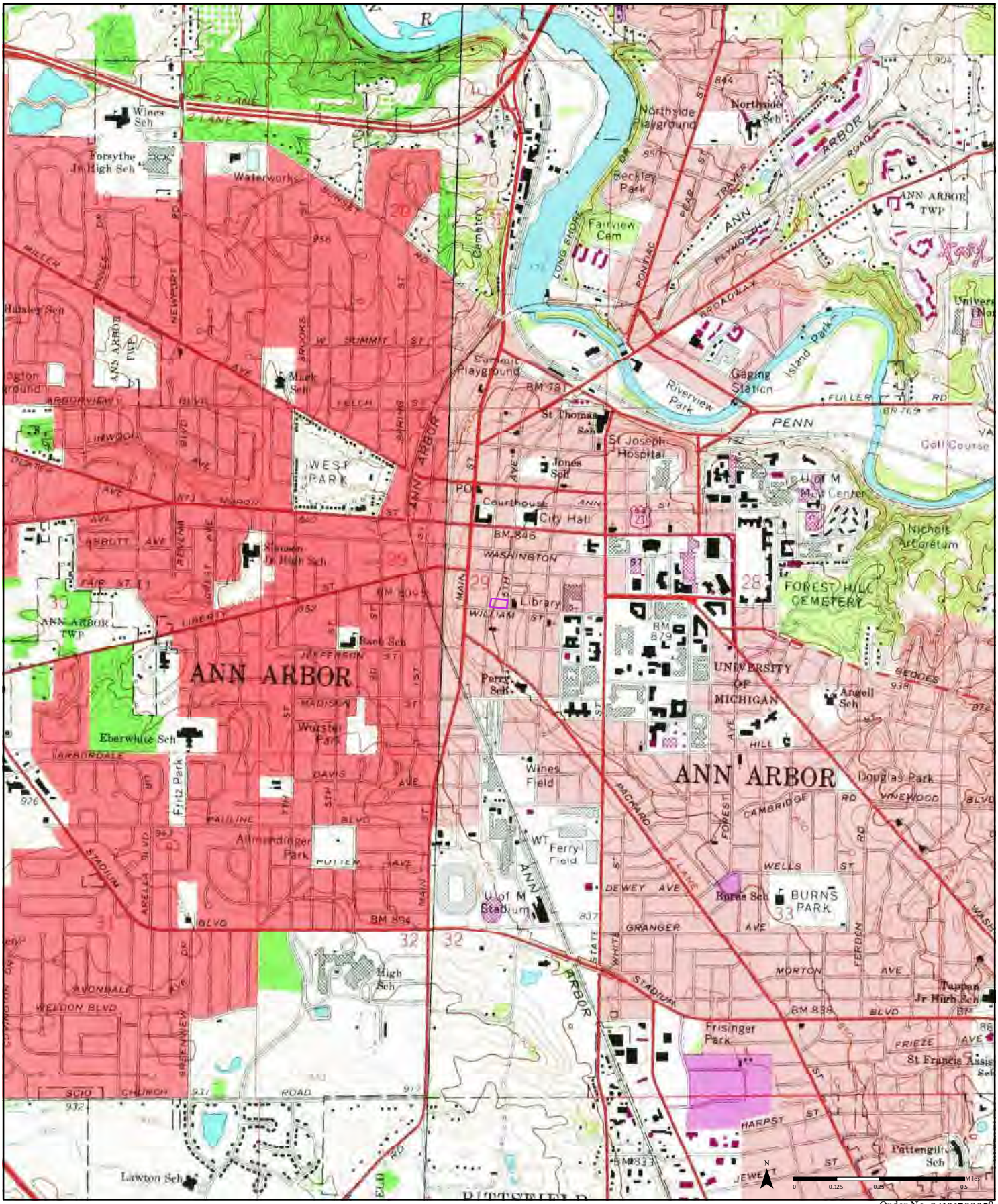
Order No. 24101700358



Available Quadrangle(s): Ann Arbor East, MI(2-1978)
Ann Arbor West, MI(1-1965)

Source: USGS 7.5 Minute Topographic Map

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

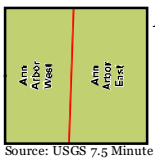


Order No. 24101700358

1973

(1-1973) *Aerial Photo Year: 1973*
Photo Revision Year: 1973

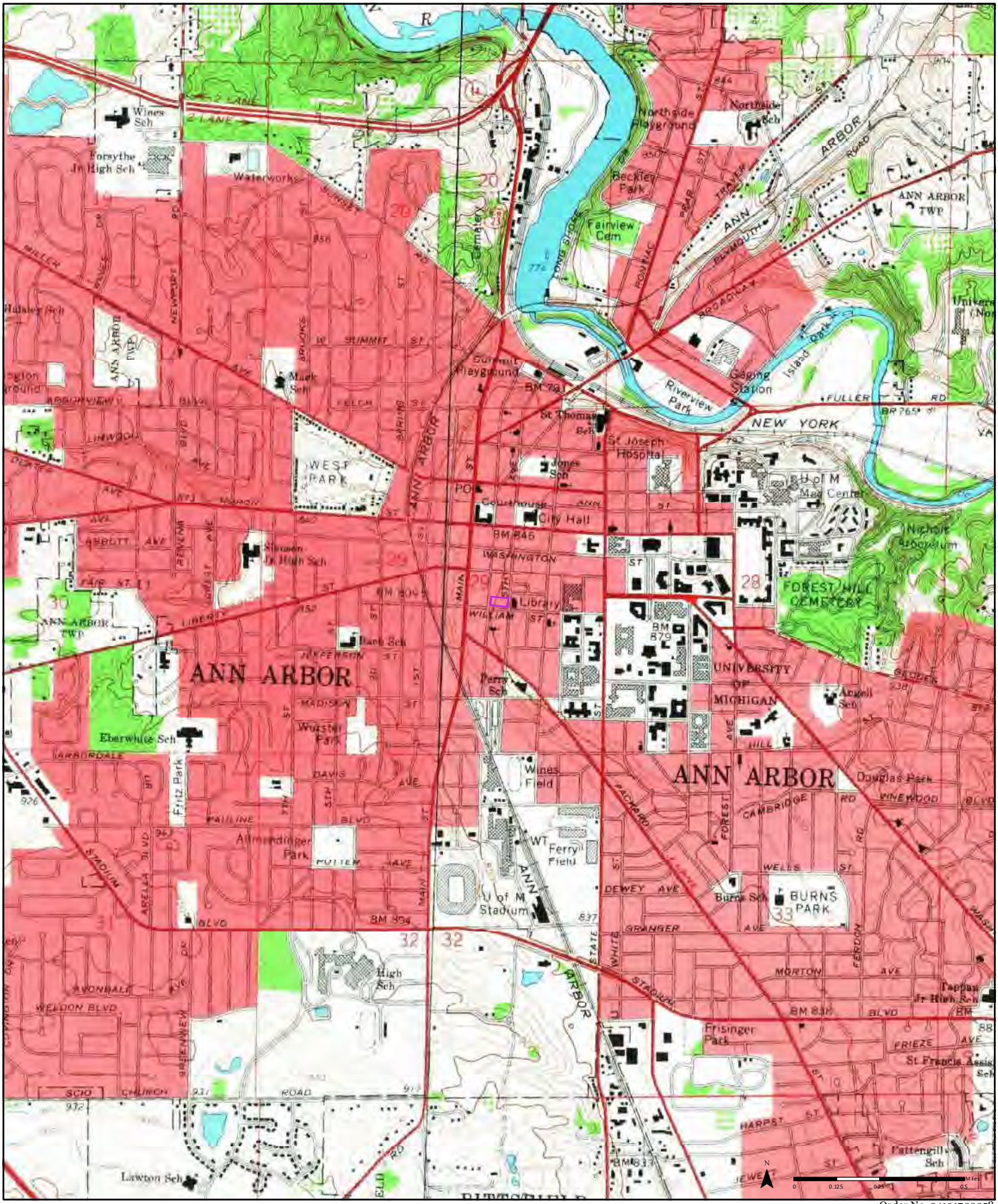
(2-1965) *Aerial Photo Year: 1964*



Available Quadrangle(s): Ann Arbor East, MI(1-1973)
Ann Arbor West, MI(2-1965)

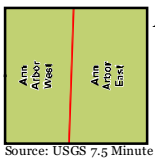
Source: USGS 7.5 Minute Topographic Map

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A



Order No. 24101700358

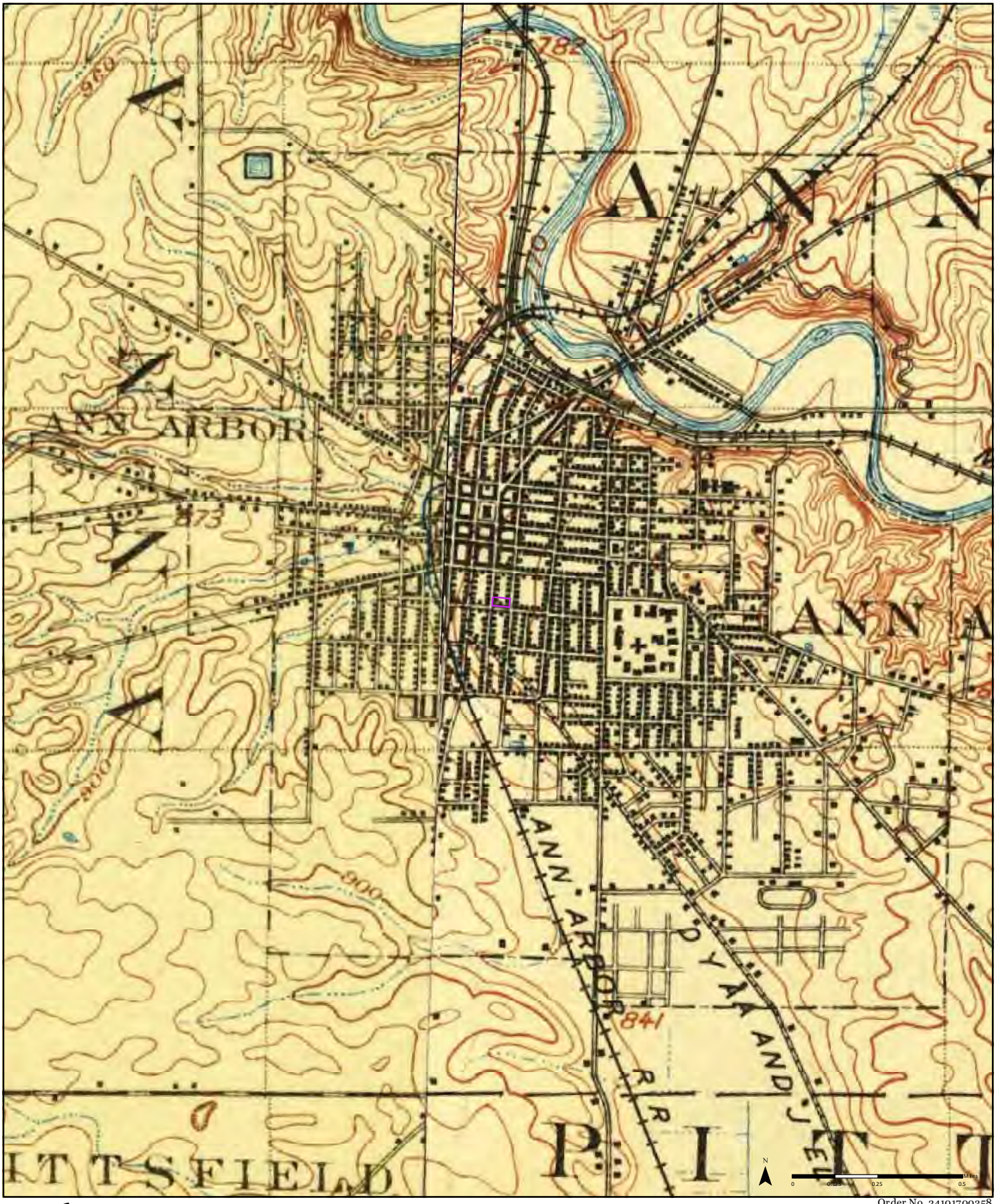
1965 (1-1965) *Aerial Photo Year: 1964* (2-1965) *Aerial Photo Year: 1964*



Available Quadrangle(s): Ann Arbor East, MI(2-1965)
Ann Arbor West, MI(1-1965)

Source: USGS 7.5 Minute Topographic Map

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A



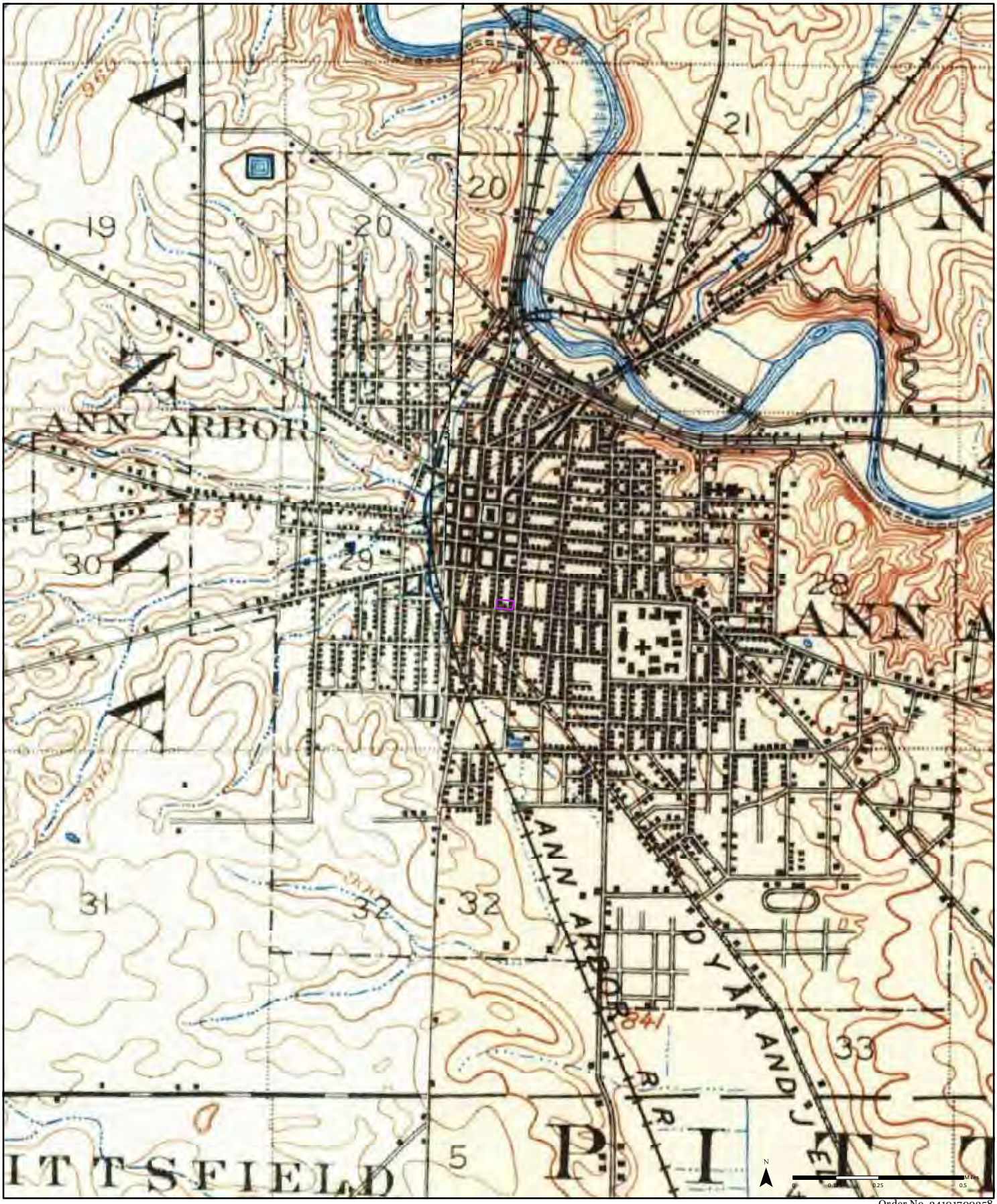
Order No. 24101700358

1906

Available Quadrangle(s): South Lyon, MI
Dexter, MI

Source: USGS 15 Minute Topographic Map

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A



Order No. 24101700358

1902

Available Quadrangle(s): South Lyon, MI
Dexter, MI

Source: USGS 15 Minute Topographic Map

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

ERIS

CITY DIRECTORY

Project Property:	*Paved Parking Lot* *350 S 5th Ave* *Ann Arbor,MI 48104*
Project No:	*098225.00*
Requested By:	*SME-USA*
Order No:	*24101700358*
Date Completed:	*October 28, 2024*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

October 28, 2024
RE: CITY DIRECTORY RESEARCH
350 S 5th Ave
Ann Arbor,MI 48104

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:
250-500 of S 4th Ave
BEG-500 of S 5th Ave
BEG-500 of William St
Search Notes:

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Search Results Summary

Date	Source	Comment
2023	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2002	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1996	POLKS	
1991	BRESSERS	
1986	BRESSERS	
1981	BRESSERS	
1976	BRESSERS	
1972	BRESSERS	
1968	POLKS	
1964	POLKS	
1960	POLKS	
1955	POLKS	
1951	POLKS	
1945	POLKS	
1940	POLKS	
1935	POLKS	
1930	POLKS	
1925	POLKS	

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

314 **RUTH'S CHRIS STEAK HOUSE**...*FULL-SERVICE RESTAURANTS*
331 **ANN ARBOR TRANSPORTATION AUTH**...*DISABILITY SERVICES*
331 **ANN ARBOR TRANSPORTATION AUTH**...*BUS LINES*
331 **ANN ARBOR TRNSPRTN AUTH**...*TRANSPORTATION*
403 **MUEHLIG FUNERAL CHAPEL INC**...*FEDERAL GOVERNMENT CONTRACTORS*
403 **MUEHLIG FUNERAL CHAPEL INC**...*CREMATORIES*
403 **MUEHLIG FUNERAL CHAPEL INC**...*FUNERAL DIRECTORS*
403 **MUEHLIG FUNERAL CHAPEL INC**...*E-COMMERCE*
417 **SANDWEISS, JAY DO**...*PHYSICIANS & SURGEONS*
423 **BETHLEHEM CEMETERY**...*CEMETERIES*
423 **GROUNDCOVER NEWS**...*NEWS DEALERS*
423 **ONE ON ONE SPORTS TRAINING**...*TRAINING CONSULTANTS*
442 **EISEN, ANNE MD**...*PHYSICIANS & SURGEONS*

2023 S 5TH AVE
SOURCE: DIGITAL BUSINESS DIRECTORY

125 **ARBOR BANCORP INC**...*HOLDING COMPANIES (BANK)*
125 **BANK OF ANN ARBOR**...*BANKS*
125 **DAVID FULLER**...*RESIDENTIAL*
125 **WINNER, DIANE SUSAN AGT**...*INSURANCE AGENCIES & BROKERAGES*
150 **ANN ARBOR DOWNTOWN DEVMNT AUTH**...*GOVERNMENT OFFICES-CITY, VILLAGE & TWP*
150 **COMPTON, EMILY ANN**...*COUNSELORS*
150 **KENNEDY CARE**...*INTERMEDIATE CARE FACILITIES*
150 **ROBERT TUCKER**...*RESIDENTIAL*
150 **SAIE, LINDSAY**...*SOCIAL WORKERS*
150 **THOMAS JONES**...*RESIDENTIAL*
150 **WHITMORE GRAY**...*RESIDENTIAL*
206 **ADADAPTED**...*NONCLASSIFIED ESTABLISHMENTS*
206 **ATOMIC OBJECT**...*COMPUTER SOFTWARE APPLICATION SVC PRVDRS*
206 **BIO SOL LTD**...*LABORATORIES-MEDICAL*
206 **BIO SOL LTD**...*FEDERAL GOVERNMENT CONTRACTORS*
206 **BIOQUEST TECHNOLOGIES INC**...*COMPUTER PROGRAMMING SERVICES*
206 **CAPULET REALTY**...*REAL ESTATE*
206 **COHORT FS**...*PREPACKAGED SOFTWARE*
206 **DESSANGE PARIS IN ANN ARBOR**...*BEAUTY SALONS*
206 **E SI US INC**...*COMPUTERS-SYSTEM DESIGNERS & CONSULTANTS*
206 **FILTER, TERRANCE A PHD**...*PSYCHOLOGISTS*
206 **LINUX BOX**...*COMPUTER SOFTWARE*
206 **LINUX BOX**...*COMPUTER SERVICES*
206 **LINUX BOX**...*FEDERAL GOVERNMENT CONTRACTORS*
206 **LINUX BOX**...*CONSTRUCTION COMPANIES*
206 **LINUX BOX**...*DATA PROCESSING SOFTWARE*
206 **MAGELLAN PROPERTIES LLC**...*REAL ESTATE MANAGEMENT*
206 **PAPO, HINA B MD**...*PHYSICIANS & SURGEONS*
206 **PAPO, HINA B MD**...*MEDICAL & SURGICAL SVC ORGANIZATIONS*
206 **SECURE HARBOR**...*INSURANCE*
206 **SWITCHBACK LLC**...*ELECTRONIC STORES*
206 **SWITCHBACK LLC**...*COMPUTER SOFTWARE*
206 **UBIQUITI INC**...*COMPUTER & EQUIPMENT DEALERS*
206 **UBIQUITI INC**...*COMPUTER SOFTWARE*
206 **UBIQUITI INC**...*DATA PROCESSING SOFTWARE*
206 **UBIQUITI INC**...*COMPUTER SERVICES*
307 **CHELAS RESTAURANT**...*RESTAURANTS*
307 **JERUSALEM GARDEN**...*RESTAURANTS*
307 **JERUSALEM GARDEN**...*FOODSCARRY OUT*
311 **EARTHEN JAR**...*RESTAURANTS*
311 **PUSHPINDER SETHI**...*RESIDENTIAL*
311 **SIMPLE PLEASURES**...*GIFT SHOPS*
343 **ANN ARBOR DISTRICT LIBRARY**...*FEDERAL GOVERNMENT CONTRACTORS*
343 **ANN ARBOR DISTRICT LIBRARY**...*CONSTRUCTION COMPANIES*
343 **DOWNTOWN LIBRARY**...*LIBRARIES-PUBLIC*
343 **FRIENDS BOOKSHOP**...*BOOK DEALERS-RETAIL*
343 **WASHTENAW LIBRARY THE BLIND**...*LIBRARIES-PUBLIC*
350 **SMITH CULLEN**...*RESIDENTIAL*
403 **HELEN REID**...*RESIDENTIAL*
415 **ELIZABETH WEBB**...*RESIDENTIAL*
416 **KATHRYN JACOBI**...*RESIDENTIAL*
416 **MICHAEL KIESEL**...*RESIDENTIAL*
425 **CAMPUS VILLAGE**...*NONCLASSIFIED ESTABLISHMENTS*
438 **CLAIRE LUCZAK**...*RESIDENTIAL*
438 **GRACE LUCZAK**...*RESIDENTIAL*
444 **GUS WHITAKER**...*RESIDENTIAL*

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114 **BEER DEPOT**...*PARTY SUPPLIES*
115 **GREYHOUND BUS**...*BUS LINES*
115 **GREYHOUND BUS**...*DISABILITY SERVICES*
125 **ANN ARBOR STATE BANK**...*LOANS*
125 **ANN ARBOR STATE BANK**...*REAL ESTATE LOANS*
125 **ANN ARBOR STATE BANK**...*BANKS*
125 **LEVEL ONE BANK**...*BANKS*
201 **EARL UOMOTO**...*RESIDENTIAL*
201 **HOWARD YOUNG**...*RESIDENTIAL*
201 **LINDA RAMA**...*RESIDENTIAL*
201 **MARK GUY**...*RESIDENTIAL*
201 **PAUL LAMBERT**...*RESIDENTIAL*
201 **ROBYN YARRINGTON**...*RESIDENTIAL*
207 **GOLD BOND CLEANERS**...*CLEANERS*
207 **JOHN SPLITT**...*RESIDENTIAL*
207 **JUDY SPLITT**...*RESIDENTIAL*
208 **HELEN LYDIC**...*RESIDENTIAL*
212 **BRIAN DENTON**...*RESIDENTIAL*
214 **BRYAN TANURY**...*RESIDENTIAL*
214 **DAVID TANURY**...*RESIDENTIAL*
222 **RYAN KELLOGG**...*RESIDENTIAL*
307 **DOUGLAS BERNARDIN**...*RESIDENTIAL*
309 **KELLY GRAYE**...*RESIDENTIAL*
311 **JOHNATHAN SHAW**...*RESIDENTIAL*
318 **KEVIN CASEY**...*RESIDENTIAL*
332 **JULIE STAWICKI**...*RESIDENTIAL*
332 **KAN TAKEUCHI**...*RESIDENTIAL*
332 **LAKHVINDER KUMAR**...*RESIDENTIAL*
332 **LINN HOPKINS**...*RESIDENTIAL*
332 **LORA PERRY**...*RESIDENTIAL*
332 **THOMAS BLEVINS**...*RESIDENTIAL*
332 **THOMAS KRAWFORD**...*RESIDENTIAL*
333 **CREDIT UNION UNIVERSITY**...*CREDIT UNIONS*
337 **INTER CO OP COUNCIL**...*GOVERNMENT OFFICESCOUNTY*
337 **INTER CO OP COUNCIL**...*APARTMENTS*
337 **INTER CO OP COUNCIL**...*STUDENT HOUSING*
337 **INTER CO OP COUNCIL**...*NON-PROFIT ORGANIZATIONS*
337 **INTER CO OP COUNCIL**...*ASSOCIATIONS*
337 **INTER CO OP COUNCIL**...*COOPERATIVES*
337 **STUDENT BUYERS ASSN**...*COOPERATIVES*
410 **MICHAEL PROCHASKA**...*RESIDENTIAL*
415 **BURNT TOAST INN**...*HOTELS & MOTELS*
415 **BURNT TOAST INN**...*BED & BREAKFAST ACCOMMODATIONS*
416 **GAILUNAS HOME SVC INC**...*CONSTRUCTION COMPANIES*
416 **JOSEPH GAILUNAS**...*RESIDENTIAL*
416 **LAURIE GAILUNAS**...*RESIDENTIAL*
417 **KENNETH RUGGIRELLO**...*RESIDENTIAL*
417 **MAX RUGGIRELLO**...*RESIDENTIAL*
422 **RALPH HOY**...*RESIDENTIAL*
500 **ZARAGON WEST**...*NONCLASSIFIED ESTABLISHMENTS*

314 **RUTH'S CHRIS STEAK HOUSE**...*FULL-SERVICE RESTAURANTS*
331 **ANN ARBOR TRANSPORTATION AUTH**...*DISABILITY SERVICES*
331 **ANN ARBOR TRANSPORTATION AUTH**...*BUS LINES*
331 **ANN ARBOR TRNSPRTN AUTH**...*TRANSPORTATION*
403 **MUEHLIG FUNERAL CHAPEL INC**...*CREMATORIES*
403 **MUEHLIG FUNERAL CHAPEL INC**...*FUNERAL DIRECTORS*
403 **MUEHLIG FUNERAL CHAPEL INC**...*E-COMMERCE*
403 **MUEHLIG FUNERAL CHAPEL INC**...*FEDERAL GOVERNMENT CONTRACTORS*
408 **BURNS, NATALIE E**...*SOCIAL WORKERS*
417 **EASTERN SUN SHIATSU**...*HOLISTIC PRACTITIONERS*
417 **SANDWEISS, JAY DO**...*PHYSICIANS & SURGEONS*
423 **BETHLEHEM CEMETERY**...*CEMETERIES*
423 **GROUNDCOVER NEWS**...*NEWS DEALERS*
423 **ONE ON ONE SPORTS TRAINING**...*TRAINING CONSULTANTS*
442 **EISEN, ANNE MD**...*PHYSICIANS & SURGEONS*

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

125 ARBOR BANCORP INC...BANKS
125 ARBOR BANCORP INC...HOLDING COMPANIES (BANK)
125 BANK OF ANN ARBOR...BANKS
125 DAVID FULLER...RESIDENTIAL
125 WINNER, DIANE SUSAN AGT...INSURANCE AGENCIES & BROKERAGES
150 ANN ARBOR DOWNTOWN DEVMNT AUTH...GOVERNMENT OFFICES-CITY, VILLAGE & TWP
150 BADOWSKI, JULIE...SOCIAL WORKERS
150 COMPTON, EMILY ANN...COUNSELORS
150 ROBERT TUCKER...RESIDENTIAL
150 SIEG, ANDREA...SOCIAL WORKERS
150 THOMAS JONES...RESIDENTIAL
150 WHITMORE GRAY...RESIDENTIAL
206 ATOMIC OBJECT...COMPUTER SOFTWARE APPLICATION SVC PRVDRS
206 BIO SOL LTD...FEDERAL GOVERNMENT CONTRACTORS
206 BIO SOL LTD...LABORATORIES-MEDICAL
206 BIOQUEST TECHNOLOGIES INC...COMPUTER PROGRAMMING SERVICES
206 CAPULET REALTY...REAL ESTATE
206 COHORT FS...PREPACKAGED SOFTWARE
206 DESSANGE PARIS IN ANN ARBOR...BEAUTY SALONS
206 E SI US INC...COMPUTERS-SYSTEM DESIGNERS & CONSULTANTS
206 FILTER, TERRANCE A PHD...PSYCHOLOGISTS
206 LARKY INC...NONCLASSIFIED ESTABLISHMENTS
206 LINUX BOX...FEDERAL GOVERNMENT CONTRACTORS
206 LINUX BOX...COMPUTER SOFTWARE
206 LINUX BOX...COMPUTER SERVICES
206 LINUX BOX...CONSTRUCTION COMPANIES
206 LINUX BOX...DATA PROCESSING SOFTWARE
206 MAGELLAN PROPERTIES LLC...REAL ESTATE MANAGEMENT
206 MIDWEST SEAS SOFTWARE DEV...DATA PROCESSING SOFTWARE
206 MIDWEST SEAS SOFTWARE DEV...COMPUTER SERVICES
206 MIDWEST SEAS SOFTWARE DEV...COMPUTER SOFTWARE
206 NORTH COAST LLC...CONSTRUCTION COMPANIES
206 NORTH COAST LLC...INVESTMENTS
206 NORTH COAST LLC...INVESTORS NEC
206 NORTH COAST LLC...VENTURE CAPITAL COMPANIES
206 NORTH COAST LLC...FEDERAL GOVERNMENT CONTRACTORS
206 PAPO, HINA B MD...MEDICAL & SURGICAL SVC ORGANIZATIONS
206 PAPO, HINA B MD...PHYSICIANS & SURGEONS
206 SALINE FIRST ROBOTICS TEAM...NONCLASSIFIED ESTABLISHMENTS
206 SECURE HARBOR...INSURANCE
206 SWITCHBACK LLC...COMPUTER SOFTWARE
206 SWITCHBACK LLC...ELECTRONIC STORES
206 SYNTECH DEVELOPMENT LLC...CUSTOM COMPUTER PROGRAMMING SERVICES
210 OXFORD CO...REAL ESTATE
210 OXFORD PROPERTY MANAGEMENT...REAL ESTATE MANAGEMENT
307 CHELAS RESTAURANT...RESTAURANTS
307 JERUSALEM GARDEN...RESTAURANTS
307 JERUSALEM GARDEN...FOODSCARRY OUT
311 EARTHEN JAR...RESTAURANTS
311 SIMPLE PLEASURES...NONCLASSIFIED ESTABLISHMENTS
311 SIMPLE PLEASURES...GIFT SHOPS
343 ANN ARBOR DISTRICT LIBRARY...FEDERAL GOVERNMENT CONTRACTORS
343 ANN ARBOR DISTRICT LIBRARY...CONSTRUCTION COMPANIES
343 DOWNTOWN LIBRARY...LIBRARIES-PUBLIC
343 FRIENDS BOOKSHOP...BOOK DEALERS-RETAIL
343 WASHTENAW LIBRARY-THE BLIND...LIBRARIES-PUBLIC
350 SMITH CULLEN...RESIDENTIAL
403 HELEN REID...RESIDENTIAL
415 ELIZABETH WEBB...RESIDENTIAL
416 KATHRYN JACOBI...RESIDENTIAL
416 MICHAEL KIESEL...RESIDENTIAL
425 CAMPUS VILLAGE...NONCLASSIFIED ESTABLISHMENTS
438 CLAIRE LUCZAK...RESIDENTIAL
444 GUS WHITAKER...RESIDENTIAL

114 BEER DEPOT...PARTY SUPPLIES
115 GREYHOUND BUS...BUS LINES
115 GREYHOUND BUS...DISABILITY SERVICES
125 ANN ARBOR STATE BANK...REAL ESTATE LOANS
125 ANN ARBOR STATE BANK...LOANS
125 ANN ARBOR STATE BANK...BANKS
125 LEVEL ONE BANK...BANKS
201 EARL UOMOTO...RESIDENTIAL
201 LINDA RAMA...RESIDENTIAL
201 MARK GUY...RESIDENTIAL
201 PAUL LAMBERT...RESIDENTIAL
201 ROBYN YARRINGTON...RESIDENTIAL
207 JOHN SPLITT...RESIDENTIAL
208 HELEN LYDIC...RESIDENTIAL
212 BRIAN DENTON...RESIDENTIAL
214 BRYAN TANURY...RESIDENTIAL
222 RYAN KELLOGG...RESIDENTIAL
307 DOUGLAS BERNARDIN...RESIDENTIAL
307 KRISTI GILBERT...RESIDENTIAL
309 KELLY GRAYE...RESIDENTIAL
311 JOHNATHAN SHAW...RESIDENTIAL
318 KEVIN CASEY...RESIDENTIAL
332 JULIE STAWICKI...RESIDENTIAL
332 KAN TAKEUCHI...RESIDENTIAL
332 LAKHVINDER KUMAR...RESIDENTIAL
332 LINN HOPKINS...RESIDENTIAL
332 PHOTOGRAPHY BY MARC-GREGOR...PHOTOGRAPHY STUDIOS, PORTRAIT
332 THOMAS BLEVINS...RESIDENTIAL
332 THOMAS KRAWFORD...RESIDENTIAL
333 CREDIT UNION UNIVERSITY...CREDIT UNIONS
337 INTER-CO-OP COUNCIL...GOVERNMENT OFFICESCOUNTY
337 INTER-CO-OP COUNCIL...APARTMENTS
337 INTER-CO-OP COUNCIL...STUDENT HOUSING
337 INTER-CO-OP COUNCIL...NON-PROFIT ORGANIZATIONS
337 INTER-CO-OP COUNCIL...ASSOCIATIONS
337 INTER-CO-OP COUNCIL...COOPERATIVES
337 STUDENT BUYERS ASSN...COOPERATIVES
410 MICHAEL PROCHASKA...RESIDENTIAL
415 BURNT TOAST INN...HOTELS & MOTELS
416 GAILUNAS HOME SVC INC...CONSTRUCTION COMPANIES
416 JOSEPH GAILUNAS...RESIDENTIAL
416 KEVIN GAILUNAS...RESIDENTIAL
417 KENNETH RUGGIRELLO...RESIDENTIAL
422 RALPH HOY...RESIDENTIAL
500 NEOPAPALIS ANN ARBOR...RESTAURANTS
500 NEOPAPALIS ANN ARBOR...FOODSCARRY OUT
500 ZARAGON WEST...NONCLASSIFIED ESTABLISHMENTS

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

314 **RUTH'S CHRIS STEAK HOUSE**...*FULL-SERVICE RESTAURANTS*
331 **ANN ARBOR TRANSPORTATION AUTH**...*BUS LINES*
403 **MUEHLIG FUNERAL CHAPEL INC**...*E-COMMERCE*
403 **MUEHLIG FUNERAL CHAPEL INC**...*FUNERAL DIRECTORS*
405 **C THREE CORP**...*NONCLASSIFIED ESTABLISHMENTS*
408 **BURNS, NATALIE E**...*SOCIAL WORKERS*
417 **EASTERN SUN SHIATSU**...*HOLISTIC PRACTITIONERS*
417 **SANDWEISS, JAY DO**...*PHYSICIANS & SURGEONS*
423 **BETHLEHEM CEMETERY**...*CEMETERIES*
423 **BETHLEHEM UNITED CHURCH-CHRIST**...*CEMETERIES*
423 **GROUNDCOVER NEWS**...*NEWS DEALERS*
423 **ONE ON ONE SPORTS TRAINING**...*TRAINING CONSULTANTS*
442 **EISEN, ANNE MD**...*PHYSICIANS & SURGEONS*

2016 S 5TH AVE
SOURCE: DIGITAL BUSINESS DIRECTORY

125 **ARBOR BANCORP INC**...*HOLDING COMPANIES (BANK)*
125 **BANK OF ANN ARBOR**...*BANKS*
125 **GRETA SMITH**...*RESIDENTIAL*
125 **JOAN WEBER**...*RESIDENTIAL*
125 **PROGRESSIVE MORTGAGE CO**...*REAL ESTATE LOANS*
125 **WINNER, DIANE SUSAN AGT**...*INSURANCE AGENCIES & BROKERAGES*
150 **ANN ARBOR DOWNTOWN DEVMNT AUTH**...*GOVERNMENT OFFICES-CITY, VILLAGE & TWP*
150 **BADOWSKI, JULIE**...*SOCIAL WORKERS*
150 **PREMIER PHYSICIAN MARKETING**...*MARKETING PROGRAMS & SERVICES*
150 **ROBERT TUCKER**...*RESIDENTIAL*
150 **SIEG, ANDREA**...*SOCIAL WORKERS*
150 **THOMAS JONES**...*RESIDENTIAL*
150 **WHITMORE GRAY**...*RESIDENTIAL*
206 **ATOMIC OBJECT**...*COMPUTER SOFTWARE APPLICATION SVC PRVDRS*
206 **BIO SOL LTD**...*LABORATORIES-MEDICAL*
206 **BIO SOL LTD**...*FEDERAL GOVERNMENT CONTRACTORS*
206 **DESSANGE PARIS IN ANN ARBOR**...*BEAUTY SALONS*
206 **FILTER, TERRANCE A PHD**...*PSYCHOLOGISTS*
206 **LARKY INC**...*NONCLASSIFIED ESTABLISHMENTS*
206 **LINUX BOX**...*FEDERAL GOVERNMENT CONTRACTORS*
206 **LINUX BOX**...*COMPUTER SOFTWARE*
206 **MAGELLAN PROPERTIES LLC**...*REAL ESTATE MANAGEMENT*
206 **MIDWEST SEAS SOFTWARE DEV**...*COMPUTER SOFTWARE*
206 **NORTH COAST LLC**...*VENTURE CAPITAL COMPANIES*
206 **NORTH COAST LLC**...*FEDERAL GOVERNMENT CONTRACTORS*
206 **ROOSTER SCIENTIFIC LLC**...*FEDERAL GOVERNMENT CONTRACTORS*
206 **SECURE HARBOR**...*INSURANCE*
206 **SRT SOLUTIONS**...*COMPUTER SOFTWARE*
206 **SWITCHBACK LLC**...*ELECTRONIC STORES*
206 **SYNTECH DEVELOPMENT LLC**...*CUSTOM COMPUTER PROGRAMMING SERVICES*
210 **OXFORD PROPERTY MANAGEMENT**...*REAL ESTATE MANAGEMENT*
307 **JERUSALEM GARDEN**...*RESTAURANTS*
307 **KATOI**...*RESTAURANTS*
311 **BRAHMLIN SETHI**...*RESIDENTIAL*
311 **EARTHEN JAR**...*RESTAURANTS*
311 **GURCHARAN SETHI**...*RESIDENTIAL*
311 **PUSHPINDER SETHI**...*RESIDENTIAL*
311 **SIMPLE PLEASURES**...*NONCLASSIFIED ESTABLISHMENTS*
319 **ELECTRIC CHARGING STATION**...*ELECTRIC CHARGING STATION*
343 **ANN ARBOR DISTRICT LIBRARY**...*FEDERAL GOVERNMENT CONTRACTORS*
343 **FRIENDS BOOKSHOP**...*BOOK DEALERS-RETAIL*
343 **WASHTENAW LIBRARY-THE BLIND**...*LIBRARIES-PUBLIC*
350 **SMITH CULLEN**...*RESIDENTIAL*
416 **KATHRYN JACOBI**...*RESIDENTIAL*
416 **MICHAEL KIESEL**...*RESIDENTIAL*
425 **CAMPUS VILLAGE**...*NONCLASSIFIED ESTABLISHMENTS*
425 **HUONG HOANG**...*RESIDENTIAL*
438 **CLAIRE LUCZAK**...*RESIDENTIAL*
438 **CONNOR LUCZAK**...*RESIDENTIAL*
438 **GRACE LUCZAK**...*RESIDENTIAL*
438 **MARTHA LUCZAK**...*RESIDENTIAL*
438 **THOMAS LUCZAK**...*RESIDENTIAL*
444 **GUS WHITAKER**...*RESIDENTIAL*
444 **SUSAN WHITAKER**...*RESIDENTIAL*
444 **THOMAS WHITAKER**...*RESIDENTIAL*
450 **RENEE M VETTORELLO CM**...*FENG SHUI*

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114 **ATM**...AUTOMATED TELLER MACHINES
114 **BEER DEPOT**...PARTY SUPPLIES
115 **ELECTRIC CHARGING STATION**...ELECTRIC CHARGING STATION
115 **REPUBLIC PARKING**...PARKING LOTS & GARAGES
115 **REPUBLIC PARKING**...PARKING STATIONS & GARAGES
125 **ANN ARBOR STATE BANK**...REAL ESTATE LOANS
125 **ANN ARBOR STATE BANK**...BANKS
201 **EARL UOMOTO**...RESIDENTIAL
201 **LINDA RAMA**...RESIDENTIAL
201 **PAUL LAMBERT**...RESIDENTIAL
201 **RONALD YARRINGTON**...RESIDENTIAL
207 **JOHN SPLITT**...RESIDENTIAL
207 **JUDY SPLITT**...RESIDENTIAL
208 **DAVID DECKER**...RESIDENTIAL
208 **HELEN LYDIC**...RESIDENTIAL
208 **PHILIP LYDIC**...RESIDENTIAL
212 **BRIAN DENTON**...RESIDENTIAL
214 **BRYAN TANURY**...RESIDENTIAL
214 **DAVID TANURY**...RESIDENTIAL
307 **DOUGLAS BERNARDIN**...RESIDENTIAL
307 **KRISTI GILBERT**...RESIDENTIAL
309 **KELLY GRAYE**...RESIDENTIAL
309 **MICHAEL GRAYE**...RESIDENTIAL
311 **JOHNATHAN SHAW**...RESIDENTIAL
318 **KEVIN CASEY**...RESIDENTIAL
332 **JULIE STAWICKI**...RESIDENTIAL
332 **KAN TAKEUCHI**...RESIDENTIAL
332 **LAKHVINDER KUMAR**...RESIDENTIAL
332 **LINN HOPKINS**...RESIDENTIAL
332 **PHOTOGRAPHY BY MARC-GREGOR**...PHOTOGRAPHY STUDIOS, PORTRAIT
332 **THOMAS KRAWFORD**...RESIDENTIAL
333 **CREDIT UNION UNIVERSITY**...CREDIT UNIONS
337 **INTER-CO-OP COUNCIL**...COOPERATIVES
337 **INTER-CO-OP COUNCIL**...NON-PROFIT ORGANIZATIONS
337 **STUDENT BUYERS ASSN**...COOPERATIVES
410 **MICHAEL PROCHASKA**...RESIDENTIAL
410 **PIPER, ROBERT K**...PSYCHOLOGISTS
415 **BURNT TOAST INN**...BED & BREAKFAST ACCOMMODATIONS
415 **BURNT TOAST INN**...HOTELS & MOTELS
416 **JOSEPH GAILUNAS**...RESIDENTIAL
416 **KEVIN GAILUNAS**...RESIDENTIAL
416 **LAURIE GAILUNAS**...RESIDENTIAL
417 **KENNETH RUGGIRELLO**...RESIDENTIAL
417 **MAX RUGGIRELLO**...RESIDENTIAL
422 **RALPH HOY**...RESIDENTIAL
500 **NEOPAPALIS ANN ARBOR**...RESTAURANTS
500 **ZARAGON WEST**...NONCLASSIFIED ESTABLISHMENTS

403 **MUEHLIG FUNERAL CHAPEL INC**...FUNERAL HOMES & FUNERAL SVCS
403 **MUEHLIG FUNERAL CHAPEL INC**...FUNERAL SERVICES
403 **MUEHLIG FUNERAL CHAPEL INC**...FUNERAL DIRECTORS
405 **C THREE CORP**...NONCLASSIFIED ESTABLISHMENTS
417 **EASTERN SUN SHIATSU**...HOLISTIC PRACTITIONERS
417 **EASTERN SUN SHIATSU**...SCHOOL/EDUCATIONAL SERVICES
417 **JAY SANDWEISS DO**...MEDICAL DOCTORS OFF
417 **JAY SANDWEISS DO**...OSTEOPATHIC PHYSICIAN'S OFFICE
417 **SANDWEISS, JAY DO**...PHYSICIANS & SURGEONS
417 **SANDWEISS, JAY DO**...OFFICES OF PHYSICIANS, EXCEPT MENTAL HEALTH
423 **ANN ARBOR CO OP NURSERY SCHOOL**...NURSERY SCHOOL
423 **ANN ARBOR CO OP NURSERY SCHOOL**...CHILD DAY CARE SVCS
423 **BETHLEHEM CEMETERIES**...CEMETERIES
423 **BETHLEHEM CEMETERIES**...CEMETERIES & CREMATORIES
423 **BETHLEHEM CEMETERY**...CEMETERY SUBDIVIDER/DEVELOPER
423 **BETHLEHEM CHURCH**...RELIGIOUS ORGANIZ
423 **BETHLEHEM UNITED CHURCH**...RELIGIOUS ORGANIZATION
423 **BETHLEHEM UNITED CHURCH**...CHURCHES
423 **BETHLEHEM UNITED CHURCH CHRIST**...RELIGIOUS ORGANIZATION
426 **A CAB**...TAXI SVC
426 **A CAB**...TAXICAB OPERATION
442 **ANNE EISEN MD**...MEDICAL DOCTORS OFF
442 **EISEN, ANNE MD**...OFFICES OF PHYSICIANS, EXCEPT MENTAL HEALTH
442 **EISEN, ANNE MD**...PHYSICIANS & SURGEONS

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2012 S 5TH AVE
SOURCE: DIGITAL BUSINESS DIRECTORY

97 total records. Part 1 of 2

125 **APPLEBEE'S NEIGHBORHOOD GRILL & BAR**...*RETAIL-EATING PLACES*
125 **ARBOR BANCORP INC**...*HOLDING COMPANIES (BANK)*
125 **ARBOR BANCORP INC**...*OFFICES OF BANK HOLDING COMPANIES*
125 **BANK OF ANN ARBOR**...*DEPOSITORY INSTITUTIONS*
125 **BANK OF ANN ARBOR**...*NATIONAL COML BANKS*
125 **BANK OF ANN ARBOR**...*COMMERCIAL BANKING*
125 **BANK OF ANN ARBOR INC**...*STATE COMMERCIAL BANK*
125 **DON W ROBINSON**...*LIFE INSURANCE*
125 **PROGRESSIVE MORTGAGE CO**...*REAL ESTATE LOANS*
125 **PROGRESSIVE MORTGAGE CO**...*MORTGAGE BANKER/CORRESPONDENT*
125 **ROBINSON, DON W**...*UNCLASSIFIED*
125 **ROSAEN BORJE**...*RESIDENTIAL*
150 **A 3 INTREGRATION**...*NONCLASSIFIED ESTABLISHMENTS*
150 **A 3 INTREGRATION**...*NCLASSIFIABLE ESTAB*
150 **A 3 INTREGRATION**
150 **ANN ARBOR DOWNTOWN DEVELOPMENT**...*EXEC OFFS,STATE-LOCAL*
150 **ANN ARBOR DOWNTOWN DEVMNT AUTH**...*LEGISLATIVE BODIES*
150 **ANN ARBOR DOWNTOWN DEVMNT AUTH**...*GOVERNMENT OFFICES-CITY, VILLAGE & TWP*
150 **INNER CIRCLE MEDIA**...*INTERNET HOME PAGE DEV CONSULTING*
150 **INNER CIRCLE MEDIA**...*DATA PROC & PREP*
150 **INNER CIRCLE MEDIA**...*DATA PROCESSING & RELATED SVCS*
150 **SCHULZ DEVELOPMENT & CNSLTNG**...*REAL ESTATE DEVELOPERS*
150 **SCHULZ DEVELOPMENT & CNSLTNG**...*LAND SUBDIVISION*
150 **SPOON COMPANIES**...*SUBDIVIDERS & DEVEL*
150 **SVEA GRAY**...*RESIDENTIAL*
150 **WHOLE BRAIN GROUP LLC**...*COMPUTER SYSTEMS DESIGN SVCS*
206 **45 NORTH PRODUCTIONS**...*MOTION PICTURE & VIDEO PRODUCTION*
206 **ACCESS VENTURES**...*PERSONAL CREDIT INSTITUTION*
206 **ANN ARBOR PSYCHOLOGICAL SVC**...*HEALTH PRACTITIONER'S OFFICE*
206 **BARBARA CORNBLATH MISLE PHD**...*HEALTH PRACTITIONER'S OFFICE*
206 **BARBARA M CORNBLATH PHD**...*MEDICAL DOCTORS OFF*
206 **BIO SOL LTD**...*MEDICAL LABORATORY*
206 **BIO SOL LTD**...*MEDICAL LABORATORIES*
206 **BIO SOL LTD**...*LABORATORIES-MEDICAL*
206 **BIOSOL LTD**...*WHOL DRUGS/SUNDRIES COMMERCIAL PHYSICAL RESEARCH*
206 **CHELSEA GROUP**...*OFFICES OF REAL ESTATE AGENTS & BROKERS*
206 **COOPER**...*LAW FIRM*
206 **CORNBLATH, BARBARA M PHD**...*OFFICES OF MISC HEALTH PRACTITIONERS*
206 **CORNBLATH, BARBARA M PHD**...*PSYCHOLOGISTS*
206 **CREDENDO COMMUNICATIONS INC**...*MISC PUBLISHING*
206 **CREDENDO COMMUNICATIONS INC**...*ALL OTHER PUBLISHERS*
206 **D JACQUES**...*RESIDENTIAL*
206 **DESSANGE SALON&SPA**...*OTHER PERSONAL CARE SVCS*
206 **FILTER, TERRANCE A PHD**...*OFFICES OF MISC HEALTH PRACTITIONERS*
206 **FILTER, TERRANCE A PHD**...*PSYCHOLOGISTS*
206 **FIRST OF CHELSEA CORPORATION**...*MEDICAL EQUIPMENT RENTAL WATER TRANSPORT SERVICES*
206 **ISTC**...*NCLASSIFIABLE ESTAB*
206 **JACQUES DESSANGE SALON & SPA**...*MISC PERSONAL SVS*
206 **JACQUES DESSANGE SALON & SPA**...*BEAUTY SALONS*
206 **LINUX BOX**...*COMPUTERS-SUPPORT SERVICES*
206 **LINUX BOX CORP**...*OTHER COMPUTER RELATED SVCS*
206 **LINUX BOX CORP**...*COMPUTER SVS NEC*
206 **LINUX BOX CORPORATION**...*OPEN SOURCE SOFTWARE CONSULTING INTEGRATION DEVELO*
206 **LLAMASOFT**
206 **MAGELLAN PROPERTIES LLC**...*REAL ESTATE MANAGEMENT*
206 **MAGELLAN PROPERTIES LLC**...*REAL ESTATE DEVELOPER*
206 **NORTH COAST LLC**...*MISC INTERMEDIATION*
206 **NORTH COAST LLC**...*GEN INVESTORS NEC*
206 **NORTH COAST LLC**...*VENTURE CAPITAL COMPANIES*
206 **NORTH COAST TECHNOLOGY INVEST**...*MISC INTERMEDIATION*
206 **NORTH COAST TECHNOLOGY INVEST**...*GEN INVESTORS NEC*
206 **NORTHCOAST TECH INVESTORS LP**...*BUSINESS SERVICES*
206 **RONALD E SHAW & ASSOCIATES**...*MANAGEMENT CONSULTING SERVICES*
206 **ROOSTER SCIENTIFIC LLC**...*FEDERAL GOVERNMENT CONTRACTORS*
206 **SECURE HARBOR**...*INVESTMENT ADVICE*

Part 2 of 2

206 **SECURE HARBOR**...*INSURANCE*
206 **SECURE HARBOR**...*INSURANCE AGENCIES & BROKERAGES*
206 **SRT SOLUTIONS**...*COMPUTER & SOFTWARE STORES*
206 **SRT SOLUTIONS**...*CUSTOM COMPUTER PROGRAMING*
206 **SRT SOLUTIONS**...*COMPUTER SOFTWARE*
206 **TEACHERS DISCOVERY**...*SCH,EDUCTL SV NEC*
206 **TERRANCE A FILTER**...*HEALTH PRACTITIONER'S OFFICE*
206 **TERRANCE A FILTER**...*MEDICAL DOCTORS OFF*
307 **JERUSALEM GARDEN**...*RESTAURANTS*
307 **JERUSALEM GARDEN**...*FULL-SERVICE RESTAURANTS*
307 **JERUSALEM GARDEN**...*EATING PLACES*
311 **EARTHEN JAR**...*FULL-SERVICE RESTAURANTS*
311 **EARTHEN JAR**...*RESTAURANTS*
311 **EARTHEN JAR**...*EATING PLACES*
311 **HALL OF FAME SPORT BOOKS**...*RET BOOKS RET USED MERCHANDISE*
343 **ANN ARBOR DISTRICT LIBRARY**...*LIBRARY*
343 **ANN ARBOR DISTRICT LIBRARY**...*LIBRARIES & ARCHIVES*
343 **ANN ARBOR DISTRICT LIBRARY**...*LIBRARIES-PUBLIC*
343 **FRIENDS BOOKSHOP**...*BOOK DEALERS-RETAIL*
343 **FRIENDS OF THE ANN ARBOR**...*BOOK STORES*
343 **WASHTENAW LIBRARY-THE BLIND**...*LIBRARIES-PUBLIC*
403 **ANN ARBOR BUILDERS**...*GEN REMOD 1-FAM HOUSE*
403 **ANN ARBOR BUILDERS INC**...*NEW SINGLE-FAMILY GENERAL CONTRS*
403 **ANN ARBOR BUILDERS INC**...*GENERAL CONTRACTORS*
403 **MYSTIC RIDGE CUSTOM HOMES**...*HOME BUILDERS*
403 **REALTY ENTERPRISES**...*REAL ESTATE MGMT*
403 **REALTY ENTERPRISES**...*OFFICES OF REAL ESTATE AGENTS & BROKERS*
427 **ELIJAH DAVIDIAN**...*GIS CONTRACTOR*
438 **MARTHA PORTZ-LUCZAK**...*RESIDENTIAL*
438 **THOMAS LUCZAK**...*RESIDENTIAL*
445 **CHARLES NELSON**...*RESIDENTIAL*
450 **RENEE M VETTORELLO CM**...*MISC PERSONAL SERVICES*

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114 **BEER DEPOT**...*GIFT, NOVELTY, & SOUVENIR STORES*
114 **BEER DEPOT**...*PARTY SUPPLIES*
125 **ANN ARBOR STATE BANK**...*BANKS*
125 **ANN ARBOR STATE BANK**...*COMMERCIAL BANKING*
125 **ELIZABETH ANDERSON**...*RESIDENTIAL*
125 **LUCY ANDERSON**...*RESIDENTIAL*
201 **RONY ART DESIGN**...*COMMERCIAL ART/GRAPHIC DESIGN*
208 **LYDIC RALPH**...*RESIDENTIAL*
208 **PHILIP LYDIC**...*RESIDENTIAL*
208 **RALPH LYDIC**...*RESIDENTIAL*
220 **GENERAL DEVELOPMENT CO**...*APARTMENT BUILDING OPERATOR NONRESIDENTIAL BUILDIN*
307 **BERNARDIN DOUGLAS**...*RESIDENTIAL*
307 **KRISTI GILBERT**...*RESIDENTIAL*
309 **KELLY GRAYE**...*RESIDENTIAL*
309 **MICHAEL GRAYE**...*RESIDENTIAL*
333 **CREDIT UNION UNIVERSITY**...*CREDIT UNIONS*
333 **CREDIT UNION UNIVERSITY**...*FED CHART CREDIT UN*
333 **U M CREDIT UNION**...*FED CHART CREDIT UN*
337 **INTER COOPERATIVE COUNCIL**...*SOCIAL SERVICES NEC*
337 **INTER COOPERATIVE COUNCIL**...*OTHER SIMILAR ORGANIZATIONS*
337 **INTER COOPERATIVE COUNCIL**...*STUDENT HOUSING*
337 **INTER-CO-OP COUNCIL**...*COOPERATIVES*
337 **NASCO STUDENTS COOPERATION**...*REAL ESTATE AGT,MGR*
337 **STUDENT BUYERS ASSN**...*COOPERATIVES*
337 **STUDENT BUYERS ASSN**...*REAL ESTATE AGT,MGR*
337 **STUDENT BUYERS ASSN**...*OTHER SIMILAR ORGANIZATIONS*
410 **ANDERSON, MARY K**...*PSYCHOLOGISTS*
410 **ANDERSON, MARY K PHD**...*OFFICES OF MISC HEALTH PRACTITIONERS*
410 **ANN HINTON PEARLMAN**...*INDIVIDUAL/FAMILY SERVICES*
410 **ANN PEARLMAN**...*SOCIAL SERVICES*
410 **HINTON, ANN P**...*OTHER INDIVIDUAL & FAMILY SVCS*
410 **JERROLD BRANDELL PHD**...*INDIVIDUAL/FAMILY SERVICES*
410 **KAREN M BAKER**...*SPECIALTY OUTPATIENT CLINIC*
410 **LISA DAWSON**...*RESIDENTIAL*
410 **LISA PROCHASKA**...*RESIDENTIAL*
410 **MARY K ANDERSON PHD**...*HEALTH PRACTITIONER'S OFFICE*
410 **MARY K ANDERSON PHD**...*MEDICAL DOCTORS OFF*
410 **MICHAEL PROCHASKA**...*RESIDENTIAL*
410 **PEARLMAN, ANN**...*OTHER INDIVIDUAL & FAMILY SVCS*
410 **PIPER, CLAUDIA K**...*OFFICES OF MENTAL HEALTH PRACTITIONERS*
410 **PIPER, ROBERT K**...*OFFICES OF MENTAL HEALTH PRACTITIONERS*
410 **PIPER, ROBERT K**...*SOCIAL WORKERS*
410 **PROCHASKA MICHAEL**...*RESIDENTIAL*
410 **ROBERT K PIPER**...*SOCIAL SER ORG*
414 **SEOUL KORNER CAFE**...*RESTAURANTS*
414 **SEOUL KORNER CAFE**...*FULL-SERVICE RESTAURANTS*
414 **SEOUL KORNER CAFE**...*CAFE/DINER/FAMILY REST*
415 **BURNT TOAST INN**...*HOTELS & MOTELS*
415 **BURNT TOAST INN**...*HOTELS & MOTELS, EXCEPT CASINO HOTELS*
415 **SARAH OKUYAMA**...*RESIDENTIAL*
416 **GAILUNAS LAURIE**...*RESIDENTIAL*
416 **KEVIN GAILUNAS**...*RESIDENTIAL*
416 **LAURIE GAILUNAS**...*RESIDENTIAL*
417 **KENNETH RUGGIRELLO**...*RESIDENTIAL*
417 **RUGGIRELLO KENNETH**...*RESIDENTIAL*

314 **STUDIO FOUR**...*EATING PLACES*
331 **ANN ARBOR TRANSPORTATION AUTH**...*INTERCITY BUS TRANS*
403 **MUEHLIG FUNERAL CHAPEL INC**...*FUNERAL SERVICES*
417 **EASTERN SUN SHIATSU**...*SCHOOL/EDUCATIONAL SERVICES*
417 **JAY SANDWEISS DO**...*OSTEOPATHIC PHYSICIAN'S OFFICE*
417 **JAY SANDWEISS DO**...*MEDICAL DOCTORS OFF*
423 **ANN ARBOR CO-OP NURSERY SCHOOL**...*NURSERY SCHOOL*
423 **BETHLEHEM CHURCH**...*RELIGIOUS ORGANIZ*
423 **BETHLEHEM UNITED CHURCH CHRIST**...*RELIGIOUS ORGANIZATION*
426 **A CAB**...*TAXICAB OPERATION*
442 **ANNE EISEN MD**...*MEDICAL DOCTORS OFF*

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125 **BANK OF ANN ARBOR**...*NATIONAL COML BANKS*
125 **DON W ROBINSON**...*LIFE INSURANCE*
125 **PROGRESSIVE MORTGAGE CO**...*MORTGAGE BANKER/CORRESPONDENT*
150 **A 3 INTREGRATION**...*NCLASSIFIABLE ESTAB*
150 **ANN ARBOR DOWNTOWN DEVELOPMENT**...*EXEC OFFS,STATE-LOCAL*
150 **INNER CIRCLE MEDIA**...*DATA PROC & PREP*
150 **SPOON COMPANIES**...*SUBDIVIDERS & DEVEL*
206 **45 NORTH PRODUCTIONS**...*MPICTURE,VIDEO PROD*
206 **ACCESS VENTURES**...*PERSONAL CREDIT INSTITUTION*
206 **ANN ARBOR PSYCHOLOGICAL SVC**...*HEALTH PRACTITIONER'S OFFICE*
206 **BARBARA CORNBLATH MISLE PHD**...*HEALTH PRACTITIONER'S OFFICE*
206 **BARBARA M CORNBLATH PHD**...*MEDICAL DOCTORS OFF*
206 **BARBARA M PHD CORNBLATH**...*RESIDENTIAL*
206 **BIO SOL LTD**...*MEDICAL LABORATORY*
206 **BIOSOL LTD**...*WHOL DRUGS/SUNDRIES COMMERCIAL PHYSICAL RESEARCH*
206 **COOPER**...*LAW FIRM*
206 **CREDENDO COMMUNICATIONS INC**...*MISC PUBLISHING*
206 **FIRST OF CHELSEA CORPORATION**...*MEDICAL EQUIPMENT RENTAL WATER TRANSPORT SERVICES MANAG*
206 **ISTC**...*NCLASSIFIABLE ESTAB*
206 **JACQUES DESSANGE SALON & SPA**...*MISC PERSONAL SVS*
206 **JOEL M ATTY SHERE**...*RESIDENTIAL*
206 **LINUX BOX CORP**...*COMPUTER SVS NEC*
206 **LINUX BOX CORPORATION**...*OPEN SOURCE SOFTWARE CONSULTING INTEGRATION DEVELOPMENT*
206 **LUCY M SNYDER**...*RESIDENTIAL*
206 **MAGELLAN PROPERTIES**...*REAL ESTATE AGT,MGR*
206 **MAGELLAN PROPERTIES LLC**...*REAL ESTATE DEVELOPER*
206 **NORTH COAST LLC**...*GEN INVESTORS NEC*
206 **NORTH COAST TECHNOLOGY INVEST**...*GEN INVESTORS NEC*
206 **NORTHCOAST TECH INVESTORS LP**...*BUSINESS SERVICES*
206 **PAUL ATTY CALLAM**...*RESIDENTIAL*
206 **RONALD E SHAW & ASSOCIATES**...*MANAGEMENT CONSULTING SERVICES*
206 **SECURE HARBOR**...*INVESTMENT ADVICE*
206 **SHARON E CLARK**...*RESIDENTIAL*
206 **SRT SOLUTIONS**...*CUSTOM COMPUTER PROGRAMING*
206 **TEACHERS DISCOVERY**...*SCH,EDUCTL SV NEC*
206 **TERRANCE A FILTER**...*HEALTH PRACTITIONER'S OFFICE*
206 **TERRANCE A FILTER**...*MEDICAL DOCTORS OFF*
206 **WILLIAM M PHD SCHAFER**...*RESIDENTIAL*
307 **JERUSALEM GARDEN**...*EATING PLACES*
311 **EARTHEN JAR**...*EATING PLACES*
311 **HALL OF FAME SPORT BOOKS**...*RET BOOKS RET USED MERCHANDISE*
311 **PETER A TATAR**...*RESIDENTIAL*
343 **ANN ARBOR DISTRICT LIBRARY**...*LIBRARY*
402 **ANNEMARIE YIM**...*RESIDENTIAL*
402 **CARMEN A MEDINA**...*RESIDENTIAL*
402 **GEOFF C TURNER**...*RESIDENTIAL*
402 **ISIDORO ALASTRA**...*RESIDENTIAL*
402 **JANE HEFFERAN**...*RESIDENTIAL*
402 **JESSE R JANNETTA**...*RESIDENTIAL*
402 **M WIRTH**...*RESIDENTIAL*
402 **RYAN J FITTS**...*RESIDENTIAL*
402 **SCOTT SIEGEL**...*RESIDENTIAL*
403 **ANN ARBOR BUILDERS**...*GEN REMOD 1-FAM HOUSE*
403 **BRIAN JONES**...*RESIDENTIAL*
403 **REALTY ENTERPRISES**...*REAL ESTATE MGMT*
403 **ROSS WILTSHIRE**...*RESIDENTIAL*
404 **KATHLEEN M HALE**...*RESIDENTIAL*
404 **M PLAUCHE**...*RESIDENTIAL*
407 **AL MICHAELS**...*RESIDENTIAL*
407 **ALBERT HUA**...*RESIDENTIAL*
407 **MIKE BABONE**...*RESIDENTIAL*
411 **EUGENE ALBER**...*RESIDENTIAL*
415 **BEVERLY E AGDERN**...*RESIDENTIAL*
415 **C MCGILL**...*RESIDENTIAL*
415 **CHRISTINA MEYER**...*RESIDENTIAL*
415 **K WESTGATE**...*RESIDENTIAL*
415 **SHILPA GUTHIKONDA**...*RESIDENTIAL*

Part 2 of 2

416 **CHARLES WILKINSON**...*RESIDENTIAL*
416 **CYNTHIA COFFELT**...*RESIDENTIAL*
416 **ELANA D BUCH**...*RESIDENTIAL*
416 **ERIKA A WITLER**...*RESIDENTIAL*
416 **JOHN NAGARAH**...*RESIDENTIAL*
416 **MATTHEW HEINE**...*RESIDENTIAL*
416 **MAUREEN R VERMEULEN**...*RESIDENTIAL*
416 **NIKOLE REAKSECKER**...*RESIDENTIAL*
416 **T KOLB**...*RESIDENTIAL*
419 **DAN SISCO**...*RESIDENTIAL*
419 **JEREMY MENCHIK**...*RESIDENTIAL*
419 **MICHAEL P DAVIDSON**...*RESIDENTIAL*
419 **S A HAASE**...*RESIDENTIAL*
421 **JASON WHITTAKER**...*RESIDENTIAL*
421 **MICHAEL GOLDMAN**...*RESIDENTIAL*
421 **NEIL T WETHERBEE**...*RESIDENTIAL*
427 **DAN BARRINGER**...*RESIDENTIAL*
427 **ELIJAH DAVIDIAN**...*GIS CONTRACTOR*
427 **ERIC HOOVER**...*RESIDENTIAL*
427 **SARAH M GRIMM**...*RESIDENTIAL*
427 **WILHELMINA MAURITZ**...*RESIDENTIAL*
427 **ZACHARY A CAPLE**...*RESIDENTIAL*
433 **DAVID BROWN**...*RESIDENTIAL*
433 **JOY MAGDICH**...*RESIDENTIAL*
433 **KEVIN HILL**...*RESIDENTIAL*
433 **SADANORI HORIGUCHI**...*RESIDENTIAL*
437 **CATHERINE E BOLTEN**...*RESIDENTIAL*
437 **JILL WESSELMANN**...*RESIDENTIAL*
437 **M WHITTMANN**...*RESIDENTIAL*
437 **ROBIN A LI**...*RESIDENTIAL*
437 **SARA STEPHEN**...*RESIDENTIAL*
441 **JENNIFER ROGERS**...*RESIDENTIAL*
441 **KATHRYNE DANIELS**...*RESIDENTIAL*
445 **ALEXANDRA GEORGIADIS**...*RESIDENTIAL*
445 **CARRIE MCGEE**...*RESIDENTIAL*
445 **ELIZABETH A JARPE**...*RESIDENTIAL*
445 **LAURA M KIESLER**...*RESIDENTIAL*
450 **RENE MARANIAN**...*RESIDENTIAL*
450 **RENEE M VETTORELLO CM**...*MISC PERSONAL SERVICES*
450 **RENEE VETTORELLO**...*RESIDENTIAL*
500 **JORDAN CANTALAMESSA**...*RESIDENTIAL*

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2 **SARAH E TEARE**...*RESIDENTIAL*
114 **BEER DEPOT**...*PARTY SUPPLIES*
201 **EARL UOMOTO**...*RESIDENTIAL*
201 **L M RAMA**...*RESIDENTIAL*
201 **LOUIS E JR FRANKLIN**...*RESIDENTIAL*
201 **PAUL LAMBERT**...*RESIDENTIAL*
201 **RONALD YARRINGTON**...*RESIDENTIAL*
201 **RONY ART DESIGN**...*COMMERCIAL ART/GRAPHIC DESIGN*
207 **JENNIFER HATTON**...*RESIDENTIAL*
207 **MICHAEL D RESTUM**...*RESIDENTIAL*
207 **SEYED R BETTJATINA**...*RESIDENTIAL*
207 **ZAIRE DINZEY**...*RESIDENTIAL*
208 **RALPH & HELEN LYDIC**...*RESIDENTIAL*
212 **E KAISER**...*RESIDENTIAL*
212 **GEOFF TURNER**...*RESIDENTIAL*
212 **JOSHUA P CARROLL**...*RESIDENTIAL*
212 **KIRSTEN SCHWARZ**...*RESIDENTIAL*
220 **C HIETT**...*RESIDENTIAL*
220 **GENERAL DEVELOPMENT CO**...*APARTMENT BUILDING OPERATOR NONRESIDENTIAL BUILDING OPE*
220 **ROBERT N HIGHTOWER**...*RESIDENTIAL*
222 **PAIGE SHELBY**...*RESIDENTIAL*
307 **DOUGLAS BERNARDIN**...*RESIDENTIAL*
307 **KRISTI GILBERT**...*RESIDENTIAL*
308 **CINDIE BUCKS**...*RESIDENTIAL*
308 **DANIKA S VONGESJEN**...*RESIDENTIAL*
309 **MICHAEL GRAYE**...*RESIDENTIAL*
310 **FRANK STRATIKIS**...*RESIDENTIAL*
310 **JEFFREY C KURZ**...*RESIDENTIAL*
310 **NUPHAI THANAKITVORABOON**...*RESIDENTIAL*
310 **PIRASRI POVATONG**...*RESIDENTIAL*
310 **PIYOROS TONGKERD**...*RESIDENTIAL*
310 **S C SHEKAR**...*RESIDENTIAL*
310 **YOSHIKAZU MIDORIKAWA**...*RESIDENTIAL*
314 **A BOONE**...*RESIDENTIAL*
314 **AARON KOEHN**...*RESIDENTIAL*
314 **CASSANDRA J CLAY**...*RESIDENTIAL*
314 **HYUN LEE**...*RESIDENTIAL*
314 **JOANNA STEINHARDT**...*RESIDENTIAL*
314 **L FENG**...*RESIDENTIAL*
314 **MARY A DUQUE**...*RESIDENTIAL*
318 **ANTHONY E MAY**...*RESIDENTIAL*
318 **KELLY WHITNEY**...*RESIDENTIAL*
318 **KEVIN M CASEY**...*RESIDENTIAL*
318 **OLEG TEYTELBOYM**...*RESIDENTIAL*
318 **S AVELLAR**...*RESIDENTIAL*
332 **A SMITH**...*RESIDENTIAL*
332 **AGNIESZKA WAS**...*RESIDENTIAL*
332 **ALLERRICIA ROLLINS**...*RESIDENTIAL*
332 **ALLISON STRYPE**...*RESIDENTIAL*
332 **ANNE BECKER**...*RESIDENTIAL*
332 **BENJIE E BLAKE**...*RESIDENTIAL*
332 **C DEVLIN**...*RESIDENTIAL*
332 **CATHERINE HEROY**...*RESIDENTIAL*
332 **CHRIS M TRUE**...*RESIDENTIAL*
332 **D HEIER**...*RESIDENTIAL*
332 **DAVID M BURKOFF**...*RESIDENTIAL*
332 **DAVID RHOSE**...*RESIDENTIAL*
332 **DYLAN MANNA**...*RESIDENTIAL*
332 **E HERRON**...*RESIDENTIAL*
332 **FRANCIS A SHERK**...*RESIDENTIAL*
332 **JESSICA MATEKUNAS**...*RESIDENTIAL*
332 **KAN TAKAUCHI**...*RESIDENTIAL*
332 **KEVIN AMIDON**...*RESIDENTIAL*
332 **L TATUM**...*RESIDENTIAL*
332 **LESLIE T LOH**...*RESIDENTIAL*
332 **LINN S HOPKINS**...*RESIDENTIAL*
332 **MANDY VIETS**...*RESIDENTIAL*
332 **MAYUR D CHUDASAMA**...*RESIDENTIAL*

Part 2 of 2

332 **MICHAEL H TOPPER**...*RESIDENTIAL*
332 **MONIQUE LUSE**...*RESIDENTIAL*
332 **NANCE ROHLEN**...*RESIDENTIAL*
332 **NASSIM E GHAVAMIAN**...*RESIDENTIAL*
332 **NEIL ALPER**...*RESIDENTIAL*
332 **PAUL CHOPP**...*RESIDENTIAL*
332 **ROBERT J MOULTON**...*RESIDENTIAL*
332 **S RICHTER**...*RESIDENTIAL*
332 **S ST LEGER**...*RESIDENTIAL*
332 **SAMUEL S WAN**...*RESIDENTIAL*
332 **SARA FELDMAN**...*RESIDENTIAL*
332 **THEODORE T MORROW**...*RESIDENTIAL*
332 **THOMAS K JR KRAWFORD**...*RESIDENTIAL*
332 **TOM BLEVINS**...*RESIDENTIAL*
332 **TRACIE RUBECK**...*RESIDENTIAL*
333 **CREDIT UNION UNIVERSITY**...*FED CHART CREDIT UN*
333 **U M CREDIT UNION**...*FED CHART CREDIT UN*
337 **INTER-COOPERATIVE COUNCIL**...*SOCIAL SERVICES NEC*
337 **INTER-COOPERATIVE COUNCIL**...*STUDENT HOUSING*
337 **NASCO-STUDENTS-COOPERATION**...*REAL ESTATE AGT,MGR*
337 **STUDENT BUYERS ASSN**...*REAL ESTATE AGT,MGR*
337 **STUDENT BUYERS ASSOC OF UNIV**...*PURCHASING AND FINANCIAL CONSULTANT*
410 **ANN HINTON PEARLMAN**...*INDIVIDUAL/FAMILY SERVICES*
410 **ANN P HINTON**...*RESIDENTIAL*
410 **ANN PEARLMAN**...*SOCIAL SERVICES*
410 **CLAUDIA K PIPER**...*RESIDENTIAL*
410 **JERROLD BRANDELL PHD**...*INDIVIDUAL/FAMILY SERVICES*
410 **JERROLD PHD BRANDELL**...*RESIDENTIAL*
410 **KAREN M BAKER**...*SPECIALTY OUTPATIENT CLINIC*
410 **KAREN MSW BAKER**...*RESIDENTIAL*
410 **LISA DAWSON**...*RESIDENTIAL*
410 **MARY K ANDERSON PHD**...*HEALTH PRACTITIONER'S OFFICE*
410 **MARY K ANDERSON PHD**...*MEDICAL DOCTORS OFF*
410 **MARY K PHD ANDERSON**...*RESIDENTIAL*
410 **MICHAEL PROCHASKA**...*RESIDENTIAL*
410 **PAMELA LUDOLPH PHD**...*HEALTH PRACTITIONER'S OFFICE*
410 **ROBERT K PIPER**...*SOCIAL SER ORG*
412 **KATE PORTER**...*RESIDENTIAL*
414 **SEOUL KORNER CAFE**...*CAFE/DINER/FAMILY REST*
415 **PAUL STOTTS**...*RESIDENTIAL*
416 **JOSEPH GAILUNAS**...*RESIDENTIAL*
417 **KENNETH G RUGGIRELLO**...*RESIDENTIAL*
422 **K PEARCE**...*RESIDENTIAL*
422 **KRISTIN FLYNN**...*RESIDENTIAL*

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314 PAPA CHULO'S...STEAK AND BARBECUE RESTAURANTS
314 STUDIO FOUR...STEAK AND BARBECUE RESTAURANTS
331 ANN ARBOR TRANSPORTATION AUTH
403 MUEHLIG FUNERAL CHAPEL INC
405 C THREE CORP
417 SANDWEISS JAY DO...INTERNAL MEDICINE PRACTITIONERS
423 ANN ARBOR CO-OP NURSERY SCHOOL
423 BETHLEHEM UNITED CHURCH

2002 S 5TH AVE
SOURCE: DIGITAL BUSINESS DIRECTORY

92 total records. Part 1 of 2

125 BANK OF ANN ARBOR...AUTOMOBILE AND CONSUMER FINANCE COMPANIES
125 EXCHANGE CAPITAL MANAGEMENT
150 INSITE DESIGN STUDIO INC
150 JOHNSON HILL & ASSOC
150 LAND PLANNING & DESIGN ASSOC
206 ACCESS VENTURES
206 AGGRESSIVE BEAUTY SUPPLY...LAUNDRY AND DRY CLEANING EQUIPMENT AND SUPPLIES
206 ARCUS...RESIDENTIAL
206 BIO SOL LTD
206 CALLAM PAUL ATTY
206 CHELSEA GROUP
206 CLARK E SHARON ATTY
206 COOPER WALINSKI & CRAMER
206 CORNBLATH BARBARA M PHD
206 CREDENDO COMMUNICATIONS INC
206 DOUGLAS S ELLMANN...RESIDENTIAL
206 FAYCES BY CLARINE
206 FILTER TERRANCE A PHD
206 GREEN
206 JEFFREY M POWERS BEAUTY SPA
206 KRYWKO HARRELL MORTANT CORRELL...RESIDENTIAL
206 LINUX BOX CORP...CUSTOM COMPUTER PROGRAMMING SERVICES
206 NORTH COAST TECHNOLOGY INVSTRS
206 RONALD E SHAW & ASSOC...INDUSTRIAL AND LABOR CONSULTING SERVICES
206 SCHAFER WILLIAM M PHD
210 WEB ELITE
307 JERUSALEM GARDEN...STEAK AND BARBECUE RESTAURANTS
311 EARTHEN JAR...STEAK AND BARBECUE RESTAURANTS
311 JACQUELINE JESCHKE...RESIDENTIAL
343 ANN ARBOR PUBLIC LIBRARY
350 ANN ARBOR YMCA
350 CAMP AL-GON-QUIAN...SPORTING CAMPS
350 YMCA...PERSONAL DOCUMENT AND INFORMATION SERVICES
402 A L CURZAN...RESIDENTIAL
402 CARRIE SCHULTZ...RESIDENTIAL
402 HADLEY DYNAK...RESIDENTIAL
402 KHOA LE...RESIDENTIAL
402 KRISTINA FRIED...RESIDENTIAL
402 MARCUS ASNER...RESIDENTIAL
402 RHONDA METZGER...RESIDENTIAL
403 ANN ARBOR BUILDERS
403 ELIZABETH PASCAL...RESIDENTIAL
403 REALTY ENTERPRISES
403 ROBERT KNOPF...RESIDENTIAL
404 K A BURR...RESIDENTIAL
404 K E CHUTE...RESIDENTIAL
404 L FEDERHART...RESIDENTIAL
404 MONICA BLAIR...RESIDENTIAL
407 MAUREEN ADAMS RILEY...RESIDENTIAL
407 MAUREEN ADAMS-RILEY...RESIDENTIAL
407 TYLER FORD...RESIDENTIAL
411 EUGENE ALBER...RESIDENTIAL
415 EDWARD P ALTERMAN...RESIDENTIAL
415 ELIZABETH PLUM...RESIDENTIAL
415 K PARRISH...RESIDENTIAL
416 CHAD STARKEY...RESIDENTIAL
416 EILEEN KRILL...RESIDENTIAL
416 KAREN WIETING...RESIDENTIAL
416 KRISTINA MILNOR...RESIDENTIAL
416 L SLAWSON...RESIDENTIAL
416 SCOTT ALLARD...RESIDENTIAL
416 SCOTT CASTLEMAN...RESIDENTIAL
419 H DIZIKES...RESIDENTIAL
419 JULIE OPALINSKI...RESIDENTIAL
421 K MAYNARD...RESIDENTIAL
426 CHRIS CAHILL...RESIDENTIAL
427 ERIC HOOVER...RESIDENTIAL

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Part 2 of 2

427 **JONATHAN PALMER**...*RESIDENTIAL*
427 **KATHRYN J SMAY**...*RESIDENTIAL*
427 **KIMBERLY WHALEN**...*RESIDENTIAL*
427 **MICHAEL LASOTA**...*RESIDENTIAL*
427 **WILLIAM HAMMOND**...*RESIDENTIAL*
433 **IAN MCNEELY**...*RESIDENTIAL*
433 **JAMES HAVARD**...*RESIDENTIAL*
433 **JESSYCA JONES**...*RESIDENTIAL*
433 **KEN SWOPE**...*RESIDENTIAL*
433 **L KUBZANSKY**...*RESIDENTIAL*
437 **E HAAS**...*RESIDENTIAL*
437 **JOSEPH E RUSSO**...*RESIDENTIAL*
437 **SADANORI HORIGUCHI**...*RESIDENTIAL*
438 **FREDERICK SCHMID**...*RESIDENTIAL*
441 **MICHAEL KAMEN**...*RESIDENTIAL*
444 **C K WALZ**...*RESIDENTIAL*
445 **ALAIN BANTSIMBA**...*RESIDENTIAL*
445 **MARIANO SANA**...*RESIDENTIAL*
445 **ROBERT ADWERE-BOAMAH**...*RESIDENTIAL*
445 **WILSON VALENTIN**...*RESIDENTIAL*
450 **ANDREA HILL**...*RESIDENTIAL*
450 **RENE MARANIAN**...*RESIDENTIAL*
450 **RENEE VETTORELLO**...*RESIDENTIAL*
500 **N HORNER**...*RESIDENTIAL*
500 **SARAN ROBERTS**...*RESIDENTIAL*

86 total records. Part 1 of 2

115 **NATIONAL GARAGES INC**
125 **ANDERSON PAINT & WALLPAPER**...*INSPECTION AND TESTING SERVICES*
201 **RON BRUMBAUGH**...*RESIDENTIAL*
201 **RONALD YARRINGTON**...*RESIDENTIAL*
207 **DONNA M MOSES**...*RESIDENTIAL*
207 **SUEZAHN LYONS**...*RESIDENTIAL*
212 **AMY LEDUC**...*RESIDENTIAL*
212 **GARY ROGERS**...*RESIDENTIAL*
212 **GEOFFREY BANKOWSKI**...*RESIDENTIAL*
212 **JENNIFER ARCURE**...*RESIDENTIAL*
212 **NIKO KACIROTI**...*RESIDENTIAL*
212 **TAKAR PHAGWAN**...*RESIDENTIAL*
212 **TIMOTHY DIMOCK**...*RESIDENTIAL*
220 **GENERAL DEVELOPMENT**
220 **ROBERT N HIGHTOWER**...*RESIDENTIAL*
222 **CARA DANGELO**...*RESIDENTIAL*
307 **CARL W GUSTAFSON**...*RESIDENTIAL*
308 **SAMIR SALUJA**...*RESIDENTIAL*
309 **JOHN KUCICH**...*RESIDENTIAL*
309 **KATIE MARIEN**...*RESIDENTIAL*
310 **HELEN E HEISER**...*RESIDENTIAL*
310 **TOBY PETERSON**...*RESIDENTIAL*
310 **TOBY STONE**...*RESIDENTIAL*
311 **CHAMBER MUSIC ANN ARBOR**
311 **ROSIE CEBALLO**...*RESIDENTIAL*
311 **V LEE**...*RESIDENTIAL*
314 **KATHERINE MACIAS**...*RESIDENTIAL*
318 **ALAN D OLSON**...*RESIDENTIAL*
318 **KEVIN M CASEY**...*RESIDENTIAL*
318 **KRISTINA WILSKE**...*RESIDENTIAL*
318 **MICHAEL ROSEMAN**...*RESIDENTIAL*
328 **JANE CRAVEN**...*RESIDENTIAL*
328 **LOUISE TREMBLAY**...*RESIDENTIAL*
328 **PAULA FRANK**...*RESIDENTIAL*
332 **A CHAN**...*RESIDENTIAL*
332 **A HUDSON**...*RESIDENTIAL*
332 **ALI ZAFAR**...*RESIDENTIAL*
332 **ANDREW BLOCK**...*RESIDENTIAL*
332 **CATHERINE MACCORMACK**...*RESIDENTIAL*
332 **COURTNEY KOO**...*RESIDENTIAL*
332 **EDWARD BAETZOLD**...*RESIDENTIAL*
332 **ERIC A ROBINSON**...*RESIDENTIAL*
332 **ERIC PASCARELLI**...*RESIDENTIAL*
332 **ERIN HOHLFELDT**...*RESIDENTIAL*
332 **FRANCIS X ALBIN**...*RESIDENTIAL*
332 **GUY WILLIAMS**...*RESIDENTIAL*
332 **INGRID EGGERTSEN**...*RESIDENTIAL*
332 **JOHN WARNER**...*RESIDENTIAL*
332 **K DEMBOWSKI**...*RESIDENTIAL*
332 **LAURA CERASOLI**...*RESIDENTIAL*
332 **LESLIE T LOH**...*RESIDENTIAL*
332 **LINN S HOPKINS**...*RESIDENTIAL*
332 **MARK MAYES**...*RESIDENTIAL*
332 **MICHAEL KONDZIOLKA**...*RESIDENTIAL*
332 **MICHELLE JONES**...*RESIDENTIAL*
332 **PAUL CHOPP**...*RESIDENTIAL*
332 **RANDALL GAVE**...*RESIDENTIAL*
332 **SARAH KAFI**...*RESIDENTIAL*
332 **WILL B LEE**...*RESIDENTIAL*
332 **WILLIAM PARADISE**...*RESIDENTIAL*
333 **UNIVERSITY OF MI CREDIT UNION**...*AUTOMOBILE AND CONSUMER FINANCE COMPANIES*
337 **INTER-COOPERATIVE COUNCIL**
337 **NORTH AMERICAN STUDENTS**
337 **STUDENT BUYERS ASSN**
410 **ANDERSON MARY K PHD**
410 **ANN PEARLMAN HINTON**...*RESIDENTIAL*
410 **ANNE RN CARBONE**...*RESIDENTIAL*
410 **BAKER KAREN**

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2002 WILLIAM ST

SOURCE: DIGITAL BUSINESS DIRECTORY

Part 2 of 2

410 **BRANDELL JERROLD PHD**
410 **CLAUDIA KRAUS ACSW PIPER**...*RESIDENTIAL*
410 **HINTON ANN P**
410 **JOHN TSAKOS**...*RESIDENTIAL*
410 **MICHAEL PROCHASKA**...*RESIDENTIAL*
410 **PAMELA MS RN CS SCHWEITZER**...*RESIDENTIAL*
410 **PIPER CLAUDIA K**
410 **PIPER ROBERT K**
410 **RITA CSW GELMAN**...*RESIDENTIAL*
412 **CHRIS KENNEDY**...*RESIDENTIAL*
414 **SEOUL KORNER CAFE**...*STEAK AND BARBECUE RESTAURANTS*
415 **PAUL STOTTS**...*RESIDENTIAL*
416 **JOSEPH GAILUNAS**...*RESIDENTIAL*
417 **KENNETH G RUGGIRELLO**...*RESIDENTIAL*
422 **DAVE LEHMAN**...*RESIDENTIAL*
422 **ELESSAR TETRAMARINER**...*RESIDENTIAL*
422 **JIM BEYER**...*RESIDENTIAL*
422 **KRISTOPHER TRUZZI**...*RESIDENTIAL*

2000 S 4TH AVE

SOURCE: DIGITAL BUSINESS DIRECTORY

314 **PAPA CHULO'S**
331 **ANN ARBOR TRANSPORTATION AUTH**
403 **MUEHLIG FUNERAL CHAPEL INC**
417 **SANDWEISS JAY DO**
423 **ANN ARBOR CO-OP NURSERY SCHOOL**
423 **BETHLEHEM UNITED CHURCH**

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2000 S 5TH AVE
SOURCE: DIGITAL BUSINESS DIRECTORY

112 total records. Part 1 of 2

125 BANK OF ANN ARBOR
125 EXCHANGE CAPITAL MANAGEMENT
150 DO IT SPORTS INC
150 GREENWAY COLLABORATIVE
150 HST
150 INSITE DESIGN STUDIO INC
150 JOHNSON HILL & ASSOC
150 LAND PLANNING & DESIGN ASSOC
206 ACCESS VENTURES
206 ARCUS...RESIDENTIAL
206 CALLAM PAUL ATTY
206 CHELSEA ACCOUNTING & TAX SVC
206 CHELSEA GROUP
206 CLARITY
206 COOPER WALINSKI & CRAMER
206 CORNBLATH BARBARA M PHD
206 DAVID LINDEMER ASSOC
206 DOUGLAS S ELLMANN...RESIDENTIAL
206 FILTER TERRANCE A PHD
206 JEFFREY M POWERS BEAUTY SPA
206 KRYWKO HARRELL MORTANT CORRELL...RESIDENTIAL
206 LINUX BOX CORP
206 NORTH COAST TECHNOLOGY INVSTRS
206 OCCUPATION COUNSELING
206 RJG GROUP
206 RONALD E SHAW & ASSOC
206 SCHAFER WILLIAM M PHD
210 ANN ARBOR THEATRES 1 & 2
217 FINGERLE CASH-WAY-FINGERLE
307 JERUSALEM GARDEN
311 CHANDLER LYNN J MD
311 EARTHEN JAR
311 JACQUELINE JESCHKE...RESIDENTIAL
311 KELLY PATRICIA MD
311 MATT SMELTZER...RESIDENTIAL
343 ANN ARBOR DISTRICT LIBRARY
343 ANN ARBOR PUBLIC LIBRARY
350 YMCA
402 A L CURZAN...RESIDENTIAL
402 CARRIE SCHULTZ...RESIDENTIAL
402 HADLEY DYNAK...RESIDENTIAL
402 KHOA LE...RESIDENTIAL
402 KRISTINA FRIED...RESIDENTIAL
402 L A PARSELS...RESIDENTIAL
402 MARCUS ASNER...RESIDENTIAL
402 RHONDA METZGER...RESIDENTIAL
403 ANN ARBOR BUILDERS
403 ELIZABETH PASCAL...RESIDENTIAL
403 K FARNELL...RESIDENTIAL
403 L H KIM...RESIDENTIAL
403 REALTY ENTERPRISES
403 ROBERT KNOPF...RESIDENTIAL
404 BRUCE MCGOWAN...RESIDENTIAL
404 K A BURR...RESIDENTIAL
404 K E CHUTE...RESIDENTIAL
404 L FEDERHART...RESIDENTIAL
404 MONICA BLAIR...RESIDENTIAL
404 PAULA V SAMPSON...RESIDENTIAL
407 MAUREEN ADAMS RILEY...RESIDENTIAL
407 MAUREEN ADAMS-RILEY...RESIDENTIAL
407 TYLER FORD...RESIDENTIAL
411 EUGENE ALBER...RESIDENTIAL
415 EDWARD P ALTERMAN...RESIDENTIAL
415 ELIZABETH PLUM...RESIDENTIAL
415 K PARRISH...RESIDENTIAL
416 CHAD STARKEY...RESIDENTIAL
416 EILEEN KRILL...RESIDENTIAL
416 KAREN WIETING...RESIDENTIAL
416 KRISTINA MILNOR...RESIDENTIAL

Part 2 of 2

416 L SLAWSON...RESIDENTIAL
416 MARK TUINSTRA...RESIDENTIAL
416 SCOTT ALLARD...RESIDENTIAL
416 SCOTT CASTLEMAN...RESIDENTIAL
416 W VANDEGRAAF...RESIDENTIAL
419 H DIZIKES...RESIDENTIAL
419 JULIE OPALINSKI...RESIDENTIAL
421 K MAYNARD...RESIDENTIAL
426 CHRIS CAHILL...RESIDENTIAL
427 A FANT...RESIDENTIAL
427 ERIC HOOVER...RESIDENTIAL
427 JON MAASS...RESIDENTIAL
427 JONATHAN PALMER...RESIDENTIAL
427 KATHRYN J SMAY...RESIDENTIAL
427 KIMBERLY WHALEN...RESIDENTIAL
427 MICHAEL LASOTA...RESIDENTIAL
427 WILLIAM HAMMOND...RESIDENTIAL
433 ARBOR COACH WORKS ANN...RESIDENTIAL
433 IAN MCNEELY...RESIDENTIAL
433 JAMES HAVARD...RESIDENTIAL
433 JESSYCA JONES...RESIDENTIAL
433 KEN SWOPE...RESIDENTIAL
433 L KUBZANSKY...RESIDENTIAL
437 E HAAS...RESIDENTIAL
437 JOSEPH E RUSSO...RESIDENTIAL
437 K LUTES...RESIDENTIAL
437 SADANORI HORIGUCHI...RESIDENTIAL
437 STACEY SMALL...RESIDENTIAL
438 FREDERICK SCHMID...RESIDENTIAL
441 MICHAEL KAMEN...RESIDENTIAL
441 RICHIK SARKAR...RESIDENTIAL
441 SETH HARTER...RESIDENTIAL
444 C K WALZ...RESIDENTIAL
445 ALAIN BANTSIMBA...RESIDENTIAL
445 MARIANO SANA...RESIDENTIAL
445 ROBERT ADWERE-BOAMAH...RESIDENTIAL
445 WILSON VALENTIN...RESIDENTIAL
450 ANDREA HILL...RESIDENTIAL
450 RENE MARANIAN...RESIDENTIAL
450 RENEE VETTORELLO...RESIDENTIAL
500 N HORNER...RESIDENTIAL
500 SAM INOHARA...RESIDENTIAL
500 SARAN ROBERTS...RESIDENTIAL

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

2000 WILLIAM ST
SOURCE: DIGITAL BUSINESS DIRECTORY

100 total records. Part 1 of 2

125 **ANDERSON PAINT & WALLPAPER**
201 **RON BRUMBAUGH**...*RESIDENTIAL*
201 **RONALD YARRINGTON**...*RESIDENTIAL*
201 **SPENCER A THOMAS**...*RESIDENTIAL*
207 **DONNA M MOSES**...*RESIDENTIAL*
207 **SUEZAHN LYONS**...*RESIDENTIAL*
212 **AMY LEDUC**...*RESIDENTIAL*
212 **GARY ROGERS**...*RESIDENTIAL*
212 **GEOFFREY BANKOWSKI**...*RESIDENTIAL*
212 **JENNIFER ARCURE**...*RESIDENTIAL*
212 **M PAO**...*RESIDENTIAL*
212 **NIKO KACIROTI**...*RESIDENTIAL*
212 **RICHARD EAGLE**...*RESIDENTIAL*
212 **STEPHEN STEINHARDT**...*RESIDENTIAL*
212 **TAKAR PHAGWAN**...*RESIDENTIAL*
212 **TIMOTHY DIMOCK**...*RESIDENTIAL*
220 **ROBERT N HIGHTOWER**...*RESIDENTIAL*
222 **CARA DANGELO**...*RESIDENTIAL*
222 **GREAT LAKES GRAPHICS & PREMIUM**
307 **CARL W GUSTAFSON**...*RESIDENTIAL*
308 **SAMIR SALUJA**...*RESIDENTIAL*
309 **JOHN KUCICH**...*RESIDENTIAL*
309 **KATIE MARIEN**...*RESIDENTIAL*
310 **HELEN E HEISER**...*RESIDENTIAL*
310 **MATT PETERSON**...*RESIDENTIAL*
310 **TOBY PETERSON**...*RESIDENTIAL*
310 **TOBY STONE**...*RESIDENTIAL*
311 **ROSIE CEBALLO**...*RESIDENTIAL*
311 **V LEE**...*RESIDENTIAL*
314 **KATHERINE MACIAS**...*RESIDENTIAL*
318 **ALAN D OLSON**...*RESIDENTIAL*
318 **KEVIN M CASEY**...*RESIDENTIAL*
318 **KRISTINA WILSKE**...*RESIDENTIAL*
318 **MICHAEL ROSEMAN**...*RESIDENTIAL*
328 **JANE CRAVEN**...*RESIDENTIAL*
328 **LOUISE TREMBLAY**...*RESIDENTIAL*
328 **MARTIN KLEINO**...*RESIDENTIAL*
328 **PAULA FRANK**...*RESIDENTIAL*
332 **A CHAN**...*RESIDENTIAL*
332 **A HUDSON**...*RESIDENTIAL*
332 **ALI ZAFAR**...*RESIDENTIAL*
332 **ANDREW BLOCK**...*RESIDENTIAL*
332 **BOB KRUSTS**...*RESIDENTIAL*
332 **CATHERINE MACCORMACK**...*RESIDENTIAL*
332 **COURTNEY KOO**...*RESIDENTIAL*
332 **EDWARD BAETZOLD**...*RESIDENTIAL*
332 **ERIC A ROBINSON**...*RESIDENTIAL*
332 **ERIC PASCARELLI**...*RESIDENTIAL*
332 **ERIN HOHLFELDT**...*RESIDENTIAL*
332 **FRANCIS X ALBIN**...*RESIDENTIAL*
332 **GALLATIN BUILDING CO**
332 **GUY WILLIAMS**...*RESIDENTIAL*
332 **HELEN WEITKAMP**...*RESIDENTIAL*
332 **INGRID EGGERTSEN**...*RESIDENTIAL*
332 **JOHN FOSTER**...*RESIDENTIAL*
332 **JOHN WARNER**...*RESIDENTIAL*
332 **JOSEPH J SOREK**...*RESIDENTIAL*
332 **K DEMBOWSKI**...*RESIDENTIAL*
332 **LAURA CERASOLI**...*RESIDENTIAL*
332 **LESLIE T LOH**...*RESIDENTIAL*
332 **LINN S HOPKINS**...*RESIDENTIAL*
332 **MARJORIE E MCNAMARA**...*RESIDENTIAL*
332 **MARK MAYES**...*RESIDENTIAL*
332 **MARSHA ACKERMANN**...*RESIDENTIAL*
332 **MICHAEL KONDZIOLKA**...*RESIDENTIAL*
332 **MICHELE BACON**...*RESIDENTIAL*
332 **MICHELLE JONES**...*RESIDENTIAL*
332 **PAUL CHOPP**...*RESIDENTIAL*
332 **RANDALL GAVE**...*RESIDENTIAL*

Part 2 of 2

332 **SARAH KAFI**...*RESIDENTIAL*
332 **WILL B LEE**...*RESIDENTIAL*
332 **WILLIAM PARADISE**...*RESIDENTIAL*
333 **UNIVERSITY OF MI CREDIT UNION**
337 **INTER-COOPERATIVE COUNCIL**
337 **NASCO-STUDENTS-COOPERATION**
337 **STUDENT BUYERS ASSN**
410 **ANDERSON MARY K PHD**
410 **ANN PEARLMAN HINTON**...*RESIDENTIAL*
410 **ANNE RN CARBONE**...*RESIDENTIAL*
410 **BAKER KAREN**
410 **CLAUDIA KRAUS ACSW PIPER**...*RESIDENTIAL*
410 **HINTON ANN P**
410 **JOHN TSAKOS**...*RESIDENTIAL*
410 **MICHAEL PROCHASKA**...*RESIDENTIAL*
410 **PAMELA MS RN CS SCHWEITZER**...*RESIDENTIAL*
410 **PIPER CLAUDIA K**
410 **PIPER ROBERT K**
410 **RITA CSW GELMAN**...*RESIDENTIAL*
411 **FRANZ BAUER**...*RESIDENTIAL*
412 **CHRIS KENNEDY**...*RESIDENTIAL*
414 **SEOUL KORNER CAFE**
415 **PAUL STOTTS**...*RESIDENTIAL*
416 **JOSEPH GAILUNAS**...*RESIDENTIAL*
417 **KENNETH G RUGGIRELLO**...*RESIDENTIAL*
417 **T M METALS**
422 **DAVE LEHMAN**...*RESIDENTIAL*
422 **ELESSAR TETRAMARINER**...*RESIDENTIAL*
422 **JIM BEYER**...*RESIDENTIAL*
422 **KRISTOPHER TRUZZI**...*RESIDENTIAL*
422 **YALCIN YANIKOGLU**...*RESIDENTIAL*

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217	O'HAIR SALON
314	MAUDE'S RESTAURANT INC
331	ANN ARBOR TRANSPORTATION AUTH
402	MULTI TENANT RESIDENTIAL
403	MUEHLIG FUNERAL CHAPEL INC
405	C THREE CORP
408	MULTI TENANT RESIDENTIAL
414	MULTI TENANT RESIDENTIAL
417	DALITZ MORRIS
417	JAY SANDWEISS DO
417	MORRIS DALITZ
417	SANDWEISS JAY
423	ANN ARBOR CO-OP NURSERY SCHOOL
423	BETHLEHEM UNITED CHURCH
428	CHURCH PETER
430	DEMPSTER BRIAN
430	LUOH MINGCH
432	MULTI TENANT RESIDENTIAL
437	ENGELHARDT E
445	SCHULENBERG JOHN
451	MICHALOWSKI P
451	RELYEA D
504	MULTI TENANT RESIDENTIAL

150	ENVIROSCOPE INC
150	JOHNSON HILL & ASSOC
150	LANGUAGE OF FLOWERS CO
150	MARK KASSOF & CO
150	MARKETSMART CO
150	PAPA ROMANO'S
150	PNX ENGINEERING SVC
150	PORTFOLIO CONSULTING SVC
206	AGGRESSIVE BEAUTY SUPPLY .
206	ARCUS INC
206	BARBARA M CORNBLATH PHD
206	BEAUTY SPA
206	BIO SOL LTD
206	COLUMN 9 BOOKKEEPING
206	CRAMER DANIEL J
206	ELLMAN & ELLMAN
206	ELLMANN DOUGLAS S
206	GALLAGHER KATHRYN D
206	GREAT LAKES TELECOM
206	GUNTHER KATHLEEN
206	JEFFREY M POWERS
206	JOHNSON & GRAY
206	KATHLEEN GUNTHER
206	KELLY CRAMER MINOCK
206	LOREN INC .
206	MINOCK JOHN
206	OCCUPATION COUNSELING
206	SCHAFER WILLIAM M.
206	TERRANCE A FILTER PHD
206	TRANSIT MEDIA INC
206	WILLIAM M SCHAFER PHD
210	ANN ARBOR THEATRES 1 & 2
215	SCANDINAVIAN TRANSFER INC
307	JERUSALEM GARDEN
311	KELLY P
311	PATRICIA KELLY MD
343	ANN ARBOR PUBLIC LIBRARY .
350	YMCA
402	MULTI TENANT RESIDENTIAL
403	ANN ARBOR BUILDERS
403	KNOPF ROBERT .
403	PASCAL ELIZABETH
403	REALTY ENTERPRISES
403	SOUTH MAIN MARKET OFFICE
404	MULTI TENANT RESIDENTIAL
407	CLELLAND DDS
407	FORD TYLER
407	KATHLEEN MC
407	MCCLELLAND KATHLEEN
415	ANN ARBOR BUILDERS .
415	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
419	CANTRELL KRISTEN
421	DARCY HANNAH
427	MULTI TENANT RESIDENTIAL
433	ANN ARBOR COACH WORKS
433	BOYLE JULIA
433	MULTI TENANT RESIDENTIAL
437	MULTI TENANT RESIDENTIAL
438	SCHMID FREDERICK
441	PATEL MEETA
441	TROCCHIO BRET
444	WALZ C K
445	MULTI TENANT RESIDENTIAL
450	MULTI TENANT RESIDENTIAL
500	KRUMENAKER PAUL
504	RICKETTS AMY

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

1990 WILLIAM ST

SOURCE: POLKS

212	MULTI TENANT RESIDENTIAL
220	HIGHTOWER ROBERT N
222	GREAT LAKES GRAPHICS & PREMIUM
222	REEVES ANNE
308	DONOHUE KARA
308	SPINDLER HEATHER
310	MULTI TENANT RESIDENTIAL
314	MULTI TENANT RESIDENTIAL
318	MULTI TENANT RESIDENTIAL
328	HAVENGA SARAH
328	PTAK CARLY .
332	GALLATIN BUILDING CO
332	MULTI TENANT RESIDENTIAL
333	UNIVERSITY OF MICHIGAN CU
337	INTER COOPERATIVE COUNCIL
337	NORTH AMERICAN STUDENTS
337	STUDENT BUYERS ASSN
410	MULTI TENANT RESIDENTIAL
411	NELSON C
412	BANEZ CONNIE
412	WEZNER M
414	SEOUL KORNER CAFE .
500	NBD BANK
512	COTTAGE INN PIZZA
512	MICHOS NICK
512	PETROPOULOS GEORGE

1991 S 4TH AVE

SOURCE: BRESSERS

220	RAGE OF THE AGE
314	MAUDES RESTAURANT
331	ANN ARBOR TRASNPRT
402	ELIZABETH BOROVIK
402	GARY HURST
403	THEODORE OSSEDORP
403	THOMAS ELLIS
405	C THREE CORP
405	MUEHLIG FNRL CHPL
408	DOREEN DENNIS
408	H M GOETZ
408	PETER T WITTE
408	RANDEL RICHNER
408	V TABBERT
414	C P OTTO
414	CHRISTOPHER P OTTO
414	J M SEMMELROTH
414	JEFFREY HOLMAN
414	LISA FOX
414	PORTRAIT HS PNTNG
416	NP
417	DR JAY SANDWEISS
420	NP
423	ANN ARB CO-OP NRSY
423	BETHLEHEM UNTD CH
426	BLAIR SANDERSON
426	KRISTIN BLACKBURN
426	MEGAN REMMO
426	SHANNON DOBSON
426	WENDY KINGSTON
427	NP
430	MULTI TENANT RESIDENTIAL
432	KAREN J DEVINNEY
432	LINDA A KOCH
434	NP
436	ROSS TEASLEY
437	NP
442	ANTHONY ARHANGELO
442	PATRICIA LYTLE
445	ELIZ STOCKMEYER
445	N JOHNSON
451	JUDITH A PORTER
504	JACKIE SHAPIRO
504	JAMIE HECHT

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

1991 S 5TH AVE
SOURCE: BRESSERS

90 total records. Part 1 of 2

111	CITY FIRE OPT
204	NP
212	BAILEY ROGERS
215	BESSENBERG BINDERY
215	NP
216	J BRIAN MODICA
217	NP
220	M MASSARO
221	LEE FREEMAN
221	TOM BRUSH
240	MURASKI & SIKORSKI A
300	A A MURASKI ATY
300	A MURASKI ATY
300	A S DAVENPORT & ASSC
300	ADVNCD LEGAL APPLC
300	ANN ARBOR ANNUITY
300	ATKIN WHITE ASSOCS
300	BLIXT & ASSOC
300	BRAUER INVESTMNT
300	BRIAN KIDSTON ATY
300	BRUCE H BENZ ATY
300	CAREER DIRECTIONS
300	CARL A BRAUER JR
300	D GRUNER ASSOCS
300	DA OBRIEN ATY
300	DAVID T BELL ATY
300	E L VANDENBERG ATY
300	E SIKORSKI JR ATY
300	F L OBRIEN ATY
300	FORSYTHE & ASCS ATY
300	JANICE S KEILB A
300	JANICE S KIELB ATY
300	JM FORSYTHE ATY
300	JUDITH W JUDGE A
300	L W CAMPBELL ATY
300	OBRIEN & OBRIEN ATY
300	R P WHITKER ATY
300	S K BENZ CPA
300	T C OBRIEN ATY
300	T WHITE
300	THE CARROLL GROUP
300	VICTOR L GRAF JR A
300	VL GRAF JR ATY
300	WHITKER & BENZ
302	NP
303	BEER VAULT - DR THRU
306	NP
310	NP
403	HOME PORT
407	ANCHORS AWAY CRUIS
407	ASCIONE BROS MARKT
407	BOYDS PLNTS & FLWRS
407	CARLO MEAT MKT
407	DIAMOND HD CATERNG
407	DIAMOND HEAD CAFE
407	DOUGH BOYS BAKERY
407	ELIZABETH ANNS
407	ENCORE STUDIO
407	GOLDEN AGE SHOWCSE
407	GOOD NEWS TRAVELS
407	HELEN STAMOS TRVL
407	KERRYTOWN TOURS
407	KOSMOPOLITAN DELI
407	MARSH & FIELD NATURE
407	MONAHANS SEAFD MRK
407	MOVEABLE FEAST BKY
407	OCCASIONALLY - GIFT
407	PARAVION LBRS IMPT
407	PARTNRS IN WINE

Part 2 of 2

407	PERK & BREW
407	PERK BREW & CASHEW
407	PRAGER
407	SPARROW MEAT MKT
407	STAMOS TRAVEL AGCY
407	STUDEN TRVL BREAKS
407	SUNNYSIDE DELI
407	T T CLOTHING & SHOES
407	VINTAGE TO VOGUE
407	WESTERN UNION
407	YARN EXPRESSIONS
407	YOURIST PTTRY & DSNG
415	BISTRO KERRYTOWN
415	FASHIONS - N - THINGS
415	KERRYTOWN BISTRO
415	KITCHEN PORT INC
415	LITTLE DIPPER INC
415	PERSON - ETTES BY BJ
415	THE PAPER MILL INC
501	KAY J KENDALL
501	WILLIAM STRAHAN

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

1991 WILLIAM ST

SOURCE: BRESSERS

212	MULTI TENANT RESIDENTIAL
214	NP
220	ROBERT N HIGHTOWER
222	NEEDLEPOINTE TREE
308	NP
310	MULTI TENANT RESIDENTIAL
314	MULTI TENANT RESIDENTIAL
315	NP
318	DENNIS SCHULTZ JR
318	LE HU TSOU
318	S BOONE
319	J LEABU SALES & SRVC
319	J LEABU SALES & SVC
319	NP
319	WHITE SEWING MACHS
323	GOYETTE MECHANICAL
327	NP
328	NP
332	GALLATIN REALTY
332	MULTI TENANT RESIDENTIAL
333	CREDIT UN UNIV MI
333	UM CREDIT UNION
337	NP
340	NP
407	NP
410	ANN P HINTON ACSW
410	DR LINDA B SHERBY
410	DR PAMELA LUDOLPH
410	RITA GELMAN CSW
411	MICHAEL VELTHOVEN
412	A BUSCH
412	ROBERT COX
414	HURS CAMPUS CAFE
508	COTTAGE INN
508	DR A S BRICKMAN
508	M CHASE WACSW

1986 S 4TH AVE

SOURCE: BRESSERS

220	ACOUSTCN HRNG AIDS
220	HEARING AID CENTR
314	MAUDES RESTAURANT
331	LIVINGSTONE AGENCY
333	EUROTAN TANNG SLN
402	CATHERINE VONKOSS
402	KIRSTEN WILLIAMS
402	SYLVIA WILLIAMS
403	MUEHLIG FNRL CHAPL
405	C THREE CORP
408	MULTI TENANT RESIDENTIAL
414	J G CURTIS PPTY MG
414	JAMES G CURTIS
416	NP
417	M DALITZ RL EST
417	S YOUNG RL EST
417	THORTON DALITZ INC
417	W MAGID REAL EST
417	YOMAR INC
420	NP
423	ANN ARBOR NURSERY
423	BETHLEHEM UNTD CH
426	D E GOLDBERG
426	D NICHOLS
426	KEVIN WARD
426	M E STEFFEY
426	MATTHEW A TARGETT
426	WESLEY STRIPLING
427	NP
430	JEFFREY YENCHEK
432	COMIC OPERA GUILD
432	CONCEPT STUDIO
432	THOMAS W PETIET
434	NP
436	NP
437	DENNIS R KULSETH
442	H H WILD
445	WILLIAM J JOHNSON
451	THOMAS S PORTER
504	PAUL VANDENBOSCH
504	TRACY MUNN

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

1986 S 5TH AVE
SOURCE: BRESSERS

73 total records. Part 1 of 2

150	LANDMARK TOUR & TRVL
150	ROSENBERG & ASSOCS
150	THE INVESTMNT GRP
150	WILSON WHITE CO
150	Y VANDERSLUIS ATY
206	BS ELKINS ATY
206	DYKEMA & ASSOC
206	ESSEL W BAILEY JR
206	JAMES M CAMERON JR
206	KEVIN J WALSH ATY
206	LR SOWELL ATY
206	M TERESA DARMS ATY
206	MARY B KAHN ATY
206	R T HUETTEMAN JR
206	RA SCHMICK ATY
206	SOFTWARE CITY
206	T A FILTER PHD
206	WILLIAM M SCHAFER
210	ANN ARBOR THEATRS
215	ROOT BUILDING
306	NP
307	KATHLEEN MULLANEY
307	SAN FRANCSCO SUB S
311	M MINOCK
311	M SILK
311	THOMAS WOLFE
314	NP
320	NP
322	NP
326	NP
328	BUSY BEE COLLISION
332	NP
343	AA PUB LIB REF QST
343	AAPL FICTN INFO
343	AAPL INTERLIB LOAN
343	AN ARBR LIB OVERDU
343	AN ARBR LIB RECRDS
343	AN ARBR LIB YTH SR
343	ANN ARBOR LIBRARY
343	MAIN LBRY NON - FCTN
350	ANN ARBOR Y
350	Y OF ANN ARBOR
402	MULTI TENANT RESIDENTIAL
403	ANN ARBOR BULDRS
403	BROOK MILLIGAN
403	REALTY ENTERPRISES
404	MULTI TENANT RESIDENTIAL
405	NP
406	NP
407	DR BURNE K WHITE
407	DR JAMES E PASTOR
408	NP
411	EUGENE ALBER
414	NP
415	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
419	NP
420	NP
421	CHARELS M DWYER
424	NP
427	MULTI TENANT RESIDENTIAL
432	NP
433	MULTI TENANT RESIDENTIAL
437	MULTI TENANT RESIDENTIAL
438	FREDERICK SCHMID
441	NP
444	WILLIAM C WALZ
445	JEREMY LOEB
450	NP

Part 2 of 2

500	STEVE BUTTS
504	BARRIE SCHWARTZ
504	ELLEN SCHACHTER
506	MARGARET HUMPHREY

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1980 WILLIAM ST

SOURCE: BRESSERS

114	BEER DEPOT
212	MULTI TENANT RESIDENTIAL
214	NP
220	C A HIETT
220	ROBERT N HIGHTOWER
222	NEEDLEPOINTE TREE
308	MARK H CULLITON
310	MULTI TENANT RESIDENTIAL
314	MULTI TENANT RESIDENTIAL
315	NP
318	MULTI TENANT RESIDENTIAL
319	C ROSEN
319	DAVID SENNINGER
319	J LEABU SLS & SERV
319	NP
319	SCOTT C DEAN
319	WHITE SEWING MCHNS
323	ADVNCD MKTG STRG
323	BIZ WORD LTD
323	CONSORTIUM CENTRE
323	PICA LTD
323	PROMOTNL IMAGE CNT
323	THE IMAGE CLINIC
323	THE MAIL SHOPPE
327	NP
328	AHIMSA HOUSE
328	MULTI TENANT RESIDENTIAL
332	MULTI TENANT RESIDENTIAL
333	UM CREDIT UNION
333	UOM CREDIT UNION
337	G N BEBOUT JR
340	NP
407	DOBOS VANDYCK PHTO
407	S DOBOS - VANDYCK
407	S VANDYCK - DOBOS
407	VANDYCK PHOTO
410	ANN P HINTON ACSW
410	FIND - A - JOB
410	L B SHERBY PHD
410	MICH DOCUMENT SRV
410	SHE
411	RICHARD A KLEVGARD
412	NP
414	HURS CAMPUS CAFE
508	A S BRICKMAN PHD
508	CNI MANAGEMENT

1981 S 4TH AVE

SOURCE: BRESSERS

220	ACOUSTCN HRNG AIDS
220	HEARING AID CENTR
309	NP
314	MAUDES RESTAURANT
316	CAMPUS CARPET KING
331	LIVINGSTONE AGENCY
333	BENZ INSURANCE
333	BENZ INSURANCE INC
402	J E JOHNSON
402	J MILLS
403	MUELIG FNRL CHAPL
408	MULTI TENANT RESIDENTIAL
414	DEAN C WILLIAMS
416	NP
417	ARGO DEVELOPMENT
417	DALITZ REALTY
417	G STEEB RL EST
417	J W SHATTUCK R EST
417	M DALITZ RL EST
417	MARC M RUETER
417	R STEEB RL EST
417	S YOUNG RL EST
420	NP
423	5 AVENUE CLUB
423	ANN ARBOR NURSERY
423	BETHLEHEM UNTO CH
423	CO MENTAL HEALTH
426	MULTI TENANT RESIDENTIAL
430	MULTI TENANT RESIDENTIAL
432	LISA CORRELL
432	THOMAS E PETIET
434	S MALLETTE
436	DUANE SCHROEDER
437	MATEYO EMPIE
437	THEODORE J SENICK
442	H M WILD
445	WILLIAM J JOHNSON
451	M GREKIN
504	CAROL HOMKES
504	P M EMRICK

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1981 [illegible] AVE

SOURCE: BRESSERS

125	HURN VLY NTL BK BG
210	ANN ARBOR THEATRS
215	ROOT BUILDING
217	D METTELMAN
217	M WHITEHOUSE
306	NP
307	YOUNG HO CHO
311	CORPORATE INNERSPC
311	JIM PAFFENBARGER
311	JONSUZZAN HAIR
311	WILLIAM T HOCKER
314	NP
320	NP
322	NP
326	NP
328	BUSY BEE COLLISION
332	MULTI TENANT RESIDENTIAL
343	AA SCHL PUB LIBRY
343	ANN ARBOR LIBRARY
343	ANN ARBOR PUB LBRY
343	ANN ARBOR PUB LIBR
350	ANN ARBOR Y
350	Y OF ANN ARBOR
402	MULTI TENANT RESIDENTIAL
403	HR SMITH
403	REALTY ENTERPRISES
404	MULTI TENANT RESIDENTIAL
405	NP
406	NP
407	DR BURNE K WHITE
407	J HILTON
408	NP
411	EUGENE ALBER
411	ROBERT UNDERWOOD
414	ALBERTO ABINOJAR
415	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
419	C G CAREY
419	DONNA RATTE
420	NP
421	THERESA HAAS
424	NP
427	ANN ARBOR BUILDERS
427	MULTI TENANT RESIDENTIAL
432	NP
433	MULTI TENANT RESIDENTIAL
437	MULTI TENANT RESIDENTIAL
438	FREDERICK SCHMID
441	MULTI TENANT RESIDENTIAL
444	WILLIAM C WALZ
445	MARCI FRIBOURG
450	ANNA NISSEN
500	MULTI TENANT RESIDENTIAL
504	MULTI TENANT RESIDENTIAL
506	T ORBECK

1981 WILLIAM ST

SOURCE: BRESSERS

0	CTY PARKING SYS
114	BEER DEPOT
212	MULTI TENANT RESIDENTIAL
214	NP
220	ROBERT N HIGHTOWER
222	NEEDLEPOINTE TREE
308	MULTI TENANT RESIDENTIAL
310	MULTI TENANT RESIDENTIAL
314	MULTI TENANT RESIDENTIAL
315	NP
318	MULTI TENANT RESIDENTIAL
319	MULTI TENANT RESIDENTIAL
323	HAIR CLINIC UNISEX
323	MM RADULOVIC
327	NP
328	AHIMSA HOUSE
328	MULTI TENANT RESIDENTIAL
332	MULTI TENANT RESIDENTIAL
333	ANN ARBOR CO - OP SC
333	FEMINIST FED UNION
333	MEMRL ADVSRY&PLNNG
333	UM EMPLYEE CROT UN
333	UN CREDIT UNION
337	G N BEBOUT JR
340	JULIE E GREMINGER
340	L BALIAN
340	NP
407	V DOBOS PHOTO
407	VANDYCK PHOTO
410	JAMES P WALLACE
411	HEIDI BARUCH
411	ITED ZOVECK
412	MULTI TENANT RESIDENTIAL
414	SACA TACO INC
500	NATL BANK TRUST AN
508	MARIE KRULL
508	S ANDERSON TLR
508	TANGLED THREAD

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220	ACOUSTICON HRNG AD
220	E STANTON MORAN HR
220	HEARING AID CENTR
220	MORAN HEARG AID CT
220	MORAN HEARNG CNTR
309	NP
311	DOUGLASS SOUND INC
314	GOLDEN FALCON LNGE
316	BECKWITH EVANS CPT
327	COMPUTER SUPPORT
331	MEDIA PRODUCTIONS
333	BENZ INSURANCE
333	LEAGUE OF WMN VOTR
333	PRISM ASSOCS CNSLT
401	MICH SCNDRY PRNCPL
401	MULTI TENANT RESIDENTIAL
402	MULTI TENANT RESIDENTIAL
403	MUEHLIG FNRL CHAPL
408	MULTI TENANT RESIDENTIAL
414	DAVID WILLMAN
414	EDWARD APPELHANS
416	NP
417	A L AAMOTH
423	5TH AVE CLUB
423	ANN ARBOR NURSERY
423	BETHLEHEM UNTD CH
423	FIFTH AVENUE CLUB
423	REV O L WILLIMANN
426	NP
430	JOHN BARTRAM
430	MARK NEWMAN
432	ESTHER ULLMAN
432	JACK SUMMER
432	LAURA LEVITT
432	THOMAS W PETIET
434	D C GUTEKUNST
436	MULTI TENANT RESIDENTIAL
437	ANN ARBR WSH CHRCH
437	COUNCIL OF CHURCHS
437	THEODORE J SENICK
442	HELEN H WILD
445	BERTHA C SCHAFFER
451	B FRANK OHLINGER
504	MULTI TENANT RESIDENTIAL

1976 S 5TH AVE
SOURCE: BRESSERS

71 total records. Part 1 of 2

125	HURN VLY NTL BK BG
210	FIFTH FORUM
215	ROOT BUILDING
217	MULTI TENANT RESIDENTIAL
307	ALFRED E SHANKLIN
311	DALITZ REALTY
311	J SHATTUCK RL EST
311	MORRIS DALITZ
311	PAUL SUNDQUIST
311	R L PATTERSON RL E
311	SANDY YOUNG RL EST
311	STEEB REAL ESTATE
314	NP
320	NP
322	NP
326	EDWIN ZEITZ
326	MICHAEL HANNON
326	MICHAEL J HANNON
328	BUSY BEE COLLISION
332	MULTI TENANT RESIDENTIAL
343	ANN ARBR PUB LBRRY
343	CITY LIBRARY
343	PUBLIC LIBRARY
350	ANN ARBOR Y
350	BIG - LITTLE BROTHER
350	Y OF ANN ARBOR
402	MULTI TENANT RESIDENTIAL
403	AUDIO TECH DSTBRNG
403	AUDIO UNLIMITED
403	GORDON ROWE
404	MULTI TENANT RESIDENTIAL
406	NP
407	DR BURNE K WHITE
407	MARK EGGLETON
408	NP
411	N D KIRIAKOS
415	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
419	L M MARTIN
420	NP
421	ALICE KOOI
421	NANCY KOOI
421	VEITCH P REINHART
424	NP
427	ANN ARBOR BUILDERS
427	ANN ARBR INSULATN
427	ANN ARBR PAINT & DEC
427	ARBORVIEW CONSTRTN
427	CASTALIA MANAGEMNT
427	CCS ENTERPRISES
427	FRAN BAYER
427	H MALINOFF
427	SHELDON LEEMON
427	T STEVENS
431	NP
433	MULTI TENANT RESIDENTIAL
437	MULTI TENANT RESIDENTIAL
438	MRS ERWIN E SCHMID
441	ANTI - RAPE 3 PT RPT
441	CHARLES CIZIO
441	MARTIN STERN
441	TOM SCHRAM
444	WILLIAM C WALZ
445	DAVID KING
445	P G MONTGOMERY
445	PHILIP TIEWS
450	NP
491	STEPHEN M BEEDLE
500	JOSEPH HILLSTROM

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1976 [illegible] AVE

SOURCE: BRESSERS

Part 2 of 2

500	**ROBERT N ALBANO**
504	**ROBERT M BURD**

1976 WILLIAM ST

SOURCE: BRESSERS

0	**CTY MCL PARKNG SYS**
114	**BEER DEPOT**
212	**MULTI TENANT RESIDENTIAL**
214	**NP**
220	**ROBERT N HIGHTOWER**
222	**NEEDLEPNT TREE**
308	**L LUFT**
310	**MULTI TENANT RESIDENTIAL**
314	**MULTI TENANT RESIDENTIAL**
315	**NP**
318	**MULTI TENANT RESIDENTIAL**
319	**BUD E PRATT**
319	**J LEABU CARPET**
319	**J LEABU SLS & SERV**
319	**JOHN R WOODS**
319	**P K BENNETT**
319	**WHITE SEW ING MCHNS**
323	**AMER ANTQS & ARTIFCT**
323	**NP**
323	**SAMILLS ENTERPRISE**
327	**NP**
328	**ARTHUR YOST**
329	**G A JOHNSTON INS**
329	**R G BRADLEY CLU**
329	**SUN LIFE ASSUR CO**
331	**R PERRY INNES INS**
331	**THAYER - INNES & CO**
331	**THAYER - INNES INS**
332	**MULTI TENANT RESIDENTIAL**
333	**EMMA HERTLER**
337	**G N BEBOUT JR**
340	**JIM LEVENICK**
340	**NP**
407	**V DOBOS PHOTO**
407	**VANDYCK PHOTO**
410	**E G WILLEM IN**
411	**MULTI TENANT RESIDENTIAL**
412	**B A BALHOFF**
412	**REX Y LEGHORN**
500	**NATL BANK & TRUST CO**
508	**CREDIT UNION UNIV**
508	**U OF MICH EMPLYEES**

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220 ACOUSTICON HRNG AD
220 E STANTON MORAN
220 E STANTON MORAN HR
220 HEARING AID CENTR
220 MORAN HEARG AID CT
309 JOHN JAROSZYK
309 M BURKHART
314 GOLDEN FALCON LNGE
316 BECKWITH CARPETS
327 AUTOMATION INSTITTE
327 COMPUTER SUPPORT
327 INTERACTV SYSTS IN
327 INTERACTVE SYS INC
327 MASONIC TEMPLE
327 RALPH D MAYNARD JR
331 EUROPEAN MTR SERV
333 ALEX GLICK ATTY
333 B H DEWITT&ASSOC
333 BENZ INS AGENCY
333 DYNAMATION ENTRPRS
333 LEAGUE OF WMN VOTR
401 MICH SCHL BNDORCH
401 MICH SNDRY PRNCPL
402 DAVID L GOLDBERG
402 PAUL GALLAGHER
403 MUEHLIG FUNERL CHL
408 ELSA M STAEB
408 FLORENCE L HARVEY
408 GERALD MULDER
408 HERMINA M GOETZ
408 KENT S HOWE
414 CHARLES V MEANWELL
414 J D JOHNSTON
416 NP
417 A L AAMOTH
417 BETTY HAWKINS
420 NP
423 ANN ARBOR NURSERY
423 BETHLEHEM UNTD CH
423 MRS WM DUNIFON
423 REV R E SIMONSON
423 REV T L TROST JR
426 CHARLES CLAUSON
426 ELLY E MAASE
426 EMMA G ROGERS
430 ANDREW BASKERVILLE
430 KENNETH R APTEKAR
430 PAUL HOFFMAN
430 PETER BISHIN
430 RICHARD STEEL
432 JAMES WATSON
432 THOMAS J ROHRER
434 D C GUTEKUNST
436 RONALD DEMOS LEE
437 ANN ARBOR WASH CNC
437 CO COUNCIL OF CH
437 COUNCIL CHURCHES
442 BERTHA C SCHAFFER
442 HELEN H WILD
451 B FRANK OHLINGER
504 ELLEN GROSS
504 HELENE CHRISTLEY
504 RICHARD LEVY

1972 S 5TH AVE
SOURCE: BRESSERS

114 total records. Part 1 of 2

125 HURON VLY NATL BNK
210 FIFTH FORUM
215 ACTIVE WNDW CLEANG
215 AIR TEMP DIV CORP
215 AMER PHOTOCOPY CO
215 ANSWER AMERICA
215 APECO
215 ARNIES ROOFING
215 BASIC AUTMT STACKR-
215 BM COMPANY
215 BOSS MFG CO ▭
215 BOSTITCH OF TEXTAND
215 BOYER MANAGEMENT
215 BRENTWOOD CONST CO
215 BURR&ASSOCS
215 BUS MACH SERV CO
215 CITY BLDG MNTNCE
215 CONTRACTORS CONTNR
215 DATA GENERAL CORP D
215 DETROIT FURN RENTLO
215 DM SOMERS APPRSR
215 DOCTORS ANSWRG EXG
215 DOMESTC LINEN SPLY-
215 DYNI - LUTZ AGENCY ▭
215 EASTMAN KODAK CO
215 FRIDEN INC
215 GENERAL BSNS SERV
215 GO SAMUELS ACCT
215 HILTI FSTNG SYSTMS
215 HOCUTT MACK
215 HODGE VENDING B
215 MERRITT ADVTG INC
215 MICH ANIMAL BREEDR
215 MICH SOFT WATER
215 MISTER RUBBISH INCE
215 MOBILE RADIOPHONE
215 NEJAC TV RENTAL
215 NEPTUNE METER CO
215 NORMS WALLPR CONTRE
215 OHIO INSTRMNT CO
215 OLD REPBL LIFE INSE
215 ORKIN EXTERMINATNG
215 OS WALKER CO
215 OTIS ELEVATOR CO
215 PACKARD INSTRMT CO
215 PAUL A ROOT
215 RECORDAK
215 REYNOLDS WTR CONDT
215 ROOT ANSWRNG SERV
215 ROOTS RUBBSHE GARBG-
215 SCM CORP
215 SERVICE BUR
215 SONY CORP OF AMRCA
215 TELEPHONE ANSWRNG
215 THE FISH
215 TRANS - CIL SERV CO
215 UNITED LIFECACCONTE
215 VANAMBURG TREE SVC
215 WAKE UP SERV
215 WALL DRIVER SCHOOL
215 WELCOME WAGON
215 WESTINGHS ELEC CRP
215 WISH BEN BONDING
215 WOODSHED INC
217 MULTI TENANT RESIDENTIAL
307 ALFRED E SHANKLIN
307 BOUFFANT HAIR FSHN
311 B NIETSCHMANN
311 DALITZ REALTY

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1972 [illegible] AVE

SOURCE: BRESSERS

Part 2 of 2

311	J W SHATTUCK RL EST
311	NP
311	R L PATTERSON RL
314	CLARK OBRIEN
314	DANIEL E CUMMINGS
314	DELIAS BEAUTY SHOP
314	GILBERT GARDNER
314	KENNETH BEKMAN
320	NP
322	MARVIN L CADWELL
322	N THRELKELD
322	THOS HOCHSTETTLER
326	ROBT F SCHUMACHER
332	MRS GEORGE H HAYS
343	ANN ARBOR PUBC LBY
343	LIBRARY PUBLIC
350	YM-YWCA CAMPS
402	CRAIG POTICA
403	A SQUARED CERAMIC
403	ANN ARB CERMC STUD
403	VIRGINIA STERNBERG
404	NP
406	NP
407	DR BURNE K WHITE
407	PETER ROAN
407	RICHD R SCHNEIDER
408	NP
411	CHRIST KANAKARIS
411	NICHOLAS D KIRAKOS
415	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
419	L M MARTIN
419	M Y HIRI
420	NP
424	NP
433	MULTI TENANT RESIDENTIAL
437	MULTI TENANT RESIDENTIAL
437	VAUGHAN LIPPERT
438	MRS ERWIN E SCHMID
441	MULTI TENANT RESIDENTIAL
444	WILLIAM C WALZ
445	ROBT WESLEY SMITH
450	BOB LIKINS
500	MULTI TENANT RESIDENTIAL
504	ROBERT M BURD

1972 WILLIAM ST

SOURCE: BRESSERS

0	CITY MUNCPL PKG LT
0	CITY MUNI PARK LOT
114	BEER DEPOT
212	MARIE E BENZIN
308	JUAN A NAVARRO
310	MULTI TENANT RESIDENTIAL
314	MULTI TENANT RESIDENTIAL
315	NP
318	LINDA WASHINGTON
318	RICHARD H COLLINS
318	SUE BEARSE
318	SUE MOORE
319	ADARSH LAKHANPAL
319	BENJAMIN HALSTEAD
319	J LEABU SLS & SERV
319	JOHN R CAUSLAND 1
319	WHITE SEWING MCHNS
323	BRIAN BEAU AGENCY
323	DAVID KIERAS
327	NP
328	ARTHUR YOST
329	BRADLEY UNDRWRITER
329	SUN LIFE ASSUR CO
331	STUART KIRVAN ASOC
331	THAYER INS AGCY
332	MULTI TENANT RESIDENTIAL
333	EMMA HERTLER
337	G N BEBOUT JR
340	AMY HOROWITZ
340	REV D M BELTZ
407	DOBOS VANDYCK STDS
410	E G WILLEMIN
411	JOHN E DUSO
411	KEVIN ABBEY
412	BEATRICE BALHOFF
412	LESLIE HORST
414	BIFFS GRILL
508	ST JOSEPH HOSPTL
508	U OF MICH EMPLYEES

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221	MALLIS COFFEE CUP (SIDE ENTRANCE)
309	JAROSZYK JOHN J
313	EBERBACH PHARMACY (STGE)
314	GOLDEN FALCON RESTR
316	BECKWITH-EVANS CARPETS
327	ANN ARBOR ASSEMBLY OF RAINBOW GIRLS NO 73
327	ANN ARBOR CHAPTER NO 122 (ORDER OF EASTERN STAR)
327	ANN ARBOR CHAPTER OF DE MOLAY
327	ANN ARBOR COMMANDERY NO 13 (KNIGHTS TEMPLAR)
327	ANN ARBOR COUNCIL NO 86 (R&SM)
327	ANN ARBOR LODGE NO 544 (F&AM)
327	ANN ARBOR SHRINE NO 54 (WS OF J)
327	COUNTY JUVENILE DIV OF PROBATE COURT
327	DATA MANAGEMENT INC DATA PROCESSING
327	FRATERNITY LODGE NO 262 (F&AM)
327	GOLDEN RULE LODGE NO 159 (F&AM)
327	INFORMATION CONTROL SYSTEMS INC DATA PROCESSING
327	MASONIC TEMPLE
327	MICHIGAN CHILDREN'S AID SOCIETY
327	WASHTENAW CHAPTER NO 6 (RAM)
331	BENZ INSURANCE BUILDING
331	EUROPEAN MOTOR SERVICE
333	BENZ HAROLD O INSURANCE AGENCY
402	BANK APARTMENTS
402	MULTI TENANT RESIDENTIAL
402	VACANT
403	MUEHLIG FJ FUNERAL CHAPEL INC
408	GOETZ APARTMENTS
408	MULTI TENANT RESIDENTIAL
414	JOHNSTON JEAN D
414	MEANWELL MAURICINE MRS
416	NO RETURN
417	MULTI TENANT RESIDENTIAL
420	MOORE WM M
423	BETHLEHEM UNITED CHURCH OF CHRIST
426	MULTI TENANT RESIDENTIAL
430	ALLMAND ETHEL N
430	DEWDNEY ALEX K
432	STEVENS DAVE
432	WONDERLEY TONY
434	GUTEKUNST DORIS C MRS
436	MILSKE PAUL W
437	SCHMALE THEO R REV
441	VACANT H N
442	WILD HELEN
445	SCHAFFER BERTHA C MRS
451	OHLINGER ELIZ C MRS
504	MULTI TENANT RESIDENTIAL

1968 S 5TH AVE
SOURCE: POLKS

125	AMERICAN TITLE CO OF WASHTENA W
125	ARNOLD WEAVER & WILLIAMS AGENCY INC INS
125	BARENSE WM D LWYR
125	DOBSON JOHN S LWYR
125	DOUVAN TAMMEN HARRINGTON & CARPENTER LWYRS
125	GRIFFIN MARK W LWYR
125	WEAVER R E CO INC LOANS
210	FIFTH FORUM THEATRE
215	ROOT ANSWERING SERVICE
217	MULTI TENANT RESIDENTIAL
217	VACANT
300	VARSITY LAUNDRY & SUPPLY CO
307	BOUFFANT HAIR FASHION & HAIR WEAVE CENTER
311	KLEIN LARRY INC INT DEC
311	LEAVITT NED
311	MERION RICHD
314	DELIA'S BEAUTY SALON
314	LESNIEWICZ JOSEPH BEAUTY SHOP
314	RYAN LEO J
319	MUNICIPAL PARKING LOT NO 1
320	BURR IRVING W
322	MULTI TENANT RESIDENTIAL
326	SCHUMACHER ZINA M MRS
332	MULTI TENANT RESIDENTIAL
332	VACANT
343	CITY PUBLIC LIBRARY
350	YOUNG MENS - YOUNG WOMEN'S CHRISTIAN ASSOCIATION
402	SWENSON FLORENCE I MRS
403	BAILEY BEVERLY
403	FIFTH AVENUE HAIR FASHIONS BEAUTY SHOP
404	GRAHAM MARIE
404	REYNOLDS JUDITH 663-9523
406	VACANT
407	MIKULAS WM L
407	WHITE MUTTA BURNE K DENTIST
408	MULTI TENANT RESIDENTIAL
411	KIRKIAKOS NICHOLAS D
415	COLONIAL APARTMENTS
415	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
419	LUTZ ELSA F
420	MULTI TENANT RESIDENTIAL
421	NO RETURN
427	CHURCH OF THE SECOND BIRTH
433	MULTI TENANT RESIDENTIAL
437	MULTI TENANT RESIDENTIAL
438	SCHMID FLORA B MRS
441	FELLOWS M LILE
441	HUGHES MARTHA V MRS
444	WALZ WM C
445	SMITH ROBT W
450	WHITE BRUCE
500	MULTI TENANT RESIDENTIAL
504	BURD ROBT M

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1968 WILLIAM ST

SOURCE: POLKS

114	BEER DEPOT THE
115	CITY OFFICES MUNICIPAL CAR PORT
212	BENZIN MARIE E
308	NO RETURN
310	PETERSON ARNOR
314	MULTI TENANT RESIDENTIAL
318	MULTI TENANT RESIDENTIAL
319	LEABU J SALES & SERVICE SEWING MACHS & VACUUM CLNS
323	LEABUJ CARPETS INC
327	MULTI TENANT RESIDENTIAL
328	GIRLS LEAGUE HOUSE
328	YOST ARTH E
329	FANSTEEL METALLURGICAL CORP METAL PRODUCTS
329	SUN LIFE ASSURANCE CO OF CANADA
331	TAHYER AGENCY INC GENL INS
332	MULTI TENANT RESIDENTIAL
332	WASHTENAW APARTMENTS
333	HERTLER EMMA C
337	BEBOUT GAYLORD N
340	BRIZDLE JOHN
340	JEWELL KEITH W
340	K & R - J HEALTH STUDIO
410	WILLEMIN ERNEST C
411	FITCHETT AVERY E
412	WOBST MARTIN H
414	GORDON'S TEXACO SERVICE
425	WOOD BARNEY
500	NATIONAL BANK & TRUST CO CAMPUS BR
503	SAINT MARY'S STUDENT CHAPEL

1964 S 4TH AVE

SOURCE: POLKS

0	ANN ARBOR ASSEMBLY OF RAINBOW GIRLS NO 73
0	ANN ARBOR CHAPTER NO 122 (OES)
0	ANN ARBOR CHAPTER OF DEMOLAY
0	ANN ARBOR COMMANDERY NO 13 KT)
0	ANN ARBOR COUNCIL NO 86 (R & SM)
0	ANN ARBOR LODGE NO 544 (F & AM)
0	ANN ARBOR SHRINE NO 54 (WSOFJ)
0	FRATERNITY LODGE NO 262 (F & AM)
0	GOLDEN RULE LODGE NO 159 (F & AM)
0	MASONIC TEMPLE NO2-2398
0	WASHTENAW CHAPTER NO 6 (RAM)
221	VACANT
309	JAROSZYK JOHN J
313	EBERBACH PHARM INC (STGE)
314	COZY CUE BILLIARDS
316	MUNICIPAL PARKING LOT
327	BENDIX SYS DIV OF THE BENDIX CORP RESEARCH LABY)
331	-33 BENZ INSURANCE BUILDING
331	BENEFICIAL STD LIFE INS CO
331	BENZ INS AGEY NO2-4541
331	BROWN LLOYD E REAL EST 662-5525
331	IRWIN - REAUME COBUSINESS MACHS
331	OVERSEAS IMPORTED CARS 662-2541
402	BANK APARTMENTS
402	MULTI TENANT RESIDENTIAL
403	-09 MUEHLIG F J FUNERAL CHAPEL INC
408	GOETZ APARTMENTS
408	MULTI TENANT RESIDENTIAL
414	MOUNWELL MAURCINE MRS
416	KAUFMAN JOAN K MRS
417	AAMOTH AGNES L
417	DEESS MAX
420	MOORE WM M
423	BETHLEHEM UNITED CH OF CHRIST
426	MULTI TENANT RESIDENTIAL
430	ALLMAND ETHEL N MRS
430	DERNBERGER RICHD W
432	COOK GARY L
434	KUEHNER LYDIA M MRS
436	MAUPPELLI GEO
437	SCHMALE THEO R REV
441	GRUBE THERESA A
442	WILD HELEN H
445	SCHAFFER BERTHA C
451	OHLINGER ELIZ C MRS
504	APARTMENTS
504	DEINER ARNOLD F
505	SAYLOR J P
506	ALLEN GEO D

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1964 [illegible] 9TH AVE

SOURCE: POLKS

100 ADMINISTRATOR ATTY
100 ASSESSOR CONTROLLER (5TH FL)
100 BLDG & SAFETY ENG (4TH FL)
100 CENTRAL SERV & PURCH DEPT (BSMT)
100 CITY HALL 662-6583
100 CIVIL DEFENSE PERSONNEL DIV
100 CLERK COUNCIL CHAMBERS (2D FL)
100 HEALTH DEPT (1ST FL)
100 HUMAN RELATIONS DIV
100 MAYOR PLANNING DEPT
100 MUNICIPAL COURT (6TH FL)
100 PARKING & TRAFFIC ENG
100 PARKS & RECREATION
100 POLICE DEPT
100 PUB WKS
100 TREASURER
100 UTILITIES DEPT
212 ROGERS BAILEY
213 VACANT
214 VACANT
215 MILLER LEILA M MRS
216 CALCATERRA VICTOR E
217 PFISTERER EMILIE A
220 HINKLE GEO M
220 NORTHRUP WILLIS E
221 RAFT DANL
302 HANAWALT RONALD
302 KLEIN MICHL J
302 SCOTT ANN
302 STANLEY FLOYD REAL EST
302 WENDELBURG NORMA
303 BEER VAULT
306 APARTMENTS
306 MULTI TENANT RESIDENTIAL
310 ROSENBERG DAVID W
310 WEINBERG GERALD M
407 -09 WASHTENAW FARM & GARDEN CENTER INC
407 STATE FARM INS CO
413 -15 WASHTENAW WHOLESALE SUPPLY
501 OWENS JOLLIE

1964 WILLIAM ST

SOURCE: POLKS

114 BEER DEPOT THE
212 BENZIN MARIE E
214 CIBULKA KAREL J
308 SMITH WM D
310 FINWICK CAROL S
310 PETERSON ARNO R
314 TANNER MAX E
315 HERKHOFF JOHANN WATCH REPR
318 PAVLOV AMALIA K
319 LEABU J SLS & SERV SEWING MACHS
319 MOLER WM
323 KLAPHAAK & SON UPHOL
323 STOKES WM H
327 APARTMENTS
327 MULTI TENANT RESIDENTIAL
328 YOST ARTH E
331 THAYER AGCY INC INS
332 WASHTENAW APARTMENTS
333 HERTLER EMMA
337 BEBOUT GAYLORD N
340 CURRY DENNIS P
340 K & R - J HEALTH STUDIO MASSAGE
410 WILLEMIN ERNEST C
411 GOTTLIEB SHELDON
412 FRAZER MICHL O
412 LENTZ GEO M
414 GORDON'S TEXACO SERV GAS STA
415 KLEIS DAVID J
500 MULTI TENANT RESIDENTIAL
500 WILLIAMS APARTMENTS
503 ST MARY'S CATHOLIC STUDT CHAPEL

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

221	SPRING A JWLR
309	JAROSZYK JOHN J
313	DELPRETE RALPH
314	VACANT
327	ANN ARBOR ASSEMBLY OF RAINBOW FOR GIRLS NO 73
327	ANN ARBOR CHAPTER NO 122 (OES)
327	ANN ARBOR CHAPTER OF DEMOLAY
327	ANN ARBOR COMMANDERY NO 13 KT
327	ANN ARBOR COUNCIL NO 86 (R & SM)
327	ANN ARBOR LODGE NO 544 (F & AM)
327	ANN ARBOR SHRINE NO 54 (WS OF J)
327	BENDIX AVIATION CORP (BENDIX SYSTEM DIVISION)
327	FRATERNITY LODGE NO 262 (F & AM)
327	GOLDEN RULE LODGE NO 159 (F & AM)
327	MASONIC TEMPLE
327	WASHTENAW CHAPTER NO 6 (RAM)
331	-33 BENZ INSURANCE BUILDING
331	BENZ HAROLD O INS AGCY
331	OVERSEAS AUTO SALES ANO2-2541
343	UNDER CONSTN
402	BANK APARTMENTS
402	MULTI TENANT RESIDENTIAL
403	-09 MUEHLIG F J FUNERAL CHAPEL INC
408	GOETZ APARTMENTS
408	MULTI TENANT RESIDENTIAL
414	JOHNSTON JEAN D
414	MEANWELL MAURICINE MRS
416	KUEHNLE LYDIA C MRS
417	AAMOTH AGNES L
417	ZUNG THOS T
420	MOORE WM M
423	BETHLEHEM EVANGELICAL & REFORMED CH
426	MULTI TENANT RESIDENTIAL
430	ALLMAND ETHEL N
430	BUCK WM H
432	KUNS JOYCE
432	LARSON AUDREY
434	KUEHNER LYDIA M MRS
436	PRICE KENDALL O
437	SCHMALE THEO R REV
441	GRUBE THERESA A
442	WILD HELEN H
445	SCHAFFER ANNA D MRS
451	OHLINGER ELIZ C MRS
504	REPASS DAVID E

208	VACANT
210	SWISS GARMENT CLN CO
215	RUTH'S BEAUTY SHOP
215	YOUR GARDEN CENTER GARDEN SUPS
216	APARTMENTS
216	MULTI TENANT RESIDENTIAL
216	NO RETURN
217	APARTMENTS
217	MULTI TENANT RESIDENTIAL
300	VARSITY LNDRY CO
307	SHANKLIN ALF E REAL EST
307	SHANKLIN ETHEL I MRS MUS TCHR
311	HILLMAN JANICE L
311	MYLES MARY J
311	SCHMIDT STASCIA C MRS
313	FREDERICK KENNETH C
313	REID WM A JR
314	BALSINGER BETTY H MRS
314	DELIA'S BEAUTY & REDUCING SALON
314	SELENT DELIA MRS
315	HASKELL GENEVIEVE B MRS
319	-25 MUNICIPAL PARKING LOT
320	BURR STELLA M MRS
322	APARTMENTS
322	MULTI TENANT RESIDENTIAL
322	NO RETURN
326	SCHUMACHER ZENA MRS
332	APARTMENTS
332	MULTI TENANT RESIDENTIAL
338	UNDER CONSTN
343	ANN ARBOR PUB LIBRARY
402	SWENSON FLORENCE I MRS
403	ARHANGEOIS GEO T
403	LANNING NELLIE
404	COLLINS OLO R MRS
406	KANOUSE BESSIE B
407	BEEBE RONALD A
407	WAHR DWIGHT
408	APARTMENTS
408	MULTI TENANT RESIDENTIAL
411	REULE ERWIN A
412	LOESCHER WOLFGANG E
412	SHORT SANDRA
415	COLONIAL APARTMENTS
415	MULTI TENANT RESIDENTIAL
416	APARTMENTS
416	MULTI TENANT RESIDENTIAL
416	NO RETURN
419	LUTZ ELSA F
419	MORGAN EDNA N
420	APARTMENTS
420	MULTI TENANT RESIDENTIAL
421	ANDRESS JOHN
424	DRUMMOND DONALD F
424	SCHLEITER THOS G
427	CHAMPNEY CLAUDE J
430	EMIRBAYER MERYEM MRS
433	APARTMENTS
437	APARTMENTS
437	MULTI TENANT RESIDENTIAL
438	SCHMID FLORA B MRS
441	FELLOWS M LILE
441	HUGHES MARTHA V MRS
444	WALZ WM C
445	SMITH ROBT W
450	STAMPFLER SARAH E MRS
500	WAGNER EMMA M MRS
504	STIERLE AMANDA F MRS

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1960 WILLIAM ST

SOURCE: POLKS

114	BEER DEPOT THE
212	BENZIN HANNA J DRSMKR
212	BENZIN MARIE E
214	VACANT
215	UNDER CONSTN
308	SMITH WM D
310	PETERSON ARNO R
314	TANNER MAX E
315	VACANT
318	APARTMENTS
318	MULTI TENANT RESIDENTIAL
319	SMITH MUS CO ORGANS & PIANOS
319	TITTERTON MARY
323	KAPHAAK & SON UPHOL
323	STOKES HENRY W
327	APARTMENTS
327	MULTI TENANT RESIDENTIAL
328	YOST ARTH E
331	THAYER AGCY INC INS
332	MULTI TENANT RESIDENTIAL
332	WASHTENAW APTS THE
410	WILLEMIN ERNEST C
411	KEHRER ROBERTA
412	ETHERINGTON JANE
412	MOORE CANDACE D
414	TRAVIS TEXACO SERV GAS STA
415	DAUBERT RICHD
500	WILLIAMS APTS
503	ST MARY'S CATHOLIC STUDENT CHAPEL

1955 S 4TH AVE

SOURCE: POLKS

81 total records. Part 1 of 2

221	SPRING ALOIS JWLR
309	JAROSZYK JOHN J
313	DELPRETE RALPH
314	VACANT
320	BENZ MTR SLS INC USED CARS
324	VACANT
326	SOUSA WALTER T
327	ANN ARBOR CHAPTER NO 122 (OES)
327	ANN ARBOR CHAPTER OF DEMOLAY
327	ANN ARBOR COMMANDERY NO 13 (KT)
327	ANN ARBOR COUNCIL NO 86 (R&SM)
327	ANN ARBOR LODGE NO 544 (F&AM)
327	ARBOR SHRINE NO 54 (WSOFJ)
327	FRATERNITY LODGE NO 262 (F&AM)
327	GOLDEN RULE LODGE NO 159 (F&AM)
327	MASONIC TEMPLE
327	WASHTENAW CHAPTER NO 6 (RAM)
328	SCHNEIDER THEO W AUTO REPR
330	RICICA VIOLA
331	-33 BENZ INSURANCE BLDG
331	BENZ INS AGCY
331	BENZ MTRS INC AUTOS
331	DALE & PIERCE REAL EST
334	BATTLE LYMAN
334	EBERMAN JOS E
334	GROSS ROY C
338	STEEB ROBT G
338	SWENSON FLORENCE I MRS
338	VACANT
343	ADULT EDUC CLASSES
343	ARBOR ANNS CLUB
343	BUSINESS WOMEN'S CLUB
343	CAMP TAKONA
343	NATL ASSN FOR TRAVELERS AID AND TRANSIENT SERV
343	SOCIAL STUDY CLUB
343	Y W C A
343	Y W C A DAY CAMP
343	Y-EMPS CLUB
343	Y-TEEN HEADQUARTERS
343	Y-W WIVES CLUB
344	JIM'S GULF SERVICE
402	BANK APTS
402	BANK CLARA MRS
402	BROWN EDISON
402	GRANBERG LOIS
402	LEAR RAYMOND L
402	NIXON MARGT MRS
402	NO RETURN
402	STONE KATH MRS
403	-09 MUEHLIG F J FUNERAL CHAPEL INC
408	BAUER ALICE L
408	BEGROW HAROLD J
408	CONIN
408	GOETZ APTS
408	GOETZ BETTY
408	NO RETURN
414	BAUR RUTH C
414	MEANWELL MAURINE MRS
415	LAMERSON WAYNE M
416	BLISS MAY MRS
416	KUEHNLE LYDIA C MRS
417	NO RETURN
420	MOORE WM M
423	BETHLEHM EVANGELICAL & REFORMED CHURCH
426	APARTMENTS
426	PIEHS GEO
426	ROGERS EMMA G MRS
426	SCHULTE ANNA MRS
426	SORVIK PAUL

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Part 2 of 2

426	WICHTERMANN CHRIS
430	GRIEWSKI LAWRENCE
430	SCHAIBLE KATH B
432	PRESS WALTER S REV
434	KUEHNER LYDIA MRS
436	HANSELMAN WALTER
437	SCHMALE THEO R REV
441	GRUBE THERESA A
442	WILD MARTHA MRS
445	SCHAFFER ANNA D
451	OHLINGER ELIZ C MRS
504	NO RETURN

1955 S 5TH AVE
SOURCE: POLKS

120	NO RETURN
202	VACANT
204	MANNOR GORDON
212	HALL ELLA E MRS
214	ZAIDMAN HYMAN
215	HUELL LULA M MRS
216	V SSOFF KOUZMAN P
217	PFISTERER EMILIE A
220	NEFF WM
220	NORTHRUP WILLIS E
221	RAFT DANL
301	GEORGE'S CAR WASH
302	MULTI TENANT RESIDENTIAL
302	STANLEY FLOYD REAL EST
303	BEER VAULT THE
306	APARTMENTS
306	VACANT
306	WARD LOIS E
306	WELCH ROY J
310	FORBES HAROLD B
310	HAMIAL LILLIAN R MRS
407	-09 WASHTENAW FARM BUR STORE FARM SUPS
501	OWENS JOLLIE
502	FLY PAUL PNTR
502	ROSS THOS LO

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1951 S 4TH AVE

SOURCE: POLKS

114	BEER DEPOT THE
212	BENZ IN HANNA J DRSMKR
212	BENZ IN MARIE E
214	CROW RALPH
215	BAKKER BASTIAAN
215	BRANDT WALTER M REV OFFICE
215	TRINITY EVANGELICAL LUTH CH OFC AND SUNDAY SCH RIRS
308	SMITH WM D
310	PETERSON ARNO R
314	TANNER MAX E
315	POWERS GRACE
318	APARTMENTS
318	MULTI TENANT RESIDENTIAL
319	NO RETURN
319	WILLIAM ST GRO
323	KLAPHAAK & SON UPHOL
323	NO RETURN
327	APARTMENTS
327	MULTI TENANT RESIDENTIAL
327	VACANT
328	GIRL'S LEAGUE HOUSE DORMITORY
328	YOST ARTH E
331	THAYER INS AGCY
332	WASHTENAW APTS THE
333	GROSS CLARA R
337	BEBOUT GAYLORD N
337	HINZ MARTHA L MRS
340	MADDY MARIE C MRS
410	WILLEMIN ERNEST G CIVIL ENG
411	NO RETURN
412	HATTAWAY ANN B MRS
412	MOORE CANDACE
414	TRAVIS TEXACO SERV FILLING STA
415	WESTGATE GENEVIEVE K MRS FURN RMS
500	MULTI TENANT RESIDENTIAL
500	WILLIAMS APTS
503	ST MARY'S CATHOLIC STUDENT CHAPEL

1951 S 4TH AVE

SOURCE: POLKS

221	SPRING A JWLR
309	JAROSZYK JOHN J
313	DELPRETE RALPH
314	KAISER-FRAZER SLS & SERV
314	MANAUSA MTR SLS INC (AUTOS FILL STA)
320	MANAUSA MTR SLS INC (USED CARS)
324	FRISK LESLIE L
326	SOUSA WALTER T
327	AA CHAPTER NO 122 (OES)
327	AA CHAPTER OF DEMOLAY
327	AA COMMANDERY NO 13 (KT)
327	AA COUNCIL NO 86 (R&SM)
327	AA LODGE NO 544 (F&AM)
327	ARBOR SHRINE NO 54 (WSOFJ)
327	FRATERNITY LODGE NO 262 (F&AM)
327	GOLDEN RULE LODGE NO 159 (F&AM)
327	MASONIC TEMPLE
327	WASHTENAW CHAPTER NO 6 (RAM)
328	ANDERSON JANET L
328	BRUCKNER EMMA MRS
328	DAVENPORT VERA I
328	SCHLEYER A BERTHILDA
328	SCHNEIDER TED W (AUTO REPR)
328	SCHULTZ AGNES MRS
330	CARL ANNA E MRS
331	-33 BENZ INSURANCE BLDG
331	BENZ INS AGCY
331	BENZ MTRS INC (AUTOS)
331	SHERRIF-GOSLIN ROOFING CO
331	WASHTENAW FINANCE
334	GROSS ROY
334	MANGOUNI NAZARETH L RUGS
334	ROGERS FLORENCE A MRS
335	VACANT
338	HAYES JOSEPHINE I
338	O'KANE JAS J WHOL BEER
338	STEEB ROBT G
338	SWENSON FLORENCE
340	-44 MANAUSA MTR SLS INC FILL STA
343	NATL ASSN FOR TRAVELERS AID AND TRANSIENT SERV
343	Y - TEEN HEADQUARTERS
343	Y W CA
402	BANK APTS
402	MULTI TENANT RESIDENTIAL
403	-09 MUEHLIG F J FUNERAL CHAPEL INC
408	GOETZ APTS
408	MULTI TENANT RESIDENTIAL
414	BAUR RUTH CE
414	MINNIAS MARY R CHIROPODIST
415	LAMERSON WAYNE M
416	EHNIS MARY
416	KUEHNLE LYDIA C MRS
417	REED JAMES A
420	MOORE WM M
423	BETHLEHM EVANGELICAL & REFORMED CHURCH
426	MULTI TENANT RESIDENTIAL
430	ARFT STEWART C
430	SCHAIBLE KATH B
432	PRESS WALTER S REV
434	KUEHNER LYDIA MRS
436	NISSLE CHAS F
437	SCHMALE THEO R REV
441	GRUBE THERESA A
442	WILD MARTHA MRS
445	SCHAFFER ANNA D
451	OHLINGER B FRANK
504	PINEL STANLEY I JR

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1951 [illegible] AVE

SOURCE: POLKS

116 BENNETT ARDITH D
202 RAINEY'S SLENDERIZING BEAUTY SALON
212 HALL ELLA E MRS
213 USA & AF RECRUITING SERVICE
214 ZAIDMAN HYMAN
215 RICE W F REV
216 HORNING ANNA B MRS
217 PFISTERER EMILIE A
220 NORTHRUP WILLIS E
221 RAFT DANL
301 VACANT
302 HOSTLER PAUL R
302 STANLEY FLOYD REAL EST
303 BEER VAULT THE
306 REHN LAWRENCE
310 FORBES MARTHA H MRS
310 KNOTT JORA MRS
407 -09 WASHTENAW FARM BUR STORE FEED
501 OWENS JOLLIE

1951 WILLIAM ST

SOURCE: POLKS

0 ST MARY'S CATHOLIC CHAPEL
114 BEER DEPOT THE RETAIL
212 BENZIN HANNA J DRSMKR
212 BENZIN MARIE E
214 BECK ARTH E
215 BAKKER BASTIAAN L
215 BRANDT WALTER M REV OFFICE
215 LUTH CHURCH OFC
215 TRINITY EVANGELICAL
308 SMITH WM D
310 DAY VIVIAN M
310 PETERSON TOBIAS R
314 TANNER MAX E
315 POWERS , GRACE
318 MULTI TENANT PROFESSIONAL
319 KOKINAKES JOHN C
319 WILLIAM ST GRO
323 VACANT
327 MULTI TENANT PROFESSIONAL
328 YOST ARTH E
331 THAYER INS AGCY
332 WASHTENAW APTS THE
333 GROSS CLARA R
337 BEBOUT GAYLORD N
337 HINZ MARTHA L MRS
340 WUERTH MARTHA B MRS
410 WILLEMIN ERNEST G CIVIL ENG
411 JOBES TESSA MRS RMS
412 MCCASLIN HENRIETTA
412 ROSEN MARTIN S
414 TRAVIS TEXACO SERV FILLING STA
415 WESTGATE GENEVIEVE K MRS RMS
500 MULTI TENANT PROFESSIONAL
500 WILLIAMS APARTMENTS
508 -12 CHADWICK BLOCK

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1945 S 4TH AVE
SOURCE: POLKS

78 total records. Part 1 of 2

221	FRANCISCO & BOYCE PHOTO CO (BR)
309	JAROSZYK JOHN J
312	RIVARD THEO C
313	DELPRETE RALPH
314	MARCHESE EVA MRS
320	WILKINSON ANNA E MRS AUTO PARKING
324	WILKINSON FRANK W
326	SOUSA WALTER T
327	AA CHAPTER NO 122 OES
327	AA COMMANDERY NO 13 KT
327	AA COUNCIL NO 86 R&SM
327	AA LODGE NO 544 F&AM
327	AA TYPOGRAPHICAL UNION NO 154
327	CANTON LODGE NO 30 IOOF
327	CIO LOCAL NO 790
327	ENCAMPMENT NO 7 IOOF
327	FRATERNITY LODGE NO 262 F&AM
327	GOLDEN RULE LODGE NO 159 F&AM
327	GRACE BIBLE FELLOWSHIP
327	LOIS REBEKAH LODGE NO 115
327	MARGT REBEKAH LODGE NO 131
327	MASONIC TEMPLE
327	MASONIC TEMPLE ASSN
327	OTSINGO LODGE NO 9 IOOF
327	TOWNSEND CLUB
327	WASHTENAW CHAPTER NO 6 RAM
328	SCHAIRER LYDIA C MRS
328	SCHNEIDER TED W AUTO REPR
330	CLARK MELVIN E
331	-33 BENZ INDUSTRIAL BLDG
331	JOHNSON SALES & SERVICE AUTOS
333	BENZ INS AGCY
333	BENZ INSURANCE AGENCY
333	SHERIFF - GOSLIN ROOFING CO
333	WASHTENAW FINANCE CO
333	WESTERN AEROPLASTIC CO
333	WESTERN AIRCRAFT CONSULTANTS
334	KIPPENSTEIN BENJ R
334	MANGOUNI NAZARETH L RUGS
334	ROGERS FLORENCE A MRS
335	VACANT
338	BULBICK DOROTHY L MRS
338	O'KANE JAS J BEER WHOL
338	STEEB ROBT G
340	-44 RAILWAY EXPRESS AGENCY
343	GIRL RESERVE HDQTRS
343	NAT ASSN FOR TRAVELERS AID AND TRANSIENT SERVICE
343	SHIELDS BELLA NURSE
343	YWCA
402	BANK APTS
402	MULTI TENANT RESIDENTIAL
402	VACANT
403	-09 MUEHLIG F J FUNERAL CHAPEL INC
403	MUEHLIG ERNEST O
408	KAPP APARTMENTS
408	MULTI TENANT RESIDENTIAL
409	CHAPIN HELEN
409	MACOMBER FRANK W
414	BAUR RUTH C
414	LEE KITTIE B MRS
415	KELLER ROBT W
416	KUEHNLE LYDIA C MRS
416	TRUDELL WM J
417	STANGER MINNIE L MRS
420	STAEB KAROLINE MRS
425	-35 BETHLEHEM EVANGELICAL & REFORMED CHURCH
426	APARTMENTS
426	MULTI TENANT RESIDENTIAL
430	SCHAIBLE KATH B

Part 2 of 2

432	SCHMALE THEO R REV
434	KUEHNER LYDIA MRS
436	NISSLE CHAS
437	JEANNERETTE DANL J
441	GRUBE THERESA A
442	WILD MARTHA MRS
445	SCHAEFFER ANNA D
451	OHLINGER B FRANK
504	HENNING JOSEPHINE M MRS

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

1945 S 5TH AVE

SOURCE: POLKS

0	TRINITY EVAN LUTHERAN CH ENGLISH
120	BROWN HENRY O
208	VACANT
210	SWISS GARMENT CLEANING CO
215	HARRIS HELEN L MRS LANDSCAPE ARCHT
215	HARRIS SEED STORE
215	RUTH'S BEAUTY SHOP
216	MULTI TENANT PROFESSIONAL
217	HENDERLONG CHAUNCEY NELEC CONTR
307	SHANKLIN ALF E REAL EST
307	SHANKLIN ETHEL M MRS MUS TCHR
311	ALEXANDER TAYLOR
311	HARNED DALE S
313	4KIRCHHOFER JULIA
313	CAUGHEY ANDREW F JR
314	GATES ' DR PRIVATE HOSP
314	GATES NEIL A IR PHYS
314	GATES NEIL A PHYS
315	ROMINGER MARIE
319	25 A A MUNICIPAL PARKING LOT
320	BURR REDMOND M
322	PRAPPAS GEO O
326	GERNAEY FRANK H COLLR
332	MULTI TENANT PROFESSIONAL
336	DAHLBERG ALGOT J
338	HARDIN BUREN J
343	VACANT
402	SCHMID FREDK J
403	ALLMENDINGER HERMAN D PIANO TUNER
404	COLLINS OLA R MRS
406	KANOUSE BESSIE B
407	STARBUCK CLINTON L
408	ALLEN EUGENIA
408	VANDER VELDE LEWIS G
408	WEADOCK HAZEL MRS
411	REULE EMILIE MRS
411	REULE ERWIN A
412	BLAKE EDW T
415	COLONIAL APARTMENTS
415	HANSEN WM H (4)
415	O'NEILL CHAS O (1)
415	PETERS GERALD H (2)
415	SWEENEY R W (3)
416	MULTI TENANT RESIDENTIAL
419	LEES EDITH H
419	PERKINS LILA R
420	MULTI TENANT RESIDENTIAL
421	ANDRESS JOHN G
424	GATES MAUD W MRS
427	CHAMPNEY CLAUDE
427	THOMPSON SAML L
430	MULTI TENANT RESIDENTIAL
433	MULTI TENANT RESIDENTIAL
437	MULTI TENANT RESIDENTIAL
438	SCHMID FLORA M MRS
441	DAVIS DAVID J
441	HUGHES MARTHA V MRS
444	WALZ WM C
445	CHAPMAN JAS L
450	STAMPFLER FRANK W
500	WAGNER EMANUEL M
504	STIERLE HERMAN G

1945 WILLIAM ST

SOURCE: POLKS

0	STMARY'S CHAPEL FOR CATHOLIC STUDENTS
114	BEER DEPOT THE RETAIL
212	BENZIN HANNA J DRSMKR
212	BENZIN MARIE E
214	CURRIE GEO H
215	YODER HENRY O REV
308	BALHOFF IVAN S
310	MACPHERSON FRED
314	OSWALD HARRIS
315	POWERS DAY & BOARDING NURSERY SCHOOL
315	POWERS GRACE
318	GALBRAITH FRANK M
319	JEHOVAH'S WITNESSES
319	KINGDOM HALL
323	HOWELL BARTON J
323	KLAPHAAK & SON UPHOL
327	MULTI TENANT RESIDENTIAL
327	VACANT
328	PIPER HERMAN
331	CHAMBERLIN METAL WEATHER STRIP CO
331	THAYER AGENCY INC INS
332	WASHTENAW APTS THE
333	GROSS CLARA R
337	HINZ MARTHA L MRS
340	WUERTH J FRED
410	WILLEMIN ERNEST G
411	JOBEY TRESSA W MRS
412	BUSTER J DENNIS
412	CONNOR DONALD W
414	VACANT
415	GARRETT JOHN C
500	MULTI TENANT RESIDENTIAL
500	WILLIAMS APARTMENTS
508	-12 CHADWICK BLOCK

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221	FRANCISCO & BOYCE PHOTO CO (BR)
309	MONTGOMERY HORACE
312	HOFFMAN VERNA MRS
313	DELPRETE RAFFAELE G
314	MARCHESE ANTHONY G
320	WILKINSON ANNA E MRS AUTO PARKING
324	WILKINSON FRANK W
326	SOUSA WALTER T
327	ANN ARBOR CHAPTER NO 122 OES
327	ANN ARBOR COMMANDERY NO 13 KT
327	ANN ARBOR COUNCIL NO 86 R&SM
327	ANN ARBOR LODGE NO 544 F&AM
327	FRATERNITY LODGE NO 262 F&AM
327	GOLDEN RULE LODGE NO 159 F&AM
327	GRACE BIBLE FELLOWSHIP
327	MASONIC TEMPLE (MASONIC TEMPLE ASSN)
327	U S NAVEL COMMUNICATION RESERVE
327	WASHTENAW CHAPTER NO 6 RAM
328	SCHNEIDER TED W AUTO REPR
330	JONES JESSIE A MRS
334	-38 O'KANE JAS J WHOL BEER
334	MANGOUNI NAZARETH L RUGS
334	ROGERS FLORENCE A MRS
334	TONEY KARL N
335	VACANT
338	DOLAN E CAROL MRS
338	RUDD ANSON C
338	STEEB ROBT G
340	-44 MOTOR SERVICE GARAGE
343	GIRL RESERVE HDQTRS
343	NATL ASSN FOR TRAVELERS AID AND TRANSIENT SERVICE
343	Y W C A
402	G & E ELECTRIC SHOP
402	HARRIS APARTMENTS
402	MULTI TENANT RESIDENTIAL
403	-09 MUEHLIG F J FUNERAL CHAPEL INC
403	MUEHLIG ERNEST O
408	STOCKWELL BERTHA C MRS
409	CHAPIN LUCILLE B MRS
409	MACOMBER FRANK W
414	ALLMENDINGER SOPHIA
415	SYKES JOHN K
416	KUEHNLE LYDIA C MRS
416	TRUDELL WM J
417	BATES WM H
417	STANGER MINNIE L MRS
420	STAEB KAROLINE MRS
425	-35 BETHLEHEM EVANGELICAL CHURCH
426	APARTMENTS
426	MULTI TENANT RESIDENTIAL
430	CARRAS THERESA MRS
430	SCHAIBLE KATH B
432	SCHMALE THEO R REV
434	KUEHNER LYDIA MRS
436	NISSLE CHAS
437	SHIRTLIFF DANL A
441	GRUBE THERESA A
442	WILD MARTHA MRS
445	ANDRESEN ARVID LANDSCAPE ARCHT
445	SCHAFFER ANNA D
451	OHLINGER B FRANK
504	HENNING JOSEPHINE M MRS

70 total records. Part 1 of 2

0	TRINITY EVAN LUTHERAN CH ENGLISH
120	BROWN ANNA F MRS
208	NELSON ESTHER RESTR
210	SWISS GARMENT CLEANING CO
210	WHITCOMB CLARK ACCT
215	HARRIS SEED STORE
216	DENT LEO M
216	GREEN FREEMAN F
217	HENDERLONG CHAUNCEY NELEC CONTR
304	APARTMENTS
307	HOOD OLIVE MRS
308	SINDLINGER HAROLD W
311	HIGLEY ROLLIN C
311	SCHMIDT STASCIA C MRS
311	WARNHOFF ALBERT FC
313	KIRCHHOFER JULIA
313	WEST CLIFFORD
314	GATES ' DR PRIVATE HOSP
314	GATES NEIL A JR PHYS
314	GATES NEIL A PHYS
315	ROMINGER MARIE
319	COUPER EDW F
320	BURR REDMOND M
322	NEWKIRK H WIRT
325	-274 A & C FURNITURE CO NEW AND USED
325	A & C STORAGE & FURN SALES
325	WALKER ALVA C REAL EST
326	GERNAEY FRANK H
327	MULTI TENANT RESIDENTIAL
327	VACANT
332	APARTMENTS
332	BARRY ALEX (3)
332	SOMES HOWARD E (4)
332	VACANT (2)
332	VACANT (1)
336	DAHLBERG_ALGOT J INS
338	HARDIN BUREN J
343	BEAL JUNIUS E HON
402	BENNETT VIDA MRS
403	ALLMENDINGER HERMAN D PIANO TUNER
404	COLLINS OLA MRS
404	LIBBEE DOROTHY
406	KANOUSE BESSIE B
407	FIKE WM L
408	MULTI TENANT RESIDENTIAL
411	REULE EMILIE MRS
411	REULE ERWIN A
412	BLAKE EDW T
415	COLONIAL APARTMENTS
415	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
420	FORSYTHE FITCH D
421	ANDRESS JOHN G
424	BLOOMER RUTH H
424	GATES MAUDE W MRS
427	CHAMPNEY KATH MRS NURSE
427	THOMPSON SAML L
430	MULTI TENANT RESIDENTIAL
433	APARTMENTS
433	KLEINSCHMIDT SARA (4)
433	SMITH RUTH I (3)
437	MULTI TENANT RESIDENTIAL
438	SCHMID FLORA M MRS
441	BRYAN HENRY W
441	HUGHES MARTHA V MRS
444	WALZ WM L
445	CHAPMAN JAS L
450	STAMPFLER FRANK W
500	WAGNER EMANUEL M

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1940 [illegible] AVE

SOURCE: POLKS

Part 2 of 2

504 **STIERLE HERMAN G**

1940 WILLIAM ST

SOURCE: POLKS

0 **STMARY'S CHAPEL FOR CATHOLIC STUDENTS**
114 **LUTZ & SHIELDS AUTO DLRS**
212 **BENZIN FREDA C**
212 **BENZIN HANNA J DRSMKR**
214 **CURRIE GEO H**
215 **YODER HENRY O REV**
308 **WAHR J CHAS**
310 **MURRAY MORRIS J**
310 **NELSON EDWIN T**
314 **AYRES HOLLIE C**
314 **JEWELL MARY A MRS**
315 **POWERS GRACE DAY NURSERY**
318 **OSWALD HARRIS**
319 **CONSTANTINE JOHN**
319 **O'LEARY R JAS**
319 **WILLIAM STREET GROCERY**
323 **VACANT**
327 **DRUMMOND EMMA B MRS**
328 **EWING ROBT**
328 **KATHARINE PICKEREL HOUSE**
332 **WASHTENAW APTS**
333 **GROSS CLARA R**
337 **HINZ MARTHA L MRS**
340 **WUERTH J FRED**
410 **WILLEMIN ERNEST G**
411 **JOBEY TRESSA W MRS**
412 **GREENBERG EVA MRS**
412 **MAYER THYRA MRS**
414 **PIXLEY FLOYD E FILLING STA**
415 **WESTGATE GENEVIEVE K MRS FURN MRS**
500 **APARMENTS**
500 **MULTI TENANT RESIDENTIAL**
500 **WILLIAMS APARTMENTS**
508 **- 12 CHADWICK BLOCK**

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

201	NISSLY RONALD
202	GAYLORD LOUISE L
203	YOUNG SOPHIA MRS
218	ANN ARBOR SIGN CO
306	NICK THOS
308	BEZIRIUM MICHL
309	MONTGOMERY HORACE
312	MARCHESE ANGELA MRS
313	DELPRETE RAFFAELE
314	MARCHESE ANTHONY
324	WILKINSON FRANK W
326	CUMMINGS FLOYD
327	ANGELL WM F BUS MGR
327	ANN ARBOR CHAPTER NO 122 (O E S)
327	ANN ARBOR COMMANDRY NO 13 (K T)
327	ANN ARBOR COUNCIL NO 86 (R&SM)
327	ANN ARBOR LODGE NO 544 (F&AM)
327	FIRST PRESBYTERIAN CHURCH
327	FRATERNITY LODGE NO 262 (F&AM)
327	GOLDEN RULE LODGE NO 159 (F&AM)
327	MASONIC TEMPLE
327	MASONIC TEMPLE ASSN
327	WASHTENAW CHAPTER NO 6 (R&AM)
328	RICHARDS CARRIE MRS DRSMKR
328	SCHNEIDER THEO W
330	FISH DELBERT
334	BUTTS ALBERTON H
334	BUTTS ANN A MRS REAL EST
334	TRUDELL WM J
335	BALLARD FLORAL SHOP
338	PIERCE LEON H
340	-44 O'KANE JAS J WHOL BEER
340	MOTOR SERVICE GARAGE
343	GIRL RESERVE HDQTRS
343	Y W C A
402	HARRIS APARTMENTS
402	MULTI TENANT RESIDENTIAL
403	-09 MUEHLIG F J FUNERAL CHAPEL INC
403	MUEHLIG ERNEST O
408	STOCKWELL BERTHA C MRS
409	DEFRIES CHAS A
414	ALLMENDINGER SOPHIA DRSMKR
414	LEE KITTIE MRS
415	DEFRIES OTTILIE M
416	KUEHNLE LYDIA C MRS
417	STANGER MINNIE E MRS
420	LEGG WM
420	STAEB KAROLINE MRS
425	-35 BETHLEHEM EVANGELICAL CHURCH
426	VACANT
430	LELLING HERMAN H
432	SCHMALE THEO R REV
434	KUEHNER LYDIA MRS
436	DURKEE KENNETH J
436	NISSLE CHAS
437	LOOKER FREDK J
441	GRUBE THERESA A
442	WILD MARTHA MRS
445	SCHAFFER ANNA D
451	OHLINGER B FRANK
504	HENNING JOSEPHINE M MRS

1935 S 5TH AVE
SOURCE: POLKS

0	TRINITY EVAN LUTHERAN CH ENGLISH
210	FIFTH AV DINER
215	BOYCE JOHN P USED CARS
216	MULTI TENANT RESIDENTIAL
217	HENDERLONG CHAUNCEY N ELEC CONTR
304	MULTI TENANT RESIDENTIAL
307	ROMINGER LOUIS PHYS
308	HELM CHAS
308	SINDLINGER JACOB
311	GRAHAM VICTOR E UNDTKR
311	KNIGHT FRED J
313	KIRCHHOFER JULIA
313	SUGNET ETHEL
314	DR GATES ' PRIVATE HOSP
314	GATES NEIL A PHYS
314	HOLLAND CHAS F PHYS
315	ROMINGER MARIE
319	COUPER EDW F
319	GREENE PAUL G ROAD CONTR
320	BURR REDMOND M
322	NEWKIRK H WIRT
325	-27 A & C FURNITURE CO
325	WALKER ALVA C REAL EST
326	GERNAEY FRANK H
326	NELLIS ANNE NURSE
327	APARTMENTS
327	MULTI TENANT RESIDENTIAL
332	BIDDLE RODERICK J
336	MUNRO BESSIE MRS
338	HARDIN BUREN J
343	BEAL JUNIUS E
402	BENNETT VIDA MRS
403	ALLMENDINGER HERMAN D
404	MORGAN THERON B
406	KANOUSE BESSIE B
407	EDMAN FRANCES M
408	MULTI TENANT RESIDENTIAL
411	REULE ANDREW
412	BLAKE EDW T
415	COLONIAL APARTMENTS
415	MULTI TENANT RESIDENTIAL
416	HICKS FRED W
416	SLACK W HOLSTEN
420	FORSYTHE FITCH D
421	ANDRESS JOHN G
424	FRITZELL AGNES I
424	GATES MAUDE W MRS
427	HAMILTON J A MRS
430	LYONS DANL F
433	SLAUSON HERBERT M
437	SHEWCHIN JOHN N
437	THOMPSON SAML L
438	SCHMÍD ERWIN E
441	STAPLES MAE J
444	WALZ WM L
445	CHAPMAN JAS L
450	STAMPFLER FRANK W
500	WAGNER EMANUEL M
504	STIERLE HERMAN G

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1933 WILLIAM ST

SOURCE: POLKS

0 CATHOLIC STUDENTS ' CENTER
0 STMARY'S CHAPEL FOR CATH
0 TRINITY EVAN LUTH CH
114 HARRIS TIRE CO INC REPRS
212 BENZIN HANNA J DRSMKR
214 CURRIE GEO H
215 YODER HENRY O REV
308 WAHR J CHAS
310 BLISS GEO E
314 JEWELL MARY A MRS
314 WALKER CORNELIUS T
315 BEACH DAVID E
315 LUICK GOTTLOB
318 OSWALD HARRIS
319 CHRIST WM
319 CONSTANTINE JOHN
319 WILLIAM STREET GROCERY
323 MOORE ELIZ
327 BOOTH CLARA H MRS
328 AUSTIN LUCY E MRS
332 -38 WASHTENAW APTS
333 RAFT DANL
337 HINZ MARTHA L MRS
337 LUDWIG ANNA E MUS TCHR
340 WUERTH J FRED
410 WILLEMIN ERNEST G
411 WORDEN AMOS H
412 BOWERSOX MAE
412 COWAN ALTON H
414 GAINSLEY BROS WHITE STAR
415 GREENE ALBERT E
500 MULTI TENANT RESIDENTIAL
500 WILLIAMS APARTMENTS
508 GASTFIELD ERMA B
508 LAUBACH SAML J

1930 S 4TH AVE

SOURCE: POLKS

218 SAROFIN SPERO
306 NICK THOS
307 COLLINS ARTH H
308 BEZIRIUM MICHL
308 PIERCE WM
309 RAFTOPULOS DYONESUS
312 MARCHESE ANGELA MRS
312 ROMAN MOSIAC FLOOR CO
313 DELPRETE RAFFALE TAILOR
314 SMITHLING GUS
320 BARRON ROY
320 TALBOT LEONARD G
324 WILKINSON FRANK W
326 TATOR LEE H
327 MASONIC TEMPLE
328 MCNUTT IRENE
328 QUINLAN MARGT MRS
328 RICHARDS CARRIE MRS DRSMKR
328 SCHNEIDER THEO W
330 SHULTZ MELVIN
334 MILLER JOHN J CONTR
338 WELCH WM H PLMBR
340 340-44 ANN ARBOR BUICK SERVICE CO (USED CAR DEPT)
343 Y W C A
402 MULTI TENANT RESIDENTIAL
403 -09 MUEHLIG F J
403 FUNERAL CHAPEL INC
403 MUEHLIG ERNEST O
408 STOCKWELL ELI
409 DEFRIES CHAS A
414 ALLMENDINGER SOPHIA DRSMKR
414 SCOTT EMMA W MRS
415 DEFRIES DOROTHEA F MRS
416 KUEHNLE JOHN G
417 STANGER MINNIE L MRS
420 STAEB FRED J
423 BETHLEHEM CHURCH HOUSE
425 425-35 BETHLEHEM EVANGELICAL CHURCH
426 BRIGGS WM W
426 DEIHL FRANK A REAL EST
426 RACKHAM MACIE MRS
426 SCHNEIDER NICHOLAS W
426 WIETH WILLARD E
430 KERN HOWARD S
432 SCHMALE THEO R REV
434 KUEHNER LYDIA MRS
434 RUGART AGATHA MRS
436 NISSLE CHAS
437 MAYER JOHN
441 GRUBE OTTILIE E
442 WILD MARTHA MRS
445 SCHAFFER GEO D
451 OHLINGER B FRANK
504 HENNING JOSEPHINE M MRS

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

1930 [illegible] AVE

SOURCE: POLKS

0	DARLING BLOCK
0	SALVATION ARMY
211	HUDSON SALES & SERVICE USED CARS
213	CLEMENTS IRWIN M TIRES
216	LYTLE LEON C
217	HENDERLONG C N & CO ELECTNS
217	HENDERLONG CHAUNCEY N
300	-02 VARSITY LAUNDRY CO
304	DON SANG EDWIN H
304	SOURBECK FREDK M
307	ROMINGER LOUIS PHYS
308	LOPER JASPER G
311	CLINE BLANCHE MRS
311	HARGIS B RAY
311	RICHMOND CARL W
313	KIRCHHOFER JULIA
313	SHEPLAR MABEL F
314	DR GATES ' PRIVATE HOSPITAL
314	GATES NEIL A PHYS
315	ROMINGER MARIE
319	COUPER EDW F
320	BURR REDMOND M
322	NEWKIRK H WIRT
325	VACANT
326	GERNAEY FRANK H
326	LOWERY CARL
327	BUSTER CARSON
327	ELDRIDGE ARTH
332	VACANT
336	MUNRO BESSIE MRS
338	MARQUARDT PAULINE MRS
343	BEAL JUNIUS E
343	CHURCH ENGLISH
343	TRINITY EVAN LUTHERAN
402	HONEY MARGT J MRS
403	ALLMENDINGER HERMAN D
404	SAUER JULIA K MRS
407	PAUL ALF J
408	BLUE MARION C MRS
411	REULE ANDREW
412	BLAKE EDW T
415	COLONIAL APARTMENTS
415	MULTI TENANT RESIDENTIAL
416	HICKS FRED W
420	FORSYTHE FITCH D
421	ANDRESS JOHN G
424	GATES MAUDE W MRS
427	HAMILTON J A MRS
430	LYONS DANL F
433	SLAUSON HERBERT M
437	SWEET ZENUS A
438	SCHMID ERWIN E
441	ROSS CHRISTEENA
444	WALZ WM L
445	CHAPMAN JAS L
450	STAMPFLER FRANK W
500	WAGNER EMANUEL M
504	STIERLE HERMAN G

1930 WILLIAM ST

SOURCE: POLKS

0	CATHOLIC STUDENTS ' CHAPEL
0	STMARY'S CHAPEL FOR CATH STUDENTS
0	TRINITY EVAN LUTH CH
33	VANKLEEK MABEL R
108	WEINHARDT ALBERT G
114	HARRIS TIRE CO
212	BENZIN HANNA J DRSMKR
214	FISCHER GEO H REAL EST
215	MCMICHAEL RUSSELL N REV
308	WAHR J CHAS
310	BLISS GEO E
314	CILLEY L M MRS DRSMKR
315	LUICK GOTTLOB
318	GOODRICH EVA S MRS
319	REED ELIZ L DRSMKR
319	REED ELIZA T MRS
323	MOORE ELIZ A
327	BOOTH WM J
328	AUSTIN LUCY E MRS
332	-38 WASHTENAW APARTMENTS
337	HINZ MARTHA L MRS
337	LUDWIG ANNA E MUS TCHR
340	WUERTH J FRED
410	DOSTER ALBERT C
411	WORDEN AMOS H
412	SCHULTZ SAML
414	CULVER & PETERSON FILLING STA
415	GREENE ALBERT E
500	BENTZ APARTMENTS
500	MULTI TENANT RESIDENTIAL
508	-10 HARMONY CAFETERIA

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

218	JOHN CELIA
306	THOS NICK
307	HARIS J BENEDICT
308	MICHL BEZIRIRMS
309	ALICE WISEMAN FURN RMS
312	VACANT
313	RAFFAELE DEL PRET TAILOR
314	VACANT
320	MRS CELINA SCHUH
320	WM L SPRENTALL
324	FRANK W WILKINSON
326	LEE H TATOR
327	MASONIC TEMPLE
328	HORACE PUTNAM
328	MRS CARRIE RICHARDS DRSMKR
328	OSWALD E FURTHMUELLER
328	THEO W SCHNEIDER
330	EMORY GLENN
334	ROSS C SPRAGUE
338	WM H WELCH PLMBR
340	-344 WOODBURY GARAGE OVERLAND AND WILLYS-KNIGHT SALES & SERVICE
343	Y W C A
402	MRS KATHARINA EBERBACH
403	ELEANOR B LYNDS
408	ELI STOCKWELL
409	CHAS A DEFRIES
414	NICHOLAS D FALCONE MUSIC TCHR
415	MRS DOROTHY A DEFRIES
416	JOHN G KUEHNLE
417	MRS MINNIE L STANGER
420	FRED J STAEB
423	BETHLEHEM CHURCH HOUSE
426	FRANK A DEIHL PROD
426	JUDSON BIRD
430	ARTH E GREEN
430	FRANK H MASTEN
432	BETH GER EVANG CH
432	REX GUSTAV A NEUMANN
434	MRS AGATHA RUGART
434	MRS LYDIA KUEHNER
436	CHAS NISSLE
437	JOHN MAYER
441	OTTILIE GRUBE
442	MRS MARTHA WILD
445	GEO D SCHAFFER
451	B FRANK OHLINGER
504	MRS JOSEPHINE HENNING

0	DARLING BLOCK
0	TRINITY EVAN LUTHERAN CHURCH ENGLISH
210	MARY C SESSIONS
211	GOODWIN CORSET SHOP
211	W HENRY MCLAREN
213	JOS C WEST
213	MRS RUBY S GREENE
216	DOUGLAS EARL
216	GEO E CRAVEN
216	MRS HENRIKA SWIFT
216	OSIAS ZWERDLING
217	HENRY C LONG
221	WM BLAIR PHYS
300	-302 VARSITY LAUNDRY CO
304	MRS EDITH L ANDERSON
307	LOUIS ROMINGER PHYS
308	CLAUDE MILLER
311	ELBERT P FREEMAN
311	LUELLA ROSE
311	MRS CLARA MEAD
313	JULIA KIRCHHOFER
313	MABEL SHEPLAR
314	VACANT
315	MARIE ROMINGER
319	EDW F COUPER
320	REDMOND M BURR
322	H WIRT NEWKIRK
325	PHI KAPPA FRATERNITY
326	ALBERT E BENZ
332	DAVID S THOMAS
332	MRS EMILY E THOMAS
336	ELMER J MUNROE
338	JOHN F WAGNER
343	JUNIUS E BEAL
402	CLARA SCHMITT NURSE
402	MRS MARGT J HONEY
403	MRS CAROLNIE DETERS
404	GEO H FISCHER
407	ALF J PAUL
408	GEO H CURRIE
411	ANDREW REULE
412	EDW T BLAKE
415	JOHN ZILL
416	BURR F ANDERSON
420	FITCH D FORSYTHE
421	VACANT
424	EDW I TAYLOR
427	MRS J A HAMILTON
430	HENRY MATTHEWS
433	HERBERT M SLAUSON
437	ZENUS A SWEET
438	ERWIN E SCHMID
441	CHRISTEENA BROSS
444	WM L WALZ
445	JAS L CHAPMAN
450	FRANK K STAMPFLER
450	MRS FREDERICKA STAMPFLER
500	EMANUEL M WAGNER
504	HERMAN G STIERLE

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0	**TRINITY EVAN LUTH CH**
108	**MRS MABELLE H HARDWICK**
212	**HANNA BENZIN DRSMKR**
214	**EDGAR F CHASE PHYS**
215	**REV LOUIS F GUNDERMAN**
308	**CHAS WAHR**
310	**GEO E BLISS**
314	**FRED M CILLEY**
315	**GOTTLIB LUICK**
318	**MRS EVA S GOODRICH**
319	**ELIZ L REED DRSMKR**
319	**MRS ELIZA T REED ARTIST**
323	**ALICE M DEFIELDS NURSE**
323	**ELIZ A MOORE**
327	**WM J BOOTH**
328	**ALVIN AUSTIN**
332	**THE WASHTENAW**
333	**FRANK E WOOLLEY**
337	**ANNA E LUDWIG MUS TEHR**
337	**MRS MARTHA L HINZ**
340	**J FRED WUERTH**
410	**WM KUHN**
411	**DANL M VOS**
412	**SAML SCHULTZ**
414	**MRS NELLIE M MORSE**
415	**ALBERT E GREENE**
415	**CATHOLIC STUDENTS ' CHAPEL**
415	**MRS FLORENCE E GREENE**
415	**ST MARY'S CHAPEL FOR CATHOLIC STUDENTS**
500	**HARRIET MILLIKEN NURSE**
500	**MRS BERTHA OTTMER BDG**
508	**–10 HARMONY CAFETERIA**

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10.5 REGULATORY RECORDS DOCUMENTATION

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10.6 INTERVIEW DOCUMENTATION

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SECTION VII: 2026 - USER'S ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

The Authority requires the completion of its "User's Environmental Questionnaire and Disclosure Statement" to fulfill Section 6, User's Responsibilities of the ASTM Standard E 1527-21. **The checklist is to be completed and signed by the sponsor (developer), and returned to the Environmental Professional conducting the Phase I. This questionnaire is to be reviewed by the Environmental Professional and incorporated into their Phase I report (the completed User's Questionnaire is to be included in Appendix 10.6 of the Phase I report). Failure to properly complete this process will result in delays.**

In preparing this document, the **"User" (Sponsor)** must make a good faith effort to answer the questions in the checklist. The User or a preparer designated by the User presents that to the best of his/her knowledge, the above statements and facts are true and correct and that to the best of the preparer's knowledge, no material facts have been omitted or misstated. Time and care should be taken to check whatever records are in the User's possession. If any of the following questions are answered in the affirmative or if answers are unknown, are qualified, or cannot be obtained, the burden is on the Environmental Professional to determine whether further inquiry is appropriate. The User should document the reason for any affirmative answer to provide the Environmental Professional with all appropriate information. Moreover, the Environmental Professional must determine if further inquiry in any area where the property owner provides incomplete information is warranted, providing written explanation for their recommendation(s).

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments"), the User must provide the following information (if available) to the Environmental Professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

User's (Sponsor's) Name: Fifth Avenue MI Limited Dividend Housing Association LLC

User's (Sponsor's) Telephone No.: ~~31-274-3902~~ 312 - 274 - 3902

Subject Property: 350 South Fifth

Property Address: 350 South Fifth Avenue

City: Ann Arbor **State:** MI **Zip:** 48104

1.0 **Environmental Cleanup Liens:**
Are you aware of any environmental cleanup liens against the property that are filed, recorded, or unrecorded under federal, tribal, state, or local law?
☐ YES ■ NO If YES, please describe:

2.0 **Activity and Land Use Limitations:**
Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed, recorded or unrecorded in a registry under federal, tribal, state or local law?
☐ YES ■ NO If YES, please describe:

3.0 **Specialized Knowledge or Experience of the User:**
(a) As the user of this ESA do you have any knowledge or experience related to the property or nearby properties that could be material to any environmental conditions of this property?
☐ YES ■ NO If YES, please describe:

(b) Are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
☐ YES ■ NO If YES, please describe:

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4.0 **Relationship of Purchase Price to Fair Market Value:**

(a) Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

■ YES ☐ NO If YES, please describe:

If you conclude that there is a difference, have you considered whether the lower price is because contamination is known or believed to be present at the property?

☐ YES ■ NO If YES, please describe:

5.0 **Commonly Known or Reasonably Ascertainable Information:**

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a) Do you know the past uses of the property? Please list: YMCA; Municipal Parking

(b) Do you know the specific chemicals that are present or once were present at the property?

☐ YES ■ NO If YES, please describe:

(c) Do you know of spills or other chemical releases that have taken place at the property?

☐ YES ■ NO If YES, please describe:

(d) Do you know of any environmental cleanups that have taken place at the property?

☐ YES ■ NO If YES, please describe:

6.0 **Presence or Likely Presence of Contamination:**

As the user of this ESA and based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

☐ YES ■ NO If YES, please describe:

User's Signature: _____ Date 3/6/26

User's Printed Name: Michael Kaplan

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Maddy Mueller

From: noreply+3447c73328cc01dd@formstack.com
Sent: Friday, February 20, 2026 3:28 PM
To: Maddy Mueller
Subject: FOIA Request

Your FOIA request has been submitted, and will be received on our next business day. A response will be provided in accordance with the Freedom of Information Act.

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Maddy Mueller

From: Anita Addie <addiea@washtenaw.org>
Sent: Wednesday, February 25, 2026 12:12 PM
To: Maddy Mueller
Subject: 350 S. FIFTH AVE
Attachments: 350 S FIFTH AVE - ANN ARBOR CITY, ANN ARBOR TOWNSHIP - CITY OF ANN ARBOR - - 09-09-29-404-001.pdf

In response to your request for the above mentioned records, please see attached.

If you disagree with this decision or the fees, you may submit a written appeal specifically stating "appeal" and stating the reasons for appeal, to the County Administrator or seek judicial review under Section 10 of the Act within 180 days after the County's final determination. Submit your clearly marked FOIA Appeal to: Washtenaw County Administrator, 220 N. Main Street, Ann Arbor, MI 48107-8645, fax: 734-222-9563 or email FOIAappeal@washtenaw.org. Within ten (10) days of receiving a request for an appeal, the County Administrator shall (a) reverse the denial; (b) issue a written notice upholding the denial; (c) reverse in part and uphold in part by written notice; or (d) issue a notice extending by ten (10) business days the time to decide the appeal.

In accordance with the Act, I am providing you the links to Washtenaw County's written FOIA Policy and related information relative to the Freedom of Information Act. This information is available at https://www.washtenaw.org/1128/Freedom-of-Information-Act.

If after judicial review, the Circuit Court determines that the County has not fully complied with the disclosure requirements, the Court shall award reasonable attorneys' fees, costs and disbursements. If the Court determines that the County has arbitrarily and capriciously violated the Act, it will also award punitive damages of $1,000.00.

A copy of this request will be kept on file for no less than one (1) year.

Sincerely,

Anita Addie

Customer Services Specialist

Washtenaw County Health Department

Environmental Health and Building Inspection

705 N Zeeb Road, Ann Arbor, MI 48103

BLD: (734) 222-3900 EH: (734) 222-3800

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Hours: 8:30am-3pm Monday-Friday

We are closed from 12pm-1pm daily for lunch.

Confidentiality Notice: This message, including any attachments, is intended solely for the use of the named recipient(s) and may contain confidential and/or privileged information. Any unauthorized review, use, disclosure or distribution of this communication is expressly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy any and all copies of the original message, including attachments.

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Imaging Cover Sheet

THIS RECORD WAS PREPARED FOR IMAGING ON 6-5-06

*** IF YOU ADD RECORDS TO THIS FILE PRIOR TO BEING SCANNED YOU MUST MODIFY THIS FORM IF NECESSARY.

EQUALIZER STICKER:

PARCEL ID#: 09-09-29-404-001

STREET NUMBER: 350

✓ **Confirmed** *** *PLACE EQUALIZER GENERATED STICKER TO RIGHT OF TOWNSHIP ONCE ADDRESS IS CONFIRMED.*

___ **Approximate**

STREET NAME: S. Fifth Ave.

OWNER LAST NAME: City of Ann Arbor

TOWNSHIP: Ann Arbor City, Ann Arbor Township

Types of information imaged

___ **Sewage System - Septic** **Case Number:** _____

___ **Well** **Case Number:** _____

___ **Soil Evaluation – SEV** **Case Number:** _____

___ **Time of Sale - TOS** **Case Number:** _____

✓ **MISC** DSS

___ **P2**

The following information is available for this address:

___ **E size drawing Location:** _____

___ **Complaint(s)**

___ **Other** _____

THIS FILE ALSO CONTAINS INFORMATION FOR THE FOLLOWING ADDRESS(S):

_____

_____

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MICHIGAN FAMILY INDEPENDENCE AGENCY

ENVIRONMENTAL HEALTH INSPECTION REQUEST

MOST LOCAL HEALTH DEPARTMENTS ARE CHARGING AN INSPECTION FEE. YOU ARE ADVISED TO CONTACT THE LOCAL HEALTH DEPARTMENT TO DETERMINE THE AMOUNT OF THE FEE. IF YOU INTEND TO MAIL THIS FORM TO THE LOCAL HEALTH DEPARTMENT. PLEASE ENCLOSE THE REQUIRED FEE AND COMPLETE ITEMS 13–25. ITEMS 1-12 TO BE COMPLETED BY LICENSING WORKER/COUNSLTANT.

56. LICENSE NUMBER
DC810018180

2. EXPIRATION DATE
06/26/2004

3. STATUS OF LICENSE

4. PROPOSED/CURRENT CAPACITY
160

6. NAME AND ADDRESS OF THE HEALTH INSPECTION AGENCY

5. RETURN COMPLETED INSPECTION REPORT BY

HEALTH DEPARTMENT TELEPHONE NUMBER

7. WATER SUPPLY AND/OR SEWAGE DISPOSAL (Use OCAL-1788)
- ☐ Foster Family Home (1-4 Children)
- ☐ Foster Family Group Home (5-6 Children)
- ☐ Family Day Care Home (1-6 Children)
- ☐ Group Day Care Home (7-12 Children)
- ☐ Child Care Center

9. REASON FOR INSPECTION
- ☐ New Application
- ☐ Relocation
- ☐ Reinspection
- ☐ Addition/Plan Review
- ☑ Renewal Inspection
- ☐ Proposed New Construction/Plan Review
- ☐ Complaint (Specify in #24
- ☐ Other (Specify in #24)

8. WATER SUPPLY AND/OR SEWAGE DISPOSAL AND GENERAL SANITATION AND SAFETY (Use OCAL-1788 and OCAL-1789)
- ☐ Child Caring Institution
- ☐ Children's Camp
- ☐ Child Care Center
- ☐ Special Request (Explain in #24.

10. RETURN COMPLETED INSPECTION TO (Name of Agency)
Office of Children and Adult Licensing-

11. NAME OF LICENSING WORKER/CONSULTANT
Susan Weiss (734) 665-4740

12. ADDRESS OF LICENSING WORKER/CONSULTANT (Number, Street)
2121 W. Stadium, Ann Arbor MI 48103

13. NAME OF FACILITY
Ann Arbor YMCA

14. NAME OF ADMINISTRATOR/CONTACT PERSON
Sarah Wagner

15. ADDRESS OF FACILITY (Number, Street)
350 S. 5th Avenue

23. DIRECTIONS TO FACILITY
South of Huron St., Left on 5th Avenue. Corner of 5th and William

16. CITY
Ann Arbor

17. TOWNSHIP

18. COUNTY
Washtenaw

19. ZIP CODE
48104

20. FACILITY PHONE NUMBER
734 663-0536

21. ALTERNATE PHONE NUMBER
734 663-9004

22. DATE OF LAST ENVIRONMENTAL HEALTH INSPECTION
11-28-2001

24. COMMENTS

TRANSACTION #837
CK/CC # 9538
WASHTENAW CO. ENVI HEALTH $100.00
CHECK $100.00
APR 05 2004 NO.043486
04/06/2004 TUE 07:51AM #01
RECEIVED

25. TO BE COMPLETED BY LICENSE APPLICANT/LICENSEE: I request the health authority to conduct an environmental health inspection that is in accordance with the Sanitarian's Field Manual for Environmental Health Inspections of Facilities by the State of Michigan, Michigan Family Independence Agency of the facility indicated in box 13 of this document.

SIGNED Sarah Wagner DATED 3-29-04

26. L.H.D. USE
Fee Amount $_____ Payment made by check (#_____), cash, other _____

Received by _____ Date _____

The Michigan Family Independence Agency will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, political beliefs or disability. If you need help with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this agency.

AUTHORITY: PA 116 of 1973
COMPLETION: Voluntary
NON-COMPLETION: No license will be issued

OCAL-1787 (Rev. 12/03) Previous edition may be used

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Part 1 - Licensing Consultant
Part 2 - Applicant/Licensee
Part 3 - Inspecting Health Department

ENVIRONMENTAL HEALTH INSPECTION REPORT (PART-A)

WATER SUPPLY AND SEWAGE DISPOSAL

Michigan Department of Consumer & Industry Services
Bureau of Regulatory Services

1. Name of the Facility: Ann Arbor YMCA	3. License Number: DC810018189
2. Address of the Facility (Number and Street): 350 S. 5th Ave	4. Type of Facility: Child Care
City: Ann Arbor / State: MI / Zip Code: 48104	5. Have there been any major changes to building and grounds since the last inspection? ☒ NO ☐ YES ▶ If yes, describe in 5a.
5a. Describe major changes to building and grounds since last inspection.	

SECTION 1 - WATER SUPPLY SYSTEM

6. Is a municipal water supply system available? ☒ YES ☐ NO	9. Bacteriological Analysis ☐ SAFE ☐ UNSAFE	10. Date Sampled
7. If yes, is it utilized? ☒ YES ☐ NO	11. Explain:	
8. Is the private well construction location and maintenance satisfactory? ☐ YES ☐ UNABLE TO DETERMINE ☐ NO (Explain)		

12. CHEMICAL ANALYSIS (Where necessary)

CHEMICAL TYPE	DATE SAMPLED	CONCENTRATION	RECOMMENDED LIMITS
Nitrates (No_3)		PPM	PPM
		PPM	PPM

13. PRIORITY STATUS (If any water supply system is unsatisfactory, indicate your priority recommendation and explain)

Priority ☐ I ☐ II ☐ III ☐ IV

14. If water supply system is not satisfactory, cite administrative rule number, violation and means of correction:

SECTION 2 - SEWAGE DISPOSAL SYSTEM

15. Is a municipal sewage disposal system available? ☒ YES ☐ NO	17. Explain:
16. If yes, is it utilized? ☒ YES ☐ NO	

18. If the sewage disposal system is not satisfactory, cite administrative rule number, violation and means of correction:

Use Additional Sheets When Necessary and Refer to Item Numbers

RECOMMENDATION

A. ☒ This facility has been determined to be in substantial compliance with applicable rules.
B. ☐ Because of the above listed deficiencies, temporary approval is recommended until the next annual inspection or report.
C. ☐ Because of the above listed deficiencies, temporary approval is recommended until (date)_____
D. ☐ This facility has been determined to be in substantial non-compliance with applicable rules. Approval is not recommended.

If you have any questions concerning this report, please contact the inspecting health agency named below.

19. Name of Inspecting Health Agency: Washtenaw Co Environmental Health		20. Agency Telephone Number: 734-222-3800	
21. Agency Address (Number, Street): 705 N. Zeeb Rd	22. City: Ann Arbor	23. Zip Code: 48107	24. Time Spent: 60 min
25. Interviewee Signature	26. Signature of Sanitarian: P Roman RS		27. Inspection Date: 5/13/04

AUTHORITY: Public Act 116 of 1973, as amended. Public Act 218 of 1979, as amended.
COMPLETION: Mandatory
PENALTY: License issuance or renewal may be denied

The Department of Consumer & Industry Services will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this agency.

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DISTRIBUTION: Part I - Licensing Worker
Part II - Applicant/Licensee
Part III - Inspecting Health Agency

MICHIGAN DEPARTMENT OF CONSUMER & INDUSTRY SERVICES
BUREAU OF REGULATORY SERVICES

ENVIRONMENTAL HEALTH INSPECTION REPORT (PART - B)
GENERAL SANITATION AND SAFETY

1. FACILITY NAME	3. LICENSE NUMBER	4. FACILITY TYPE
Ann Arbor YMCA	DC810018189	

2. FACILITY ADDRESS (Number and Street)	CITY	STATE	ZIP CODE
350 S. 5th Ave	Ann Arbor	MI	48104

SECTION 3 Insect and Rodent Control Effective. Garbage, Rubbish, and Solid Waste Properly Collected, Stored and Removed. Proper Screening of Doors and Windows.

Comments:

SECTION 4 Lighting, Ventilation, and Heating Satisfactory.

Comments:

SECTION 5 Site and Structures Acceptable, Properly Located and Maintained (General Housekeeping). Plumbing Properly Installed and Maintained.

Comments:

SECTION 6 Swimming Pool and/or Beach Constructed and Maintained, in Safe and Sanitary Condition.

Comments:

SECTION 7 Accident Prevention: Hazardous Materials, Hot Water at Resident Handwashing and Bathing Facilities, Electrical Safety, Recreational Equipment, Fencing, Buildings, Equipment and General Premises.

Comments: See below

SECTION 8 Toilet, Handwashing and Bathing Facilities Adequate and Maintained.

Comments:

SECTION 9 *Foods, Beverages and Ice are from Approved Sources and are Properly Protected through:* Personal Health and Hygiene; Effective Temperature Control; Correct Construction of Utensils, Equipment and Buildings; Cleaning and Sanitizing of Utensils, Equipment, Proper Storage, Handling, Preparation, Display, Service and Transportation.

Comments: See below

28. If any items listed above are not satisfactory, cite administrative rule number, cite violation and means of correction:

R400.5940 The carpet/rug for the Clover Room should be secured to the floor to prevent a trip hazard.

R400.5903 The sanitizer in the spray bottles in each room is too concentrated over 200 ppm chlorine. Provide 50 ppm chlorine for the correct sanitizer concentration.

R400.5902 The bulb for the cooler for the school age children area & for the dry storage area is not plastic coated or shielded. Provide a plastic coated bulb. The clorox was found stored above food contact surfaces. Relocate Clorox to bottom shelf away from food contact surfaces. (Corrected)

29. INTERVIEWEE SIGNATURE	30. SANITARIAN'S SIGNATURE	31. TIME SPENT (Minutes)	32. INSPECTION DATE
	P. Roman	60 min	5/13/04

AUTHORITY: PA 218 of 1979, as amended, PA 116 of 1978, as amended
COMPLETION: Mandatory
PENALTY: License issuance or renewal may be denied

The Department of Consumer & Industry Services will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability or, political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this agency.

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ENVIRONMENTAL HEALTH INSPECTION REQUEST

Michigan Department of Consumer and Industry Services

MOST LOCAL HEALTH DEPARTMENTS ARE CHARGING AN INSPECTION FEE. YOU ARE ADVISED TO CONTACT THE LOCAL HEALTH DEPARTMENT TO DETERMINE THE AMOUNT OF THE FEE. IF YOU INTEND TO MAIL THIS FORM TO THE LOCAL HEALTH DEPARTMENT, PLEASE ENCLOSE THE REQUIRED FEE AND COMPLETE ITEMS 13 - 25. ITEMS 1 - 12 TO BE COMPLETED BY LICENSING WORKER/CONSULTANT.

RECEIVED
NOV 02 2001
DEIS

1. License Number: DC810018180
2. Expiration Date: 11/28/01
3. Status of License: Regular
4. Proposed/Current Capacity: 160
5. Please return the completed inspection report by this date: 10/28/01

5. Name and Address of the Health Inspection Agency:

WASHTENAW COUNTY HEALTH DEPT
ENVIRONMENTAL HEALTH DIVISION
4101 WASHTENAW AVE, BOX 8645
ANN ARBOR, MI 48107-8645
734/971-4542

HEALTH DEPARTMENT TELEPHONE NUMBER (734)971-4542

7. Water Supply and/or Sewage Disposal (Use BRS-1788)
- ☐ Foster Family Home (1-4 children)
- ☐ Foster Family Group Home (5-6 children)
- ☐ Family Day Care Home (1-6 children)
- ☐ Group Day Care Home (7-12 children)
- ☐ Child Care Center

8. Water Supply and/or Sewage Disposal and General Sanitation and Safety (Use BRS-1788 and 1789)
- ☐ Child Caring Institution
- ☐ Children's Camp
- ☒ Child Care Center
- ☐ Special Request (explain in No. 24)

9. Reason for Inspection
- ☐ New Application
- ☐ Reinspection
- ☒ Renewal Inspection
- ☐ Complaint (Specify in No. 24)
- ☐ Relocation
- ☐ Addition/Plan Review
- ☐ Proposed New Construction/ Plan Review
- ☐ Other (Specify in No. 24)

10. Return Completed Inspection Report to (NAME OF AGENCY)
Bureau of Regulatory Services
Child Day Care Licensing Division
22 Center Street
Ypsilanti, MI 48198

11. Name of Licensing Worker/Consultant: Kathleen Graham
Telephone Number: (734) 481-8405

12. Address of Licensing Worker/Consultant (Number, Street)
City: ~~Bureau of Regulatory Services~~ Zip Code
~~Child Day Care Licensing Division~~
~~22 Center Street~~
Ypsilanti, MI 48198

13. Name of Facility: ANN ARBOR YMCA
14. Name of Administrator/Contact Person: Laurel Osipova
15. Address of Facility (Number, Street): 350 S. FIFTH AVE.
16. City: ANN ARBOR
17. Township: C
18. County: WASHTENAW
19. Zip Code: 48104
20. Facility Telephone Number: 734-663-9004
21. Alternate Telephone Number: 734-663-0536
22. Date of Last Environmental Health Inspection

23. Directions to Facility:
S. OF HURON ST., LEFT ON 5th Ave. Corner of 5th and William

24. Comments:

Description	Amount
EH-(FIA) PRIVATE	74.00
PAY - 74.0000 @	
$1.0000	
Total Check	$74.00
Amount Tendered	$74.00
Bank No:	
Check No:	44617

25. To be completed by license applicant/licensee:
I request the health authority to conduct an environmental health inspection that is in accordance with the Sanitarians' Field Manual for Environmental Health Inspections of Facilities Licensed by the State of Michigan Department of Consumer & Industry Services of the facility indicated in box 13 of this document.
In Person

Signed: Laurel Osipova Date: 10-25-01

26. L.H.D. Use
Fee Amount $ _____. Payment made by check (#), cash, other _____
Received by _____ Date _____

The Michigan Department of Consumer & Industry Services will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, political beliefs or disability. If you need help with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this agency.

AUTHORITY: PA 116 of 1973.
COMPLETION: Voluntary.
NON-COMPLETION: No license will be issued.

BRS-1787 (Rev. 7-97) Previous edition may be used

INSPECTING HEALTH AGENCY

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

ENVIRONMENTAL HEALTH INSPECTION REPORT (PART-A)
WATER SUPPLY AND SEWAGE DISPOSAL
Michigan Department of Consumer and Industry Services

1. Name of Facility			3. License Number
Ann Arbor YMCA			DC610018180
2. Address of Facility (Number and Street)			4. Type of Facility
350 S. Fifth Ave.			Child Care Center
City	State	Zip Code	5. Have there been any major changes to buildings and grounds since the last inspection? ☒ NO ☐ YES ▶ If yes, describe in 5a.
Ann Arbor	MI	48104	
5a. Describe major changes to buildings and grounds since last inspection.			

SECTION 1 - WATER SUPPLY SYSTEM

6. Is a municipal water supply system available? ☒ YES ☐ NO	9. Bacteriological Analysis ☐ SAFE ☐ UNSAFE	10. Date Sampled
7. If yes, is it utilized? ☒ YES ☐ NO	11. Explain:	
8. Is the private well construction, location and maintenance satisfactory? ☐ YES ☐ UNABLE TO DETERMINE ☐ NO (Explain)		

12. CHEMICAL ANALYSIS (Where necessary)

CHEMICAL TYPE	DATE SAMPLED	CONCENTRATION	RECOMMENDED LIMITS
Nitrates (No_3)		PPM	PPM
		PPM	PPM

13. PRIORITY STATUS (If any water supply system is unsatisfactory, indicate your priority recommendation and explain)

Priority (Back of Form)	Reason for Priority
☐ I ☐ II ☐ III ☐ IV	

14. If water supply system is not satisfactory, cite administrative rule number, violation and means of correction:

SECTION 2 - SEWAGE DISPOSAL SYSTEM

15. Is a municipal sewage disposal system available? ☒ YES ☐ NO	17. Explain:
16. If yes, is it utilized? ☒ YES ☐ NO	

18. If the sewage disposal system is not satisfactory, cite administrative rule number, violation and means of correction:

Use Additional Sheets When Necessary and Refer to Item Numbers

RECOMMENDATION

A. ☒ This facility has been determined to be in substantial compliance with applicable rules.
B. ☐ Because of the above listed deficiencies, temporary approval is recommended until the next annual inspection or report.
C. ☐ Because of the above listed deficiencies, temporary approval is recommended until (date) _____.
D. ☐ This facility has been determined to be in substantial non-compliance with applicable rules. Approval is not recommended.

If you have any questions concerning this report, please contact the inspecting health agency named below.

19. Name of Inspecting Health Agency		20. Agency Telephone Number	
Washtenaw Co. Environmental Health		734-971-4342	
21. Agency Address (Number, Street)	22. City	23. Zip Code	24. Time Spent
2101 Washtenaw	Ann Arbor	48107	1:00
25. Interviewee Signature	26. Signature of Sanitarian Kristen Schuelcheiter		27. Inspection Date 11/3/21

BRS-1788 (Rev. 10-97) Previous edition obsolete.

INSPECTING HEALTH DEPARTMENT

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

APPLICABLE WATER SUPPLY CRITERIA FOR A LICENSED FACILITY

These criteria are intended to assist the sanitarian in using sound, professional judgement in the evaluation. The criteria are not binding. Other factors may be significant in reaching a conclusion. The examples given below are not the only conditions that may fall within each category. The priorities may be adjusted to more accurately reflect the conditions observed.

Part 127, Act 368, P.A. 1978, as Amended*

Foster Family Home (for 1 - 4 children)
Foster Family Group Home (for 5 - 6 children)
Family Day Care Home (for 1 - 6 children)
Group Day Care Home (for 7 - 12 children)
Adult Foster Care Family Home (for 1 - 6 adults)

*Use the Maximum Contaminent Level Parameters of Act 399, P.A. 1976.

Act 399, P.A. 1976 and Rules Entitled "Safe Drinking Water Act"

Child Caring Institutions
Children's Camps (5 or more children)
Child Care Centers (7 or more children)
Adult Foster Care Small Group Facilities (for 7 - 12 adults)
Adult Foster Care Large Group Facilities (for 13 - 20 adults)
Adult Foster Care Congregate Facilities (for 21 or more adults)
Adult Foster Care Camps
County Infirmaries

Note: Where a well is located less than 75 feet from a source of possible contamination, the department may grant a modification based on a study of hydrogeological conditions.

Evaluating Criteria for the above listed types of licensed facilities:

PRIORITY I - Substantial Hazard
A. Unsatisfactory bacteriological and/or chemical content of water samples from the supply.
B. Sewage, surface water, or other pollutants can enter the water supply.
   Recommendation:
   1. Disapproval of water supply.
   2. Immediately discontinue the use of the water for all human consumption.
   3. Provide water from an approved water supply until the corrections are completed.
   4. Compliance within 30 days.

PRIORITY II - Potential Hazard.
A. Well terminates in an unapproved pit where water has been known to accumulate.
B. Buried well seal or unprotected suction line jeopardized by a high water table.
C. Unprotected suction line within specified minimum isolation distances.
   Recommendation:
   1. Compliance be achieved within 6 to 12 months AND
   2. Establish a water sampling frequency based on the degree of hazard.**

PRIORITY III - Minimal Hazard.
A. A buried well seal or unprotected suction line not jeopardized by a high water table.
B. Well terminates in an unapproved pit where water does not accumulate.
   Recommendation:
   1. Compliance be achieved when:
      a. Extensive Changes or repairs are made to the system OR
      b. In accordance with a compliance schedule which is based on the degree of hazard. (Not to exceed 24 months for facilities listed under Act 399, above.)
   2. Establish a water sampling frequency based on the degree of hazards.**

PRIORITY IV - Deviation.
When a water supply does not fully comply and the deficiency or deficiencies do not constitute a potential hazard to the persons cared for, a deviation may be made. Provide a written description of modifications and reasons for granting them. These will be made part of the organization's permanent records.

***Follow-up water sampling is the responsibility of the licensee.* Department of Community and Industry Services licensing staff are to review the results of water samples and assure compliance while making routine visits.

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ENVIRONMENTAL HEALTH INSPECTION REPORT (PART - B)
GENERAL SANITATION AND SAFETY

Michigan Department of Consumer & Industry Services
Bureau of Regulatory Services

24. Facility Name	25. License Number	26. Facility Type	
Ann Arbor YMCA	DC810013180	Child Care Center	
27. Facility Address (Street Number and Name)	**City**	**State**	**Zip Code**
350 S. Fifth Ave.	Ann Arbor	MI	48104

SECTION 2 Insect and Rodent Control Effective. Garbage, Rubbish, and Solid Waste Properly Collected, Stored and Removed. *Proper Screening of Doors and Windows.*

Comments: see below

SECTION 3 Lighting, Ventilation, and Heating Satisfactory.

Comments: no comments

SECTION 5 Site and Structures Acceptable, Properly Located and Maintained (*General Housekeeping*). *Plumbing Properly Installed* and Maintained.

Comments: see below

SECTION 6 Swimming Pool and/or Beach Constructed and Maintained, in Safe and Sanitary Condition.

Comments: n/a

SECTION 7 Accident Prevention: Hazardous Materials, Hot Water At Resident *Handwashing and Bathing Facilities, Electrical Safety,* Recreational Equipment, Fencing; Buildings, Equipment and General Premises.

Comments: see below

SECTION 8 Toilet, Handwashing and Bathing Facilities Adequate and Maintained.

Comments: see below

SECTION 9 Foods, Beverages and Ice are From Approved Sources and are Properly Protected Through: Personal Health and Hygiene; Effective Temperature Control; Correct Construction of Utensils, Equipment and Buildings; Cleaning and Sanitizing of Utensils, Equipment, Proper Storage, Handling, Preparation, Display, Service and Transportation. (See reverse side for Food Service Sanitation Criteria.)

Comments: see below

28. If Any Items Listed Above are not Satisfactory, Cite Administrative Rule Number, Cite Violation and Means of Correction:

see attached supplemental report

29. Interviewee Signature	30. Sanitarian's Signature	31. Time Spent (in minutes)	32. Date of Inspection
	Kristen Schweighofer	180	11/28/01

AUTHORITY: PA 218 of 1979, as amended; PA 116 of 1978, as amended
COMPLETION: Mandatory
PENALTY: License issuance or renewal may be denied.

The Department of Consumer and Industry Services will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, political beliefs or disability. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this agency.

BRS-1789 (Rev. 11-00) Previous 4/97 edition may be used.

INSPECTING HEALTH AGENCY

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

FOOD SERVICE SANITATION CRITERIA

New Construction
Plans approved beforehand

Food Supplies
All commercial sources
Brown bagging accepted

Cold Food Storage
Domestic refrigeration units in good condition
Accurate thermometers

Food Display and Service
Equipment maintains temperatures
Protection devices and practices acceptable

Dry Food Storage
Clean, reasonably cool
No toxic materials

Floors, Walls and Ceilings
New or remodeled floors
Commercial vinyl asbestos or equivalent
Coved base moldings
No carpeting, unsealed concrete
Walls of approved material
Painted walls and ceilings are light colored

Food Contact Surfaces and Utensils
Smooth, nontoxic, easily cleanable, durable, corrosion resistant, nonabsorbent
Laminated plastic surfaces or equivalent
Hard maple cutting boards and baker's tables acceptable
No linoleum surfaces, enamelware

Handwashing Facilities
Conveniently located
Cleanser and sanitary towels or approved hand drying devices
Hot and cold or tempered running water
New construction - combination faucets
Spring-loaded faucets, if provided, must flow for at least 15 seconds
No common towels

Serving of Milk
Commercially filled one pint or commercially filled bulk container or;
Commercially filled one gallon container to be used the same day
Served from original container (no pitcher)

Ventilation
No exhaust equipment required if only cooking equipment is domestic type stove or where no problem is evidenced
Other operations comply with "Ventilation for Food Service Establishments in Michigan"

Equipment
Domestic ranges in good condition
If poor housekeeping elevate equipment at least 6"

Dishwashing and Utensilwashing
Potentially hazardous food contact surfaces of equipment, eating and drinking utensils are thoroughly cleaned, sanitized, air dried

Minimum Dishwashing Equipment
A. Facilities with 1 - 12 Residents
Domestic dishwashing machine with a chlorinated detergent
Serviceable two-compartment sink and portable vessel for sanitizing

B. Facilities for 13 - 20 Residents
- New (proposed) Facilities Utilizing Multi-use Tableware and Flatware[1]:
Commercial dishwasher, booster and adequate primary water heaters
Commercial, adequately sized, three compartment sink with integral flanking metal drainboards

- Previously Licensed Facilities:
Acceptable if in compliance with guidelines for 1 - 12 residents above
If equipment is replaced or improperly operated, must comply with "New Facilities" above

C. Facilities for 21 or More Residents
New or previously licensed facilities utilizing multi use tableware and flatware[1] comply with "New Facilities" above
Cottages comply with standards for 1 - 12 residents.

[1] Facilities with a licensed capacity of greater than 12 which use single service tableware and flatware and where the only utensils to be washed are those used in the food preparation and serving operations, need only to adhere to the requirements set forth in A, provided the domestic dishwasher or two-compartment sink are of adequate size to properly wash and rinse the preparation and serving utensils and a sanitizing vessel is provided or a chlorinated detergent is used in the domestic dishwashing machine.

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DEPARTMENT OF ENVIRONMENT AND INFRASTRUCTURE SERVICES
ENVIRONMENTAL HEALTH DIVISION
4101 WASHTENAW AVE., P.O. BOX 8645, ANN ARBOR, MI 48107-8645
(entrance off Hogback Road) (734) 971-4542

December 3, 2001

Ann Arbor YMCA
350 S. Fifth Ave
Ann Arbor, MI 48104

The following items in need of correction are in supplement to the Environmental Health Inspection performed on 11/28/01:

Section 3:

R 400.5915

- In the Rainbow Room, screens of not less than 16 mesh shall be provided on any of the windows opened for ventilation during the fly season, May 1 through Oct 31. If windows are not opened, no screens are necessary.

Section 5:

R 400.5940 (4)

- In the Clover Room, the wall vent cover has an accumulation of dust on it. Clean and place on a more routine cleaning frequency.
- In several places the coving at the wall/floor junction is in poor repair. Areas in need of attention include the hallway by the Clover Room & portions of the After-School Room.
- General statement: Any furniture that is in poor shape and is no longer easily cleanable or may provide a safety threat shall be removed from facility.

Section 7:

R 400.59490 (1)

- In the Clover Room, an exposed wire was found under heater in the "quiet area". Remove or secure the exposed wire to prevent children from accessing wire.
- In the Big Gym, the metal vent cover was found with sharp edges. Secure vent cover to ensure that children cannot cut themselves.
- In the Big Gym, plug covers were missing from several outlets. Provide plug covers.
- Sharp knives accessible in unlocked drawers in the Clover Room and the After School Room. Provide secure location for knives to ensure that children are not able to access these items. They can be stored in a locked closet or cabinet.

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R 400.5920 (1)

- Water was found to be in excess of 120°F at several handsinks accessible to children, including the handsinks in the Rainbow Room and the Clover Room. Provide mixing valve to ensure hot water temperature does not exceed 120°F.
- Hot water at handsink in the After Kindergarten under very low pressure. Provide sufficient pressure to allow proper handwashing.

Section 8:

R 400.5925

- The women's restroom in the basement was out of soap. Provide soap at all handsinks to facilitate proper handwashing and to help prevent disease transmission.

Section 9:

R 400.5902

In the food room/pantry, the following items needed correction:

- Food found stored on the floor. To protect food and to facilitate proper floor cleaning, keep all food 6" off floor.
- Paint on shelves peeling. Repaint or seal shelves to provide smooth, easily cleanable surface.

In the After School Room kitchen, the following items needed correction:

- Bleach stored on top of cabinets containing food. Store all chemicals below and separate from foods to prevent chemical contamination of foods. Also note that chemicals must be stored out of reach of children. A locked cabinet separate and below food items would correct this item.
- No thermometer in interior of domestic cooler. Provide thermometer to ensure that internal ambient air temp is 45°F or below.
- Spills on interior of cooler. Wipe out and place on a more frequent cleaning frequency.
- No soap was available at the handsink. Provide soap to encourage proper handwashing.

This facility does not have a commercial three-compartment sink and is therefore limited to pre-prepared, pre-packaged type snack foods served using single-service articles.

If you have any question, please contact me, Kristen Schweighoefer, 971-4542 ext. 2085.

Sincerely,

Kristen Schweighoefer

Kristen Schweighoefer, MPH

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

ENVIRONMENTAL HEALTH INSPECTION REQUEST

Michigan Department of Consumer and Industry Services

MOST LOCAL HEALTH DEPARTMENTS ARE CHARGING AN INSPECTION FEE. YOU ARE ADVISED TO CONTACT THE LOCAL HEALTH DEPARTMENT TO DETERMINE THE AMOUNT OF THE FEE. IF YOU INTEND TO MAIL THIS FORM TO THE LOCAL HEALTH DEPARTMENT, PLEASE ENCLOSE THE REQUIRED FEE AND COMPLETE ITEMS 13 - 25. ITEMS 1 - 12 TO BE COMPLETED BY LICENSING WORKER/CONSULTANT.

1. License Number: DC810078180
2. Expiration Date: 10/30/99
3. Status of License: Regular
4. Proposed/Current Capacity: 160
5. Please return the completed inspection report by this date: 8/30/99

5. Name and Address of the Health Inspection Agency:

Washtenaw County Dept. of
Environmental Health
4101 Washtenaw Ave.
P.O. Box 8645
Ann Arbor, MI 48107-8645

HEALTH DEPARTMENT TELEPHONE NUMBER (734) 971-4452

7. Water Supply and/or Sewage Disposal (Use BRS-1788)
- ☐ Foster Family Home (1-4 children)
- ☐ Foster Family Group Home (5-6 children)
- ☐ Family Day Care Home (1-6 children)
- ☐ Group Day Care Home (7-12 children)
- ☐ Child Care Center

9. Reason for Inspection
- ☐ New Application
- ☐ Reinspection
- ☒ Renewal Inspection
- ☐ Complaint (Specify in No. 24)
- ☐ Relocation
- ☐ Addition/Plan Review
- ☐ Proposed New Construction/ Plan Review
- ☐ Other (Specify in No. 24)

8. Water Supply and/or Sewage Disposal and General Sanitation and Safety (Use BRS-1788 and 1789)
- ☐ Child Caring Institution
- ☐ Children's Camp
- ☒ Child Care Center
- ☐ Special Request (explain in No. 24)

10. Return Completed Inspection Report to: (NAME OF AGENCY)
BUREAU OF REGULATORY SERVICES
Child Day Care Licensing Division
22 Center Street
Ypsilanti, Michigan 48198

11. Name of Licensing Worker/Consultant: Kathleen Graham
Telephone Number: (734) 481-8405

12. Address of Licensing Worker/Consultant (Number, Street)
BUREAU OF REGULATORY SERVICES
Child Day Care Licensing Division
City: 22 Center Street Zip Code
Ypsilanti, Michigan 48198

13. Name of Facility: Ann Arbor YMCA

14. Name of Administrator/Contact Person: Laurel Osipova

15. Address of Facility (Number, Street): 350 S. Fifth Ave.

16. City: Ann Arbor

17. Township:

18. County: Washtenaw

19. Zip Code: 48104

20. Facility Telephone Number: (734) 663-9004

21. Alternate Telephone Number: (734) 663-0536

22. Date of Last Environmental Health Inspection:

23. Directions to Facility:
South on Huron St. Left on 5th Ave.
Corner of 5th Ave and William St.

24. Comments:
09-14-99 12:38:03 01 00313
D-5-5- PRIV. $71.00
915 CHECK #
CHECK $71.00

25. To be completed by license applicant/licensee:

I request the health authority to conduct an environmental health inspection that is in accordance with the Sanitarians' Field Manual for Environmental Health Inspections of Facilities Licensed by the State of Michigan Department of Consumer & Industry Services of the facility indicated in box 12 of this document.

Signed: [signature] Date: 8/30/99

26. L.H.D. Use

Fee Amount $ _____. Payment made by check (# _____), cash, other _____

Received by _____ Date 9/30/99

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AUTHORITY: PA 116 of 1973.
COMPLETION: Voluntary.
NON-COMPLETION: No license will be issued.

BRS-1787 (Rev. 7-97) Previous edition may be used

INSPECTING HEALTH AGENCY

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

ENVIRONMENTAL HEALTH INSPECTION REPORT (PART-A)
WATER SUPPLY AND SEWAGE DISPOSAL
Michigan Department of Consumer and Industry Services

1. Name of Facility			3. License Number
ANN ARBOR YMCA			DC810016180
2. Address of Facility (Number and Street)			4. Type of Facility
350 S. FIFTH AVE.			CHILD CARE CENTER
City	State	Zip Code	5. Have there been any major changes to buildings and grounds since the last inspection? ☒ NO ☐ YES ▶ If yes, describe in 5a.
ANN ARBOR	MI	48104	
5a. Describe major changes to buildings and grounds since last inspection.			

SECTION 1 - WATER SUPPLY SYSTEM

6. Is a municipal water supply system available?	9. Bacteriological Analysis	10. Date Sampled
☒ YES ☐ NO	☐ SAFE ☐ UNSAFE	
7. If yes, is it utilized? ☒ YES ☐ NO	11. Explain:	
8. Is the private well construction, location and maintenance satisfactory? ☐ YES ☐ UNABLE TO DETERMINE ☐ NO (Explain)		

12. CHEMICAL ANALYSIS (Where necessary)

CHEMICAL TYPE	DATE SAMPLED	CONCENTRATION	RECOMMENDED LIMITS
Nitrates (No_3)		PPM	PPM
		PPM	PPM

13. PRIORITY STATUS (If any water supply system is unsatisfactory, indicate your priority recommendation and explain)

Priority (Back of Form)	Reason for Priority
☐ I ☐ II ☐ III ☐ IV	

14. If water supply system is not satisfactory, cite administrative rule number, violation and means of correction:

SECTION 2 - SEWAGE DISPOSAL SYSTEM

15. Is a municipal sewage disposal system available?	17. Explain:
☒ YES ☐ NO	
16. If yes, is it utilized? ☒ YES ☐ NO	

18. If the sewage disposal system is not satisfactory, cite administrative rule number, violation and means of correction:

Use Additional Sheets When Necessary and Refer to Item Numbers

RECOMMENDATION

A. ☐ This facility has been determined to be in substantial compliance with applicable rules.
B. ☐ Because of the above listed deficiencies, temporary approval is recommended until the next annual inspection or report.
C. ☒ Because of the above listed deficiencies, temporary approval is recommended until (date) _____.
D. ☐ This facility has been determined to be in substantial non-compliance with applicable rules. Approval is not recommended.

If you have any questions concerning this report, please contact the inspecting health agency named below.

19. Name of Inspecting Health Agency	20. Agency Telephone Number		
Washtenaw County Environmental Health	734/971-4542		
21. Agency Address (Number, Street)	22. City	23. Zip Code	24. Time Spent
4101 Washtenaw Ave., P.O.Box 8645	Ann Arbor	48107	105
25. Interviewee Signature	26. Signature of Sanitarian		27. Inspection Date
	Jennifer L. Harris		9/30/99

BRS-1788 (Rev. 10-97) Previous edition obsolete.

INSPECTING HEALTH DEPARTMENT

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

APPLICABLE WATER SUPPLY CRITERIA FOR A LICENSED FACILITY

These criteria are intended to assist the consultant in using sound, professional judgement in the evaluation. The criteria are not binding. Other factors may be significant in reaching a conclusion. The examples given below are not the only conditions that may fall within each category. The priorities may be adjusted to more accurately reflect the conditions observed.

Part 127, Act 368, P.A. 1978, as Amended*

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Foster Family Group Home (for 5 - 6 children)
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Adult Foster Care Family Home (for 1 - 6 adults)

*Use the Maximum Contaminant Level Parameters of Act 399, P.A. 1976.

Act 399, P.A. 1976 and Rules Entitled "Safe Drinking Water Act"

Child Caring Institutions
Children's Camps (3 or more children)
Child Care Centers (7 or more children)
Adult Foster Care Small Group Facilities (for 7 - 12 adults)
Adult Foster Care Large Group Facilities (for 13 - 20 adults)
Adult Foster Care Congregate Facilities (for 21 or more adults)
Adult Foster Care Camps
County Infirmaries

Note: Where a well is located less than 75 feet from a source of possible contamination, the department may grant a modification based on a study of hydrogeological conditions.

Evaluating Criteria for the above listed types of licensed facilities:

PRIORITY I - Substantial Hazard
A. Unsatisfactory bacteriological and/or chemical content of water samples from the supply.
B. Sewage, surface water, or other pollutants can enter the water supply.
Recommendation
1. Disapproval of water supply.
2. Immediately discontinue the use of the water for all human consumption.
3. Provide water from an approved water supply until the corrections are completed.
4. Compliance within 30 days

PRIORITY II - Potential Hazard.
A. Well terminates in an unapproved pit where water has been known to accumulate.
B. Buried well seal or unprotected suction line jeopardized by a high water table.
C. Unprotected suction line within specified minimum isolation distances.
Recommendation:
1. Compliance be achieved within 6 to 12 months AND
2. Establish a water sampling frequency based on the degree of hazard.**

PRIORITY III - Minimal Hazard.
A. A buried well seal or unprotected suction line not jeopardized by a high water table.
B. Well terminates in an unapproved pit where water does not accumulate.
Recommendation.
1. Compliance be achieved when:
a. Extensive Changes or repairs are made to the system OR
b. In accordance with a compliance schedule which is based on the degree of hazard. (Not to exceed 24 months for facilities listed under Act 399, above.)
2. Establish a water sampling frequency based on the degree of hazards.**

PRIORITY IV - Deviation.
When a water supply does not fully comply and the deficiency or deficiencies do not constitute a potential hazard to the persons cared for, a deviation may be made. Provide a written description of modifications and reasons for granting them. These will be made part of the organization's permanent records.

**Follow-up water sampling is the responsibility of the licensee. Department of Community and Industry Services licensing staff are to review the results of water samples and assure compliance while making routine visits.

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Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

ENVIRONMENTAL HEALTH INSPECTION REPORT (PART - B)
GENERAL SANITATION AND SAFETY
Michigan Department of Consumer and Industry Services

24. Facility Name	25. License Number	26. Facility Type	
ANN ARBOR YMCA	DC810018180	CHILD CARE CENTER	
27. Facility Address (Street Number and Name)	**City**	**State**	**Zip Code**
350 S. FIFTH AVE.	ANN ARBOR	MI	48104

SECTION 3 Insect and Rodent Control Effective. Garbage, Rubbish, and Solid Waste Properly Collected, Stored and Removed. Proper Screening of Doors and Windows.

Comments:

SECTION 4 Lighting, Ventilation, and Heating Satisfactory.

Comments:

SECTION 5 Site and Structures Acceptable, Properly Located and Maintained (General Housekeeping). Plumbing Properly Installed and Maintained.

Comments:

SECTION 6 Swimming Pool and/or Beach Constructed and Maintained, in Safe and Sanitary Condition.

Comments:

SECTION 7 Accident Prevention: Hazardous Materials, Hot Water At Resident Handwashing and Bathing Facilities, Electrical Safety, Recreational Equipment, Fencing; Buildings, Equipment and General Premises.

Comments: R400.5108(c), R400.5920, R400.5940

SECTION 8 Toilet, Handwashing and Bathing Facilities Adequate and Maintained.

Comments:

SECTION 9 *Foods, Beverages and Ice are From Approved Sources and are Properly* Protected Through: Personal Health and Hygiene; Effective Temperature Control; Correct Construction of Utensils, Equipment and Buildings; Cleaning and Sanitizing of Utensils, Equipment, Proper Storage, Handling, Preparation, Display, Service and Transportation. (See reverse side for Food Service Sanitation Criteria.)

Comments: R400.5901

28. If Any Items Listed Above are not Satisfactory, Cite Administrative Rule Number, Cite Violation and Means of Correction:

SEE ATTACHED SUPPLEMENTAL PAGE

29. Interviewee Signature	30. Sanitarian's Signature	31. Time Spent (in minutes)	32. Date of Inspection
	Jennifer L. Harris	150	9/30/99

AUTHORITY: PA 218 of 1979, as amended.
COMPLETION: Mandatory
PENALTY: License issuance or renewal may be denied.

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BRS-1789 (Rev. 11-97) Previous 4/97 edition may be used.

INSPECTING HEALTH AGENCY

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

FOOD SERVICE SANITATION CRITERIA

Raw Commodities
Place approved or otherwise

Food Supplies
All commercial sources
Known begging acceptable

Food Protection
Refrigeration unit in good condition
Accurate thermometers

Food Display and Service
Equipment maintains temperatures
Protection devices and practices acceptable

Dry Food Storage
Clean, reasonably cool
No toxic materials

Floors, Walls and Ceilings
New or remodeled floors
Commercial vinyl asbestos or equivalent
Coved base moldings
No sweeping, unsealed concrete
Walls of approved material
Painted walls and ceilings are light colored

Food Contact Surfaces and Utensils
Smooth, nonabsorbent, easily cleanable, durable, corrosion resistant, nonabsorbent
Laminated plastic surfaces or equivalent
Hard maple cutting boards and baker's tables acceptable
No linoleum surfaces, enamelware

Handwashing Facilities
Conveniently located
Cleanser and sanitary towels or approved hand drying devices
Hot and cold or tempered running water
New construction - combination faucets
Spring-loaded faucets, if provided, must flow for at least 15 seconds
No common towels

Service of Milk
Commercially filled one pint or commercially filled bulk container or,
Commercially filled one gallon container to be used the same day
Served from original container (no pitcher)

Ventilation
Adequate ventilation required if only cooking equipment is portable type stove or where no hood is provided
Other operations comply with "Ventilation for Food Service Establishments in Michigan"

Equipment
Domestic ranges in good condition
If poor housekeeping elevate equipment at least 6"

Dishwashing and Utensilwashing
Potentially hazardous food contact surfaces of equipment, eating and drinking utensils are thoroughly cleaned, sanitized, air dried

Minimum Dishwashing Equipment
A. Facilities with 1 - 12 Residents
Domestic dishwashing machine with a chlorinated detergent
Serviceable two-compartment sink and portable vessel for sanitizing

B. Facilities for 13 - 20 Residents
New (proposed) Facilities Utilizing Multiuse Tableware and Flatware[1]:
Commercial dishwasher, booster and adequate primary water heaters
Commercial, adequately sized, three compartment sink with integral flanking metal drainboards

Previously Licensed Facilities:
Acceptable if in compliance with guidelines for 1 - 12 residents above
If equipment is replaced or improperly operated, must comply with "New Facilities" above

C. Facilities for 21 or More Residents
New or previously licensed facilities utilizing multiuse tableware and flatware comply with "New Facilities" above
Cottages comply with standards for 1 - 12 residents.

[1] Facilities with a licensed capacity of greater than 12 which use single service tableware and flatware and where the only utensils to be washed are those used in the food preparation and serving operations, need only to adhere to the requirements set forth in A, provided the domestic dishwasher or two-compartment sink are of adequate size to properly wash and rinse the preparation and serving utensils and a sanitizing vessel is provided or a chlorinated detergent is used in the domestic dishwashing machine.

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ENVIRONMENTAL HEALTH INSPECTION REQUEST (PART -B)

Section 7:

R400.5108(c): In Rainbow room, reseal the edges of the table. In Clover room, sand and refinish the table. In the basement, fix the door of the food cupboard.

R400.5920: The hot water is greater than 120° at the handsink in the men's and ladies restrooms.

R400.5940: Label all chemical bottles with the proper contents. In the Yellow room, reattach counter top to the windowsills. Keep all chemicals in a locked cabinet, away from children.

Section 9:

R400.5901: Provide a plastic liner, place under clean glasses. Keep all chemicals separate and below food, food contact surfaces and single service items.

Jennifer L. Harris, R.S.

Jennifer L. Harris, R.S.

Inspection date: 9/30/99

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

MICHIGAN DEPARTMENT OF AGRICULTURE
FOOD AND DAIRY DIVISION

INSPECTION REPORT SUPPLEMENT

NAME OF ESTABLISHMENT/FACILITY	LICENSE/I.D. NUMBER
ADDRESS	COUNTY

UNLESS OTHERWISE SPECIFIED, THE VIOLATIONS EXPLAINED BELOW WILL NEED TO BE CORRECTED BY THE NEXT ROUTINE INSPECTION.

ITEM/RULE NO.	REMARKS	CORRECT BY
	RAINbow room	
✓400.5940	label all spray bottles	
~~400.5901~~	~~provide plastic liner for drawer~~	
✓400.5108(c)	seal edges of sink	
	Clovers Clover Room	
✓400.5108(c)	Pad table & refinish	
	Yellow room - Unused fuse again	
✓400.5940	reattach counter top to windowsill	
	Basement	
✓400.5108(c)	Refrigerate apple juice after opening	
400.5901	first food cupboard door	
	Afterschool room	
400.5940	- keep chemicals in A Locked CABINET	
400.5901	- " " Separate from food contact surfaces	
~~400.5940~~	~~- keep scissors Above~~	
✓R400.5920	Women's RR Lin basement > 120°F (123°F)	

Send copy of FIA

RECEIVED BY	INSPECTED BY	DATE

By Authority of: Act 280, P.A. 1939, as amended; Act 399, P.A. 1976; Act 419, P.A. 1976, as amended; Act 368, P.A. 1978, as amended; Act 116, P.A. 1979, as amended; Act 218, P.A. 1979, as amended
Completion: Voluntary

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Maddy Mueller

From: A2 Automation No Reply <enterprisejobs@a2gov.org>
Sent: Friday, February 20, 2026 3:31 PM
To: Maddy Mueller
Subject: FOIA Request for Maddy Mueller

Importance: Low

Thank you for submitting a FOIA Request. Your FOIA ID is **4178**.

You will receive a response within 5 business days after your request is received. Electronically transmitted requests are deemed received the next business day after they are sent. The City may issue a notice extending the request for up to 10 business days. You will be charged allowable fees for processing. If the estimated costs exceed $50, you may be required to provide a deposit before your request will be fulfilled. For additional information about the FOIA request process, please see the City's FOIA Procedures and Guidelines and Written Public Summary at www.a2gov.org/FOIA .

Records will not be released until full payment of costs.

Request
SME is completing an environmental assessment of 350 South Fifth Street, Ann Arbor, MI

We would like to know if the Battle Creek Fire Department has any records associated with septic systems, water wells or crock wells, underground storage tanks (USTs), above ground storage tanks (ASTs), chemical spills, hazardous material permits or inspections associated with the above mentioned property or the immediate surrounding area.

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

CITY OF ANN ARBOR, MICHIGAN

301 E. Huron Street, P.O. Box 8647, Ann Arbor, Michigan 48107-8647

Phone (734)794-6140 Fax (734)994-8296

www.a2gov.org

City Clerk

February 25, 2026

Maddy Mueller
9375 Chillicothe Road
Kirtland, Ohio 44094
Via Email: maddy.mueller@sme-usa.com

Subject: Freedom of Information Act Request received February 23, 2026
4178 Mueller

Dear Maddy Mueller:

I am responding to your attached request under the Michigan Freedom of Information Act received February 23, 2026. Your request is denied to the extent that the records do not exist.

If you receive written notice that all or a portion of your request has been denied, then under Sec. 10 of the Freedom of Information Act (FOIA) and Sec. 16 of the City's FOIA Procedures and Guidelines you may, at your option, either 1) submit to the City Administrator, within 180 days of the date of this response, a written appeal that specifically states the word “appeal” and identifies the reason(s) for reversal of the denial; or 2) commence a civil action in the Washtenaw County Circuit Court to compel the City’s disclosure of the record. If, after judicial review, the circuit court determines that the City has not complied with the Act and orders disclosure of all or a portion of a public record, you may be awarded reasonable attorney’s fees and damages as specified under the FOIA.

The City's FOIA Procedures and Guidelines and Written Public Summary are available online at www.a2gov.org/FOIA.

If you have any questions concerning this response, please contact the Ann Arbor City Clerk's Office at 734-794-6140.

Sincerely,

Jacqueline Beaudry
City Clerk

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

FOIA Request - 4178 - Mueller

SME is completing an environmental assessment of 350 South Fifth Street, Ann Arbor, MI We would like to know if the Battle Creek Fire Department has any records associated with septic systems, water wells or crock wells, underground storage tanks (USTs), above ground storage tanks (ASTs), chemical spills, hazardous material permits or inspections associated with the above mentioned property or the immediate surrounding area.

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SME Project No._____

PHASE I ENVIRONMENTAL ASSESSMENT (ESA)
SUBJECT PROPERTY OWNER/OCCUPANT QUESTIONNAIRE

This questionnaire concerns the current and historical uses and conditions of the referenced property and will be included within the Phase I ESA report. Questionnaire answers should be based upon the owner/occupant's reasonable knowledge of current and historical use and activities at the Subject Property.

Instructions:

1. Fill in all blanks.
2. Indicate "NA" (not applicable), if appropriate.
3. Attach additional pages with your signature if additional space is required.

Subject Property Name: 350 S. Fifth

Subject Property Location: 350 S. Fifth Ann Arbor 48104

County: Washtenaw County State: Michigan

Questionnaire Completed By/Title: Jennifer Hall, Treasurer/Secretary Ann Arbor Housing Development Corporation

Company/ Phone Number: 734-794-6721

On Behalf Of (if applicable): _____

Year of Purchase/Lease (circle one): Purchase, 2023

Time Period of Site Knowledge: 2023 to Present

Names/Phone Numbers of Former Owners/Occupants:

Owners: City of Ann Arbor 734-794-6000

Occupants: municipal parking lot

Names/Phone Numbers of other persons who have knowledge of property history:

Not applicable

SUBJECT PROPERTY DESCRIPTION AND USE

1. Provide a general description of the Subject Property:

☐ Undeveloped ☑ Vacant ☐ Wooded ☐ Buildings ☐ Other

2. Describe the structures present on the Subject Property (number, size, and construction date):

Currently a municipal parking lot, installation and construction date unknown. Best guess is 2019 as the City re-acquired the property in 2018.

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SME Project No._____

3. Identify utilities available to the Subject Property and indicate the provider of each utility.

- ☑ Electric Provider: DTE
- ☑ Gas Provider: DTE
- ☑ Sanitary Sewer Provider: City of Ann Arbor
- ☑ Storm Sewer Provider: City of Ann Arbor
- ☑ Municipal Water Provider: City of Ann Arbor

4. Are there any easements at the Subject Property?

☑ Yes ☐ No

If yes, describe the type and location of the easements:

Grant of Easement in Favor of DTE Electric Company and the Detroit Edison Company across the northern boundary of the property - see the attached legal documents and title search.

5. To the best of your knowledge, identify if the following were formerly (F) or are currently (C) present on the Subject Property. Select NA if not applicable to the Subject Property.

F	C	NA		
☐	☐	☑	On-site water supply wells	*Location*:
☐	☐	☑	Septic fields, drain fields, or dry wells	*Location*:
☐	☐	☑	Abandoned wells	*Location*:
☐	☐	☑	Lagoons, settling ponds	*Location*:
☐	☐	☑	Monitoring wells	*Location*:
☐	☐	☐	Underground sumps, lines, basins, or tanks	*Location*: unknown
☐	☐	☑	Aboveground storage tanks (ASTs)	*Location*:
☐	☑	☐	Transformers or capacitors	*Location*: Northern Boundary of Property line within DTE/Detroit Edison Company Easement
☐	☐	☑	Other PCB containing equipment	*Location*:
☐	☐	☑	Mines or pits	*Location*:
☐	☐	☑	Hidden chemical materials or wastes	*Location*: unknown
☐	☐	☑	Dumps or landfills	*Location*:
☐	☐	☑	Oil or gas wells or test holes	Location:
☐	☐	☑	Unusual fill areas, such as foundry sand, etc.	Location: unkown
☐	☐	☑	Barrel or drum storage areas	Location:

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6. What is the general use of Subject Property:

☐ Industrial ☐ Commercial ☐ Residential ☑ Other

7. What products/services are produced/provided at the Subject Property?

Municipal Public Parking Lot

8. What type of on-site processes are used at the Subject Property?

Not applicable

9. What types of equipment are used at the Subject Property?

Snow Removal Equipment

10. What raw materials are used at the Subject Property?

Not applicable

11. Are there any environmental permits (e.g. solid waste disposal, hazardous waste disposal, air emissions, wastewater, stormwater/NPDES, etc.) or environmental compliance plans (e.g. SPCC, SWPPP) associated with the Subject Property?

☐ Yes ☑ No

If yes, list the applicable permit(s):

SUBJECT PROPERTY AND ADJOINING SITES - CURRENT AND HISTORICAL USE

12. Are there any liquid or solid wastes generated at the Subject Property?

☐ Yes ☑ No ☐ Unknown

If yes, please list the monthly volume generated and explain disposal method:

13. Is the Subject Property or any adjoining site currently used for an industrial use?

☐ Yes ☑ No ☐ Unknown

☐ Subject Property ☐ Adjoining

If yes, explain briefly:

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14. Is the Subject Property or any adjoining site currently used as a gasoline station, vehicle repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

☐ Yes ☑ No ☐ Unknown

☐ Subject Property ☐ Adjoining

If yes, explain briefly:

Please complete the current land use table below:

	NAME/OWNER	LAND USE
Subject Property	Ann Arbor Housing Development Corp	Municipal Parking Lot
North adjoining sites	Ann Arbor Area Transit Authority	AAATA Bus Depot
South adjoining sites	Muelig Funeral Home	Funeral Home
East adjoining sites	Ann Arbor District Library	Library
West adjoining sites	City of Ann Arbor	Municipal Parking Deck

15. Has the Subject Property or any adjoining site been used for an industrial use in the past?

☐ Yes ☐ No ☑ Unknown

☐ Subject Property ☐ Adjoining

If yes, explain briefly:

16. Has the Subject Property or any adjoining site historically been used as a gasoline station, vehicle repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

☐ Yes ☐ No ☑ Unknown

☐ Subject Property ☐ Adjoining

If yes, explain briefly:

Please complete the historical land use table below:

	OWNER	USE	DATES
Previous use of Subject Property			
Previous use of north adjoining sites			
Previous use of south adjoining sites			
Previous use of east adjoining sites			
Previous use of west adjoining sites			

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CURRENT AND HISTORICAL SUBJECT PROPERTY CONDITIONS

17. Are there currently, or have there been previously, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals (individual containers greater than 5 gallons or greater than 50 gallons total) stored on or used at the Subject Property or at the facility?

☐ Yes ☑ No ☐ Unknown

If yes, explain briefly:

_____

_____

18. Are there currently, or have there been previously, any industrial drums (typically 55-gallon) or sacks of chemicals stored on the Subject Property or at the facility?

☐ Yes ☑ No ☐ Unknown

If yes, describe the chemicals stored on the Subject Property (volume, contents and dates of storage):

_____

_____

19. Have any hazardous substances, petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials been dumped above grade, buried, and/or burned/incinerated on the Subject Property?

☐ Yes ☑ No ☐ Unknown

If yes, identify the location and date(s):

_____

_____

20. Are there currently, or have there been previously, any registered or unregistered storage tanks (aboveground or underground) located on the Subject Property?

☐ Yes ☑ No ☐ Unknown

If yes, identify the location, date(s) of use, and date(s) of removal (if applicable):

_____

_____

21. Are there currently, or have there been previously, any vent pipes, fill pipes protruding from the ground, areas of patched concrete or asphalt, or access ways indicating an underground storage tank on the Subject Property?

☐ Yes ☑ No ☐ Unknown

If yes, identify the location:

_____

_____

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22. Are there transformers, capacitors, or hydraulic equipment on the Subject Property?

☑ Yes ☐ No ☐ Unknown

If yes, are there any records indicating the presence of PCBs?:

No

23. Is there currently, or has there been previously, any stained soil on the Subject Property?

☐ Yes ☐ No ☑ Unknown

If yes, identify the location of the stained soil and date(s) it was present on the Subject Property:

24. Has fill dirt been brought onto the Subject Property that is of unknown origin? Has fill dirt been brought onto the Subject Property that originated from a contaminated site?

☐ Yes ☑ No ☐ Unknown

If yes, identify the date and location of fill placement:

25. Have biosolids been applied or spread at the Subject Property (typically for agricultural purposes)? Biosolids are treated materials produced during the processing of wastewater.

☐ Yes ☑ No ☐ Unknown

If yes, please list the source of the biosolids:

26. Are there currently, or have there been previously, any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the Subject Property?

☐ Yes ☑ No ☐ Unknown

If yes, identify the location and dates:

27. Are there currently, or have there been previously, any pits, ponds, or lagoons associated with waste treatment or disposal located on the Subject Property?

☐ Yes ☑ No ☐ Unknown

If yes, identify the location and dates:

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28. Excluding storm water and sanitary waste discharge into an existing storm/sanitary sewer, does the Subject Property discharge wastewater on or adjacent to the Subject Property?

☐ Yes ☑ No ☐ Unknown

If yes, describe the type of wastewater and identify discharge location:

29. If the Subject Property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed applicable guidelines? Has the well been designated as contaminated by any government environmental/health agency?

☐ Yes ☑ No ☐ Unknown

If yes, identify the contaminants and dates of exceedances:

PREVIOUSLY IDENTIFIED ENVIRONMENTAL CONDITIONS

30. Have you been informed of the current or past existence of hazardous substances, petroleum products, or environmental violations with respect to the Subject Property or any facility located on the Subject Property?

☐ Yes ☑ No ☐ Unknown

If yes, briefly explain:

31. Do you have knowledge of any environmental site assessment(s) of the Subject Property (e.g., Phase I ESA, Phase II ESA) that indicated / did not indicate the presence of hazardous substances or petroleum products on, or contamination of, the Subject Property?

☑ Yes ☐ No ☐ Unknown

If yes, briefly explain:

https://www.a2gov.org/housing-commission/development-of-city-owned-properties-as-affordable-housing/350-s-fifth-ave/

32. Are you aware of the existence of environmental reports and permits; UST, AST, and underground injection system registrations; material safety data sheets; community right-to-know plans; safety and spill prevention plans; hydrogeologic reports; notices of past or current violations of environmental laws; hazardous waste generator notices or reports; geotechnical studies; risk assessments; and, recorded activity and use limitations.

☑ Yes ☐ No ☐ Unknown

If yes, briefly explain:

https://www.a2gov.org/housing-commission/development-of-city-owned-properties-as-affordable-housing/350-s-fifth-ave/

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33. Do you know of any pending, threatened, or past lawsuits or administrative proceedings concerning the release of any hazardous substances or petroleum products involving the Subject Property or any facility located on the Subject Property?

☐ Yes ☑ No ☐ Unknown

If yes, briefly explain:

34. Do you have any knowledge of environmental liens or government notification relating to past or recurrent violations of environmental laws with respect to the Subject Property or any facility located on the Subject Property?

☐ Yes ☑ No ☐ Unknown

If yes, briefly explain:

35. Are you aware of any activity and land use limitations (engineering controls or institutional controls/land use restrictions) that are in place at the Subject Property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

☐ Yes ☑ No ☐ Unknown

If yes, identify limitation/restriction:

Jennifer Hall
Printed Name

Signature

Ann Arbor Housing Development Corporation
Company

Secretary/Treasurer
Title

3/9/2026
Date

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stewart title®

American Land Title Association

Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
Stewart Title Guaranty Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Stewart Title Guaranty Company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

ATA NATIONAL TITLE GROUP, LLC

BY: ERIN SNYDER
AUTHORIZED SIGNATORY

STEWART TITLE GUARANTY COMPANY

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

Docusign Envelope ID: CAB76C86-7669-4F53-B3ED-949CAD898D9A

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	ATA National Title Group, LLC
Issuing Office:	2800 South State Street, Suite 110 Ann Arbor, MI 48104 Ph:(734) 662-1050 Fax:(734) 662-3608
Issuing Office's ALTA® Registry ID:	1033513
Issuing Office File Number:	81-26981549-ANN
Property Address:	350 S. Fifth Ave., Ann Arbor, MI 48104
Revision Number:	Rev. 1

SCHEDULE A

1. Commitment Date: February 17, 2026, at 8:00 am
2. Policy to be issued: Proposed Policy Amount
   (a) ALTA® Owner's Policy **TBD**
   Proposed Insured: **Ann Arbor Housing Development Corporation, a Michigan nonprofit corporation**
   (b) ALTA® Loan Policy **TBD**
   Proposed Insured: **TBFL**
3. The estate or interest in the Land at the Commitment Date is **Fee Simple**.
4. The Title is, at the Commitment Date, vested in:
   Ann Arbor Housing Development Corporation, a Michigan nonprofit corporation
5. The Land is described as follows: Situated in the City of Ann Arbor, County of Washtenaw, State of Michigan

   SEE EXHIBIT A

ATA National Title Group, LLC

By: Erin Snyder
AUTHORIZED SIGNATORY

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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File No: 81-26981549-ANN

Exhibit "A"

The Land is described as follows: Situated in the City of Ann Arbor, County of Washtenaw, State of Michigan

Parcel 1
Lots 3 and 4, Block 3 South of Huron Street, Range 5 East, Original Plat of the Village (now City) of Ann Arbor, as recorded in Transcripts, Pages 152 and 153, Washtenaw County Records.

Parcel 2
Lot 5, Block 3 South of Huron Street, Range 5 East, Original Plat of the Village (now City) of Ann Arbor, as recorded in Transcripts, Pages 152 and 153, Washtenaw County Records.

Parcel 3
The South 30 feet of Lot 6, and the North 36 feet of Lot 6, Block 3 South of Huron Street, Range 5 East, Original Plat of the Village (now City) of Ann Arbor, as recorded in Transcripts, Pages 152 and 153, County Records.

Above three parcels are also together described for tax purposes as:
Lots 3, 4, 5, and 6, Block 3 South of Huron Street, Range 5 East, Original Plat of the Village (now City) Ann Arbor, as recorded in Transcripts, Pages 152 and 153, Washtenaw County Records.

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File No: 81-26981549-ANN

SCHEDULE B, PART I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Submit a copy of the Resolution of the Board of Directors and/or Trustees of Ann Arbor Housing Development Corporation authorizing the corporation to borrow funds from the recited mortgagee and directing the proper officers to execute the proposed mortgage as security for said loan on behalf of the corporation. In addition, furnish a copy of the by-laws of said corporation expressly authorizing such action by the officers. IN LIEU OF THIS REQUIREMENT**:** Submit a copy of the Resolution of the shareholders of said corporation authorizing such action during a duly called meeting at which a quorum was present.

6. Mortgage executed by recited owner to recited mortgagee in the amount indicated.

7. For purposes of the Loan Policy to be issued record Notice of Commencement relative to construction on the subject property.

8. For purposes of the Loan Policy to be issued submit evidence satisfactory to the Company that the Designee identified in the aforementioned Notice of Commencement will submit to the Company all Notices of Furnishing received by said Designee.

9. Submit the name of the contractor responsible for the completion of the improvements on the subject property. Upon review, this commitment will be subject to such further requirements as may be deemed necessary.

10. Submit a Construction Budget. The budget must disclose the nature of the improvements to be completed on the subject property together with those costs to be paid by the borrower for acquisition of the subject property, for pre-construction costs, for completion of all improvements, and for loan closing costs including any cost to administer the construction loan. The budget should also disclose the source and amount of any equity contribution furnished by the borrower. Upon review, this commitment will be subject to such further requirements as may be deemed necessary.

11. Provide to the Company a construction lien indemnity agreement executed by both the property owner and the builder.

12. Furnish Sworn Statement and Waivers of Lien, satisfactory to the Company, showing payment or release of lien rights covering improvements made on the subject property.

13. Our search did not disclose any open or outstanding mortgages of record. Please contact the Company prior to

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closing with the existing mortgage information, if any.

14. PAYMENT OF TAXES: Tax Parcel No.: 09-09-29-404-001

2025 Winter Taxes are exempt.

2025 Summer Taxes are exempt.

Special Assessments: None.

The amounts shown as due do not include collection fees, penalties or interest.

Vesting/Title Deed

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File No: 81-26981549-ANN

SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.

2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof of the Land.

3. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.

5. Any lien or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.

6. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead exemption status for the insured premises.

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

8. Outstanding oil, gas and mineral rights whether recorded or unrecorded.

9. Any provision contained in any instruments of record, which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.

10. Right of Way in favor of The Detroit Edison Company, as recorded in Liber 1330, Page 819, Washtenaw County Records.

11. Grant of Easement in favor of The Detroit Edison Company, as recorded in Liber 4763, Page 963, Washtenaw County Records.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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12. Grant of Easement in favor of DTE Electric Company, as recorded in Liber 5000, Page 549, Washtenaw County Records.

13. Terms and conditions contained in the instruments recorded in Liber 5030 Page 547, and in Liber 5533, Page 784, Washtenaw County Records.

14. Survey prepared by Arbor Land Consultants, Job No. 11220 dated July 13, 2020, last revised January 15, 2026, discloses the following: underground electric lines.

15. The loan policy to be issued pursuant to this commitment will include the following language:

    Anything herein contained to the contrary notwithstanding, liability hereunder is assumed only to the extent of $ -0-, being the aggregate of amounts actually disbursed at the date hereof under the terms of the mortgage set forth in Schedule A. Any disbursements made subsequent to the date hereof shall be insured only with the written approval of the Company. Such approval shall, as of the extended Date of Policy, have the effect of insuring such disbursements as a valid lien prior to any liens or other matters evidenced of record, except such as may be included in Schedule B, Part I., and prior to any unrecorded construction liens arising from non-payment of bills covering the improvements set forth in the sworn statements and documents evidencing work progress submitted to the Company in connection with such disbursements and for which funds were actually advanced.

    This policy does not insure against construction liens for labor and material furnished subsequent to the last extended Date of Policy, or construction liens for labor and material for which funds were not actually advanced for payment, nor does this policy guarantee completion of the improvements in progress, or their compliance with plans and specifications.

Plat

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File No: 81-26981549-ANN

COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that under applicable law illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
   g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
   i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I-Requirements; and
   f. Schedule B, Part II-Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I-Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company
   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT
   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

Stewart Title Guaranty Company - All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029

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10.7 SPECIAL CONTRACTUAL CONDITIONS BETWEEN USER AND ENVIRONMENTAL PROFESSIONAL

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10.8 QUALIFICATION(s) OF ENVIRONMENTAL PROFESSIONAL(s)

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JARED URBAIN

STAFF SCIENTIST

BACKGROUND

Jared joined SME in 2025 and is a Staff Specialist responsible for conducting fieldwork to support Environmental Site Assessments (ESAs) and remedial investigations on a variety of commercial and industrial sites to identify and address potential hazards prior to demolition, new construction, and redevelopment. He performs environmental sampling; remedial excavation monitoring; and contractor oversight. He also has experience conducting hazardous material assessments and Phase I ESAs and assists with asbestos abatement monitoring.

PROJECT EXPERIENCE

Performs environmental fieldwork, including due care oversight, evaluating methane levels and conducting methane field screening and soil gas sampling, evaluating potential vapor intrusion risks in existing structures, and conducts soil sampling for relocation of topsoil.

Experience with environmental data analysis and report preparation.

Assists with research and preparation of Phase I ESAs for commercial and industrial properties. Responsibilities include preparing photologs, conducting regulatory and historical records reviews and site observations, and compiling data to support the Phase I ESA reports.

EDUCATION

B.S., Environmental Science and Sustainability,
Oakland University

B.A., English – Creative Writing,
Oakland University

EXPERTISE

- Environmental Services
- Environmental Site Assessments (ESAs)
- Due Care Oversite

CERTIFICATIONS + AFFILIATIONS

OSHA 40-hour HAZWOPER Training

CONTACT

jared.urbainl@sme-usa.com
(734) 796-6448

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MADELYN I. MUELLER

STAFF ENGINEER

BACKGROUND

Madelyn (Maddy) is a Staff Engineer. She conducts environmental assessments consisting of soil, groundwater and soil gas sampling, monitoring well installation, inputting soil and water data, and evaluating analytical data. She assists in due diligence investigations including Phase I and Phase II assessments for property transfer and brownfield redevelopment, and hazardous materials assessments to address potential hazards such as asbestos, lead, mercury, polychlorinated biphenyls (PCBs), and biological contaminants in building materials prior to renovation or demolition. Maddy has been in the environmental engineering industry for nearly three years. She joined SME in 2024 after a co-op with SME's Construction Materials Services (CMS) team in 2019.

PROJECT EXPERIENCE

Assists in the preparation of **Phase I ESAs** for various commercial and industrial properties in Ohio. These assessments include site visits, historical records review, and report preparation.

Performs **Phase II ESAs** for commercial and industrial properties throughout Ohio. Assessments include soil, groundwater, soil gas sampling, data analysis, and report preparation.

Performed landfill groundwater sampling at sites in Southeast Michigan.

Field lead for an extraction system during an In Situ Chemical Oxidation (ISCO) injection in New Jersey. She also performed post injection groundwater monitoring activities.

Performed quarterly and annual low-flow groundwater sampling events for dozens of sites across New Jersey and Pennsylvania.

Performed laboratory testing related to soils, aggregates and concrete.

EDUCATION

B.S., Environmental Engineering
University of Toledo

EXPERTISE

- Environmental Services
- Environmental Site Assessments
- Laboratory Testing

CERTIFICATIONS + AFFILIATIONS

OSHA 10-Hour Course

40-hr OSHA HAZWOPER Course with Current Annual Refresher

CONTACT

maddy.mueller@sme-usa.com
(440) 241-0038

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BETH SEXTON

SENIOR CONSULTANT

BACKGROUND

Beth is a Senior Consultant with more than 20 years of experience performing environmental due diligence on a variety of properties for financial institutions and borrowers, retail chains, industrial conglomerates, and real estate developers. She specializes in environmental due diligence, portfolio management, mergers and acquisitions, and transactional real estate and development. Beth has managed multiple large-scale commercial, retail, and industrial redevelopments throughout her career. She has presented on national panels within the environmental industry on topics such as environmental due diligence and corporate management. She is an Environmental Professional (EP) as defined by U.S. EPA 40 CFR Part 213, Standards and Practices for All Appropriate Inquiries. Beth provides consulting services for redevelopment projects, environmental due diligence related to property acquisition, and liable party site investigations/monitoring and remediation. Beth performs a broad range of tasks related to Phase I and II environmental site assessments, site investigation planning and implementation, regulatory reporting, and due care assessments. She is actively involved in day-to-day activities of project management and mentorship.

PROJECT EXPERIENCE

Performed and/or managed hundreds of projects throughout the United States involving Phase I and Phase II ESAs, liability management documentation, due care, and hazardous materials surveys.

Project Manager of environmental services associated with multiple acquisitions over the past decade by a major Michigan retailer and a major Michigan developer. Projects consisted of acquisition and construction due diligence for over $20 million per year acquisition properties.

Client Manager for Fortune 500 companies, national and regional lenders, and major developers and law firms. Managed client feedback, expectations, and communication on hundreds of projects per year.

Oversaw the completion of environmental due diligence for portfolio acquisitions for private equity firms. Provided risk guidance for multiple successful portfolios with liability and compliance issues.

Performed and/or managed hundreds of automotive dealership related projects throughout the United States as part of a national contract for site assessment activities. Aided the client in understanding the unique environmental subsurface and regulatory issues at automotive dealerships to generate a risk portfolio tool.

EDUCATION

M.S., Resource Planning and Behavior, University of Michigan

B.A., International Relations, Michigan State University

EXPERTISE

- Environmental Services
- Brownfield Redevelopment Incentives
- Federal and State Grant Applications
- Phase I and II Environmental Site Assessments

CERTIFICATIONS + AFFILIATIONS

EGLE Cleanup Criteria Training

ASTM Phase I and Phase II Processes Training

OSHA 40-Hour HAZWOPER Training

OSHA 8-Hour HAZWOPER Refresher Training

Environmental Bankers Association

Former CREW Network Board Liaison for CREW Detroit

CONTACT

beth.sexton@sme-usa.com
(734) 787-5902

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10.9 MSHDA PHASE I LETTER OF RELIANCE

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The Kramer Building
43980 Plymouth Oaks Blvd.
Plymouth, MI 48170-2584

T (734) 454-9900

www.sme-usa.com

SECTION 10.9: 2026 MSHDA PHASE I LETTER OF RELIANCE

March 18, 2026

PRIVILEGED AND CONFIDENTIAL

Daniel Lince
Environmental Manger
Rental Development Division
Michigan State Housing Development Authority
735 East Michigan Avenue
Lansing, Michigan 48912

RE: Phase I ESA for: 350 South Fifth Avenue, 098225.00, March 18, 2026

Dear Mr. Lince:

Please find enclosed the Phase I Environmental Site Assessment for the subject property dated March 18, 2026 to the Michigan State Housing Development Authority.

It is my understanding that the information contained in the Phase I Environmental Site Assessment will be used by the Authority in considering proposed financing of residential development of the subject property and, furthermore, that the Authority may rely upon the Phase I Environmental Site Assessment as if it were issued to the Authority.

I **represent** that the attached is a true, correct and complete copy of the Phase I Environmental Site Assessment for the above captioned property and that the report represents my professional opinion of the site as of this date and that I meet the definition of an Environmental Professional as defined in Section 312.10 of 40 CFR 312. I also **represent** that the Phase I Environmental Site Assessment including the evaluation, recommendations, and conclusions as of this date has been performed in conformance with the scope and limitations of the ASTM Practice E 1527-21, ASTM Practice E 2600-22, and MSHDA's Environmental Review Requirements for 2026.

Sincerely,

Beth Sexton
Senior Consultant

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10.10 COPY OF ENVIRONMENTAL PROFESSIONAL INSURANCE CERTIFICATES

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EGLE

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

Remediation and Redevelopment Division

Remediation Information Data Exchange (Ride) Secondary Certification Authorization

Instructions:

FOR RIDE SYSTEM USERS, COMPLETION OF THIS FORM IS MANDATORY TO DELEGATE THE "SECONDARY CERTIFICATION" STEP OF A SUBMITTAL TO A USER OTHER THAN THE REGULATED ENTITY. This form was developed to accommodate regulated entities that choose not to create a RIDE user account. It allows for the secondary certification step to be completed by the primary submitter, usually a consultant or attorney acting on behalf of the regulated entity. The form is submittal-specific and should be completed for each submittal that the regulated entity is delegating authority; it cannot be used for multiple submittals. The form must be signed and dated by an authorized representative of the regulated entity to allow certification of the submittal on their behalf. **This form should be placed as the first sheet of the attachment being provided through the RIDE system.** Only with completion of this form can the primary certifier of a report act as the secondary certifier, unless both the primary and secondary certifiers are an authorized representative of the regulated entity. For questions related to the use of this form, please email EGLE-RIDE-Admin@Michigan.gov.

NOTE: This form does **NOT** fulfill the requirements of a notarized affidavit when one is statutorily required. A copy of the affidavit documentation, with notary signature and stamp, must be provided in addition to this form when submitting a Part 201 No Further Action Report (use EQP4029/EQP4031) or a Part 213 Closure Report (use EQP4056/EQP4057) through the RIDE system.

Authorization of an Organization Submitting a Report Through the RIDE System to Act as the Secondary Certifier on behalf of the Regulated Entity

Pursuant to Part 201, Environmental Remediation, and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, many submittals that are provided to the Department of Environment, Great Lakes, and Energy (EGLE), Remediation and Redevelopment Division (RRD) require the signature of an authorized representative of the regulated entity affirming the completeness and accuracy of the submittal. RRD has developed the RIDE system as an electronic portal for submittals. By use of this form, you are authorizing an agent to act on your behalf and provide a specific submittal to RRD through RIDE. Use of RIDE to provide submittals is strongly encouraged but remains voluntary. Alternatively, submittals can be provided to the EGLE Remediation and Redevelopment Division using the following address:

Michigan Department of Environment, Great Lakes, and Energy
Remediation & Redevelopment Division
PO Box 30426
Lansing, MI 48909-7926

By completing the following information and signing this form, I affirm that I am an authorized representative of the regulated entity providing this submittal and that, to the best of my knowledge and belief, all information, data, documents, and reports provided in this submittal are true, accurate, and complete.

Submittal Information:

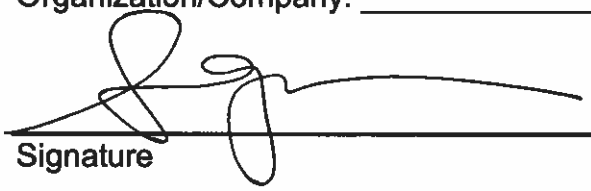
Report Title: ResAP to Comply with 20107a(1)(b), 350 S. Fifth Avenue, Ann Arbor, MI Report Completion Date: 1/16/2026

Organization Certifying Submittal on my behalf: SME

Name And Signature Of Authorized Representative Of The Regulated Entity Providing The Submittal:

Email: swick@relatedmidwest.com Phone Number: 312-832-2298

Organization/Company: Fifth Avenue MI Limited Dividend Housing Association LLC



Signature | Sarah Wick (Print Name) | 1/16/2026 (Date)

People with disabilities may request this material in an alternate format by emailing EGLE-Accessibility@Michigan.gov or calling 800-662-9278.

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations.

This form and its contents are subject to the Freedom of Information Act and may be released to the public.

RESPONSE ACTIVITY PLAN TO COMPLY WITH SECTION 20107a(1)(b)

350 SOUTH FIFTH AVENUE
ANN ARBOR, MICHIGAN 48104

SME Project Number: 098225.00.005
January 16, 2026

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FIGURE 3: RECOGNIZED ENVIRONMENTAL CONDITIONS AND VAPOR ENCROACHMENT CONCERNS
FIGURE 4: PROPOSED SITE UTILITY PLAN AND SAMPLE LOCATION DIAGRAM
FIGURE 5: SOIL ANALYTICAL EXCEEDANCE DIAGRAM

TABLES

TABLE 1: SUMMARY OF ANALYTICAL RESULTS – SOIL
TABLE 2: SUMMARY OF ANALYTICAL RESULTS – SOIL GAS

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APPENDIX A
SME'S 2024 PHASE I ESA AND OCTOBER 2025 ADDENDUM LETTER

APPENDIX B
SOIL BORING AND SOIL GAS WELL CONSTRUCTION LOGS

APPENDIX C
SITE-SPECIFIC VOLATILIZATION TO INDOOR AIR CRITERIA

APPENDIX D
LABORATORY REPORTS

APPENDIX E
RESIDENT ACKNOWLEDGEMENT FORM

APPENDIX F
DEVELOPMENT SITE PLAN

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1. INTRODUCTION

SME has prepared this Response Activity Plan (ResAP) to Comply with Section 20107a(1)(b) on behalf of Fifth Avenue MI LDHA LLC for response activities proposed for 350 South Fifth Avenue in Ann Arbor, Washtenaw County, Michigan (the Property). Fifth Avenue MI LDHA LLC (the Developer) is a partnership between Related Midwest and the Ann Arbor Housing Development Corporation and plans to develop the Property with one 20-story mixed-use commercial/residential structure. The Property is currently owned by the Ann Arbor Housing Development Corporation and Fifth Avenue MI LDHA LLC will lease the Property upon closing.

The Developer plans to partially fund the redevelopment of the Property with funding provided by the Michigan State Housing Development Authority (MSHDA). The Michigan Department of Environment, Great Lakes, and Energy (EGLE) approval of this ResAP is required to satisfy MSHDA financing requirements. We are requesting review and approval under Section 20114b of Part 201, *Environmental Remediation*, of the Natural Resources and Environmental Protection Act (NREPA), Public Act 451 of 1994, as amended (Part 201).

2. DETAILED PROPERTY DESCRIPTION

The Property consists of approximately 0.8 acres of land in downtown Ann Arbor. The Property location is shown on Figure 1. The Property is improved with a surface parking lot and minimal landscaped areas along all four property boundaries. Landscaping improvements along South Fourth Avenue, East William Street and South Fifth Avenue are located within the public rights of way and are currently maintained by the City of Ann Arbor. The Property boundaries and features are shown on Figure 2. Adjacent lots contain the Ann Arbor Area Transportation Authority Blake Transit Center (north), Ann Arbor District Library (east), residential houses and a funeral chapel (south), and a multi-story parking structure (west).

Municipal water and municipal sanitary sewer are available in the area of the Property. Stormwater in the area flows overland to parking lot catch basins or adjoining roadways. Numerous utilities, including electric and three high voltage duct banks, a 2-inch natural gas line, telecommunications, and associated vaults and manholes, are present in a narrow, landscaped area along the northern property boundary. Two grants of easement for DTE Electric Co. are also reportedly in this area (Figure 4).

No underground storage tanks (USTs), other “belowground containers”, aboveground storage tanks (ASTs), or discarded or abandoned containers are known to be present on the Property.

The ground surface in the unpaved portions of the Property is covered by landscaped grass, bushes, and trees. Therefore, the erosion of surface soils and/or dispersion of particulate or volatile hazardous substances from surface soils does not present a risk to surrounding sites.

The Property was previously developed with a building which operated as a Young Men’s Christian Association (YMCA). The YMCA had a pool (approximately located on the western portion of the Property) and when the building was demolished in 2009, the pool was left in place.

3. PROPERTY USE

3.1 CURRENT AND INTENDED PROPERTY USE

The Property is developed with asphalt pavement and ribbon landscaping along all four property boundaries. A scaled, detailed site map is included as Figure 2.

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The Developer plans to develop a 20-story, 328,521-square foot mixed-use commercial/residential building on the southern two-thirds of the Property. A Development Site Plan is provided in Appendix F. The building will not have a basement. Most of the building columns will be supported by auger cast-in-place (ACIP) piles with concrete pile caps. The remaining building "core" and west shear walls will be supported by ACIP pile-reinforced mat foundations. The northern third of the Property will be improved with surface paving. The Blake Transit Center will utilize a 30-foot-wide area along the northern Property boundary as a bus loading zone which will include concrete pavement for bus parking and ingress/egress onto and off of the site, as well as concrete pavement areas for pedestrian walkways and waiting areas. Minimal landscaping may be located along the northern property boundary. The proposed site layout and utilities are shown on Figure 4.

The proposed development plans include the construction of geothermal wells under the proposed building footprint. The geothermal pipes will be collected below the slab-on-grade. The geothermal wells are also shown on Figure 4.

Residents, retailers, and visitors will live, work, and shop on the Property, both inside and outside the structures. Residents, retail employees, visitors, and building management/maintenance staff may access the Property building via any of the numerous proposed doors located on each side of the building.

The ground surface in the portions of the Property outside of the building footprints will be covered by pavement or at least 12 inches of clean fill/topsoil (depending on future use and proposed landscaping), as described further in Section 8.1.2. Therefore, the erosion of surface soils will not present a risk to surrounding sites.

No land or resource use restrictions are currently being relied upon to manage environmental conditions on the Property, and there are no current response activities or corrective actions being undertaken on the Property by a liable or non-liable party.

3.2 HISTORICAL PROPERTY USE

SME's project team conducted a Phase I Environmental Site Assessment (ESA) and prepared a Phase I ESA report dated November 11, 2024, and a Phase I ESA Addendum Letter dated October 27, 2025, included in Appendix A.

Based on our historical research, the Property consisted of residential development with associated outbuildings from at least 1888 to 1899, when a church was present on the southeast corner. The remainder consisted of grass-covered land. Between 1916 and the 1960s, a YMCA structure, a furniture and upholstery repair structure, and a residential development were present on the Property. By 1964, the residential and commercial structures had been removed, and a YMCA structure was present near the center of the Property. The YMCA structure was present until 2009, when the structure was demolished. Since then, the Property has consisted of a paved parking lot.

The Property was bordered by South Fifth Avenue, William Street, and South Fourth Avenue to the east, south and west, respectively. Surrounding areas consisted of residential development from at least 1888 to the early 1900s, when a hotel and a sanitarium were located to the west and south. Between the 1910s and 2023, commercial development was present on adjoining properties and included automobile sales and service shops, a gasoline filling station, an automobile paint shop, storefronts, a funeral home, a dressmaker, a furniture sales shop, a library, a salon, a beer depot, and a parking garage. Assessments on the Property did not identify the migration of contaminants from the former off-site automobile repair and painting shops, and gasoline filling station.

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The following recognized environmental condition (REC) was identified in the Phase I ESA report:

- The known presence of arsenic, selenium and mercury in the soil on the Property exceeding Part 201 Criteria.

The following vapor encroachment conditions (VECs) were identified in the Phase I ESA Addendum Letter:

- The potential for the migration of vapors from trichloroethene and phenanthrene in the soil on the north-adjoining site (approximately 100 feet north of the planned development) exceeding Site Specific Volatilization to Indoor Air Criteria.
- The potential for the migration of vapors associated with the west-adjoining former gasoline filling station and auto service garage.

Figure 3 is a Recognized Environmental Conditions and Vapor Encroachment Concerns diagram, Figure 4 is a Soil Boring Location Diagram, and Figure 5 is a Soil Boring Location Diagram with Soil Concentrations Above Part 201 Generic Residential Cleanup Criteria. We identified no other significant data gaps or limiting conditions representing significant data gaps in connection with the Phase I ESA.

3.3 PROPERTY GEOLOGY/HYDROGEOLOGY/TOPOGRAPHY

The Property is relatively flat at an elevation of approximately 850 feet above mean sea level. The surface materials consisted of asphalt pavement, concrete pavement, or topsoil. The surface materials were generally underlain by sand and fill material containing brick, plastic, wood, glass, metal fragments, and concrete, underlain by sand or silty sand. The fill materials generally extended to depths ranging from 4 feet to 22 feet below ground surface (bgs). Natural sands, ranging in grain size and varying in silt, clay, and gravel content, were encountered beneath the fill and extended to the maximum depth explored (75 feet bgs).

During SME's 2014 environmental investigation, boring advancement refusal was encountered at several soil boring locations: at 7 feet bgs at SB1, at 14 feet bgs at SB2, at 14 feet bgs at SB3, at 6.5 feet bgs at SB4, at 6 feet bgs at SB5, at 6.5 feet bgs at SB6, at 7 feet bgs at SB7, at 15 feet bgs at SB8, and at 15.5 feet bgs at SB9. During SME's 2022 environmental investigation, boring advancement refusal was encountered at several soil boring locations: at 10 feet bgs at SB1, at 7.5 feet bgs at SB2, at 6 feet bgs at SB3, at 7 feet bgs at SB5, at 16 feet bgs at SB6, at 9 feet bgs at SB7, and at 10 feet bgs at SB8. During SME's December 2025 environmental investigation, boring advancement refusal was encountered at several soil boring locations: at 9.5 feet bgs at SB206, at 9 feet bgs at SB207, at 8.5 feet bgs at SB209, and at 13.5 feet bgs at SB215. Advancement refusal is suspected to be related to concrete or brick debris or cobbles.

Descriptions of the soil conditions encountered are documented on the environmental and geotechnical soil boring logs in Appendix B.

Groundwater was not encountered at any of the environmental soil boring locations. Perched, discontinuous groundwater was encountered at one geotechnical soil boring location in 2005 at a depth of 3 feet bgs. Groundwater was encountered in several geotechnical soil borings at depths ranging from 40 to 48 feet bgs.

4. IDENTIFICATION OF COMPLETE/LIKELY TO BECOME COMPLETE EXPOSURE PATHWAYS

An evaluation of complete or likely to become complete exposure pathways at the Property is presented in the table below.

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EXPOSURE PATHWAY	COMPLETE PATHWAY?	RELEVANT PROPERTY CONDITIONS AND EXPLANANTION
Drinking Water	No	The Property will be serviced by a municipal water supply, and no potable water wells are currently present on the Property.
Direct Contact	Yes	A person could come into contact with soil.
Soil Particulate Inhalation	Yes	A person could inhale particulates in ambient air from substances present in soil via wind erosion of contaminated soil and vehicle traffic if portions of the pavements were removed or if vegetation was disturbed.
Soil Volatilization to Ambient Air	Yes	A person could inhale ambient air that contains vapors from volatile substances present in soil.
Soil Volatilization to Indoor Air	Yes	A person could inhale indoor air within the proposed buildings that contains vapors from volatile substances present in soil.
Groundwater-Surface Water Interface	No	No surface water exists at or adjacent to the Property.

Based on the above evaluation, the following exposure pathways are complete or likely to become complete based on the proposed use of the Property:

- Direct Contact (with soil)
- Soil Particulate Inhalation
- Soil Volatilization to Ambient Air
- Soil Volatilization to Indoor Air

5. ASSESSMENT OF APPLICABILITY OF GENERIC CRITERIA

Site conditions were evaluated to determine whether the Part 201 generic residential criteria for all complete pathways are applicable. Evidence of non-aqueous phase liquid (NAPL) was not encountered within multiple lines of evidence during subsurface investigations (i.e., no PID readings greater than 1 parts per million (ppm) were measured, no staining was observed, no odors were noted, and no concentrations of benzene, toluene, ethylbenzene and xylenes (BTEX) were measured in soil samples at the Property). Therefore, site conditions do not preclude the use of the generic residential criteria for either the volatilization to indoor air inhalation pathway or the direct contact pathway due to the presence of residual NAPL.

The applicability of the generic soil volatilization to indoor air criteria was also evaluated in accordance with Appendix C.1 of the EGLE Guidance Document for the Vapor Intrusion Pathway (May 2013 and updated 2022). The proposed high-rise building (i.e., six or more floors) will primarily consist of poured slab-on-grade concrete floors, which include elevator pits with sumps, which precludes the use of the generic soil volatilization to indoor air criteria or the Volatilization to Indoor Air Pathway screening levels.

SME evaluated measured concentrations of metals in soil samples and determined that the concentrations may be naturally occurring. Concentrations of metals in soil were compared to the Huron-Erie Glacial Lobe Regional Background Levels, published in the 2005 Michigan Background Soil Survey (MBSS) guidance document. According to Appendix E of the MBSS document, Regional Background Levels may be used in circumstances where the debris content in fill is <10 percent. Also, according to the MBSS and Part 201, the background concentrations become criteria when the criteria are less than

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the background concentrations. We further evaluated the appropriateness of using the Regional Background Levels by evaluating the soil results from our 2025 assessment for lead in fine and coarse size fractions for any soil samples with a total lead concentration greater than 75,000 µg/kg. The soil sample collected from SB216 (3 to 4 feet) had a total lead concentration of 120,000 µg/kg. We requested the analytical laboratory to analyze the sample for lead in fine and coarse size fractions, but the laboratory reported that they were unable to separate the size fractions because of the sample's clay content, consistent with EGLE guidance (Target Detection Limits and Designated Analytical Methods, dated March 10, 2016).

Site-specific volatilization to indoor air criteria (SSVIAC) were developed and provided by EGLE on November 20, 2025. A copy of the SSVIAC memorandum is included in Appendix C.

The Property area is approximately 0.8 acres; therefore, a modifier of 0.87 was used in the development of the criteria for the soil particulate inhalation and soil volatilization to ambient air pathways, as outlined in the 2007 EGLE – Remediation and Redevelopment Operational Memorandum #1 Technical Support Document – Attachment 7 Part 201 Generic Soil Inhalation Criteria for Ambient Air.

6. IDENTIFICATION OF THE APPLICABLE CLEANUP CATEGORY

The Developer plans to develop the Property with one multitenant, mixed-use residential/commercial building; therefore, the residential land use cleanup category is applicable.

7. CONTAMINANT INFORMATION

SME completed environmental assessments at the Property in August 2005, January 2014, November 2022, October 2025, and December 2025 to evaluate the potential for contaminants to be present in urban fill soils and to evaluate potential migration of contamination onto the Property from offsite.

The assessments included advancing 40 soil borings and collecting soil samples and advancing 8 soil gas wells and collecting soil gas samples. The soil boring and soil gas well locations are shown on Figure 4. The soil samples were submitted for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), arsenic, barium, cadmium, total chromium, hexavalent chromium, copper, lead (total), mercury, selenium, silver and/or zinc. The SG1 through SG6 soil gas samples were submitted for laboratory analysis of mercury, and the SG101 and SG102 soil gas samples were submitted for analysis of VOCs and PAHs. The laboratory reports are included in Appendix D.

7.1 LOCATION AND CONCENTRATIONS OF CONTAMINANTS OF CONCERN

The analytical results for the soil samples are detailed in Table 1, and the analytical results for the soil gas samples are detailed in Table 2. The sample locations and Part 201 Generic Residential Cleanup Criteria exceedances are shown on Figure 4 and Figure 5.

Groundwater was not encountered in environmental soil borings. Groundwater was typically encountered at depths of 40 feet to 48 feet bgs in geotechnical soil borings. No unacceptable levels of soil gas contamination were measured in the soil gas samples collected from the Property.

7.1.1 SOIL

Benzo(a)pyrene, phenanthrene, copper, mercury, and zinc were measured in soil at concentrations exceeding Part 201 Generic Residential Cleanup Criteria (GRCC). Phenanthrene was measured at a concentration above SSVIAC.

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Benzo(a)pyrene was measured at concentrations above Part 201 Generic Residential direct contact Criterion (DCC).

Phenanthrene, copper, mercury, and zinc were measured at concentrations above Part 201 Generic Residential groundwater surface water interface protection criteria (GSIPC).

Mercury was measured in soil at concentrations above the Part 201 Generic Residential drinking water protection criteria (DW).

As described in EGLE's 2023 guidance on the evaluation of a dispersed source in urban fill, the evaluation of VIAP for mercury is not required unless there is a known or suspected release of elemental mercury at the site. There is no known or suspected elemental release of mercury at the Property; therefore, the analytical results of mercury in soil were not compared to the SSVIAC.

VOCs were not measured at concentrations exceeding Part 201 GRCC.

EXPOSURE PATHWAY	COMPLETE PATHWAY?	CONTAMINANTS WITH UNNACEPTABLE CONCENTRATIONS	HIGHEST MEASURED CONCENTRATION ON PROPERTY (UG/KG)	RESPONSE ACTIVITY REQUIRED?
Drinking Water	No	Mercury	2,400	No
Direct Contact	Yes	Benzo(a)pyrene	2,700	Yes
Soil Particulate Inhalation	Yes	None	N/A	No
Soil Volatilization to Ambient Air	Yes	None	N/A	No
Volatilization to Indoor Air (VIAP)	Yes	Phenanthrene	4,600	Yes
Groundwater-Surface Water Interface	No	Phenanthrene Copper Mercury Zinc	4,600 100,000 2,400 180,000	No

8. IDENTIFICATION OF COMPLETE OR LIKELY TO BECOME COMPLETE EXPOSURE PATHWAYS REQUIRING RESPONSE ACTIVITIES TO MITIGATE UNACCEPTABLE EXPOSURES

The following subsections discuss the exposure pathways that were identified as complete in Section 4 and, as applicable, activities that will be completed to mitigate unacceptable exposures.

8.1 DIRECT CONTACT – SOIL

As indicated in Section 7.1.1, benzo(a)pyrene is present in the soil sample collected at SB209 (6-7') at concentrations above the Part 201 Generic Residential Direct Contact Criterion. In order to mitigate unacceptable exposures, activities will be undertaken both during and after redevelopment activities. These activities are discussed in the following subsections. An approximately 10-foot by 10-foot area

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around SB209 (the sample location with the direct contact exceedance) will be excavated to the depth that native soil is encountered. Once the prescribed horizontal and vertical extents are met, SME will collect verification of soil remediation (VSR) floor and sidewall samples in accordance with EGLE's Sampling Strategies and Statistics Training Materials (S3TM) document and submit the samples to an analytical laboratory for analysis of PAHs. The excavated fill will be characterized and legally disposed of. If all VSR sample results are not below residential direct contact criteria, additional excavation will be conducted, and additional VSR samples will be collected until remediation is complete. The excavation activities and soil results will be documented in the post-construction documentation of due care compliance.

8.2 VOLATILIZATION TO INDOOR AIR – SOIL

As indicated in Section 7.1.1, phenanthrene was measured in fill soil at a concentration above Residential SSVIAC. In accordance with EGLE's October 2023 Dispersed Vapor Source guidance, the potential volatilization to indoor air risk associated with the proposed building footprint will be mitigated by removing the urban fill. An approximately 10-foot by 10-foot area around SB209 (the sample location with the SSVIAC exceedance) will be excavated. Once the prescribed horizontal and vertical extents are met, SME will collect verification of soil remediation (VSR) floor and sidewall samples in accordance with EGLE's Sampling Strategies and Statistics Training Materials (S3TM) document and submit the samples to an analytical laboratory for analysis of PAHs. If all VSR sample results are not below SSVIAC, additional excavation will be conducted, and additional VSR samples will be collected until remediation is complete. The excavated fill will be characterized and legally disposed of. The excavation activities and soil results will be documented in the post-construction documentation of due care compliance.

9. SIGNATURES

The conclusions in this ResAP are based on visual observations and analytical results for samples collected from the areas of referenced investigations only. If additional surface, subsurface, or chemical data become available after the date of issue of this report, the conclusions contained in this report may require modification after we have reviewed the additional information.

In the process of obtaining information in preparation of this ResAP, procedures were followed that represent reasonable practices and principles in a manner consistent with that level of care and skill ordinarily exercised by members of this profession currently practicing under similar conditions.

This ResAP was prepared by Mr. Paul A. Glasser, CPG and reviewed by Mr. Bret B. Stuntz. Contact information for Mr. Stuntz is included below.

Bret Stuntz
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PREPARED BY:

Paul A. Glasser, CPG
Project Geologist

REVIEWED BY:

Bret B. Stuntz
Senior Consultant

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10. REFERENCES

1. **Part 201 of 1994 PA 451, as amended, the Natural Resources and Environmental Protection Act**, and applicable portions of the associated Part 10 Rules in effect at the time this Response Activity Plan was prepared.
2. The Michigan Department of Environmental Quality, Promulgated Cleanup Criteria, R299.44, R299.46, R299.48, and R299.49, **Part 201 Generic Residential and Nonresidential Cleanup Criteria and Screening Levels**, December 30, 2013.
3. **Phase I Environmental Site Assessment, Paved Parking Lot, 350 South Fifth Avenue, Ann Arbor, Michigan**, SME, November 11, 2024;
4. **Phase I Addendum Letter, Paved Parking Lot, 350 South Fifth Avenue, Ann Arbor, Michigan,** SME, October 27, 2025.
5. **Baseline Environmental Assessment Report, 350 South Fifth Avenue, Ann Arbor, Michigan,** SME, August 17, 2018.

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April 2, 2026

VIA EMAIL

Sarah Wick
Fifth Avenue MI Limited Dividend Housing Association LLC
350 W. Hubbard, Suite 300
Chicago, Illinois 60654

Dear Sarah Wick:

SUBJECT: Notice of Approval With Conditions of the Response Activity Plan to Comply with 7a(1)(b)
350 S. Fifth Ave., Ann Arbor, Washtenaw County, Michigan
Parcel ID Number: 09-09-29-404-001
Facility ID Number: 81000600

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Remediation and Redevelopment Division (RRD) has reviewed the Response Activity Plan (ResAP) to Comply with Section 20107a(1)(b) of Part 201 Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) for the above-referenced property. The ResAP outlines the response activities to be undertaken at the above-referenced address and was submitted on your behalf pursuant to Section 20114b of the NREPA on January 23, 2026, by Paul Glasser of SME.

Based upon the representations and information contained in the submittal, the ResAP is approved with the following condition:

- Provide a plan for sampling imported fill material to verify fill is clean before arrival and placement on the subject property after the proposed excavation response activities are completed.

If the above condition is not met, EGLE approval of the ResAP is withdrawn.

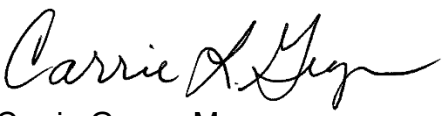
This approval with conditions is based on the representations and information contained in the ResAP received on January 23, 2026. EGLE expresses no opinion on the adequacy of the proposed response activities to address conditions that are not represented, described, or contained within the submittal. If environmental contamination is found to exist that is not addressed by the ResAP and you are otherwise liable for the contamination, additional response activities may be necessary.

The owner and operator of this property may also have responsibility under applicable state and federal laws, including but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

This approval with conditions is pursuant to the applicable requirements of the NREPA. The Michigan State Housing Development Authority may have additional site selection requirements beyond the NREPA statutory obligations for site characterization and remedial actions or response activities necessary to prevent, minimize, or mitigate injury to public health, safety, or welfare, or to the environment.

If you should have further questions or concerns, please contact Martha Thompson, RRD, Brownfield Assessment and Redevelopment Section, at 517-285-3461, or by email at ThompsonM31@michigan.gov.

Sincerely,



Carrie Geyer, Manager
Brownfield Assessment and Redevelopment Section
Remediation and Redevelopment Division
GeyerC1@Michigan.gov

cc: Paul Glasser, SME
Deanna Hutsell, EGLE
Janet Michaluk, EGLE
Dan Wilde, EGLE

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
REMEDIATION AND REDEVELOPMENT DIVISION

GRETCHEN WHITMER
GOVERNOR

PHILLIP D. ROOS
DIRECTOR

May 26, 2026

VIA EMAIL

Sarah Wick
Fifth Avenue MI Limited Dividend Housing Association LLC
350 W. Hubbard, Suite 300
Chicago, Illinois 60654

Dear Sarah Wick:

SUBJECT: Notice of Approval Conditions Met for the ResAP to Comply with 7a(1)(b)
350 S. Fifth Ave., Ann Arbor, Washtenaw County, Michigan
Parcel ID Number: 09-09-29-404-001
Facility ID Number: 81000600

On April 2, 2026, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Remediation and Redevelopment Division (RRD) conditionally approved the Response Activity Plan (ResAP) to Comply with Section 20107a(1)(b) of Part 201 Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) for the above-referenced property. The ResAP was approved with the following condition:

- Provide a plan for sampling imported fill material to verify fill is clean before arrival and placement on the subject property after the proposed excavation response activities are completed.

Documentation regarding the condition was submitted on your behalf by Paul Glasser of SME on May 11, 2026. EGLE has reviewed the documentation and concurs that the condition has been met and the ResAP is approved.

This approval is based on the representations and information contained in the ResAP received on January 23, 2026 and the documentation received on May 11, 2026. EGLE expresses no opinion on the adequacy of the proposed response activities to address conditions that are not represented, described, or contained within the submittal. If environmental contamination is found to exist that is not addressed by the ResAP and you are otherwise liable for the contamination, additional response activities may be necessary.

The owner and operator of this property may also have responsibility under applicable state and federal laws, including but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615,

Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

This approval is pursuant to the applicable requirements of the NREPA. The Michigan State Housing Development Authority may have additional site selection requirements beyond the NREPA statutory obligations for site characterization and remedial actions or response activities necessary to prevent, minimize, or mitigate injury to public health, safety, or welfare, or to the environment.

If you should have further questions or concerns, please contact Martha Thompson, RRD, Brownfield Assessment and Redevelopment Section, at 517-285-3461, or by email at ThompsonM31@michigan.gov.

Sincerely,

Carrie Geyer, Manager
Brownfield Assessment and Redevelopment Section
Remediation and Redevelopment Division
GeyerC1@Michigan.gov

cc: Paul Glasser, SME
Deanna Hutsell, EGLE
Janet Michaluk, EGLE
Dan Wilde, EGLE

APPENDIX G: ENDANGERED SPECIES ACT

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Michigan Ecological Services Field Office
2651 Coolidge Road Suite 101
East Lansing, MI 48823-6360
Phone: (517) 351-2555 Fax: (517) 351-1443

In Reply Refer To: 05/19/2026 18:48:51 UTC
Project Code: 2025-0111735
Project Name: 350 S Fifth Ave

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Official Species List
The attached species list identifies any Federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat if present within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Under 50 CFR 402.12(e) (the regulations that implement section 7 of the Endangered Species Act), the accuracy of this species list should be verified after 90 days. You may verify the list by visiting the IPaC website (https://ipac.ecosphere.fws.gov/) at regular intervals during project planning and implementation. To update an Official Species List in IPaC: from the My Projects page, find the project, expand the row, and click Project Home. In the What's Next box on the Project Home page, there is a Request Updated List button to update your species list. Be sure to select an "official" species list for all projects.

Consultation requirements and next steps
Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize Federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-Federal representative) must consult with the Fish and Wildlife Service if they determine their project may affect listed species or critical habitat.

There are two approaches to evaluating the effects of a project on listed species.

Approach 1. Use the All-species Michigan determination key in IPaC. This tool can assist you in making determinations for listed species for some projects. In many cases, the determination key

will provide an automated concurrence that completes all or significant parts of the consultation process. Therefore, we strongly recommend screening your project with the **All-Species Michigan Determination Key (Dkey)**. For additional information on using IPaC and available Determination Keys, visit https://www.fws.gov/media/mifo-ipac-instructions (and click on the attachment), or for a video overview, please visit: https://www.youtube.com/watch?v=FfcerNCiL0I. Please carefully review your Dkey output letter to determine whether additional steps are needed to complete the consultation process.

Approach 2. Evaluate the effects to listed species on your own without utilizing a determination key. Once you obtain your official species list, you are not required to continue in IPaC, although in most cases using a determination key should expedite your review. If the project is a Federal action, you should review our section 7 step-by-step instructions before making your determinations: https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance. If you evaluate the details of your project and conclude "no effect," document your findings, and your listed species review is complete; you do not need our concurrence on "no effect" determinations. If you cannot conclude "no effect," you should coordinate/consult with the Michigan Ecological Services Field Office. The preferred method for submitting your project description and effects determination (if concurrence is needed) is electronically to EastLansing@fws.gov. Please include a copy of this official species list with your request.

For all **wind energy projects**, please contact this field office directly for assistance, even if no Federally listed plants, animals or critical habitat are present within your proposed project area or may be affected by your proposed project.

Migratory Birds
Please see the "Migratory Birds" section below for important information regarding incorporating migratory birds into your project planning. Our Migratory Bird Program has developed recommendations, best practices, and other tools to help project proponents voluntarily reduce impacts to birds and their habitats. The Bald and Golden Eagle Protection Act prohibits the take and disturbance of eagles without a permit. If your project is near an eagle nest or winter roost area, see our Eagle Permits website at https://www.fws.gov/program/eagle-management to help you avoid impacting eagles or determine if a permit may be necessary.

Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your consideration of threatened and endangered species during your project

planning. Please include a copy of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Michigan Ecological Services Field Office
2651 Coolidge Road Suite 101
East Lansing, MI 48823-6360
(517) 351-2555

PROJECT SUMMARY

Project Code: 2025-0111735
Project Name: 350 S Fifth Ave
Project Type: Mixed-Use Construction
Project Description: 350 S. Fifth Ave will be a new construction, twenty story high rise apartment building located in the heart of downtown Ann Arbor, co-developed by Related Midwest and the Ann Arbor Housing Development Corporation, an affiliate of the Ann Arbor Housing Commission. The property will feature 330 units containing a mix of one bedroom and two bedrooms with 100% of the units reserved as affordable for individuals and families with an average income between 30% to 80% of the Area Median Income for the Ann Arbor Metropolitan Statistical Area (MSA). The building is also planned net-zero ready and 100% electric. 350 S Fifth Ave will be the first high rise apartment building in Ann Arbor where 100% of units are income restricted, helping to address the City's severe affordable housing shortage. Residents will have access to state-of-the-art amenities such as a fitness center, community rooms, co-working spaces, mail and package room. This mixed-use development will also have roughly 6,000 SF of ground-floor commercial space, for which the development team is actively seeking a grocery tenant. On the North-side of 350 S Fifth Ave's site plan is the Blake Transit Center, the public transportation hub in downtown Ann Arbor. In collaboration with The Ann Arbor Area Transportation Authority and Ann Arbor Downtown Development Authority, Related Midwest will be incorporating the redevelopment of the Blake Transit Center with 350 S Fifth Ave, including enhancements to the bus station, additional bus lanes and the complete reconstruction of the Fourth Avenue Street.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@42.278167100000005,-83.74681781962423,14z

Counties: Washtenaw County, Michigan

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered

BIRDS

NAME	STATUS
Whooping Crane *Grus americana* Population: Eastern Migratory NEP - U.S.A. (AL, AR, FL, GA, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, OH, SC, TN, VA, WI, WV) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

REPTILES

NAME	STATUS
Eastern Massasauga (=rattlesnake) *Sistrurus catenatus* No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: ▪ For all Projects: Project is within EMR Range Species profile: https://ecos.fws.gov/ecp/species/2202 General project design guidelines: https://ipac.ecosphere.fws.gov/project/QSFVDBMRIJGXZLQ2DWVOWTDAWQ/documents/generated/5280.pdf	Threatened

CLAMS

NAME	STATUS
Snuffbox Mussel *Epioblasma triquetra* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/4135	Endangered

INSECTS

NAME	STATUS
Mitchell's Satyr Butterfly *Neonympha mitchellii mitchellii* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8062	Endangered
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

---

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/ activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For

assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Golden Eagle *Aquila chrysaetos* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds elsewhere

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

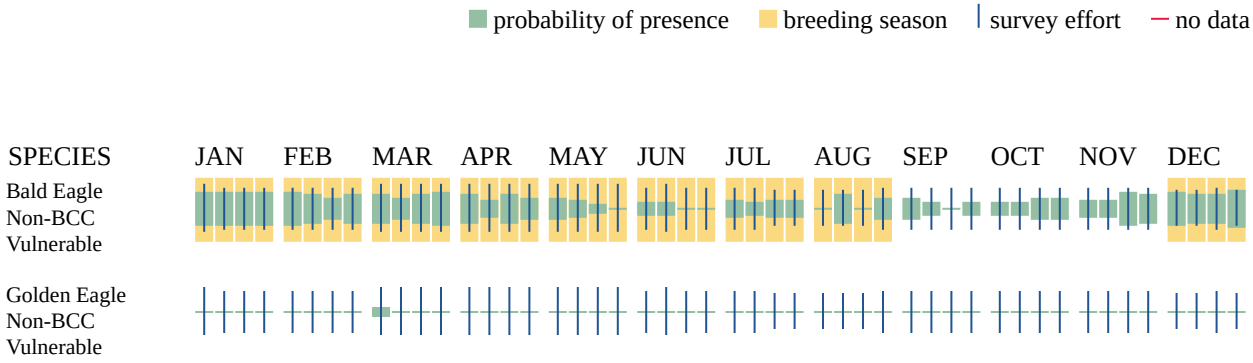
Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Black-billed Cuckoo *Coccyzus erythropthalmus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Bobolink *Dolichonyx oryzivorus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9454	Breeds May 20 to Jul 31
Canada Warbler *Cardellina canadensis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643	Breeds May 20 to Aug 10
Cerulean Warbler *Setophaga cerulea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 22 to Jul 20
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Eastern Whip-poor-will *Antrostomus vociferus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10678	Breeds May 1 to Aug 20
Golden Eagle *Aquila chrysaetos* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds elsewhere
Golden-winged Warbler *Vermivora chrysoptera* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8745	Breeds May 1 to Jul 20
Grasshopper Sparrow *Ammodramus savannarum perpallidus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20

NAME	BREEDING SEASON
Henslow's Sparrow *Centronyx henslowii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds May 1 to Aug 31
Kirtland's Warbler *Setophaga kirtlandii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8078	Breeds May 25 to Jul 31
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Long-eared Owl *asio otus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3631	Breeds Mar 1 to Jul 15
Pectoral Sandpiper *Calidris melanotos* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9561	Breeds elsewhere
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Rusty Blackbird *Euphagus carolinus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere
Semipalmated Sandpiper *Calidris pusilla* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9603	Breeds elsewhere
Short-billed Dowitcher *Limnodromus griseus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Wood Thrush *Hylocichla mustelina* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
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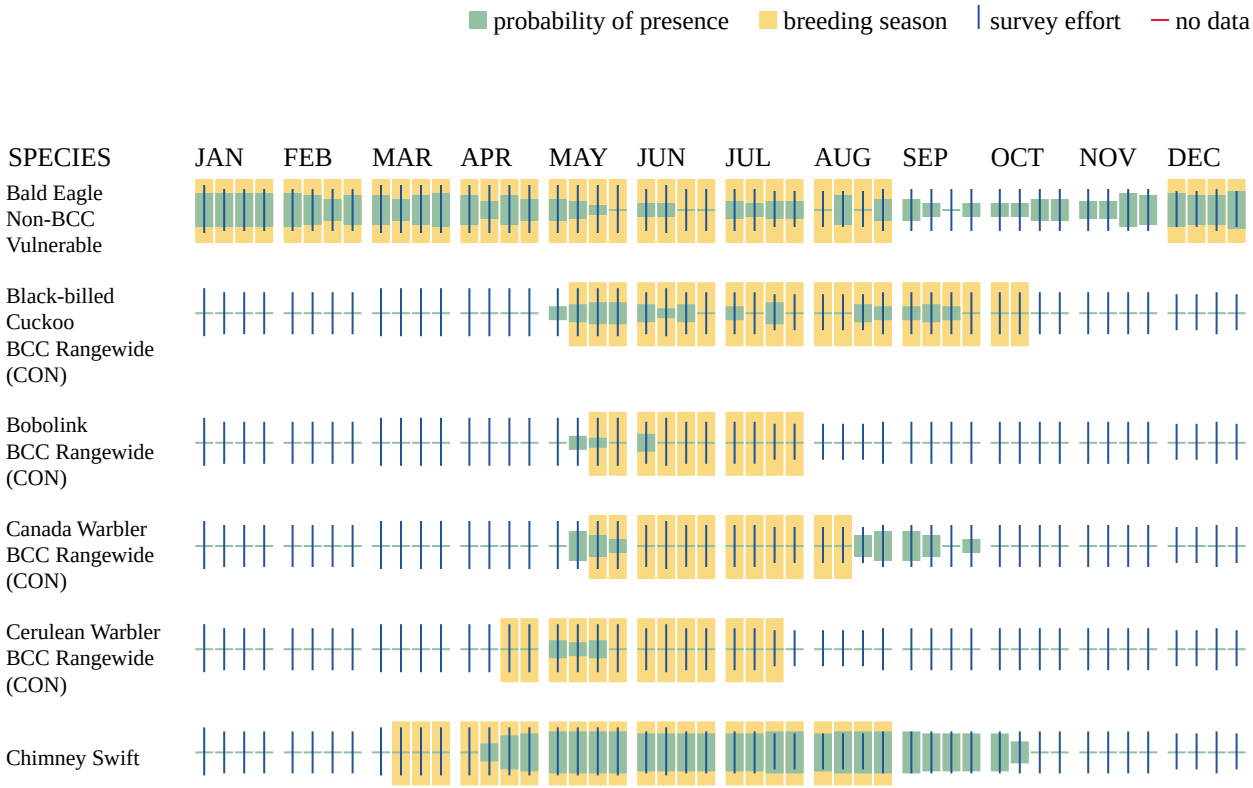

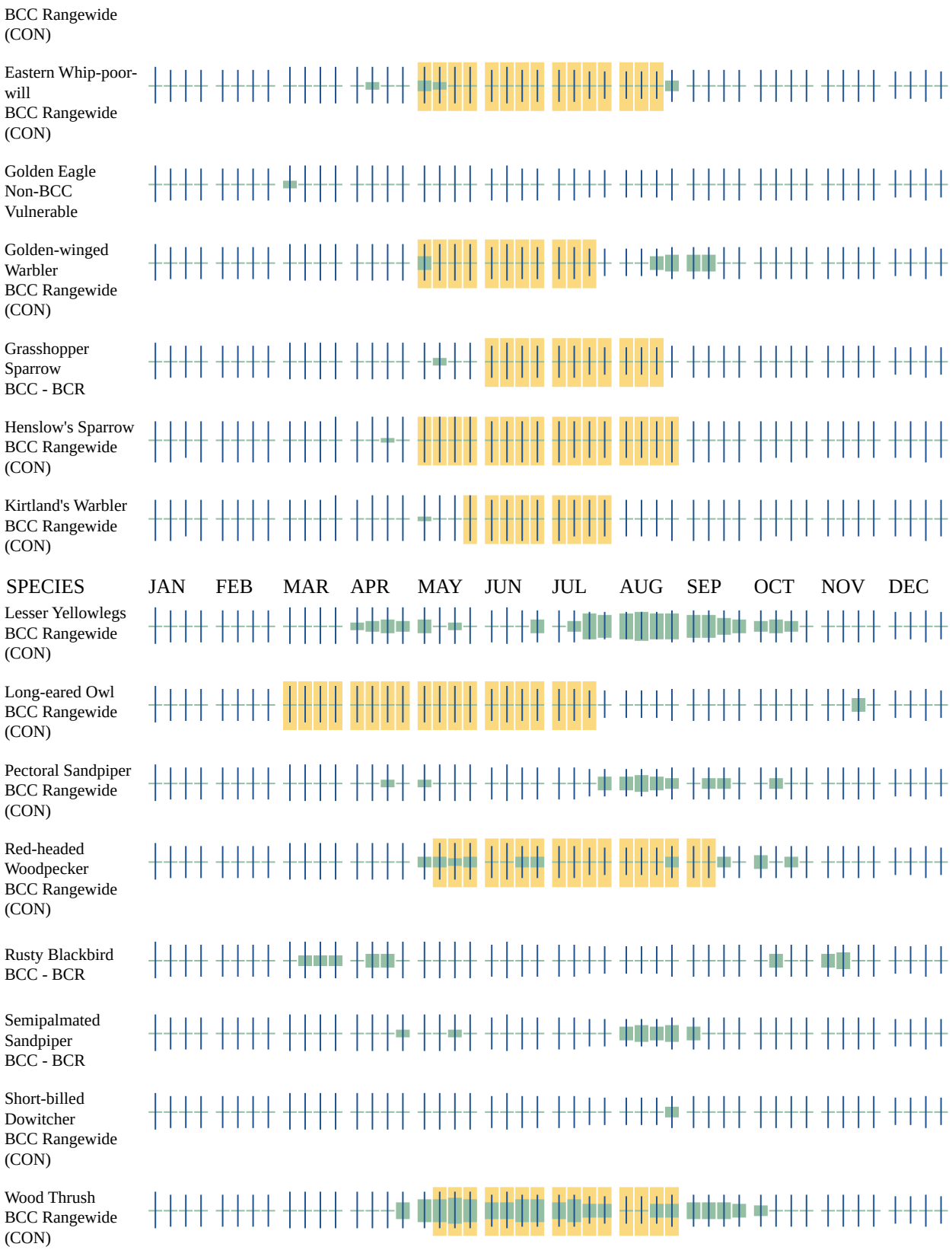
BCC Rangewide (CON)
Eastern Whip-poor-will BCC Rangewide (CON)
Golden Eagle Non-BCC Vulnerable
Golden-winged Warbler BCC Rangewide (CON)
Grasshopper Sparrow BCC - BCR
Henslow's Sparrow BCC Rangewide (CON)
Kirtland's Warbler BCC Rangewide (CON)
SPECIES
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
Lesser Yellowlegs BCC Rangewide (CON)
Long-eared Owl BCC Rangewide (CON)
Pectoral Sandpiper BCC Rangewide (CON)
Red-headed Woodpecker BCC Rangewide (CON)
Rusty Blackbird BCC - BCR
Semipalmated Sandpiper BCC - BCR
Short-billed Dowitcher BCC Rangewide (CON)
Wood Thrush BCC Rangewide (CON)

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Related Capital
Name: JoBeth Peterson
Address: 1100 B Airport North Office Park
City: Fort Wayne
State: IN
Zip: 46825
Email jobeth.peterson@sme-usa.com
Phone: 2604469963

350 S FIFTH AVE

BIOLOGICAL ANALYSIS

Prepared using IPaC

Generated by JoBeth Peterson (jobeth.peterson@sme-usa.com)

May 19, 2026

The purpose of this document is to assess the effects of the proposed project and determine whether the project may affect any federally threatened, endangered, proposed, or candidate species. If appropriate for the project, this document may be used as a biological assessment (BA), as it is prepared in accordance with legal requirements set forth under Section 7 of the Endangered Species Act (16 U.S.C. 1536 (c)).

In this document, any data provided by U.S. Fish and Wildlife Service is based on data as of June 19, 2025.

Prepared using IPaC version 6.128.28-rc0

350 S FIFTH AVE BIOLOGICAL ASSESSMENT

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1 DESCRIPTION OF THE ACTION

1.1 PROJECT NAME

350 S Fifth Ave

1.2 EXECUTIVE SUMMARY

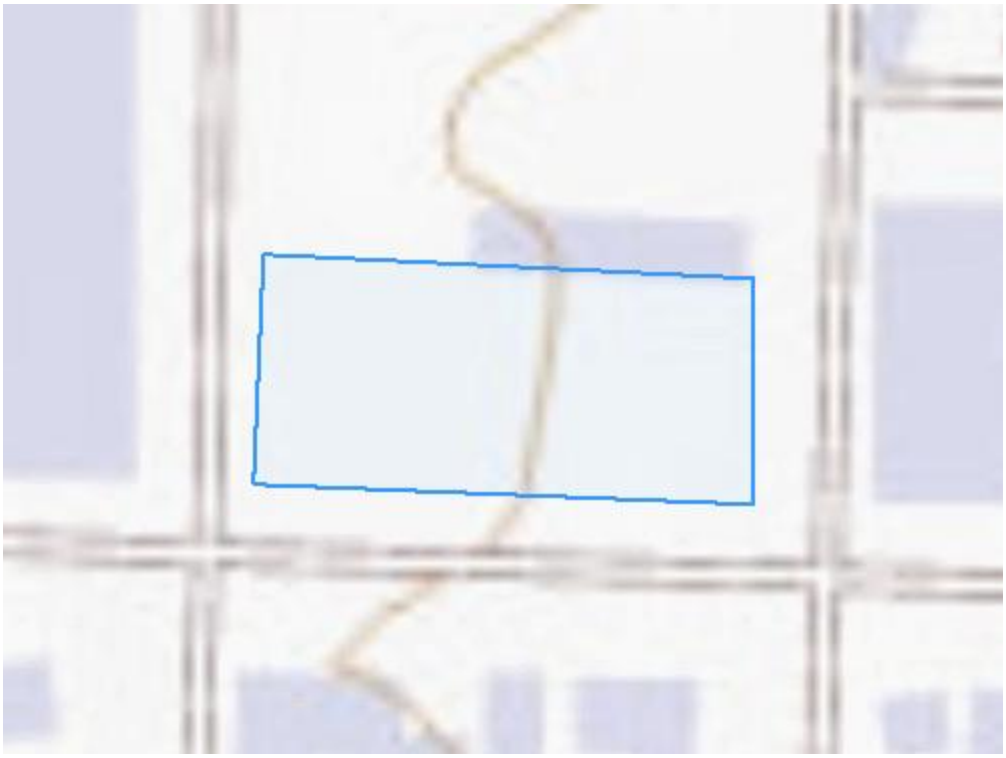
350 S. Fifth Ave will be a new construction, twenty story high rise apartment building located in the heart of downtown Ann Arbor, co-developed by Related Midwest and the Ann Arbor Housing Development Corporation, an affiliate of the Ann Arbor Housing Commission. The property will feature 330 units containing a mix of one bedroom and two bedrooms with 100% of the units reserved as affordable for individuals and families with an average income between 30% to 80% of the Area Median Income for the Ann Arbor Metropolitan Statistical Area (MSA). This mixed-use development will also have roughly 6,000 SF of ground-floor commercial space. On the North-side of 350 S Fifth Ave's site plan is the Blake Transit Center, the public transportation hub in downtown Ann Arbor.

1.3 EFFECT DETERMINATION SUMMARY

SPECIES (COMMON NAME)	SCIENTIFIC NAME	LISTING STATUS	PRESENT IN ACTION AREA	EFFECT DETERMINATION
Eastern Massasauga (=rattlesnake)	Sistrurus catenatus	Threatened	No	NE
Indiana Bat	Myotis sodalis	Endangered	No	NE
Mitchell's Satyr Butterfly	Neonympha mitchellii mitchellii	Endangered	No	NE
Monarch Butterfly	Danaus plexippus	Proposed Threatened	Excluded from analysis	Excluded from analysis
Snuffbox Mussel	Epioblasma triquetra	Endangered	No	NE
Whooping Crane	Grus americana	Experimental Population, Non-Essential	Excluded from analysis	Excluded from analysis

1.4 PROJECT DESCRIPTION

1.4.1 LOCATION



LOCATION
Washtenaw County, Michigan

1.4.2 DESCRIPTION OF PROJECT HABITAT

The site currently is asphalt with a few decorative bushes and small trees.

1.4.3 PROJECT PROPONENT INFORMATION

Provide information regarding who is proposing to conduct the project, and their contact information. Please provide details on whether there is a Federal nexus.

REQUESTING AGENCY
Related Capital

FULL NAME
JoBeth Peterson

STREET ADDRESS
1100 B Airport North Office Park

CITY	STATE	ZIP
Fort Wayne	IN	46825

PHONE NUMBER	E-MAIL ADDRESS
2604469963	jobeth.peterson@sme-usa.com

1.4.4 PROJECT PURPOSE

350 S. Fifth Ave will be a new construction, twenty story high rise apartment building located in the heart of downtown Ann Arbor, co-developed by Related Midwest and the Ann Arbor Housing Development Corporation, an affiliate of the Ann Arbor Housing Commission. The property will feature 330 units containing a mix of one bedroom and two bedrooms with 100% of the units reserved as affordable for individuals and families with an average income between 30% to 80% of the Area Median Income for the Ann Arbor Metropolitan Statistical Area (MSA). The building is also planned net-zero ready and 100% electric. 350 S Fifth Ave will be the first high rise apartment building in Ann Arbor where 100% of units are income restricted, helping to address the City's severe affordable housing shortage.

1.4.5 PROJECT TYPE AND DECONSTRUCTION

This project is a residential, commercial, industrial development project.

1.4.5.1 PROJECT MAP

LEGEND

Project footprint

Layer 1: Construct building

1.4.5.2 CONSTRUCT BUILDING

ACTIVITY START DATE
March 01, 2026

ACTIVITY END DATE
March 01, 2028

STRESSORS

- Increase in human structures

DESCRIPTION
350 S. Fifth Ave will be a new construction, twenty story high rise apartment building. This mixed-use development will also have roughly 6,000 SF of ground-floor commercial space.

1.4.6 ANTICIPATED ENVIRONMENTAL STRESSORS

Describe the anticipated effects of your proposed project on the aspects of the land, air and water that will occur due to the activities above. These should be based on the activity deconstructions done in the previous section and will be used to inform the action area.

1.4.6.1 HUMAN FEATURES

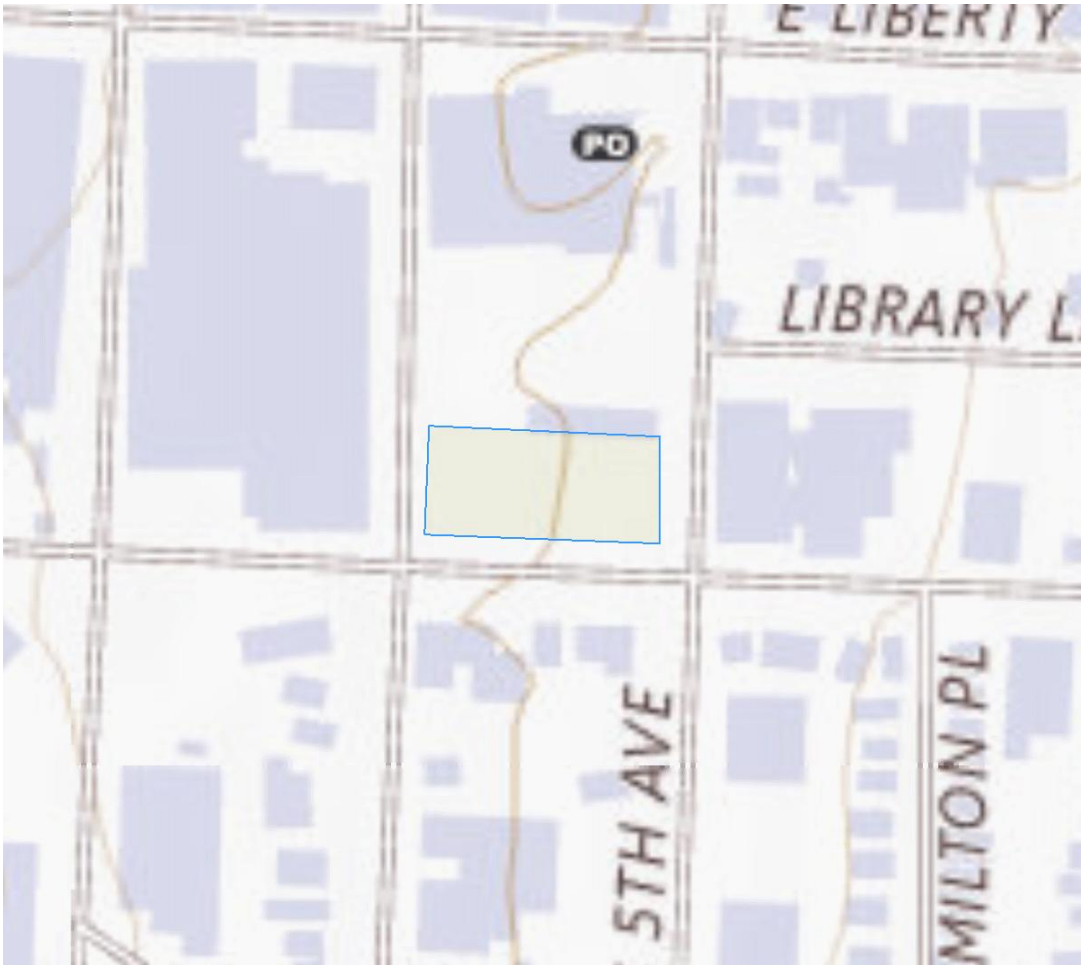
Man-made Structures on the landscape (e.g., roads, trails, buildings, bridges, farm fields, etc.).

1.4.6.1.1 INCREASE IN HUMAN STRUCTURES

ANTICIPATED MAGNITUDE

The proposed project consists of building a high-rise apartment building in what is currently an asphalt parking lot.

STRESSOR LOCATION



LEGEND

Project footprint

Stressor location

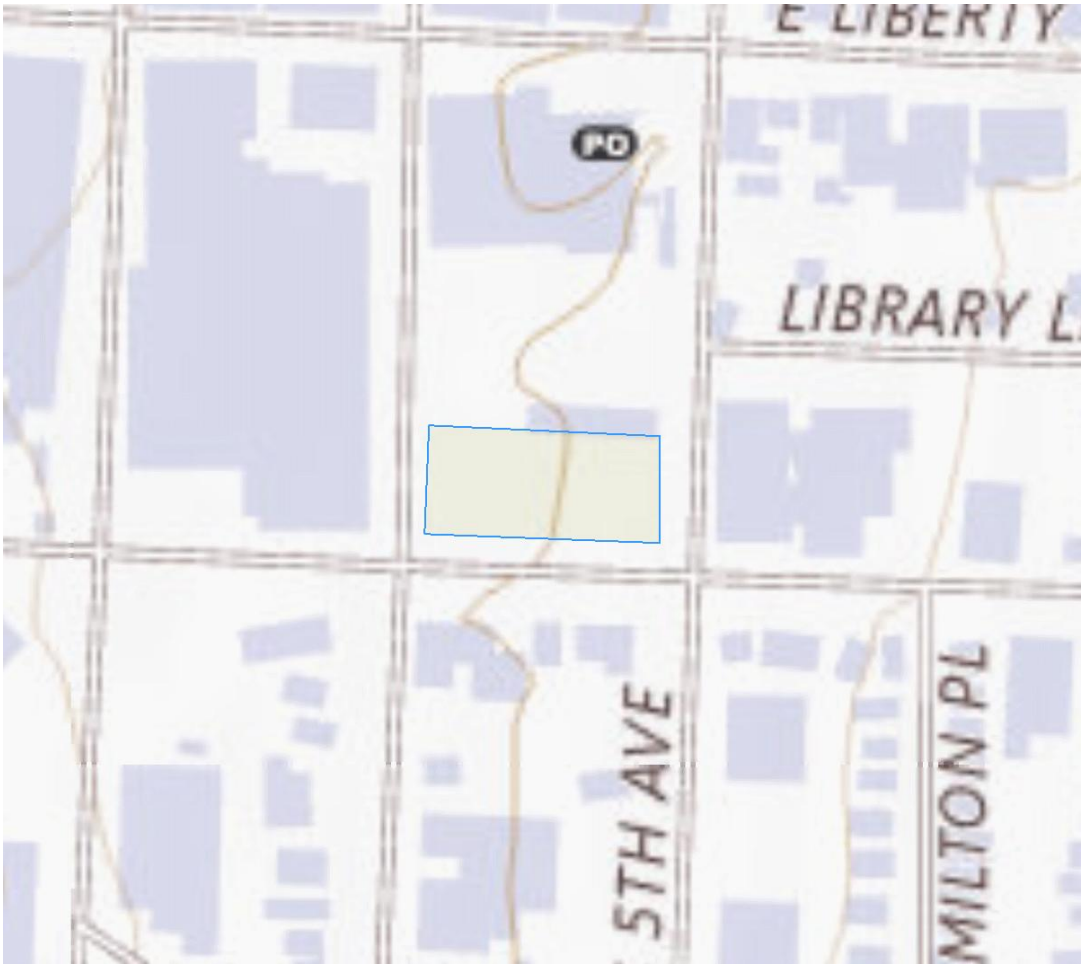
CONSERVATION MEASURES

No conservation measures for this stressor

STRUCTURES AND ACTIVITIES

- Construct building

1.5 ACTION AREA



LEGEND

Project footprint

Stressor location

1.6 CONSERVATION MEASURES

1.7 PRIOR CONSULTATION HISTORY

NA

1.8 OTHER AGENCY PARTNERS AND INTERESTED PARTIES

NA

1.9 OTHER REPORTS AND HELPFUL INFORMATION

NA

2 SPECIES EFFECTS ANALYSIS

This section describes, species by species, the effects of the proposed action on listed, proposed, and candidate species, and the habitat on which they depend. In this document, effects are broken down as direct interactions (something happening directly to the species) or indirect interactions (something happening to the environment on which a species depends that could then result in effects to the species).

These interactions encompass effects that occur both during project construction and those which could be ongoing after the project is finished. All effects, however, should be considered, including effects from direct and indirect interactions and cumulative effects.

2.1 EASTERN MASSASAUGA (=RATTLESNAKE)

This species has been excluded from analysis in this environmental review document.

JUSTIFICATION FOR EXCLUSION

The project does not fall within EMR Range

2.2 INDIANA BAT

This species has been excluded from analysis in this environmental review document.

JUSTIFICATION FOR EXCLUSION

The project location does not overlap the critical habitat, and there are minimal trees on site.

2.3 MITCHELL'S SATYR BUTTERFLY

This species has been excluded from analysis in this environmental review document.

JUSTIFICATION FOR EXCLUSION

The site has minimal vegetation and is mostly asphalt.

2.4 MONARCH BUTTERFLY

This species has been excluded from analysis in this environmental review document.

JUSTIFICATION FOR EXCLUSION

The project location is mostly asphalt with minimal vegetation.

2.5 SNUFFBOX MUSSEL

This species has been excluded from analysis in this environmental review document.

JUSTIFICATION FOR EXCLUSION

There is no water source located on the project site.

2.6 WHOOPING CRANE

This species has been excluded from analysis in this environmental review document.

JUSTIFICATION FOR EXCLUSION

The project site is asphalt with minimal vegetation and no water source.

3 CRITICAL HABITAT EFFECTS ANALYSIS

No critical habitats intersect with the project action area.

4 SUMMARY DISCUSSION AND CONCLUSION

4.1 SUMMARY DISCUSSION

Per the species list, the proposed project does not have any critical habitat on the property and is not expected to impact species or critical habitat.

4.2 CONCLUSION

Per the species list, the proposed project does not have any critical habitat on the property and is not expected to impact species or critical habitat.

APPENDIX H: EXPLOSIVE AND FLAMMABLE HAZARDS

EXPLOSIVE AND FLAMMABLE HAZARDS
ACCEPTABLE SEPARATION DISTANCE SUMMARY TABLE
350 S. FIFTH AVENUE, ANN ARBOR, MI

Row	LARA Facility ID	Facility Name	Inferred Facility Type	Facility Address	Distance from Subject Property (feet)	Total Capacity (gal)	Listed contents	Container(s) under pressure?	Containers hold cryogenic liquefied gas?	Containers Diked?	ASD for Blast Over Pressure (feet)	ASD for Thermal Radiation for People (feet)	ASD for Thermal Radiation for Buildings (feet)	Comment
1	91084538	Biomedical Science Research Building	Medical facilty	117 Zina Pitcher Place Ann Arbor, MI 48109	3,701.20	20,000	Flammable/combustible liquid	Yes	No	No	589.69	963.41	200.85	2 tanks
2	20000677	Ann Arbor Service Center	Electric utility company	982 Broadway St Ann Arbor, MI 48105	4,063	12,000	Flammable/combustible liquid	Yes	No	No	498.06	778.73	158.60	1 tank
3	21877[2]	University of Michigan	Fleet Services at U-M Logistics, Transportation and Parking	1213 Kipke Dr. Ann Arbor, MI 48109	4,146	40,000	Biodiesel	Yes	No	No	741.55	1285.93	276.71	3 tanks
4	91081537	City of Ann Arbor Montgomery Pump	Water Treatment Facility	432 Montgomery Ave Ann Arbor, MI 48103	4,634	4,000	Flammable/combustible liquid	Yes	No	No	346.37	492.74	95.44	2 tanks

Footnote: 1. Assumed that all tanks are under pressure, none hold cryogenic liquified gas, and that none are diked.
Footnote: 2. Data retrieved from University of Michigan. Tanks assumed to be AST, but not confrimed.

Biomedical Science Research Building

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☑ **No:** ☐
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☑
Is the container diked?	**Yes:** ☐ **No:** ☐
What is the volume (gal) of the container?	20000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	

Calculate Acceptable Separation Distance

Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	589.69
ASD for Thermal Radiation for People (ASDPPU)	963.41
ASD for Thermal Radiation for Buildings (ASDBPU)	200.85
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

Ann Arbor Service Center

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☑ **No:** ☐
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☑
Is the container diked?	**Yes:** ☐ **No:** ☐
What is the volume (gal) of the container?	12000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	

Calculate Acceptable Separation Distance

Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	498.06
ASD for Thermal Radiation for People (ASDPPU)	778.73
ASD for Thermal Radiation for Buildings (ASDBPU)	158.60
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

University of Michigan

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☑ **No:** ☐
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☑
Is the container diked?	**Yes:** ☐ **No:** ☐
What is the volume (gal) of the container?	40000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	741.55
ASD for Thermal Radiation for People (ASDPPU)	1285.93
ASD for Thermal Radiation for Buildings (ASDBPU)	276.71
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

City of Ann Arbor Montgomery Pump

Acceptable Separation Distance Assessment Tool

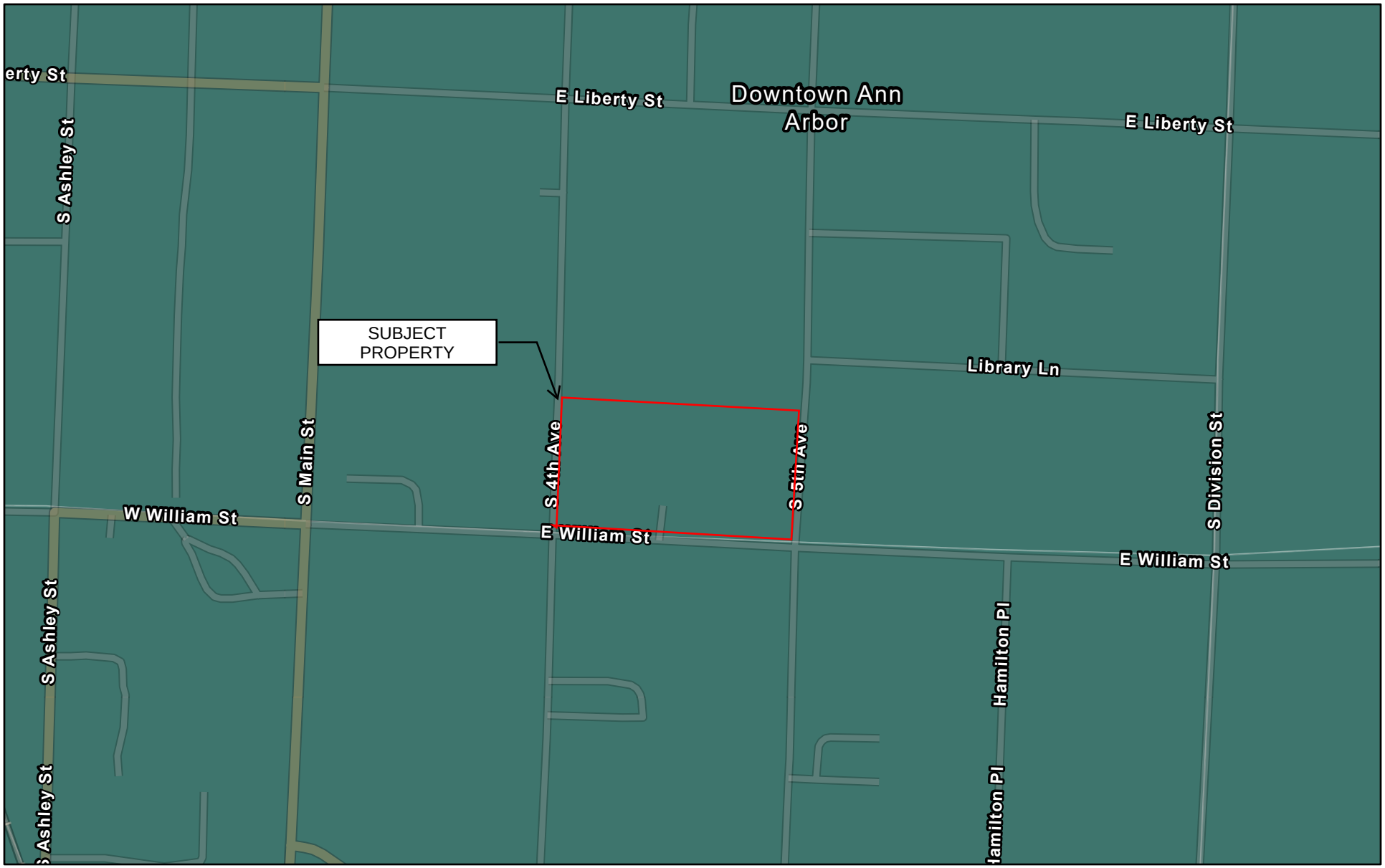
Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☑ **No:** ☐
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☑
Is the container diked?	**Yes:** ☐ **No:** ☐
What is the volume (gal) of the container?	4000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	

Calculate Acceptable Separation Distance

Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	346.37
ASD for Thermal Radiation for People (ASDPPU)	492.74
ASD for Thermal Radiation for Buildings (ASDBPU)	95.44
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

APPENDIX I: FARMLANDS PROTECTION

Urban and Rural Population in the U.S. (2020 Census)



6/3/2026

Block Group

Urban population

0 - 51

51 - 100

100

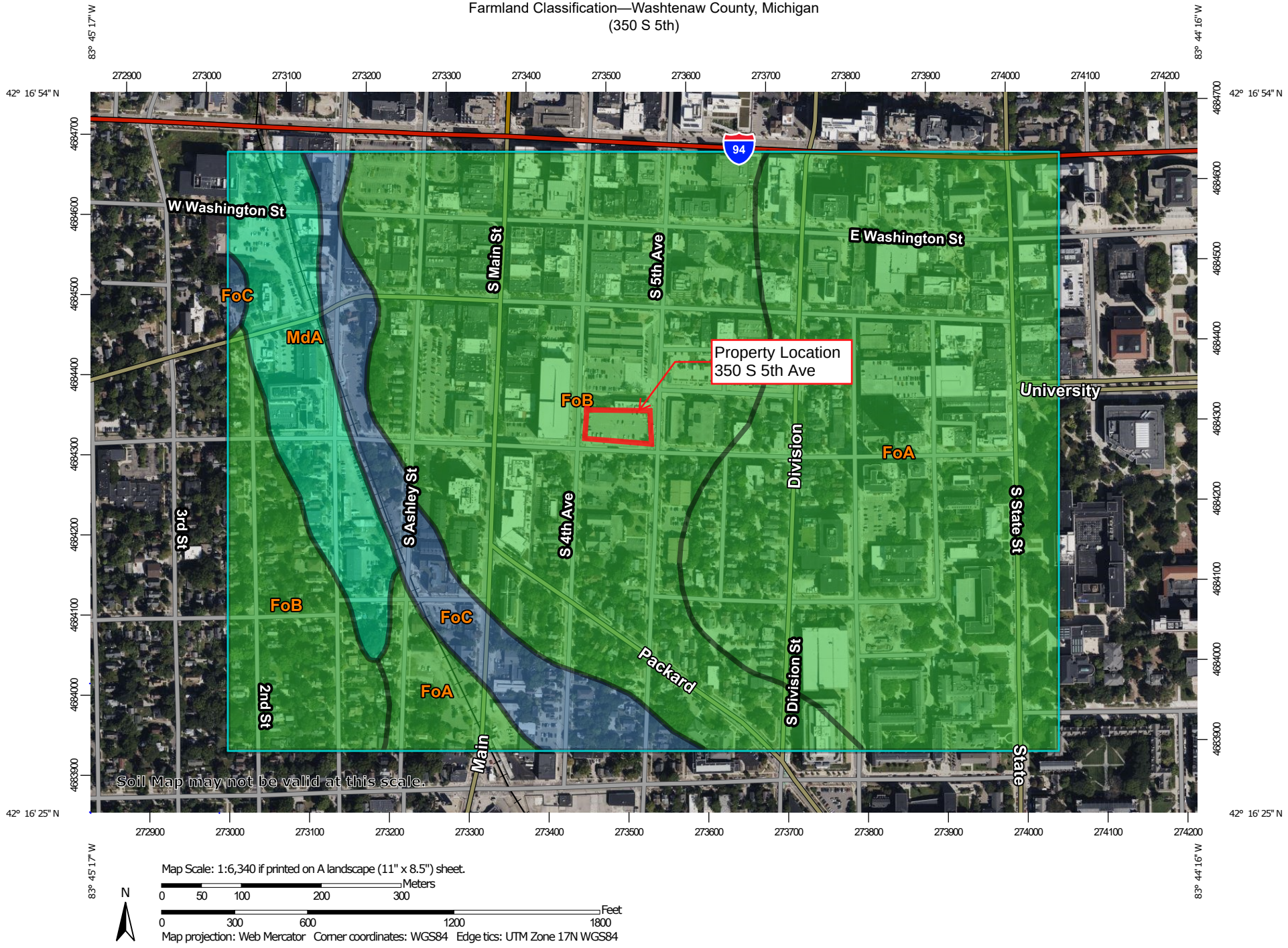
1:3,030

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, U.S. Census Bureau, Esri,

Farmland Classification—Washtenaw County, Michigan
(350 S 5th)



MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

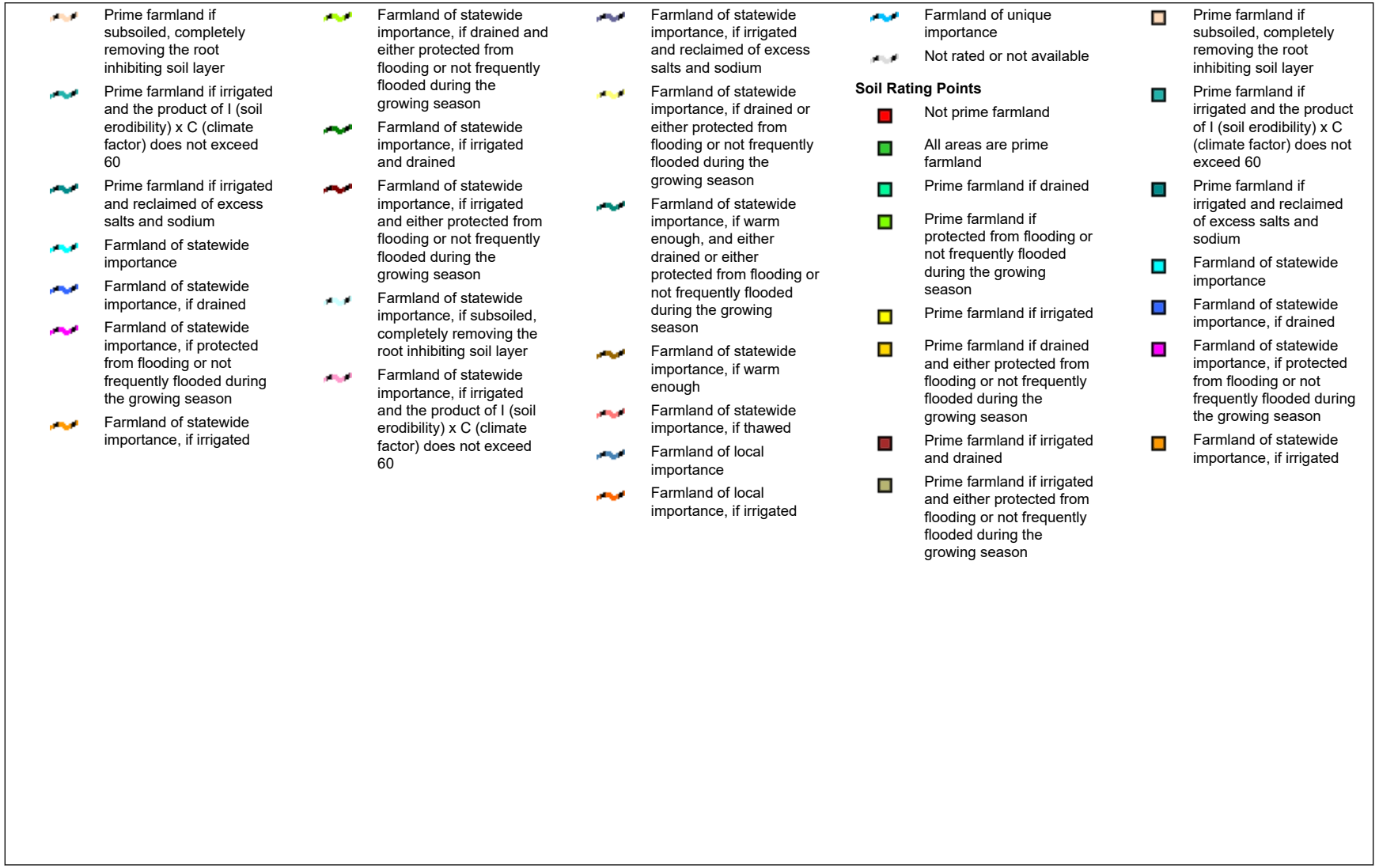
Soils

Soil Rating Polygons

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Soil Rating Lines

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season


Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Points
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated

- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washtenaw County, Michigan
Survey Area Data: Version 24, Sep 4, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 8, 2022—Oct 4, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FoA	Fox sandy loam, till plain, 0 to 2 percent slopes	All areas are prime farmland	78.4	40.6%
FoB	Fox sandy loam, till plain, 2 to 6 percent slopes	All areas are prime farmland	86.4	44.8%
FoC	Fox sandy loam, Huron Lobe, 6 to 12 percent slopes	Farmland of local importance	14.1	7.3%
MdA	Matherton sandy loam, 0 to 4 percent slopes	Prime farmland if drained	14.2	7.4%
Totals for Area of Interest			**193.1**	**100.0%**

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

APPENDIX J: FLOODPLAIN MANAGEMENT

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Michigan State Plane South zone 6401 (FIPSZONE 2113). The **horizontal datum** was NAD83. Differences in datum, spheroid, projection or state plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov/.

Base Map information shown on this FIRM was derived from the Washtenaw County Geographic Information Systems Department at a scale of 1:100 from photography dated 2002.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

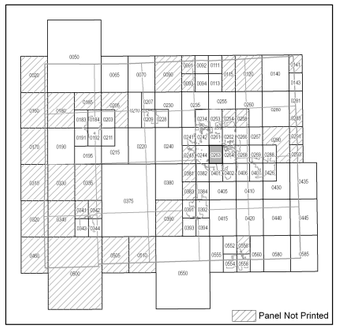
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.

The **profile base lines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile base line**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

PANEL INDEX



13295000 FT
JOINS PANEL 0261
83° 45' 00.0"
42° 16' 52.5"
83° 43' 07.5"
285000 FT
280000 FT
275000 FT
Project Location
350 S 5th Ave
ZONE AE
City of Ann Arbor 260213
Charter Township of Ann Arbor 260535
Charter Township of Pittsfield 260623
JOINS PANEL 0244
JOINS PANEL 0264
JOINS PANEL 0401
T2S
T3S
E WASHINGTON STREET
E LIBERTY STREET
E WILLIAM STREET
E JEFFERSON STREET
E MADISON STREET
E MOSLEY STREET
ADAMS AVENUE
JOHN STREET
MONROE STREET
SAUER COURT
ARBOR STREET
E HOOVER AVENUE
E KEECH AVENUE
BROOKWOOD PLACE
SYLVAN AVENUE
DEWEY AVENUE
WOODLAWN AVENUE
ROSE AVENUE
HENRY STREET
STIMSON STREET
GOLF VIEW LANE
EDENWOOD
VALHALLA DRIVE
N UNIVERSITY AVENUE
S UNIVERSITY AVENUE
WILLARD STREET
FOREST COURT
HILL STREET
DORSET ROAD
DAY STREET
CAMBRIDGE ROAD
GREENWOOD AVENUE
VAUGHN STREET
ROOSEVELT COURT
MINERVA ROAD
NORMAN COURT
ORANGE AVENUE
BROOKLYN AVENUE
MORTON AVENUE
SHADFORD ROAD
E STADIUM BOULEVARD
CHEROKEE ROAD
FREZE AVENUE
WINCHELL DRIVE
SOUTH BOULEVARD
WISTERIA DRIVE
COLER ROAD
BROCKMAN BOULEVARD
JORN COURT
ASTOR DRIVE
ANDERSON AVENUE
HARPS STREET
CRESTLAND STREET
ROSEWOOD STREET
JEWETT STREET
KENSINGTON DRIVE
MARLBOROUGH DRIVE
OAKBROOK DRIVE
PAGE COURT
SCOTTWOOD AVENUE
FENWOOD DRIVE
HERMITAGE ROAD
HIGHLAND ROAD
PEDDLES AVENUE
RIVERVIEW PLACE
OXFORD ROAD
ELMWOOD AVENUE
WILLOW STREET
UNION STREET
MAYNARD STREET
THOMPSON STREET
FOURTH AVENUE
FIFTH AVENUE
SIXTH AVENUE
SEVENTH AVENUE
MAIN STREET
ASHLEY STREET
BROWN STREET
FIRST STREET
SECOND STREET
THIRD STREET
FOURTH STREET
FIFTH STREET
SIXTH STREET
SEVENTH STREET
EIGHTH STREET
NINTH STREET
TENTH STREET
ELEVENTH STREET
TWELFTH STREET
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THIRTY-FIRST STREET
THIRTY-SECOND STREET
THIRTY-THIRD STREET
THIRTY-FOURTH STREET
THIRTY-FIFTH STREET
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THIRTY-SEVENTH STREET
THIRTY-EIGHTH STREET
THIRTY-NINTH STREET
FORTIETH STREET
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FORTY-THIRD STREET
FORTY-FOURTH STREET
FORTY-FIFTH STREET
FORTY-SIXTH STREET
FORTY-SEVENTH STREET
FORTY-EIGHTH STREET
FORTY-NINTH STREET
FIFTIETH STREET
FIFTY-FIRST STREET
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FIFTY-THIRD STREET
FIFTY-FOURTH STREET
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SEVENTY-EIGHTH STREET
SEVENTY-NINTH STREET
EIGHTIETH STREET
EIGHTY-FIRST STREET
EIGHTY-SECOND STREET
EIGHTY-THIRD STREET
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FIVE HUNDRED EIGHTY-FIFTH STREET
FIVE HUNDRED EIGHTY-SIXTH STREET
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Pretty-print ☐

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APPENDIX K: HISTORIC PRESERVATION

APPLICATION FOR SHPO SECTION 106 CONSULTATION

Submit one application for each project for which comment is requested. Consult the *Instructions for the Application for SHPO Section 106 Consultation Form* when completing this application.

Submit application materials online at www.michigan.gov/shposection106 or mail to: Michigan State Historic Preservation Office, 300 North Washington Square, Lansing, MI 48913

I. GENERAL INFORMATION

☒ New submittal

☐ More information relating to SHPO ER# SHPO Project #

☐ Submitted under a Programmatic Agreement (PA)

PA Name/Date: PA name/date, if applicable

a. **Project Name: 350 S. Fifth Avenue**

b. **Project Location(s):**

If there is more than one location for your project, additional rows may be added to the table below. Township, Range, Section/Private Claim refer to the public land survey sections. Each Township/Range group must have its own row in the table below and must include the corresponding county and municipal unit.

County	Municipality	Street Address	Township (N/S)	Range (E/W)	Section(s) or Private Claim
Washtenaw	Ann Arbor	350 S. Fifth Avenue	T2S	R6E	Section 29

II. FEDERAL AGENCY INVOLVEMENT AND RESPONSE CONTACT INFORMATION

a. **Federal Agency:** HUD
Contact Name: Name of federal contact
Contact Address: Federal contact mailing address **City:** Federal contact city **State:** Federal contact state **Zip:** Federal contact zip code
Email: Federal contact email
Specify the federal agency involvement in the project: Specifically identify the federal involvement with the project

b. **If HUD is the Federal Agency: 24 CFR Part 50 ☐ or Part 58 ☒**
Responsible Entity (RE): City of Ann Arbor
Contact Name: Milton Dohoney Jr.
Contact Address: 301 E. Huron Street **City:** Ann Arbor **State:** Michigan **Zip:** 48104
RE Email: mdohoney@a2gov.org **Phone:** (734) 794-6110

c. **State Agency Contact (*if applicable*):** Michigan State Housing Development Authority
Contact Name: Michael Vollick
Contact Address: 735 E. Michigan Avenue **City:** Lansing **Zip:** 48912
Email: VollickM2@michigan.gov **Phone:** 313-456-2596

d. **Applicant (if different than federal agency):** Fifth Avenue MI LDHA LLC, c/o Related Midwest
Contact Name: Michael Kaplan
Contact Address: 350 W. Hubbard, Suite 300 **City:** Chicago **State:** IL **Zip:** 60654
Email: mkaplan@relatedmidwest.com **Phone:** 312-274-3902

e. **Consulting Firm (if applicable):** SME
Contact Name: Paul Glasser
Contact Address: 644 Selden Street, Suite 200 **City:** Detroit **State:** MI **Zip**: 48201
Email: paul.glasser@sme-usa.com Phone: 517-575-7679

III. PROJECT INFORMATION

a. **Project Work Description**

Describe all work to be undertaken as part of the project:

Construct a new 228' (22-story) tall apartment building on an existing parking lot on the south side of downtown Ann Arbor. The ground floor of the building will have a retail space. The rectangular footprint of the building is approximately 248' by 86'. The building will be clad in brick and metal panels.

b. **Project Location and Area of Potential Effect (APE)**

i. **Maps.** Please indicate all maps that will be submitted as attachments to this form.

☒Street map, clearly displaying the direct and indirect APE boundaries
☐Site map
☒USGS topographic map Name(s) of topo map(s): Ann Arbor East

☒Aerial map

☒Map of photographs

☐Other: Identify type(s) of map(s)

ii. **Site Photographs**

iii. **Describe the APE:**

Indirect APE: the area bounded by the north side of Jefferson, the west side of Main Street, the north side of Liberty Street, and the east side of Division Street.
Direct APE: The parking lot bound by Williams Street on the south, Fourth and Fifth streets on the west and east, respectively, and the Ann Arbor Area Transportation Authority – Blake Transit Center building on the north.

iv. **Describe the steps taken to define the boundaries of the APE:**

Indirect APE: The construction of a 22-story building has the potential to affect the setting and views of properties over 1 block away on all sides. Potential effects include the setting and atmosphere of surrounding historic properties. Although the new building may be visible further away, there is limited potential to affect the setting and feeling of those properties due to buildings and terrain in between. Verified with a site visit.
Direct APE: This is defined as the location proposed for ground disturbance (construction of the new building), the location and boundaries of which were determined by the City and developer and shared with the cultural resources consultants through descriptions and design plans.

IV. IDENTIFICATION OF HISTORIC PROPERTIES

a. **Scope of Effort Applied**

i. **List sources consulted for information on historic properties in the project area** (including but not limited to SHPO office and/or other locations of inventory data).

SHPO records, National Register of Historic Places, Michigan State Historic Register, Ann Arbor Historic District Commission on-line information

ii. Provide documentation of previously identified sites as attachments.

iii. **Provide a map** showing the relationship between the previously identified properties and sites, your project footprint and project APE.

iv. Have you reviewed existing site information at the SHPO: ☒Yes ☐ No

v. Have you reviewed information from non-SHPO sources: ☒Yes ☐ No

b. **Identification Results**

i. **Above-ground Properties**

A. **Are you submitting above-ground identification information?** ☒ Yes ☐ No

B. **If yes, please indicate level:**

☒ Literature Review ☐ Reconnaissance Survey Report ☐ Intensive Survey Report

C. **Total number of properties surveyed** 0:

D. **Total number of previously identified Historic Properties in your APE** 4

E. **Total number of newly identified properties recommended eligible for listing in the National Register of Historic Places** 0

F. **Summarize, briefly, your findings for above-ground resources**.

Henry Bennett House – listed in the National Register of Historic Places

East William Street HD – locally designated and NPS certified as eligible for listing in the National Register

Main Street HD - locally designated and NPS certified as eligible for listing in the National Register

Gottlieb Wild House – locally designated and eligible for listing in the National Register

The following are unevaluated and being treated as not eligible for listing in the National Register: Federal Building; James Enoch House; Clayton Gaskell House; Henry Mann House; John McCarthy House; and Bethlehem German Evangelical Church

Two districts are not eligible for listing in the National Register: East Liberty Block Historic District and Fourth and Fifth Avenues Historic District

G. **Attach the appropriate Michigan SHPO Architectural Identification Form for each resource or site 50 years of age or older in the APE.** Refer to the *Instructions for the Application for SHPO Section 106 Consultation Form* for guidance on this.

H. **Provide the name and qualifications of the person who made recommendations of eligibility for the above-ground identification forms.**

Name Kristine Kidorf **Agency/Consulting Firm:** Kidorf Preservation Consulting

Is the individual a 36CFR Part 61 Qualified Historian or Architectural Historian ☒ Yes ☐ No

Are their credentials currently on file with the SHPO? ☒ Yes ☐ No

If NO attach this individual's qualifications form and resume.

ii. **Archaeology**

Submit the following information using attachments, as necessary.

A. **Are you submitting archaeological information?** ☒ Yes ☐ No

B. **If yes, please indicate:** ☒ Assessment (Desktop Review) ☐ Archeological Report

C. **Width(s), length(s), and depth(s) of proposed ground disturbance(s):** The entire direct APE measures about 263 ft east-west by 132 ft north-south and includes approximately 0.8 acre. Depths of ground disturbance will vary as follows: (See Sheet CD100 of design plans.) All pavement, lights, landscaping, foundations, bike racks, and utilities (storm line on western property boundary, DTE cabinet, pad-mounted transformer, electrical switchbox, fire hydrant) to be removed. (See Sheet CS100 of design plans for dimensional site layout.) Building footprint to cover appx. southern 3/4 of property. Foundation will be slab; no basement will be constructed, but the building foundations will be auger cast pile to an approximate anticipated depth of 70 feet. A geothermal heating system is proposed for this building. More information on this is anticipated but it is assumed at this time that these wells will be to a similar depth as the foundations mentioned above. (See Sheet CU100 of design plans for stormwater and utility plan.) Underground storm water detention system proposed on northwestern corner of property – associated depth for this structure appears to be at least 6 feet. (See Sheet LP100 of design plans for landscaping.) Up to 4 feet deep for trees.

D. **Is a portion of the APE underwater?** ☐ Yes ☒ No
If the assessment did not include the underwater portions of the APE, please briefly justify:
Justification for not assessing the potential for submerged historic resources:

E. **Potential to adversely affect significant archaeological resources**:

☒ Low ☐ Moderate ☐ High

Is fieldwork recommended? ☐ Yes ☒ No

Briefly justify the recommendation:

See Basis for Determination of Effect.

F. **Have you attached an Archaeological Sensitivity Map?** ☒ Yes ☐ No

G. **Summary of previously reported archaeological sites and surveys:**

The files of the Michigan State Historic Preservation Office (SHPO) in Lansing record no archaeological sites and no previously conducted archaeological surveys within the proposed project location.

Seven previously recorded archaeological sites have been recorded within one mile of the proposed project. Table 1 summarizes their data in the accompanying archaeological assessment/supporting document along with additional description of the sites.

Four archaeological surveys have been previously conducted within one mile of the proposed project. Table 2 summarizes their data in the accompanying archaeological assessment/supporting document.

H. **Summarize past and present land use:**

The 1874 county atlas, Sanborn Fire Insurance maps, original land patent data, city history, and information provided by SME on the previous building on the subject property indicate that the property was likely a part of City of Ann Arbor from the time of purchase of the original land patent. It was first developed with dwellings, some of which were replaced by a church and the first YWCA. Then in 1960 the entire subject property was redeveloped with a YM and YWCA building. This last building was demolished in 2009. Since that time the subject property has been used as a paved parking lot.

I. **If archaeological fieldwork has been conducted, please attach a copy of the report copy and provide full report reference here**:

Full report reference

J. **Provide the name and qualifications of the person who provided the information for the Archaeology section:**

Name: Misty Jackson **Agency/Firm:** Arbre Croche Cultural Resources LLC
Is the person a 36CFR Part 61 Qualified Archaeologist? ☒ Yes ☐ No
Are their credentials currently on file with the SHPO? ☒ Yes ☐ No
If NO, attach this individual's qualifications form and resume.

Archaeological site locations are legally protected.

This application may not be made public without first redacting sensitive archaeological information.

V. IDENTIFICATION OF CONSULTING PARTIES

a. **Provide a list of *all* consulting parties,** including Native American tribes, local governments, applicants for federal assistance/permits/licenses, parties with a demonstrated interest in the undertaking, and public comment:

Identify consulting parties, mailing addresses, and email addresses.

b. **Provide a summary of consultation with consultation parties:**

Summary of consultation with parties other than the SHPO

c. **Provide summaries of public comment and the method by which that comment was sought:**

Numerous public, resident, and citizen engagement activities have occurred in recent years and are described in the attached Developer Response Letter. In general, the research and meetings identified broad general support for high density and mixed income housing at the Project Site.

VI. DETERMINATION OF EFFECT

Guidance for applying the Criteria of Adverse Effect can be found in *the Instructions for the Application for SHPO Section 106 Consultation Form*.

a. **Basis for determination of effect**:

Indirect APE: While acknowledging there is another building of a similar height being constructed a block to the north which is also adjacent to the William Street Historic District, the proposed project will have an Adverse Effect on the East William Street Historic District which is locally designated and certified by the National Park Service as being eligible for listing in the National Register of Historic Places. Although the proposed building is across the street and outside of the district, the proposed building is taller than any buildings within the district and changes the setting of the district from a medium-density urban area with low-rise buildings to a high-density urban area with high-rise buildings.

There will be No Adverse Effect to the Henry Bennett House which is listed in the National Register of Historic Places, nor the Main Street Historic District or Gottlieb Wild House which are eligible for listing in the National Register. While the new building may be visible from these properties, they are far enough away that the project will not alter any character-defining features that qualify the properties for listing in the National Register of Historic Places.

Direct APE: ACCR recommends a determination of 'No historic properties will be affected' in regard to archaeological resources. The subject property's nineteenth century original dwellings, outbuildings, and church

and early twentieth century YWCA were all removed, and the property was redeveloped in 1960 by construction of the YM and YWCA building that was demolished in 2009. The probability of survival of any archaeological resources of either the pre- or post-contact periods is very low.

b. **Determination of effect**

☒ **No historic properties will be affected (for archaeological)**

☒ **Historic properties will be affected** and the project will (check one):

☐ have **No Adverse Effect** on historic properties within the APE.

☒ have an **Adverse Effect** on one or more historic properties in the APE and the federal agency, or federally authorized representative, will consult with the SHPO and other parties to resolve the adverse effect under 800.6.

☐ **More Information Needed:** We are initiating early consultation. A determination of effect will be submitted to the SHPO at a later date, pending results of survey.

Federally Authorized Signature: Milton Dohoney Jr. Date: 11/25/25

Type or Print Name: Milton Dohoney Jr.

Title: City Administrator

ATTACHMENT CHECKLIST

Identify any materials submitted as attachments to the form:

☐ Additional federal, state, local government, applicant, consultant contacts

☒ Maps of project location

Number of maps attached: number of maps

☒ Site Photographs

☒Map of photographs

☐ Plans and specifications

☐ Other information pertinent to the work description: Identify the type of materials attached

☐ Updated documentation of previously identified historic properties

☐ New Architectural Properties Identification Forms

☒ Map showing the relationship between identified historic properties, your project footprint, and project APE

☐ Above-ground qualified person's qualification form and resume

☐ Above-ground survey report

☒ Archaeological sensitivity map

☐ Archaeology survey report

☐ Archaeologist and Historian qualifications and resume- if not on file already.

☒ Other: Identify other attached materials

- Development Team Response Letter and Supporting Documentation, October 20, 2025

- Ms. Jill Thacher, AICP, City Planner / Historic Preservation Coordination, City of Ann Arbor, Historic District Commission, Planning & Development Services Letter of Support, October 16, 2025

Kidorf Preservation Consulting

451 E. Ferry Street, Detroit, Michigan 48202 313-300-9376

July 22, 2025

Paul Glasser, CPG
Project Geologist, SME
644 Selden Street, Suite 200
Detroit, MI 48201-2506

RE: New Affordable Housing Construction 350 S. Fifth Avenue, Ann Arbor, Washtenaw County

Dear Mr. Glasser,

Per your request, I have prepared this report assessing the historic properties and the effect of the above project. My education and experience meet the qualifications required in 36 CFR 61 for an architectural historian. On July 14, 2025, I visited the project site to evaluate the project site and surrounding area. This written report will (1) define the area of potential effects (APE); (2) identify Historic Properties within the APE; (3) evaluate the historic significance of identified properties as appropriate; and (4) assess the effects of the proposed building construction project on any historic properties within the APE.

DESCRIPTION OF THE PROJECT

The proposed project is to construct a new 228' tall (22 stories) apartment building for affordable housing in downtown Ann Arbor. The proposed site is currently a parking lot bounded by William Street on the south, Fourth and Fifth Streets on the west and east, and the Ann Arbor transit center to the north. The lot previously contained a 4-story tall YMCA/YWCA that was constructed in 1960. It was demolished in 2009.

The proposed building has a rectangular footprint (approximately 248' wide by 86' deep) that will be built to the back of the sidewalk on the east, west, and south sides with no setback. On the north side of the building pavement is proposed to accommodate an expanded transit center.

The building will be clad in a combination of three kinds of brick and metal panels. A retail space is proposed for the west end of the first floor. The building lobby will be at the north end, both areas will have storefront windows on the exterior.

Photo 1 Looking west at project site, July 2025

Photo 2 Looking east at project site, new building being constructed to the north, July 2025

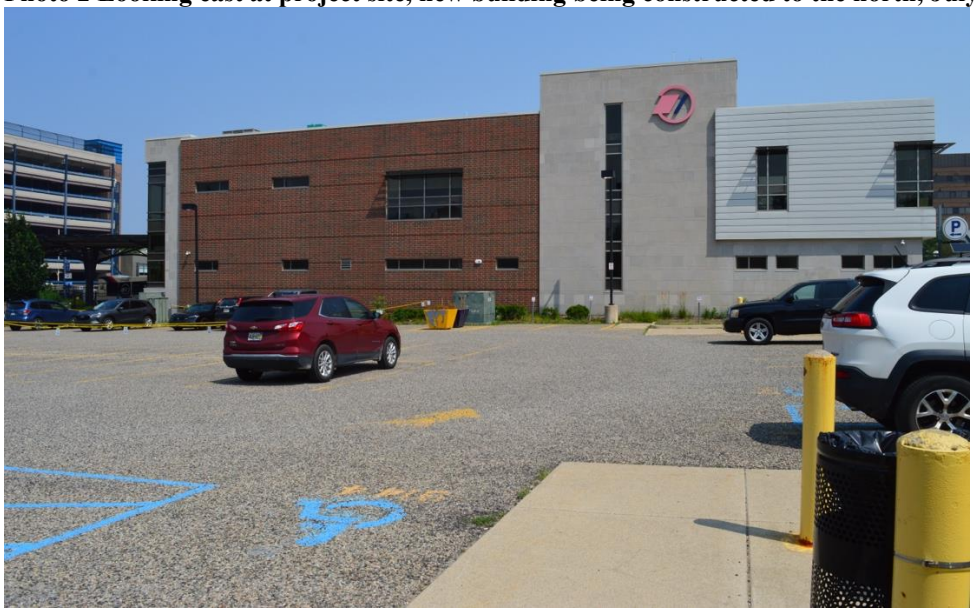


Photo 3 Looking northwest at project site, July 2025

INDIRECT AREA OF POTENTIAL EFFECT (APE)

The APE for indirect effects is the area between the east side of Division Street, the north side of Jefferson Street, the west side of Main Street, and the north side of Liberty Street. This building will likely be taller than any other building in the area and has the potential to be visible from a large distance away. However, just because a portion of the building may be visible, the potential to affect character defining features of historic properties is limited to an approximately 1 to 2 block radius around the project site. No building demolition is proposed. The indirect APE was confirmed through the site visit. I walked to identified historic properties outside of the identified indirect APE to determine whether there was potential to affect those properties and found there was not due to the distance. The project area and indirect APE are shown on the attached street map and aerial view that also contain a photo key for this report.

HISTORIC PROPERTIES WITHIN THE INDIRECT APE

The SHPO records, *National Register of Historic Places, State Register of Historic Sites,* and Ann Arbor Historic District Commission on-line information were reviewed. There are four known historic properties within the indirect APE. There are six properties that are unevaluated and are being treated as not eligible for listing in the National Register for purposes of this review. Two historic districts have been determined not eligible for listing in the National Register of Historic Places by the SHPO.

Directly to the south and southwest across William Street is the East William Street Historic District (P3768) which is locally designated by the City of Ann Arbor and has been certified by the National Park Service as eligible for listing in the National Register of Historic Places. The district extends to the north along Division Street from William Street. Per the City of Ann Arbor Downtown Historic District Study Committee Report, the district is significant for its architecture and contains a collection of grand and modest houses constructed roughly between 1850 and 1914. The houses exemplify the outstanding architecture of Ann Arbor. The proposed project is across from the 1845 Muehlig Funeral Chapel (Italianate); the 1897 Cushman House (Queen Anne); and the 1894 Bliss House (Colonial Revival).

Photo 4 Looking southwest at East William Street HD from project site, July 2025

Included in the north end of the district is the Henry Bennett House (P24903), which is individually listed in the National Register of Historic Places. The house is more commonly known as the Kempf House. The Greek Revival style house was constructed in 1853 for Henry DeWitt Bennet, a secretary and steward of the University of Michigan.

Photo 5 Looking southwest at Bennett House with E. William St. HD and new building in background, July 2025

About a half block north of the project location are two properties noted as unevaluated/more information needed. The James Enoch House at 321 E. Liberty(P3828) and the Federal Building (P76124). The James Enoch House is within the East Liberty Block Historic District (P3770) which is locally designated, but the National Park Service has determined is not eligible for listing in the National Register of Historic Places. For purposes of this review the Enoch House is being considered not eligible for listing in the National Register. The federal building was constructed in 1977 and for purposes of this review is being considered not eligible for listing in the National Register of Historic Places.

Photos 6 and 7 Looking Enoch House and Federal Building, July 2025

To the northwest of the project location is the Main Street Historic District (P3766) which is locally designated and has been certified by the National Park Service as being eligible for listing in the National Register of Historic Places. Per the City of Ann Arbor Downtown Historic District Study Committee Report, the district is significant for its architecture for the period 1860 – 1948. The district is dominated by Italianate commercial buildings but includes examples in the Art Deco and Classical Revival or Beaux Arts styles.

Photo 8 Looking south on Main Street in the Main St. HD toward project site, July 2025

To the south of the project site is the Fourth and Fifth Avenues Historic District (P51136) which is not eligible for listing in the National Register of Historic Places. There are four properties within the district that are unevaluated and require additional information to determine eligibility. Making that determination is outside the scope of this project, and for purposes of this review they are being considered not eligible for the National Register as the district is not eligible. In the southwest corner of the district, at the corner of Fourth Avenue and Packard is the Gottlieb Wild House (P3812) which is locally designated by the City of Ann Arbor and is individually eligible for listing in the National Register of Historic Places. Per the SHPO record the Queen Anne style house was constructed in 1894 and is significant for its architecture and landscape with the wrought iron trimmed wood fence on the south and east sides of the property being one of the few of this type remaining in Ann Arbor.

Photo 9 Looking southwest at Gottlieb Wild House, July 2025

ASSESSMENT OF EFFECTS – INDIRECT APE – ABOVE-GROUND

In evaluating the effect of this project, it is acknowledged that there is a similar 17-story tall building being constructed 1 block to the north, in proximity to the same historic properties within the indirect APE for this project. As that building is uphill from the proposed building the two buildings may end up

appearing to be about the same height. It is also acknowledged that there is an existing 8-10 story tall office building/parking garage just west of the project site across Fourth Street.

It is my opinion that there will be an Adverse Effect (36 CFR 800.6) on the East William Street Historic District which has been certified as eligible for listing in the National Register of Historic Places. The proposed new building has massing much larger than the historic buildings in the district and will change the setting of the district from a medium density, low-rise buildings to one of a high-density high-rise building. Even though the proposed building is outside of the district, the proposed building is not compatible with the district. The proposed construction will alter the setting of the district which is a characteristic that qualifies the property for listing in the National Register of Historic Places.

Photo 10 Looking west on E. William, historic district to left, project site to right, July 2025

Although the project will be visible from the remaining historic properties, it is far enough away that it will not change the setting or any other historic characteristics of the properties. The new building will not alter any character defining features of the Bennett/Kempf House which is listed in the National Register of Historic Places, nor the Main Street Historic District or the Wild House which are eligible for listing in the National Register of Historic Places. Therefore, it is my opinion that the project will have No Adverse Effect on those three historic properties.

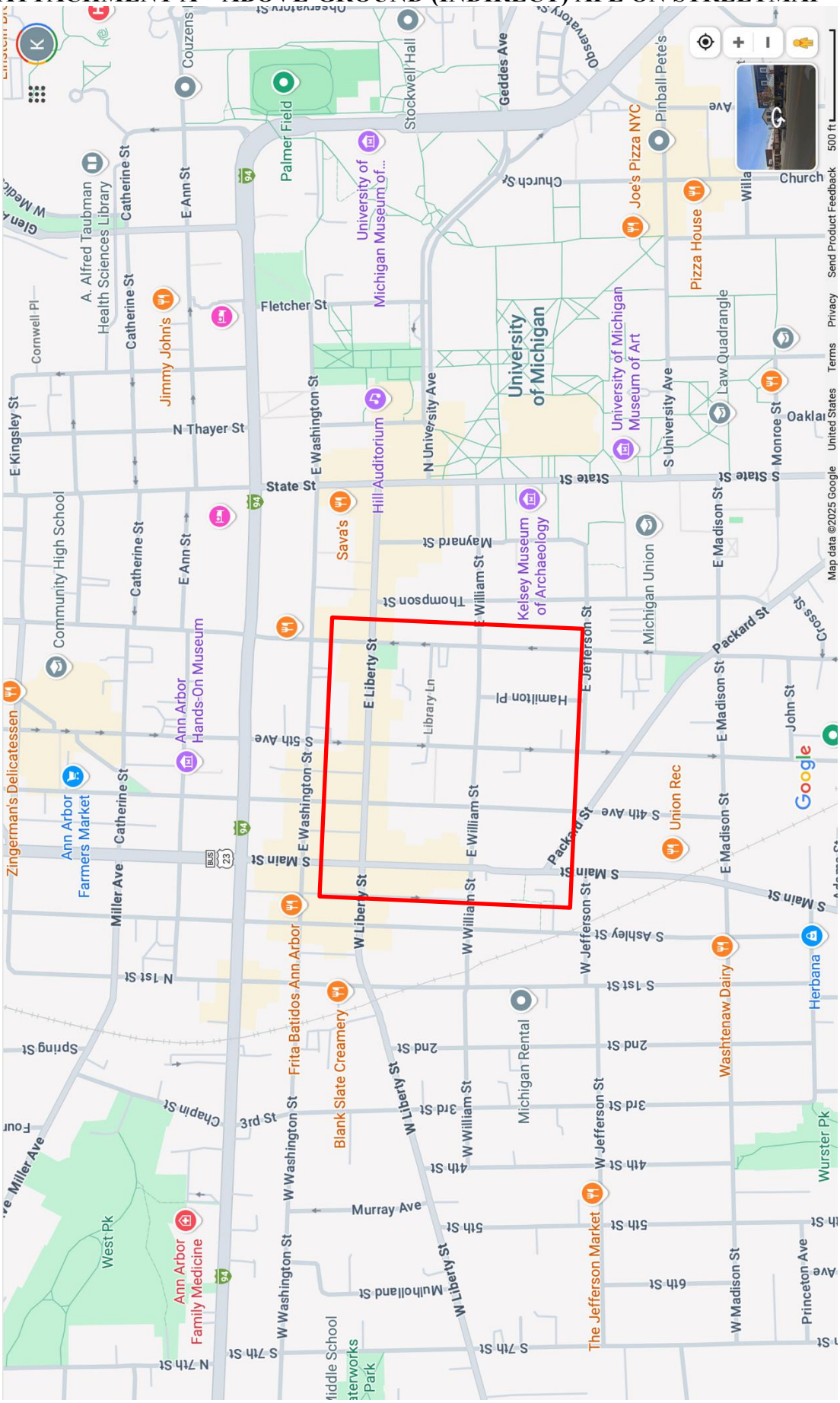
Photo 11 Looking southeast toward project site from southeast corner of Main St. HD, July 2025

If you have any questions or require additional information, please contact me at 313-300-9376 or at kristine@kidorfpreservationconsulting.com.

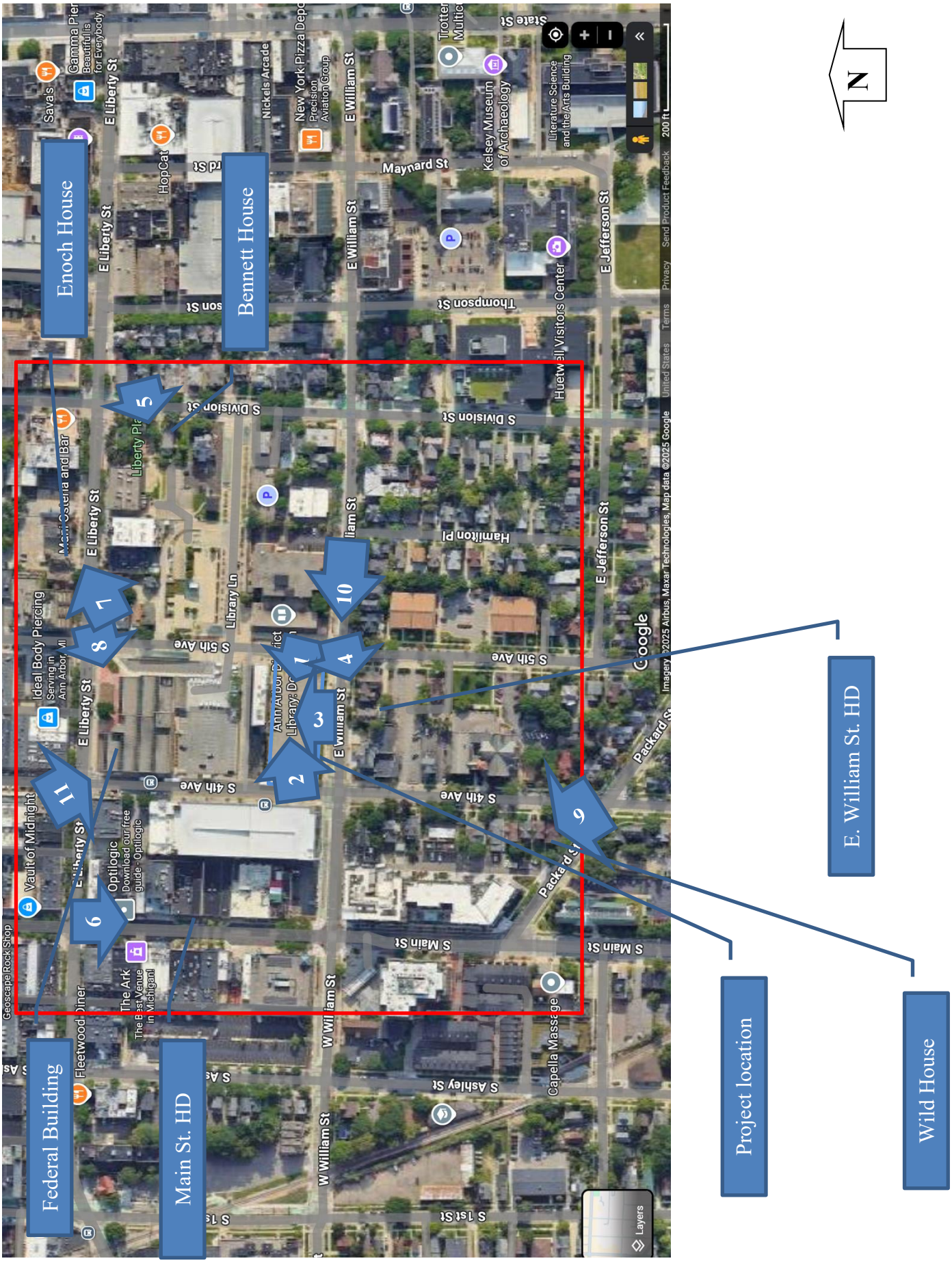
Sincerely,

Kristine M. Kidorf
Kidorf Preservation Consulting
Attachments

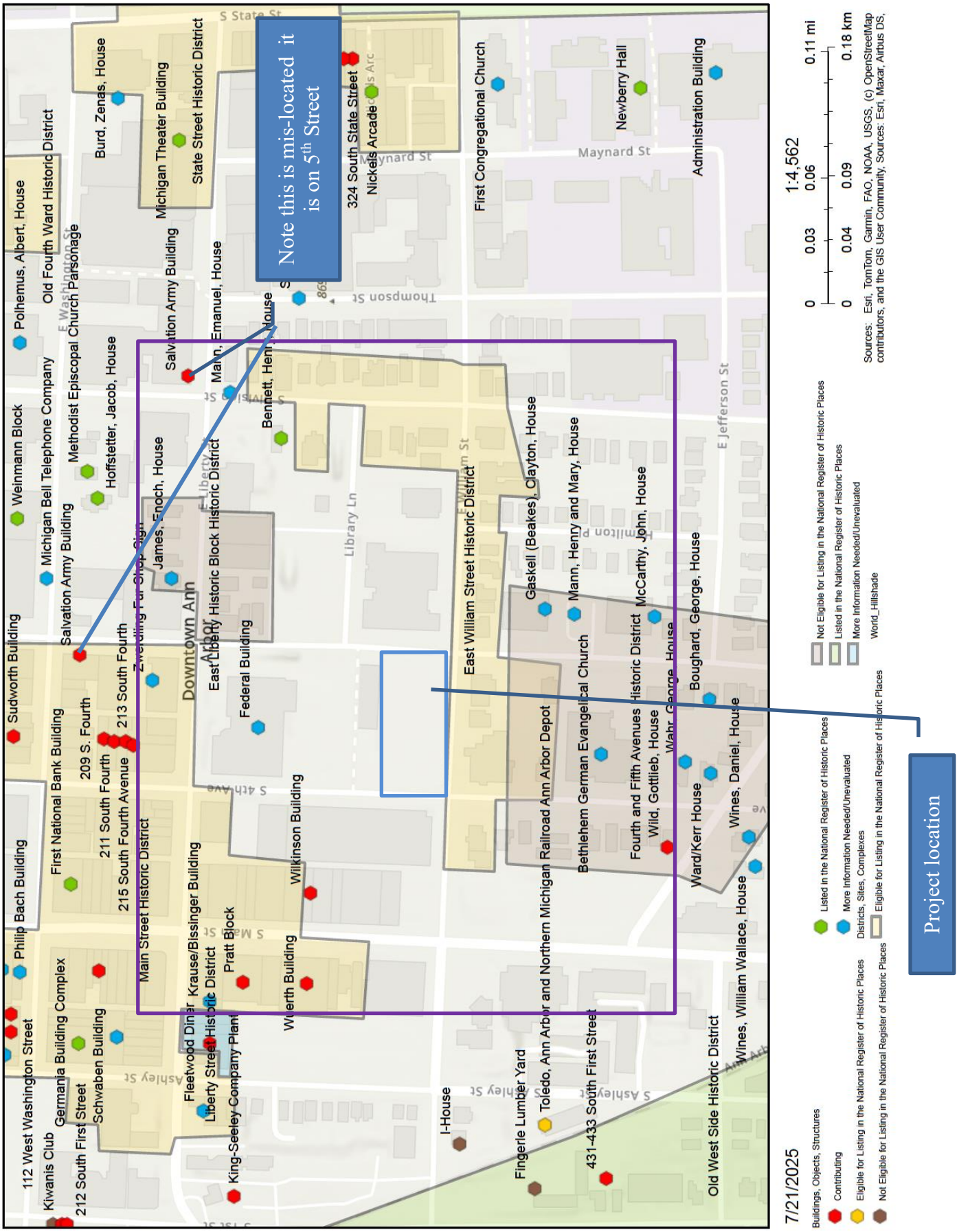
ATTACHMENT A – ABOVE-GROUND (INDIRECT) APE ON STREETMAP



ATTACHMENT B - PHOTO KEY AND INDIRECT APE ON AERIAL MAP



INDIRECT APE ON SHPO MAP (purple box)



Arbre Croche Cultural Resources LLC
Misty M. Jackson, Ph.D., Proprietor and Principal Investigator
ACCR is an Economically Disadvantage Woman-owned Small Business
214 South Main Street, Leslie, Michigan 49251 • 517-525-3060
mjackson@arbrecroche.com www.arbrecroche.com

July 25, 2025

Paul Glasser, CPG
Project Geologist, SME
644 Selden Street, Suite 200
Detroit, MI 48201-2506

Archaeological Records Review and Recommendation for the Section 106 Review Application for Proposed New Affordable Housing Construction at 350 S. Fifth Avenue, Ann Arbor, Washtenaw County, Michigan

ARCHAEOLOGICAL SITE LOCATIONS AND INFORMATION ARE CONFIDENTIAL, PROTECTED, AND NOT FOR PUBLIC DISCLOSURE

Project Location and Description

The proposed project is to construct a new 228 ft tall (22 stories) apartment building for affordable housing in downtown Ann Arbor. The proposed site is currently a parking lot bounded by William Street on the south, Fourth and Fifth Streets on the west and east, and the Ann Arbor transit center to the north. The lot previously contained a four-story tall YMCA/YWCA that was constructed in 1960. It was demolished in 2009.

The proposed building has a rectangular footprint (approximately 248 ft wide by 86 ft deep) that will be built to the back of the sidewalk on the east, west, and south sides with no setback. On the north side of the building pavement is proposed to accommodate an expanded transit center.

The entire direct APE measures about 263 ft east-west by 132 ft north-south and includes approximately 0.8 acre.

Depths of ground disturbance will vary as follows:

- (See Sheet CD100 of design plans.) All pavement, lights, landscaping, foundations, bike racks, and utilities (storm line on western property boundary, DTE cabinet, pad-mounted transformer, electrical switchbox, fire hydrant) to be removed.
- (See Sheet CS100 of design plans for dimensional site layout.) Building footprint to cover appx. southern 3/4 of property. Foundation will be slab; no basement will be construct, but the building foundations will be auger cast pile to an approximate anticipated depth of 70 feet.
    - A geothermal heating system is proposed for this building. More information on this is anticipated but it is assumed at this time that these wells will be to a similar depth as the foundations mentioned above.

- (See Sheet CU100 of design plans for stormwater and utility plan.) Underground storm water detention system proposed on northwestern corner of property – associated depth for this structure appears to be at least 6 feet.
- (See Sheet LP100 of design plans for landscaping.) Up to 4 feet deep for trees.

The project is located in the NW ¼ SE ¼ of Section 29, T2S, R6E, Ann Arbor, Washtenaw County on the USGS 7.5 minute 1965 (Photorevised 1983) Ann Arbor East Quadrangle.

Previously Recorded Archaeological Sites and Surveys

The files of the Michigan State Historic Preservation Office (SHPO) in Lansing record no archaeological sites and no previously conducted archaeological surveys within the proposed project location.

Seven previously recorded archaeological sites have been recorded within one mile of the proposed project. Table 1 summarizes their data. The SHPO site form for 20WA93 indicates that the site has not been field verified and that "This site is recorded in the UMMA site files, but no information on what the site is is on the form. A generic location is given, Packard St, and a catalog number." The site could lie just south of the subject property at little as one-half block.

No information other than that provided in Table 1 is available for sites 20WA97 and 20WA99. The site form for site 20WA134 records that the site is a "Scatter of prehistoric and historic era debris. The site was disturbed and not considered significant in 1980. It has probably been destroyed by road construction and landscaping since then." Krakker recorded it in 1980 during a survey and conducted a phase II investigation as the site, too (Krakker and Shott 1980).

Beisaw (2003) recorded site 20WA377. It lies northeast of the subject property a little more than one block away. The site form records the following:

> Built in 1853 for Henry D. Bennett, secretary and steward of the University of Michigan, it became the home and studio of local musicians Reuben H. and Pauline Widenmann Kempf in 1890. Trained in Germany, Mr. Kempf (1859-1945) taught piano and organ. Mrs. Kempf (1860-1953), a graduate of the Cincinnati Conservatory, taught voice. The city of Ann Arbor purchased the house in 1969, and in 1983 it became the Kempf House Center of Local History." (from State Historic Marker text).

The SHPO site form for 20WA400 records the following:

> In 1998, building construction on the central campus of the University of Michigan unearthed a medical waste dump used in the nineteenth century by the Anatomy Department. The remains included glass bottles, metal objects, human remains, and non-human remains. The human and animal remains were presumably the product of dissections. The remains were reportedly removed as biohazard. The dump was roughly 5m x 5m in size. The site was totally destroyed by construction.

The SHPO site form for 20WA401 records the following:

The Burnham house was constructed in 1837. The site was going to be demolished in 1996, so Wright (U of M) investigated the property. In front of the house, jacks, marbles, and a ceramic figurine were located, along with an 1844 bank token from Canada. In the back of the house, faunal remains consisting of pig, cow, sheep, and goat as well as deer and fishbone were recovered. A whole medicine bottle was also recovered.

Until more information is received, this site number also covers three other houses along Wall Street dating to the same time period: Belding house (939 Wall St.), Sumner Hicks house (936 Wall St.), and Beer house (1025 Wall St.).

Table 1: Archaeological Sites Previously Recorded within One Mile of the Proposed Project

Site No.	Site Name	Period/Date	Cultural Affiliation	Function	National Register Eligibility
20WA93		Precontact period	Native American	Undetermined	Unevaluated
20WA97	Maiden Lane; Ann Arbor Floral Company	Precontact period	Native American	Undetermined	Unevaluated
20WA99	Eberwhite	Precontact period	Native American	Undetermined	Unevaluated
20WA134		19th c.; Late Woodland period	American; Native American	House; Undetermined	Not eligible
20WA377	Kempf House	c. 1853	American	House	Listed
20WA400	Anatomy Department	c. 1840-1900	American	Hazardous waste; dump	Not eligible
20WA401	Burnham House	19th and/or 20th c	American	Homestead	Unevaluated

Four archaeological surveys have been previously conducted within one mile of the proposed project. Table 2 summarizes their data.

Table 2: Archaeological Surveys Previously Conducted within One Mile of the Proposed Project

ER #	Citation	Summary from report bibliography
ER 17-99	Chidester et al. 2018	In August 2018, the City of Ann Arbor contracted The Mannik & Smith Group to conduct a Phase I Archaeological site location survey of several locations within the area of potential effects for the proposed Ann Arbor Intermodal passenger Rail Station. The area of potential effect covered a total area of 6.9 acres. Overall survey efforts covered 0.73 acre. Archaeological sites 20WA487, 20WA488, 20WA489 are within the area of potential effect, however, they lack the integrity for National Register of Historic Places eligibility. No further work is recommended.
ER 2537	Krakker 1980; Krakker & Shott 1980	Krakker (1980): The project area consists of approximately 5 acres of land along 2,100 feet of right-of-way in Section 28, T2S,R6E, City of Ann Arbor, Washtenaw County. A program of shovel testing at 50-foot intervals at location 25 and 65 feet south of the wall along the south side of Fuller Street led to the discovery of two archaeological sites-20WA134, a prehistoric debris scatter and locus of a nineteenth century residence and 20WA135, a debris scatter relating to nineteenth and twentieth century residences. (See also Krakker 1979 and Krakker and Shott, 1980.)
Beisaw 2003	Beisaw 2003	A series of 51 auger points were sampled in the back yard of the Kempf House (20WA377) in an attempt to locate the privy and determine if there were any intact deposits. Three two by two foot units were then excavated. Demolition debris was identified in one of the units, from an unknown source. The privy was not located, though the auger sample at point 51 may have hit part of this feature. Less than an acre of land was investigated.
ER 09-479		No record found in the Michigan SHPO files. Also, the ER number appears on the quadrangle map in the margin, however the location of the survey is not recorded on the map.

Current Environmental Setting and Parcel Land Use History

The proposed project location lies in upland on the 850 ft amsl elevation contour line to the southwest approximately 1,096 m (0.7 mile) of the Huron River. Soil of the project parcel consists of Fox sandy loam, till plain, 2 to 6 percent slopes, occurring on outwash terraces and outwash plains, and classified as well drained (Soil Survey Staff 2025). Pre-Euro-American settlement vegetation of the proposed project location consisted of oak - hickory forest immediately west of mixed oak forest, lying on an ecotone of more diverse flora and faunal resources than found in a single vegetation community (Albert and Comer 2008:16).

United States Department of the Interior, Bureau of Land Management's General Land Office (GLO) Records online database records John Allen, one of the founders of Ann Arbor, as the purchaser of the original land patent for the land that included the subject property as well as the majority of Section 29 (the NW ¼, the SW ¼, and the NE ¼) on October 11, 1824. The original land office survey was undertaken in 1819. The township plat created from the original land surveyors' notes provides the additional cultural information of a trail crossing the west boundary of Section 29 just south of center and the east boundary of Section 29 just north of center. Liberty Street, west of the subject property, runs in the general location and angle of this former trail, which would have passed the subject property as little as 150 m (500 ft) to the north.

According to the City's website,

> Ann Arbor was founded in 1824 by John Allen of Virginia and Elisha Rumsey of New York; that same year it became the seat of Washtenaw County. There are a number of variations on the story of how the original 640 acres of land, forested with burr oaks, came to be called Ann Arbor. Most stories involve the names of Allen's and Rumsey's wives. Allen's wife was Ann Isabella Barry McCue Allen. Rumsey's wife was Mary Ann Rumsey. Another variation involves a woman named Ann d'Arbeur who, long before Allen and Rumsey arrived, supposedly led people through the Huron River wilderness. University of Michigan professor emeritus Russell Bidlack has written a book about Ann Allen. He claims that she was the sole inspiration for the name. Apparently, John Allen couldn't decide between Allensville and Annapolis, but his wife preferred "Annarbour." (City of Ann Arbor 2025)

The earliest available county atlas for Washtenaw County dates to 1874, and it depicts the subject property as divided into lots at that date but provides no data on structures (Everts and Stewart 1874:110-111). The next available county atlases date to 1895 and 1915, however Sanborn Fire Insurance maps are available for Ann Arbor and the subject property beginning in 1888, and therefore the Sanborn maps will be examined instead (Ogle and Co. 1895; 1915). SME provided Kidorf Preservation Consulting and Arbre Croche Cultural Resources their Phase I Environmental Site Assessment report (SME Project Number: 098225.00; November 11, 2024) for the subject property, which includes the appendix ERIS Fire Insurance Maps of the Sanborn Fire Insurance Map Company dating from 1888, 1892, 1899, 1908, 1916, 1925, 1931, 1948, and 1972. In 1888 and 1892 three dwellings and two stables stood on the property. By 1899 the Trinity

Evangelical Lutheran Church replace a dwelling at the northwest corner of William Street and S Fifth Avenue, and another dwelling had been constructed or moved to the rear of (west of) the church where a stable formerly stood, while the other structures remained. In 1908 the structures remained unchanged except for addition of a small outbuilding, possibly a privy, though no privies were depicted prior to this date. By 1916 the dwelling formerly near the northeast corner of Willams Street and S Fourth Avenue had been replaced by the City YWCA, and another building stood to the north where the stable had been. However, its label is illegible on the copy of the Sanborn map provided. By 1925 another dwelling had been added north of the dwelling north of the church, along with garages behind these two dwellings. By 1931 an outbuilding had been constructed between the church and the dwelling west of it, and the 1948 Sanborn map remained unchanged from the previous 1931 map. The 1972 Sanborn records all former structures had been replaced by the YM and YWCA building that occupied the entire subject property.

Information provided by SME to Kidorf Preservation Consulting and Arbre Croche Cultural Resources indicates that this last YM and YWCA building on the subject property was a four-story tall building constructed in 1960 and demolished in 2009.

Evidence of Previous and Current Land Use and Disturbance

The 1874 county atlas, Sanborn Fire Insurance maps, original land patent data, city history, and information provided by SME on the previous building on the subject property indicate that the property was likely a part of City of Ann Arbor from the time of purchase of the original land patent. It was first developed with dwellings, some of which were replaced by a church and the first YWCA. Then in 1960 the entire subject property was redeveloped with a YM and YWCA building. This last building was demolished in 2009. Since that time the subject property has been used as a paved parking lot.

Recommendations for Section 106 Application Part VI. Determination of Effect: No historic properties will be affected

ACCR recommends a determination of 'No historic properties will be affected' in regard to archaeological resources. The subject property's nineteenth century original dwellings, outbuildings, and church and early twentieth century YWCA were all removed, and the property was redeveloped in 1960 by construction of the YM and YWCA building that was demolished in 2009. The probability of survival of any archaeological resources of either the pre- or post-contact periods is very low.

References Cited

Albert, Dennis A. and Patrick J. Comer. 2008. *Atlas of Early Michigan's Forest, Grasslands, and Wetlands: An Interpretation of the 1816-1856 General Land Office Surveys.* Michigan State University Press, East Lansing.

Beisaw, April M. 2003. *Phase I Archaeological Testing of the Kempf House (20WA377), Ann Arbor, Washtenaw County, Michigan.*

Chidester, Robert, Kate Hayfield, Bryan Agosti, Daniel Hershberger and Julia Joblinski. 2018. *Phase I Archaeological Survey, Ann Arbor Intermodal Passenger Rail Station, Design Alternative 3A, City of Ann Arbor, Washtenaw County, Michigan.* The Mannik and Smith Group. ER17-99.

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Krakker, James J. and Michael J. Shott. 1980. *Report of Phase II Archaeological Investigation of the Glen/Fuller Transit Project, Section C, Option 2, Washtenaw County, Michigan.* University of Michigan Museum of Anthropology, Ann Arbor. ER 2537

Ogle, Geo. A. and Co. 1895. *Standard Atlas of Washtenaw County Michigan Including a Plat Book of the Villages, Cities, and Townships of the County*. Geo. A. Ogle and Co., Chicago.

_____. 1915. *Standard Atlas of Washtenaw County Michigan Including a Plat Book of the Villages, Cities, and Townships of the County*. Geo. A. Ogle and Co., Chicago.

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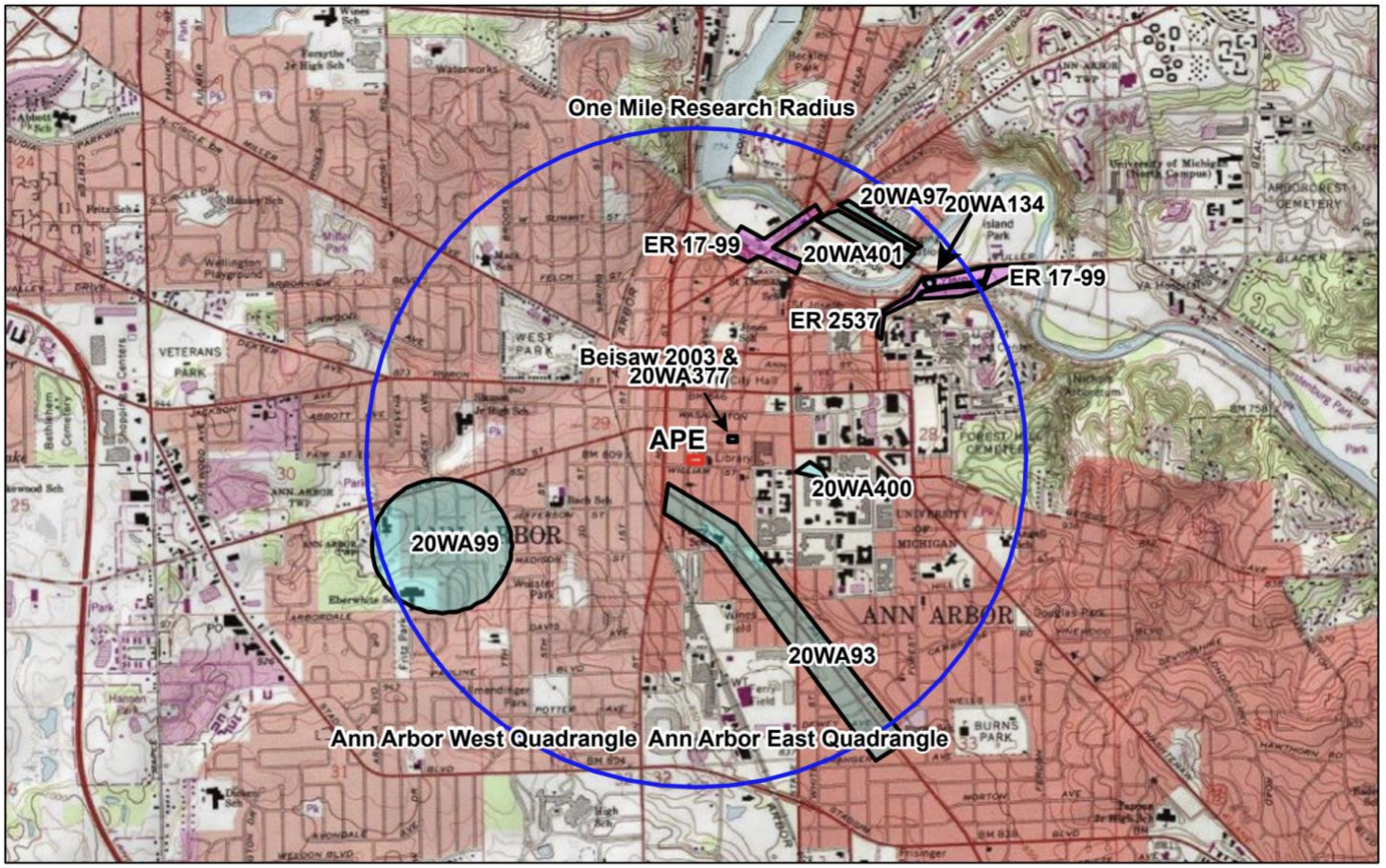
U.S. Department of the Interior, Bureau of Land Management, General Land Office Records. 2024. The Official Federal Land Records Site. Land Patents. NW ¼ SE ¼ of Section 29, T2S, R6E, Washtenaw County, Michigan. Electronic document https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=patent|st=MI|cty=161|twp_nr=2|twp_dir=S|rng_nr=6|rng_dir=E|sec=29|sp=true|sw=true|sadv=false, and https://glorecords.blm.gov/details/survey/default.aspx?dm_id=26532&sid=dudxefbp.zlw#surveyDetailsTabIndex=1, accessed July 25, 2025.

350 S Fifth Avenue, Ann Arbor, Archaeological Sensitivity Map



The proposed project/direct APE is on the USGS 7.5 minute 1965 (Photorevised 1983) Ann Arbor East Quadrangle.

Archaeological Sites

Direct APE

Archaeological Surveys

1:36,902

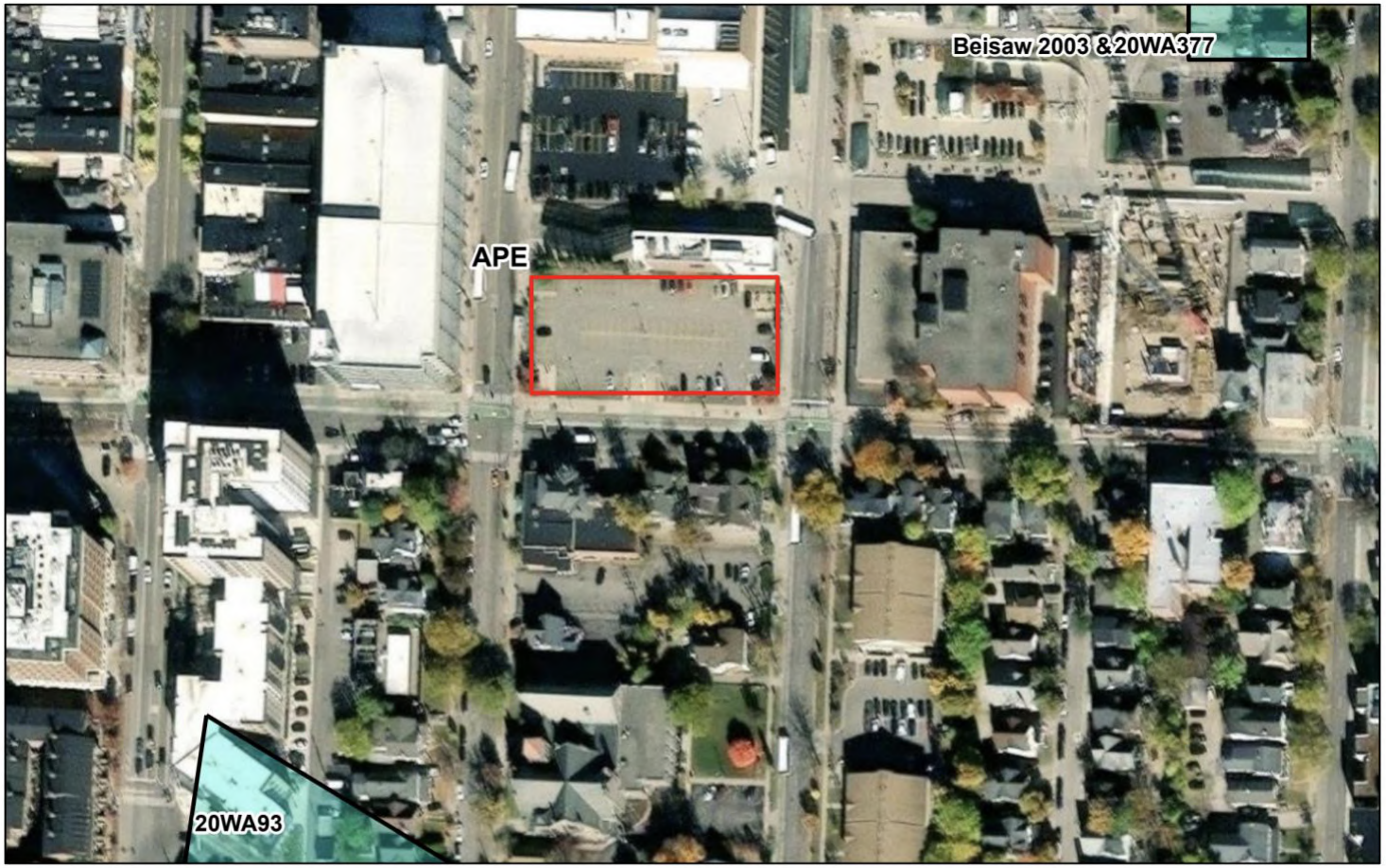
0 0.23 0.45 0.9 mi

0 0.38 0.75 1.5 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Copyright:© 2013 National

ARCHAEOLOGICAL SITE LOCATIONS AND INFORMATION ARE CONFIDENTIAL, PROTECTED, AND NOT FOR PUBLIC DISCLOSURE

350 S Fifth Avenue, Ann Arbor, Archaeological Sensitivity Map



7/25/2025

1:2,306

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Maxar, Microsoft, Esri, HERE, Garmin, iPC

World_Boundaries_and_Places

Archaeological Sites

Direct APE

World Imagery

Low Resolution 15m Imagery

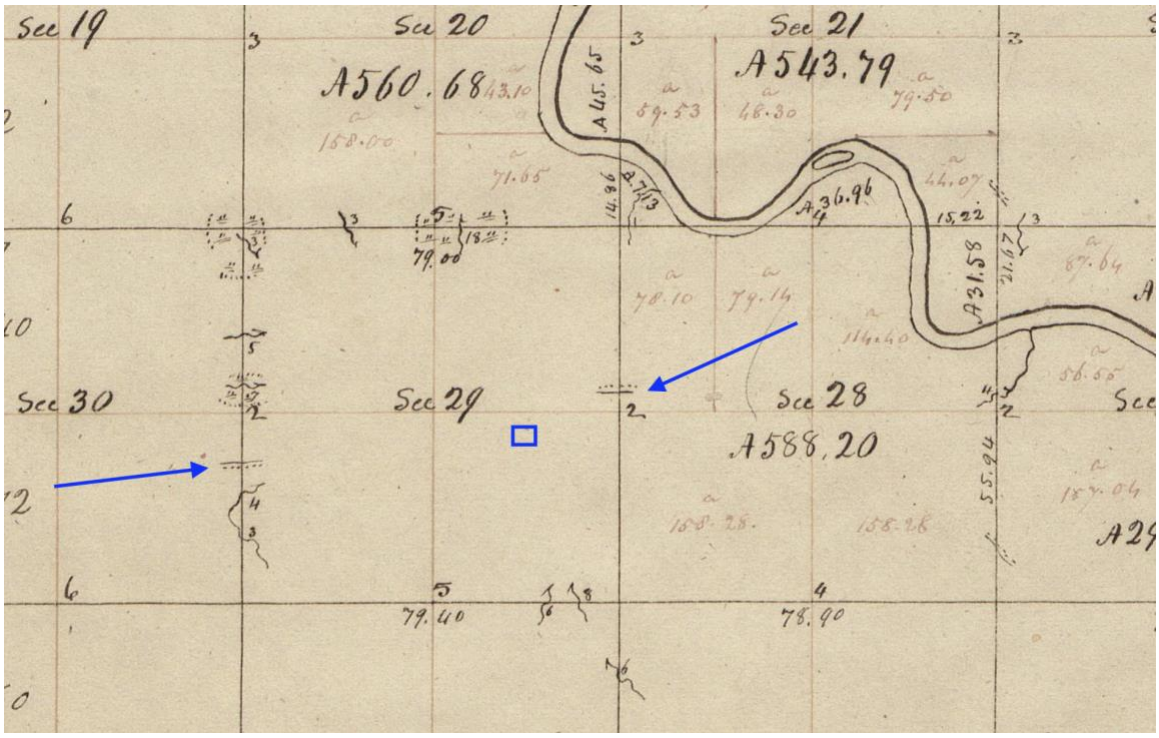
High Resolution 60cm Imagery

High Resolution 30cm Imagery

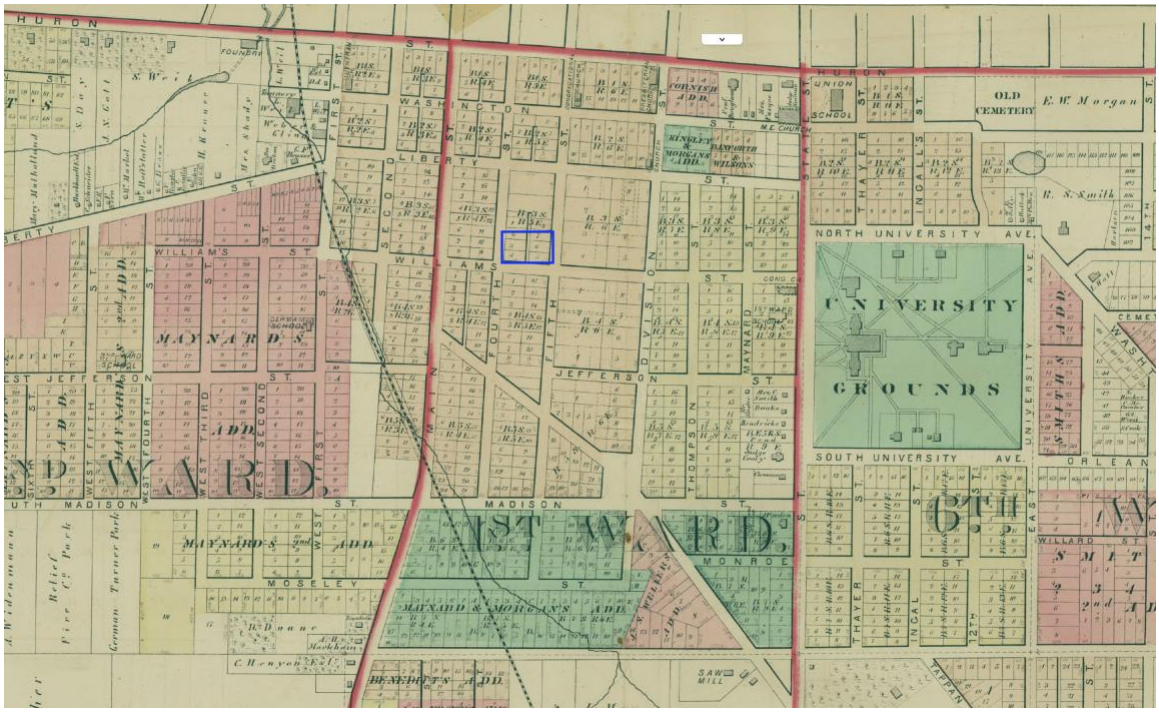
Citations

60cm Resolution Metadata

Undated ESRI Aerial Imagery



1819 GLO map of the area of the subject property in T2S, R6E. The arrows point to the trail notations, and the blue polygon very generally delineates the direct APE.



In Everts and Stewart (1874:110-111). The approximate location of the subject property/ Direct Area of Potential Affect (APE) lies within the blue polygon.

Docusign Envelope ID: EB8B9F95-33F9-40DC-887F-293794B905D0

FIRE INSURANCE MAPS

Project Property:	Paved Parking Lot 350 S 5th Ave Ann Arbor MI 48104
Project No:	098225.00
Requested By:	SME-USA
Order No:	24101700358
Date Completed:	October 17, 2024

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Docusign Envelope ID: EB8B9F95-33F9-40DC-887F-293794B905D0

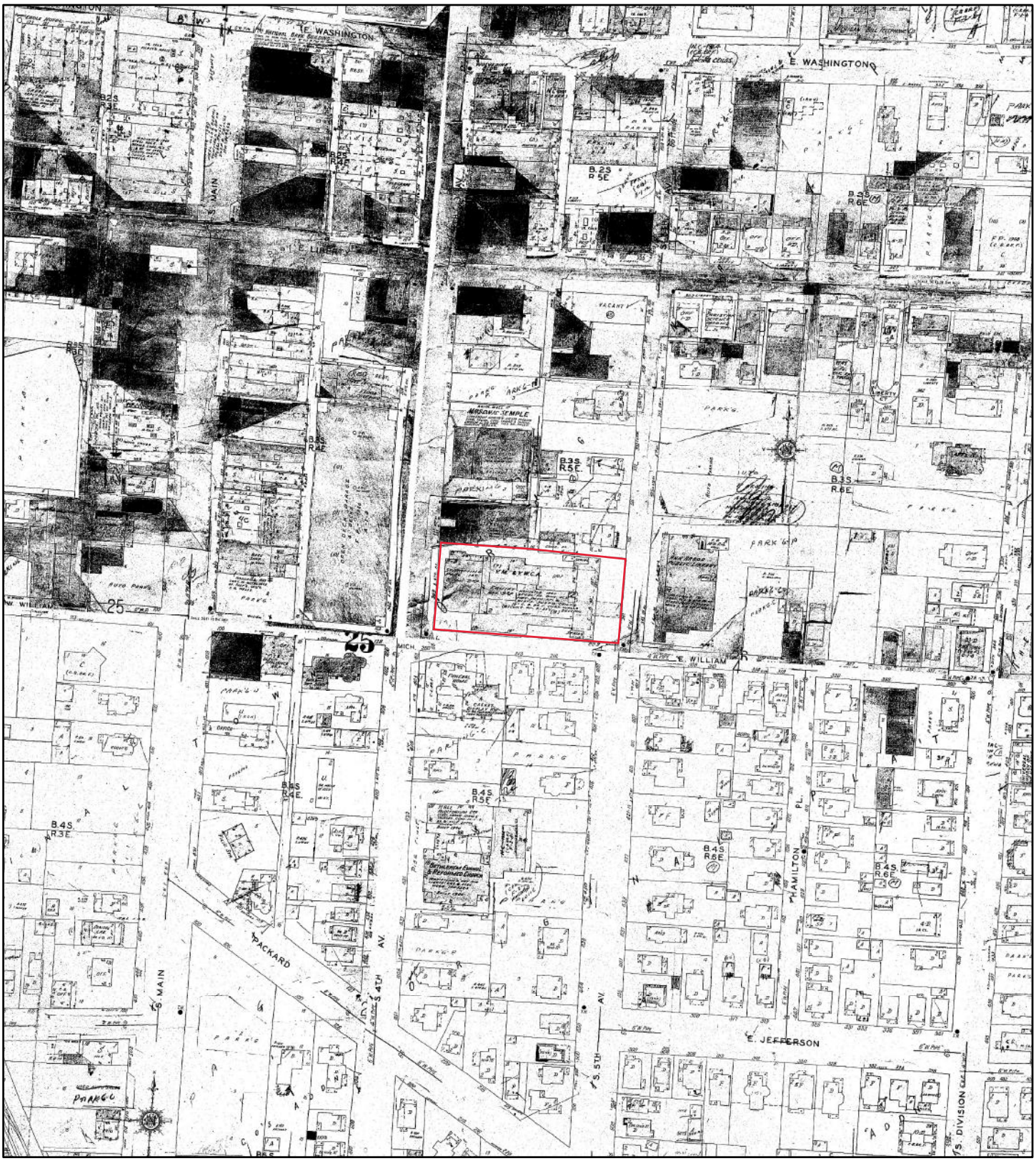
Listed below, please find the results of our search for historic fire insurance maps from our in-house collection, performed in conjuction with your ERIS report.

Date	City	State	Volume	Sheet Number(s)
1972	Ann Arbor	Michigan		25, 26, 3, 4
1948	Ann Arbor	Michigan		25, 26, 3, 4
1931	Ann Arbor	Michigan		25, 26, 3, 4
1925	Ann Arbor	Michigan		23, 24, 5, 6
1916	Ann Arbor	Michigan		11, 12, 15, 16
1908	Ann Arbor	Michigan		13, 14, 7, 8, 9
1899	Ann Arbor	Michigan		4, 6
1892	Ann Arbor	Michigan		2, 3
1888	Ann Arbor	Michigan		4, 5

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Docusign Envelope ID: EB8B9F95-33F9-40DC-887F-293794B905D0

Fire Insurance Map



1972

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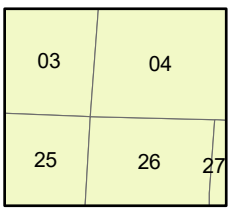

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Feet

Order Number 24101700358

ERIS

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Fire Insurance Map

1948

Address: 350 S 5th Ave Ann Arbor MI 48104

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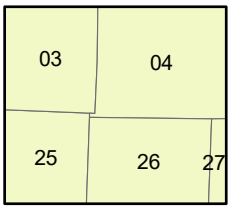
Feet



Map sheet(s):
Volume NA: 25,26,3,4;

Order Number 24101700358

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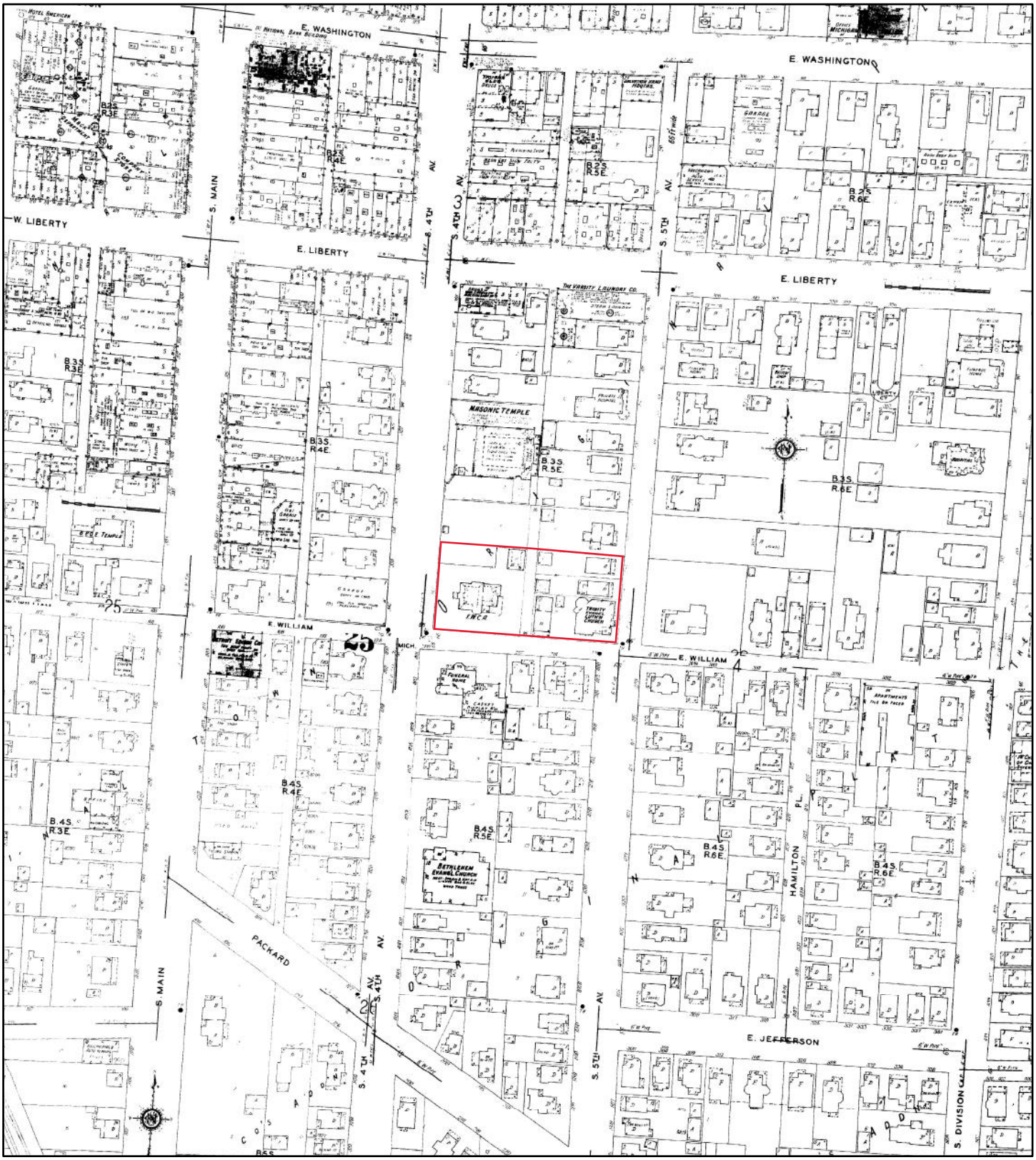
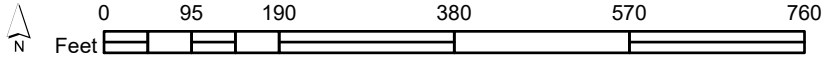


1931



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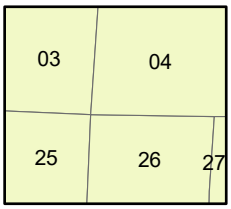

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Volume NA: 25,26,3,4;

Order Number 24101700358

ERIS

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Fire Insurance Map

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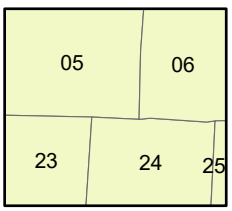

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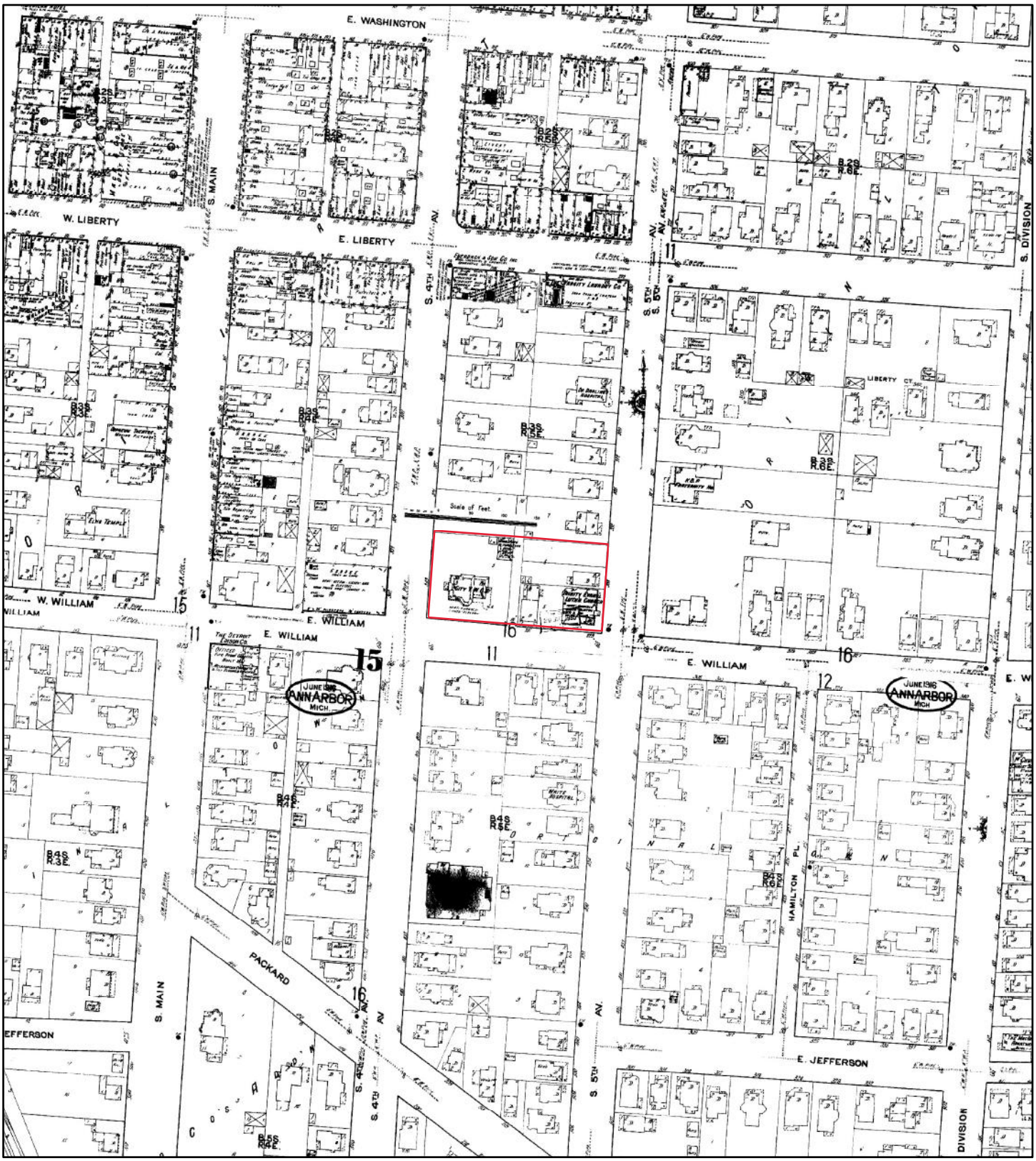

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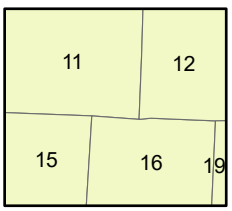

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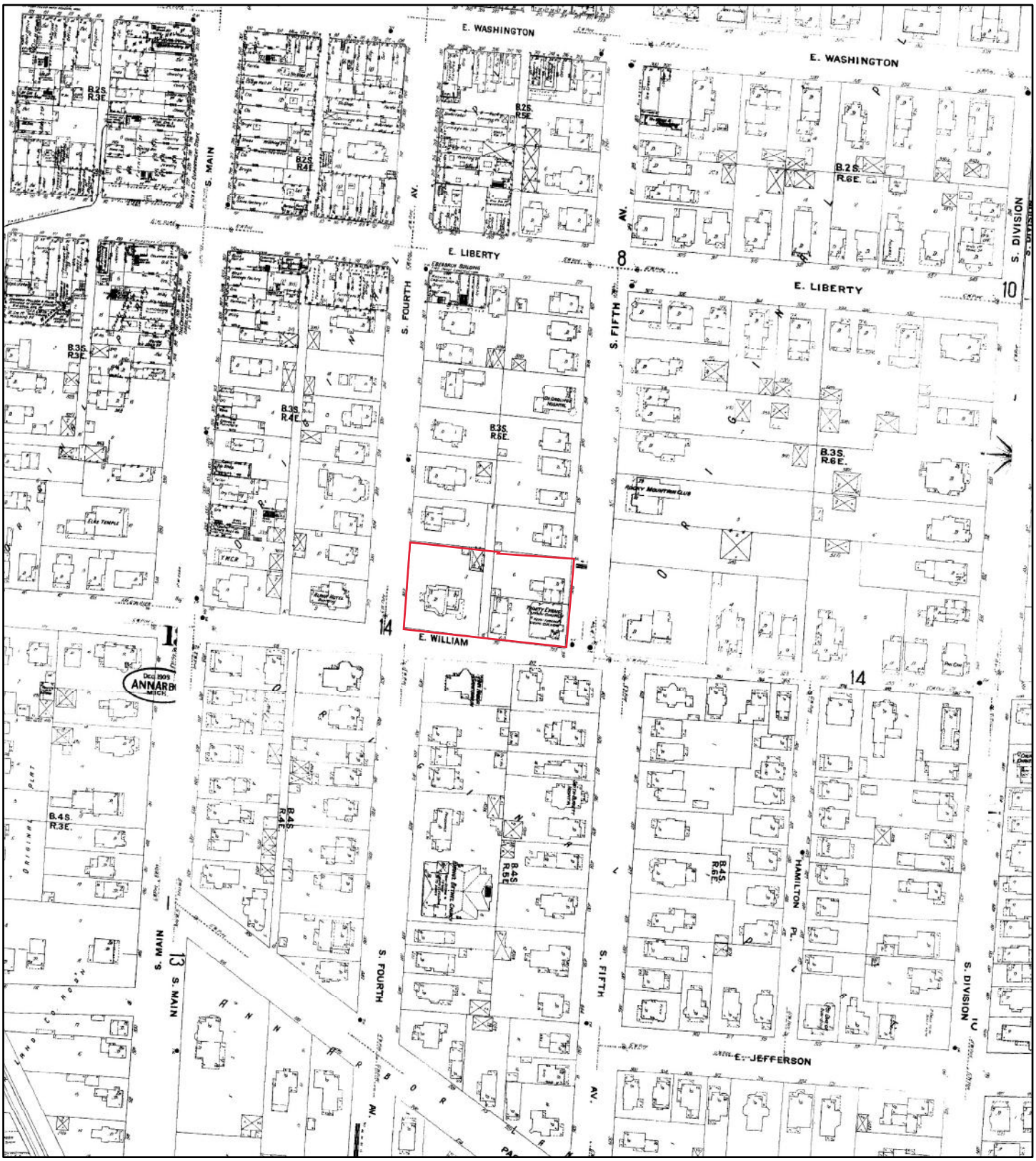

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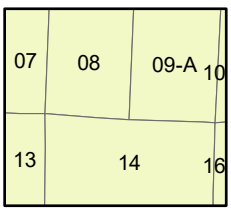

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Order Number 24101700358

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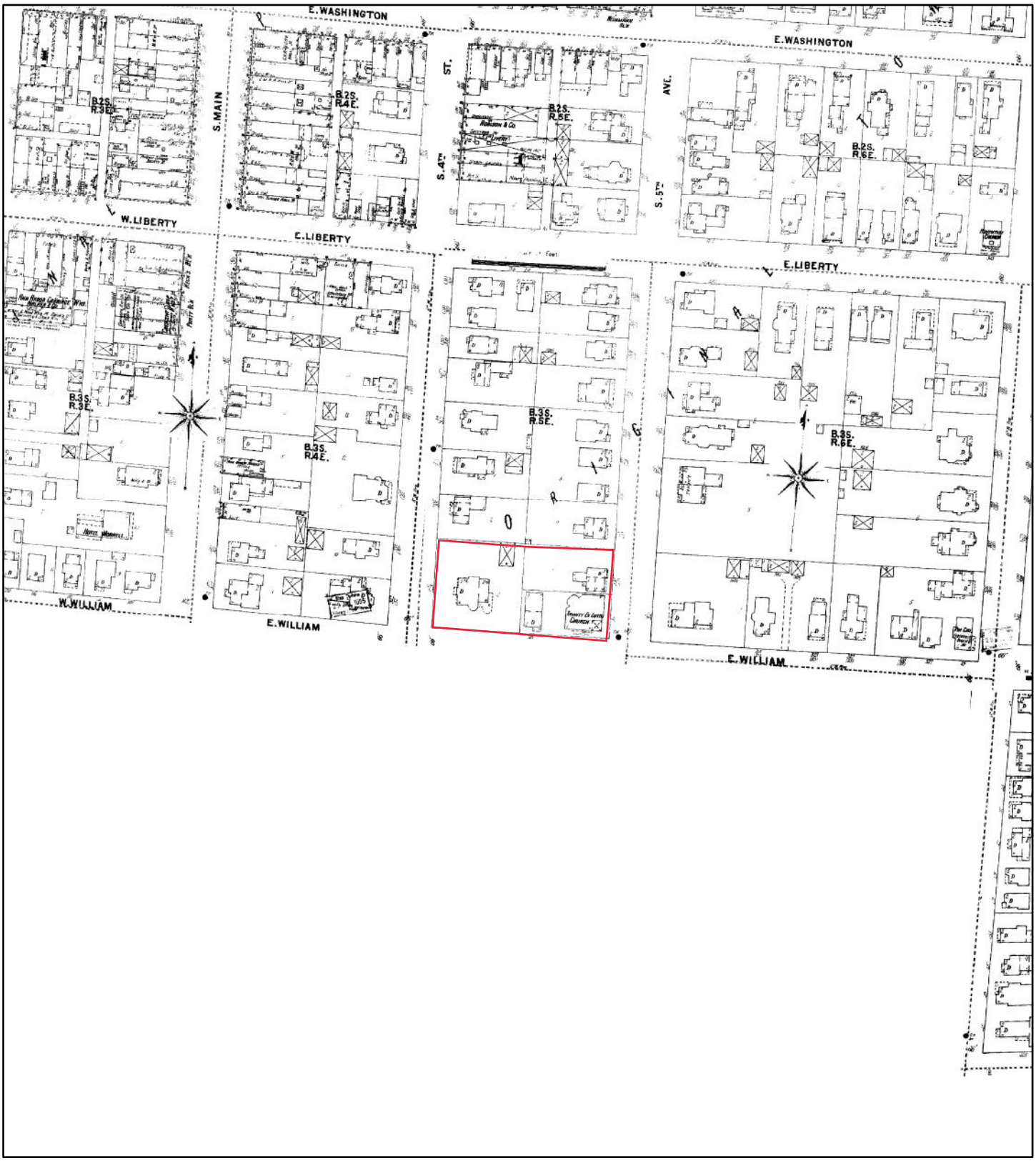

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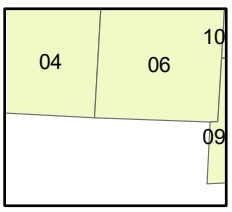

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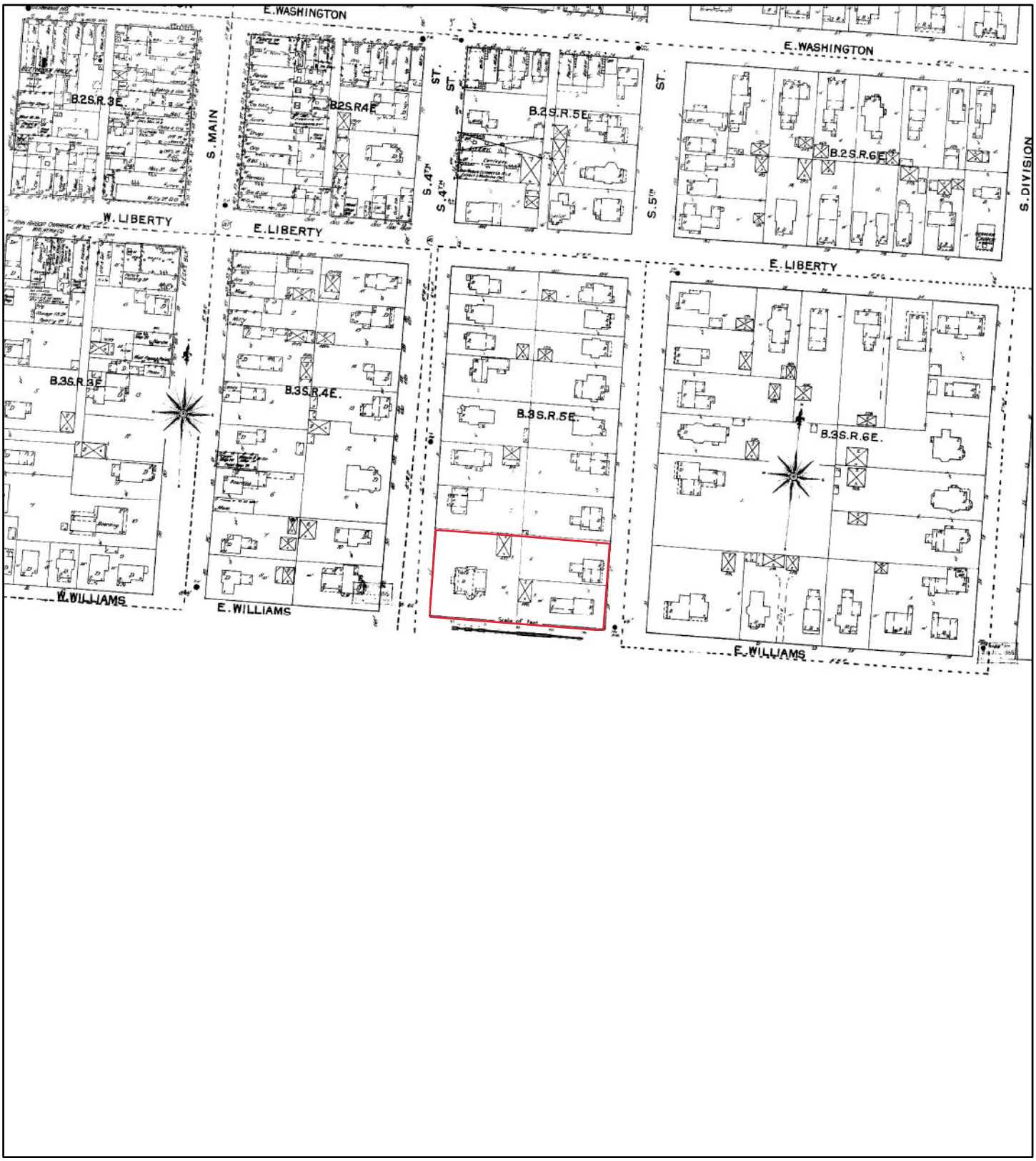

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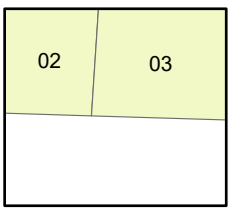

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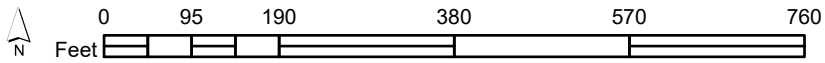
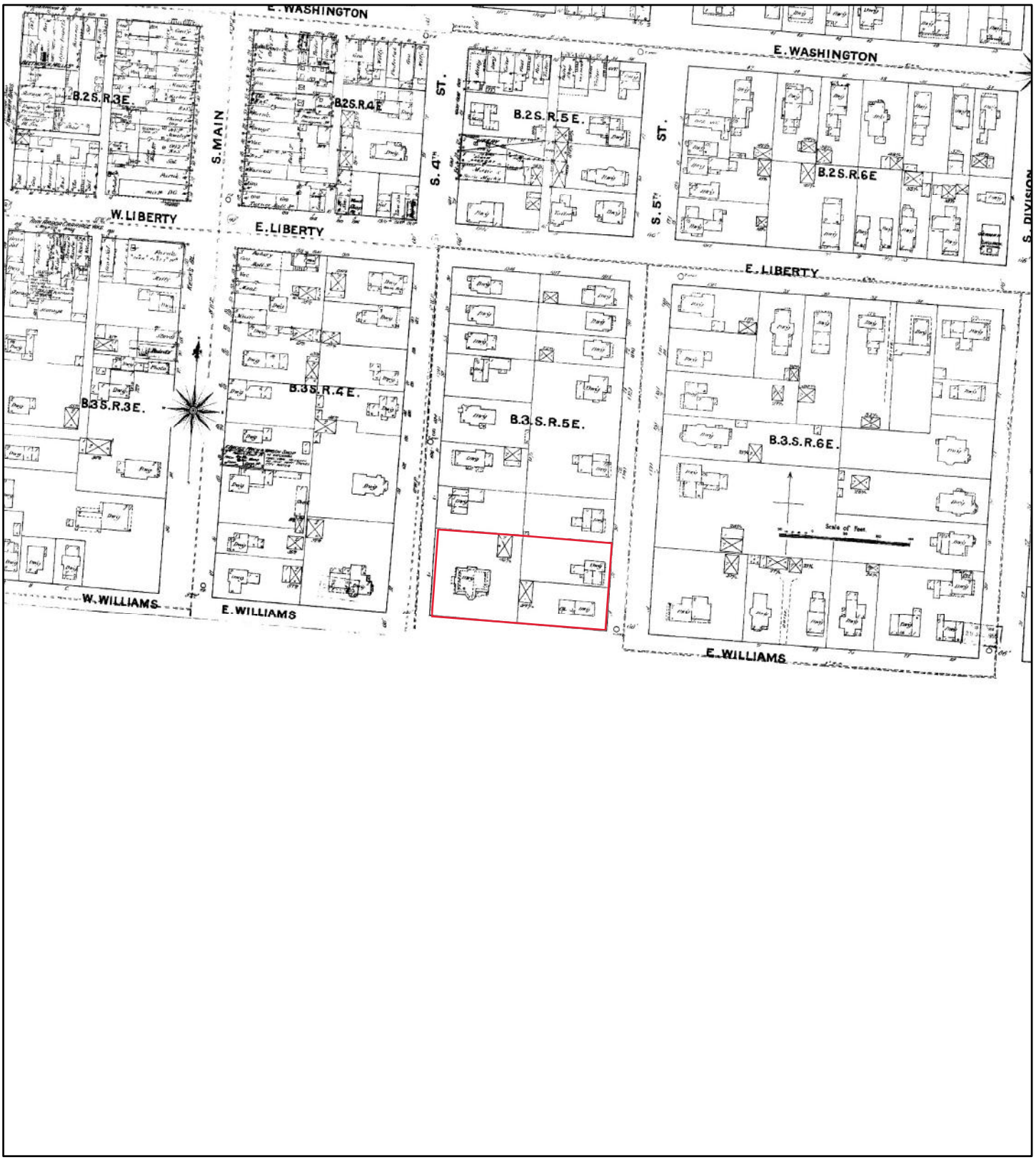


Order Number 24101700358

ERIS

Docusign Envelope ID: EB8B9F95-33F9-40DC-887F-293794B905D0

Fire Insurance Map



1888

Address: 350 S 5th Ave Ann Arbor MI 48104

N

0 95 190 380 570 760

Feet

05	04

Map sheet(s):
Volume NA: 4,5;

Order Number 24101700358

ERIS

CITY OF ANN ARBOR, MICHIGAN

301 E. Huron St., P.O. Box 8647 • Ann Arbor, Michigan 48107-8647

Office of the City Attorney
(734) 794-6170

Timothy S. Wilhelm
twilhelm@a2gov.org
734-794-6174 office

VIA EMAIL – slagors2@michigan.gov

February 24, 2026

Mr. Scott Slagor
Cultural Resource Protection Manager
Michigan State Historic Preservation Office
300 North Washington Square
Lansing, Michigan 48913

Project Reference # ER26-144
350 S. Fifth Ave, Ann Arbor

Dear Mr. Slagor,

In connection with the above-referenced project, this letter confirms that on December 5, 2025 the City, as responsible entity under 24 CFR part 58, provided notice of the project to the affected Tribes and Tribal Historic Preservation Officers with an invitation to consult on the project. The City did not receive any responses or requests for consultation during the 30-day notice period.

Should you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

Office of the City Attorney

Timothy S. Wilhelm
Deputy City Attorney

cc Milton Dohoney, Jr, City Administrator
Jennifer Hall, Executive Director, Ann Arbor Housing Commission
Jill Thacher, Historic Preservation Coordinator, City Planning Division

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.
PRESIDENT

December 11, 2025

MILTON DOHONEY JR
CITY OF ANN ARBOR
301 EAST HURON STREET
ANN ARBOR MI 48104

RE: ER26-144 350 S. Fifth Avenue, Ann Arbor, Washtenaw County (HUD)

Dear Milton Dohoney, Jr.:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, we have reviewed the proposed undertaking at the above-noted location. Based on the information provided for our review, the State Historic Preservation Officer (SHPO) concurs with the determination of City of Ann Arbor that the proposed undertaking will have an **adverse effect** on East Williams Historic District which appears to meet the criteria for listing in the National Register of Historic Places.

This undertaking meets the criteria of adverse effect because: *the undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association,* 36 CFR § 800.5(a)(1). Specifically, the undertaking will result in a change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance. the introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features. The proposed new building is significantly taller than any buildings within the immediately adjacent East Williams Historic District and changes the setting of the district from a medium-density urban area with low-rise buildings to a high-density urban area with high-rise buildings.

Federal agencies are required to avoid, minimize, or mitigate adverse effects. Please note that if the federal agency and the SHPO concur that the adverse effect cannot be avoided, the Section 106 process will not conclude until the consultation process is complete, an MOA is developed, executed, and implemented, and, if applicable, the formal comments of the Advisory Council have been received, 36 CFR § 800.6. For more information on federal agencies' responsibilities to resolve the adverse effect pursuant to 36 CFR § 800.6 for undertakings that will have an adverse effect on historic properties under 36 CFR § 800.6, please review the enclosed materials.

We remind you that federal agency officials or their delegated authorities are required to involve the public in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties per 36 CFR § 800.2(d). The National Historic Preservation Act also requires that federal agencies consult with any Indian tribe and/or Tribal Historic Preservation Officer (THPO) that attach religious and cultural significance to historic properties that may be affected by the agency's undertakings per 36 CFR § 800.2(c)(2)(ii).

The opinion of the SHPO is based on the materials provided for our review. If you believe that there is material that we should consider that might affect our finding, or if you have questions, please contact Scott Slagor, Cultural Resource Protection Manager, at (517) 285-5120 or by email at slagors2@michigan.gov. **Please reference our project number in all communication with this office regarding this undertaking.**

Finally, the State Historic Preservation Office is not the office of record for this undertaking. You are therefore asked to maintain a copy of this letter with your environmental review record for this undertaking. Thank you for this opportunity to review and comment, and for your cooperation.

Sincerely,

Ryan M. Schumaker
State Historic Preservation Officer

RMS:KMF:CLN

Enclosures

copy: Michael Vollick, MSHDA
Michael Kaplan, Related Midwest
Paul Glasser, MSE
Jill Thacher, Ann Arbor

March 2, 2026

Mr. Milton Dohoney Jr.
City Administrator
Guy C. Larcom City Hall
301 E. Huron, 3rd Floor
Ann Arbor, MI 48104

Ref: *350 S Fifth Ave Residential Development,*
City of Ann Arbor, Washtenaw County, Michigan
ACHP Case Number: 024637

Dear Mr. Dohoney:

On February 25, 2026, the Advisory Council on Historic Preservation (ACHP) received your notification and supporting documentation regarding the potential adverse effects of the referenced undertaking on a property or properties listed or eligible for listing in the National Register of Historic Places. Based upon the information you provided, we have concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, of Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations, "Protection of Historic Properties" (36 CFR Part 800), does not apply to this undertaking. Accordingly, we do not believe our participation in the consultation to resolve adverse effects is needed.

However, if we receive a request for participation from the Michigan State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officer, affected Indian Tribe, a consulting party, or other party, we may reconsider this decision. Should the undertaking's circumstances change, consulting parties cannot come to consensus, or you need further advisory assistance to conclude the consultation process, please contact us.

Pursuant to 36 CFR § 800.6(b)(1)(iv), you will need to file the final Section 106 agreement document (Agreement), developed in consultation with the Michigan SHPO and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the Agreement and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the NHPA.

Thank you for providing us with your notification of adverse effect. If you have any questions or require our further assistance, please contact us at ofap_help@achp.gov and reference ACHP Case Number: 024637.

Sincerely,

Christopher Daniel
Program Analyst
Office of Federal Agency Programs

CITY OF ANN ARBOR, MICHIGAN

Office of the City Administrator

301 E. Huron St., P.O. Box 8647 ● Ann Arbor, Michigan 48107-8647

VIA EMAIL – slagors2@michigan.gov

February 24, 2026

Mr. Scott Slagor
Cultural Resource Protection Manager
Michigan State Historic Preservation Office
300 North Washington Square
Lansing, Michigan 48913

Project Reference # ER26-144

Dear Mr. Slagor,

Please find our response to your concurrence letter dated December 11, 2025 in reference to the Section 106 consultation for the proposed undertaking at 350 S. Fifth Avenue located in the City of Ann Arbor, Washtenaw County, Michigan.

As the Responsible Entity under Part 58, we have thoughtfully evaluated the proposed undertaking following our application and consultation with your office. Extensive outreach has been undertaken, including notifications to all Indian Tribes and associated Tribal Historic Preservation Officers advising of the proposed undertaking and inviting consultation if the project area has religious and cultural significance. At this time, we have received no response from any of the Tribes to consult or to be involved in the proposed undertaking.

We offer the attached case study, corresponding analysis and supplemental exhibits to provide additional context and to demonstrate our due diligence and careful consideration of alternatives to our project along with steps taken to avoid or minimize an adverse impact upon the East Williams Historic District.

The attached case study and supporting documentation provides strong support and justification that the subject proposal is the best alternative to avoid, minimize, and mitigate an adverse effect.

We welcome the opportunity for your Office to review the enclosed documentation and to continue our dialogue and reach a mutually acceptable outcome via a Memorandum of Agreement.

Please do not hesitate to reach out to my office or staff with any questions.

Sincerely,

Milton Dohoney Jr.

Milton Dohoney Jr.
City Administrator
City of Ann Arbor
mdohoney@a2gov.org

enc
cc Jennifer Hall, Executive Director, Ann Arbor Housing Commission
Michael Kaplan, VP of Development, Related Midwest
Jill Thacher, Historic Preservation Coordinator, City Planning Division

Section 106 Case Study

350 South Fifth Avenue
Ann Arbor, Michigan

#ER26-144

Prepared By:

City of Ann Arbor
301 East Huron Street
Ann Arbor, Michigan 48104

Summary

This case study evaluates redevelopment alternatives for the property located at 350 South Fifth Avenue in Ann Arbor following a determination of Adverse Effect by Michigan's State Historic Preservation Office. The Adverse Effect determination relates to the project's proximity to the East William Street Historic District, which is eligible for listing in the National Register of Historic Places. The analysis considers three alternatives:

(1) Select Alternative Site
(2) Reduced Height Development, and
(3) Build with Mitigating Features.

Each alternative is evaluated in relation to the project's purpose and need, feasibility, consistency with adopted planning policy, and its ability to avoid, minimize, or mitigate adverse effects. The analysis concludes that, within the context of ongoing and approved high-rise development in the immediate vicinity and critical need for affordable housing, Option 3: Build with Mitigating Features represents the most reasonable and prudent alternative.

Project Description

The proposed project is a 100% affordable residential development on a 0.8-acre site at 350 South Fifth Avenue. The project includes approximately 330 residential units, 6,500 square feet of ground-floor retail, and the expansion of the Blake Transit Center. The building is designed to be all-electric and net-zero ready.

The site is located within the City of Ann Arbor's Downtown Core (D1) zoning district, one block from Main Street and three blocks from the University of Michigan's Central Campus. The project advances adopted City policy to concentrate density and height within the Downtown Core while preserving lower-scale land uses within the adjacent historic districts. For reference, the Downtown Development Plan is attached as Exhibit 1.

A timeline for the property and project is as follows:

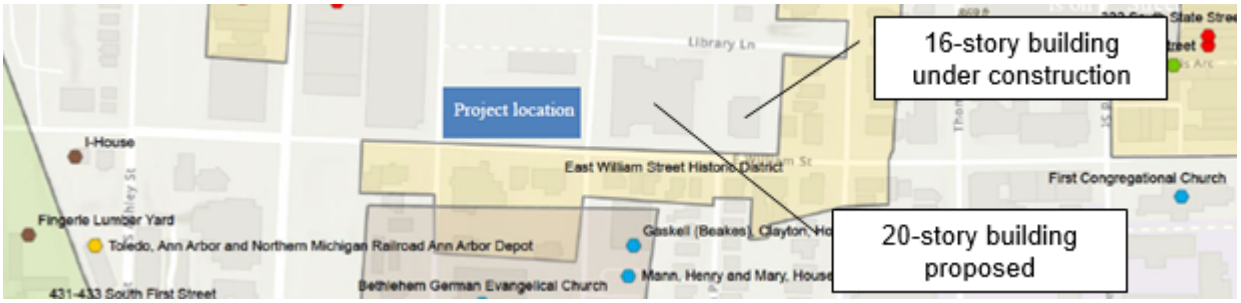
1959-2005	YMCA occupied the property (7 stories with 100 affordable housing units).
2008	YMCA was demolished and slated for redevelopment.
2009	Downtown Development Plan adopted to promote density on this site and elsewhere in the Downtown Core (Exhibit 1).
2018	City Council adopted a resolution of intent to utilize the property to develop the greatest quantity and quality of affordable and workforce housing.
2019-2022	Extensive community engagement process confirmed support for the proposed density in order to bring housing and expanded transit to the site (Exhibit 2).
2020	City Council voted to direct the Ann Arbor Housing Commission to develop the property to reflect the D1 downtown core zoning district and incorporate concepts generated through community engagement.
2022	City Council voted to rezone the property to a Planned Unit Development (PUD), permitting up to 275' (27 stories) in building height.
2025	Proposed project conditionally approved by Plan Commission.

2026	Development Agreement approved by City Council; final site plan approval granted.

Historic Context and Adverse Effect Determination

The project site is located on the north side of East William Street, directly across from the East William Street Historic District (EWHD). A Section 106 consulting report concluded that the proposed development would result in an Adverse Effect on the EWHD due to changes to the setting of the district associated with building height, massing, and visual contrast.

The project site, however, is situated within a portion of downtown Ann Arbor that is experiencing substantial, policy-driven redevelopment independent of the proposed project. Multiple high-rise developments are either under construction or formally proposed within the immediate vicinity of the EWHD, consistent with Downtown Core zoning and adopted planning documents. These include a 16-story residential building under construction at 333 East William Street and a proposed 20-story public-private redevelopment of the Ann Arbor District Library.



As a result, changes to the broader setting of the EWHD are occurring as part of a cumulative pattern of development anticipated by long-standing City policy, rather than as a singular effect attributable to the proposed project alone. Further, surveys of area residents conducted as part of the 2019 community engagement efforts showed that maximizing affordable units ranked first in priority for the subject site, while scaling down to the lower density area on the south side of William Street ranked last. The full survey report is attached as Exhibit 2.

Item	Overall Rank	Rank Distribution	Score
Maximize affordable housing units	1		1,779
Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	2		1,724
Develop a mix of housing unit types and prices	3		1,642
Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	4		1,436
Recapture the cost of purchase while ensuring a sustainable financial model	5		1,128
Expand the capacity of Blake Transit Center	6		1,122
City maintain some ownership/control	7		1,086
Maximize market rate housing	8		818
Appropriately scale down to the lower density area on the south side of William Street	9		805

Lowest Rank Highest Rank

These land use trends, planning initiatives, and community engagement findings provide context for the evaluation of alternatives presented in this case study.

Evaluation of Alternatives

Option 1: Select Alternative Site

In this scenario, an alternative site is selected and the subject property remains undeveloped or underutilized.

Evaluation:

- Retaining the subject site in an undeveloped condition would result in a discontinuous and underutilized streetscape, contrary to adopted planning objectives.
- This alternative would not prevent or alter the high-rise development occurring on parcels adjacent to the subject site within the Downtown Core, which are already underway.
- This alternative, at best, delays delivery of affordable housing that is of critical need in the local community; at worst, it prevents delivery of these units altogether.
- Relocating the building eliminates the transit-oriented nature of building housing adjacent to the adjacent Blake Transit Center.
- In order to purchase an alternative site, the subject property would need to be sold to the highest bidder, which would be entitled to build up to 27-stories as-of-right under the current zoning (without SHPO review unless the buyer seeks federal funding).

Conclusion:
This option would fail to meet the project's purpose and need, including the delivery of affordable housing and transit-oriented development, and would do nothing to mitigate the Adverse Effect. As such, this is not considered a reasonable or prudent alternative.

Option 2: Reduced Height Development

This alternative assumes development of the site at a reduced height and density relative to the proposed design.

Evaluation:

- Lowering the height of the proposed project would not prevent the contextual and visual changes associated with adjacent high-rise developments that are already approved or under construction.
- This alternative would introduce an under-scaled condition at the subject site without achieving a meaningful preservation outcome for the EWHD.
- Reduced height would significantly reduce the number of residents served and adversely affect project feasibility.

Conclusion:
While reduced height may marginally alter the project's individual profile, it does not materially change the broader development context affecting the EWHD and is not considered a reasonable or prudent alternative.

Option 3: Build with Mitigating Features (Preferred Alternative)

This alternative consists of constructing the project as proposed with deliberate design, material, and site-planning measures intended to minimize and mitigate adverse effects on the EWHD.

Evaluation:

- By voluntarily limiting the building to 20 stories, as opposed to 27, the scale is consistent with the other proposed and under-construction buildings across from the EWHD.
- Intentional street-level design including a two-story brick podium with storefront glass and setbacks above, along with attractive landscaping and thoughtful lighting, will help create an inviting and safe pedestrian environment consistent with the EWHD.
- Utilizing a façade system that frames multiple floors will bring down the scale of the building above the second floor so that it does not *feel* as tall.
- Ground-floor retail uses adjacent to the EWHD will reinforce continuity with historic commercial storefront patterns and neighborhood uses.

When considered within the context of adjacent high-rise development, this alternative allows the subject site to develop in a manner that is both contextually appropriate and considerate to its historic surrounding, while incorporating measures to minimize adverse effects to the extent feasible.

Conclusion:
This alternative best meets the project's purpose and need, responds appropriately to cumulative contextual change, and represents the most reasonable and prudent approach.

Summary:

This Section 106 Case Study acknowledges that redevelopment of 350 South Fifth Avenue results in an Adverse Effect on the East William Street Historic District. However, the evaluation of reasonable alternatives demonstrates that neither the Select Alternate Site nor Reduced Height alternatives would meaningfully alter the trajectory of development occurring adjacent to the Historic District.

Given the presence of approved and ongoing high-rise development in the immediate vicinity, Option 3: Building with Mitigating Features minimizes adverse effects to the extent feasible while advancing critical public benefits and maintaining consistency with adopted planning policy. It is therefore identified as the preferred alternative.

Supporting Documentation

1. Ann Arbor Downtown Plan (2009)
2. Housing and Affordability in Ann Arbor: Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington, Website Summary Results
3. Support Letter from Jill Thacher, Ann Arbor City Planner/Historic Preservation Coordinator.

1. Ann Arbor Downtown Plan

Ann Arbor Downtown Plan

May, 2009

#ER26-144-Case Study

City of Ann Arbor Downtown Plan

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City of Ann Arbor Downtown Plan

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PLANNING CONTEXT

The Downtown Plan recommends policy objectives and plan concepts which will guide public and private development decision-making in the downtown area. The Downtown Plan's primary focus is Ann Arbor's 66-block Downtown Development Authority district **[SEE FIGURE 1)**, established as a tax increment finance district in 1982. This plan also makes recommendations for non-residentially zoned land adjacent to the DDA boundary and explores the downtown's role within the Central Area and the larger city. The plan addresses a broad range of issues concerning downtown's future -- from land use priorities and parking management objectives to more detailed design guidelines for enhancing downtown's pedestrian orientation and identity as a place.

The plan was originally adopted as an element of the master plan in 1988 and updated in 1992 as part of the Central Area Plan. Building on the 1988 Downtown Plan's recommendations, a number of zoning amendments and programmatic changes were implemented by the City and the Downtown Development Authority throughout the 1990's **[SEE FIGURE 2]**. A renewed interest in downtown development in the early 2000's prompted a re-examination of the City's approach and resulted in this update to the plan. The planning initiatives that contribute to these revisions are summarized below.

Renewal of the Ann Arbor DDA Development Plan and Tax Increment Finance Plan (2003)

The DDA was established as a 30-year tax increment finance district in 1982. This plan lays out the DDA's goals, objectives and financing plan for the next 30 years to provide continuity in ongoing programs and long-term planning and financing of capital projects. The plan was approved by City Council in 2003.

Downtown Residential Task Force Report (2004)

In 2003, City Council commissioned a task force to identify barriers to the development of residential units in the downtown and how to address these barriers. The task force's recommendations were presented to City Council in June 2004.

Downtown Development Strategies Final Report (2006)

Responding to the Downtown Residential Task Force recommendations, City Council initiated the Downtown Development Strategies Project to modify downtown zoning. In May 2005, the City hired Calthorpe Associates to work with the community in developing a vision for the downtown, as well as recommendations to realize this vision. Calthorpe Associates presented its recommendations for zoning, urban design, housing, public spaces and mobility to City Council in December 2005. City Council accepted the consultant's final report, also entitled Recommended Vision and Policy Framework for Downtown Ann Arbor, and directed staff to identify a strategy for implementing the recommendations.

Ann Arbor Discovering Downtown (2006)

Drawing from the recommendations in the Downtown Development Strategies Final Report, City Council approved an Implementation Plan and identified five high priority objectives for staff to address:

* Create special overlay zoning for the downtown that identifies areas of similar character.
* Streamline the development proposal process.
* Incorporate a set of essential design guidelines.
* Pursue a comprehensive parking strategy.
* Work with the Historic District Commission to clarify criteria for development.

City Council approved work plans and established advisory committees for each priority projects. Recommendations and implementation schedules from all five committees were approved by City Council in 2007.

Greenway Task Force Report (2007)
In 2005, City Council appointed the Allen Creek Greenway Task Force to develop recommendations for creating a new greenway to follow along the Ann Arbor Railroad right-of-way, connecting to the Huron River Greenway. The task force's report contains recommendations for the greenway and the future use of the three city-owned sites in the greenway: 415 W. Washington, 721 N. Main and the First/William parcel. The report was presented to City Council in March 2007.

Flood Mitigation Plan (2007)
In response to a recommendation in the city's Hazard Mitigation Plan, staff developed a plan for the mitigation of risks in floodplains throughout the city. The main goals of the plan are to minimize life endangerment and property damage or loss. The plan recommends that city codes be amended to limit new development in floodplains, including properties in the Allen Creek floodplain on the west edge of downtown. The plan was approved by City Council in March 2007

Affordable Housing Needs Assessment (2007)
The Office of Community Development commissioned a countywide study of affordable housing needs in 2007. The study provides data on sub-areas of the county, including Ann Arbor's downtown area. The study also includes recommendations for additional affordable units in the downtown, by type, and potential tools for accomplishing these goals. The study was presented to City Council in September 2007.

Comprehensive Plan for Washtenaw County (2004)
This plan was developed around the vision of preserving the county's diverse landscapes, or "sense of place" and ensuring a sustainable future. Key recommendations include directing future development to infill sites in urban areas and increasing transit services throughout the region. The plan was adopted by the County Board Commissioners in September 2004.

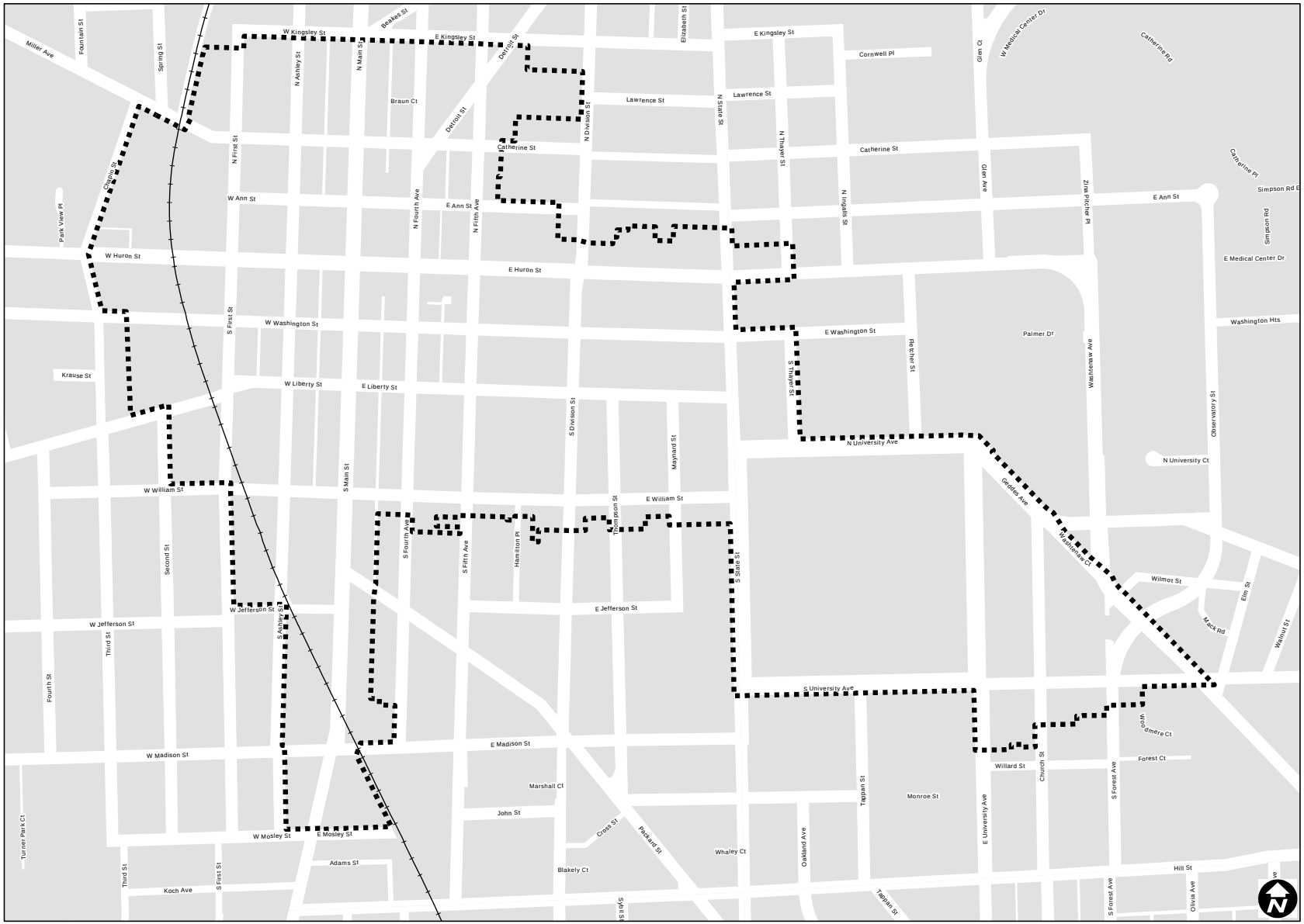

Figure 1

Downtown Development Authority District

Map Legend

- Railroads
- DDA

The Downtown Plan
Ann Arbor, Michigan
May 2009

0 125 250 500 Feet

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Figure 2
1988 Downtown Plan Implementation Highlights (Through 2007)

Zoning Amendments
Amendments to C2A and C2A/R districts to remove housing disincentive (1992)
Amendments to Premium section to add incentives for residential use (1994)
Amendments to C2A and C2A/R districts to add minimum height requirement (2002)
Amendments to remove side setback requirements from C2A and C2A/R districts (2006)
Rezoning of South University area from C1A and C1A/R to C2A (2006)

Other Codes
Designation of downtown historic districts (1992)
Percent of public projects for public art fund (2007)

Planning Initiatives
Downtown Events Facility Task Force (1989)
Community High Task Force (1990)
Library Block Plan (1991)
Municipal Garage Relocation Task Force (1992)
Main/Packard RFP – Ashley Mews development (1998)
Downtown Residential Task Force (2004)
Downtown Development Strategies Project (2006)
Ann Arbor Discovering Downtown (2007)
First/Washington RFP (2007)
Allen Creek Greenway Task Force (2007)
Monthly UM/City policy and projects meetings (2005 - present)

Transportation
Ashley/William Parking Structure Task Force (1990)
DDA management of parking system (1992)
Study of two-way traffic on First/Ashley (1997)
Establishment of getDowntown program and go!pass (1999)
Conversion of State/Liberty/Maynard to two-way traffic (2001)
Downtown shuttle service - “Link” (2005)
Parking availability study (2006)

Programs
Technical assistance for loft conversions
Expanded use of residential permit parking programs

Downtown Development Authority Initiatives
For a complete listing of DDA projects, see Appendix E of the DDA Development Plan and Tax Increment Finance Plan Renewal (2003)

EXISTING CONDITIONS AND CHARACTERISTICS

Historic Building Patterns

Downtown's identity as a place is significantly influenced by its architecture. Older commercial buildings play an especially important role in creating a positive downtown identity and in establishing the visual interest and comfortable sense of scale which help to give downtown streets a strong pedestrian orientation. As the traditional civic, economic and cultural heart of the community, downtown Ann Arbor is rich in historic resources. Six historic districts lie completely within the downtown boundaries. They are:

* East Liberty Block Historic District (adopted in 1992)
* East William Street Historic District (adopted in 1989)
* Fourth Avenue/Ann Street Historic District (adopted in 1989)
* Liberty Street Historic District (adopted in 1975)
* Main Street Historic District (adopted in 1989)
* State Street Historic District (adopted in 1992)

In addition, portions of three other historic districts, the Division Street Historic District, the Old Fourth Ward Historic District and the Old West Side Historic District, lie within the boundaries of downtown **[SEE FIGURE 3).**

The first businesses in Ann Arbor were opened soon after John Allen and Elisha Walker Rumsey established the town site in 1824. The central business district developed along Main Street and around the county courthouse square at Main and Huron.

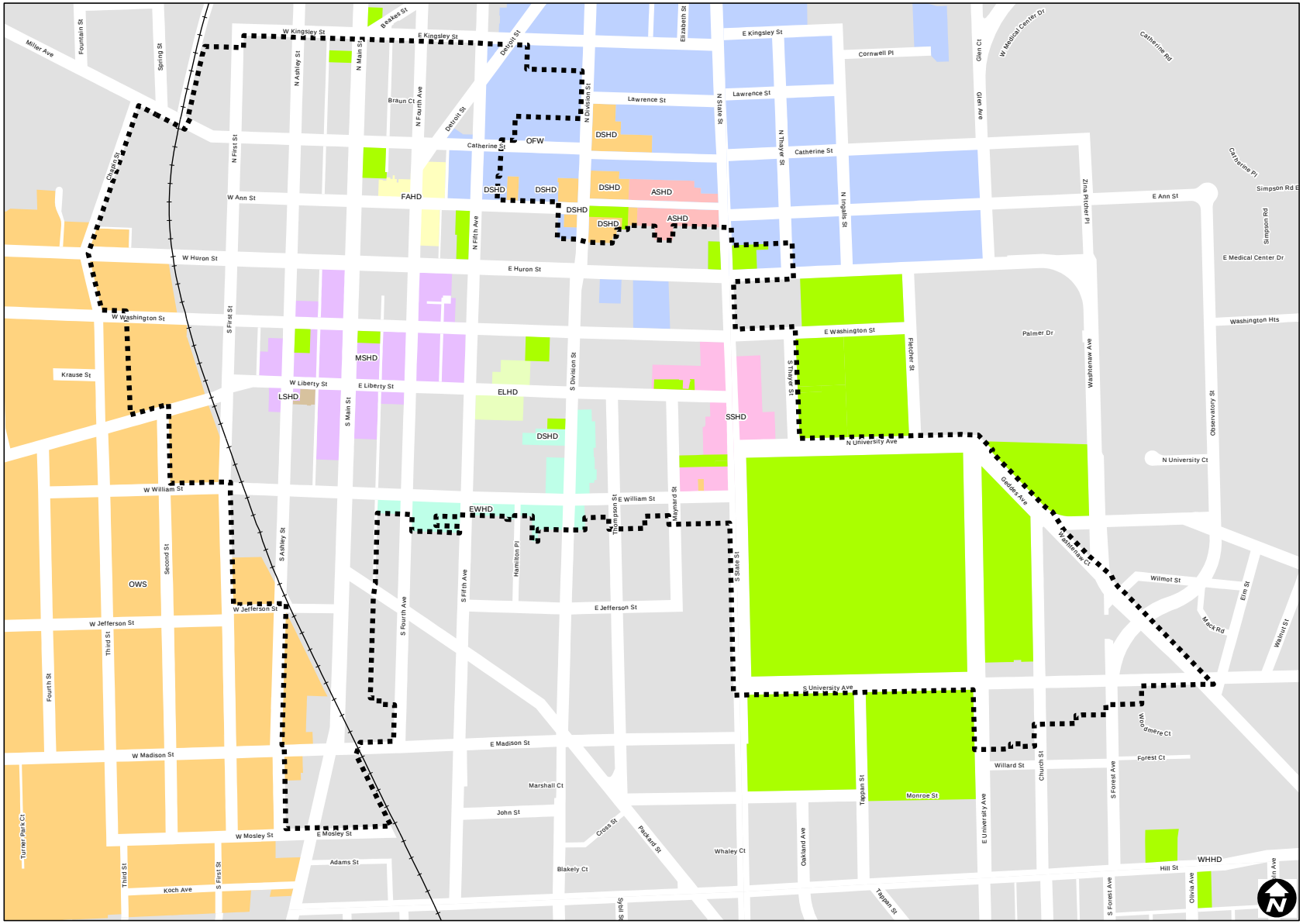
A post-Civil War building boom propelled a transformation of the downtown from a c collection of insubstantial buildings to a stately array of "commercial palaces," a mode popular for retail business buildings since its introduction in New York in the 1840s. By 1878, when a railroad link with Toledo was finally established, Ann Arbor had become one of the most thriving business centers west of Detroit.

Beginning in the 1870s, a second business area developed on State Street adjacent to the expanding University of Michigan. In this area the majority of the commercial buildings are two-story and from the early twentieth century. As both the Main Street and State Street districts expanded a commercial corridor grew up along Liberty Street that functioned as a link between the two.

The styles of buildings in the downtown historic districts cover the range of popular architectural designs from the 1860's through the 1940s and include Italianate, Queen Anne, Romanesque Revival, Classical Revival, Beaux Arts and Art Deco.

Figure 3

Downtown Historic Districts and National Register Listings



The Downtown Plan
Ann Arbor, Michigan
May 2009

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EXISTING CONDITIONS AND CHARACTERISTICS

Pedestrian/Open Space System

Downtown's pedestrian orientation is one of its most important assets, underlying its success as a focus of retail, entertainment, and business activity, as well as its potential to attract new residential development. The characteristics which establish this pedestrian orientation include:

* The sense of scale established by older buildings and the traditional pattern of building to the front property line to create a continuous "wall" of development enclosing the street;

* A continuity of storefronts and retail programming at the edge of the sidewalk;

* The presence of open spaces and street trees which provide relief, and opportunities for relaxation, within the urban fabric;

* A high degree of attention to the quality of the streetscape to provide a comfortable, attractive setting for people.

* The Allen Creek valley, which provides an opportunity for linking public and private open spaces to connect to the UM Athletic Campus, West Park and the Huron River/North Main corridor.

Downtown has a number of streets, parks and plazas which share these characteristics and which form the backbone of its pedestrian/open space system **[SEE FIGURE 4)**. Detailed information about the downtown open space system may be found in the Parks, Recreation and Open Space Plan.

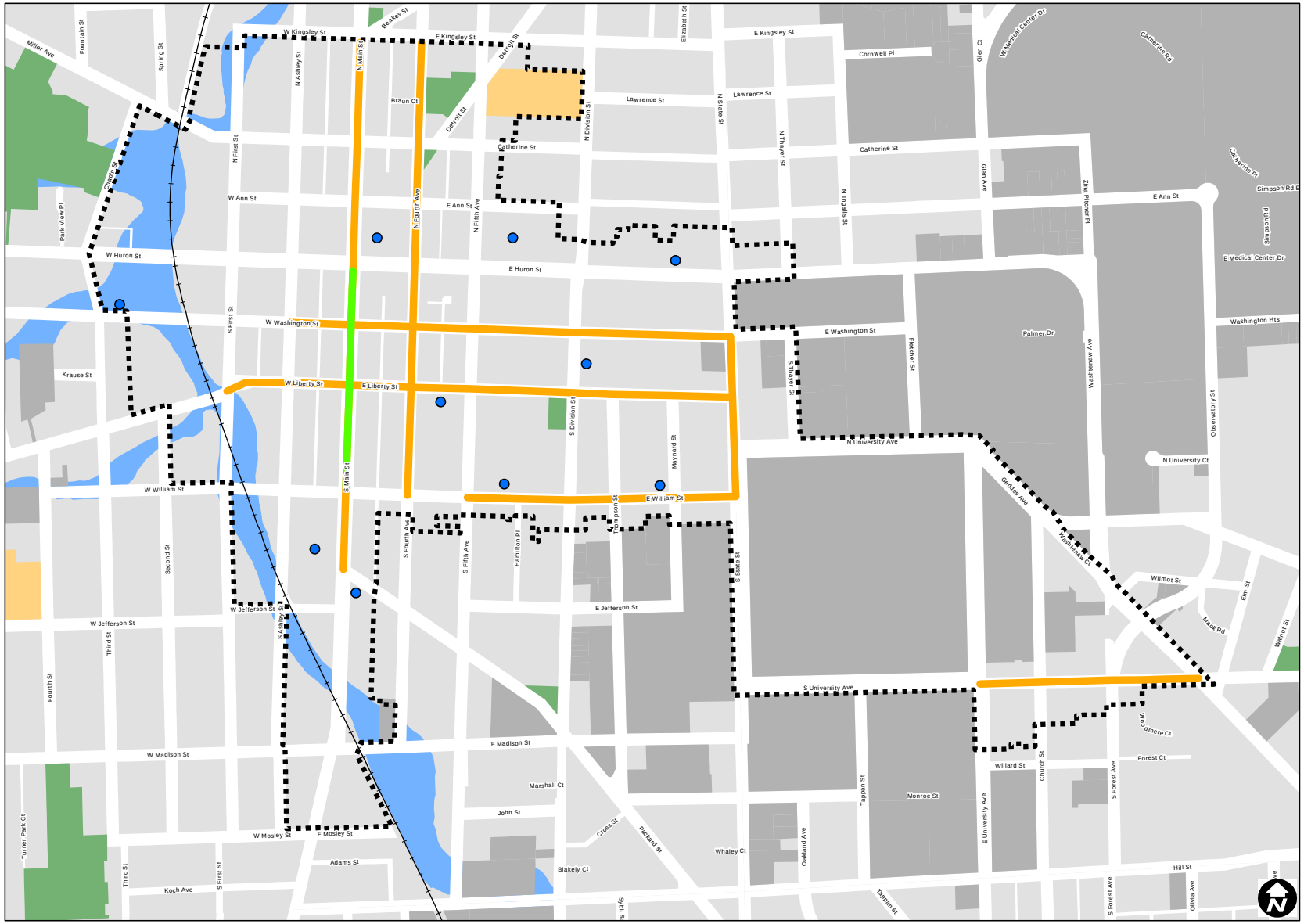

Figure 4

Existing Pedestrian/ Open Space Systems

The Downtown Plan
Ann Arbor, Michigan
May 2009

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EXISTING CONDITIONS AND CHARACTERISTICS

Land Use

Downtown's pattern of mixed land uses includes four major retail districts, each with its own special character:

* The traditional heart of downtown retail and commercial activity in the Main/Liberty area;

* The State Street shopping district adjacent to the UM campus;

* The Kerrytown/Farmers Market area, with its specialty retail orientation; and

* The campus-oriented shopping district located on South University.

Other downtown areas which have a clearly identifiable land use orientation include the UM Central Campus; the Huron corridor, characterized by larger-scale structures and government, office, and institutional uses; and the civic focus made up of the Library and Federal Building on Fifth. Just as important as these non-residential land use concentrations, are the neighborhood areas which edge the boundaries of the DDA district.

In contrast to those downtown areas in which a clear physical and functional identity already exists, the western edge of the DDA district and the Fifth/Division corridor south of Huron can be identified as areas in transition, both in terms of land use and development character. These areas include significant amounts of vacant land (in the form of surface parking lots) and a mix of light industrial, auto-oriented commercial, office and residential uses **[SEE FIGURE 5]**.

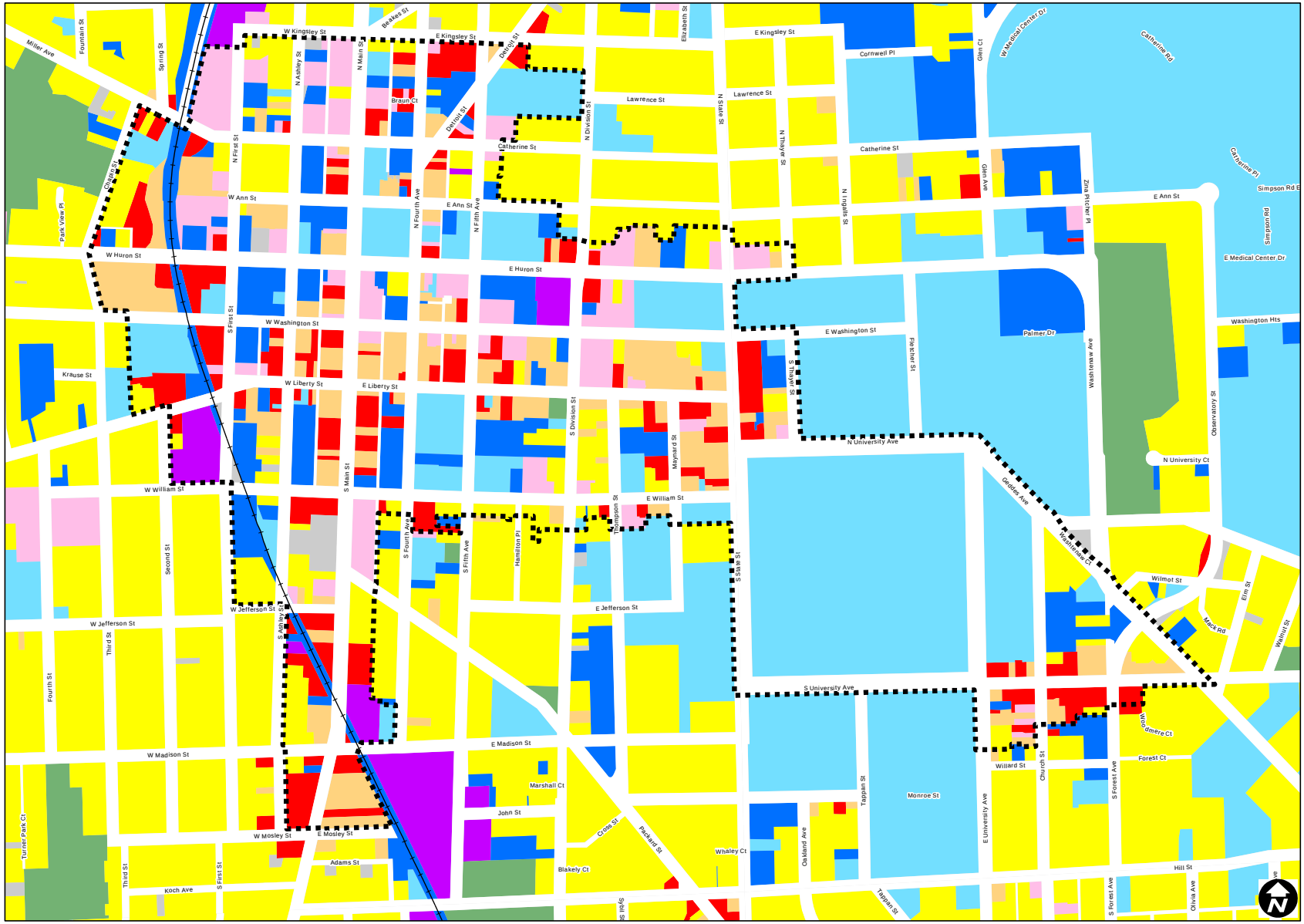

Figure 5

Existing Generalized Land Use 2000

The Downtown Plan
Ann Arbor, Michigan
May 2009

EXISTING CONDITIONS AND CHARACTERISTICS

Transportation System

The transportation system provides infrastructure for transit, non-motorized travel and parking, and vehicular travel and parking. The historic downtown 'grid' street and sidewalk pattern and diverse mixture of land uses combine to provide access for pedestrians and cyclists; a critical mass of activity for transit; and a variety of routes for vehicle access. The Ann Arbor Railroad, located on the west edge of downtown, provides potential for commuter rail access from the north and south. Public parking structures allow users of the downtown to "park once" and walk or use transit to get to destinations **[SEE FIGURE 6]**.

Detailed information about existing transportation system conditions may be found in the Ann Arbor Transportation Plan (under revision in 2008), the Ann Arbor Non-motorized Plan (2006), the Washtenaw County Non-motorized Plan (2007), the Ann Arbor Downtown Parking Study (2007) and the Washtenaw County Transit Plan (2008).

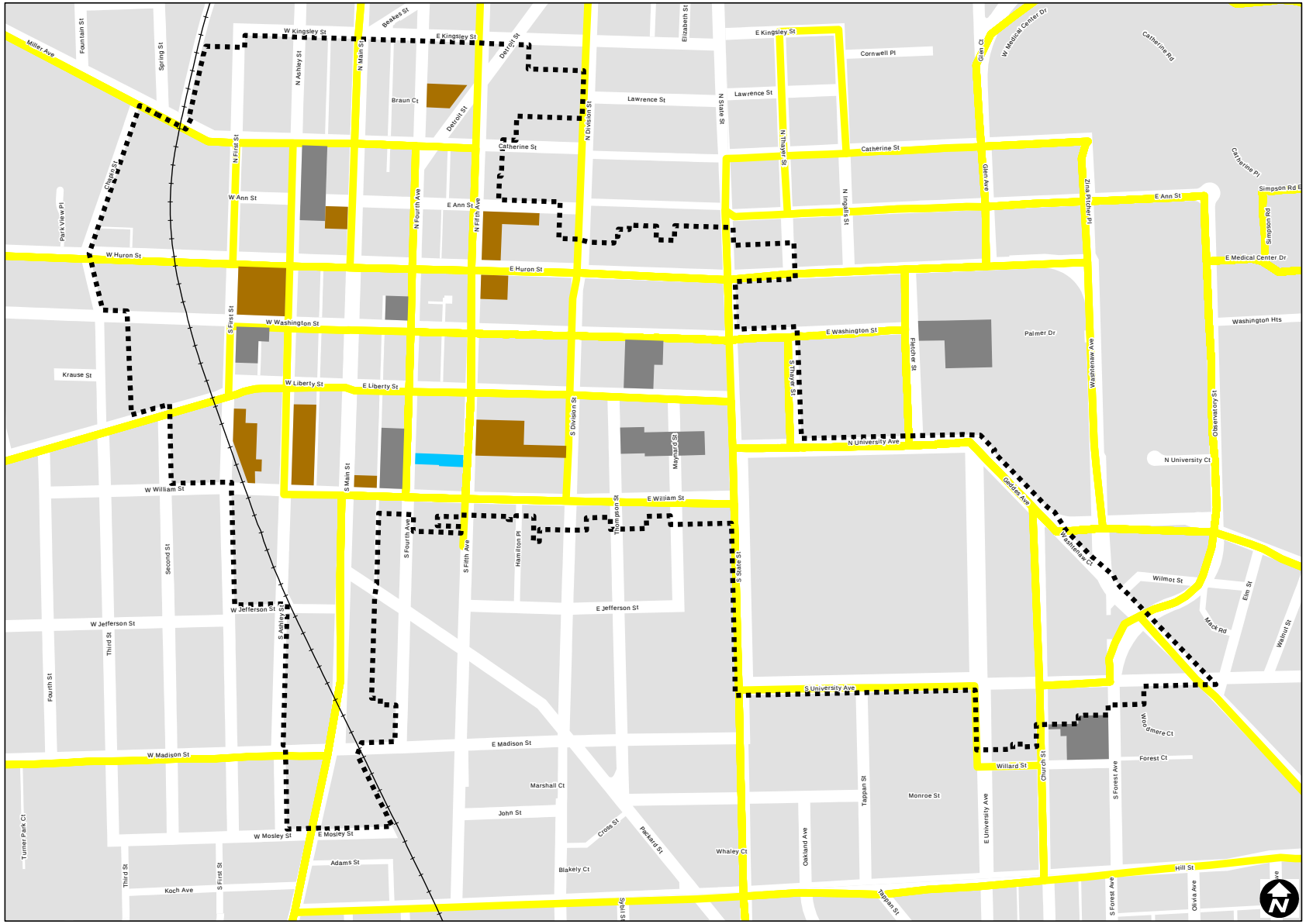

Figure 6

Transportation Plan

Map Legend

- Railroads
- DDA
- Parking Structure
- Parking Lots
- Transit Center
- Bus Routes

The Downtown Plan
Ann Arbor, Michigan
May 2009

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EXISTING CONDITIONS AND CHARACTERISTICS

Existing Development Densities

By comparing existing development densities **[SEE FIGURE 7]** to the maximums permitted by existing zoning, it is possible to identify those areas where large disparities exist. In general, it can be anticipated that the larger the disparity, the greater the pressure for change and redevelopment will be.

In many instances, this potential for change is positive, providing opportunities and incentives for new development which can strengthen downtown's economy and add diversity to its land use base -- as is the case along portions of downtown's west edge and on the strategically located "Library" Block. In other cases, however, where the scale, density, and character of existing development is valued by the community, this disparity opens the door to potentials for change which may be less desirable -- for example, in the Kerrytown/Farmers Market area and on other neighborhood edges.

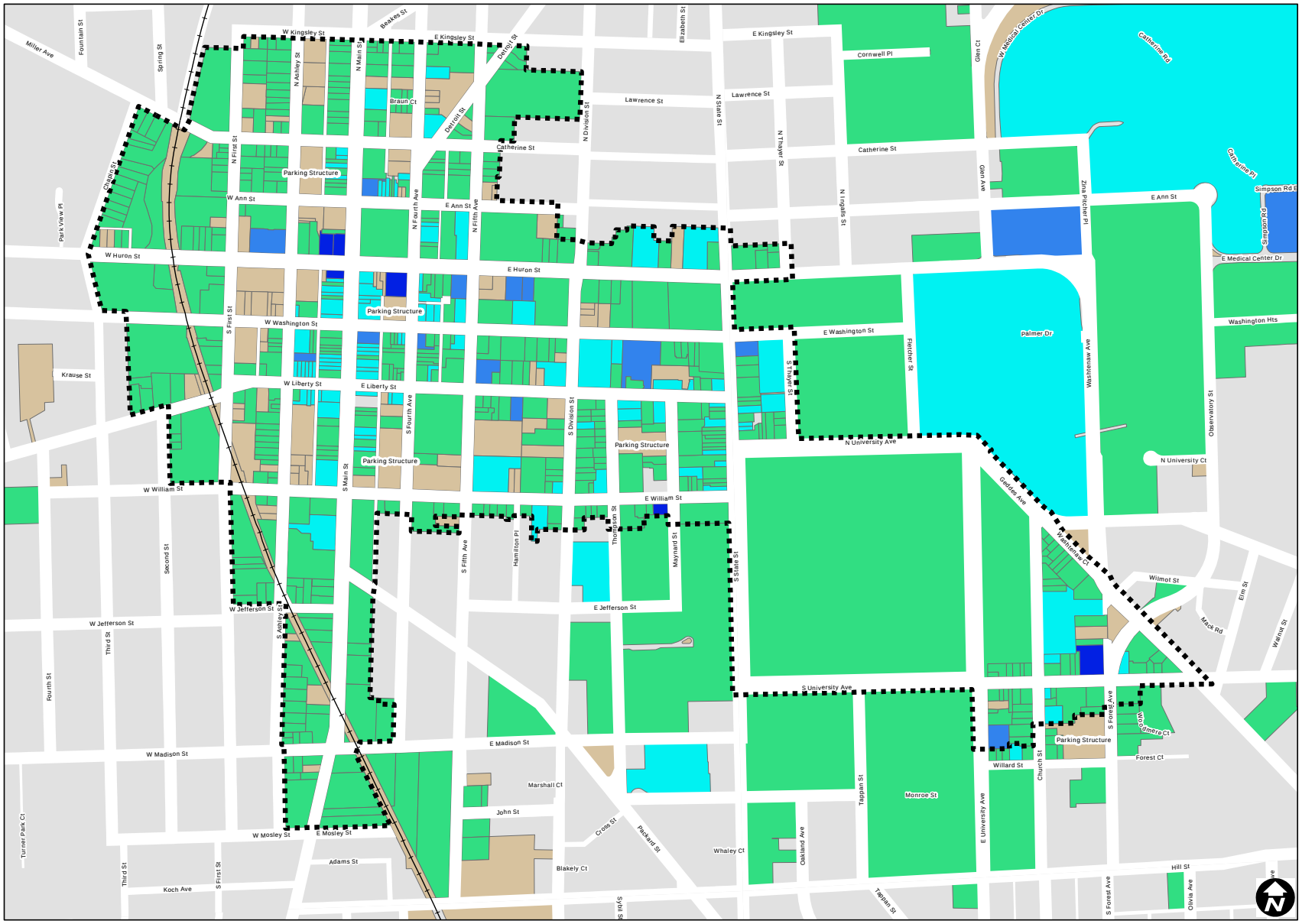

Figure 7

Existing Private & Public Development Floor Area to Lot Area Ratios (FAR) 2008

The Downtown Plan
Ann Arbor, Michigan
May 2009

EXISTING CONDITIONS AND CHARACTERISTICS

Land Form and Building Scale

Downtown is located on a plateau defined by the Huron River Valley and its tributaries. This land form is most visible from the western edge of downtown where a significant change of elevation exists between Ashley and S. Main Streets and the Ann Arbor rail line located on the floor of the Allen Creek valley. Although few conscious efforts have yet been made to capitalize on this topographic feature, it presents an opportunity to create a positive identity for downtown and a clearer transition between the more intensively developed, commercially-oriented area to the east and the neighborhoods to the west **[SEE FIGURE 8]**.

The predominant scale of existing development in different downtown areas also helps to define an overall sense of urban form. In the neighborhoods which edge the DDA district, existing buildings are generally 2-3 stories in height and exhibit the smaller overall scale typical of single-family residential development. In contrast, development along downtown's Huron corridor is characterized by taller and more massive buildings interspersed with pockets of low-rise development and surface parking lots. Taller buildings are also located at the edges of the UM Central Campus (Tower Plaza and University Tower); and within the campus itself, larger institutional buildings and substantial open spaces create a distinctive scale and pattern of development.

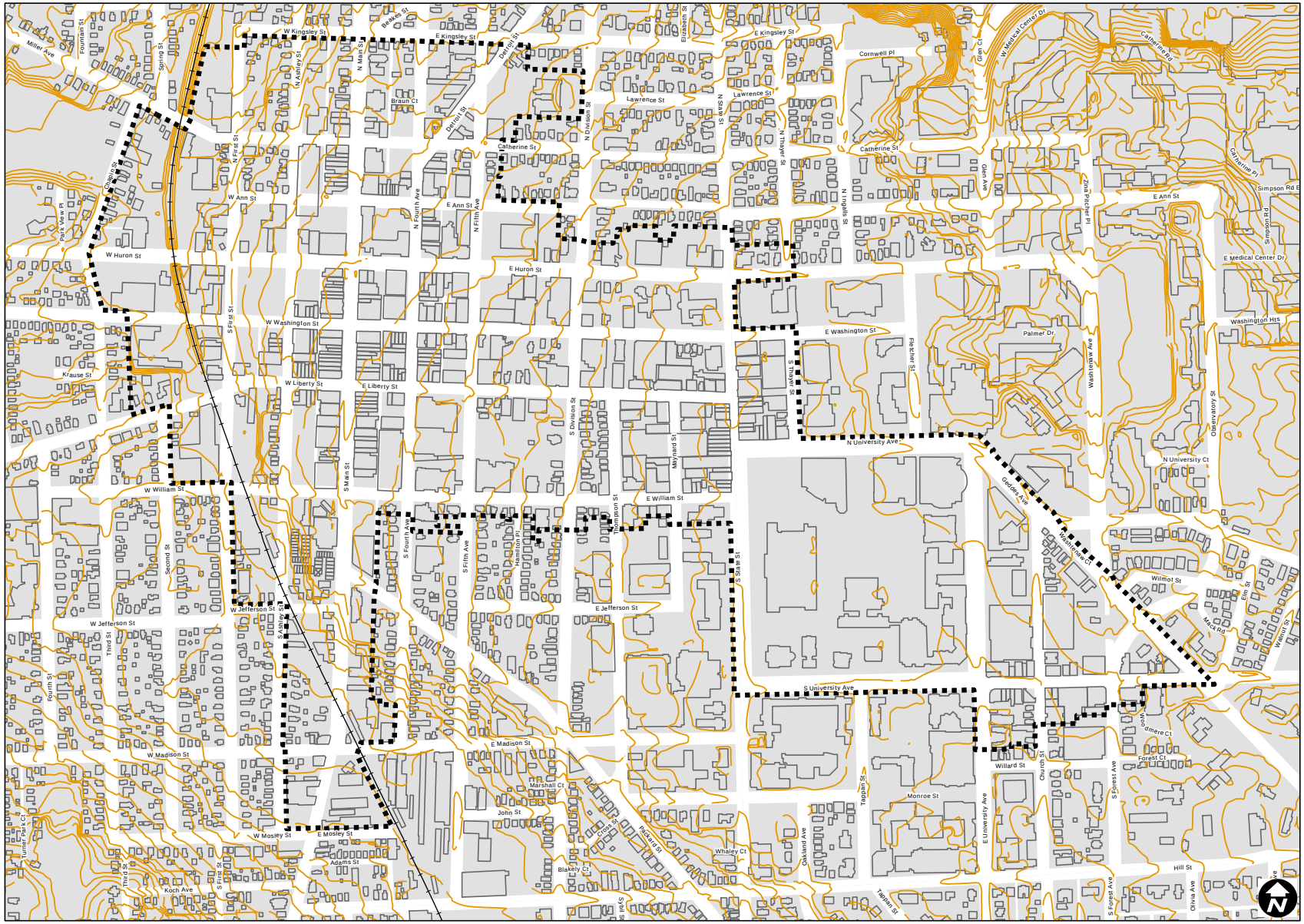

Figure 8

Land Form and Building Scale

Map Legend
- Railroads
- DDA
- 5 Foot Contours
- Building Footprints

The Downtown Plan
Ann Arbor, Michigan
May 2009

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EXISTING CONDITIONS AND CHARACTERISTICS

Infrastructure Systems

Downtown buildings are currently served by public water, sanitary sewer and storm sewer systems, in addition to private energy and telecommunications systems. Maintaining and investing in this infrastructure is important to support the future growth and function of downtown. Utility improvements are programmed through the city's Capital Improvements Plan, which is updated annually based on customer level of service requirements and city asset management strategies.

Water: The downtown is well served by a gravity water distribution system. Some portions of the system require upsizing to support the fire flow and volume necessary for new building suppression and pump systems. Portions of system are older and may need replacement in the future. These system improvements will be identified by the Water Distribution Master Plan, currently in development.

Sanitary: The current system of sanitary sewer mains and trunklines has adequate capacity for existing uses. With added development, which increases the flow contributing to the system, available capacity will decrease. A hydraulic model is used to project the impact of new development on the system. Future capacity improvements and footing drain disconnects will be necessary to support increased density.

Storm: An underground system of storm sewers drains surface rainwater runoff from downtown streets, sidewalks, parking lots and roof tops. Most of the stormwater is collected in the Allen Creek drain on the west edge of downtown. The east portion of the South University area drains to Malletts Creek and a portion of the State Street area drains directly to the Huron River. The stormwater runoff from these developed areas contributes to flooding within the receiving systems. The floodplain boundaries and elevations associated with the stormwater systems can be found on FEMA Flood Insurance Rate Maps. The Flood Mitigation Plan provides recommendations for reducing risks to life and property in floodplain areas throughout the city.

Since most of the downtown was developed prior to current stormwater regulations, few buildings provide on-site containment and water quality facilities. As development and redevelopment of downtown properties occurs, new private storm water improvements are required to be added. The City is in the process of developing a stormwater model which will be used for future stormwater planning and management.

Street trees play an important role in the storm water system by reducing runoff from paved surfaces. In addition, they provide environmental benefits such as improving air quality and mitigating heat impacts and social and economic benefits by positively impacting shoppers' perceptions of an area and creating a sense of place.

Over the years the number of street trees in the downtown area has been declining due to several factors, including the emerald ash borer infestation, old age and poor growing conditions. An inventory of the street tree system will be conducted in 2009.

Energy and Telecommunications: The downtown is also serviced by gas, electric and telecommunications utilities, which are planned and installed by private utility companies.

GUIDING VALUES

The following values articulate the most fundamental elements of the downtown.

Neighborhood, Community and Regional Focus

Downtown will continue to accommodate and foster central business, government, shopping, cultural and entertainment functions within a reasonably compact, walkable area. Downtown's role as an activity center for surrounding neighborhoods, and as the social, cultural, and urban business center of the community and the region, will be strengthened.

Diversity of Use

Diversity of use is the key to unlocking downtown's potential as a focus of economic and social activity. A balanced mix of office, retail, housing, cultural, and entertainment uses will be promoted in order to draw people downtown in sufficient numbers to create a lively atmosphere and a profitable business setting. Emphasis will be placed on creating a critical mass of activity within a concentrated Core area.

Diversity of Users

Downtown will be accessible to everyone. Special efforts will be made to accommodate use and enjoyment by people of all ages and abilities.

Balance

New downtown development will be encouraged; but at the same time, existing assets and valued downtown characteristics will be conserved and strengthened. This balance between conservation and change will be fostered by emphasizing the use of incentives and guidelines.

Image and Identity

The preservation and rehabilitation of historic buildings will be encouraged to establish a positive image and marketable identity for downtown. Natural assets (including downtown's topography and its proximity to the Huron River), streetscape improvements, and open spaces will also be used to advantage in creating a clear development structure and a quality visual environment. Traditional land uses (including government functions and the Farmers Market) will be retained.

Pedestrian Orientation

Strong emphasis will be placed on downtown's quality as a place for people on foot by maintaining its sense of pedestrian scale; promoting an active street life; and providing a comfortable and convenient walking environment. Safety and security for downtown workers, residents, shoppers, and visitors will be maintained and enhanced.

Quality

A high level of quality will be encouraged in the design and maintenance of buildings, streetscapes, and public spaces.

Infrastructure Capacity

Future growth and development will be phased to ensure that infrastructure demands to water, sanitary, storm water, open space and motorized and non-motorized transportation systems do not outstrip available capacities. At the same time, maintaining and investing in these infrastructure systems is essential to downtown's ongoing stability and vitality.

Sustainability

The downtown should be developed and maintained such that it continues to provide for future generations a viable economy, a "green" and energy-efficient built environment and transportation network, and social and cultural opportunities.

LAND USE

Sustainable Systems

Goal: Plan and maintain public infrastructure systems to sustain existing and future downtown development.

Maintenance of existing public infrastructure systems will support private investment in downtown improvements by ensuring that the functional needs of building users are addressed both now and in the future.

Recommended Action Strategies

(1) Develop asset management policies and strategies for all downtown water, sanitary, storm and transportation systems.

(2) Develop a plan for increasing downtown street tree plantings and optimizing planting success.

(3) Look for opportunities to reduce the use of non-renewable energy sources, such as LED retrofits for streetlights and traffic signals, and to increase the use of renewable energy sources in public infrastructure systems

(4) Implement the recommendations of the Flood Mitigation Plan for the Allen Creek floodplain to reduce the potential for damage of streets, utilities and buildings in the floodplain.

(5) Evaluate the use of brownfield redevelopment, obsolete property or other financial incentives to encourage the clean-up and reuse of downtown sites.

LAND USE

Concentrated Diversity of Activity

Goal: Encourage dense land use and development patterns which draw people downtown and foster an active street life, contribute to its function as an urban residential neighborhood and support a sustainable transportation system.

A diverse and concentrated mix of land uses and activities is critical in drawing people downtown to create a lively atmosphere and a profitable business setting. If these uses are linked together by streets and open spaces which accommodate and encourage pedestrian movement, the activity generated by one use will provide support for others and downtown's street life will act as a magnet which draws more people.

An intensive pattern of development, and a concentration of pedestrian activity generators, is especially important within downtown's Core area to build the market needed to support a healthy retail sector. In turn, a strong retail component will serve as the "glue" that binds downtown together by creating the continuity of street level activity and interest which encourages people to move through the area on foot and by bike.

Recommended Action Strategies

(1) Encourage more land use diversity throughout downtown by revising the premium system to provide incentives for housing within developments.

(2) Update zoning use regulations to incorporate new pedestrian-oriented uses, such as live-work units.

(3) Develop standards to limit nuisance noise and lighting impacts from development.

LAND USE

Retail Environment

Goal: Promote downtown as the center of commerce in the community. Strengthen and expand a balanced mix of downtown's active uses, such as shops and services, restaurants, and entertainment attractions, by providing convenient transit and parking, a quality pedestrian environment, strategically located vehicular and bicycle parking, and a diverse land use context needed to support a successful retail environment.

Downtown's retail shops and services are the foundation of its success as a center of social activity. By making downtown's streets active, interesting places, these uses help to encourage the pedestrian flows needed to link downtown's diversity of land uses together. Restaurants and entertainment provide additional magnets for drawing people downtown, extending its cycle of activity into evening and weekend hours. It is proximity and ease of access to a broad choice of things to do, see, and buy that makes downtown a competitive location for offices, housing, hotels, and visitor attractions.

Recommended Action Strategies

(1) Explore opportunities to encourage active street-level uses, such as retail sales and services, and discourage the addition of non-active uses on key retail streets.

(2) Attract a variety of new businesses to the downtown particularly those which are locally owned and serve a growing downtown residential population.

(3) Continue public investments in streetscape improvements.

(4) Encourage a balanced mix of downtown housing, visitor attractions, and office use to build market support for downtown retailing.

(5) Undertake a market study of downtown retail potential to enhance the competitive advantages of downtown retailers; actively pursue study recommendations.

(6) Increase capacity of existing businesses in the downtown to ensure that businesses can remain viable and take advantage of opportunities for future growth.

LAND USE

Housing

Goal: Encourage a diversity of new downtown housing opportunities and the expansion of the downtown resident population to strengthen downtown's role as an urban neighborhood. Continue to seek a range of age groups and income levels in the downtown.

Even a modest increase in housing and residents can enhance downtown's image as a safe, lively, people-oriented place, with the result that its appeal as a setting for a broad range of activities is increased. Downtown can be desirable for housing if (1) a distinctive "product" is provided for a variety of income levels and (2) downtown's amenity as a residential environment is enhanced.

The City can continue to improve downtown's appeal as a residential location by protecting the stability of its adjacent residential neighborhoods edges; supporting residential retail uses continuing to invest in streetscape improvements; upgrading cleanliness; and working to enhance perceived security. Public investments in the development of open space areas can also serve as a catalyst for, and complement to, private sector residential investments.

Recommended Action Strategies

(1) Revise existing zoning premiums, and provide premiums where not currently available, to create incentives for downtown residential use, including on-site affordable housing for lower income households.

(2) Continue to invest in streetscape improvements and open spaces such as the Allen Creek greenway as part of the strategy for enhancing downtown's attractiveness as a residential investment location.

(3) Remove disincentives to housing development and renovation in existing C2B and C2B/R zoning regulations.

(4) Use DDA funds to support the development of downtown housing.

(5) Continue to make housing a priority use of public land offered for private development.

(6) Consider impacts on residential use in reviewing street occupancy permit applications and proposals for special outdoor events.

(7) Encourage the development and/or expansion of downtown grocery stores and convenience services for downtown residents.

LAND USE

Office, Service and Cultural Uses

Goal: Promote a balanced mix of office, service, and cultural uses in the downtown area to complement retail and residential development and to create a diverse center of urban activity.

It is important that downtown maintain, and expand, its diversity of land uses, and office development is an important component of that mix. It contributes significantly to downtown's revenue base, as well as creating the employee population which supports retail, service, and entertainment uses and which establishes a market for downtown housing.

An important part of the strategy for tempering the impacts associated with new office development is to encourage commuters to choose alternatives to parking downtown all day to moderate the impacts of peak traffic and parking demands. In addition, guidelines and incentives must be established for encouraging new office projects which reinforce the intensive, compact pattern of development in downtown's Core; which complement the existing architectural context; and which add to downtown's pedestrian orientation.

The concentration of galleries, museums, studios, and performing arts facilities which has already begun to develop in the downtown area adds a special dimension to its image and appeal. This arts orientation distinguishes downtown from other shopping and business centers, enhancing its identity as a center of the community and the region. Additional cultural uses should be encouraged to locate downtown and these uses should be marketed in a coordinated manner as a special set of visitor attractions.

Recommended Action Strategies

(1) Introduce incentives to choose alternatives to parking downtown all day.

(2) Encourage office developments to incorporate mixed uses through the use of premiums.

(3) Encourage cultural and arts-oriented uses to locate downtown.

(4) Market cultural uses as special set of visitor attractions.

Conference/Civic Center

Goal: Support the private development of a downtown conference/civic center within the Core area. Further investigate the costs and benefits of public funding participation in the construction and/or operation of such a downtown visitor attraction.

A downtown conference center could have a significant, positive impact on the downtown economy, especially its retail sector.

If a public commitment is to be considered, these will certainly have to be quantified under alternative participation scenarios and compared to the potential benefits which downtown might derive from a similarly-sized conference center located elsewhere in the community.

Recommended Action Strategies

(1) Amend the zoning ordinance to allow a conference/civic center within downtown's Core area as a special exception use subject to the condition that substantial evidence of economic feasibility is provided.

(2) Evaluate the costs and benefits of any public financial participation in the development and/or operation of a downtown conference/civic center.

(2) Encourage a facility design which can serve local as well as out-of-town meeting needs and which contributes to the quality of the pedestrian environment on adjacent streets.

LAND USE

Community Services

Goal: Maintain the downtown as a center for government, public and community service.

Government service and office uses help to make downtown a civic focus. They draw people downtown to fulfill a variety of service needs, as well as creating a significant office employee population. These government functions also help to create a market for other professional office and business service uses in the downtown area.

Recommended Action Strategies

(1) Make a commitment to keep City office and service functions (not including equipment and vehicle storage) downtown.

(2) Establish a liaison with the County concerning their downtown expansion plans.

DEVELOPMENT CHARACTER

Core Areas

Goal: Encourage downtown's highest density development and tallest buildings to locate within the Core areas* [SEE FIGURE 9] *to create the critical mass of activity and density needed to support a range of central retail, service, cultural, residential, and entertainment functions and transportation modes.

The Core Areas include downtown's largest retail areas - Main Street, State Street and South University; its highest concentration of office use; its principal civic functions (city, county, and federal government services; the central library); and major hotels. The Core Areas also include much of downtown's highest density development and its tallest buildings, creating a physical identity which reinforces its functional role as the center of downtown activity. It is a relatively compact area which, because of its mix of uses, concentration of activity generators, and density of development, serves as a focus of intensive pedestrian use.

Because the Core Areas are the traditional centers of downtown commercial development, they contain important retail concentrations and significant numbers of older and historic buildings which add to their special identity and visual appeal. These buildings and uses help to establish a strong pedestrian orientation in portions of the Core, defining its primary system of pedestrian connections. These qualities of identity, interest, scale, and amenity are valued assets which must be protected as new development occurs.

These positive characteristics can be maintained and strengthened while encouraging higher density development to concentrate in downtown's Core Areas. To achieve this balance, priorities for the protection of important historic structures must be established and compatibility with the existing development context must be encouraged in the design of new buildings. Guidelines will be needed to illustrate principles for designing these new buildings to (1) add to the pedestrian character of streets and sidewalks and (2) provide positive transitions in scale and height.

Recommended Action Strategies

(1) Replace the existing zoning designations that make up the Core areas (C1A, C1A/R, C2A, C2A/R and P) with a new Downtown Core zoning district.

(2) Develop upper story setback requirements for properties in the Downtown Core that abut residentially zoned land.

(3) Revise existing zoning premiums, and create premiums where not currently available, to establish incentives for achieving Core Areas objectives: residential development, affordable housing, "green" building, historic preservation, public parking, of development rights and public and private open space.

(4) Incorporate recommended land use and urban design objectives, including the consideration of height limits, into overlay zoning districts for the review and approval of projects in the Core Areas.

(5) Discourage "auto oriented commerical" land uses.

(6) Encourage structured (rather than surface) parking that integrates bicycle, motorcycle and moped parking with vehicular parking. Below grade parking structures should be encouraged in major projects.

DEVELOPMENT CHARACTER

Interface Area

Goal: Preserve and enhance incremental transitions in land use, density, building scale and height in the Interface areas located between downtown's neighborhood edges and Core Areas **[SEE FIGURE 9].**

Development within the DDA district, especially in the area which forms the Interface between the intensively developed Core and near-downtown neighborhoods, should reinforce the stability of these residential areas -- but without unduly limiting the potential for downtown's overall growth and continued economic vitality. Ideally, development within this portion of the DDA district should blend smoothly into the neighborhoods at one edge and into the Core at the other.

Recommended Action Strategies

(1) Replace the existing zoning designations that make up the Interface areas (C2B, C2B/R, C3 and M1) with a new Downtown Interface zoning district.

(2) Reduce maximum permitted FAR's of 600% and maintain height limits in the Interface zone, giving special consideration to adjoining residential neighborhoods.

(3) Revise existing premiums, and provide premiums where not currently available, to create incentives for achieving Interface objectives: residential development, affordable housing, "green building" and transfer of development rights.

(4) Incorporate recommended land use and urban design objectives as overlay zoning districts for the review and approval of projects in the Interface area.

(5) Revise principal permitted land uses to encourage a shift in land use emphasis from "auto-oriented" and light industrial to mixed use buildings, incorporating residential and a mix of office, retail and business service functions.

FIGURE 10: Interface Transitions: Kerrytown/Farmers Market

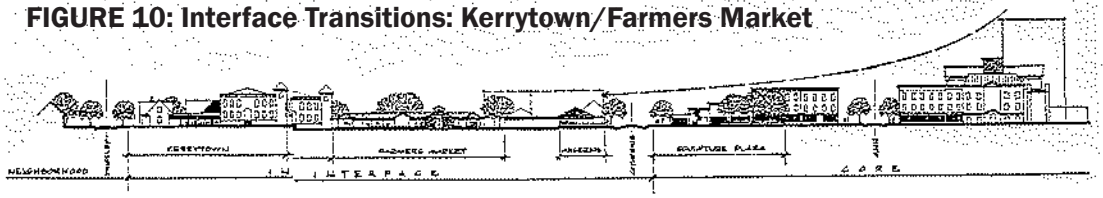
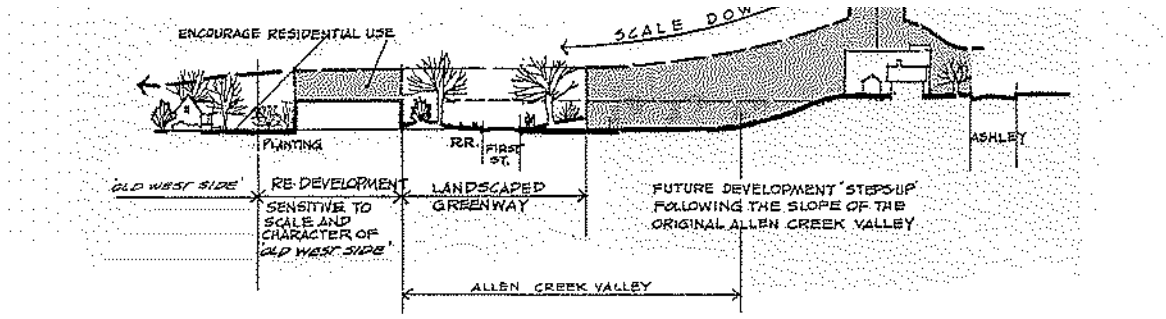


FIGURE 11: Interface Transitions: Allen Creek Valley



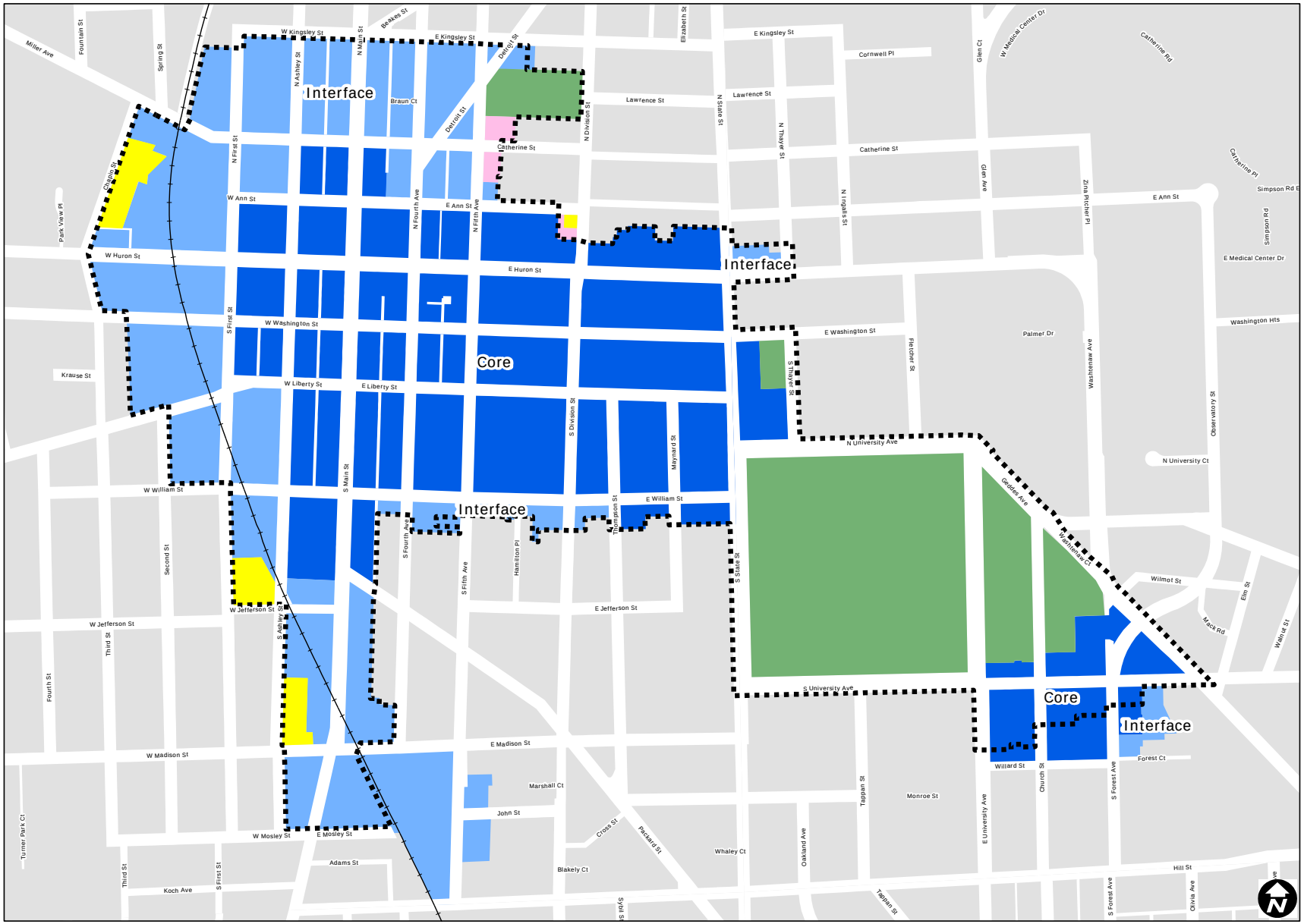


Figure 9

Downtown Planning Zones: Future Land Use

Map Legend
- Railroads
- DDA

Land Use
- Office
- Education
- Residential
- Core
- Interface

The Downtown Plan
Ann Arbor, Michigan
May 2009

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DEVELOPMENT CHARACTER

Adjoining Neighborhood Area

Goal: Protect the livability of residentially zoned neighborhoods adjacent to downtown.

The neighborhoods which edge downtown are an important factor in making it an attractive, vital center of community life. Near-downtown residents help to establish a market for retail, service, and entertainment functions, as well as extending the cycle of downtown activity into weekend and evening hours.

Definite land use boundaries, marking the outer limit of expansion for downtown-oriented commercial development, should be respected in order to reduce pressures for inappropriate encroachment into neighborhoods. In addition, efforts should be made to minimize through automobile traffic impacts on neighborhood streets and to reduce the parking pressures created by non-residents.

Recommended Action Strategies

(1) Respect residential zoning boundaries and discourage downtown commercial expansion past these limits.

(2) Reduce parking pressures in neighborhood areas by expanding the use of resident parking permit programs and strictly limiting the addition of surface parking lots.

(3) Minimize through automobile traffic impacts on neighborhood streets by adding traffic calming facilities such as corner bulb-outs, raised pedestrian crossings, speed humps, or other appropriate measures.

DEVELOPMENT CHARACTER

Historic Preservation and Compatible Infill

Goal: Encourage new development to reinforce historic buildings' contribution to downtown's identity and pedestrian orientation.

Architecturally and historically significant buildings help to create a positive identity and special market appeal for downtown. They provide visual interest; establish a comfortable sense of scale; and maintain links to the past to give deeper meaning to the built environment. Special efforts should be made to encourage the preservation and renovation of these buildings and to promote compatibility in the design of new buildings located nearby.

Protection will continue to be afforded to buildings and districts within the DDA area which have already been designated as historic. This designation constitutes an "overlay" zone which requires Historic District Commission review and approval of applications for new construction and the alternation, repair, demolition or moving of structures.

Recommended Action Strategies

(1) Work with the Historic District Commission to clarify criteria for development.

(2) Develop additional guidelines for compatible infill development in areas where buildings share valued design characteristics. Evaluate the feasibility of implementing these guidelines through modifications to the premium system and/or design review.

(3) Evaluate the need for/desirability of compensating owners of designated properties through a Transfer of Development Rights program.

(4) Evaluate the possibility of using premiums or a transfer of development rights program to preserve historic properties that are not protected by a local ordinance.

(5) Retain the existing O Office district zoning for designated historic properties that abut residential zoning districts. Consider rezoning to O Office district those designated properties currently zoned commercial that abut residential zoning districts.

DEVELOPMENT CHARACTER

Sensitivity to Context

Goal: Encourage articulation in the massing of larger new buildings to fit sensitively into the existing development context. Encourage design approaches which minimize the extent to which high-rise buildings create negative impacts in terms of scale, shading, and blocking views.

The most fundamental recommendations for the design of new downtown buildings are to (1) complement the scale and character of the existing development context; (2) reinforce the clarity of the overall urban form; and (3) add to the area's identity as a special place. This will require that harmony be encouraged in overall visual relationships, while still fostering design excellence and the diversity which adds richness and interest to the cityscape.

In the final analysis, the degree of success which is achieved in creating a coherent and satisfying set of visual relationships will depend on the sensitivity, skill, and creativity of individual developers and their design teams. These qualities cannot be legislated into existence; nor is it possible to define a strict set of requirements that can be universally applied to prevent "mistakes" from happening. But it is possible, and worthwhile, to define a number of important architectural design considerations and to provide related guidelines and incentives to which all new development projects are asked to respond.

Recommended Action Strategies

(1) Create special overlay zoning that identifies areas of similar character.

(2) Incorporate a set of essential design guidelines for the review and approval of projects in downtown character districts. These guidelines should encourage the following elements:

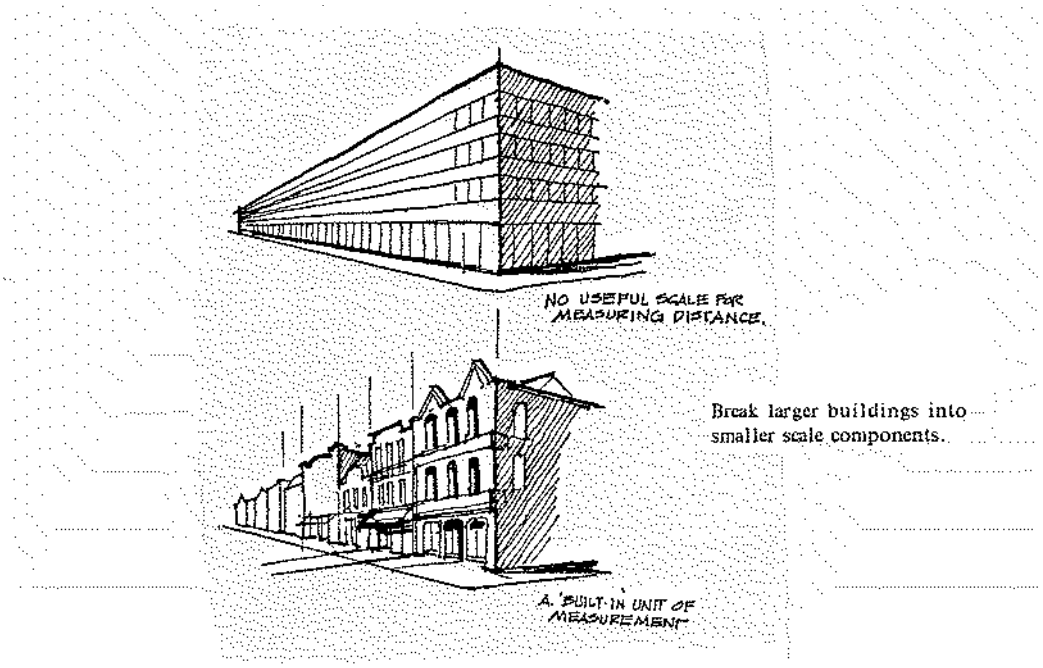
* Variations in building height, roof lines, minor facade setbacks and architectural detailing to break larger new buildings into smaller scale components which fit more sensitively into the existing development context.

* Incremental transitions in building height to tie taller building elements into the surrounding development context.

* Techniques to minimize the impact of tall buildings in blocking views, shading sidewalks and public spaces.

(3) Identify those downtown areas with the highest potential for growth and develop Area Urban Design Plans as advisory, site-specific development guidelines.

FIGURE 12: Sensitivity to Context: Building Mass



PEDESTRIAN AND OPEN SPACE SYSTEM

Streetscape Improvements

Goal: Improve and extend downtown's system of pedestrian connections through public and private streetscape improvements.

The program of streetscape improvements already being implemented by the Downtown Development Authority has helped to enhance the quality of the downtown pedestrian experience, as well as the area's overall visual character.

In setting future implementation priorities, greater emphasis might also be given to improvements on streets which link downtown to adjacent neighborhoods.

Within the Core area, greater emphasis might also be given to the development of improved pedestrian crossings on major arterial streets to overcome the physical and psychological barriers which these trafficways create between downtown's retail districts.

Downtown's appeal as a shopping and service center could also be significantly enhanced by providing attractive "short-cuts" through development blocks -- in the form of open-air walkways, retail arcades, and atrium spaces – to increase the convenience of walking between parking structures and shopping frontages

The design character and level of maintenance in downtown's alleyways must also be considered as an integral part of any strategy for developing more attractive and convenient through-block connections.

Recommended Action Strategies

(1) Prepare a downtown streetscape improvement program that integrates with capital improvement projects.

(2) Re-evaluate investment priorities considering the importance of improved pedestrian crosswalks; through-block connections linking parking to retail frontages; alley improvements; and links to neighborhoods.

(3) Plan for long-term maintenance and repair of streetscape improvements; explore alternative funding sources.

(4) Institute a process to work with property owners/developers to implement streetscape and building façade improvements.

(5) Encourage the use of plantings and sidewalk furniture to improve the pedestrian experience on downtown sidewalks.

PEDESTRIAN AND OPEN SPACE SYSTEM

Development Guidelines

Goal: Encourage both rehabilitation and new development projects to enhance the pedestrian scale and orientation of streets which serve as downtown's primary pedestrian connections. Ensure that all other downtown streets also provide attractive and comfortable environments for people on foot.

While all of downtown's sidewalks should accommodate pedestrian activity, some will be particularly important in determining the quality of the pedestrian experience because of the volume of use they attract. Three primary factors influence pedestrian use levels, in large part by defining the extent to which a given street frontage provides an interesting and attractive setting for people on foot. This sense of pedestrian orientation is determined by:

* The street's functional role in the vehicular circulation system; including driveway access across sidewalks.

* The scale and character of buildings which edge the sidewalk; and

* The uses and activities which those buildings accommodate.

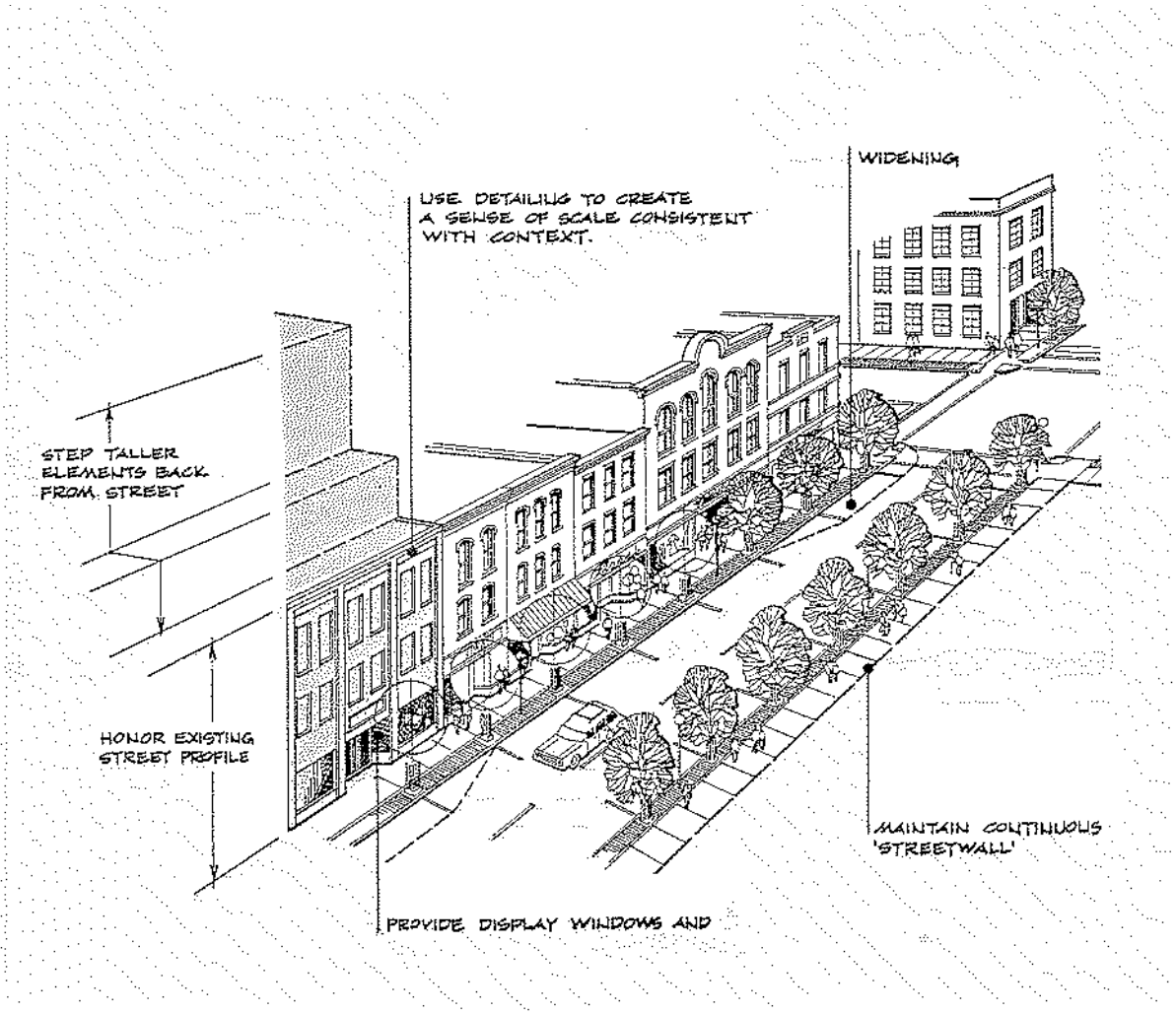
Downtown's streets can be categorized according to the role they play as pedestrian connections. Guidelines for future development along streets can contribute to the quality of downtown's pedestrian environment.

Recommended Action Strategies

(1) Adopt design guidelines for the street frontage of new development and rehabilitation projects based on the character of the adjoining streets.

(2) Encourage new development to incorporate urban nature whenever possible, including window boxes, roof gardens and balconies, foundation and raised planters and parking lot buffers.

FIGURE 13: Characteristics of Pedestrian Orientation



PEDESTRIAN AND OPEN SPACE SYSTEM

Open Space Incentives and Guidelines

Goal: Encourage the development of parks, plazas, through-block arcades and atrium spaces, emphasizing small open spaces distributed throughout downtown.

While downtown's streets and sidewalks are the foundation of its open space system, other types of public spaces -- including parks, plazas, arcades, and atriums – expand the variety of the pedestrian experience which downtown offers. These public spaces play an important role in structuring the "image of the city" by creating focal points – or landmarks -- which punctuate the urban fabric and provide relief to the hard surfaces of the built environment. They also create opportunities for social interaction; if they are located and designed to attract use, they can add substantially to the vitality of downtown's street life. These spaces are most meaningful when they reinforce locations of special visual significance (such as downtown entry points and civic buildings) and functional importance (such as major "crossroads" of pedestrian movement).

Recommended Action Strategies

(1) Re-evaluate existing zoning premiums to provide incentives for the private development of desired downtown open spaces.

(2) Establish design guidelines for public open spaces.

PEDESTRIAN AND OPEN SPACE SYSTEM

Public Sector Open Space Development

Encourage the creation of new public spaces within the downtown and rehabilitation of existing spaces, including indoor public meeting and performing arts space.

The City must also consider downtown open space objectives in the course of making decisions on the future development of publicly owned parcels. Of particular importance are the opportunities for (1) using a portion of the strategically located "Library" parking lot as an open space and activity focus; (2) the preservation and improvement of the Community High open space area on Fifth Avenue; and (3) creating a greenway in the Allen Creek valley on downtown's west edge (see the Allen Creek Greenway Goals and Action Strategies on Page 40). In addition, the Plan supports the development of improved open space areas at City Hall, as part of its possible future expansion.

The Park, Recreation and Open Space Plan identifies more specific, detailed information for downtown park plazas.

Recommended Action Strategies

(1) Encourage the creation of active, accessible and programmed public spaces within the downtown.

(2) Encourage the rehabilitation of existing spaces, including indoor public meeting and performing arts space.

(3) Encourage the preservation and improvement of the Community High open space area on Fifth.

(4) Incorporate art into public spaces.

PEDESTRIAN AND OPEN SPACE SYSTEM

Allen Creek "Greenway"

Goal: Foster the development of a system of linked open spaces on the floor of the Allen Creek valley to create an amenity which encourages residential investment and provides an improved transition between the downtown Core and west side neighborhoods.

The presence of a number of vacant parcels and potential redevelopment sites within the Allen Creek valley creates the opportunity to plan for the future development of greenway along the west edge of downtown. In defining a workable implementation strategy, it is important to recognize that this valley open space system is not likely to take the form of a continuous, uniformly-dimensioned corridor. Instead, it will consist of a series of relatively small landscaped spaces and setbacks which are developed over time and are linked by non-motorized paths.

A combination of public sector investment and private sector cooperation will be required for implementation.

Recommended Action Strategies

(1) Dedicate portions of publicly owned sites within the Allen Creek valley for open space use as part of any development agreement.

(2) Promote the development of an Allen Creek valley "greenway" as part of new development proposals in the valley.

(3) Develop design guidelines for the Allen Creek greenway, including guidelines for safety and security.

(4) Assess the interaction between the Allen Creek greenway and the residential development on its edges for appropriate design standards.

PEDESTRIAN AND OPEN SPACE SYSTEM

Entrance Corridors

Goal: Improve the visual quality of major downtown entrance corridors.

Downtown's entrance corridors parallel the major arterial streets which radiate from the Core. These streets pass through areas which vary in land use and development character; as a result, the degree to which they provide a positive entry experience varies. Outside the DDA district, the N. Main/Huron River corridor represents the greatest potential for improvement and a study of alternatives for its future development has been undertaken.

Within the DDA district, it is the character of development in the Interface area (located between the Core and neighborhoods which edge downtown) which determines the quality of the immediate downtown entry experience. Here a gradual progression in development scale and density is desirable -- not only to protect downtown's neighborhood edges, but also to create a heightened sense of arrival as the center of activity in the Core is approached.

Recommended Action Strategies

(1) Use the interface zone to encourage a gradual increase in scale and density between the downtown's neighborhood edges and the Core.

TRANSPORTATION AND PARKING

Vehicular Travel

Goal: Ensure that the traffic increases generated by future growth can be accommodated without jeopardizing the quality of the non-motorized environment, overtaxing the capacity of the existing street network, or channeling significantly increased auto traffic through neighborhoods.

Establishing an appropriate balance between competing objectives for pedestrian bicycle and vehicular use of downtown streets has traditionally been Ann Arbor's traffic management goal. The Plan endorses this policy and recommends that the existing street network be managed to maximize its capacity to meet the needs of future downtown development, without sacrificing the pedestrian orientation of important shopping streets or encouraging neighborhood through traffic.

Recommended Action Strategies

(1) Enforce lower traffic speed limits and maintain some on-street parking to protect the pedestrian orientation of major shopping streets.

(2) Use operational changes, rather than street widening, to accommodate increased traffic demand on Shared and Vehicular Streets, consistent with objectives for pedestrian orientation and the protection of residential neighborhoods.

3) Locate and limit driveways across sidewalks to minimize conflicts between vehicles, pedestrians and bicycles.

4) Encourage shared vehicular access to parking and building service areas through public and private alleys and easements.

TRANSPORTATION AND PARKING

Non-motorized Travel

Goal: Establish a physical and cultural environment that supports and encourages safe, comfortable and convenient ways for pedestrians and bicyclists to travel throughout the downtown and into the surrounding city.

The design of the downtown non-motorized environment has a direct effect on the degree to which people enjoy the walking experience. If designed appropriately, the non-motorized environment serves not only the people who currently walk and bike but also entices those who don't. When considering appropriate design of a certain location, designers should consider not only existing non-motorized use, but how the design will influence and increase walking and bicycling in the future.

Recommended Action Strategies

(1) Establish bicycle and pedestrian ways in new construction and reconstruction projects on both sides of a street.

(2) Apply the design guidelines from the Non-Motorized Transportation Plan Section 2.9 (Pedestrian Travel Downtown) for public improvements in Sidewalk Corridors.

(3) Address the need for bicyclists and pedestrians to safely cross and travel on streets by implementing the recommendations from the Non-Motorized Transportation Plan Sections 2.3 (Travel Along Road Corridors) and 2.4 (Travel Across Road Corridors).

(4) Provide bicycle parking on sidewalks and in parking lots and structures.

(5) Provide appropriate parking options for small motorized vehicles, such as scooters, mopeds and motorcycles.

TRANSPORTATION AND PARKING

Transit

Goal: Improve transit service within the downtown connecting existing and regional transit facilities.

Commuter auto trips, and overall peak traffic volumes, will certainly increase as growth occurs in the downtown area; however, increased density and compact development patterns in the downtown provide the opportunity to shift this travel demand to alternative forms of commuting, such as walking, bicycling, car-pooling, transit use and commuter rail.

To successfully encourage such a shift away from low-occupancy vehicle commuting, policies for managing downtown's parking supply must be considered in concert with transit initiatives. In addition, the active co-operation of major downtown employers (including the County, City, and UM) will be needed to encourage a change in commuting patterns -- for example, by subsidizing the cost of transit passes and by making car-pooling a prerequisite for the use of employer-paid parking spaces.

AATA efforts to develop park-and-ride lots outside of the downtown area, and commuter rail on the Ann Arbor Railroad (north/south) and Norfolk Southern (east/west) rights-of-way should be pursued. The success of such a program will depend on the existence of substantial cost and time savings to users as compared to driving and parking downtown all day.

Recommended Action Strategies

1) Reduce future increases in peak traffic and parking demand by adopting parking pricing and enforcement policies which enhance the competitiveness of transit, bicycle commuting and car-pool alternatives.

(2) Support AATA efforts to provide satellite park-and-ride lots with downtown shuttle connections.

(3) Encourage companies and the University of Michigan to reduce the number of employees arriving in downtown by automobile by offering go!passes and supporting a wide array of commuter choices.

(4) Work with appropriate agencies to implement rail service along the Ann Arbor Railroad and Norfolk Southern rights-of-way.

(5) Work with AATA to study connections between downtown and the potential future rail station.

(6) Design and locate transit stations and major stops to ensure that they are surrounded by active uses and incorporate well-designed pedestrian amenities.

TRANSPORTATION AND PARKING

Parking Principles

Goal: The following eight principles should be applied to the development and management of the downtown public parking system. The principles are ordered by level of priority, beginning with a general principle/ policy statement, then proceeding through four demand-related principles, before addressing the recommended supply management approach. This intentionally reflects an emphasis on the high level of multi-modal assets within the Downtown community, and the value of capitalizing on these assets to reduce parking demand prior to taking supply-oriented actions.

First Principle

* Parking is one part of a multi-modal transportation approach to providing Downtown access and mobility.

Demand Principles

* Seek to accommodate all Downtown parking activity within the DDA parking system.

* Seek the most cost effective means for providing Downtown accessibility.

* Support modes of access that promote efficient land use patterns, environmental sensitivity, non-motorized mobility options, and the community's overall quality of life.

* The City administration will assume a leading role in defining preferred commuter transportation patterns within Downtown by encouraging alternatives to single-occupancy vehicle commuting among its elected officials and employees.

Supply Principles

* Maintain sufficient parking supply to allow purchase of monthly parking access instrument on demand, or following a waiting period of no more than 30 days.

* Maintain a formalized process for funding new parking.

* Maintain a formalized process for determining when new supply is needed.

Recommended Action Strategies

Refer to the Ann Arbor Discovering Downtown Recommended Parking Policies and Actions (June 2007).

TRANSPORTATION AND PARKING

Neighborhood Parking Pressures

Goal: Reduce parking pressures on neighborhood streets and discourage the encroachment of off-street parking into residential areas.

In considering modifications in the supply, location, and pricing of long-term parking it is important to anticipate potential impacts on near-downtown neighborhoods, as well. These areas already carry a heavy burden of non-resident, on- and off-street parking serving the downtown and campus areas.

Resident parking permit programs should be introduced in these areas, and their success monitored, to determine whether or not they can be effective in reducing parking pressures. In addition, current zoning language must be carefully evaluated, and modified if necessary, to prevent the spread of non-accessory/non-resident surface parking lots into residential areas.

Recommended Action Strategies

(1) Expand the use of residential permit parking programs in near-downtown neighborhoods.

(2) Prohibit the spread of non-resident surface parking lots in neighborhood areas.

TRANSPORTATION AND PARKING

Structured and Underground Parking

Goal: Encourage the development of structured (rather than surface) parking to serve new downtown development, giving special emphasis to the construction of underground parking in all major projects.

Especially within the downtown Core, it is important to minimize the amount of land area which must be devoted to parking if development potential and intensity of pedestrian are to be maximized. Structured parking will be the preferable downtown parking format. However, large, above-grade parking structures that have no active uses at the street level have a significant negative impact on the visual character, sense of scale, and continuity of pedestrian activity on downtown streets.

Recommended Action Strategies

(1) Adopt strict controls on surface parking within the DDA district and adjacent neighborhoods.

(2) Encourage the construction of underground parking by defraying the higher costs.

(3) Take advantage of the change in elevation on west edge of Core to develop underground parking cost-effectively.

TRANSPORTATION AND PARKING

Improved Parking Facility Design

Goal: Promote the development of public parking as part of larger private projects rather than free-standing structures. Develop guidelines for better parking facility design, including the use of ground level retail frontages; landscaped setbacks; and through-block connections.

Even with priority given to the construction of underground parking, it is likely that additional above-grade parking structures will also be needed. However, if this above-grade parking is designed and constructed as a part of a larger development -- rather than as a free-standing structure -- it will be possible to integrate it more effectively into the downtown fabric by incorporating ground level and upper story spaces which are programmed for active (non-parking) use. The architectural design of such "mixed-use" projects -- in terms of massing, exterior finish materials, and detailing -- can also offer expanded opportunities for reducing the visual impact of structured parking.

Recommended Action Strategies

(1) Avoid the future development of monolithic, free-standing parking structures.

(2) Adopt recommended parking design guidelines including street level retail.

(3) Incorporate opportunities for bicycle and small motorized vehicle parking (see Non-Motorized Travel Action strategies).

MANAGEMENT AND MAINTENANCE

Intergovernmental Coordination

Goal: Encourage improved cooperation between the City and the County, University of Michigan, public schools, and State and Federal agencies in exchanging information; formulating planning policies; and evaluating development initiatives.

Recommended Action Strategies

(1) Establish routine lines of communication and cooperative agreements concerning information exchange with the UM, County, and state and federal agencies.

(2) Develop partnerships to plan for shared infrastructure needs and construction logistics.

Development Review

Goal: Streamline the development proposal process.

Developing in the downtown can be difficult and costly. Changes to the city's development review and permitting processes can assist in encouraging new investment.

Recommended Action Strategies

(1) Establish a specific timeframe for the review and permitting process for all downtown development projects.

(2) Implement a workflow software program to track and manage the development review process.

(3) Provide the opportunity for early review of a project by the Planning Commission.

(4) Determine the appropriate level of engineering and construction detail needed for site plan submittals.

(5) Coordinate streamlining efforts with outside agencies, including the Washtenaw County Office of the Drain Commissioner, the Department of Environmental Quality, etc.

MANAGEMENT AND MAINTENANCE

Maintenance of Public Spaces

Goal: Improve the quality of maintenance on downtown streets bicycle lanes, bicycle parking, sidewalks, alleys, and public spaces.

The issue of cleanliness is one which affects the image and pedestrian appeal of the downtown area. This is a problem area which presents the potential for significant improvements over the short-term.

It is entirely possible that the desired level of service, and the scope of improvement priorities, which are defined will require funding beyond available City sources. As a result, it is important that a mutual agreement be reached on the basic level of maintenance which should be provided by the public sector; once this has been established, merchants and property owners will have to decide whether, and how, they can pool their resources to provide any additional services which are desired.

Recommended Action Strategies

(1) Upgrade maintenance by developing guidelines for trash storage, cleaning streets on a regular basis, increasing enforcement of the snow removal ordinance and encouraging participation in adopt-a-tree or adopt-a-park programs.

(2) Encourage improved private property maintenance by updating and enforcing ordinance standards and establishing recognition programs.

Maintenance of Private Property

Goal: Encourage pride of ownership and the achievement of a consistently high standard of exterior building and site maintenance.

The level of private property maintenance provided in the downtown area also influences its image and appeal. While most buildings and sites are well-maintained, others would benefit from concentrated improvement efforts. Property owners, merchants associations, and the Chamber could play an important role in inspiring a more consistent level of maintenance by helping to establish standards and by using peer pressure and promotional programs to urge compliance. The standards established by the downtown business community might also be used as a basis for reviewing and updating existing ordinance requirements for private property maintenance, with the City giving enforcement of those requirements a higher priority.

Recommended Action Strategies

(1) Work to resolve security and safety problems by expanding the community-oriented policing approach through bicycle and foot patrols, strengthening cooperative efforts between City and University police, and establishing a downtown Neighborhood Watch program.

ZONING PLAN

Downtown Zoning History

The current downtown zoning districts were established in 1963, as part of a citywide zoning update. At that time, two mixed-use downtown districts were created: C1A (Campus Business District) and C2A (Central Business District). In 1966, as a result of the recommendations of the Central City High Rise and Parking Study, the zoning ordinance was amended to create the C1A/R (Campus Business Residential District), C2A/R (Commercial Residential District) and C2B/R (Business Service/Residential District) and rezone properties throughout the downtown to these new categories to encourage new high density residential development in these areas. The 1966 amendments also introduced floor area premiums, which were developed to encourage the addition of design features such as public arcades and atriums. At the same time, the Off-Street Parking Ordinance was amended to exempt new construction in the downtown from off-street parking requirements.

The downtown planning area currently contains the following zoning districts:

- R4C Multiple-Family Dwelling District
- P Parking District
- Office Districts
- PL Public Land District
- C1A Campus Business District & C1A/R Campus Business Residential District
- C2A Central Business District & C2A/R Commercial Residential District
- C2B Business Service District & C2B/R Business Service/Residential District
- C3 Fringe Commercial District
- M1 Limited Industrial District
- PUD Planned Unit Development District

Proposed Zoning Changes

In 2006, City Council initiated the Ann Arbor Discovering Downtown (A2D2) project to implement recommendations from both the Downtown Residential Task Force report (2004) and the Downtown Development Strategies final report (2006). As part of this process, the Council-appointed Downtown Zoning Advisory Committee reviewed existing zoning regulations and conducted an analysis of all downtown development projects approved since 2000 and determined changes to the following downtown requirements were needed:

- Underlying zoning districts
- Permitted uses
- Maximum floor area in percentage of lot area (FAR)
- Floor area premiums
- Height
- Setback and lot coverage
- Off-street parking
- Parking lot design

The Council-appointed Design Guidelines Advisory Committee recommended the implementation of a context-based design review process for downtown development. This process would include three elements: 1) design standards for building form and placement, to be incorporated into downtown zoning requirements, 2) design guidelines for building appearance and site layout, and 3) a design review process to be incorporated into the site plan approval process for downtown development.

City Council approved the A2D2 recommendations in October 2007 and requested that the City Planning Commission initiate supporting amendments to the Downtown Plan and city codes to implement the recommendations.

Recommended Zoning Plan

Many of the future land use and development character recommendations of the Downtown Plan will be implemented through the zoning regulations of City Code. The recommended zoning plan outlined below identifies the elements that are most critical to implementation of the plan's goals. The recommended action strategies should be used to guide the development of specific ordinance language.

1) New downtown base districts. To implement the recommendations of the future land use plan (**see FIGURE 9**) and the Land Use and Development Character goals and action strategies, the zoning plan recommends the replacement of the C1A, C1A/R, C2A, C2A/R, C2B, C2B/R, C3, M1 and P districts in and directly adjacent to the Downtown Development Authority district with two new base zoning designations: the Downtown Core and the Downtown Interface zoning districts (**see FIGURE 14**).

Downtown Core District

Intent: The Downtown Core district should contain the downtown's greatest concentration of development and serve as a focus for intensive pedestrian use. This district is appropriate for a high-density mixture of residential and commercial development. The following objectives should guide the development of specific ordinance language:

Uses: A mixture of residential, civic, institutional, office, lodging and commercial, should be allowed by right as single uses or mixed within a building or site. Auto-oriented commercial uses, parking structures and some industrial uses could be allowed in certain situations with special exception use approval. Adult entertainment uses should no longer be allowed in the downtown, due to the increase in residential uses throughout the formerly non-residential core area.

Density: Floor area ratios in the range of 400-500% of the lot size should be allowed by right, with opportunities to increase the allowable floor area to 700-900% of the lot size with the use of premiums. In addition to the existing residential and pedestrian amenity premiums, the following premiums should be made available to properties in the Downtown Core district:

- Energy-efficient and environmentally-sensitive building
- Public or shared parking
- Housing affordable to lower income households
- Historic preservation for historic resources located outside of historic districts
- Transferred development rights, as allowed by law

Scale and Massing: Properties in the Downtown Core district should have a minimum height of two stories. Massing and height requirements for Downtown Core properties should be consistent with the proposed character overlay districts (see Section 2 below).

Downtown Interface District

Intent: The Downtown Interface district should act as an area of transition between the Core and surrounding residential neighborhoods. This district is appropriate for medium density residential and mixed-use development. The following objectives should guide the development of specific ordinance language:

Uses: A mixture of residential, civic, institutional, office, lodging, commercial, warehouse and some industrial uses should be allowed by right as single uses or mixed within a building or site. Auto-oriented commercial uses, parking structures and some industrial uses could be allowed in certain situations with special exception use approval.

Density: A floor area ratio of 200% of the lot size should be allowed by right, with opportunities to increase the allowable floor area to 400-500% of the lot size with the use of premiums. In addition to residential premiums, the following premiums should be available to properties in the Downtown Interface district:

- Energy-efficient and environmentally-sensitive building
- Housing affordable to lower income households

• Historic preservation for historic resources located outside of historic districts
• Transferred development rights, as allowed by law

Scale: Properties in the Downtown Interface district should have a minimum height of two stories and a maximum height of up to 6 stories. Placement standards should require a small amount of open space to be maintained and limit the building coverage to 70-80 percent of the lot. Additional building massing and setback requirements for Downtown Interface properties should be set by the character overlay districts.

2) New character overlay districts. To implement the Development Character goals and action strategies, the zoning plan recommends the creation of overlay districts that identify areas of similar character. These districts should provide building massing, articulation, setback, buffer and design requirements to supplement the base zoning districts. To the extent possible, graphic illustrations of these requirements should be incorporated in the ordinance. Potential overlay districts include **(see FIGURE 14)**:

• South University
• State Street
• Liberty/Division
• East Huron
• Midtown
• Main Street
• Kerrytown
• First Street

3) New front setback requirements. To implement the Development Character goals and action strategies, the zoning plan recommends the creation of building frontage designations to identify the front setback requirement for new development based on the character of the adjoining street. These requirements should reflect at least three categories:

• Primary – buildings built up to the right-of-way, with allowance for entrance alcoves and programmed open space.
• Secondary – buildings placed near the right-of-way, with allowance for small setbacks, up to a defined maximum.
• Front Yard – buildings located a minimum distance from the right-of-way consistent with established setback patterns.

4) Other downtown zoning. The current zoning in the remainder of downtown is largely consistent with the Future Land Use map (Figure 9). Areas shown as residential on the map should remain zoned R4C; areas shown on the map as office should remain zoned O; and areas shown as education on the map should remain zoned PL. Similarly, no changes are proposed to existing planned unit development (PUD) districts in the downtown.

Several parcels of land currently owned by the Ann Arbor District Library and the University of Michigan are proposed to be rezoned to the PL Public Land district **(see FIGURE 14)**.

5) Design guidelines and design review. To implement the Development Character goals and action strategies, the zoning plan recommends the creation of downtown design guidelines and amendments to city code to require design review and approval as part of the site plan approval process.

6) Changes to off-street parking requirements. To implement the Transportation and Parking goals and action strategies, the zoning plan recommends the following changes:

• The portion of above-grade parking structure used for required parking or public/shared parking should not be counted as part of the maximum floor area in percentage of lot area limitation.
• At-grade structured parking should be wrapped with occupiable space at street level.
• The parking requirements for premium floor area should be revised to be a single requirement for both residential and non-residential uses.

• A payment in-lieu of required parking should be allowed as an option to providing required parking spaces on site.
• Bicycle parking should be required for new downtown development.

7) Other text amendments: Additional changes to city codes may be necessary to implement the goals and action strategies in the Downtown Plan. The language of the action strategy and further public discussion will identify the specific changes needed.

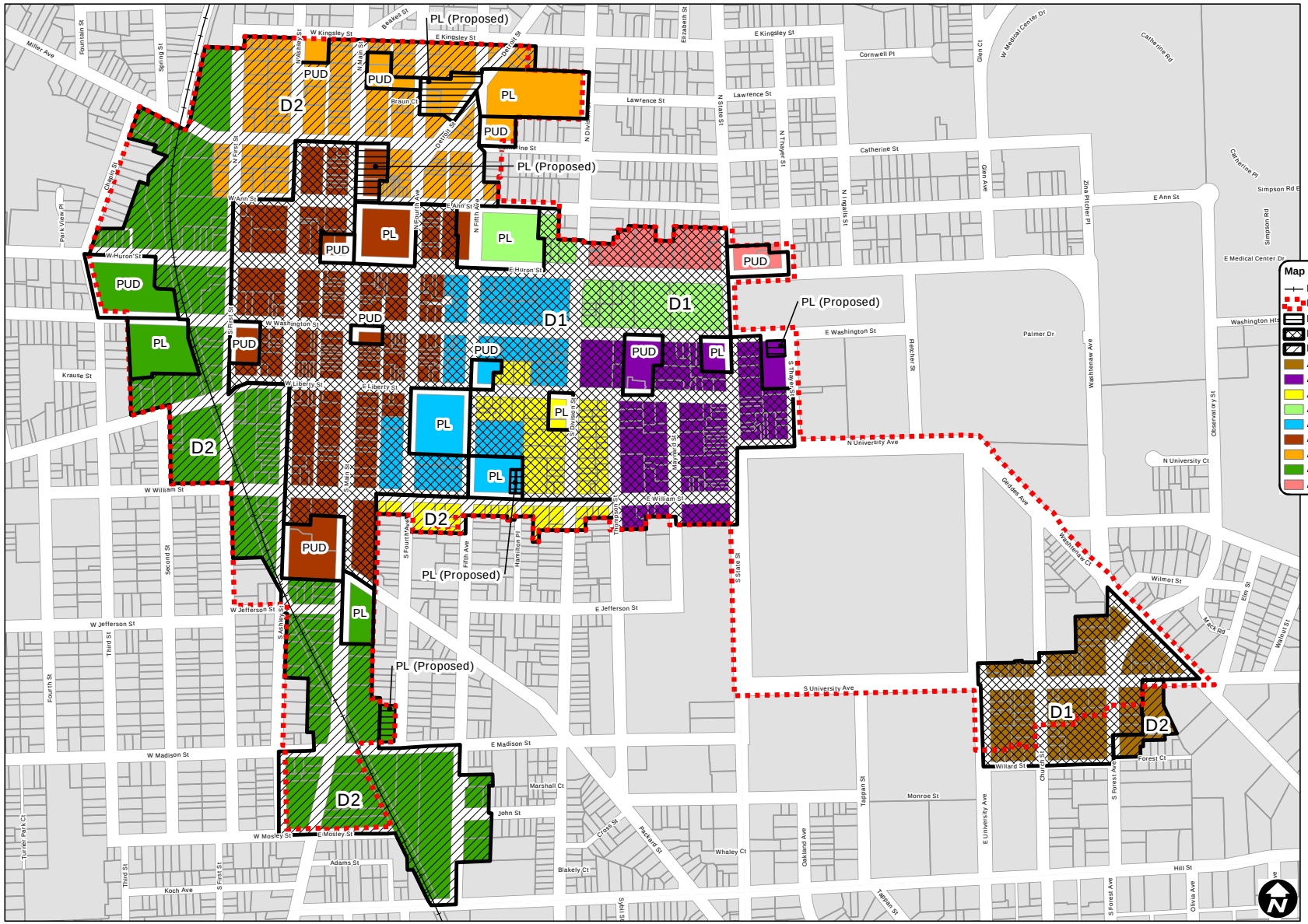


Figure 14

Future
Base & Overlay
Zoning Plan

The Downtown Plan
Ann Arbor, Michigan
May 2009

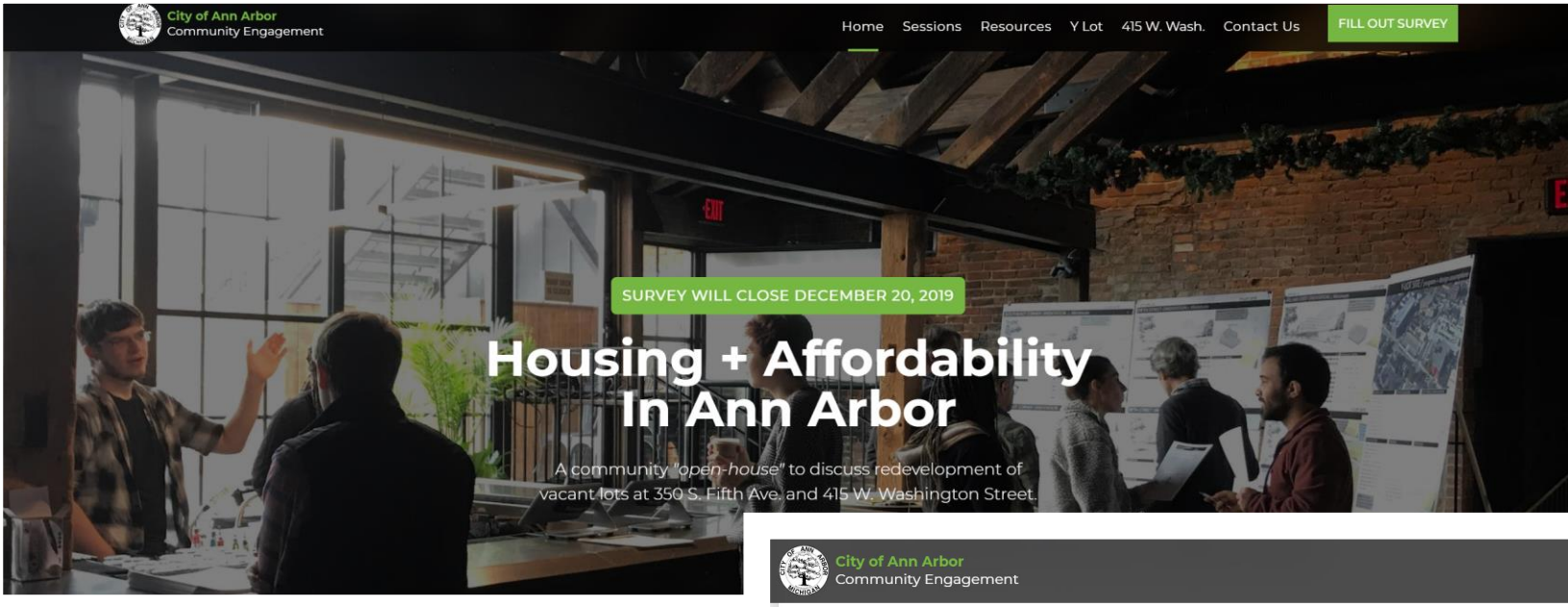
2. **Housing and Affordability in Ann Arbor: Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington, Website Summary Results**

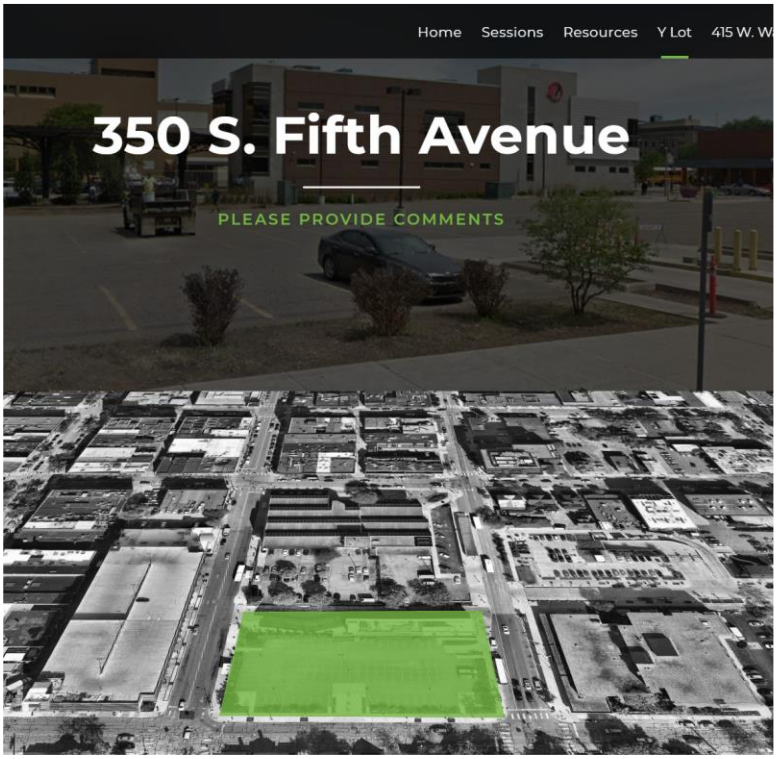
Housing and Affordability in Ann Arbor:
Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington
Website Summary Results
01.09.2020

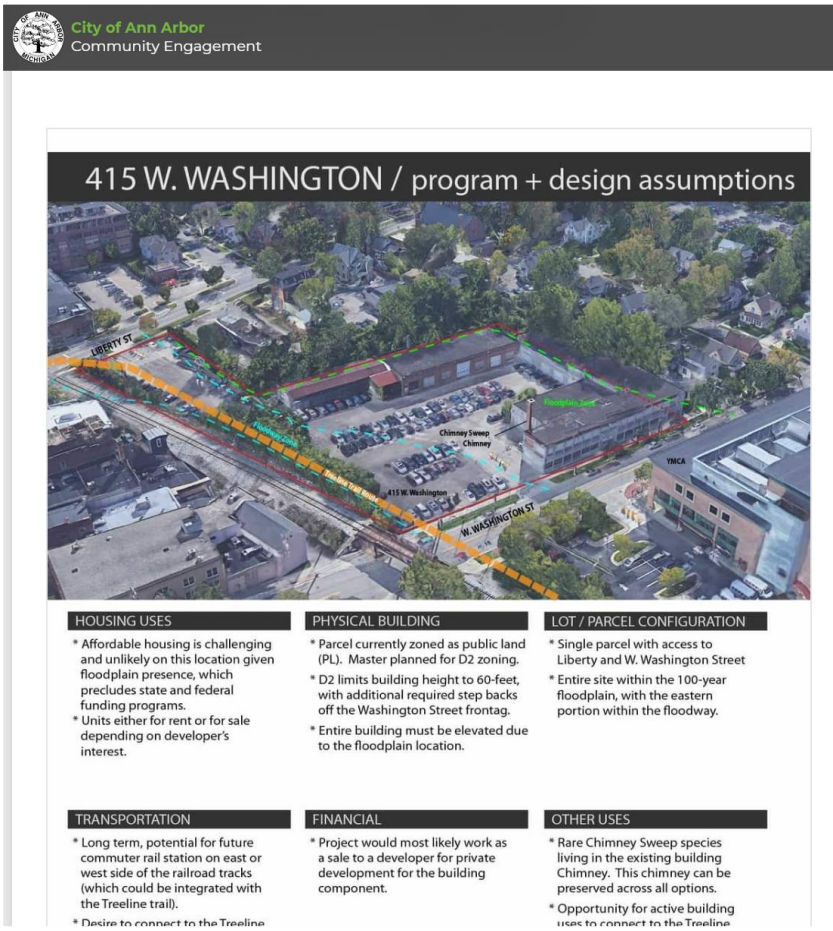
SMITHGROUP

https://www.community-engagement-annarbor.com/

1,385 Unique Users and 3,851 Page Views
over the +/-6 weeks the site and survey was active (site still live)







Housing and Affordability in Ann Arbor:
Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington
Web Survey Summary Results
01.09.2020

SMITHGROUP

What is affordable housing? Where should it be located? Why is it needed? How should it be developed?

This survey and public engagement process will assist in fostering and developing a shared understanding and language about affordable housing in Ann Arbor, and its relationship to jobs, development, growth and planning, by creating a framework for discussing or evaluating these topics. Specifically, this survey seeks your input regarding affordable housing in the context of redevelopment of two key publicly owned sites in downtown Ann Arbor, as part of a larger context of housing and affordability in our city: vacant city-owned lots at **350 South Fifth Avenue and 415 West Washington Street**.

This survey should take approximately 5-10 minutes to complete and is completely voluntary. Your responses will be confidential and compiled with others to help advance ideas for these important topics and sites in Ann Arbor. We appreciate your response to all questions, but responses for each question are not needed in order to complete the survey. Please use the Back/Next buttons at the bottom of the screen to navigate the survey.

On-line survey had 302 unique responses to questions about affordable housing and redevelopment of the Y Lot and 415 W Washington

- Represented a well distributed cross-section of age ranges
- Represented a well distributed cross-section of income ranges (+/-50% of respondents more than 100% AMI)
- Were primarily Ann Arbor residents (89%)
- Reflected a solid distribution of respondents across all 5 wards
- Were generally well informed (90% had a self-reported good to moderate understanding of affordable housing)

Housing and Affordability in Ann Arbor:
Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington

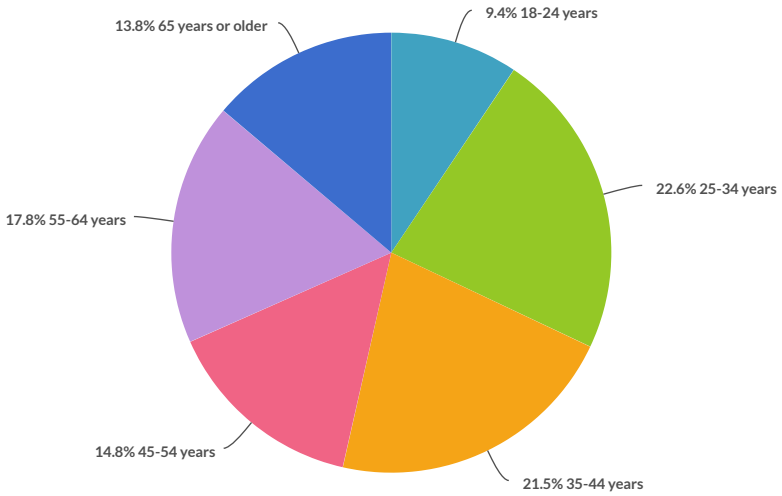
Web Survey Summary Results

01.09.2020

Response Counts

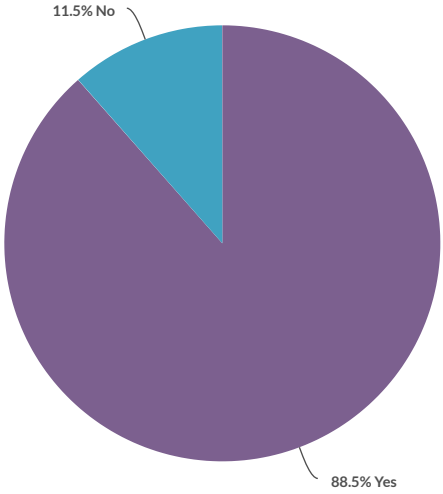
Completion Rate:	**100%**	
	Complete	302
		Totals: 302

1. What is your age?



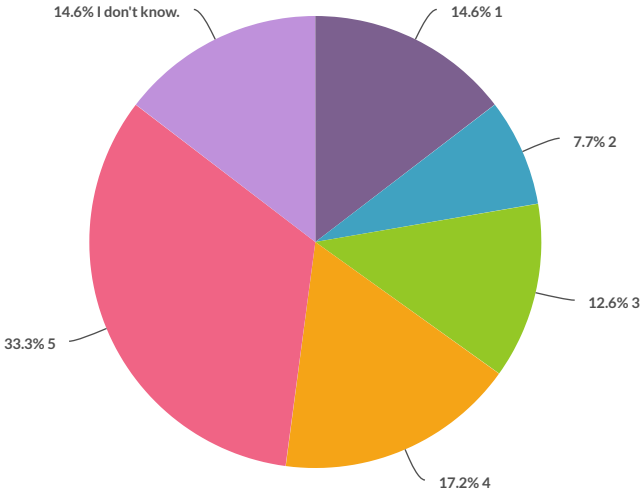
Value	Percent	Responses
18-24 years	9.4%	28
25-34 years	22.6%	67
35-44 years	21.5%	64
45-54 years	14.8%	44
55-64 years	17.8%	53
65 years or older	13.8%	41
		Totals: 297

2. Do you live in the city of Ann Arbor?



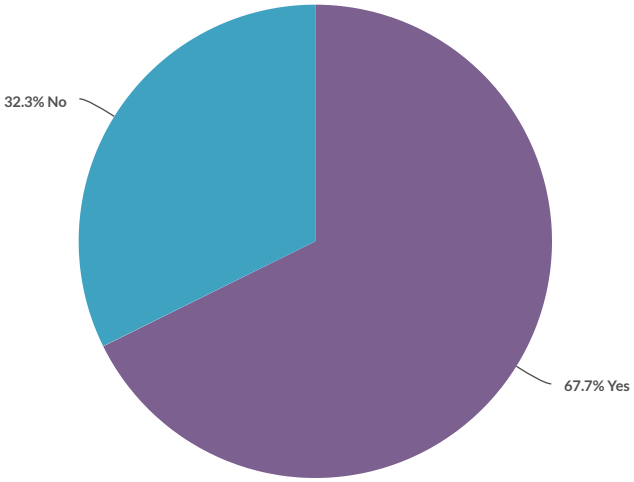
Value	Percent	Responses
Yes	88.5%	261
No	11.5%	34
		Totals: 295

3. In what ward do you live?



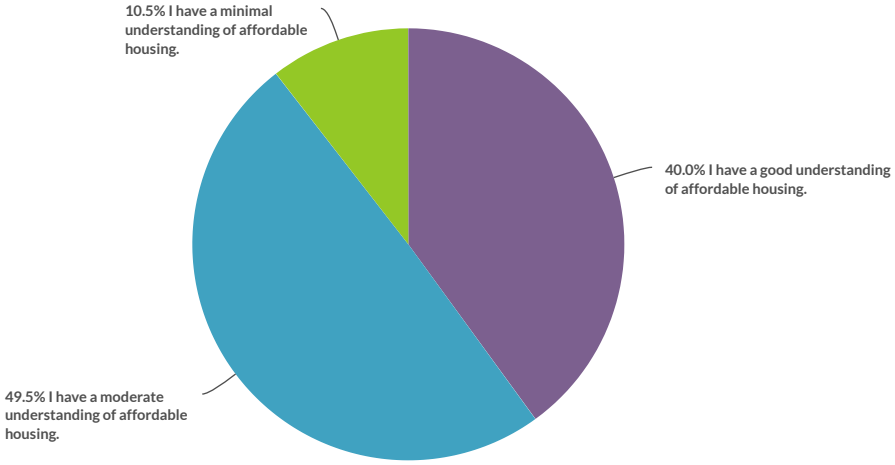
Value	Percent	Responses
1	14.6%	38
2	7.7%	20
3	12.6%	33
4	17.2%	45
5	33.3%	87
I don't know.	14.6%	38
		Totals: 261

4. Do you work in the city of Ann Arbor?



Value	Percent	Responses
Yes	67.7%	201
No	32.3%	96
		Totals: 297

5. What is your general knowledge of affordable housing?

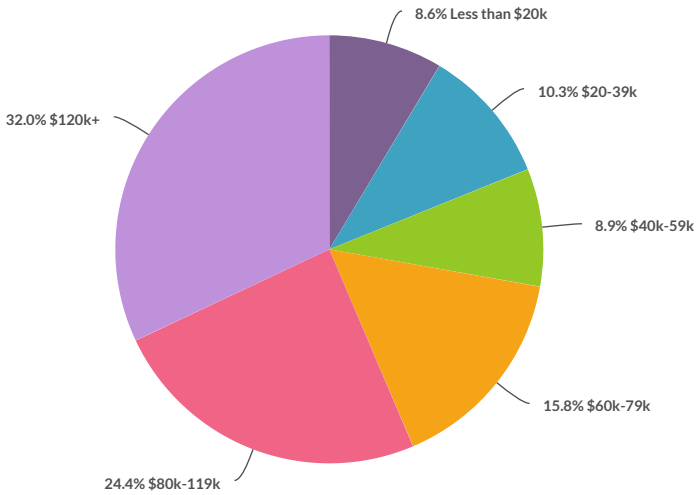


Value	Percent	Responses
I have a good understanding of affordable housing.	40.0%	118
I have a moderate understanding of affordable housing.	49.5%	146
I have a minimal understanding of affordable housing.	10.5%	31
		Totals: 295

6. How do you define affordable housing?

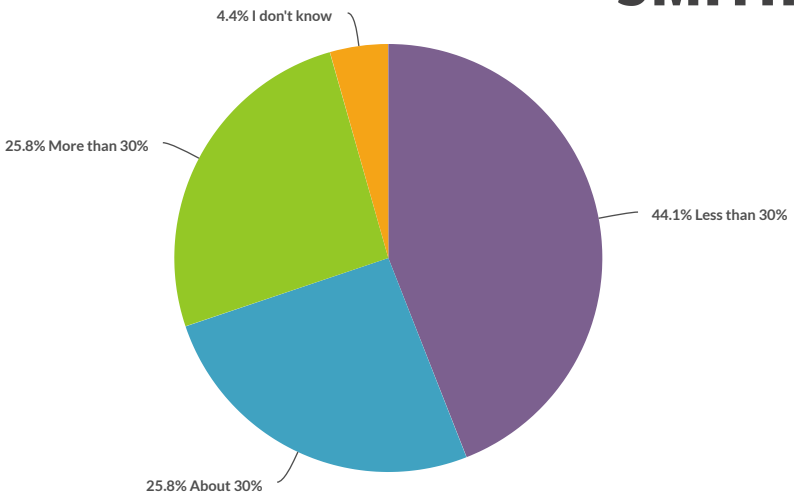
Show Responses

7. What is your annual household income?



Value	Percent	Responses
Less than $20k	8.6%	25
$20-39k	10.3%	30
$40k-59k	8.9%	26
$60k-79k	15.8%	46
$80k-119k	24.4%	71
$120k+	32.0%	93
		Totals: 291

8. What percentage of your monthly income do you spend on housing (including rent and utilities or n



Value	Percent	Responses
Less than 30%	44.1%	130
About 30%	25.8%	76
More than 30%	25.8%	76
I don't know	4.4%	13
		Totals: 295

9. What ideas do you have to improve housing affordability in Ann Arbor?

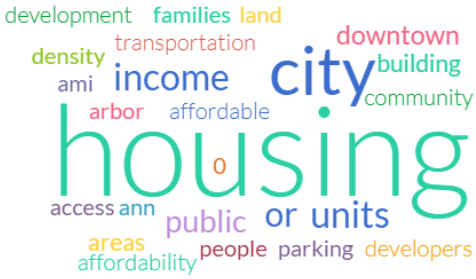
Show Responses

10. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rank these priorities that were approved? Please rank these five priorities 1-5, with 1 being the most important and 5 being the least important.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Developers optimize the number of affordable units for those who make up to 60% of the Area Median Income (e.g. about $55,000 or less or up to $42,540 for a 1 person household and $60,720 for a 4-person household).	1		976	259
Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	2		914	257
Potential developers and their successors in ownership accept Housing Choice Vouchers.	3		718	250
The City maintains some ownership or control of the property.	4		688	258
The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	5		592	246

Lowest Rank — Highest Rank

11. What priorities are missing (if any)?



Show Responses

12. What priorities are not needed (if any)?

Show Responses

13. The city is considering the following objectives for redeveloping the former Y-Lot. Rank these objectives 1-9, with 1 being the most important and 9 being the least important.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Maximize affordable housing units	1		1,779	258
Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	2		1,724	252
Develop a mix of housing unit types and prices	3		1,642	252
Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	4		1,436	255
Recapture the cost of purchase while ensuring a sustainable financial model	5		1,128	243
Expand the capacity of Blake Transit Center	6		1,122	245
City maintain some ownership/control	7		1,086	250
Maximize market rate housing	8		818	237
Appropriately scale down to the lower density area on the south side of William Street	9		805	236

Lowest Rank Highest Rank

14. What objectives are missing (if any)?

Show Responses

15. What objectives are not needed (if any)?

Show Responses

16. The city is considering the following objectives for redeveloping 415 W. Washington Street. Rank these objectives 1-11, with 1 being the most important and 11 being the least important.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Remediate any potential environmental contaminations	1		2,153	250
Connect to the Treeline Trail	2		1,845	241
Maximize affordable housing units for 60% AMI households on site	3		1,776	241
Preserve Chimney Swift Habitat	4		1,739	239
Provide additional uses (e.g. maker space, production space, office space, commercial space)	5		1,519	238
Sell the property and use proceeds for affordable housing on another city-owned property	6		1,288	230
Fit in with existing adjacent building heights and scales	7		1,273	227
Maximize park space	8		1,220	223
Fit in with existing setbacks along Washington Street	9		1,125	223
Provide adequate buffer to adjacent single family housing	10		1,107	222
Maximize market rate residential	11		1,069	222

Lowest Rank — Highest Rank

17. What objectives are missing (if any)?

Show Responses

18. What objectives are not needed (if any)?

Show Responses

19. Is there anything else you would like to tell city staff and city council in regards to affordable housing in Ann Arbor and/or the redevelopment of the former Y-Lot or 415 W. Washington Street?

Show Responses

20. What aspects would be essential for you to support a council resolution to redevelop the former Y-Lot or 415 W. Washington Street?

Show Responses

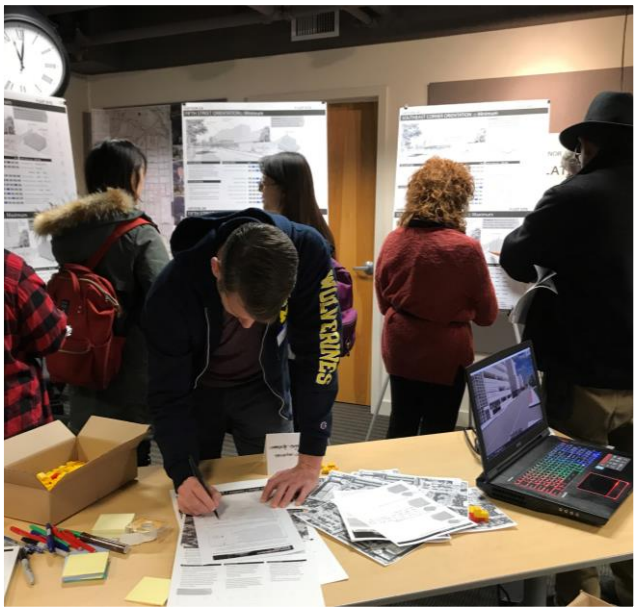
21. What aspects would cause you to oppose a council resolution to redevelop the former Y-Lot or 415 W. Washington Street?

Show Responses

Housing and Affordability in Ann Arbor:
Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington
Open House Meeting Summary Results
01.09.2020

We hosted 20+ hours of workshops over 5 days across 4 locations in downtown Ann Arbor that attracted 135+ people that signed in; providing feedback on the topics of affordable housing and redevelopment of the Y Lot and 415 W Washington

We also hosted +/- 10 focus group meetings for specific community groups proximate to the Y-Lot and 415 W Washington



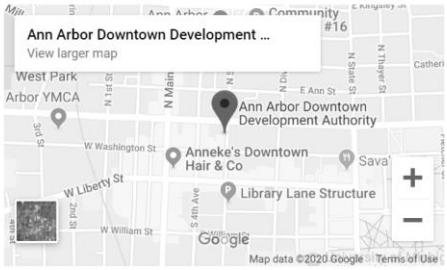
Housing and Affordability in Ann Arbor:
Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington
Open House Meeting Summary Results
01.09.2020

Workshops included daytime, evening at weekend sessions at the YMCA, Downtown Library, Circ Bar and DDA Offices December 5-9, 2019.

December 5, 2019

OPEN-HOUSE

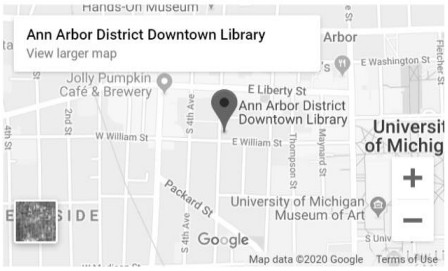
Ann Arbor Downtown Dev. Authority
150 S 5th Ave #301
Thursday from 5:00pm to 9:00pm



December 6, 2019

OPEN-HOUSE

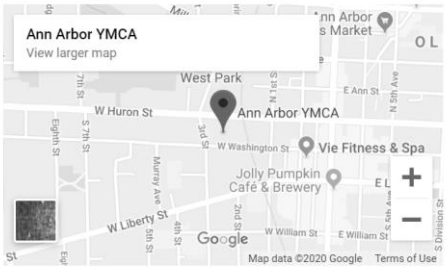
Ann Arbor District Downtown Library
3rd Floor Freespace
Friday from 12:00pm to 4:00pm



December 7, 2019

OPEN-HOUSE

Ann Arbor YMCA
Michigan Room
Saturday from 9:00am to 1:00pm



December 8, 2019

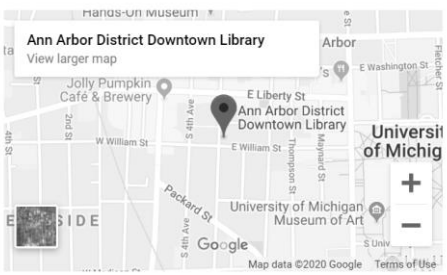
OPEN-HOUSE

The Circ Bar
210 S 1st Street
Sunday from 12:00pm to 4:00pm

December 9, 2019

OPEN-HOUSE

Ann Arbor District Downtown Library
3rd Floor Freespace
Monday from 9:00am to 1:00pm



Housing and Affordability in Ann Arbor:
Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington
Open House Meeting Summary Results
01.09.2020

Open House Q1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities
Rate each on scale of 1 – 5

57 Comments Received	MEAN
Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about $55,000 or less or up to $42,540 for a 1-person household and $60,730 for a 4-person household).	3.63
Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	3.25
Potential developers and their successors in ownership accept Housing Choice Vouchers	3.20
The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	3.03
City maintains some ownership or control of the property	2.75

Housing and Affordability in Ann Arbor:
Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington
Open House Meeting Summary Results
01.09.2020

Open House Q2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

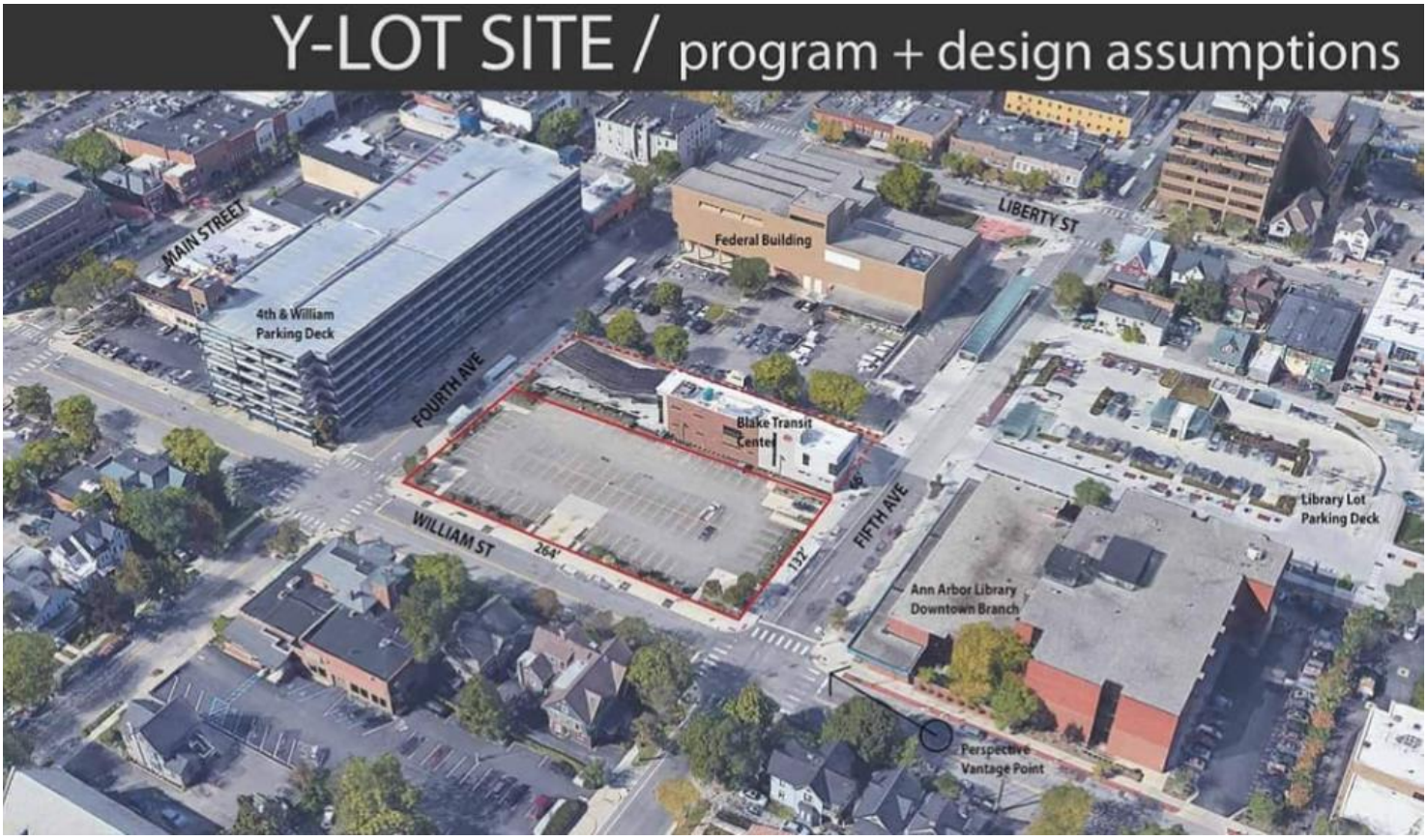
Y-Lot Objectives	**Rate each on scale of 1 – 5**
57 Comments Received	MEAN
Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	3.68
Maximize affordable housing units	3.67
Develop a mix of housing unit types and prices	3.07
Expand the capacity of Blake Transit Center	3.04
Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	2.87
Recapture the cost of purchase while ensuring a sustainable financial model	2.48
City maintain some ownership/control	2.34
Maximize market rate housing	2.31
Appropriately scale down to the lower density area on the south side of William Street	1.82

Open House Q3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives
on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives **Rate each on scale of 1 – 5**

57 Comments Received	MEAN
Remediate any potential environmental contaminations	3.79
Maximize affordable housing units for 60% AMI households on site	3.51
Connect to the Treeline Trail	3.26
Preserve Chimney Swift habitat	2.89
Provide additional uses (e.g. maker space, production space, office space, commercial space)	2.89
Maximize park space	2.23
Maximize market rate residential	2.40
Fit in with existing adjacent building heights and scales	2.39
Provide adequate buffer to adjacent single family housing	2.28
Fit in with existing setbacks along Washington Street	2.19
Sell the property and use proceeds for affordable housing on another city-owned property	2.02

Housing and Affordability in Ann Arbor:
Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington
Open House Meeting Summary Results
01.09.2020



At the open house workshops we provided a range of massing development options for each site for respondents and attendees to react to, primarily focusing on the "trade-offs" between physical design decisions and success factors (including #of housing units, #of affordable housing units, building density, building heights, financing gaps, etc.).

- 47/120 (39% of comments) referenced maximizing affordable housing
- 19/120 (16 % of comments) referenced density, adjacency, and/or structural layout concerns with the options
- 5/120 (.5% of comments) referenced Blake Transit Center and improved integration

SMITHGROUP

At the open house workshops we provided a range of massing development options for each site for respondents and attendees to react to, primarily focusing on the "trade-offs" between physical design decisions and success factors (including #of housing units, #of affordable housing units, building density, building heights, financing gaps, etc.).

- 23/40 (58% of comments) referenced maximizing affordable housing
- 7/40 (18% of comments) referenced connections to the Treeline Trail, activating the ground plane and importance of thinking about these adjacencies holistically
- 4/40 (10% of comments) referenced Chimney Swifts and/or environmental considerations
- 2/40 (.5% of comments) referenced concerns with building heights and/or being intrusive to the neighborhood

3. Support Letter from Jill Thacher, Ann Arbor City Planner/Historic Preservation Coordinator.

City of Ann Arbor

COMMUNITY SERVICES AREA — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647

p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

January 27, 2026

Mr. Scott Slagor
Cultural Resource Protection Manager
Michigan State Historic Preservation Office
300 North Washington Square
Lansing, Michigan 48913

Re: ER26-144 350 S. Fifth Avenue, Ann Arbor, Washtenaw County

Dear Mr. Slagor,

This letter provides additional context for the 350 South Fifth Avenue project around public participation and design adherence to the City of Ann Arbor's downtown design guidelines and historic preservation guidelines.

During the ten years following the demolition of the former Downtown YMCA Building, multiple iterations of building designs and developer proposals were considered at 350 South Fifth Avenue. The current proposal is the best to date based on identified community needs and extensive public feedback and commentary. From inception, the public has preferred this location and design for housing that is affordable to a wide range of incomes. The site is near public transportation, shopping, entertainment, city services, parks and is convenient to existing parking and transportation corridors. The 350 South Fifth Avenue project also provides additional bus boarding for the Ann Arbor Area Transportation Authority located behind the building.

In addition to an entire City process for community engagement specifically for this site (2019-2022), public comment and deliberation also took place during the rezoning and site plan approval processes. The design, placement, location, and intended use of the building for affordable housing have been thoroughly publicly vetted.

There are two sets of local design guidelines in downtown Ann Arbor. This project's design and façade elements reflect the *Downtown Ann Arbor Design Guidelines* that are intended to create cohesive building design along pedestrian and vehicular corridors. For projects that are within local historic districts, the *City of Ann Arbor Historic District Design Guidelines* (specifically Chapter 7's section called *New Construction in Historic Commercial Settings*) provide guidance for new buildings that are compatible within the context of downtown. Though the subject site is not historic and not within a downtown historic district, the building still meets many of the criteria for downtown infill in historic districts if the design guidelines are applied:

- The project features a continuous two-story wall of building fronts at or near the sidewalk edge that is in keeping with historic patterns in Ann Arbor's downtown and existing buildings on the north side of East William Street. The visual break provided through materiality and a physical step back on top of the second floor humanize the scale when viewed from the street or sidewalk along East William.
- The pedestrian experience has been carefully considered: placement and location of windows, exterior lights and entryways intentionally create a pedestrian friendly ground floor. The landscaping and street trees provide appropriate screening, shade and seasonal color that compliments existing treescapes and vegetation along East William Street.
- The first two stories plus the east end tower are clad in brick, the most traditionally used building material in Ann Arbor's historic commercial districts.
- There are no historic structures abutting the building that should be visually referenced, but traditional storefront proportions are reflected in the building's glazing, granite veneer kickplate, transoms, recessed entries, and doors. Entrances are clearly defined for pedestrian access, and canopies provide protection and visual interest at building entries.
- The building combines traditional materials like brick and stone found throughout Ann Arbor's downtown with contemporary building materials applied to the upper stories.

This is a thoughtfully designed project that works with the downtown and adjoining neighborhood to provide 330 units of housing below market rate. Staff believes the quality architecture and attention to detail at the ground and second floors provides visual and contextual relief in a manner appropriate for new construction in or across the street from a local historic district.

Sincerely,

Christopher Nielsen
Director of Housing Economic Development, Ann Arbor Housing Commission

Jill Thacher
City Planner/Historic Preservation Coordinator

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

MARK A. BURTON
PRESIDENT

February 27, 2026

MILTON DOHONEY JR
CITY OF ANN ARBOR
301 EAST HURON STREET
ANN ARBOR MI 48104

RE: ER26-144 350 S. Fifth Avenue, Ann Arbor, Washtenaw County (HUD)

Dear Milton Dohoney Jr.:

Under the authority of Section 106 of the National Historic Preservation Act of 1966 as amended, we have reviewed the case study detailing the prudent and feasible alternatives for the above-referenced project. We recognize the need for this project, and we accept the consideration of feasible alternatives.

In order to proceed with the Section 106 process, we will continue consultation with the City of Ann Arbor towards the completion of Memorandum of Agreement (MOA) to mitigate the adverse effects. We remind you that federal agency officials or their delegated authorities are required to involve the public in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties per 36 CFR § 800.2(d). The National Historic Preservation Act also requires that federal agencies consult with Native American Tribes and/or Tribal Historic Preservation Officers (THPO) who may attribute religious and cultural significance to historic properties that may be affected by the agency's undertakings per 36 CFR § 800.2(c)(2)(ii). Public involvement is necessary in development of an MOA.

If you have any questions, please contact Scott Slagor, Cultural Resource Protection Manager, at (517) 285-5120 or by email at slagors2@michigan.gov. **Please reference our project number in all communication with this office regarding this undertaking.** Thank you for this opportunity to review and comment, and for your cooperation.

Sincerely,

Ryan M. Schumaker
State Historic Preservation Officer

RMS:CN

copy: Michael Vollick, MSHDA
Michael Kaplan, Related Midwest
Paul Glasser, SME
Jill Thatcher, Ann Arbor

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MEMORANDUM OF AGREEMENT BETWEEN

THE CITY OF ANN ARBOR

AND

THE MICHIGAN STATE HISTORIC PRESERVATION OFFICER

REGARDING THE 350 SOUTH FIFTH AVENUE PROJECT

WHEREAS, the City of Ann Arbor (the "City") proposes to undertake redevelopment of property located at 350 South Fifth Avenue, Ann Arbor, Washtenaw County, Michigan (the "Project"); and

WHEREAS, the Project consists of a 100% affordable residential development with approximately 330 dwelling units, ground-floor retail, and the expansion of the Blake Transit Center, designed to be all-electric and net-zero ready; and

WHEREAS, the City has determined that the Project is an undertaking (the "Undertaking") subject to review under Section 106 of the National Historic Preservation Act of 1966, as amended, 54 U.S.C. § 300101 *et seq*., and its implementing regulations, 36 C.F.R. Part 800 (the "NHPA"); and

WHEREAS, the Project site is located directly north of the East William Street Historic District (the "EWHD"), which is eligible for listing in the National Register of Historic Places; and

WHEREAS, the City serves as a Responsible Entity for programs under Title 1 of the U.S. Housing Act of 1937 (the "USHA") and has assumed environmental review responsibilities in accordance with the U.S. Department of Housing and Urban Development's ("HUD's") Environmental Review procedures at 24 C.F.R. Part 58, including its responsibilities under the NHPA; and

WHEREAS, the City has determined, and the State Historic Preservation Officer (the "SHP Officer") has concurred, that the Undertaking will result in an adverse effect on the EWHD due to changes to the setting of the EWHD associated with building height, massing, and visual contrast; and

WHEREAS, the City has defined the Undertaking's area of potential effects (the "APE") as the parcels that encompass the Project area as shown on the East William Street Historic District Map (the "Map") attached hereto as Attachment A; and

Docusign Envelope ID: 065BF1CB-9707-8BE6-8029-DF37780168EA

WHEREAS, the City has consulted with the SHP Officer in accordance with Section 106 of the NHPA (54 U.S.C. § 306108) to resolve the adverse effects of the Undertaking on the APE; and

WHEREAS, notification was sent to the nine Native American tribes identified in HUD's Tribal Directory Assessment Tool as having some cultural interest or affiliation in Washtenaw County, and one tribe responded, the Match-E-Be-Nash-She-Wish Band of Pottawatomi Indians, offering no objection or comment to the Undertaking but requesting to be consulted if artifacts or items falling under the Native American Graves Protection and Repatriation Act, 25 U.S.C. § 3001 *et seq*., are discovered; and

WHEREAS, the City prepared a Section 106 Case Study (the "Case Study") evaluating redevelopment alternatives, including select alternative site, reduced height development, and build with mitigating features; and

WHEREAS, the Case Study concludes that build with mitigating features represents the most reasonable and prudent alternative given adopted planning policy, ongoing high-rise development in the immediate vicinity, and the critical need for affordable housing; and

WHEREAS, the SHP Officer has accepted the City's consideration of feasible alternatives; and

WHEREAS, in accordance with 36 C.F.R. § 800.6(a)(1), the City notified the Advisory Council on Historic Preservation (the "ACHP") on February 25, 2026 with specified documentation of the SHP Officer's adverse effect concurrence and the ACHP chose not to participate in the consultation pursuant to 36 C.F.R. § 800.6(a)(1)(iii) on March 2, 2026; and

WHEREAS, the SHP Officer is part of the State Historic Preservation Office (the "SHPO").

NOW, THEREFORE, the City and the SHP Officer (each a "Signatory" and collectively, the "Signatories") enter into this memorandum of agreement (the "MOA") and agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the Undertaking on historic properties:

STIPULATIONS

I. SURVEY

A. Within two (2) years from the date that the Undertaking receives a certificate of occupancy the City shall produce an updated survey of properties (the "Survey") located within the EWHD, as illustrated by the Map.

B. The Survey shall include updated photographs and a completed Architectural Properties Identification Form (the "Form"), for each property. Each Form shall be completed per standards set in the Michigan Above-ground Survey Manual (2018).

   i. Each Form will note if the property is contributing or non-contributing to the EWHD.

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C. The Survey will also include a letter report that summarizes the purpose of the Undertaking and the past survey work of the EWHD, including previous surveys and designations. The letter report will include the following sections: Introduction/Abstract, Background (Summary of the current undertaking as well as the past survey and designation work done for the EWHD), any history that is already available, an updated map of contributing and non-contributing buildings in the EWHD and a brief conclusion.
D. The City shall ensure that a professional historian meeting the Secretary of the Interior's Professional Qualification Standards (36 C.F.R. Part 61) completes or supervises the Survey.
E. The City shall submit drafts of the Survey to the SHPO upon completion. The SHPO will have thirty (30) calendar days from receipt of the Survey to review and provide comments to the City.
F. The City shall revise the Survey according to the SHPO's comments and submit the final Survey to the SHPO via email and .pdf format.

II. DURATION

This MOA will be in effect on the date it is signed by all of the Signatories (the "Execution Date") and will expire if its stipulations are not carried out within five (5) years from the Execution Date (the "Term"). If the stipulations herein have not been completed prior to the expiration of the Term, and prior to any additional work continuing on the Project, the City shall either (a) execute a new memorandum of agreement pursuant to 36 C.F.R. § 800.6, or (b) request, take into account, and respond to the comments of the ACHP under 36 C.F.R. § 800.7. Prior to the expiration of the Term, the City may consult with the Signatory to reconsider the terms of this MOA and amend it in accordance with Stipulation V below. The City shall notify the other Signatory as to the course of action it will pursue.

III. POST-REVIEW DISCOVERIES

If historic properties (i.e. buildings, sites, structures, objects, or archaeological sites) are discovered during the implementation of the Project, the City shall consult with the SHPO to evaluate, minimalize, mitigate, and resolve any adverse effects to such properties, pursuant to 36 C.F.R. § 800.13. The Signatories will consult on a treatment plan for the historic properties or resolution of the unanticipated effects. If the Signatories do not agree on the treatment plan, they shall follow the Dispute Resolution outlined in Stipulation IV below.

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IV. DISPUTE RESOLUTION

Should any Signatory to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented (the "Objection"), the City shall consult with the other Signatory to resolve the Objection. If the City determines that the Objection cannot be resolved, the City will:

A. Forward all documentation relevant to the Objection, including any timely advice or comments regarding the Objection from the Signatories and the City's proposed resolution, to the ACHP. The ACHP shall provide the City with its advice on the resolution of the Objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the Objection, the City shall prepare a written response that takes into account any timely advice or comments regarding the Objection from the ACHP or the other Signatories and provide them with a copy of this written response. The City will then proceed according to its final decision.

B. If the ACHP does not provide its advice regarding the Objection within the thirty (30) day time period, The City may make a final decision on the Objection and proceed accordingly. Prior to reaching such a final decision, the City shall prepare a written response that takes into account any timely comments regarding the Objection from the Signatories and provide them and the ACHP with a copy of such written response.

C. The City's responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the Objection remain unchanged.

V. AMENDMENTS

This MOA may be amended when such an amendment is agreed to in writing by all Signatories. The amendment will be effective on the date a copy signed by all of the Signatories is filed with the ACHP.

VI. TERMINATION

If any Signatory determines that its terms become impossible to carry out, that Signatory shall immediately consult with the other Signatory to attempt to develop an amendment per Stipulation V above. If within thirty (30) days an amendment cannot be reached, any Signatory may terminate this MOA upon written notification to the other Signatory.

Once this MOA is terminated, and prior to work continuing on the Undertaking, the City must either (a) execute a new memorandum of agreement pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. The City shall notify the other Signatory as to the course of action it will pursue.

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VII. COUNTERPARTS

This MOA may be executed in counterparts, each of which shall be considered an original and together shall be one and the same agreement. A facsimile or .pdf copy of this MOA and any signatures thereon will be considered for all purposes as an original.

VIII. DISTRIBUTION OF AGREEMENT

In order to meet the requirements of 36 C.F.R. § 800.6(b)(1)(iv), upon the execution of this MOA and prior to approving the Undertaking, the City must transmit to the ACHP the executed MOA along with the documentation specified in Section 800.11(f).

Execution of this MOA by the Signatories and the implementation of its terms evidence that the Signatories have afforded the ACHP an opportunity to comment on the effects of the Undertaking in compliance with the NHPA.

[Signature Pages to follow]

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SIGNATURE PAGE

MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ANN ARBOR AND THE MICHIGAN STATE HISTORIC PRESERVATION OFFICER REGARDING THE 350 SOUTH FIFTH AVENUE PROJECT

SIGNATORY

CITY OF ANN ARBOR

Milton Dohoney Jr. 5/18/26

Milton Dohoney Jr.
City Administrator

Date

SIGNATURES CONTINUE ON NEXT PAGE

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SIGNATURE PAGE

MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ANN ARBOR AND THE MICHIGAN STATE HISTORIC PRESERVATION OFFICER REGARDING THE 350 SOUTH FIFTH AVENUE PROJECT

SIGNATORY

MICHIGAN STATE HISTORIC PRESERVATION OFFICE

DocuSigned by:
Ryan Schumaker
5B352B082B2D449...

5/26/2026

Ryan M. Schumaker
State Historic Preservation Officer

Date

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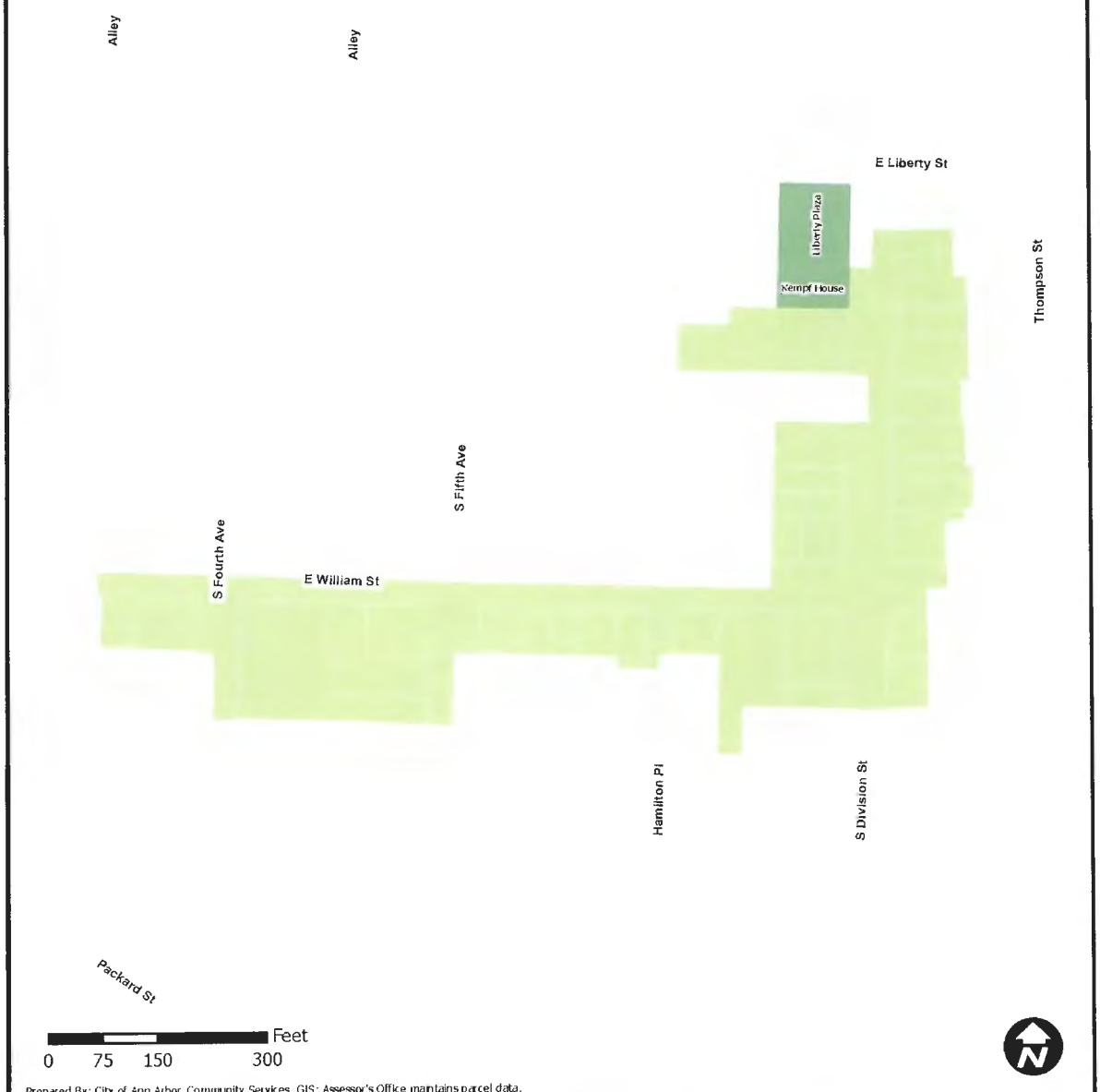
Attachment A
East William Street Historic District Map
[Follows under this cover]

Docusign Envelope ID: 065BF1CB-9707-8BE6-8029-DF37780168EA

Ann Arbor City Historic District Map



Prepared By: City of Ann Arbor, Community Services, GIS; Assessor's Office maintains parcel data.

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This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and or inappropriate use of information represented on this map.

CITY OF ANN ARBOR MICHIGAN

East William Street

Map Printed: April 25, 2008

APPENDIX L: NOISE ABATEMENT

Canton-Plymouth Mettetal Airport
15.5 miles East Northeast
Project Site
350 S Fifth Ave
S Fifth Avenue
30 feet
S Fourth Ave
35 feet
Ann Arbor Railroad
890 feet
East Williams Street
35 feet
Willow Run Airport
10.8 miles East
Packard Street
755 feet
Ann Arbor Municipal Airport
3.61 miles South
Ann Arbor
Germantown
Old Fourth Ward
E Kingsley St
Catherine St
E Ann St
E Huron St
E Washington St
W William St
E William St
E Jefferson St
E Madison St
W Mosley St
Koch Ave
S Main St
S 5th Ave
Packard St
S State St
N 1st St
N 4th
N 5th
Ashley St
Chapin St
2nd St
3rd St

Day/Night Noise Level (DNL) Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the **Day/Night Noise Level Calculator Electronic Assessment Tool Overview (/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/)**.

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID	350 South Fifth Avenue
Record Date	07/31/2025
User's Name	SME

Road # 1 Name:	**E William Street**

Road #1

Vehicle Type	**Cars** ☑	**Medium Trucks** ☐	**Heavy Trucks** ☑
Effective Distance	35		35
Distance to Stop Sign			
Average Speed	25		25
Average Daily Trips (ADT)	3474		100
Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	59	0	67
Calculate Road #1 DNL	67	Reset	

Road # 2 Name:	**S 5th St**

Road #2

Vehicle Type	**Cars** ☑	**Medium Trucks** ☐	**Heavy Trucks** ☑

Effective Distance	30		30
Distance to Stop Sign			
Average Speed	25		25
Average Daily Trips (ADT)	8819		247
Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	64	0	71
Calculate Road #2 DNL	72	Reset	

Road # 3 Name: **S 4th Ave**

Road #3

Vehicle Type	**Cars** ☑	**Medium Trucks** ☐	**Heavy Trucks** ☑
Effective Distance	35		35
Distance to Stop Sign			
Average Speed	25		25
Average Daily Trips (ADT)	2616		75
Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	57	0	65
Calculate Road #3 DNL	66	Reset	

Road # 4 Name: **Packard St**

Road # 4 Name:	Packard St

Road #4

Vehicle Type	Cars ☑	Medium Trucks ☐	Heavy Trucks ☑
Effective Distance	755		755
Distance to Stop Sign			
Average Speed	30		30
Average Daily Trips (ADT)	7315		196
Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	43	0	49
Calculate Road #4 DNL	50	Reset	

Railroad #1 Track Identifier:	Ann Arbor Railroad

Rail # 1

Train Type	Electric ☐	Diesel ☑
Effective Distance		890
Average Train Speed		10
Engines per Train		2
Railway cars per Train		50
Average Train Operations (ATO)		2
Night Fraction of ATO		50

Railway whistles or horns?	Yes: ☐ No: ☐	Yes: ☑ No: ☐

Bolted Tracks?	Yes: ☐ No: ☐	Yes: ☑ No: ☐
Train DNL	0	61
Calculate Rail #1 DNL	61	Reset

Add Road Source | Add Rail Source

Airport Noise Level	NA
Loud Impulse Sounds?	○ **Yes** ◉ **No**
Combined DNL for all Road and Rail sources	**74**
Combined DNL including Airport	**NaN**
Site DNL with Loud Impulse Sound	

Calculate | Reset

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**: Cancel the project at this location

- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
    - **Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)**
    - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
    - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
    - Incorporate natural or man-made barriers. See ***The Noise Guidebook (/resource/313/hud-noise-guidebook/)***
    - Construct noise barrier. See the **Barrier Performance Module (/programs/environmental-review/bpm-calculator/)**

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

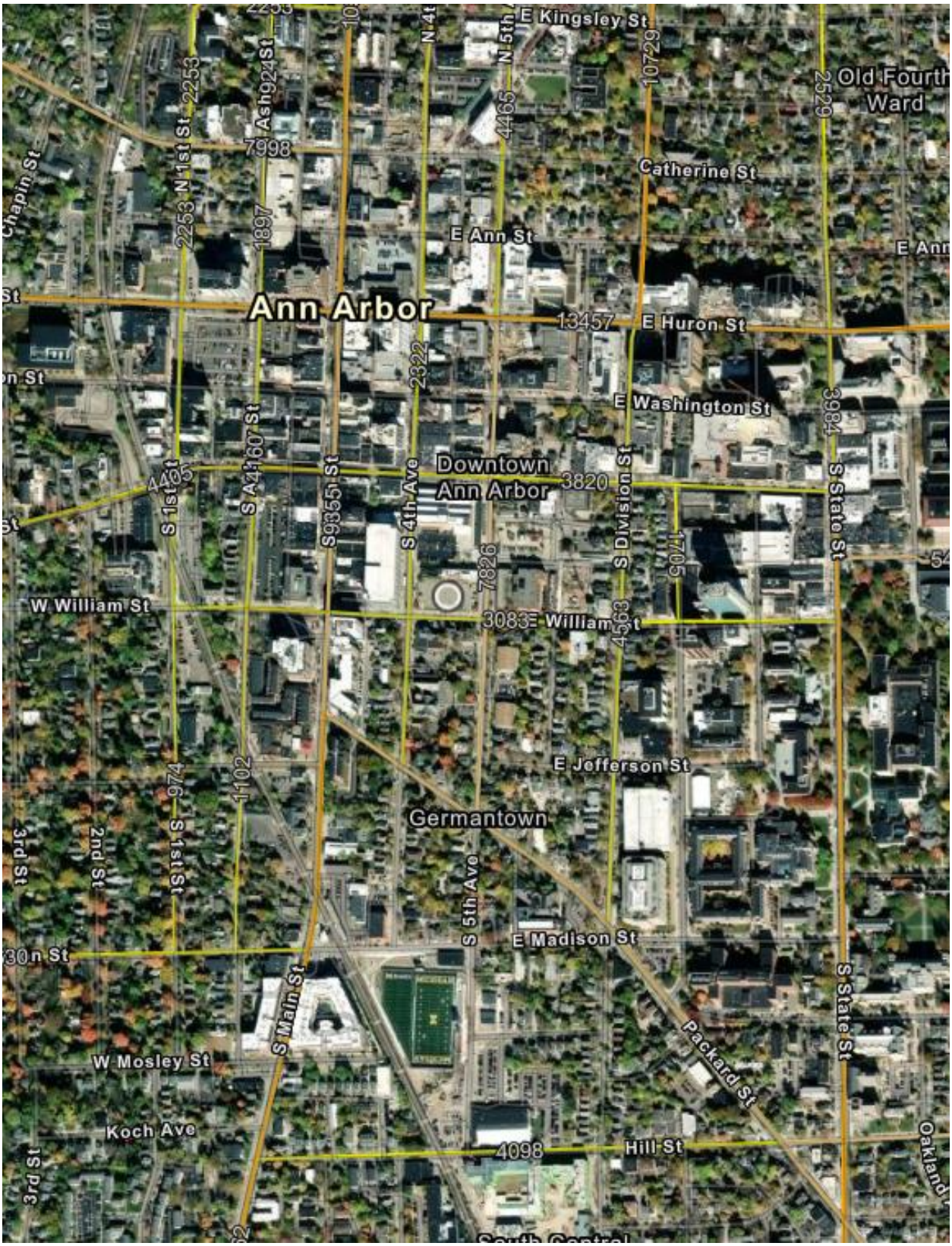
Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

MSHDA - HUD NOISE ASSESSMENT INPUT DATA
098225.00 - 350 S. Fifth Avenue, Ann Arbor, MI

Roadway					AADT (projected)	CADT (projected)	Distance (feet)	Speed Limit (mph)	Source
Street	From	To	AADT	CADT					
East Williams Street	South 1st Street	South State Street	3,083	89	3,474	100	35	25	MDOT
South Fifth Avenue	East Huron Street	Packard Street	7,826	219	8,819	247	30	25	MDOT
South Fourth Avenue	Beakes Street	Packard Street	2,322	67	2,616	75	35	25	MDOT
Packard Street	South Main Street	Stadium Boulevard	6,492	174	7,315	196	755	30	MDOT

Railroad									
Segment	# trains per 24 hours	Night Fraction	Loco/ Train	Cars/ Train	Speed (mph)	Welded	Whistles	Distance (feet)	Source
Ann Arbor Railroad	2	50	2	50	10	Yes	Yes	890	USDOT

MDOT 2023 AADT Traffic Volumes



[Michigan Traffic AADT]

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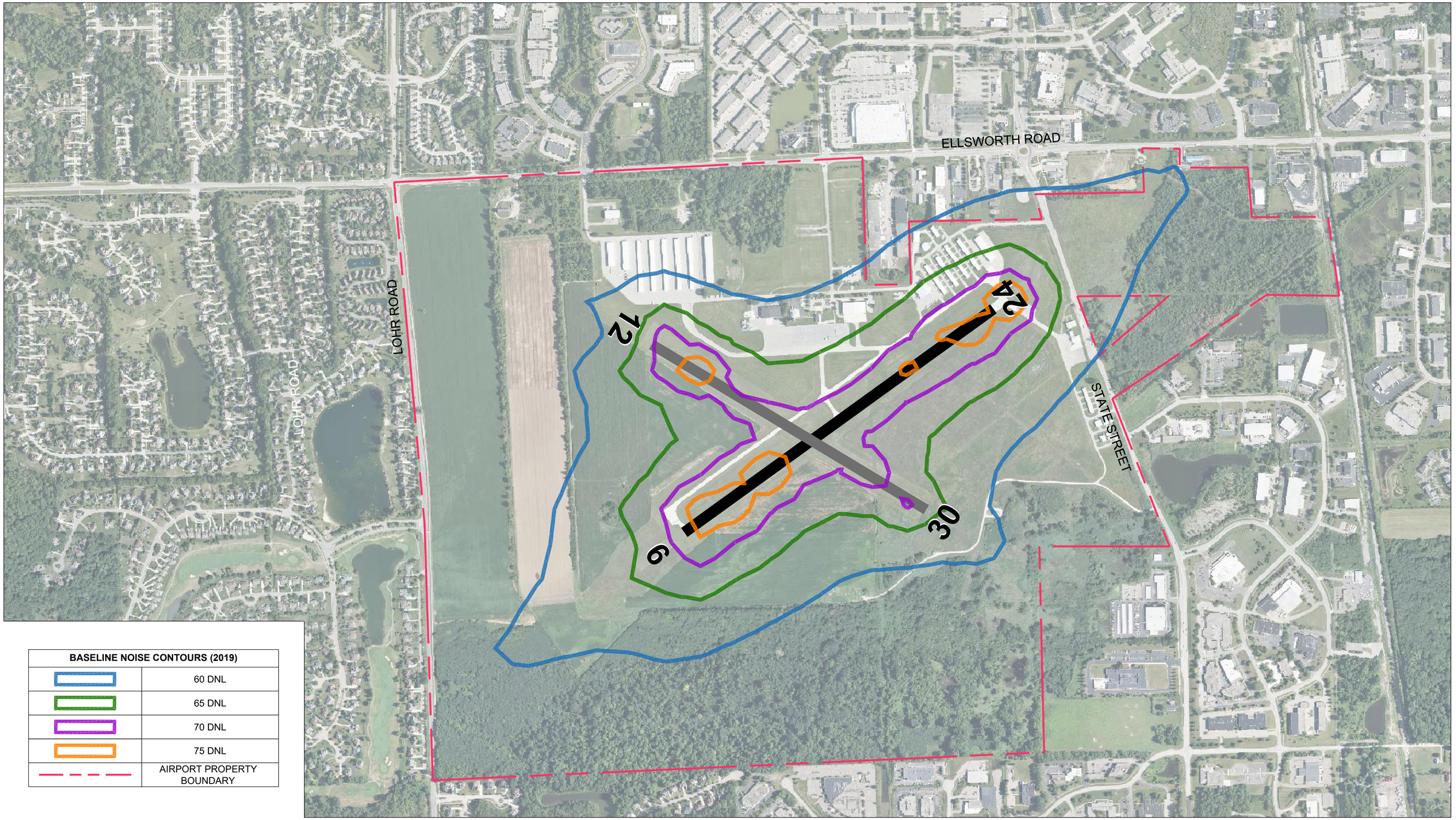

BASELINE NOISE CONTOURS (2019)	
	60 DNL
	65 DNL
	70 DNL
	75 DNL
	AIRPORT PROPERTY BOUNDARY

N

0 400 800

ANN ARBOR MUNICIPAL AIRPORT

BASELINE NOISE CONTOUR (2019)

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U. S. DOT CROSSING INVENTORY FORM

DEPARTMENT OF TRANSPORTATION
FEDERAL RAILROAD ADMINISTRATION

OMB No. 2130-0017

Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory Form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part I, and the Submission Information section. For changes to existing data, complete the Header, Part I Items 1-3, and the Submission Information section, in addition to the updated data fields. Note: For private crossings only, Part I Item 20 and Part III Item 2.K. are required unless otherwise noted. An asterisk * denotes an optional field.

A. Revision Date (MM/DD/YYYY)	B. Reporting Agency	C. Reason for Update (Select only one)	D. DOT Crossing Inventory Number
07 / 10 / 2023	☒ Railroad ☐ Transit ☐ State ☐ Other	☒ Change in Data ☐ New Crossing ☐ Closed ☐ No Train Traffic ☐ Quiet Zone Update ☐ Re-Open ☐ Date Change Only ☐ Change in Primary Operating RR ☐ Admin. Correction	000220V

Part I: Location and Classification Information

1. Primary Operating Railroad	2. State	3. County
Ann Arbor Railroad [AA]	MICHIGAN	WASHTENAW

4. City / Municipality	5. Street/Road Name & Block Number	6. Highway Type & No.
☒ In ☐ Near ANN ARBOR	WILLIAMS ST (Street/Road Name) | * (Block Number)	CITY

7. Do Other Railroads Operate a Separate Track at Crossing?	8. Do Other Railroads Operate Over Your Track at Crossing?
☐ Yes ☒ No If Yes, Specify RR	☐ Yes ☒ No If Yes, Specify RR

9. Railroad Division or Region	10. Railroad Subdivision or District	11. Branch or Line Name	12. RR Milepost
☐ None DIVISION 1	☐ None ANN ARBOR	☐ None aa main	(prefix) | 0045.30 | (nnnn.nnn) | (suffix)

13. Line Segment *	14. Nearest RR Timetable Station *	15. Parent RR (if applicable)	16. Crossing Owner (if applicable)
	ANN ARBOR	☐ N/A AA	☐ N/A AA

17. Crossing Type	18. Crossing Purpose	19. Crossing Position	20. Public Access (if Private Crossing)	21. Type of Train	22. Average Passenger Train Count Per Day
☒ Public ☐ Private	☒ Highway ☐ Pathway, Ped. ☐ Station, Ped.	☒ At Grade ☐ RR Under ☐ RR Over	☐ Yes ☐ No	☒ Freight ☐ Intercity Passenger ☐ Commuter ☐ Transit ☐ Shared Use Transit ☐ Tourist/Other	☐ Less Than One Per Day ☐ Number Per Day 0

23. Type of Land Use
☐ Open Space ☐ Farm ☐ Residential ☒ Commercial ☐ Industrial ☐ Institutional ☐ Recreational ☐ RR Yard

24. Is there an Adjacent Crossing with a Separate Number?	25. Quiet Zone (FRA provided)
☐ Yes ☒ No If Yes, Provide Crossing Number	☒ No ☐ 24 Hr ☐ Partial ☐ Chicago Excused Date Established

26. HSR Corridor ID	27. Latitude in decimal degrees	28. Longitude in decimal degrees	29. Lat/Long Source
☒ N/A	(WGS84 std: nn.nnnnnnn) 42.278018	(WGS84 std: -nnn.nnnnnnn) -83.750753	☒ Actual ☐ Estimated

30.A. Railroad Use *	31.A. State Use *
30.B. Railroad Use *	31.B. State Use *
30.C. Railroad Use *	31.C. State Use *
30.D. Railroad Use *	31.D. State Use *
32.A. Narrative (Railroad Use) *	32.B. Narrative (State Use) *

33. Emergency Notification Telephone No. (posted)	34. Railroad Contact (Telephone No.)	35. State Contact (Telephone No.)
888-778-3237	419-726-4181	517-335-2592

Part II: Railroad Information

1. Estimated Number of Daily Train Movements

1.A. Total Day Thru Trains (6 AM to 6 PM)	1.B. Total Night Thru Trains (6 PM to 6 AM)	1.C. Total Switching Trains	1.D. Total Transit Trains	1.E. Check if Less Than One Movement Per Day ☐ How many trains per week?
1	1	0	0	

2. Year of Train Count Data (YYYY)	3. Speed of Train at Crossing
2019	3.A. Maximum Timetable Speed (mph) 10 3.B. Typical Speed Range Over Crossing (mph) From 5 to 10

4. Type and Count of Tracks
Main 1 Siding 0 Yard 0 Transit 0 Industry 0

5. Train Detection (Main Track only)
☐ Constant Warning Time ☐ Motion Detection ☒ AFO ☐ PTC ☐ DC ☐ Other ☐ None

6. Is Track Signaled?	7.A. Event Recorder	7.B. Remote Health Monitoring
☐ Yes ☒ No	☒ Yes ☐ No	☐ Yes ☒ No

Docusign Envelope ID: EB8B9F95-33F9-40DC-887F-293794B905D0

U. S. DOT CROSSING INVENTORY FORM

A. Revision Date *(MM/DD/YYYY)*	PAGE 2	D. Crossing Inventory Number *(7 char.)*
07/10/2023		000220V

Part III: Highway or Pathway Traffic Control Device Information

1. Are there Signs or Signals? ☒ Yes ☐ No

2. Types of Passive Traffic Control Devices associated with the Crossing

2.A. Crossbuck Assemblies *(count)*	2.B. STOP Signs *(R1-1) (count)*	2.C. YIELD Signs *(R1-2) (count)*	2.D. Advance Warning Signs *(Check all that apply; include count)* ☐ None
0	0	0	☒ W10-1 2 ☐ W10-3 ☐ W10-11 ☐ W10-2 ☐ W10-4 ☐ W10-12

2.E. Low Ground Clearance Sign *(W10-5)*	2.F. Pavement Markings	2.G. Channelization Devices/Medians	2.H. EXEMPT Sign *(R15-3)*	2.I. ENS Sign *(I-13)* Displayed
☒ Yes *(count_____)* ☐ No	☒ Stop Lines ☐ Dynamic Envelope ☒ RR Xing Symbols ☐ None	☐ All Approaches ☐ Median ☐ One Approach ☒ None	☐ Yes ☒ No	☒ Yes ☐ No

2.J. Other MUTCD Signs ☒ Yes ☐ No	2.K. Private Crossing Signs *(if private)*	2.L. LED Enhanced Signs *(List types)*
Specify Type R15-5 Count 2 Specify Type _____ Count _____ Specify Type _____ Count _____	☐ Yes ☐ No	

3. Types of Train Activated Warning Devices at the Grade Crossing *(specify count of each device for all that apply)*

3.A. Gate Arms *(count)*	3.B. Gate Configuration	3.C. Cantilevered *(or Bridged)* Flashing Light Structures *(count)*	3.D. Mast Mounted Flashing Lights *(count of masts)* 2	3.E. Total Count of Flashing Light Pairs
Roadway 0 Pedestrian 0	☐ 2 Quad ☐ Full *(Barrier)* Resistance ☐ 3 Quad ☐ 4 Quad ☐ Median Gates	Over Traffic Lane 1 ☒ Incandescent Not Over Traffic Lane 0 ☒ LED	☒ Incandescent ☒ LED ☒ Back Lights Included ☒ Side Lights Included	11

3.F. Installation Date of Current Active Warning Devices: *(MM/YYYY)*	3.G. Wayside Horn	3.H. Highway Traffic Signals Controlling Crossing	3.I. Bells *(count)*
_____/_____ ☒ Not Required	☐ Yes Installed on *(MM/YYYY)* _____/_____ ☒ No	☐ Yes ☒ No	2

3.J. Non-Train Active Warning	3.K. Other Flashing Lights or Warning Devices
☐ Flagging/Flagman ☐ Manually Operated Signals ☐ Watchman ☐ Floodlighting ☒ None	Count 1 Specify type NRT

4.A. Does nearby Hwy Intersection have Traffic Signals?	4.B. Hwy Traffic Signal Interconnection	4.C. Hwy Traffic Signal Preemption	5. Highway Traffic Pre-Signals	6. Highway Monitoring Devices *(Check all that apply)*
☐ Yes ☒ No	☒ Not Interconnected ☐ For Traffic Signals ☐ For Warning Signs	☐ Simultaneous ☐ Advance	☐ Yes ☒ No Storage Distance * _____ Stop Line Distance * _____	☐ Yes - Photo/Video Recording ☐ Yes – Vehicle Presence Detection ☒ None

Part IV: Physical Characteristics

1. Traffic Lanes Crossing Railroad	2. Is Roadway/Pathway Paved?	3. Does Track Run Down a Street?	4. Is Crossing Illuminated? *(Street lights within approx. 50 feet from nearest rail)*
☐ One-way Traffic ☒ Two-way Traffic ☐ Divided Traffic Number of Lanes 4	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No

5. Crossing Surface *(on Main Track, multiple types allowed)* Installation Date * *(MM/YYYY)* _____/_____ Width * _____ Length * _____

☐ 1 Timber ☒ 2 Asphalt ☐ 3 Asphalt and Timber ☐ 4 Concrete ☐ 5 Concrete and Rubber ☐ 6 Rubber ☐ 7 Metal
☐ 8 Unconsolidated ☐ 9 Composite ☐ 10 Other *(specify)* _____

6. Intersecting Roadway within 500 feet?	7. Smallest Crossing Angle	8. Is Commercial Power Available? *
☒ Yes ☐ No If Yes, Approximate Distance *(feet)* 75	☐ 0° – 29° ☐ 30° – 59° ☐ 60° - 90°	☒ Yes ☐ No

Part V: Public Highway Information

1. Highway System	2. Functional Classification of Road at Crossing	3. Is Crossing on State Highway System?	4. Highway Speed Limit
☐ (01) Interstate Highway System ☐ (02) Other Nat Hwy System (NHS) ☐ (03) Federal AID, Not NHS ☒ (08) Non-Federal Aid	☐ (0) Rural ☒ (1) Urban ☐ (1) Interstate ☐ (5) Major Collector ☐ (2) Other Freeways and Expressways ☐ (3) Other Principal Arterial ☐ (6) Minor Collector ☐ (4) Minor Arterial ☒ (7) Local	☐ Yes ☒ No	25 MPH ☒ Posted ☐ Statutory

5. Linear Referencing System *(LRS Route ID)* *

6. LRS Milepost *

7. Annual Average Daily Traffic *(AADT)*	8. Estimated Percent Trucks	9. Regularly Used by School Buses?	10. Emergency Services Route
Year 2010 AADT 004577	05 %	☒ Yes ☐ No Average Number per Day 1	☐ Yes ☐ No

Submission Information - *This information is used for administrative purposes and is not available on the public website.*

Submitted by _____ Organization _____ Phone _____ Date _____

Public reporting burden for this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. According to the Paperwork Reduction Act of 1995, a federal agency may not conduct or sponsor, and a person is not required to, nor shall a person be subject to a penalty for failure to comply with, a collection of information unless it displays a currently valid OMB control number. The valid OMB control number for information collection is 2130-0017. Send comments regarding this burden estimate or any other aspect of this collection, including for reducing this burden to: Information Collection Officer, Federal Railroad Administration, 1200 New Jersey Ave. SE, MS-25 Washington, DC 20590.

Shiner Acoustics, LLC

Acoustical Engineers
225 W Washington St. - Suite 1625, Chicago, Illinois 60606
Phone 312 849-3340 Fax 312 849-3344 www.shineracoustics.com

SmithGroup
35 E Wacker Drive, Suite 900
Chicago, IL 60601

September 12, 2025

Attn: Mr. Jeff Hrubec,
AIA, LEED AP BD+C
Senior Principal

Re: 350 S Fifth Avenue – STraCAT Calculations

Dear Jeff:

A new multi-family residential building is being planned in Ann Arbor, MI. Due to the proximity of the building to a major roadway (E Williams Street), a HUD noise assessment was completed which calculated the sound level (DNL) on the site to be 74 dB, which falls into HUD's "normally unacceptable" site acceptability category.

Shiner Acoustics, LLC has completed the HUD STraCAT Sound Transmission Classification Assessment tool to calculate the acoustical attenuation provided by wall and window components of 19 unique dwelling units. We used the Issued for Design Documents drawings dated 8/21/2025 to complete the calculations.

The building's exterior façade is scheduled to be made of five main components.

The first component is a metal slab edge cover, mineral wool insulation, a galvanized back pan, a 2" airgap, metal studs, and one layer 5/8" gypsum board. This assembly is predicted to provide STC 58, per INSUL calculations shown in Attachment 1.

The second component is the spandrel window, which has been modeled as a layer of glass, mineral wool insulation, and a galbanized back pan. This assembly is predicted to provide STC 55, per INSUL calculations shown in Attachment 2.

The third component is the spandrel window with additional gypsum backing, which has been modeled as a layer of glass, mineral wool insulation, a galvanized back pan, a 2" air gap, metal studs, and one layer 5/8" gypsum board. This assembly is predicted to provide STC 63, per INSUL calculations shown in Attachment 3.

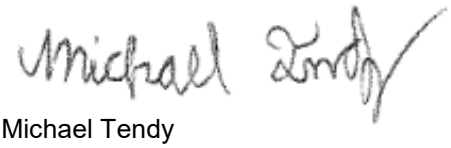
The fourth component is the exterior brick with CMU backing, which has been modeled as brick, point connections with mineral wool insulation, and hollow CMU. This assembly is predicted to provide STC 46, per INSUL calculations shown in Attachment 4.

The fifth component is the vision windows. The glazing for windows throughout the building is scheduled to be a 1" insulated glazing unit (1/4" – 1/2" as – 1/4"). The attached Intertek Architectural Testing Inc. report E2226.01B (Attachment 5) shows that, when framed, this can provide STC 33.

All completed STraCAT analyses meet the required attenuation necessary. If you have questions concerning this report, please do not hesitate to contact us.

Respectfully submitted,

Shiner Acoustics, LLC



Michael Tendy

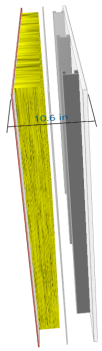
Attachments: 4 INSUL Analyses
Intertek test report
19 STraCAT analyses

Sound Insulation Prediction (v10.0.5)

Program copyright Marshall Day Acoustics 2023 | Margin of error is generally within STC ±3 dB

Date: 9/9/2025

Job Name: 350 S Fifth Avenue | Job No.: 1250802



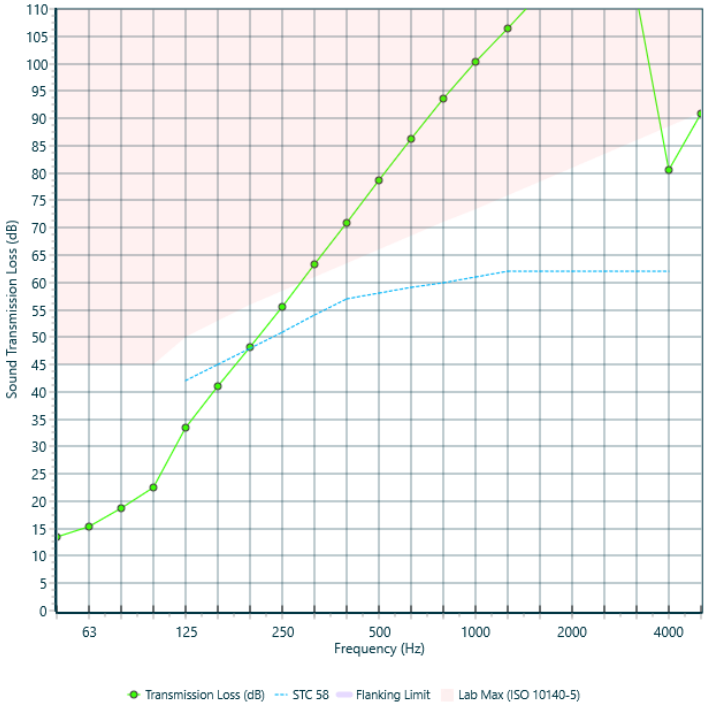
Attachment 1

STC 58
OITC 36

System description

Panel 1	1 x 0.118 in Aluminium
Frame	None (no connections) (3.54 in x 1.77 in), Stud spacing 24 in , Cavity Width 5 in + 4 in Mineral wool l (3.8 lb/ft3)
Panel 2	1 x 0.118 in Aluminium
Frame	Right steel stud + air gap (2.52 in x 1.77 in), Stud spacing 24 in , Cavity Width 4.75 in + (Empty cavity)
Panel 3	1 x 0.626 in Type X Gypsum Board
Details	Panel Size 8.9 ft x 13.1 ft, Partition surface mass = 7.07 lb/ft^2, Mass-air-mass resonant frequency = : 50 Hz, 92 Hz

freq. (Hz)	TL (dB)	Roct (dB)
50	13	
63	15	15
80	19	
100	23	
125	34	27
160	41	
200	48	
250	56	52
315	63	
400	71	
500	79	75
630	86	
800	94	
1000	100	97
1250	107	
1600	113	
2000	114	114
2500	116	
3150	112	
4000	81	85
5000	91	

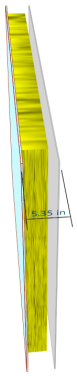


Sound Insulation Prediction (v10.0.5)

Program copyright Marshall Day Acoustics 2023 | Margin of error is generally within STC ±3 dB

Date: 9/9/2025

Job Name: 350 S Fifth Avenue | Job No.: 1250802



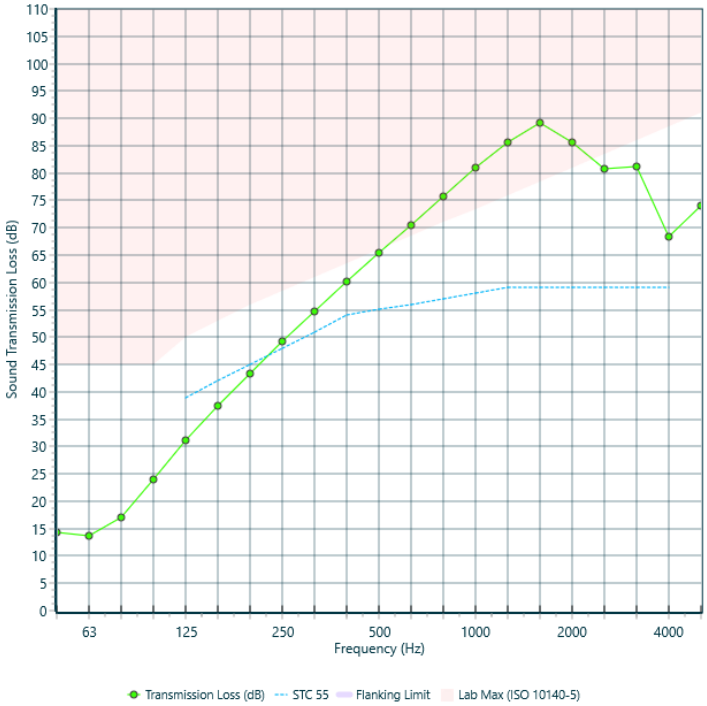
Attachment 2

STC 55
OITC 35

System description

Panel 1	1 x 0.236 in Glass
Frame	None (no connections) (3.54 in x 1.77 in), Stud spacing 24 in , Cavity Width 5 in + 4 in Mineral wool l (3.8 lb/ft3)
Panel 2	1 x 0.118 in Aluminium
Details	Panel Size 8.9 ft x 13.1 ft, Partition surface mass = 6.03 lb/ft^2, Mass-air-mass resonant frequency = 62 Hz

freq. (Hz)	TL (dB)	Roct (dB)
50	14	
63	14	15
80	17	
100	24	
125	31	28
160	37	
200	43	
250	49	47
315	55	
400	60	
500	65	63
630	71	
800	76	
1000	81	79
1250	86	
1600	89	
2000	86	84
2500	81	
3150	81	
4000	68	72
5000	74	

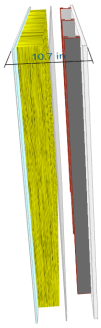


Sound Insulation Prediction (v10.0.5)

Program copyright Marshall Day Acoustics 2023 | Margin of error is generally within STC ±3 dB

Date: 9/9/2025

Job Name: 350 S Fifth Avenue | Job No.: 1250802



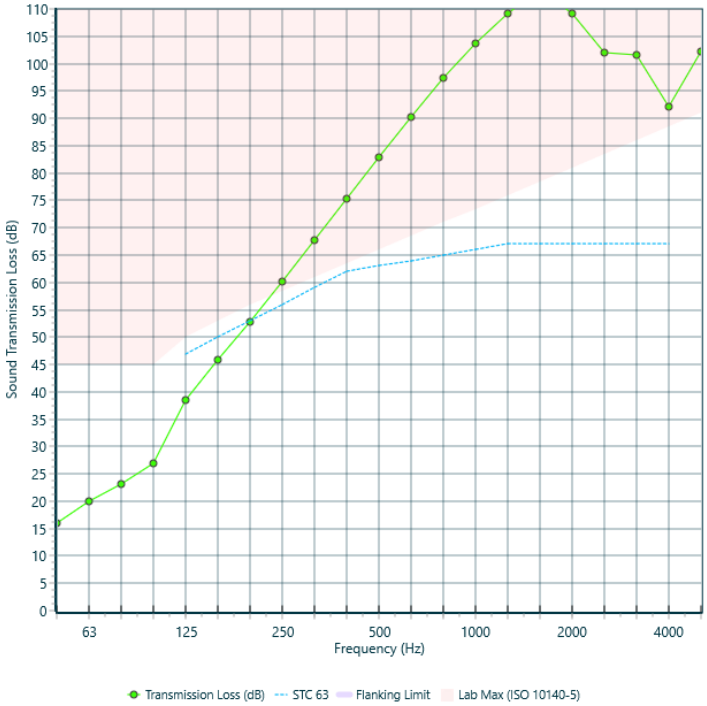
Attachment 3

STC 63
OITC 40

System description

Panel 1	1 x 0.236 in Glass
Frame	None (no connections) (3.54 in x 1.77 in), Stud spacing 24 in , Cavity Width 5 in + 4 in Mineral wool l (3.8 lb/ft3)
Panel 2	1 x 0.118 in Aluminium
Frame	Right steel stud + air gap (2.52 in x 1.77 in), Stud spacing 24 in , Cavity Width 4.75 in + (Empty cavity)
Panel 3	1 x 0.626 in Type X Gypsum Board
Details	Panel Size 8.9 ft x 13.1 ft, Partition surface mass = 8.28 lb/ft^2, Mass-air-mass resonant frequency = : 44 Hz, 90 Hz

freq. (Hz)	TL (dB)	Roct (dB)
50	16	
63	20	19
80	23	
100	27	
125	39	31
160	46	
200	53	
250	60	57
315	68	
400	75	
500	83	79
630	90	
800	97	
1000	104	101
1250	109	
1600	114	
2000	109	106
2500	102	
3150	102	
4000	92	96
5000	102	

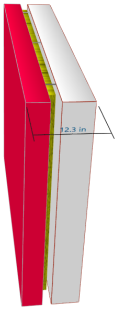


Sound Insulation Prediction (v10.0.5)

Program copyright Marshall Day Acoustics 2023 | Margin of error is generally within STC ±3 dB

Date: 9/9/2025

Job Name: 350 S Fifth Avenue | Job No.: 1250802



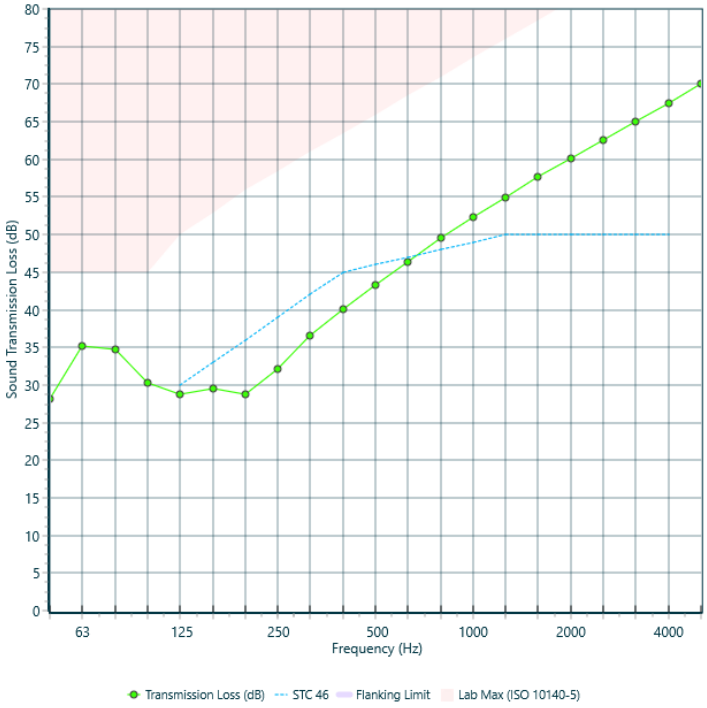
Attachment 4

STC 46
OITC 37

System description

Panel 1	1 x 4.331 in Brick
Frame	Point Connection (Wire tie or thin metal strap) (2 in) + 1.5 in Fibreglass (10kg/m3) 60mm
Panel 2	1 x 5.984 in CMU Hollow (115 lb/ft^3)
Details	Panel Size 8.9 ft x 13.1 ft, Partition surface mass = 65.3 lb/ft^2, Mass-air-mass resonant frequency = 29 Hz

freq. (Hz)	TL (dB)	Roct (dB)
50	28	
63	35	31
80	35	
100	30	
125	29	29
160	30	
200	29	
250	32	31
315	37	
400	40	
500	43	42
630	46	
800	50	
1000	52	52
1250	55	
1600	58	
2000	60	60
2500	63	
3150	65	
4000	68	67
5000	70	



Attachment 5

ASTM E 90 SOUND TRANSMISSION LOSS TEST REPORT

Rendered to:

KOVACH BUILDING ENCLOSURES

SERIES/MODEL: KC-8 SSG

TYPE: Two-Lite Curtain Wall System

Summary of Test Results			
Data File No.	**Glazing Option (Nominal Dimensions)**	**STC**	**OITC**
E2226.01A	1-1/16" IG (1/4" heat strengthened exterior, 1/2" air space, 5/16" laminated interior), Glass temperature 75°F	38	31
E2226.01B	1" IG (1/4" heat strengthened, 1/2" air space, 1/4" heat strengthened)	33	27
E2226.01C	1-1/16" IG (1/4" heat strengthened exterior, 1/2" air space, 5/16" heat strengthened interior)	36	30

Reference should be made to Architectural Testing, Inc. Report No. E2226.01-113-11 for complete test specimen description. The complete test results are listed in Appendix B.

ACOUSTICAL PERFORMANCE TEST REPORT

Rendered to:

KOVACH BUILDING ENCLOSURES
3195 West Armstrong Place
Chandler, Arizona 85286

Report No:	E2226.01-113-11
Test Dates:	10/29/14
And:	10/30/14
Report Date:	11/10/14
Record Retention End Date:	10/30/18

Test Sample Identification:

Series/Model: KC-8 SSG

Type: Two-Lite Curtain Wall System

Overall Size: 78-3/4" by 78-3/4"

Glazing (Nominal Dimensions):

Option A: 1-1/16" IG (1/4" Heat Strengthened Exterior, 1/2" Air Space, 5/16" Laminated Interior), Glass Temperature 75°F

Option B: 1" IG (1/4" Heat Strengthened, 1/2" Air Space, 1/4" Heat Strengthened)

Option C: 1-1/16" IG (1/4" Heat Strengthened Exterior, 1/2" Air Space, 5/16" Heat Strengthened Interior)

Project Scope: Architectural Testing, Inc. was contracted by Kovach Building Enclosures to conduct sound transmission loss tests on a Series/Model KC-8 SSG, two-lite curtain wall system. A summary of the results is listed in the Test Results section, and the complete test data is included as Appendix B of this report. The samples were provided by the client.

Test Methods: The acoustical tests were conducted in accordance with the following:

ASTM E 90-09, *Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions.*
ASTM E 413-10, *Classification for Rating Sound Insulation.*
ASTM E 1332-10a, *Standard Classification for Rating Outdoor-Indoor Sound Attenuation.*
ASTM E 2235-04 (Reapproved 2012), *Standard Test Method for Determination of Decay Rates for Use in Sound Insulation Test Methods.*

Test Equipment: The equipment used to conduct these tests meets the requirements of ASTM E 90. The microphones were calibrated before conducting sound transmission loss tests. The test equipment and test chamber descriptions are listed in Appendix A.

Sample Installation: Sound transmission loss tests were initially performed on a filler wall that was designed to test curtain wall specimens. The filler wall achieved an STC rating of 69.

The specimen plug was removed from the filler wall assembly. The curtain wall system was placed on an isolation pad in the test opening. Duct seal was used to seal the perimeter of the test specimen to the test opening on both sides. The interior side of the curtain wall frame, when installed, was approximately 1/4" from being flush with the receiving room side of the filler wall. A stethoscope was used to check for any abnormal air leaks around the test specimen prior to testing.

Test Procedure: The sound transmission loss tests were performed in accordance with the ASTM E 90 test method using a single direction of measurement. The sound transmission loss test consisted of the following measurements: One background noise sound pressure level and five sound absorption measurements were conducted at each of the five microphone positions. Two sound pressure level measurements were made simultaneously in both rooms, at each of the five microphone positions. The air temperature and relative humidity conditions were monitored and recorded during the background, absorption, source, and receive room measurements.

Sample Descriptions:

Frame Construction:

	Frame
Size	78-3/4" by 78-3/4"
Thickness	7-1/16"
Corners	Butted
Fasteners	Screws
Seal Method	Sealant
Material	Aluminum
Thermal Break Material	EPDM
Reinforcement	N/A
Daylight Opening Size (x2)	34-7/8" by 73-3/4"

N/A-Non Applicable

Sample Descriptions: (Continued)

Glazing Option A:

Measured Overall Insulation Glass Unit Thickness	1.062"
Spacer Type	Stainless steel

	Exterior Sheet	**Gap**	**Interior Sheet**
Measured Thickness	0.222"	0.530"	0.122", 0.064", 0.124"
Muntin Pattern	N/A	N/A	N/A
Material	Heat strengthened	Air*	Laminated
Laminate Material	N/A	N/A	PVB

Glazing Method	Structural glazed
Glazing Material	Flexible wedge gasket
Glazing Bead Material	Aluminum

Glazing Option B:

Measured Overall Insulation Glass Unit Thickness	0.965"
Spacer Type	Stainless steel

	Exterior Sheet	**Gap**	**Interior Sheet**
Measured Thickness	0.220"	0.523"	0.222"
Muntin Pattern	N/A	N/A	N/A
Material	Heat strengthened	Air*	Heat strengthened
Laminate Material	N/A	N/A	N/A

Glazing Method	Structural glazed
Glazing Material	Flexible wedge gasket
Glazing Bead Material	Aluminum

** - Stated per Client/Manufacturer, N/A-Non Applicable*

Sample Descriptions: (Continued)

Glazing Option C:

Measured Overall Insulation Glass Unit Thickness	1.069"
Spacer Type	Stainless steel

	Exterior Sheet	**Gap**	**Interior Sheet**
Measured Thickness	0.219"	0.537"	0.313"
Muntin Pattern	N/A	N/A	N/A
Material	Heat strengthened	Air*	Heat strengthened
Laminate Material	N/A	N/A	N/A

Glazing Method	Structural glazed
Glazing Material	Flexible wedge gasket
Glazing Bead Material	Aluminum

Components:

	TYPE	**QUANTITY**	**LOCATION**
Weatherstrip			
	No weatherstrip		
Hardware			
	No hardware		
Drainage			
	No drainage		

** - Stated per Client/Manufacturer, N/A-Non Applicable*

Comments: The weight of Option A was 412 lbs. The weight of Option B was 382 lbs. The weight of Option C was 422 lbs. The design drawings (included in Appendix C) supplied by the client, accurately describe the Series/Model KC-8 SSG, two-lite curtain wall system. The dimensions on the drawings that are circled and/or checked were verified against the test specimen. The curtain wall system was disassembled, and the components will be retained by Architectural Testing for four years. Photographs of the test specimen are included in Appendix D.

Test Results: The STC (Sound Transmission Class) rating was calculated in accordance with ASTM E 413. The OITC (Outdoor-Indoor Transmission Class) was calculated in accordance with ASTM E 1332. A summary of the sound transmission loss test results on the Series/Model KC-8 SSG, two-lite curtain wall system is listed below.

Summary of Test Results			
Data File No.	**Glazing Option (Nominal Dimensions)**	**STC**	**OITC**
E2226.01A	1-1/16" IG (1/4" heat strengthened exterior, 1/2" air space, 5/16" laminated interior), Glass temperature 75°F	38	31
E2226.01B	1" IG (1/4" heat strengthened, 1/2" air space, 1/4" heat strengthened)	33	27
E2226.01C	1-1/16" IG (1/4" heat strengthened exterior, 1/2" air space, 5/16" heat strengthened interior)	36	30

The complete test results are listed in Appendix B. Flanking limit tests and reference specimen tests are available upon request.

Architectural Testing will service this report for the entire test record retention period. Test records, such as detailed drawings, datasheets, representative samples of test specimens, or other pertinent project documentation, will be retained by Architectural Testing for the entire test record retention period.

This report does not constitute certification of this product nor an opinion or endorsement by this laboratory. It is the exclusive property of the client so named herein and relates only to the specimen tested. This report may not be reproduced, except in full, without the written approval of Architectural Testing.

For ARCHITECTURAL TESTING, INC:

Digitally Signed by: Zachary Golden

Zachary Golden
Technician - Acoustical Testing

Digitally Signed by: Todd D. Kister

Todd D. Kister
Laboratory Supervisor - Acoustical Testing

ZPG:jmcs

Attachments (pages): This report is complete only when all attachments listed are included.
- Appendix-A: Equipment description (1)
- Appendix-B: Complete test results (6)
- Appendix-C: Design drawings (3)
- Appendix-D: Photographs (1)

Revision Log

Rev. #	Date	Page(s)	Revision(s)
0	11/10/14	N/A	Original Report Issue

Sound Transmission Classification Assessment Tool (STraCAT)

Overview

The Sound Transmission Classification Assessment Tool (STraCAT) is an electronic version of Figures 17 and 19 in The HUD Noise Guidebook. The purpose of this tool is to document sound attenuation performance of wall systems. Based on wall, window, and door Sound Transmission Classification (STC) values, the STraCAT generates a composite STC value for the wall assembly as a whole. Users can enter the calculated noise level related to a specific Noise Assessment Location in front of a building façade and STraCAT will generate a target required attenuation value for the wall assembly in STC. Based on wall materials, the tool will state whether the composite wall assembly STC meets the required attenuation value.

How to Use This Tool

Location, Noise Level and Wall Configuration to Be Analyzed

STraCAT is designed to calculate the attenuation provided by the wall assembly for one wall of one unit. If unit exterior square footage and window/door configuration is identical around the structure, a single STraCAT may be sufficient. If units vary, at least one STraCAT should be completed for each different exterior unit wall configuration to document that all will achieve the required attenuation. Additionally, if attenuation is not based on a single worst-case NAL, but there are multiple NALs which require different levels of attenuation around the structure, a STraCAT should be completed for each differing exterior wall configuration associated with each NAL.

Exterior wall configurations associated with an NAL include those with parallel (facing) or near-parallel exposure as well as those with perpendicular exposure. When a façade has parallel or perpendicular exposure to two or more NALs, you should base the required attenuation on the NAL with the highest calculated noise level. For corner units where the unit interior receives exterior noise through two facades, the STraCAT calculation should incorporate the area of wall, window and door materials pertaining to the corner unit's total exterior wall area (i.e., from both walls).

Information to Be Entered

Users first enter basic project information and the NAL noise level that will be used as the basis for required attenuation. This noise level must be entered in whole numbers. STraCAT users then enter information on wall, window and door component type and area. Again, as noted above, the wall, window and door entries are based on one unit, and one wall (except for corner units as discussed above). The tool sums total wall square footage based on the combined area of walls, doors and windows for the façade being evaluated.

Users may input STC values for materials in one of two ways. The tool includes a dropdown menu of common construction materials with STC values prefilled. If selected construction materials are not included in this dropdown menu, the user may also enter the STC for a given component manually. Verification of the component STC must be included in the ERR. Documentation includes the architect or construction manager's project plans showing wall material specifications. For new construction or for components that will be newly installed in an existing wall, documentation also includes the manufacturer's product specification sheet (cut sheet) documenting the STC rating of selected doors and windows.

Required STC Rating and Determination of Compliance

Finally, based on project information entered the tool will indicate the required STC rating for the wall assembly being evaluated and whether or not the materials specified will produce a combined rating that meets this requirement. Note that for noise levels above 75 dB DNL, either HUD (for 24 CFR Part 50 reviews) or the Responsible Entity (for 24 CFR Part 58 reviews) must approve the level and type of attenuation, among other processing requirements. Required attenuation values generated by STraCAT for NALs above 75 dB DNL should therefore be considered tentative pending approval by HUD or the RE.

Part I - Description

Project	Sponsor/Developer
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 210	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	137	33
Spandrel Window	66	55
Exterior Brick with CMU Backing	34	46

Add new wall

	237 Sq. Feet	35.31

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door

Part III - Results

Wall Statistics

Stat	Value
Area:	237 ft²
Wall STC:	35.31

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	35.31
Required STC rating:	32
Does wall assembly meet requirements?	Yes

Print

Sound Transmission Classification Assessment Tool (STraCAT)

Overview

The Sound Transmission Classification Assessment Tool (STraCAT) is an electronic version of Figures 17 and 19 in The HUD Noise Guidebook. The purpose of this tool is to document sound attenuation performance of wall systems. Based on wall, window, and door Sound Transmission Classification (STC) values, the STraCAT generates a composite STC value for the wall assembly as a whole. Users can enter the calculated noise level related to a specific Noise Assessment Location in front of a building façade and STraCAT will generate a target required attenuation value for the wall assembly in STC. Based on wall materials, the tool will state whether the composite wall assembly STC meets the required attenuation value.

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Location, Noise Level and Wall Configuration to Be Analyzed

STraCAT is designed to calculate the attenuation provided by the wall assembly for one wall of one unit. If unit exterior square footage and window/door configuration is identical around the structure, a single STraCAT may be sufficient. If units vary, at least one STraCAT should be completed for each different exterior unit wall configuration to document that all will achieve the required attenuation. Additionally, if attenuation is not based on a single worst-case NAL, but there are multiple NALs which require different levels of attenuation around the structure, a STraCAT should be completed for each differing exterior wall configuration associated with each NAL.

Exterior wall configurations associated with an NAL include those with parallel (facing) or near-parallel exposure as well as those with perpendicular exposure. When a façade has parallel or perpendicular exposure to two or more NALs, you should base the required attenuation on the NAL with the highest calculated noise level. For corner units where the unit interior receives exterior noise through two facades, the STraCAT calculation should incorporate the area of wall, window and door materials pertaining to the corner unit's total exterior wall area (i.e., from both walls).

Information to Be Entered

Users first enter basic project information and the NAL noise level that will be used as the basis for required attenuation. This noise level must be entered in whole numbers. STraCAT users then enter information on wall, window and door component type and area. Again, as noted above, the wall, window and door entries are based on one unit, and one wall (except for corner units as discussed above). The tool sums total wall square footage based on the combined area of walls, doors and windows for the façade being evaluated.

Users may input STC values for materials in one of two ways. The tool includes a dropdown menu of common construction materials with STC values prefilled. If selected construction materials are not included in this dropdown menu, the user may also enter the STC for a given component manually. Verification of the component STC must be included in the ERR. Documentation includes the architect or construction manager's project plans showing wall material specifications. For new construction or for components that will be newly installed in an existing wall, documentation also includes the manufacturer's product specification sheet (cut sheet) documenting the STC rating of selected doors and windows.

Required STC Rating and Determination of Compliance

Finally, based on project information entered the tool will indicate the required STC rating for the wall assembly being evaluated and whether or not the materials specified will produce a combined rating that meets this requirement. Note that for noise levels above 75 dB DNL, either HUD (for 24 CFR Part 50 reviews) or the Responsible Entity (for 24 CFR Part 58 reviews) must approve the level and type of attenuation, among other processing requirements. Required attenuation values generated by STraCAT for NALs above 75 dB DNL should therefore be considered tentative pending approval by HUD or the RE.

Part I - Description

Project	Sponsor/Developer
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 212	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	112	33
Exterior Brick with CMU Backing	131	46

Add new wall

	243 Sq. Feet	36.12

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door

Part III - Results

Wall Statistics

Stat	Value
Area:	243 ft²
Wall STC:	36.12

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	36.12
Required STC rating:	32
Does wall assembly meet requirements?	Yes

Print

Sound Transmission Classification Assessment Tool (STraCAT)

Overview

The Sound Transmission Classification Assessment Tool (STraCAT) is an electronic version of Figures 17 and 19 in The HUD Noise Guidebook. The purpose of this tool is to document sound attenuation performance of wall systems. Based on wall, window, and door Sound Transmission Classification (STC) values, the STraCAT generates a composite STC value for the wall assembly as a whole. Users can enter the calculated noise level related to a specific Noise Assessment Location in front of a building façade and STraCAT will generate a target required attenuation value for the wall assembly in STC. Based on wall materials, the tool will state whether the composite wall assembly STC meets the required attenuation value.

How to Use This Tool

Location, Noise Level and Wall Configuration to Be Analyzed

STraCAT is designed to calculate the attenuation provided by the wall assembly for one wall of one unit. If unit exterior square footage and window/door configuration is identical around the structure, a single STraCAT may be sufficient. If units vary, at least one STraCAT should be completed for each different exterior unit wall configuration to document that all will achieve the required attenuation. Additionally, if attenuation is not based on a single worst-case NAL, but there are multiple NALs which require different levels of attenuation around the structure, a STraCAT should be completed for each differing exterior wall configuration associated with each NAL.

Exterior wall configurations associated with an NAL include those with parallel (facing) or near-parallel exposure as well as those with perpendicular exposure. When a façade has parallel or perpendicular exposure to two or more NALs, you should base the required attenuation on the NAL with the highest calculated noise level. For corner units where the unit interior receives exterior noise through two facades, the STraCAT calculation should incorporate the area of wall, window and door materials pertaining to the corner unit's total exterior wall area (i.e., from both walls).

Information to Be Entered

Users first enter basic project information and the NAL noise level that will be used as the basis for required attenuation. This noise level must be entered in whole numbers. STraCAT users then enter information on wall, window and door component type and area. Again, as noted above, the wall, window and door entries are based on one unit, and one wall (except for corner units as discussed above). The tool sums total wall square footage based on the combined area of walls, doors and windows for the façade being evaluated.

Users may input STC values for materials in one of two ways. The tool includes a dropdown menu of common construction materials with STC values prefilled. If selected construction materials are not included in this dropdown menu, the user may also enter the STC for a given component manually. Verification of the component STC must be included in the ERR. Documentation includes the architect or construction manager's project plans showing wall material specifications. For new construction or for components that will be newly installed in an existing wall, documentation also includes the manufacturer's product specification sheet (cut sheet) documenting the STC rating of selected doors and windows.

Required STC Rating and Determination of Compliance

Finally, based on project information entered the tool will indicate the required STC rating for the wall assembly being evaluated and whether or not the materials specified will produce a combined rating that meets this requirement. Note that for noise levels above 75 dB DNL, either HUD (for 24 CFR Part 50 reviews) or the Responsible Entity (for 24 CFR Part 58 reviews) must approve the level and type of attenuation, among other processing requirements. Required attenuation values generated by STraCAT for NALs above 75 dB DNL should therefore be considered tentative pending approval by HUD or the RE.

Part I - Description

Project	Sponsor/Developer
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 217	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	128	33
Exterior Brick with CMU Backing	149	46
	277 Sq. Feet	**36.11**

Add new wall

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door

Part III - Results

Wall Statistics

Stat	Value
Area:	277 ft²
Wall STC:	36.11

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	36.11
Required STC rating:	32
Does wall assembly meet requirements?	Yes

Print

Sound Transmission Classification Assessment Tool (STraCAT)

Overview

The Sound Transmission Classification Assessment Tool (STraCAT) is an electronic version of Figures 17 and 19 in The HUD Noise Guidebook. The purpose of this tool is to document sound attenuation performance of wall systems. Based on wall, window, and door Sound Transmission Classification (STC) values, the STraCAT generates a composite STC value for the wall assembly as a whole. Users can enter the calculated noise level related to a specific Noise Assessment Location in front of a building façade and STraCAT will generate a target required attenuation value for the wall assembly in STC. Based on wall materials, the tool will state whether the composite wall assembly STC meets the required attenuation value.

How to Use This Tool

Location, Noise Level and Wall Configuration to Be Analyzed

STraCAT is designed to calculate the attenuation provided by the wall assembly for one wall of one unit. If unit exterior square footage and window/door configuration is identical around the structure, a single STraCAT may be sufficient. If units vary, at least one STraCAT should be completed for each different exterior unit wall configuration to document that all will achieve the required attenuation. Additionally, if attenuation is not based on a single worst-case NAL, but there are multiple NALs which require different levels of attenuation around the structure, a STraCAT should be completed for each differing exterior wall configuration associated with each NAL.

Exterior wall configurations associated with an NAL include those with parallel (facing) or near-parallel exposure as well as those with perpendicular exposure. When a façade has parallel or perpendicular exposure to two or more NALs, you should base the required attenuation on the NAL with the highest calculated noise level. For corner units where the unit interior receives exterior noise through two facades, the STraCAT calculation should incorporate the area of wall, window and door materials pertaining to the corner unit's total exterior wall area (i.e., from both walls).

Information to Be Entered

Users first enter basic project information and the NAL noise level that will be used as the basis for required attenuation. This noise level must be entered in whole numbers. STraCAT users then enter information on wall, window and door component type and area. Again, as noted above, the wall, window and door entries are based on one unit, and one wall (except for corner units as discussed above). The tool sums total wall square footage based on the combined area of walls, doors and windows for the façade being evaluated.

Users may input STC values for materials in one of two ways. The tool includes a dropdown menu of common construction materials with STC values prefilled. If selected construction materials are not included in this dropdown menu, the user may also enter the STC for a given component manually. Verification of the component STC must be included in the ERR. Documentation includes the architect or construction manager's project plans showing wall material specifications. For new construction or for components that will be newly installed in an existing wall, documentation also includes the manufacturer's product specification sheet (cut sheet) documenting the STC rating of selected doors and windows.

Required STC Rating and Determination of Compliance

Finally, based on project information entered the tool will indicate the required STC rating for the wall assembly being evaluated and whether or not the materials specified will produce a combined rating that meets this requirement. Note that for noise levels above 75 dB DNL, either HUD (for 24 CFR Part 50 reviews) or the Responsible Entity (for 24 CFR Part 58 reviews) must approve the level and type of attenuation, among other processing requirements. Required attenuation values generated by STraCAT for NALs above 75 dB DNL should therefore be considered tentative pending approval by HUD or the RE.

Part I - Description

Project	Sponsor/Developer
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 218	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	358	33
Exterior Brick with CMU Backing	332	46
	690 Sq. Feet	**35.65**

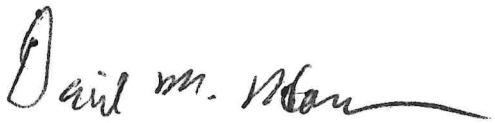
Add new wall

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door



Part III - Results

Wall Statistics

Stat	Value
Area:	690 ft²
Wall STC:	35.65

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	**0 ft²**	**0%**
Doors:	0	**0 ft²**	**0%**

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	**74**
Combined STC for wall assembly:	**35.65**
Required STC rating:	**32**
Does wall assembly meet requirements?	**Yes**

Print

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Part I - Description

Project	Sponsor/Developer
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 401	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	261	33
Spandrel Window	116	55
Exterior Brick with CMU Backing	241	46

Add new wall

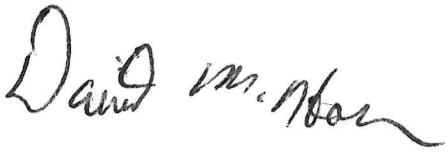
	618 Sq. Feet	36.54

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door



Part III - Results

Wall Statistics

Stat	Value
Area:	618 ft²
Wall STC:	36.54

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	36.54
Required STC rating:	32
Does wall assembly meet requirements?	Yes

Print

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Required STC Rating and Determination of Compliance

Finally, based on project information entered the tool will indicate the required STC rating for the wall assembly being evaluated and whether or not the materials specified will produce a combined rating that meets this requirement. Note that for noise levels above 75 dB DNL, either HUD (for 24 CFR Part 50 reviews) or the Responsible Entity (for 24 CFR Part 58 reviews) must approve the level and type of attenuation, among other processing requirements. Required attenuation values generated by STraCAT for NALs above 75 dB DNL should therefore be considered tentative pending approval by HUD or the RE.

Part I - Description

Project	Sponsor/Developer
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 402	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	229	33
Spandrel Window	134	55
Exterior Brick with CMU Backing	212	46

Add new wall

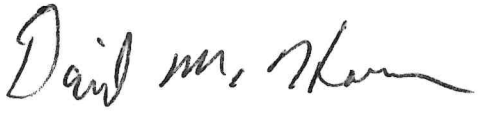
	575 Sq. Feet	36.79

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door



Part III - Results

Wall Statistics

Stat	Value
Area:	575 ft²
Wall STC:	36.79

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	36.79
Required STC rating:	32
Does wall assembly meet requirements?	Yes

Print

Sound Transmission Classification Assessment Tool (STraCAT)

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Location, Noise Level and Wall Configuration to Be Analyzed

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Information to Be Entered

Users first enter basic project information and the NAL noise level that will be used as the basis for required attenuation. This noise level must be entered in whole numbers. STraCAT users then enter information on wall, window and door component type and area. Again, as noted above, the wall, window and door entries are based on one unit, and one wall (except for corner units as discussed above). The tool sums total wall square footage based on the combined area of walls, doors and windows for the façade being evaluated.

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Required STC Rating and Determination of Compliance

Finally, based on project information entered the tool will indicate the required STC rating for the wall assembly being evaluated and whether or not the materials specified will produce a combined rating that meets this requirement. Note that for noise levels above 75 dB DNL, either HUD (for 24 CFR Part 50 reviews) or the Responsible Entity (for 24 CFR Part 58 reviews) must approve the level and type of attenuation, among other processing requirements. Required attenuation values generated by STraCAT for NALs above 75 dB DNL should therefore be considered tentative pending approval by HUD or the RE.

Part I - Description

Project	**Sponsor/Developer**
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 403	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	135	33
Spandrel Window	59	55
Exterior Brick with CMU Backing	79	46

Add new wall

	273 Sq. Feet	35.92

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door

Part III - Results

Wall Statistics

Stat	Value
Area:	273 ft²
Wall STC:	35.92

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	35.92
Required STC rating:	32
Does wall assembly meet requirements?	Yes

Print

David M. Shiner

Sound Transmission Classification Assessment Tool (STraCAT)

Overview

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Location, Noise Level and Wall Configuration to Be Analyzed

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Part I - Description

Project	**Sponsor/Developer**
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 404	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	97	33
Spandrel Window	37	55
Exterior Brick with CMU Backing	54	46

Add new wall

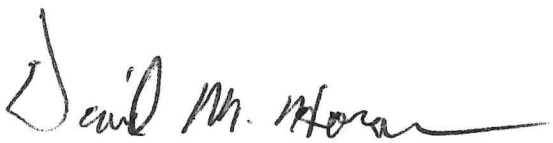
	188 Sq. Feet	35.74

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door



Part III - Results

Wall Statistics

Stat	Value
Area:	188 ft²
Wall STC:	35.74

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	35.74
Required STC rating:	32
Does wall assembly meet requirements?	Yes

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Part I - Description

Project	**Sponsor/Developer**
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 405	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	234	33
Spandrel Window	117	55
Exterior Brick with CMU Backing	231	46

Add new wall

	582 Sq. Feet	36.73

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door

Part III - Results

Wall Statistics

Stat	Value
Area:	582 ft²
Wall STC:	36.73

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	36.73
Required STC rating:	32
Does wall assembly meet requirements?	Yes

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Required STC Rating and Determination of Compliance

Finally, based on project information entered the tool will indicate the required STC rating for the wall assembly being evaluated and whether or not the materials specified will produce a combined rating that meets this requirement. Note that for noise levels above 75 dB DNL, either HUD (for 24 CFR Part 50 reviews) or the Responsible Entity (for 24 CFR Part 58 reviews) must approve the level and type of attenuation, among other processing requirements. Required attenuation values generated by STraCAT for NALs above 75 dB DNL should therefore be considered tentative pending approval by HUD or the RE.

Part I - Description

Project	**Sponsor/Developer**
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 406	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	304	33
Spandrel Window with Gypsum Backing	80	63
Exterior Metal Panel with Interior Gypsum Backing	106	58

Add new wall

	490 Sq. Feet	35.07

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door

Part III - Results

Wall Statistics

Stat	Value
Area:	490 ft²
Wall STC:	35.07

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	35.07
Required STC rating:	32
Does wall assembly meet requirements?	Yes

Print

Sound Transmission Classification Assessment Tool (STraCAT)

Overview

The Sound Transmission Classification Assessment Tool (STraCAT) is an electronic version of Figures 17 and 19 in The HUD Noise Guidebook. The purpose of this tool is to document sound attenuation performance of wall systems. Based on wall, window, and door Sound Transmission Classification (STC) values, the STraCAT generates a composite STC value for the wall assembly as a whole. Users can enter the calculated noise level related to a specific Noise Assessment Location in front of a building façade and STraCAT will generate a target required attenuation value for the wall assembly in STC. Based on wall materials, the tool will state whether the composite wall assembly STC meets the required attenuation value.

How to Use This Tool

Location, Noise Level and Wall Configuration to Be Analyzed

STraCAT is designed to calculate the attenuation provided by the wall assembly for one wall of one unit. If unit exterior square footage and window/door configuration is identical around the structure, a single STraCAT may be sufficient. If units vary, at least one STraCAT should be completed for each different exterior unit wall configuration to document that all will achieve the required attenuation. Additionally, if attenuation is not based on a single worst-case NAL, but there are multiple NALs which require different levels of attenuation around the structure, a STraCAT should be completed for each differing exterior wall configuration associated with each NAL.

Exterior wall configurations associated with an NAL include those with parallel (facing) or near-parallel exposure as well as those with perpendicular exposure. When a façade has parallel or perpendicular exposure to two or more NALs, you should base the required attenuation on the NAL with the highest calculated noise level. For corner units where the unit interior receives exterior noise through two facades, the STraCAT calculation should incorporate the area of wall, window and door materials pertaining to the corner unit's total exterior wall area (i.e., from both walls).

Information to Be Entered

Users first enter basic project information and the NAL noise level that will be used as the basis for required attenuation. This noise level must be entered in whole numbers. STraCAT users then enter information on wall, window and door component type and area. Again, as noted above, the wall, window and door entries are based on one unit, and one wall (except for corner units as discussed above). The tool sums total wall square footage based on the combined area of walls, doors and windows for the façade being evaluated.

Users may input STC values for materials in one of two ways. The tool includes a dropdown menu of common construction materials with STC values prefilled. If selected construction materials are not included in this dropdown menu, the user may also enter the STC for a given component manually. Verification of the component STC must be included in the ERR. Documentation includes the architect or construction manager's project plans showing wall material specifications. For new construction or for components that will be newly installed in an existing wall, documentation also includes the manufacturer's product specification sheet (cut sheet) documenting the STC rating of selected doors and windows.

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Part I - Description

Project	**Sponsor/Developer**
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 407	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	116	33
Spandrel Window with Gypsum Backing	47	63
Exterior Metal Panel with Interior Gypsum Backing	30	58

Add new wall

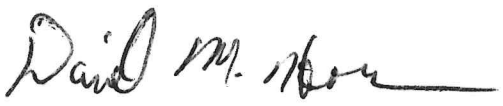
	193 Sq. Feet	35.21

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door



Part III - Results

Wall Statistics

Stat	Value
Area:	193 ft²
Wall STC:	35.21

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	35.21
Required STC rating:	32
Does wall assembly meet requirements?	Yes

Print

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Overview

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Part I - Description

Project	**Sponsor/Developer**
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 408	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	114	33
Spandrel Window with Gypsum Backing	70	63
Exterior Metal Panel with Interior Gypsum Backing	32	58

Add new wall

	216 Sq. Feet	35.77

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door

Part III - Results

Wall Statistics

Stat	Value
Area:	216 ft²
Wall STC:	35.77

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	35.77
Required STC rating:	32
Does wall assembly meet requirements?	Yes

Print

David M. Dixon

Sound Transmission Classification Assessment Tool (STraCAT)

Overview

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Part I - Description

Project
350 S Fifth Avenue

Sponsor/Developer
SmithGroup

Location
350 S Fifth Avenue, Ann Arbor Unit 409

Prepared by
Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	118	33
Spandrel Window with Gypsum Backing	28	63
Exterior Metal Panel with Interior Gypsum Backing	48	58

Add new wall

	194 Sq. Feet	35.15

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door

Part III - Results

Wall Statistics

Stat	Value
Area:	194 ft²
Wall STC:	35.15

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	35.15
Required STC rating:	32
Does wall assembly meet requirements?	Yes

Print

David M. Shiner

Sound Transmission Classification Assessment Tool (STraCAT)

Overview

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Part I - Description

Project	Sponsor/Developer
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 411	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	114	33
Spandrel Window with Gypsum Backing	33	63
Exterior Metal Panel with Interior Gypsum Backing	49	58

Add new wall

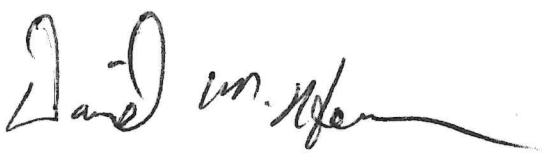
	196 Sq. Feet	35.35

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door



Part III - Results

Wall Statistics

Stat	Value
Area:	196 ft²
Wall STC:	35.35

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	35.35
Required STC rating:	32
Does wall assembly meet requirements?	Yes

Print

Sound Transmission Classification Assessment Tool (STraCAT)

Overview

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Part I - Description

Project	Sponsor/Developer
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 412	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	118	33
Spandrel Window with Gypsum Backing	31	63
Exterior Metal Panel with Interior Gypsum Backing	67	58

Add new wall

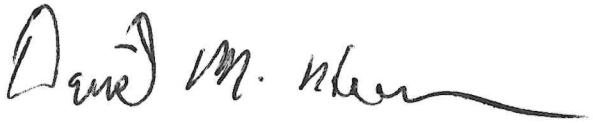
	216 Sq. Feet	35.62

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door



Part III - Results

Wall Statistics

Stat	Value
Area:	216 ft²
Wall STC:	35.62

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	35.62
Required STC rating:	32
Does wall assembly meet requirements?	Yes

Print

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Part I - Description

Project
350 S Fifth Avenue

Sponsor/Developer
SmithGroup

Location
350 S Fifth Avenue, Ann Arbor Unit 413

Prepared by
Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	115	33
Spandrel Window with Gypsum Backing	46	63
Exterior Metal Panel with Interior Gypsum Backing	33	58

Add new wall

	194 Sq. Feet	35.27

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door

Part III - Results

Wall Statistics

Stat	Value
Area:	194 ft²
Wall STC:	35.27

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	35.27
Required STC rating:	32
Does wall assembly meet requirements?	Yes

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How to Use This Tool

Location, Noise Level and Wall Configuration to Be Analyzed

STraCAT is designed to calculate the attenuation provided by the wall assembly for one wall of one unit. If unit exterior square footage and window/door configuration is identical around the structure, a single STraCAT may be sufficient. If units vary, at least one STraCAT should be completed for each different exterior unit wall configuration to document that all will achieve the required attenuation. Additionally, if attenuation is not based on a single worst-case NAL, but there are multiple NALs which require different levels of attenuation around the structure, a STraCAT should be completed for each differing exterior wall configuration associated with each NAL.

Exterior wall configurations associated with an NAL include those with parallel (facing) or near-parallel exposure as well as those with perpendicular exposure. When a façade has parallel or perpendicular exposure to two or more NALs, you should base the required attenuation on the NAL with the highest calculated noise level. For corner units where the unit interior receives exterior noise through two facades, the STraCAT calculation should incorporate the area of wall, window and door materials pertaining to the corner unit's total exterior wall area (i.e., from both walls).

Information to Be Entered

Users first enter basic project information and the NAL noise level that will be used as the basis for required attenuation. This noise level must be entered in whole numbers. STraCAT users then enter information on wall, window and door component type and area. Again, as noted above, the wall, window and door entries are based on one unit, and one wall (except for corner units as discussed above). The tool sums total wall square footage based on the combined area of walls, doors and windows for the façade being evaluated.

Users may input STC values for materials in one of two ways. The tool includes a dropdown menu of common construction materials with STC values prefilled. If selected construction materials are not included in this dropdown menu, the user may also enter the STC for a given component manually. Verification of the component STC must be included in the ERR. Documentation includes the architect or construction manager's project plans showing wall material specifications. For new construction or for components that will be newly installed in an existing wall, documentation also includes the manufacturer's product specification sheet (cut sheet) documenting the STC rating of selected doors and windows.

Required STC Rating and Determination of Compliance

Finally, based on project information entered the tool will indicate the required STC rating for the wall assembly being evaluated and whether or not the materials specified will produce a combined rating that meets this requirement. Note that for noise levels above 75 dB DNL, either HUD (for 24 CFR Part 50 reviews) or the Responsible Entity (for 24 CFR Part 58 reviews) must approve the level and type of attenuation, among other processing requirements. Required attenuation values generated by STraCAT for NALs above 75 dB DNL should therefore be considered tentative pending approval by HUD or the RE.

Part I - Description

Project	Sponsor/Developer
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 415	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	172	33
Spandrel Window with Gypsum Backing	36	63
Exterior Metal Panel with Interior Gypsum Backing	34	58

Add new wall

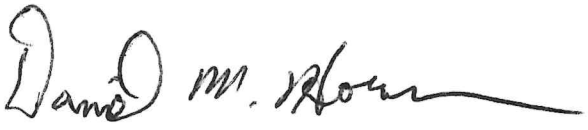
	242 Sq. Feet	34.48

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door



Part III - Results

Wall Statistics

Stat	Value
Area:	242 ft²
Wall STC:	34.48

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	34.48
Required STC rating:	32
Does wall assembly meet requirements?	Yes

Print

Sound Transmission Classification Assessment Tool (STraCAT)

Overview

The Sound Transmission Classification Assessment Tool (STraCAT) is an electronic version of Figures 17 and 19 in The HUD Noise Guidebook. The purpose of this tool is to document sound attenuation performance of wall systems. Based on wall, window, and door Sound Transmission Classification (STC) values, the STraCAT generates a composite STC value for the wall assembly as a whole. Users can enter the calculated noise level related to a specific Noise Assessment Location in front of a building façade and STraCAT will generate a target required attenuation value for the wall assembly in STC. Based on wall materials, the tool will state whether the composite wall assembly STC meets the required attenuation value.

How to Use This Tool

Location, Noise Level and Wall Configuration to Be Analyzed

STraCAT is designed to calculate the attenuation provided by the wall assembly for one wall of one unit. If unit exterior square footage and window/door configuration is identical around the structure, a single STraCAT may be sufficient. If units vary, at least one STraCAT should be completed for each different exterior unit wall configuration to document that all will achieve the required attenuation. Additionally, if attenuation is not based on a single worst-case NAL, but there are multiple NALs which require different levels of attenuation around the structure, a STraCAT should be completed for each differing exterior wall configuration associated with each NAL.

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Information to Be Entered

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Required STC Rating and Determination of Compliance

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Part I - Description

Project
350 S Fifth Avenue

Sponsor/Developer
SmithGroup

Location
350 S Fifth Avenue, Ann Arbor Unit 417

Prepared by
Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	331	33
Spandrel Window with Gypsum Backing	72	63
Exterior Metal Panel with Interior Gypsum Backing	108	58

Add new wall

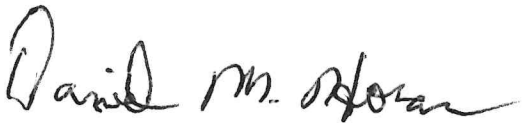
	511 Sq. Feet	34.88

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door



Part III - Results

Wall Statistics

Stat	Value
Area:	511 ft²
Wall STC:	34.88

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	34.88
Required STC rating:	32
Does wall assembly meet requirements?	Yes

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Finally, based on project information entered the tool will indicate the required STC rating for the wall assembly being evaluated and whether or not the materials specified will produce a combined rating that meets this requirement. Note that for noise levels above 75 dB DNL, either HUD (for 24 CFR Part 50 reviews) or the Responsible Entity (for 24 CFR Part 58 reviews) must approve the level and type of attenuation, among other processing requirements. Required attenuation values generated by STraCAT for NALs above 75 dB DNL should therefore be considered tentative pending approval by HUD or the RE.

Part I - Description

Project	**Sponsor/Developer**
350 S Fifth Avenue	SmithGroup
Location	**Prepared by**
350 S Fifth Avenue, Ann Arbor Unit 418	Shiner Acoustics

Noise Level	Date	Primary Source(s)
74	9/10/2025	E Williams Street

Part II - Wall Components

Wall Construction Detail	Area	STC
Vision Window	338	33
Spandrel Window with Gypsum Backing	98	63
Exterior Metal Panel with Interior Gypsum Backing	107	58

Add new wall

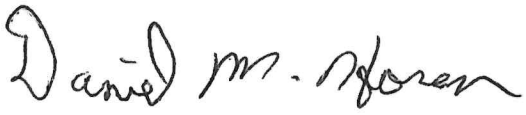
	543 Sq. Feet	**35.05**

Window Construction Detail	Quantity	Sq Ft/Unit	STC

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door



Part III - Results

Wall Statistics

Stat	Value
Area:	543 ft²
Wall STC:	35.05

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	0	0 ft²	0%
Doors:	0	0 ft²	0%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	74
Combined STC for wall assembly:	35.05
Required STC rating:	32
Does wall assembly meet requirements?	Yes

Print

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Noise and Vibration Impact Analysis of Blake Transit Center on 350 South Fifth Avenue

Prepared By:

Nathan Sevener, INCE Bd. Cert.
Principal Consultant

Aimee Lalime, INCE Bd. Cert.
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16 October 2025

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Executive Summary

A Noise and Vibration Impact Assessment was conducted to evaluate the potential noise and vibration impacts from the bus-related operations of the Blake Transit Center (BTC) on the proposed 20-story affordable housing tower at 350 S. Fifth Ave. This assessment adheres to the Federal Transit Authority's (FTA) Transit Noise and Vibration Impact Assessment Manual (FTA Report No. 0123), as requested by the Michigan State Housing Development Authority.

The development at 350 S. Fifth Avenue replaces the former YMCA site with a residential tower featuring retail and support spaces on the first floor, mixed-use spaces on the second floor, and residential units on floors 3 through 20. The BTC, a major hub serving 5,000 daily passengers and 17 local and intercity bus routes, is adjacent to the site, with bus traffic and idling planned within 50 feet of the development.

The Noise Impact Analysis was conducted in accordance with Section 4 of the FTA Manual. Ambient noise levels were measured at the BTC and the project site from October 17-19, 2025, yielding a day-night level (L_{dn}) of 65-68 dBA after excluding non-bus-related noise. The FTA Manual's noise impact calculations for bus transit centers involve determining source reference sound exposure levels (SEL_{ref}'s) for bus passes and bus idling; determining the number and duration of these events; accounting for change in sound level with distance, shielding, and ground effects; and calculating the combined sound level at the receiver location The SEL_{ref} for hybrid buses based on site measurements was 82 dBA, which is the same as the FTA Manual's SEL_{ref} for diesel buses, and the FTA Manual's SEL_{ref} for idling buses is 111 dBA. These SEL_{ref} values were used, along with bus pass counts from publicly available bus schedules, to calculate the hourly equivalent sound level (L_{eq}) and day-night level (L_{dn}) for each source, at a distance of 50 feet. These source levels were then input into the 3D acoustic modeling software, SoundPLAN, to account for distance, shielding, ground effects, and building reflections, and combine the sources to predict the exterior L_{dn} levels at the building façade. The exterior L_{dn} levels reached a maximum of 73 dBA on the third floor's north façade. Using HUD's methodology, interior noise levels were calculated with an Outdoor-Indoor Transmission Class (OITC) of 30-33 for the planned glazing, resulting in an interior Ldn of up to 43 dBA. This meets the FTA's indoor criterion of 45 dBA, and no additional noise mitigation is required. The glazing specification should include an OITC 30 (min.) performance requirement for the exterior glazing at the residences.

The Vibration Impact Analysis followed the guidance in Section 6 of the FTA Manual. The analysis assessed vibration from bus traffic within 15-35 feet of the tower, assuming rough pavement conditions. Using the General Vibration Assessment, the predicted vibration level was 65 VdB for buses on adjacent roads (e.g., 4th Ave. at 25 mph) and 63 VdB for buses closer to the tower (15 feet at 15 mph), both below the FTA's 72 VdB criterion for residential land use. No further vibration analysis or mitigation is necessary.

The proposed development at 350 S. Fifth Avenue complies with FTA noise and vibration criteria, with interior noise levels meeting the 45 dBA L_{dn} threshold and vibration levels below the 72 VdB limit. The assessment confirms that the planned building design, including OITC 30-33 glazing, adequately mitigates noise impacts, and no additional measures are required for noise or vibration control. A memo describing the use of SoundPLAN will be submitted along with this report, as required by the FTA Manual.

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List of Abbreviated Terms

dB	Decibel
dBA	A-weighted Decibels
FTA	Federal Transit Authority
FTA Manual	Federal Transit Authority's Transit Noise and Vibration Impact Assessment Manual
$L_{eq}(h)$	1-Hour A-weighted Equivalent Sound Level
L_{dn}	Day-Night A-weighted Average Sound Level
SEL	Sound Exposure Level

1.0 Introduction

The purpose of this Noise Impact Assessment is to evaluate noise and vibration impacts from the future operations of the Ann Arbor Blake Transit Center on the planned residential tower at 350 S. Fifth Avenue, and assess noise abatement options. The noise and vibration impacts and abatements were evaluated in accordance with the Federal Transit Authority's Transit Noise and Vibration Impact Assessment Manual (FTA Report No. 0123). This report describes the site conditions, summarizes the analyses, and provides the impact assessment results and conclusions.

2.0 Overview

The City of Ann Arbor and Related Midwest are co-developing the former YMCA site at 350 S. Fifth Avenue. The concept calls for a 20-story-tall affordable housing building. The North side of the new building will front the Blake Transit Center. Presently, buses only travel and park on the North side of the Transit Center. The project concept includes reworking the site to allow buses to access both the North and South sides of the Transit Center. This will result in bus traffic and parking within 50 feet of the new affordable housing tower.

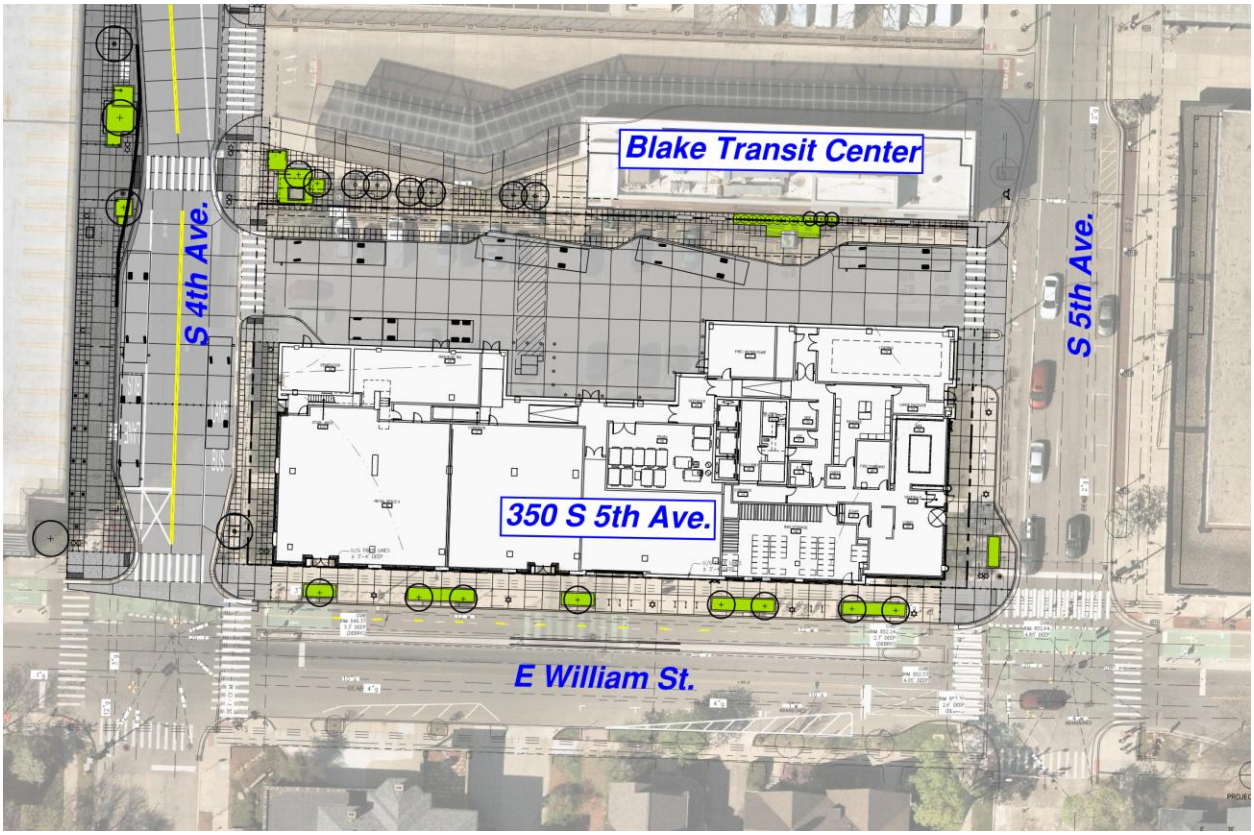


Figure 1: Concept Plan for Proposed Development for 350 S. Fifth Avenue

The first floor of 350 S. Fifth Ave. will be used for retail and support spaces (Figure 2). The second floor will include a mix of storage, offices, amenities spaces, and residences, with the second-floor residences

on the south and west sides of the building (Figure 3). The footprint for the typical residential tower floors (3rd through 20th floors) is shown in Figure 4.

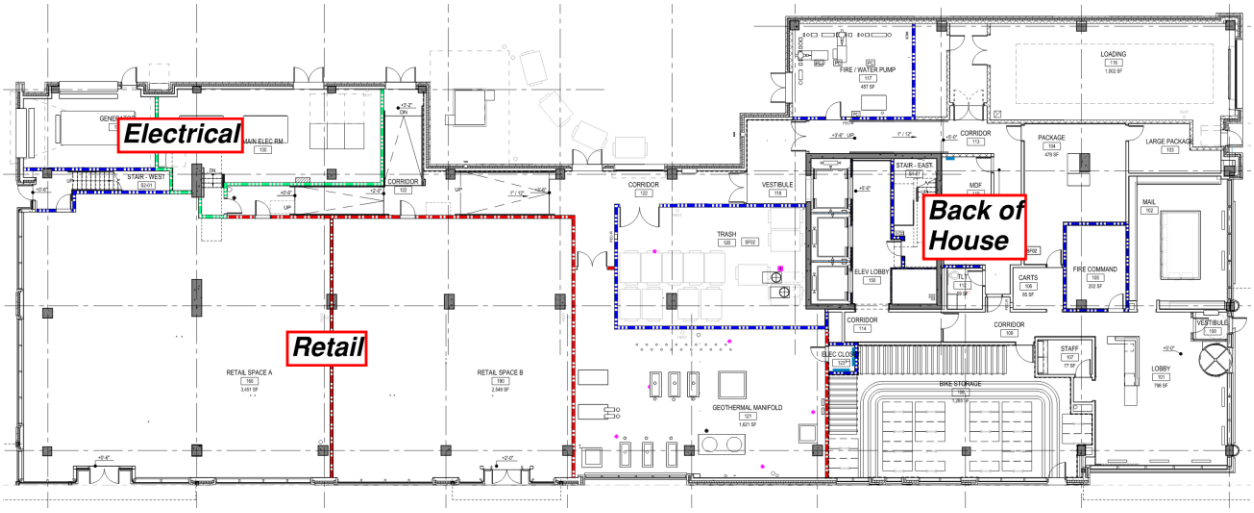


Figure 2: First Floor Plan

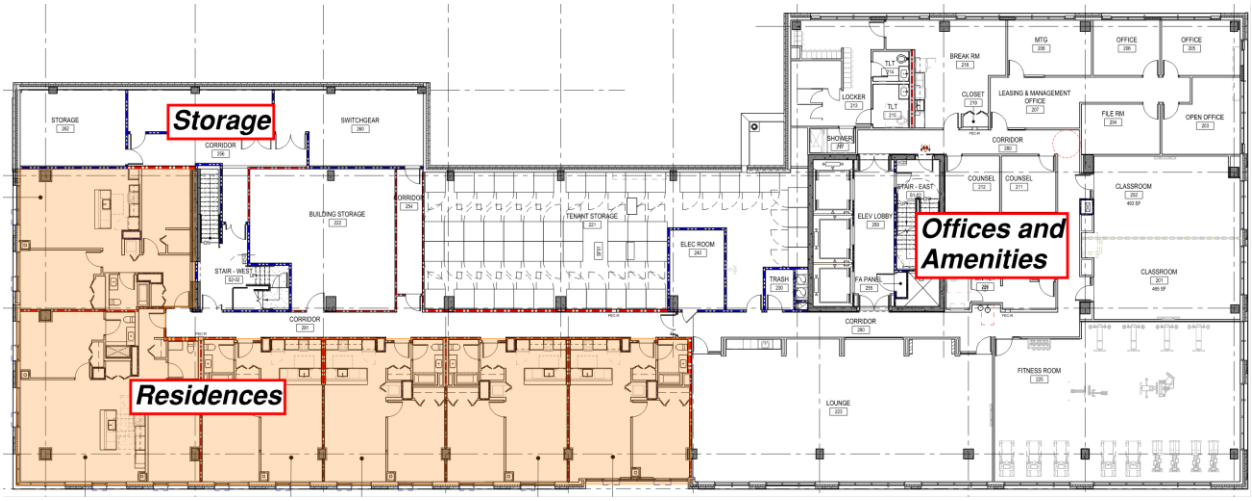


Figure 3: Second Floor Plan

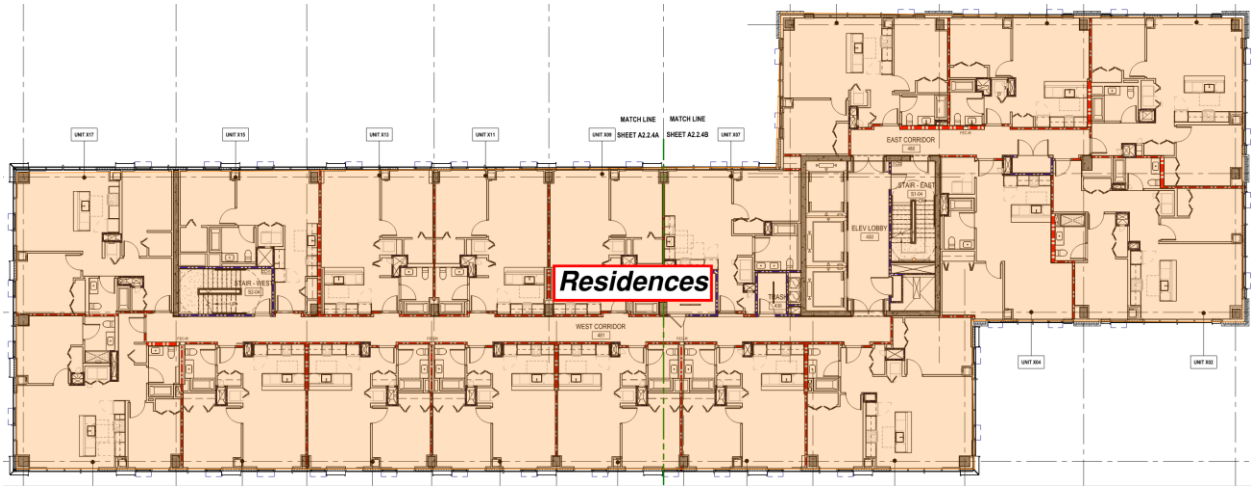


Figure 4: Typical Floor Plan from 3rd – 20th Floors

The Michigan State Housing Development Authority has requested a Bus Transit Station Noise and Vibration impact assessment prepared in accordance with the FTA Transit Noise and Vibration Impact Assessment Manual. The specific request from the housing authority is as follows:

> *Bus Transit Station Noise and Vibration - The proposed project shares land with the Blake Transit Center (BTC). The Blake is the largest of the AAATA's three transit centers, serving as the main hub, terminus, and transfer point for 17 Ann Arbor-based routes in the system's hub-and-spoke bus network. It also serves as a transfer point for multiple intercity bus services. Approximately 5,000 passengers utilize the BTC daily for both local and regional bus routes.*
>
> > *a) Provide a Noise Impact Analysis and Vibration Impact Analysis that has been prepared in accordance with the FTA Transit Noise And Vibration Impact Assessment Manual (Section 4-Noise and Section 6-Vibration) https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf*
>
> *The manual includes example analysis and calculations for residential housing scenarios in proximity to bus transit centers. The technical document produced and provided should follow the major subject headings and key information described in Section 8.2.*

The FTA Transit Noise and Vibration Impact Assessment Manual[1] (hereafter referred to as the FTA Manual) is primarily designed and worded to be used for evaluating noise/vibration impacts and mitigations for transit projects, but it is possible to adapt it for application to a new residential project located near existing transit, as is the case for this project.

[1] Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, FTA Report No. 0123 (Washington, DC: U.S. Department of Transportation, September 2018), https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf.

2.1 Terminology

A brief glossary of pertinent acoustics terminology is provided in Appendix A.

2.2 Instrumentation

NTi Audio model XL2-TA acoustic analyzers with model MC230 microphones and model MA220 preamps were used for all measurements reported here. This system is Class 1 Type Approved, meeting the requirements of IEC 61672 and ANSI S1.4. Meters have been calibrated within the past 12 months by an outside calibration agency, and calibration was checked in the field before and after measurements.

3.0 Noise Impact Analysis

The noise impact analysis at 350 S. Fifth Ave. was conducted in accordance with Section 4 of the FTA Manual. This analysis involved the following general steps, which are described in detail below:

- Determine the analysis type (general or detailed), project criteria, and sources relevant to bus transit center analyses.
- Determine source reference levels for bus passes and idling buses, either from the FTA Manual or site measurements, depending on the source type and FTA Manual instructions
- Use bus traffic volumes and source reference levels to calculate the overall day-night levels
- Combine the noise levels from each source and calculate the noise level at different points on the exterior of the building façade using the 3D acoustic modeling software, SoundPLAN
- Use HUD's calculation methodology to determine the sound levels inside the building, at different floors and faces of the building
- Compare the interior sound levels with the project criterion and assess noise impact

3.1 Inventory of Noise-Sensitive Sites

This analysis only focuses on the new affordable housing tower at 350 S. Fifth Ave.

3.2 Measurements of Existing Noise Conditions

A site noise survey was conducted from October 17-19, 2025. Sound level meters were placed on the roof of the Blake Transit Center and at three different locations within the former YMCA site (see locations M1-M4 in Figure 5). Sound levels were measured at Location M1 for 24 hours and at Locations M2 - M4 for 30 minutes each. The data from the ground-level measurements were used to determine source noise levels for Ann Arbor's hybrid buses (as described in Section 3.4). Per Table 4-22 in the FTA Manual, measurement-derived source levels are preferred for hybrid buses.

Figure 5: Ambient Sound Level Measurement Locations

Figure 6 shows the hourly ambient sound levels (L_{eq}) logged at measurement location M1. In order to better predict the *bus-related* noise levels, sirens and spurious noise from nearby maintenance activities were removed from these measurements. The resulting day-night level (L_{dn}) was 68 dBA. If the nighttime sound levels with no bus activity are removed from the calculation, the resulting L_{dn} is 65 dBA. (The nighttime hours of 10 pm to 7 am are shaded in blue in Figure 6, and the hours with no bus activity are midnight to 6 am; the data points for the hours with no bus activity are indicated with blue circle markers.)

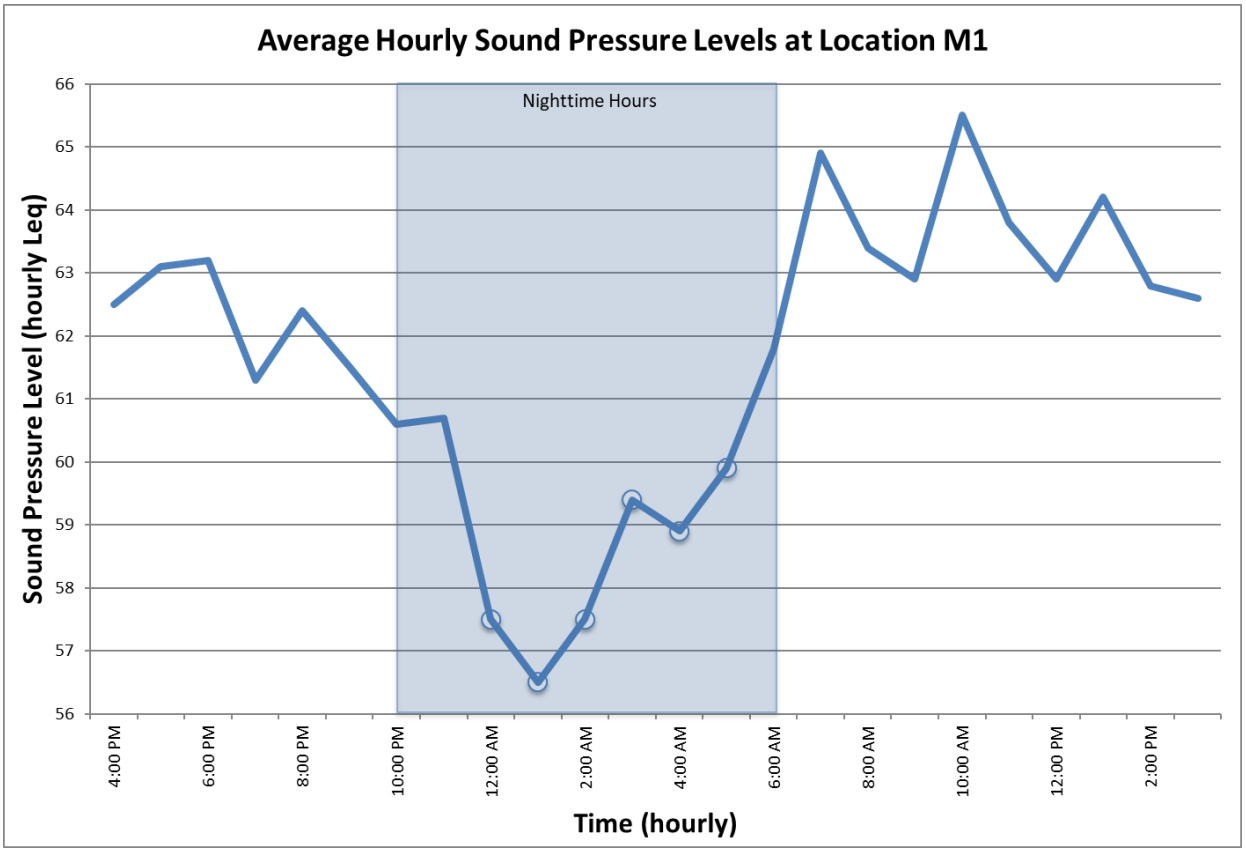


Figure 6: Ambient Sound Levels at Location M1
(Sirens and maintenance noises were removed from the measurement results)

3.3 Additional Measurements Related to the Project

The sound levels measured at locations M2 through M4 were used to calculate the reference sound exposure level (SEL_{ref}) for the city's hybrid buses. The SEL_{ref} was calculated in accordance with Appendix F.1 and equation F-1, as shown in Figure 7.

Measured	Source	Equation
SEL	Vehicle passby	$SEL_{ref} = SEL_{meas} + 10\log(\frac{S_{meas}}{50}) + 10log(\frac{D_{meas}}{50}) + C_{consist} + C_{emissions}$ **Eq. F-1**

Figure 7: Equation F-1 from the FTA Manual

The SEL_{ref} is based on the measured sound exposure level (SEL_{meas}), the vehicle speed, and the distance to the vehicle. The SELs for 6 different bus passes were recorded at locations M2 – M4, and the average of these SELs was 77 dBA, which was used as the SEL_{meas} in Equation F-1. The resulting measurement-based SEL_{ref} for hybrid buses was 81.5 dBA. This is consistent with the SEL_{ref} of 82 dBA that the FTA Manual states should be used for diesel buses (per Table 4-22). It is 1 dB quieter than the SEL_{ref} listed for

hybrid buses in Table 4-22, but the table also states that measurement-based SEL_{ref} values are preferred for hybrid buses. As a result, an SEL_{ref} of 82 dBA was used for all project bus passes.

3.4 Prediction of Noise from the Project

The FTA Manual's analysis of bus transit centers is required to only consider bus passes and bus idling noise; per Table 4-19, other noise sources such as nearby mechanical equipment and local traffic are not to be included. As mentioned in Section 3.4, the SEL_{ref} for bus passes was determined to be 82 dBA. Per FTA Manual Tables 4-22 and 4-24, a SEL_{ref} of 111 dBA was used for bus idling events.

After determining the source reference levels (SEL_{ref}) for bus passes and bus idles, the next step in the detailed analysis is to calculate the hourly L_{eq}'s at 50 feet for each source. Figure 8 shows Equation 4-34 from the FTA Manual, which is the equation used to calculate the hourly L_{eq}'s at 50 feet for bus passes.

$L_{eq(1hr)}$ at 50 ft	$L_{eq(1hr)} = SEL_{ref} + 10\,log(V) + C_{emissions} - 10\log(\frac{S}{50}) - 35.6$	Eq. 4-34

Figure 8: Equation 4-34 from the FTA Manual

Similarly, Equation 4-38 was used to calculate the 50-foot hourly L_{eq} for each hour per day, for each bus idling event near 350 S. Fifth Ave.

$L_{eq(1hr)}$ at 50 ft	$L_{eq(1hr)} = SEL_{ref} + 10\,log(N) + 10\log(\frac{E}{3600}) - 35.6$	Eq. 4-38

Figure 9: Equation 4-38 from the FTA Manual

Other inputs to Equations 4-34 and 4-38 are the number of bus passes or idling events per hour, the pass-by speed, and the idling duration for each bus stop. The number of bus passes per road and bus idling events per bus stop per hour were counted based on the publicly-available bus schedules for weekdays and are tabulated in Appendix B. Idling duration was assumed to be 5 minutes based on: a) the average stop duration of 4 minutes shown in the bus schedules, and b) Ann Arbor's Ord. No. 16-18, § 1, 10-6-16, that limits the idling of Commercial Vehicles to no more than 5 minutes per hour.

Figure 10 shows the bus stops currently located near the Blake Transit Center. However, we understand that the bus idle locations near 350 S. Fifth Ave. will change with the new development. The future bus stop locations are shown in Figure 11, and were based on email and phone conversations with BTC staff. The bus stop indicated as Route 29 will likely be used for unloading delivery trucks, but it was conservatively assumed that a bus route will also stop at that spot when possible. The bus stop labeled as "training/ghost bus" will occasionally be used for training buses, maintenance, and ghost buses (extra buses added to the schedule to provide extra capacity when needed). We understand that the frequency of use at the training/ghost bus spot will be approximately 1 bus per hour during daytime hours (7 am to 10 pm).

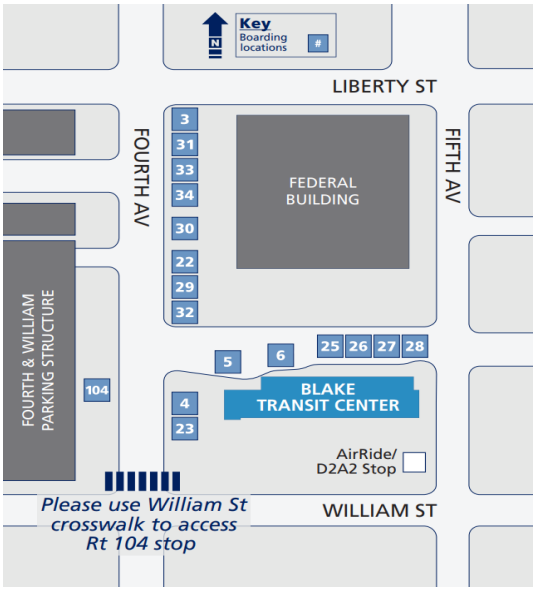


Figure 10: Current Bus Stop Locations Near 350 S. Fifth Ave.

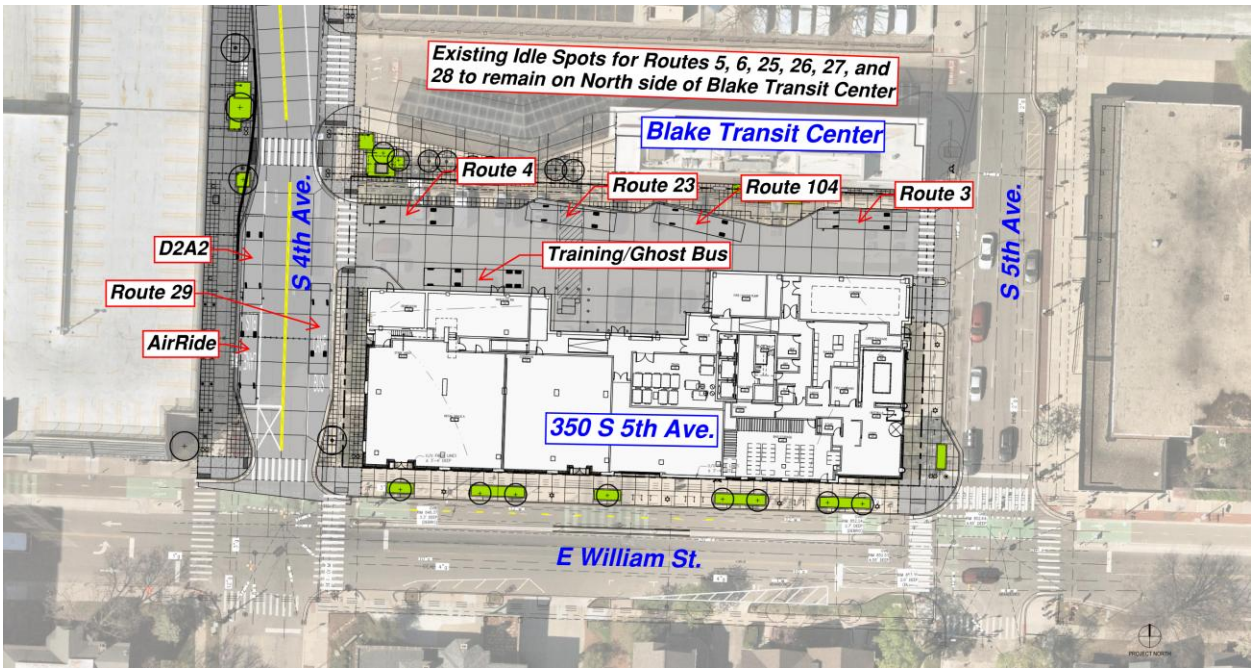


Figure 11: Future Bus Stop Locations Near 350 S. Fifth Ave.

The 50-foot distance hourly L_{eq}'s were used to calculate the 50-foot day-night levels (L_{dn}) for each roadway and each bus idle location, as per Step 2, C.ii.5 in Section 4.5. The resulting 50-foot L_{dn}'s for each future source are shown in Table 1.

Table 1: Predicted Ldn Sound Levels at 50-foot Distance for Each Future Bus Source

Source	L_{dn} at 50 feet (dBA)
Line Sources – Bus Passes	
S. 4th Ave.	59.2
E. William St.	57.0
S. 5th Ave.	58.1
Point Sources – Bus Idling at Stops	
AirRide	66.9
D2A2	64.6
Route 5	70.0
Route 6	71.4
Routes 25, 26, 27, and 28	75.2
Route 3	68.4
Route 4	72.7
Route 23	72.0
Route 104	66.0
Route 29	65.4
Training/Ghost	62.6

Section 4.5 Step 3 of the FTA Manual describes how to calculate the overall L_{dn} at a specific receiver point. The methodology involves summing all relevant sources affecting a given location and accounting for shielding, topography, ground effects, and distance between source and receiver. While the calculations are individually simple, it becomes mathematically cumbersome to manually calculate the sound level from idling buses and bus passbys to each floor of each façade on the housing tower. We used the commercially available 3D acoustic modeling software, SoundPLAN, to calculate the noise transmissions up each façade of the building. In addition to the other factors, SoundPLAN also considers reflections from nearby buildings. As a result, SoundPLAN yielded a more accurate and refined prediction of the noise transmissions to the residential tower façade. According to Appendix G of the FTA Manual, the use of noise modeling tools other than the FTA spreadsheet or TNM must be communicated to the FTA through a memo describing the procedure. This memo will be submitted to MSHDA along with this report.

Inputs into SoundPLAN included the site layout, idling bus point sources, bus pass-by line sources, receivers at discrete locations on the 350 S. Fifth Ave facade, and buildings that may block or reflect sound from the KLA facility. The SoundPLAN site layout with model inputs is shown in Figure 12.

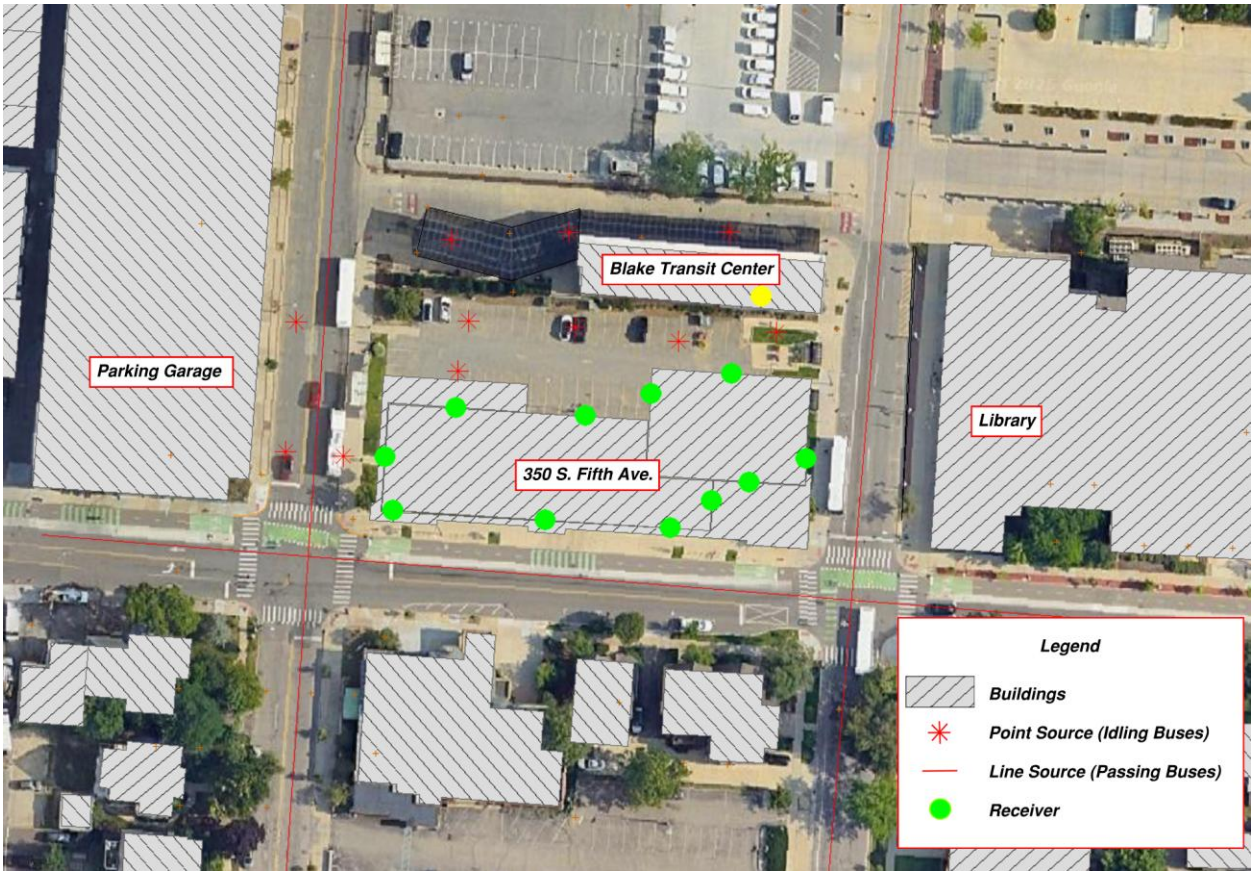


Figure 12: SoundPLAN Model Layout and Inputs

Figure 13 shows a SoundPLAN contour map of the day-night levels (L_{dn}) at 5 feet above grade in the area around 350 S. Fifth Avenue. At this elevation the sound levels at the 350 S. Fifth Ave. facade are expected to be up to 80 dBA (L_{dn}). However, as shown in Figure 2 through Figure 4, in Section 2 above, there are no residences on the first floor or the north and east sides of the second floor.

Figure 14 shows the exterior L_{dn} sound levels at individual receiver locations around the new residential tower. The results shown are for residential floors only. For receivers 23, 24, and 25 (the three receivers on the southwest corner of the building), the results numbered as 1-18 are for Floors 2-19. For receivers 17-22 and 26-27, the results numbered as 1-18 are for Floors 3-20. In other words, number 1 in Figure 13 refers to the lowest residential floor at that location on the façade.

The loudest exterior L_{dn} sound level predicted at the façade was 72.8 dBA, which was predicted outside the 3rd floor at the middle of the north façade of 350 S. Fifth Ave., at receiver 27 in Figure 14.

Figure 13: SoundPLAN Contour Map of L_{dn} Sound Levels at 5 Feet Above Grade

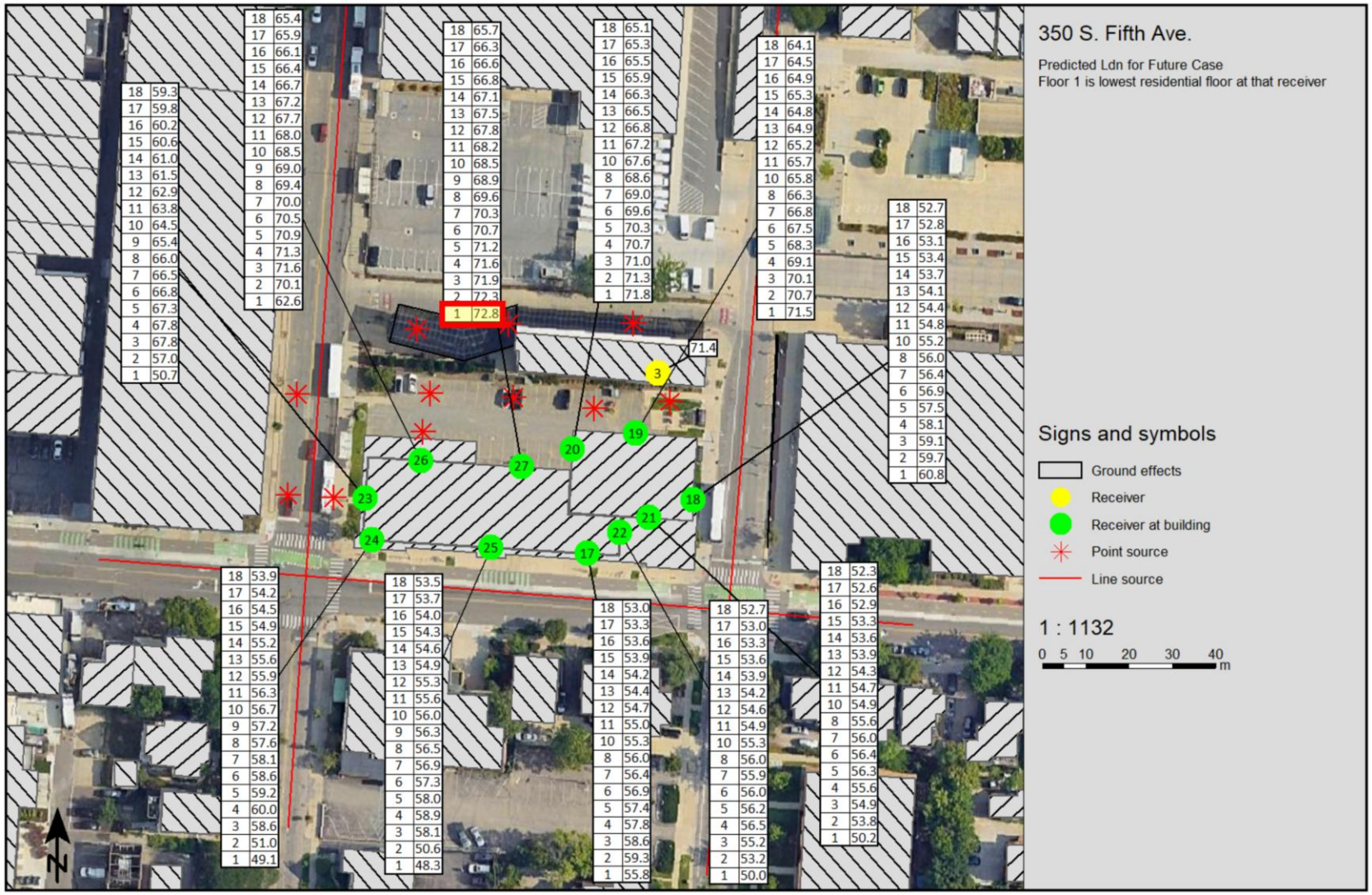


Figure 14: SoundPLAN Results – Exterior L_{dn} Sound Levels at Lowest 18 Residential Floors per Location

3.5 Noise Criteria

The FTA Manual defines indoor transit center related noise impacts as 45 dBA, L_{dn}. Since the development will not have outdoor use spaces, the 45 dBA L_{dn} indoor limit is most appropriate for this project. See Step 2 in Section 4.1 of the FTA manual (p. 25).

3.6 Noise Impact Assessment

In order to assess the noise impact on 350 S. Fifth Ave. related to Blake Transit Center, we calculated the interior sound level based on the exterior sound level and the transmission loss of the building façade. The FTA Manual assumes the receiver buildings are existing, so it only mentions *measuring* the transmission loss of a partition to determine interior levels and does not describe the procedure for *calculating* noise transmission through the façade. As a result, the calculations were performed in accordance with HUD guidelines rather than the FTA Manual.

According to HUD analysis strategies, the indoor L_{dn} can be calculated based on the outdoor L_{dn} minus the STC or OITC. We have used OITC in this case because this metric more accurately reflects a partition's ability to attenuate sound frequencies associated with bus traffic noise.

The planned glazing is a 5/16" – ½" – ¼" insulating glazing unit. This glazing achieves approximately OITC 30-33. Since 73 – 30 = 43, the *interior L_{dn} is calculated to be up to 43 dBA, which meets the 45 dBA L_{dn} indoor criterion.* The project's glazing specification should be updated to include an OITC 30 (min.) performance requirement for the exterior glazing at the residences.

3.7 Noise Mitigation

With the planned OITC 30 windows, the interior L_{dn} sound levels predicted via the Detailed Noise Assessment method meet the indoor FTA criterion. As a result, further mitigations are not needed.

4.0 Vibration Impact Analysis

The noise impact analysis at 350 S. Fifth Ave. was conducted in accordance with Section 6 of the FTA Manual.

4.1 Inventory of Vibration-sensitive sites

For bus projects, Table 6-8 recommends a General Vibration Assessment for sites with bus traffic with rough pavement within 50' of any residential land use. For 350 S. Fifth Ave., the closest buses will travel within 15' of the north façade (parking on the south side of BTC to pick up and drop off passengers) and within 32-35 feet of the west and east facades. The buses traveling along the north façade are expected to travel slowly (at speeds up to 15 mph) and the buses on 4th Ave., 5th Ave., and William St. are expected to travel at speeds up to 25 mph. Although the pavement will be smooth when new, this analysis conservatively assumes rough pavement (potholes, expansion joints, or other surface discontinuities) will exist at some points in the project's future.

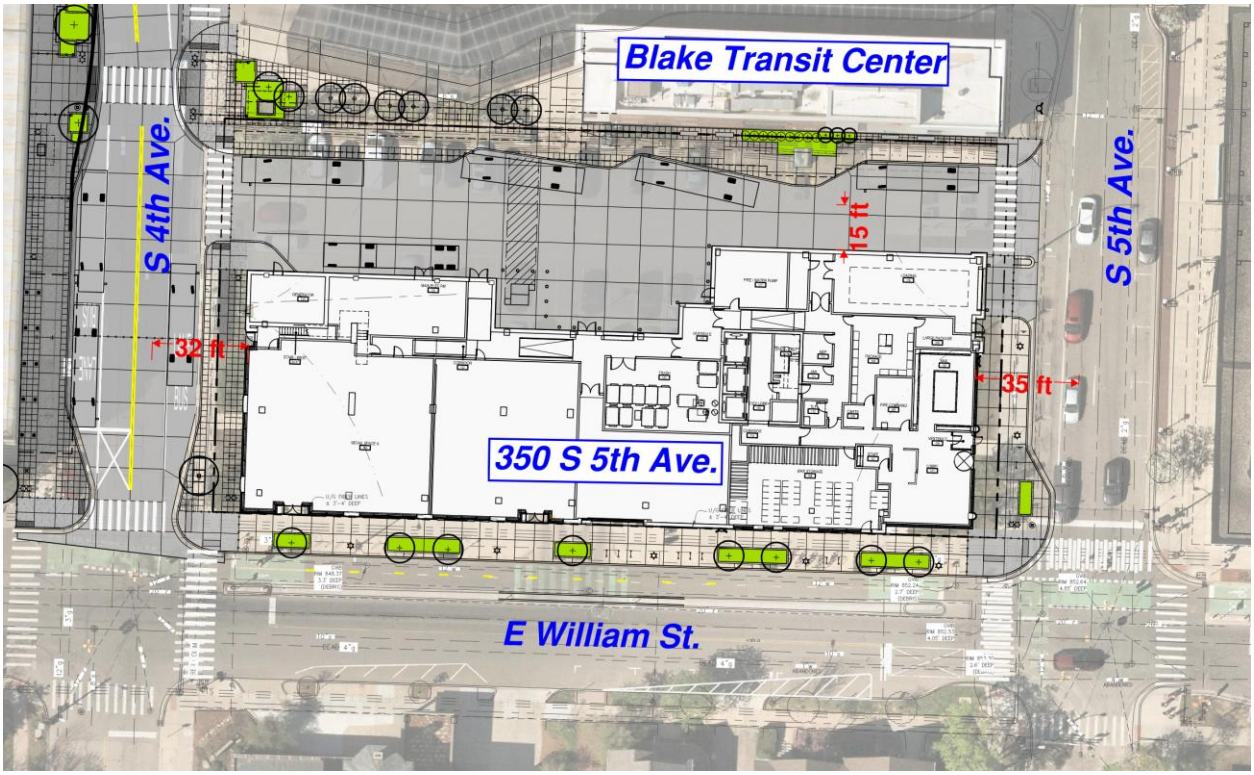


Figure 15: Future Bus Pass Distances at 350 S. Fifth Ave.

4.2 Vibration Criterion per section 6.2

Section 6.2 of the FTA Manual lists criteria for the General Vibration Assessment in Table 6-3. Per this table, the appropriate *vibration criterion for 350 S. Fifth Ave. is 72 VdB*, which assumes frequent events (more than 70 per day) for this residential land use (Category 2).

4.3 Prediction of Vibration from the Project

Table 2 shows the vibration level calculations that were conducted in accordance with Section 6.4 of the FTA Manual. The rubber-tired vehicles curve equation was used from Table 6-10, and relevant adjustments were applied from Table 6-11. Table 2 shows the calculations for vehicles traveling along 4th Ave. at 25 mph. The same calculations were performed for buses traveling between 350 S. Fifth Ave. and BTC, at a distance of 15-ft and a speed of 15 mph, and the resulting vibration prediction was 63 VdB, lower than the 65 VdB predicted for travel on 4th Ave. Both results meet the FTA vibration criterion for this project.

Table 2: Predicted Vibration Level due to Bus Passes to the West of 350 S. Fifth Ave.

Description	Delta (dVB)	Running Total (VdB)
Base Curve Level for Rubber-Tired Vehicles at 32-ft distance (per Eq. 6-3)	--	67.6
Speed adjustment from 30 mph to 25 mph (per Eq. 6-4)	-1.6	66.0
Adjustment for uneven road surface (per Table 6-11)	+5	71.0
Adjustment for building type - large masonry on piles (per Table 6-12)	-10	61.0
Adjustment for attenuation from 1st to 2nd floor (per Table 6-13)[1]	-2	59.0
Amplification due to resonances of floors, walls, and ceilings (per Table 6-13)	+6	65.0
Vibration Criterion Level (per Table 6-3)	**--**	**72**
Predicted Vibration Level based on Bus Passes on South, East, or West Sides	**--**	**65.0**

[1] Floors 1-5 attenuate at -2 dB/floor and Floors 5-10 attenuate at -1 dB/floor, so upper floors will have lower vibration levels

4.4 Vibration Impact Assessment

The ground-borne vibration levels predicted via the General Method *meet the FTA criterion*; therefore, detailed analysis and mitigations are not needed.

5.0 Conclusions and Abatement Considerations

The Noise and Vibration Impact Assessment for the proposed 20-story affordable housing tower at 350 S. Fifth Avenue was conducted in accordance with the Federal Transit Authority's Transit Noise and Vibration Impact Assessment Manual (FTA Report No. 0123). The Detailed Noise Assessment, which utilized site measurements and SoundPLAN modeling, predicted a maximum exterior day-night sound level (L_{dn}) of 73 dBA. With the planned OITC 30-33 glazing, the interior sound level is predicted to be up to 43 dBA L_{dn}, which meets the 45 dBA L_{dn} criterion for indoor residential sound levels. The glazing specification should include an OITC 30 (min.) performance requirement for the exterior glazing at the residences. The vibration analysis, based on the General Vibration Assessment, predicts levels of 63-65 VdB, well below the FTA's 72 VdB threshold for residential land use. Consequently, no additional noise or vibration mitigation measures are required. This assessment demonstrated that the development complies with the relevant noise and vibration criteria in the FTA Manual. A memo regarding the use of SoundPLAN will be submitted alongside this report in accordance with FTA requirements.

Appendix A: Acoustical Terminology

Sound level is measured in units called decibels (abbreviated dB). Decibels are logarithmic rather than linear quantities and thus a doubling of the sound level does not translate to a mathematical doubling of decibels. Also, our ears do not interpret a doubling of sound energy (two sources instead of one) as a doubling of loudness. The logarithmic nature of dB and our subjective perception of relative sound levels result in the following approximate rules for judging increases in sound.

- 3 dB sound level increase or decrease - just noticeable
  (the addition of one identical sound source to an existing source)
- 5 dB sound level increase or decrease - clearly perceptible and is often considered significant
  (the addition of two identical sound sources to an existing source)
- 10 dB sound level increase or decrease - perceived as twice as loud/half as loud
  (the addition of nine identical sound sources to an existing source)

These perceived changes in the sound level are mostly independent of the absolute sound level. That is, a 35 dB sound will be perceived as approximately twice as loud as a 25 dB sound, and a 60 dB sound will be perceived as approximately twice as loud as a 50 dB sound.

Audible sound occurs over a wide frequency range, from low pitched sounds at approximately 20 hertz (abbreviated as Hz) to high pitched sounds at 20,000 Hz. These frequencies are commonly grouped into octave bands or 1/3 octave bands. Building mechanical systems generally produce sound in the 63 Hz to 1000 Hz octave bands, with the lower frequency sound generated by large fans. Speech is predominantly contained in the 250 Hz to 2000 Hz octave bands.

A-weighted sound level - Humans do not hear equally well at all frequencies. We are especially poor at hearing low frequency sound and are best at hearing sound in the frequency range of speech. A microphone does not have these same characteristics. Therefore, when sound is being measured to determine how well people will be able to hear it, a "weighting" or microphone-to-human correction factor is applied to the sound level measured using a microphone. The most common weighting is the "A-weighting", and the resulting sound level is expressed in A-weighted decibels (dBA). This weighting reduces the low frequency energy contribution to the overall sound level, slightly increases the contribution at the dominant frequencies of speech, and slightly reduces the contribution at high frequencies.

Decibel addition is not on an arithmetic basis but on a logarithmic basis. This means that the level produced from two sound sources of 60 dBA is 63 dBA and not 120 dBA. While acoustics consultants use this mathematical formula for this calculation, the table below provides a shorthand method of estimation. Only two numbers can be added at a time using this method. For three or more numbers, the process below must be repeated multiple times.

When two dB values differ by…	…add the following dB to the higher value.
0 or 1	3
2 or 3	2
4 to 9	1
10 or more	0

Examples:
43 dB + 44 dB = 47 dB (difference between numbers is 1, so add 3 to the highest value)
43 dB + 48 dB = 49 dB (difference between numbers is 5, so add 1 to the highest value)
43 dB + 53 dB = 53 dB (difference between numbers is 10 dB, so add 0 to the highest value)

Decibel subtraction is similar to decibel addition. However, if a measurement of an ambient (background) sound level is within 3 decibels of the sound source level, the source level cannot accurately be determined by subtraction.

When two dB values differ by…	…subtract the following dB from the higher value.
0 or 1	3
2 or 3	2
4 to 9	1
10 or more	0

Examples:
60 dB - 50 dB = 60 dB (difference between numbers is 10, so subtract 0 from the highest value)
60 dB - 55 dB = 59 dB (difference between numbers is 5, so subtract 1 from the highest value)
60 dB - 59 dB = 57 dB (difference between numbers is 1, so subtract 3 from the highest value; however, the accuracy in the context of measurements is suspect)

The **ambient or background sound level** often refers to the indoor or outdoor sound level without the sound source of interest but with other sounds that contribute to the level. For example, if the sound level of an outdoor condensing unit is being assessed, the extraneous sound of traffic and other mechanical equipment should also be measured to determine if it affects the measurement of the condensing unit. Indoor background/ambient sound often originates with the air ventilation system. If the background sound does interfere with the measurement of the sound of interest, then most of the time a correction factor can be applied.

The **direct sound** is the sound that travels directly from the sound source to the listener without reflecting off of any objects or surfaces.

Equivalent Sound Level (L_{eq}) is essentially the average sound level. However, the L_{eq} is a logarithmic average over a period of time and not a simple arithmetic average which means that louder sounds have more influence on the level. L_{eq} can be measured for any time period. It is typically measured for the time increments of 10 minutes, 15 minutes, 1 hour, or 24 hours. Steady sounds, such as fan or pump noise, can be accurately measured for much shorter periods of time, such as 30 to 60 seconds if the equipment is the dominant sound. An A-weighted equivalent sound level is sometimes designated as LA_{eq} though the unit dBA after the decibel level also indicates an A-weighted level.

Day-Night Average Level (DNL or L_{dn}) is the 24-hour average sound level in an environment, which is weighted to account for people's increased annoyance to sound occurring in the nighttime hours (when sleep is the most likely activity). Specifically, the sound levels which occur in the night after 10 p.m. and before 7 a.m. are penalized by 10 dB before performing the averaging necessary to calculate Day-Night Average Level.

Sound Transmission Class (STC) is a single number rating of the amount of sound blocked by a material, assembly, or partition (e.g., a window glazing unit, door, wall, floor-ceiling assembly). This metric is measured in a laboratory under ideal conditions. STC is calculated from the measured one-third octave band spectrum. This metric is mathematically normalized and can be compared other partitions or test data. STC is most appropriately used to assess the ability of a material or partition to block sound in the frequency range of speech. The original sound transmission test reports should be consulted when the sound source contains low frequencies, such as music or mechanical noise. A higher number indicates better sound isolating performance.

Outdoor to Indoor Transmission Class (OITC) is similar to STC except that it includes lower frequency acoustical performance of the partition or façade element and is intended to be a single number rating applicable to transportation noise sources rather than people talking. While it can be used to describe the performance of any partition, it is most commonly found in the performance data provided by acoustical window manufacturers. A higher number indicates better sound isolating performance.

Sound Exposure Level (SEL) is a metric used to quantify the total sound energy of a single event, such as an airplane flyover, normalized to a one-second duration. It is expressed in decibels (dBA) and represents the equivalent continuous sound level that, if sustained for one second, would contain the same sound energy as the actual event, regardless of its duration.

Appendix B: Bus Counts

Departures

	Route																		
	Route 3	Route 4	Route 5	Route 6	Route 22	Route 23	Route 25	Route 26	Route 27	Route 28	Route 29	Route 30	Route 31	Route 32	Route 33	Route 34	Route 104	Airport	Detroit	
All 3 Streets?	3	3	3	3	3	1	2	2	2	2	1	3	1	3	3	1	2			
Departures																				
4th	-	-	-	-	-	4th	-	-	-	-	-	-	-	-	-	-	4th	5th	-	
Williamson	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	W	-	-	
5th	-	-	5th	5th	-	-	5th	5th	5th	5th	-	-	-	-	-	-	-	-	5th	
3AM																		1	0	1
4AM																		0	0	0
5AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	2
6AM	2	4	3	2	1	4	1	2	2	3	2	2	1	2	2	1	1	1	1	37
7AM	2	8	4	4	2	4	2	2	2	3	2	2	2	2	2	2	2	0	1	48
8AM	2	7	4	4	2	4	2	2	2	2	2	2	2	2	2	2	2	1	2	48
9AM	2	7	4	4	2	4	2	2	2	2	2	2	2	2	2	0	2	1	1	45
10AM	2	4	4	4	2	4	2	1	2	2	2	2	2	2	2	0	2	1	1	41
11AM	2	4	4	4	2	4	2	1	2	2	1	2	2	2	2	0	2	1	1	40
12PM	2	4	4	4	2	4	2	1	2	2	1	2	2	2	2	0	2	0	0	38
1PM	2	4	4	4	2	4	2	1	2	2	1	2	2	2	2	0	2	1	1	40
2PM	2	4	4	4	2	4	2	1	2	2	1	2	2	2	2	0	2	1	1	40
3PM	2	8	4	4	2	4	2	2	2	3	1	2	2	2	2	2	2	0	0	46
4PM	2	8	4	4	2	4	2	2	2	3	2	2	2	2	2	2	2	1	1	49
5PM	2	7	4	4	2	4	2	2	2	3	2	2	2	2	2	2	2	1	2	49
6PM	2	4	3	4	1	3	2	2	2	1	1	2	1	1	2	0	1	1	1	34
7PM	1	2	2	2	1	2	2	1	1	1	0	1	1	1	1	0	0	1	1	21
8PM	1	2	2	2	1	2	1	1	1	1	0	1	1	1	1	0	0	1	0	19
9PM	1	2	2	2	1	2	1	1	1	1	0	1	1	1	1	0	0	0	1	19
10PM	1	2	2	2	1	2	1	1	1	1	0	1	1	1	1	0	0	0	0	18
11PM	1	2	2	2	1	2	1	1	1	1	0	1	1	1	1	0	0	0	0	18
12AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	31	83	60	60	29	61	31	26	31	36	20	31	29	30	31	11	24	13	15	652

Arrivals

Arrivals																				
4th	4th	4th	4th	4th	4th	4th	4th	4th	4th	4th	4th	4th	4th	4th	4th	-	4th	-	
Williamson	W	W	W	W	W	-	-	-	-	-	-	W	-	W	W	W	-	W	-	
5th	5th	5th	-	-	5th	-	-	-	-	-	-	5th	-	5th	5th	5th	-	5th	5th	
3AM																		0	0	0
4AM																		0	0	0
5AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
6AM	0	3	2	0	1	3	2	2	2	3	1	2	1	1	1	1	1	0	1	27
7AM	2	7	4	4	2	4	2	2	2	3	2	2	2	2	2	2	2	1	1	48
8AM	2	8	4	4	2	3	2	2	2	3	2	2	2	2	2	2	2	1	1	48
9AM	2	7	4	4	2	4	2	2	2	2	2	2	2	2	2	0	2	1	2	46
10AM	2	6	4	4	2	5	2	1	2	2	2	2	2	2	2	0	2	0	1	43
11AM	2	4	4	4	3	4	2	1	2	2	1	2	2	2	2	0	2	1	0	40
12PM	2	4	4	4	2	4	2	1	2	2	1	2	2	2	2	0	2	1	1	40
1PM	2	4	4	4	1	4	2	1	2	2	1	2	2	2	2	0	2	1	1	39
2PM	2	4	4	4	2	4	1	1	2	2	1	2	2	2	2	0	2	1	1	39
3PM	2	4	4	4	2	4	2	2	2	2	1	2	2	2	2	1	2	0	1	41
4PM	2	6	4	4	2	4	2	2	2	3	2	2	2	2	2	2	2	1	1	47
5PM	2	8	4	4	2	4	2	2	2	3	2	2	2	2	2	2	2	1	1	49
6PM	2	5	3	4	2	3	2	2	2	3	2	2	2	2	2	1	1	1	1	42
7PM	2	2	1	3	1	2	2	1	1	1	0	2	1	1	2	0	0	1	1	24
8PM	1	2	2	2	1	2	1	1	1	1	0	1	1	1	1	0	0	0	0	18
9PM	1	2	2	2	1	2	1	1	1	1	0	1	1	1	1	0	0	1	1	20
10PM	1	2	2	2	1	2	1	1	1	1	0	1	1	1	1	0	0	1	0	19
11PM	1	2	2	2	1	2	1	0	1	1	0	1	1	1	1	0	0	1	1	19
12AM	1	1	1	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	8
Totals	31	81	59	61	31	61	32	25	31	37	20	32	30	30	31	11	24	14	17	658

Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

October 16, 2025

To: Mr. Michael Kaplan, Vice President, Sr. Project Manager, Related Midwest
mkaplan@relatedmidwest.com

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Use of SoundPLAN in "Noise and Vibration Assessment of Blake Transit Center on 350 South Fifth Avenue"

Soundscape completed a Noise and Vibration Impact Assessment in accordance with the Federal Transit Authority's (FTA) Transit Noise and Vibration Impact Assessment Manual (FTA Report No. 0123), as requested by the Michigan State Housing Development Authority. This memo is being provided in accordance with Appendix G of the FTA Manual, to describe the use of noise modeling tools other than the FTA spreadsheet or TNM, which in this case, is the 3D acoustic modeling software, SoundPLAN.

The FTA Manual's noise impact calculations for bus transit centers involve determining source reference sound exposure levels (SEL_{ref}'s) for bus passes and bus idling; determining the number and duration of these events; accounting for change in sound level with distance, shielding, and ground effects; and calculating the combined sound level at the receiver location. These SEL_{ref} values are then used, along with bus pass counts and idling durations, to calculate the hourly equivalent sound level (L_{eq}) and day-night level (L_{dn}) for each source, at a distance of 50 feet.

The FTA Manual then describes the standard equations and methods for calculating sound propagation from the source to receiver as a function of distance, topography, ground factor, and shielding. SoundPLAN was used in lieu of these manual calculations to account for distance, shielding, and ground effects, and combine the sources to predict the exterior L_{dn} levels at the building façade. SoundPLAN also considers reflections from nearby buildings, yielding a more conservative prediction than the FTA Manual calculations.

To verify the accuracy of SoundPLAN, manual calculations were performed for a receiver on the north façade, considering bus idling and pass-by sources within 75 feet. The manually calculated combined sound level from the three closest bus sources matched the SoundPLAN prediction, confirming its reliability.

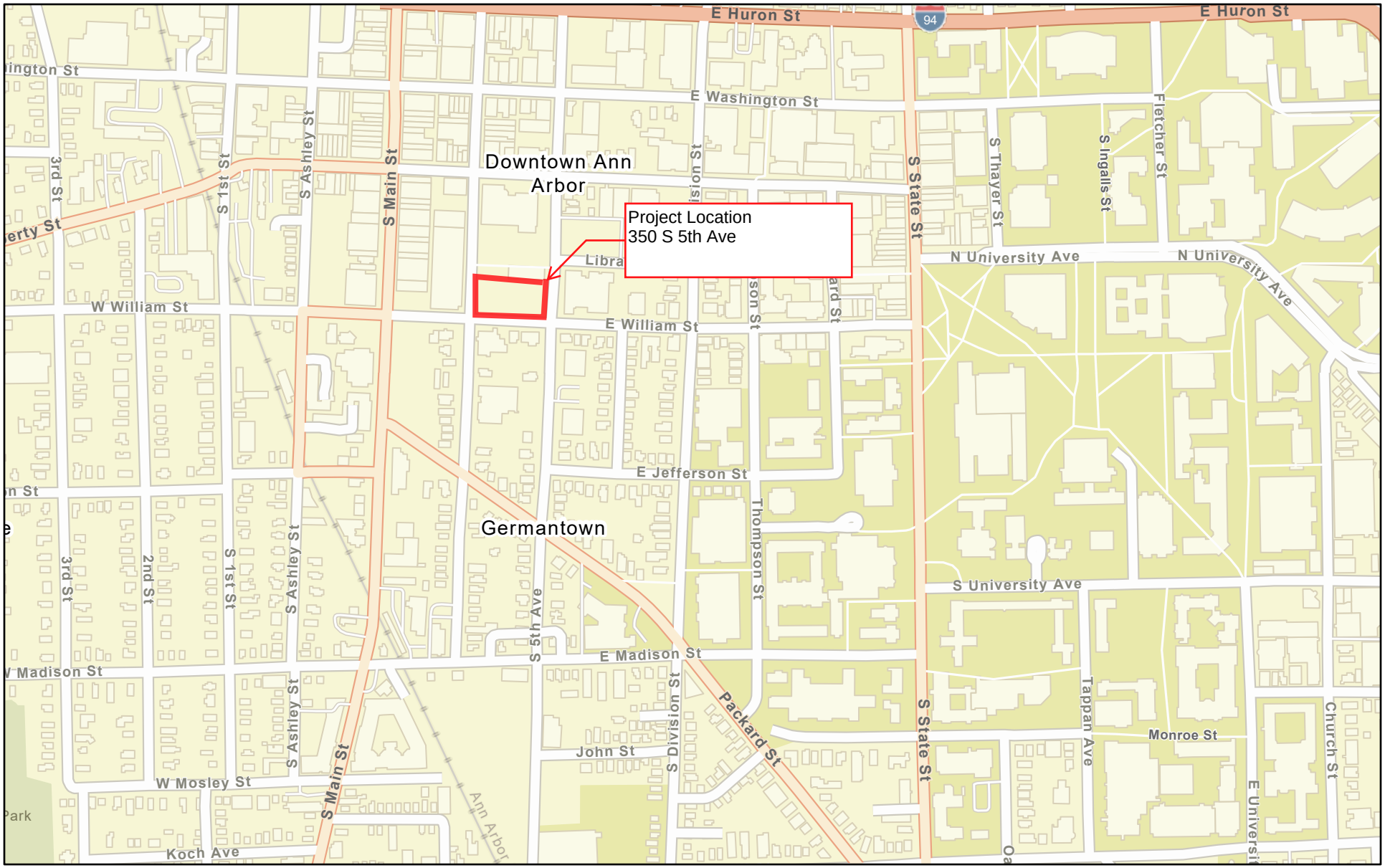
SoundPLAN's results align with manual calculations while offering enhanced precision by accounting for building reflections, which can increase predicted sound levels. In our professional judgement, this approach results in more accurate and conservative noise impact predictions for the project.

****END OF MEMORANDUM****

Soundscape Engineering
3711 N. Ravenswood Ave., Ste. 104 • Chicago, IL 60613 • (312) 436-0032
729 W. Ann Arbor Trl., Ste. 150 • Plymouth, MI 48170 • (734) 418-8663
www.SoundscapeEngineering.com

APPENDIX M: SOLE SOURCE AQUIFERS

350 S 5th Ave



7/8/2025, 1:09:53 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Esri Community Maps Contributors, Province of Ontario, Ohio Rail Development Commission, SEMCOG, © OpenStreetMap, Microsoft, Esri,

U.S. Environmental Protection Agency

APPENDIX N: WETLANDS PROTECTION

U.S. Fish and Wildlife Service

National Wetlands Inventory

350 S 5th Ave

July 7, 2025

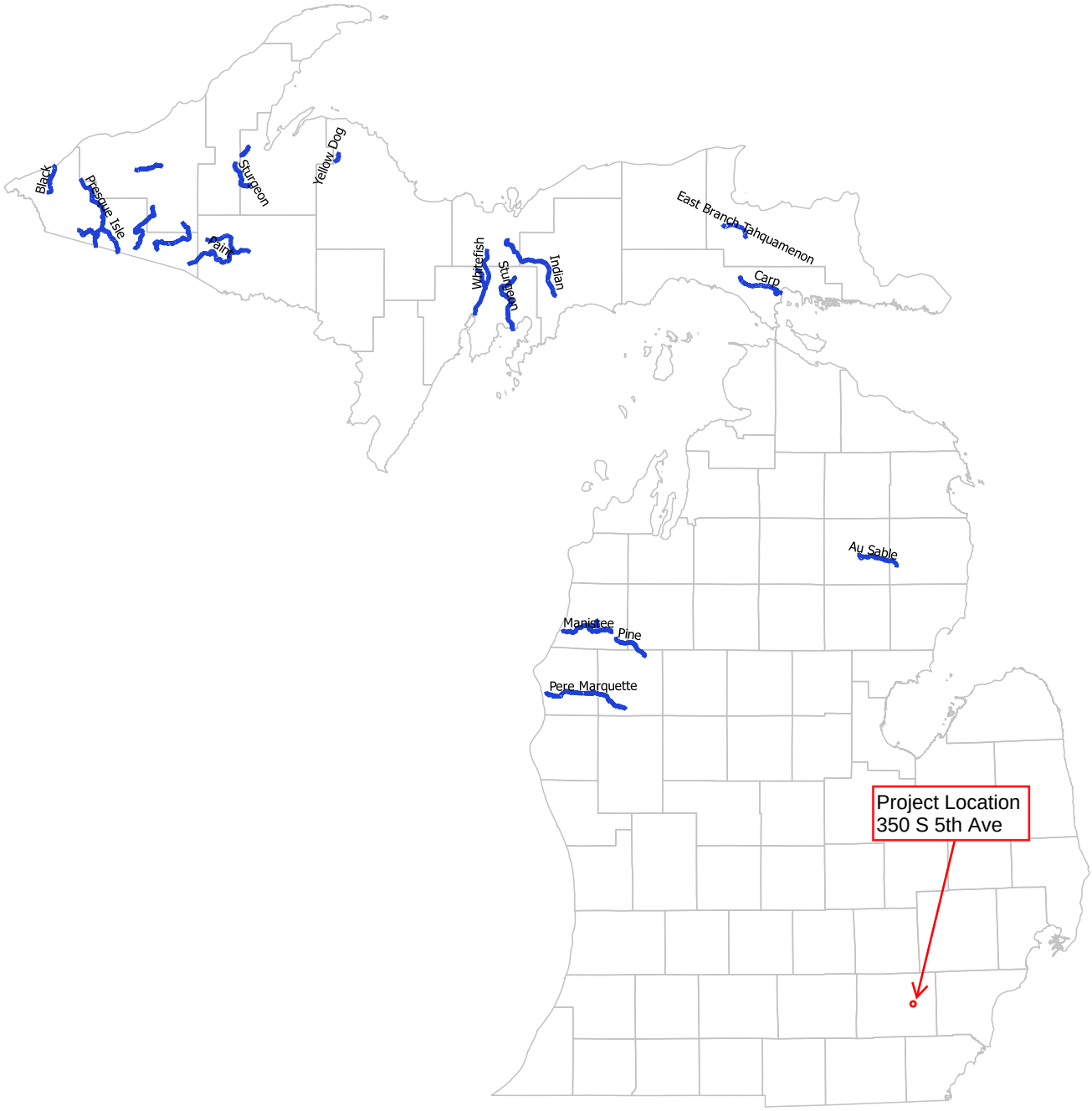
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX O: WILD AND SCENIC RIVERS ACT

Michigan Wild and Scenic Rivers



Legend

National Wild and Scenic Rivers System

Source: National Wild and Scenic Rivers System Website (https://www.rivers.gov/mapping-gis.php).

MSHDA
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

4/2018

APPENDIX P: MITIGATION PLAN

350 S. Fifth Avenue, Ann Arbor, MI Fifth Avenue MI LDHA LLC March XX, 2026				
Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Required Follow-up or Reporting
Contamination and Toxic Substances	An Environmental Management Plan (EMP) will be prepared to provide written notice to all construction and utility contractors working at the Property during construction activities regarding the presence of contaminated soils.	Developer's Environmental Consultant (SME)	Prior to Construction	Submission of EMP to City of Ann Arbor and MSHDA
	Contractors and other authorized third parties will receive a copy of the EMP and will be required to sign an acknowledgement form and prepare their own site-specific Health and Safety Plan (HASP).	General contractor and trades	Prior to and during construction	Submission of acknowledgement form to City of Ann Arbor and MSHDA
	Targeted contaminated soil removal and verification of soil remediation sample collection.	General Contractor / Developer's Environmental Consultant (SME)	During construction	Documentation of Due Care Compliance
	Analytical testing of imported fill (one sample per 250 cyd; non-aggregate material) for VOCs, PNAs, and 10 MI Metals to verify it is non-contaminated.	General Contractor / Developer's Environmental Consultant (SME)	During construction	Documentation of Due Care Compliance
	Document the legal disposal of material leaving the site (i.e., to a licensed disposal or recycling facility) with manifests and truck weight tickets.	General Contractor / Developer's Environmental Consultant (SME)	During construction	Documentation of Due Care Compliance
	Provide future residents the Acknowledgement Form (as prepared in the ReSAP) to inform them that the Property is a Part 201 Facility. This form will be included in the lease agreement and will be required to be signed and will be retained by the Property Manager in their property files.	The property owner/developer (Fifth Avenue MI LDHA LLC) and Property Management Agent	Post Construction	Retain in property files
Noise Abatement an Control	The architect will prepare a letter documenting or certifying that the building materials used in the STraCAT calculations were the same building materials used to construct the building.	Architect	Post Construction	Submission of letter to City of Ann Arbor and MSHDA

Historic Preservation	If historic properties are discovered during the implementation of the project, the City shall consult with the SHPO to evaluate, minimalize, mitigate, and resolve any adverse effects to such properties, pursuant to 36 CFR Part 800.13.	City of Ann Arbor	During Construction	Consult with SHPO
	Within two years from the date of receiving a certificate of occupancy, the City shall produce an updated survey (Survey) of properties within the East Williams Historic District (EWHD), as illustrated by the Map.	City of Ann Arbor	Post Construction	Submission of letter report to SHPO
	The Survey shall include updated photographs and a completed Architectural Properties Identification Form (Form), for each property. Each Form shall be completed per standards set in the Michigan Above-ground Survey Manual (2018). Each Form will note if the property is contributing or non-contributing to the EWHD.	City of Ann Arbor	Post Construction	Submission of letter report to SHPO
	The Survey will also include a letter report that summarizes the purpose of the development and the past survey work of the EWHD, including previous surveys and designations. The letter report will include the following sections: Introduction/Abstract, Background (Summary of the current undertaking as well as the past survey and designation work done for the EWHD), any history that is already available, an updated map of contributing and non-contributing buildings in the EWHD and a brief conclusion.	City of Ann Arbor	Post Construction	Submission of letter report to SHPO
	The City shall ensure that a professional historian meting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) completes or supervises the Survey.	City of Ann Arbor	Post Construction	Submission of letter report to SHPO
	The City shall submit drafts of the Survey to the SHPO upon completion. The SHPO will have 30 calendar days from receipt of the Survey to review and provide comments to the City.	City of Ann Arbor	Post Construction	Submission of letter report to SHPO
	The City shall revise the Survey according to the SHPO's comments and submit the final Survey to the SHPO via email and .pdf format	City of Ann Arbor	Post Construction	Submission of letter report to SHPO

APPENDIX Q: OTHER SUPPORTING DOCUMENTATION

350 South Fifth Apartments

LIHTC General Occupancy Housing
MSHDA Compliant Full Market Analysis

Ann Arbor, MI
October 2024

Prepared by:

Baker Tilly Advisory Group, LP
4807 Innovate Lane
PO Box 7398
Madison, WI 53707-7398
608 249 6622

bakertilly
now, for tomorrow.

Baker Tilly refers to Baker Tilly Advisory Group, LP
an independently owned and managed member of Baker Tilly International

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Executive Summary

Introduction

Related Capital ("Developer") is proposing to develop the 350 South Fifth Apartments, a proposed newly constructed 302-unit Section 42 Low-Income Housing Tax Credit ("LIHTC") general occupancy rental development centrally located within the City of Ann Arbor, Michigan. More specifically, the subject development is proposed to be located just north of Williams Street on the southern end of the block bordered by Fourth Avenue to the west and Fifth Avenue to the east at 350 South Fifth Avenue.

Once completed, the proposed development will consist of the new construction of 1, nineteen-story elevatored high-rise building containing 203, one bedroom units (638 square feet) and 99, two bedroom units (914 square feet) for a total of 302 rental units. The Developer proposes to set aside all of the units for residents earning 30, 60, or 80 percent or less of the Washtenaw County AMI using the MSHDA LIHTC Program targeting residents of all ages. In addition, 123 of the units (40.2 percent) will be further layered with Section 8 project based rental assistance ("PBRA") whereby tenants will pay 30 percent of their adjusted gross income ("AGI") as rent.

350 South Fifth Apartments
Unit Type Breakdown

Unit Type	Number of Units	Percentage of Total
1 BR/1 BA	203	67.2%
2 BR/2 BA	99	32.8%
Total	**302**	**100.0%**

*Units layered with Section 8 PBRA

350 South Fifth Apartments
AMI Breakdown

% of AMI	Number of Units	Percentage of Total
30%*	121	40.1%
60%	60	19.9%
80%	121	40.1%
Total	**302**	**100.0%**

The subject site is located centrally within the City of Ann Arbor, Michigan, on the southern side of the University of Michigan campus. The subject has an address of 350 South 5th Street, Ann Arbor, MI 48104. South 5th Street is a moderately traveled north/south thoroughfare. Ann Arbor, MI is located on the southeast side of the lower peninsula of the State of Michigan, approximately forty-one miles southwest of downtown Detroit, seventy-one miles southeast of Lansing, and 101 miles east of Kalamazoo.

The subject site is currently operating as a pay-to-park surface parking lot. The site has above average vehicular linkages with its location within close proximity to the University of Michigan campus, above average drive-by exposure with its location on South 5th Avenue and its proximity to commercial uses. The site has above average pedestrian linkages, as indicated by its Walk Score of 98, which means the site is a "Walker's Paradise". The subject site is generally bordered by commercial and institutional uses in all directions, with residential uses to the south and east.

Purpose

This market study has been prepared in accordance with the most recent MSHDA Market Study Guidelines published by MSHDA as of the date of this report. The guidelines, as published by MSHDA at the time of this report, serve as the foundation for the analysis, which is aimed at assisting the reader in determining the feasibility of securing financing for the proposed project.

The purpose of this study is to evaluate whether there is sufficient potential demand to support the introduction of 302 general occupancy rental units at the proposed development site. Potential demand is defined as the pool of age and income-qualified households who can afford the proposed rental rates. In this study, demand will be qualified by identifying the following: the lease-up period, the date of estimated sustained occupancy (93 percent occupied at underwritten rents and expenses) in the primary market, and the effect of the project on the existing market. The market study will further assess the market demand compatibility for the unit rental rates and other development amenities associated with the proposed rental development.

Methodologies

Methodologies used by Baker Tilly Advisory Group, LP ("Baker Tilly") include the following:

- Primary Market Area ("PMA") Definition
  Establishing the PMA is the first crucial step in understanding supply and demand dynamics for the proposed property. The PMA refers to the geographic region from which the property is anticipated to draw the majority of its residents. Various factors are evaluated to accurately define the PMA, including but not limited to:

  - Demographic and Socioeconomic Analysis: A comprehensive evaluation of local demographics (age, income, household size, etc.) and socioeconomic conditions (employment trends, educational levels, and spending patterns).
  - Interviews with Local Experts: Discussions with area planners, real estate agents, and other local professionals who are familiar with community growth trends, development patterns, and potential future changes.
  - Field Observations: The field analyst personally surveys the area, documenting critical features such as commuting patterns, available amenities, and infrastructure developments that could influence housing demand.
  - Housing Supply and Trend Analysis: Examination of the current housing stock, including types, occupancy rates, construction trends, and any observable shifts in supply or demand.

- Site Visit and Competitor Identification
  Baker Tilly performs a physical site visit to assess the proposed site as well as the local multifamily housing market and identify competing developments. The primary goal is to evaluate the suitability of the subject site and the overall market strength and pinpoint properties that pose direct competition to the proposed development. Specific aspects assessed include:

  - Analyze overall suitability of potential site
  - Identify the location and types of public and private support facilities, services, and linkages serving the population in close proximity to the subject sites (schools, shopping, medical, public transportation and recreation/leisure activities)
  - Occupancy Levels: Evaluating current vacancy rates to gauge market saturation and identify potential gaps in housing supply.
  - Rent Levels: A thorough review of rent rates for various unit types (e.g., studio, one-bedroom, etc.) is conducted to assess price points across the competitive landscape.
  - Unit Mix: The proportion of different unit types (e.g., studios, two-bedroom apartments) within competing properties is noted to understand potential demand for each type.
  - Project Quality: A detailed assessment of the quality of comparable properties, including building age, unit condition, amenities (e.g., pools, fitness centers), and overall curb appeal. Both Section 42 Low-Income Housing Tax Credit (LIHTC) properties and market-rate developments offering similar unit and project amenities are included in this comparative analysis.

- Demographic Analysis
  The demographic data for this study is drawn from reliable sources, primarily the U.S. Census and Environmental Systems Research Institute ("ESRI"), a nationally recognized provider of demographic data. Specifically, ESRI's Business Analyst Online ("ESRI BAO") platform provides estimates and projections that are deemed credible and reliable.

  - Data Timeframes: The analysis incorporates both actual data from the 2010 Census and forecasted data for 2024 and 2029. The combination of historical and projected data helps provide a clear picture of past trends and future expectations for the market.
  - Reliability of Data: ESRI BAO uses the latest available Census data in its estimates and projections, ensuring the data used in this report is current and relevant to market conditions.

- Economic and Demographic Analysis
  Economic and demographic conditions in the PMA are critical factors influencing the success of the proposed development. Key components of this analysis include:

  - Recent Census Data: Baker Tilly utilizes the latest U.S. Census information to create a baseline of current demographic trends, including population growth, age distribution, household income levels, and household size.
  - Future Projections: To assess long-term viability, projections are made for the year when the project is expected to open and for when it reaches stabilized occupancy. These projections account for expected changes in population, employment, income, and household formation.
  - Labor Market Conditions: Employment trends, including key industries, job growth, and unemployment rates, are considered as part of the overall economic analysis.

- Planned and Proposed Developments
  Identifying potential competition and future development trends is essential for assessing the marketability of the proposed project. Baker Tilly conducts a thorough investigation of:

  - Building Statistics: Local construction activity, such as building permits, housing starts, and planned projects, is analyzed to gauge future supply in the market.
  - Interviews with Officials: Conversations with city planners, local government officials, and real estate developers help identify any upcoming projects that may not yet be reflected in public data but could impact the competitive landscape.

- Market Rent Determination
  Estimating achievable market rent is a critical component of the analysis. This is done through the creation of a HUD Rent Comparability Grid, which compares the proposed development with the most comparable properties in the area.

  - Feature Comparison: The grid compares unit features (size, floor plans, appliances, finishes, etc.) and property amenities (e.g., parking, recreational facilities) across competitive properties.
  - Rent Adjustments: Adjustments are made for each feature that differs between the proposed development and comparable properties. For example, if the proposed units offer superior finishes or more amenities, upward adjustments are made. Conversely, downward adjustments are made for any deficiencies.
  - Final Market Rent Estimate: After accounting for these adjustments, an estimated achievable market rent is determined, providing insight into the potential rental income for the proposed development.

- Demand Analysis
  Baker Tilly conducts a detailed demand analysis to evaluate the feasibility of the proposed development in attracting age and income-appropriate households from the PMA.

  - Capture Rate Calculation: The required capture rate is calculated by comparing the number of proposed units to the pool of age and income-qualified renter households within the PMA.
  - Penetration Rate Analysis: In addition to capture rate, Baker Tilly evaluates the market penetration rate, which compares the total number of existing and planned LIHTC units within the PMA to the total number of income-eligible households. This provides a comprehensive view of the market's capacity to absorb additional affordable housing units.
  - Comparison to Industry Standards: The calculated capture and pentation rates are compared against industry benchmarks to determine if the proposed rate is reasonable and achievable based on historical data from similar projects.

Sources

Baker Tilly relies on a broad range of credible and reliable data sources to collect, verify, and analyze information for each market assessment. These sources ensure that the information presented is as accurate and reliable as possible. The primary data sources include:

- **2020 U.S. Census**: Provides essential demographic, population, and housing data critical for understanding market conditions and trends.
- **ESRI Business Analyst Online (BAO)**: A widely used geographic information system (GIS) tool that offers in-depth demographic, economic, and geographic data.
- **U.S. Department of Labor**: Supplies critical data on employment trends, wages, and labor market statistics that impact local economies and housing demand.
- **Local Chamber of Commerce Officials**: Offer insights into the local business climate, economic activities, and developments within the area.
- **Local Economic Development Officials**: Provide data on ongoing and future projects, economic growth projections, and local market conditions.
- **Property Management for Comparable Properties**: Direct information on occupancy rates, rental rates, property management practices, and tenant turnover from comparable properties included in the survey.
- **HelloData.ai**: A data platform providing market analysis, demographics, and insights for more targeted and localized research.
- **CoStar**: A leading provider of commercial real estate information, offering extensive data on property listings, vacancy rates, lease rates, transaction history, and market forecasts, enhancing real estate market analysis.
- **Local Planning, Zoning, and Building Officials**: Supply information on zoning regulations, upcoming developments, and building permits that may influence property values and market trends.
- **Local Housing Authority Representatives**: Offer data and perspectives on affordable housing availability, housing assistance programs, and demand for low-income housing.

Report Limitations

The primary objective of this report is to gather, analyze, and interpret data in order to forecast the market performance of the subject property over an agreed-upon time period. Baker Tilly utilizes a broad range of data sources to develop this analysis. While not all sources of data can always be fully verified, Baker Tilly makes considerable efforts to ensure accuracy and reliability. Although complete accuracy may not always be achievable, we are confident that our diligence results in a margin of error within acceptable industry standards. However, Baker Tilly cannot assume responsibility for any inaccuracies, omissions, or errors in data that originate from external sources.

The analysis, opinions, and conclusions presented in this report are subject to the assumptions and limiting conditions outlined within. The insights provided reflect our professional judgment based on unbiased research, analysis, and interpretation of the data available. Baker Tilly affirms that we hold no current or future interest in the subject property, ensuring that our findings are free from personal bias or external influence. Moreover, we have no vested financial or personal interest in any parties involved in the property.

Our compensation for producing this report is not contingent on any specific event or outcome-such as loan approval or other decisions-resulting from the use of the analyses, opinions, or conclusions contained in this report. The independence of our analysis is guaranteed, and the conclusions drawn are based solely on our objective review of the data and our professional expertise.

Proposed Project Description Summary

350 South Fifth Apartments
Development Overview Summary

Project Name:	350 South Fifth Apartments
Project Location:	350 South Fifth Avenue Ann Arbor, MI 48104
US Census Tract:	4001.00
Project Description:	The Developer is proposing to develop the 350 South Fifth Apartments, a proposed newly constructed 302-unit Section 42 LIHTC general occupancy rental development centrally located within the City of Ann Arbor, Michigan. More specifically, the subject development is proposed to be located just north of Williams Street on the southern end of the block bordered by Fourth Avenue to the west and Fifth Avenue to the east at 350 South Fifth Avenue. Once completed, the proposed development will consist of the new construction of 1, nineteen-story elevatored high-rise building containing 203, one bedroom units (638 square feet) and 99, two bedroom units (914 square feet) for a total of 302 rental units.

350 South Fifth Apartments
Unit Type Breakdown

Unit Type	Number of Units	Percentage of Total
1 BR/1 BA	203	67.2%
2 BR/2 BA	99	32.8%
Total	**302**	**100.0%**

# of Units:	302
# of Income Restricted Units:	302
AMI Target Market:	The Developer proposes to set aside all of the units for residents earning 30, 60, or 80 percent or less of the Washtenaw County AMI using the MSHDA LIHTC Program targeting residents of all ages.

350 South Fifth Apartments
AMI Breakdown

% of AMI	Number of Units	Percentage of Total
30%*	121	40.1%
60%	60	19.9%
80%	121	40.1%
Total	**302**	**100.0%**

Tenancy Restrictions:	General occupancy, open to all ages (demand calculations will utilize households under the age of 65)

350 South Fifth Apartments **Development Overview Summary**	
Existing Site Conditions:	The subject site is located centrally within the City of Ann Arbor, Michigan, on the southern side of the University of Michigan campus. The subject has an address of 350 South 5th Street, Ann Arbor, MI 48104. South 5th Street is a moderately traveled north/south thoroughfare. Ann Arbor, MI is located on the southeast side of the lower peninsula of the State of Michigan, approximately forty-one miles southwest of downtown Detroit, seventy-one miles southeast of Lansing, and 101 miles east of Kalamazoo. The subject site is currently operating as a pay-to-park surface parking lot. The site has above average vehicular linkages with its location within close proximity to the University of Michigan campus, above average drive-by exposure with its location on South 5th Avenue and its proximity to commercial uses. The site has above average pedestrian linkages, as indicated by its Walk Score of 98, which means the site is a "Walker's Paradise". The subject site is generally bordered by commercial and institutional uses in all directions, with residential uses to the south and east.
Current Occupancy	N/A, new construction
Project Based Rental Assistance:	123 of the units (40.2 percent) will be further layered with Section 8 PBRA whereby tenants will pay 30 percent of their AGI as rent.
Utility Arrangement:	Water, sewer, and trash removal are proposed to be included in the rent. Based upon estimates provided by the Developer, the unit utilities are estimated by the Developer to be an additional $102 to $127 per month.
Common Area Amenities:	The proposed common area amenities include; on-site management, controlled entry with intercom and key FOB access, elevator, clubhouse, community room, and fitness center.
Unit Amenities	The proposed unit amenities include: kitchen appliances (frost-free refrigerator, self-cleaning oven, dishwasher, garbage disposal, microwave), in-unit washer and dryer, central air conditioning, mini-blinds, coat closet, and in-unit internet included.
Parking:	No resident parking available at the site
On-Site Supportive Services:	N/A
Construction Start Date:	March 2026
Occupancy Date:	March 2028

Proposed Project Unit Matrix

350 South Fifth Apartments Proposed Unit Matrix							
# of Units	**Unit Type**	**% of AMI**	**Net Rent $/mth.**	**Utility Allowance**	**Gross Rents**	**2024 Washtenaw County Maximum Rent**	**Size (SF)**
81	1 BR/1 BA	30%*	$1,574	$102	$1,676	$672	638
40	1 BR/1 BA	60%	$1,169	$102	$1,271	$1,344	638
82	1 BR/1 BA	80%	$1,617	$102	$1,719	$1,793	638
40	2 BR/2 BA	30%*	$1,871	$127	$1,998	$807	914
20	2 BR/2 BA	60%	$1,394	$127	$1,521	$1,614	914
39	2 BR/2 BA	80%	$1,932	$127	$2,059	$2,152	914
302	**Total**						

Note: Water, sewer, and trash removal are proposed to be included in the rent

***Units further layered with Section 8 PBRA whereby tenants will pay 30 percent of their AGI as rent.

Major Findings and Conclusions

- Based on the scope of the research conducted and the analyst's professional opinion, sufficient potential demand exists for the introduction of 302 general occupancy rental units at the proposed site in Ann Arbor, Michigan. The site is deemed as an above average location for multifamily housing and the proposed unit mix, unit sizes, rents, and amenities are appropriate for the intended use and targeted market. Therefore, the development is considered consistent with or superior to the market. Baker Tilly recommends moving forward with the project as proposed subject to the following recommendation:

    - The subject development currently lacks an on-site parking option for prospective residents. To address this, it is recommended that the Developer pursue monthly parking options in nearby city-owned parking lots or garages. While these parking facilities would not be located directly on-site, presenting a parking solution as part of the development's marketing strategy could help mitigate potential leasing challenges that may arise due to the lack of dedicated on-site parking. By offering convenient nearby parking alternatives, the development may alleviate prospective tenants' concerns regarding parking availability, thereby enhancing the project's marketability.

- The following overall development strengths and weaknesses were noted during the course of this analysis:

    Strengths
    - The site has above average vehicular linkages with its location within close proximity to the University of Michigan campus, above average drive-by exposure with its location on South 5th Avenue and its proximity to commercial uses.
    - The site has above average pedestrian linkages, as indicated by its Walk Score of 98, which means daily errands to not require a car.
    - The site is located adjacent to The Ride bus routes #4 and #23 along South 4th Avenue and East William Street, offering convenient public transportation to other areas in Ann Arbor.
    - The site is within proximity of downtown Ann Arbor, offering convenient linkages of those similar to a mid-sized city.
    - The site is located in an area currently improved with several existing multifamily developments that are currently operating at very high occupancy levels, proving the area to be a successful location for multifamily housing.
    - The overall population is projected to increase by approximately 116 people per year for the five years ending in 2029, resulting in an overall gain of 0.7 percent. The number of households is projected to increase by approximately 224 households per year for the five years ending in 2029, resulting in an overall gain of 3.2 percent.
    - The overall rental market in the PMA is considered very strong by generally accepted standards, with a total of 183 vacancies for a 2.9 percent vacancy rate (2.7 with applications pending).
    - The subject development is generally consistent with the market with respect to unit mix, LIHTC net rents, unit sizes, and development amenities. In addition, the subject development is consistent with the amenities that are considered standard in the subject market and will therefore be marketable in the subject PMA.
    - Without making any adjustments for location, size of units, age of developments, or amenities offered, the proposed units are priced above the average existing LIHTC rents in the market and will require a reduction.
    - Our analysis suggests that all conventional LIHTC units are consistent with or below allowable tax credit rent limits. The proposed LIHTC rents are 94.2 to 95.9 percent of the 2024 Washtenaw County Maximum Rent and are therefore compliant with Washtenaw County maximum rent levels.
    - The proposed 30, 60, and 80 percent AMI LIHTC rental rates are priced at 41.7 to 65.4 percent of the estimated achievable market rents indicating a LIHTC rental rate advantage to market greater than the industry standard 10 percent.
    - Using the previously published movership rates, the majority of the calculated demand ratios for the overall proposed project are lower than the MSHDA demand ratio standards indicating that the number of household under the age of 65 within the PMA is likely sufficient to absorb the proposed introduction of PBV or LIHTC units at the proposed development.

Weaknesses

- South 4th Street, South 5th Street, and East William Street are moderately traveled thoroughfares and there may be additional noise associated with the site's proximity to busy streets and bus stops.
- The subject development is considered inferior with respect to development amenities due to a lack of a parking option.
- The proposed 30 percent AMI units are priced higher than allowable tax credit rent limits (247.6 to 249.4 percent of the Washtenaw County Maximum Rent) and are, therefore, not compliant with Washtenaw County maximum rent levels. It should be noted that these units are proposed to be further layered with Section 8 project based subsidy. Therefore, tenants will not pay in excess of allowable tax credit limits as their rents will continue to be equivalent to 30 percent AGI. In the unlikely event subsidy is eliminated, the proposed rents would require a reduction in order to become compliant with Washtenaw County maximum rent levels.
- Using the newly published movership rates, the majority of the calculated demand ratios for the overall proposed project are higher than the MSHDA demand ratio standards indicating that the number of households under the age of 65 within the PMA is not likely sufficient to absorb the proposed introduction of PBV or LIHTC units at the proposed development.

- The strongest potential demand for housing associated with the development is anticipated to originate from within the PMA. A consensus among those persons interviewed, a review of the retail shopping patterns, a review of the commuting and transportation linkages for the surrounding area, a review of the employment base within the community, and a driving tour of the surrounding area indicate that the predominant PMA for the housing proposed for the Subject Property is generally bordered by: Highway 14 to the north and Interstate 94 to the west, south, and east.

  Based on the site's pedestrian linkages, convenient access to major thoroughfares, proximity to numerous major employers, and discussions with property managers of potentially competing developments, it is likely that 20 to 25 percent of the residents that ultimately rent from the proposed development will originate from outside the PMA (most likely from other areas of Washtenaw County). However, as a conservative approach, only the population from within the PMA was analyzed in this study.

- ESRI BIS provided demographic data for the analysis based on the 2010 and 2020 US census data. According to the US Census Bureau and the ESRI BIS actual 2010 and forecasted 2024 and 2029 demographic data sets, the overall population is projected to increase by approximately 116 people per year for the five years ending in 2029, resulting in an overall gain of 0.7 percent. The number of households is projected to increase by approximately 224 households per year for the five years ending in 2029, resulting in an overall gain of 3.2 percent. Both the owner occupied housing unit and renter occupied housing unit percentage will experience an increase.

PMA Demographic Summary

Description	2010 US Census	2020 US Census	2024 ESRI Forecasts	2029 ESRI Forecasts	% Change 2024-2029	Annual Change 2024-2029
Population	80,320	85,643	84,438	85,019	0.7%	116.2
Households	32,918	34,993	35,464	36,585	3.2%	224.2
Families	13,550	14,752	14,227	14,371	1.0%	28.8
Average Household Size	2.2	2.2	2.2	2.1	-2.3%	0.0
Owner Occupied Housing Units	15,466	15,909	16,875	17,486	3.6%	122.2
Renter Occupied Housing Units	17,452	19,084	18,589	19,099	2.7%	102
Median Age	27.5	28.0	28.8	29.5	2.4%	0.1

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. ESRI Forecasts for 2024 and 2029.

- Thirty-two comparable developments were identified and inventoried for a total of 6,203 rental units within or near the PMA. The overall rental market in the PMA is considered very strong by generally accepted standards, with a total of 183 vacancies for a 2.9 percent vacancy rate (2.7 with applications pending).

Comparable Development Occupancy Summary					
Development Type	**Number of Developments**	**Number of Units**	**Vacant Units**	**Vacancy Rate**	**Vacancy Rate with Applications Pending**
LIHTC Section 42 General Occupancy	5	566	7	1.2%	0.7%
LIHTC Section 42 Senior	2	134	0	0.0%	N/A
Market Rate General Occupancy	21	5,236	174	3.3%	3.0%
Federally Subsidized General Occupancy	3	135	2	1.5%	1.5%
Federally Subsidized Senior	1	132	0	0.0%	N/A
Total	**32**	**6,203**	**183**	**2.9%**	**2.7%**

- The most comparable general occupancy market rate developments were analyzed and compared to estimate the subject development's correlated market rents. The comparables were selected based on the location of the developments, style of the developments, age of the developments as well as the amenities that the developments offer. The most comparable market rate properties are:

Most Comparable Market Rate Properties		
Map #	**Comparable**	**Rationale for Inclusion in Calculations**
8	The Brady	Location, targeting, year built, similar unit amenities, similar development amenities, similar utility arrangement
9	Hoover and Greene	Location, targeting, year built, similar unit amenities, similar development amenities, similar utility arrangement
10	618 South Main Apartments	Location, targeting, year built, similar unit amenities, similar development amenities, similar utility arrangement
11	Ann Arbor City Club	Location, targeting, similar unit amenities, similar utility arrangement

Market rate calculations were based on the most prevalent unit types for the one and two bedroom apartment units within rental developments located in the PMA that have been recently constructed. Due to the strengths and weaknesses of all the comparable developments, we have used an average of all the comparables as the primary indicators of value.

Summary of Estimated Achievable Net Market Rents		
Development	**1 BR**	**2 BR**
Estimated Achievable Market Rents Minimum	$2,193	$2,664
Estimated Achievable Market Rents Maximum	$2,676	$4,389
Estimated Achievable Market Rents Average	$2,471	$3,341

Summary of General Occupancy Estimated Achievable Net Market Rents			
Unit Type	**Base Market Rent per Month**	**Average Unit Size (SF)**	**Rent per SF**
1 BR/1 BA	$2,471	638	$3.87
2 BR/2 BA	$3,341	914	$3.65

- The proposed 30, 60, and 80 percent AMI LIHTC rental rates are priced at 41.7 to 65.4 percent of the estimated achievable market rents indicating a LIHTC rental rate advantage to market greater than the industry standard 10 percent.

Proposed 350 South Fifth Apartments Net Rents versus Estimated Achievable Net Market Rents					
# of Units	**Unit Type**	**% of AMI**	**Net Rent $/mth.**	**Estimated Achievable Net Market Rents**	**Ratio of Proposed Net Rents to Estimated Achievable Net Market Rents**
81	1 BR/1 BA	30%*	$1,574	$2,471	63.7%
40	1 BR/1 BA	60%	$1,169	$2,471	47.3%
82	1 BR/1 BA	80%	$1,617	$2,471	65.4%
40	2 BR/2 BA	30%*	$1,871	$3,341	56.0%
20	2 BR/2 BA	60%	$1,394	$3,341	41.7%
39	2 BR/2 BA	80%	$1,932	$3,341	57.8%
302	**Total**				

***Units further layered with Section 8 PBRA whereby tenants will pay 30 percent of their AGI as rent.

- The Excel demand analysis worksheet provided on the MSHDA website was utilized for the calculation of demand estimates for each income limit at the subject property. A copy of the spreadsheet is included in Appendix F. These demand estimates were constructed so as to eliminate double counting stemming from overlapping income qualification limits. Movership rates that were used to determine demand estimates were provided by MSHDA. **Two movership rate demand scenarios (new and previous) are included given the drastic reduction in newly published movership rates.**

  Using the newly published movership rates, the majority of the calculated demand ratios for the overall proposed project are higher than the MSHDA demand ratio standards indicating that the number of households under the age of 65 within the PMA is not likely sufficient to absorb the proposed introduction of PBV or LIHTC units at the proposed development. These demand ratios indicate that the proposed development would likely be required to attract a portion of its households under the age of 65 from outside the PMA in order to be compliant with MSHDA demand ratios.

Calculated Demand Ratio Summary-PBRA			
	Calculated	**MSHDA Acceptable Rates**	**Amount (Below)/Above Acceptable Levels**
Penetration Rate	1.7%	6.0%	(4.3%)
Capture Rate	114.2%	50.0%	64.2%
Saturation Rate	237.9%	20.0%	217.9%

Calculated Demand Ratio Summary			
	Calculated	**MSHDA Acceptable Rates**	**Amount (Below)/Above Acceptable Levels**
Penetration Rate	4.4%	6.0%	(1.6%)
Capture Rate	194.4%	50.0%	144.4%
Saturation Rate	194.4%	20.0%	174.4%

Using the previously published movership rates, the majority of the calculated demand ratios for the overall proposed project are lower than the MSHDA demand ratio standards indicating that the number of household under the age of 65 within the PMA is likely sufficient to absorb the proposed introduction of PBV or LIHTC units at the proposed development. These demand ratios indicate that the proposed development would not likely be required to attract a portion of its households under the age of 65 from outside the PMA in order to be compliant with MSHDA demand ratios.

Calculated Demand Ratio Summary-PBRA			
	Calculated	**MSHDA Acceptable Rates**	**Amount (Below)/Above Acceptable Levels**
Penetration Rate	1.7%	6.0%	(4.3%)
Capture Rate	26.7%	50.0%	(23.3%)
Saturation Rate	55.6%	20.0%	35.6%

Calculated Demand Ratio Summary			
	Calculated	**MSHDA Acceptable Rates**	**Amount (Below)/Above Acceptable Levels**
Penetration Rate	4.4%	6.0%	(1.6%)
Capture Rate	45.0%	50.0%	(5.0%)
Saturation Rate	45.0%	20.0%	25.0%

- Based on discussions with property managers in the PMA and a review of the vacancy rates for the affordable developments within or near the PMA, the proposed LIHTC portion of the development would likely have a monthly absorption of approximately ten units per month. Based on discussions with other property managers in the community, it is reasonable to assume that the development would open with 25 to 50 percent of the units preleased. The absorption is calculated as follows:

350 South Fifth Apartments Absorption Calculation		
	Section 8 Portion	**LIHTC Portion**
Total Units	**121**	**181**
Stabilized Occupancy	93%	93%
Total Units to be Leased	**113**	**168**
Less: Units Preleased (50%-Section 8, 25%-TC)	(61)	(45)
Remaining Units	**52**	**123**
Absorption Rate	10	10
Number of Months to Reach Stabilized Occupancy	**5 to 6 months**	**12 to 13 months**

Our absorption projections assume that household trends will continue and that no other projects targeting a similar income group are developed during the projection period. In addition, we assume the Developer will utilize a professional management company.

Project Description

Understanding of the Project

This market study aims to assess the multifamily housing market in the City of Ann Arbor, Michigan, focusing on the development of the 350 South Fifth Apartments. This proposed newly constructed general occupancy rental housing project will consist of a total of 302 units. The study will determine the market feasibility of the development by analyzing critical factors such as the lease-up period, the estimated date for reaching sustained occupancy (93% occupied at underwritten rents and expenses), and the impact of the development on the existing local housing market.

The study follows the most recent MSHDA Market Study Guidelines, published by MSHDA as of the report's date. Its purpose is to assist the developer in evaluating the availability of MSHDA financing for the project. Key components of the market study include:

- A visual analysis of the property
- Determination of the PMA
- Evaluation of the socio-demographic characteristics of the population
- A survey of comparable existing, proposed, and zoned market-rate and LIHTC rental properties in the PMA
- An analysis of historical, current, and forecasted absorption rates and occupancy levels within the PMA
- An analysis of the supply-demand relationship for rental units in the area
- An executive summary with findings and recommendations regarding the overall market study

This analysis is based on secondary data obtained from sources such as the US Census Bureau, as well as local, state, and private agencies. Additionally, primary data was collected through interviews with the developer, public officials, and experienced real estate professionals in the community. Joe Alberts, a representative of Baker Tilly Advisory Group, LP, conducted a site visit on October 30, 2024. Final conclusions and recommendations were provided by David Haviland, John Gannon, Sam Bucheger, and Joe Alberts, representatives of Baker Tilly Advisory Group, LP.

Problem Definition

The purpose of this study is to evaluate whether there is sufficient potential demand to support the introduction of 302 general occupancy rental units at the proposed development site. Potential demand is defined as the pool of age and income-qualified households who can afford the proposed rental rates. In this study, demand will be qualified by identifying the following: the lease-up period, the date of estimated sustained occupancy (93 percent occupied at underwritten rents and expenses) in the primary market, and the effect of the project on the existing market. The market study will further assess the market demand compatibility for the unit rental rates and other development amenities associated with the proposed rental development.

Development Overview

The Developer is proposing to develop the 350 South Fifth Apartments, a proposed newly constructed 302-unit Section 42 LIHTC general occupancy rental development centrally located within the City of Ann Arbor, Michigan. More specifically, the subject development is proposed to be located just north of Williams Street on the southern end of the block bordered by Fourth Avenue to the west and Fifth Avenue to the east at 350 South Fifth Avenue.

Once completed, the proposed development will consist of the new construction of 1, nineteen-story elevatored high-rise building containing 203, one bedroom units (638 square feet) and 99, two bedroom units (914 square feet) for a total of 302 rental units. The Developer proposes to set aside all of the units for residents earning 30, 60, or 80 percent or less of the Washtenaw County AMI using the MSHDA LIHTC Program targeting residents of all ages. In addition, 121 of the units (40.2 percent) will be further layered with Section 8 PBRA whereby tenants will pay 30 percent of their AGI as rent.

No utilities are proposed to be included in the rent. Based upon estimates provided by the Developer, the unit utilities are estimated by the Developer to be an additional $102 to $127 per month. The projected rents are indicated in the following table along with the most recent Washtenaw County maximum rents allowed by MSHDA.

350 South Fifth Apartments
Proposed Unit Matrix

# of Units	Unit Type	% of AMI	Net Rent $/mth.	Utility Allowance	Gross Rents	2024 Washtenaw County Maximum Rent	Size (SF)
81	1 BR/1 BA	30%*	$1,574	$102	$1,676	$672	638
40	1 BR/1 BA	60%	$1,169	$102	$1,271	$1,344	638
82	1 BR/1 BA	80%	$1,617	$102	$1,719	$1,793	638
40	2 BR/2 BA	30%*	$1,871	$127	$1,998	$807	914
20	2 BR/2 BA	60%	$1,394	$127	$1,521	$1,614	914
39	2 BR/2 BA	80%	$1,932	$127	$2,059	$2,152	914
302	**Total**						

Note: Water, sewer, and trash removal are proposed to be included in the rent
***Units further layered with Section 8 PBRA whereby tenants will pay 30 percent of their AGI as rent.

Unit and Development Amenities

The Developer is proposing to develop the 350 South Fifth Apartments, a proposed newly constructed 302-unit Section 42 LIHTC general occupancy rental development centrally located within the City of Ann Arbor, Michigan. More specifically, the subject development is proposed to be located just north of Williams Street on the southern end of the block bordered by Fourth Avenue to the west and Fifth Avenue to the east at 350 South Fifth Avenue.

Once completed, the proposed development will consist of the new construction of 1, nineteen-story elevatored high-rise building containing 203, one bedroom units (638 square feet) and 99, two bedroom units (914 square feet) for a total of 302 rental units.

Development amenities and building attributes will generally include the following:

- On-site management
- Controlled entry with intercom and key FOB access
- Elevator
- Clubhouse
- Community room
- Fitness center

Unit amenities and building attributes will generally include the following:

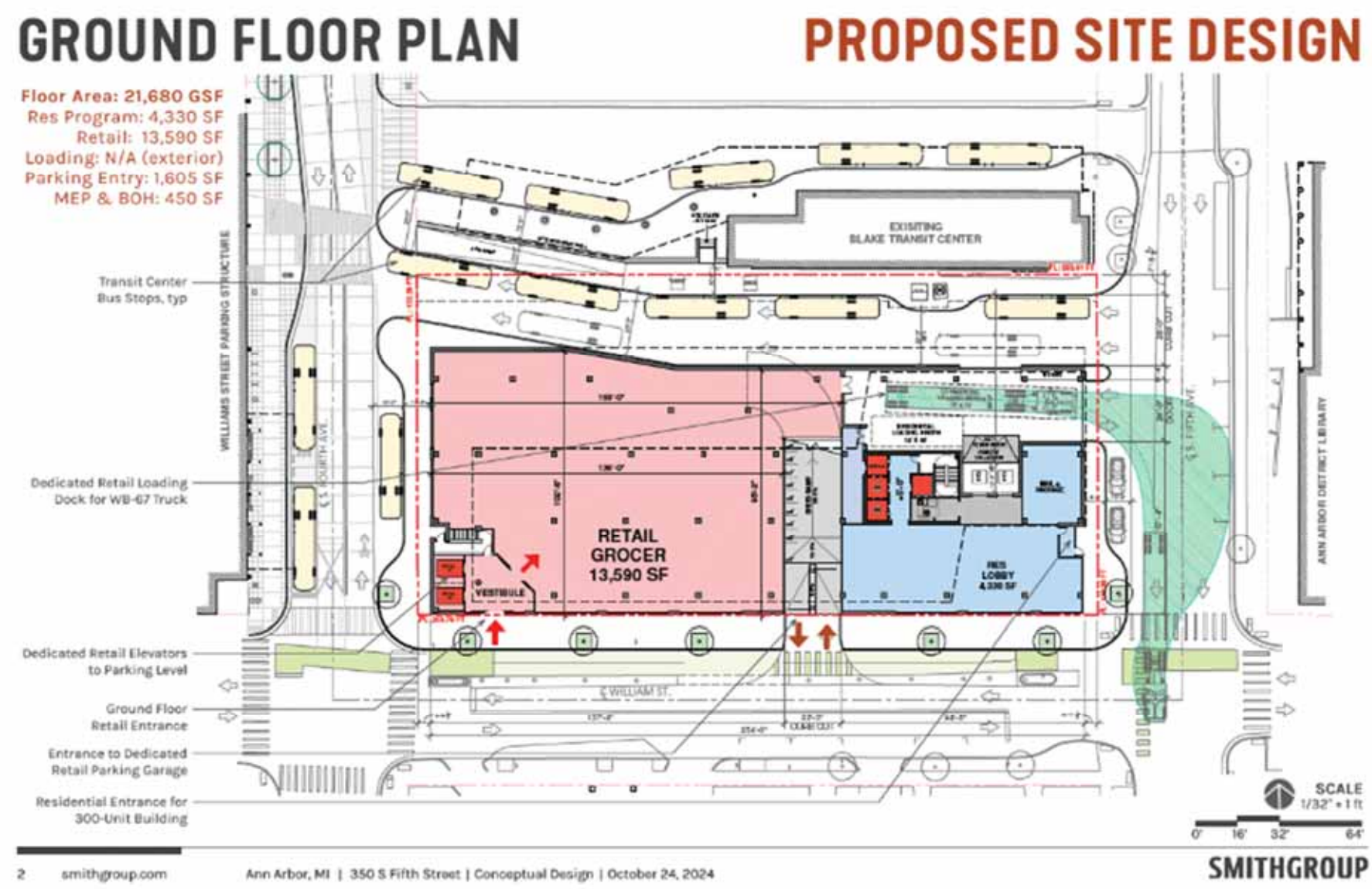
- Kitchen appliances including:
  - frost-free refrigerator
  - self-cleaning oven
  - dishwasher
  - garbage disposal
  - microwave
- In-unit washer and dryer
- Central air conditioning
- Mini-blinds
- Coat closet
- In-unit internet included

In addition, Baker Tilly has compared the proposed amenity package to MSHDA's Standards of Design, noting any discrepancies and compliance:

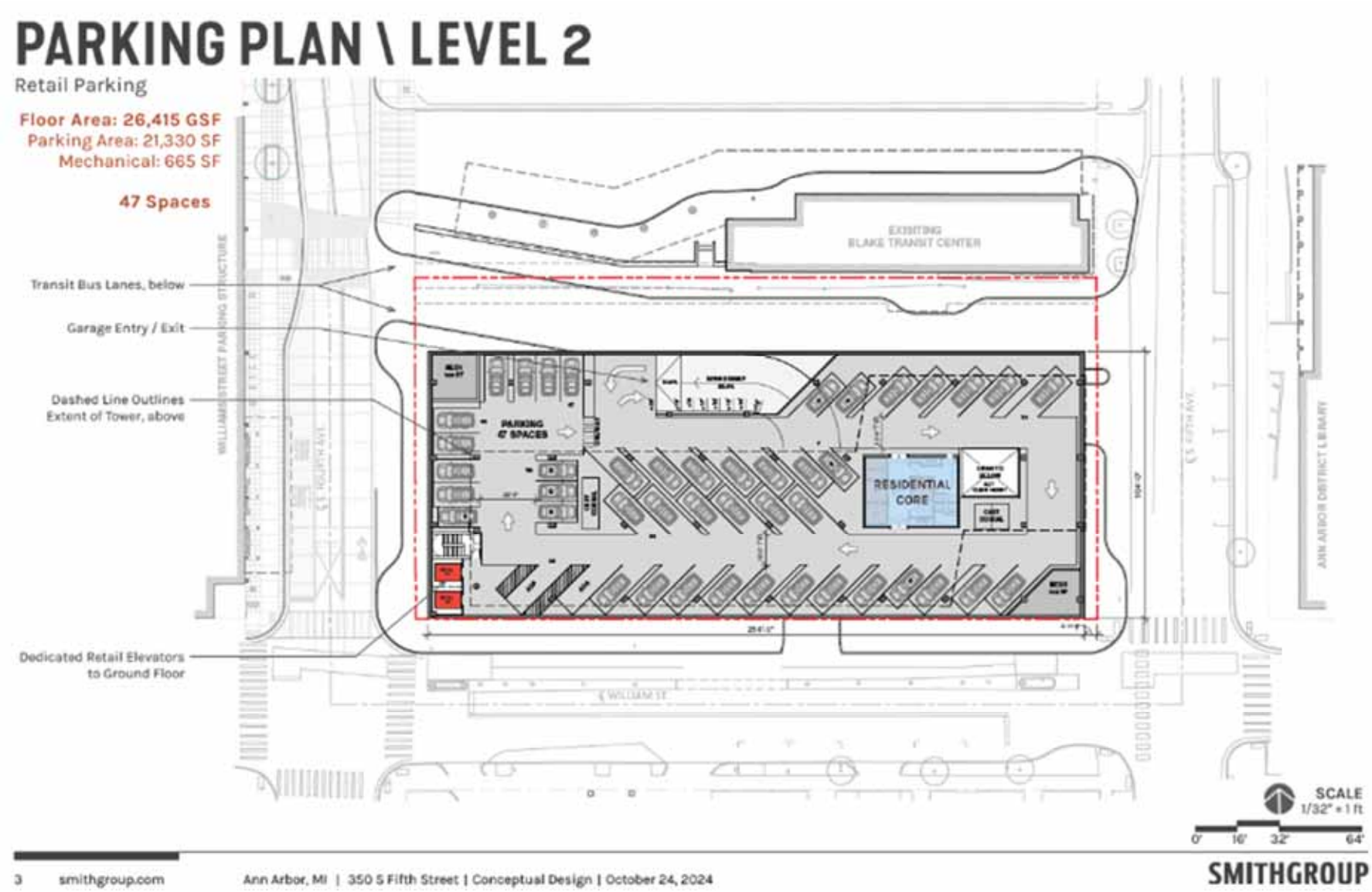
MSHDA's Standards of Design versus Subject Development	
Amenity	**Included in Subject Development/ Standard Met?**
Dishwashers	Yes, standard met
Garbage disposals	Yes, standard met
One bedroom (minimum 600 SF)	Yes, standard met
Patio/balcony	No, standard not met
No basement space units	Yes, standard met
No efficiency units	Yes, standard met
2+ stories (1 elevator), 3+ stories (2 elevators)	Yes, standard met
Window blinds	Yes, standard met
Individual mechanically ventilated HVAC units	Yes, standard met

The subject development's proposed site plan and elevations are included on the following pages.

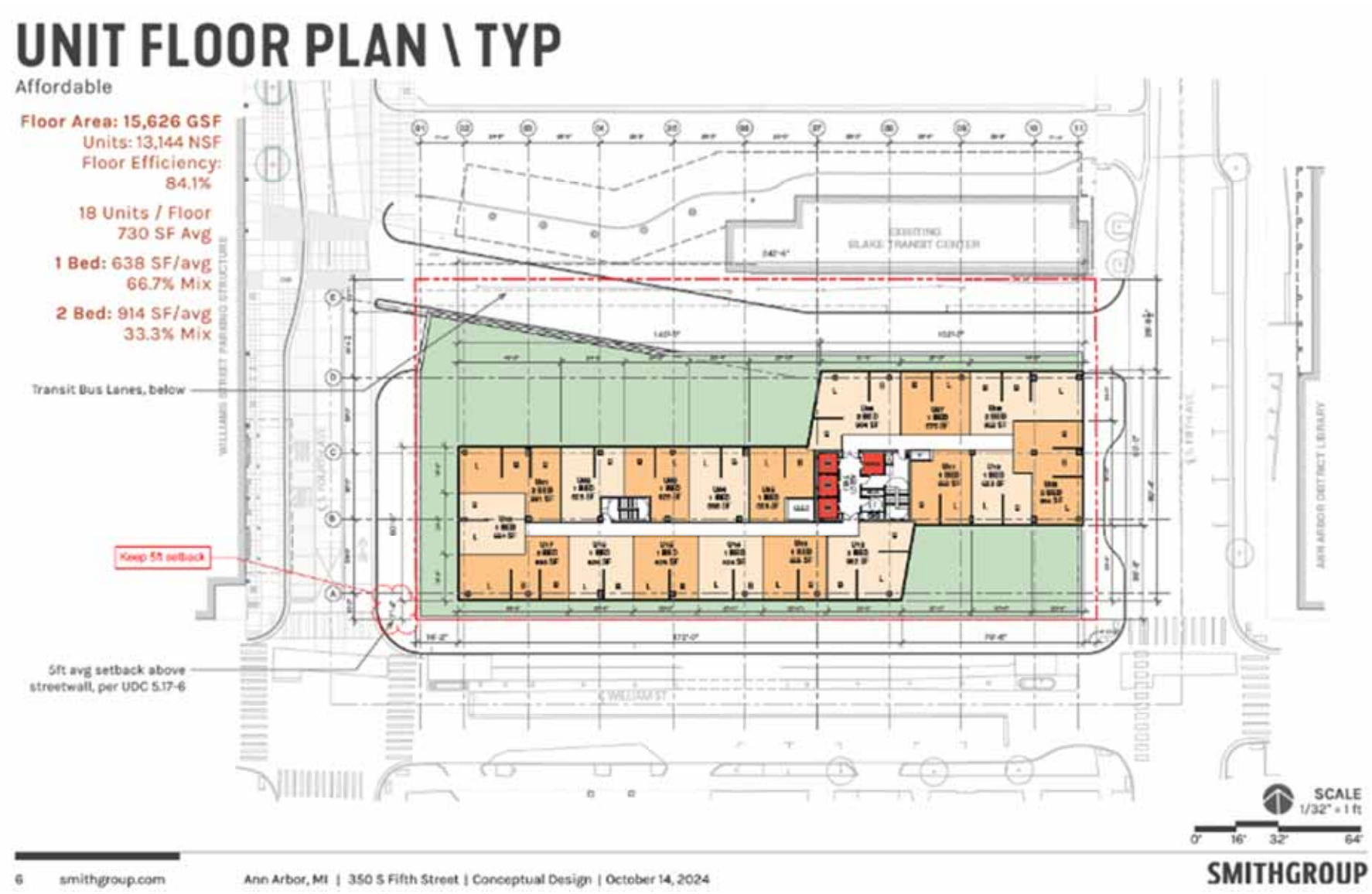
Proposed Site Plan



Proposed Site Plan



Proposed Site Plan



Market Area Definition

The PMA is defined as a geographic area from which a property is expected to draw the majority of its residents. Additionally, the PMA is the area in which similar properties compete with the subject property for tenants. The PMA for the proposed development must first be established before the influences of supply and demand can be assessed.

The subject site is located centrally within the City of Ann Arbor, Michigan, on the southern side of the University of Michigan campus. The subject has an address of 350 South 5th Street, Ann Arbor, MI 48104. South 5th Street is a moderately traveled north/south thoroughfare. Ann Arbor, MI is located on the southeast side of the lower peninsula of the State of Michigan, approximately forty-one miles southwest of downtown Detroit, seventy-one miles southeast of Lansing, and 101 miles east of Kalamazoo.

Interviews were conducted with property managers or potentially competing developments, the planning department and other city and county officials. A consensus among those interviewed indicated that a predominant primary market for the development exists.

The strongest potential demand for housing associated with the development is anticipated to originate from within the PMA. A consensus among those persons interviewed, a review of the retail shopping patterns, a review of the commuting and transportation linkages for the surrounding area, a review of the employment base within the community, and a driving tour of the surrounding area indicate that the predominant PMA for the housing proposed for the Subject Property is generally bordered by: Highway 14 to the north and Interstate 94 to the west, south, and east.

Based on the site's pedestrian linkages, convenient access to major thoroughfares, proximity to numerous major employers, and discussions with property managers of potentially competing developments, it is likely that 20 to 25 percent of the residents that ultimately rent from the proposed development will originate from outside the PMA (most likely from other areas of Washtenaw County). However, as a conservative approach, only the population from within the PMA will be analyzed in this study.

A map of the PMA is included on the following page.

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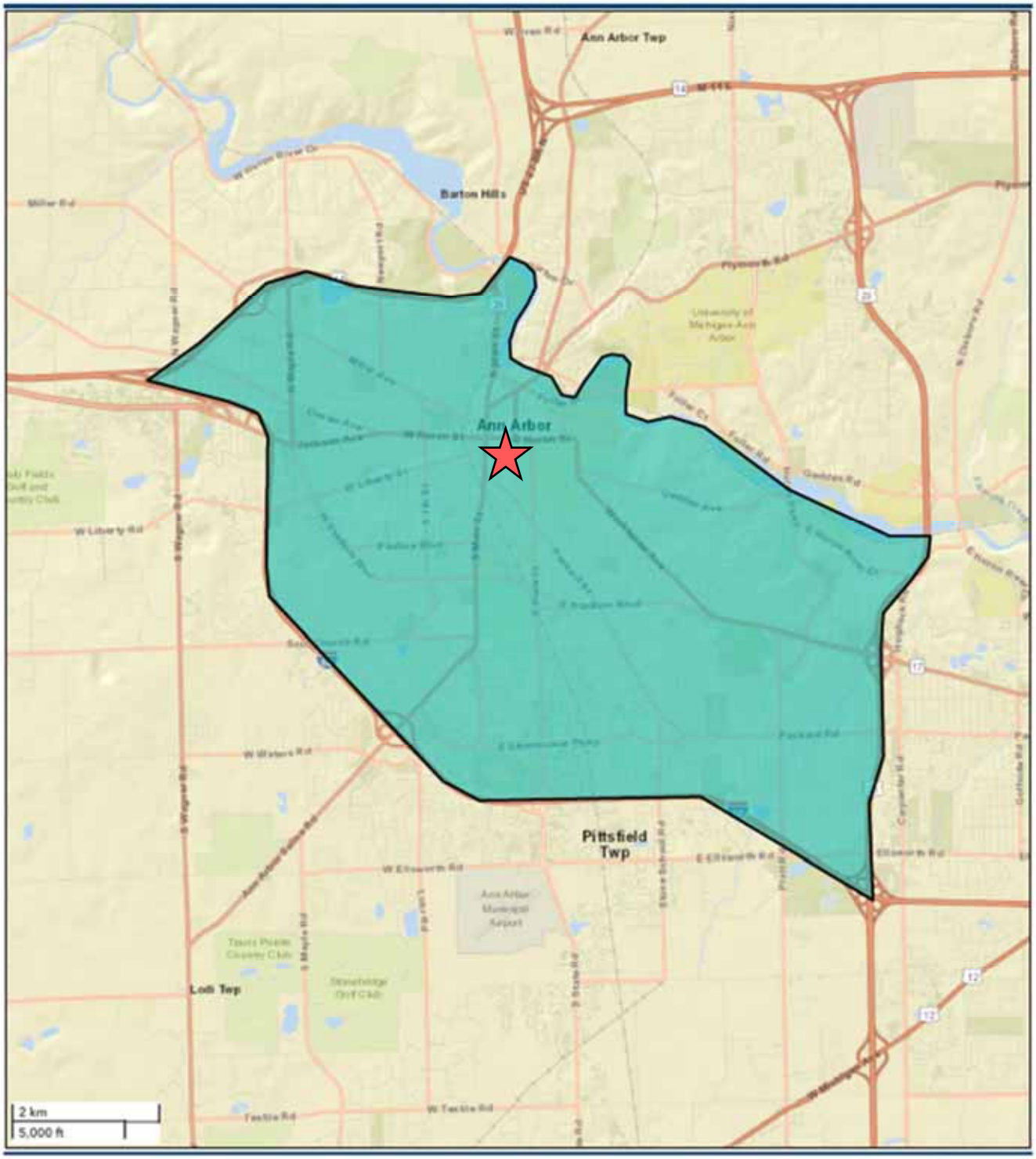
PMA Map



October 22, 2024

Site Location

Site Characteristics

This section includes a detailed description of the development site based upon the analyst's physical review of the development site on October 30, 2024.

The subject site is located centrally within the City of Ann Arbor, Michigan, on the southern side of the University of Michigan campus. The subject has an address of 350 South 5th Street, Ann Arbor, MI 48104. South 5th Street is a moderately traveled north/south thoroughfare. Ann Arbor, MI is located on the southeast side of the lower peninsula of the State of Michigan, approximately forty-one miles southwest of downtown Detroit, seventy-one miles southeast of Lansing, and 101 miles east of Kalamazoo.

The subject site is currently operating as a pay-to-park surface parking lot. The site has above average vehicular linkages with its location within close proximity to the University of Michigan campus, above average drive-by exposure with its location on South 5th Avenue and its proximity to commercial uses. The site has above average pedestrian linkages, as indicated by its Walk Score of 98, which means the site is a "Walker's Paradise". The subject site is generally bordered by commercial and institutional uses in all directions, with residential uses to the south and east.

The following are descriptions of the various uses in all directions from the subject site:

North: Directly north of the subject site is the Ann Arbor Area Transportation Authority building followed by a similar surface parking lot between South 4th Avenue and South 5th Avenue. Before East Liberty Street is a federal office building and USPS. Further north are commercial uses including Kanbu Sushi, Afternoon Delight, Aventura, and Exhibit A2 Hotel, along with the southern border of the University of Michigan Campus. Approximately 0.2 miles north is East Huron Street, a heavily traveled roadway running east to west that serves as a major roadway for Ann Arbor and the University of Michigan Campus.

South: Directly south of the subject site is East William Street, a moderately traveled roadway running east to west. Across East William Street is a residential area with single-family homes in average condition that extends south towards East Madison Street, another moderately traveled roadway running east to west. The University of Michigan has several campus buildings throughout the southern side of the site along South 4th Avenue and South 5th Avenue. Approximately 0.4 miles south are multifamily uses including 618 South Main, a 164-unit market rate development that is currently 97.6 percent occupied at the time of this report.

East: Directly east of the subject site is South 5th Avenue, a moderately traveled roadway extending north to south. Along South 5th Avenue there are The Ride and Michigan Flye bus stops, which provides transportation services to all areas throughout Ann Arbor. Further east across South 5th Avenue is Ann Arbor District Library, followed commercial uses and several surface parking lots along East William Street and Library Lane. Approximately 0.2 miles east, across South Division Street, is a small residential area with older single-family homes in average condition with commercial and religious uses immediately following, including St. Mary Catholic Church, Frank's Restaurant, Comet Coffee, and Ashley's Grill. The University of Michigan campus begins along Maynard Street and State Street, approximately 0.3 miles east, with institutional buildings along North University Avenue and Washtenaw Avenue.

West: Directly west of the subject site is South 4th Avenue, a moderately traveled roadway generally running north to south, with a bus stop located on the east side of South 4th Avenue along the western border of the subject site. Further east is an elevated parking garage, followed by commercial uses including Palio Ann Arbor, The Chop House, and Kosmo's BopShop located along South Main Street and South Ashley Street, respectively. The University of Michigan has institutional buildings throughout, extending from South Main Street to 3rd Street.

The site has above average vehicular linkages with its location on South 5th Avenue, which provides convenient connections to other areas of Ann Arbor along with significant bus availability on South 5th Avenue and South 4th Avenue. The site has excellent drive-by exposure with its location on South 5th Avenue, a moderately traveled north/south thoroughfare. The site has above average pedestrian linkages, as indicated by its Walk Score of 98, which means daily errands to not require a car. Given the site's above average vehicular linkages, drive-by exposure and pedestrian linkages, the site is deemed an above average location for the development of general occupancy rental housing.

Baker Tilly is not an expert in environmental matters. In a cursory visual review of the property, no obvious environmental problems or objectionable adjacent land uses were noted. Baker Tilly offers no guarantees with respect to any environmental matters and suggests that the Owner hire an expert in environmental matters to test the property if any concerns exist.

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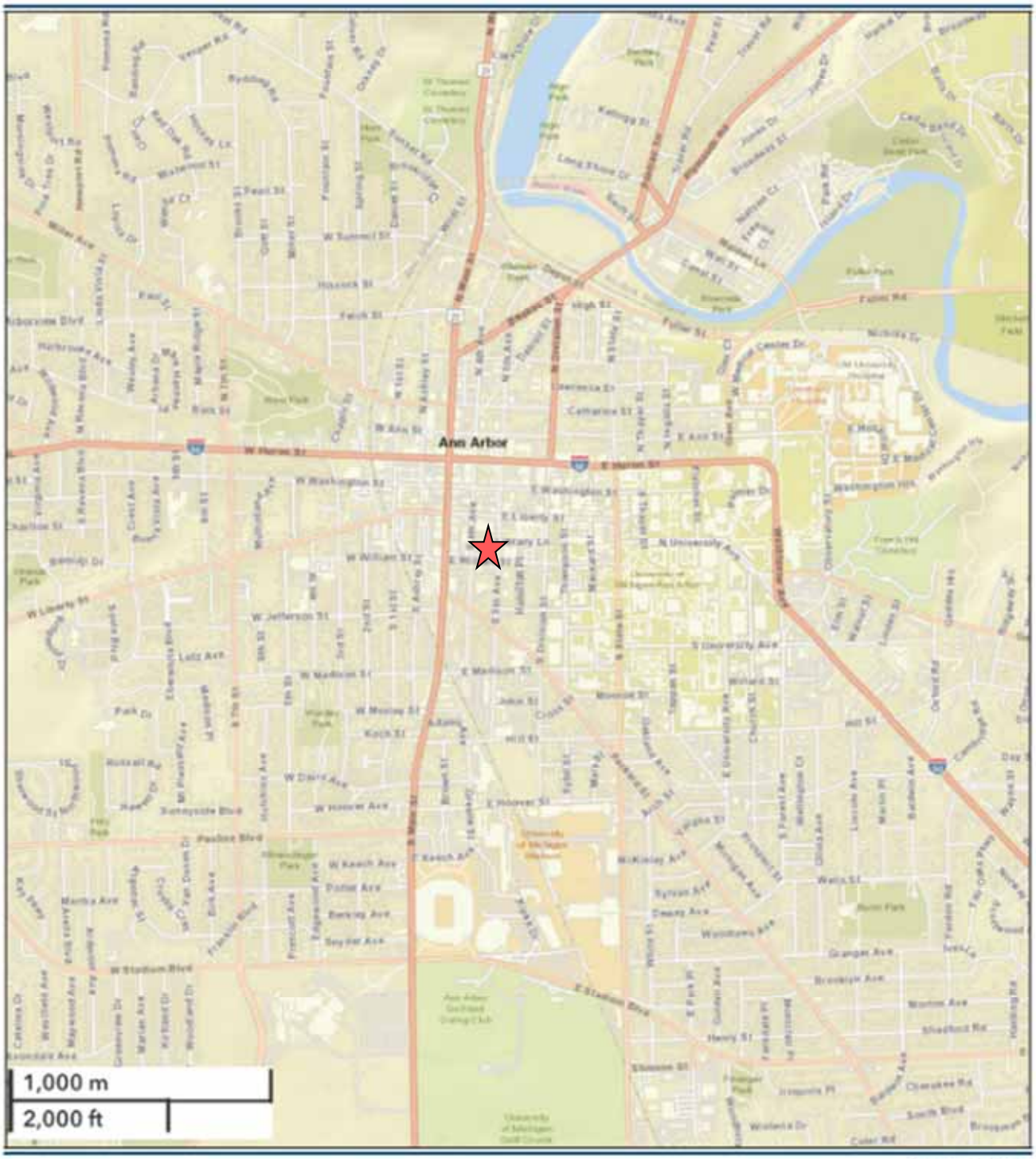
Custom map



October 23, 2024

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Custom map

October 23, 2024

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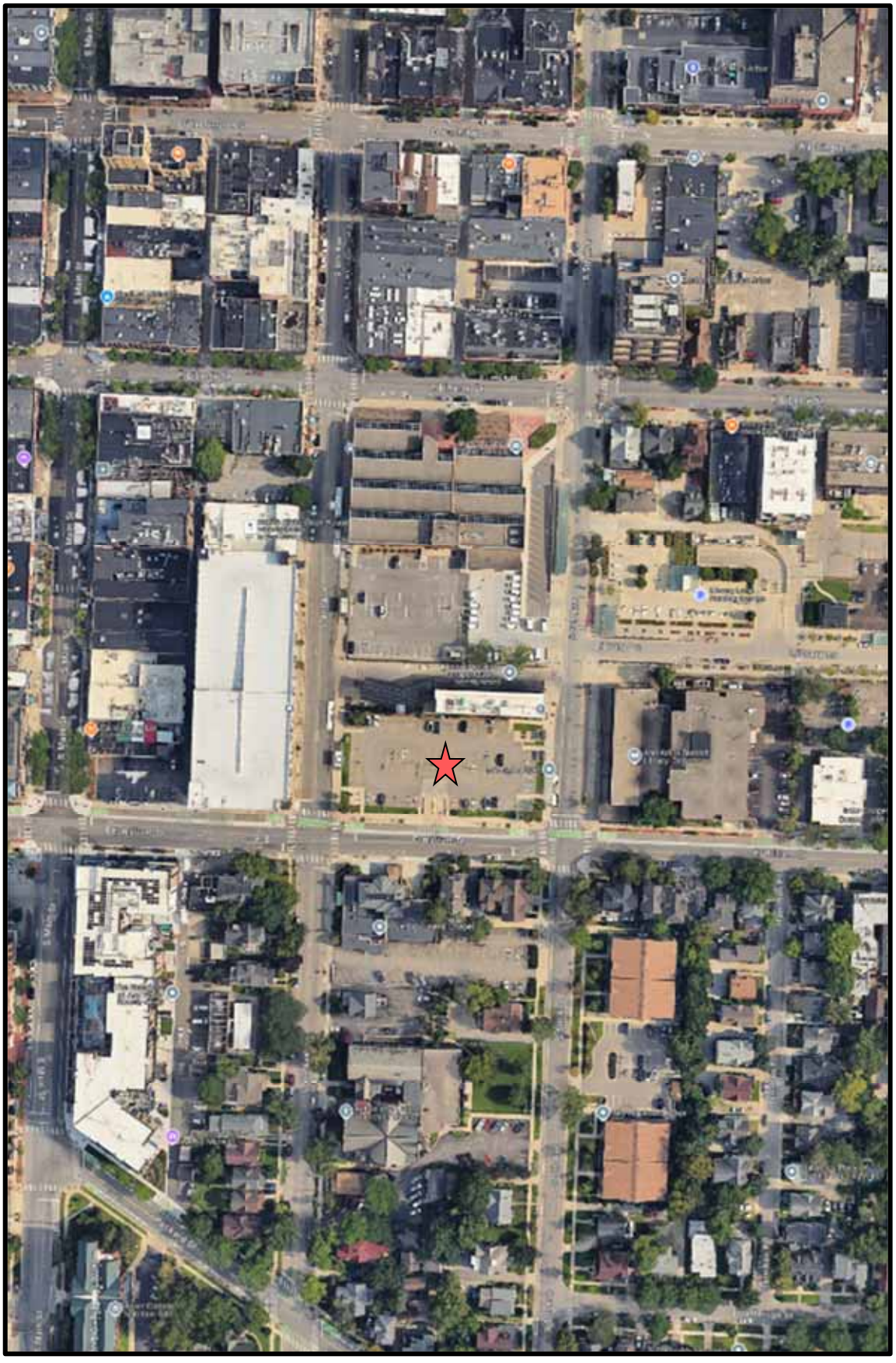
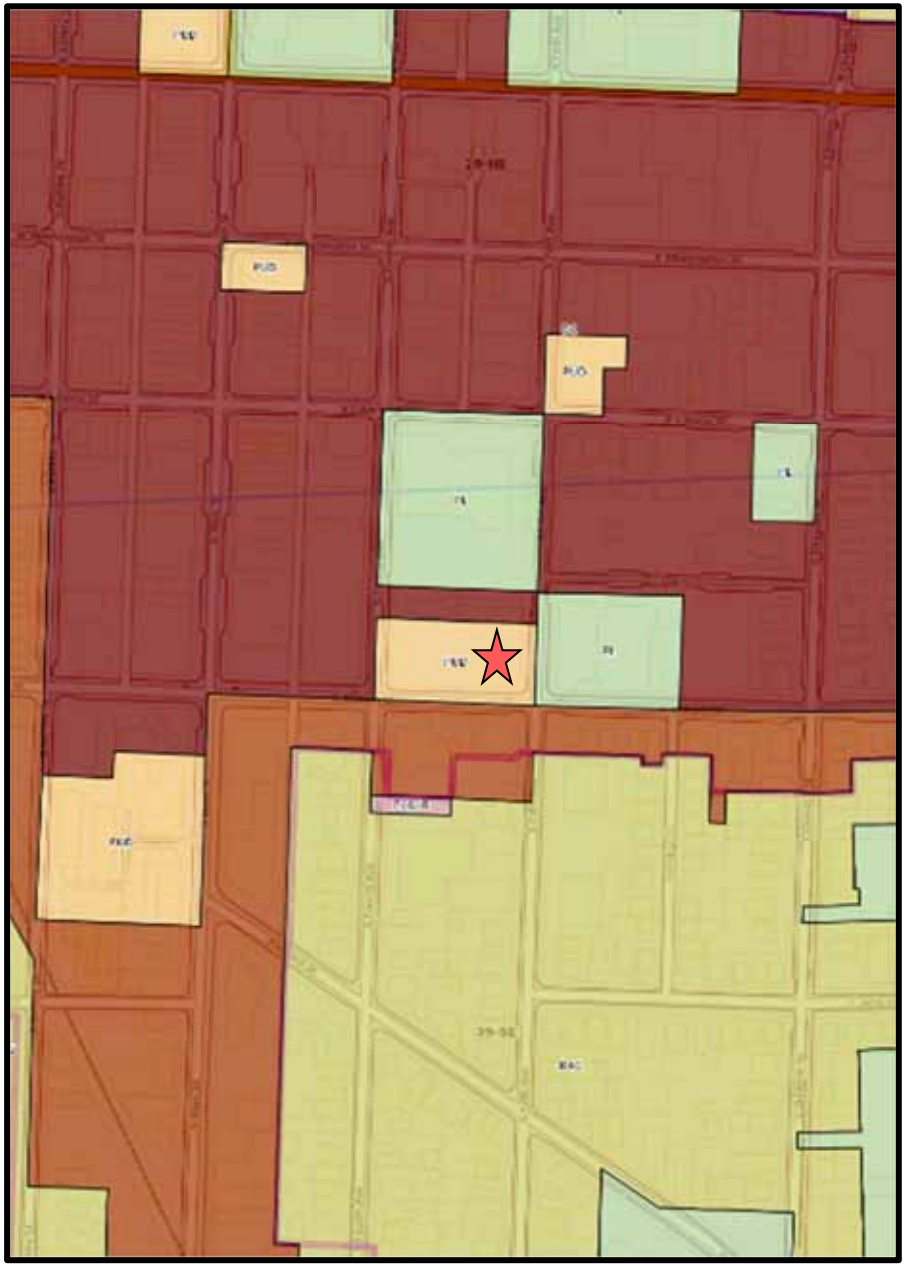
Aerial View of Proposed Site



City of Ann Arbor Area Zoning Map



Planned Unit Development ("PUD") District

The purpose of this district is to permit flexibility in the regulation of land development; to encourage innovation in land use and variety in design, layout, and type of structures constructed; to achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; to encourage provision of open space and protection of natural features; to provide adequate housing, employment, and shopping opportunities particularly suited to the needs of the residents of the City; to expand the supply of affordable housing dwelling units and to encourage the use, reuse, and improvement of existing sites and buildings that will be developed in a compatible way with surrounding uses, but where the uniform regulations contained in other zoning districts do not provide adequate protections and safeguards for the site or surrounding area. The district is intended to accommodate developments with one or more land uses, sites with unusual topography or unique settings within the community, or sites that exhibit difficult or costly development problems or any combination of these factors. This zoning district shall not be allowed where it is sought primarily to avoid the imposition of standards and requirements of other zoning classifications or other City regulations rather than to achieve the stated purposes above.

Looking Northwest Across the Subject Site

Looking Southwest Across the Subject Site

Looking Southeast Across the Subject Site

Looking Northeast Across the Subject Site

Looking North at entrance from East William Street

Looking Northwest at Site from East William Street and South 5th Avenue

Looking South away from Site along South 5th Avenue

Looking West along East William Street

Looking East along East William Street

Looking East across Subject Site

Looking West across Subject Site

Looking South across Subject Site

Bus Stop directly East of Site along South 5th Avenue

Ann Arbor District Library directly East of Site

Looking Southwest away from Site at East William Street and South 4th Avenue intersection

Parking garage directly West of Site along South 4th Avenue

Bus Stop directly West of Site along South 4th Avenue

Typical Single-Family home South of Site

Linkages

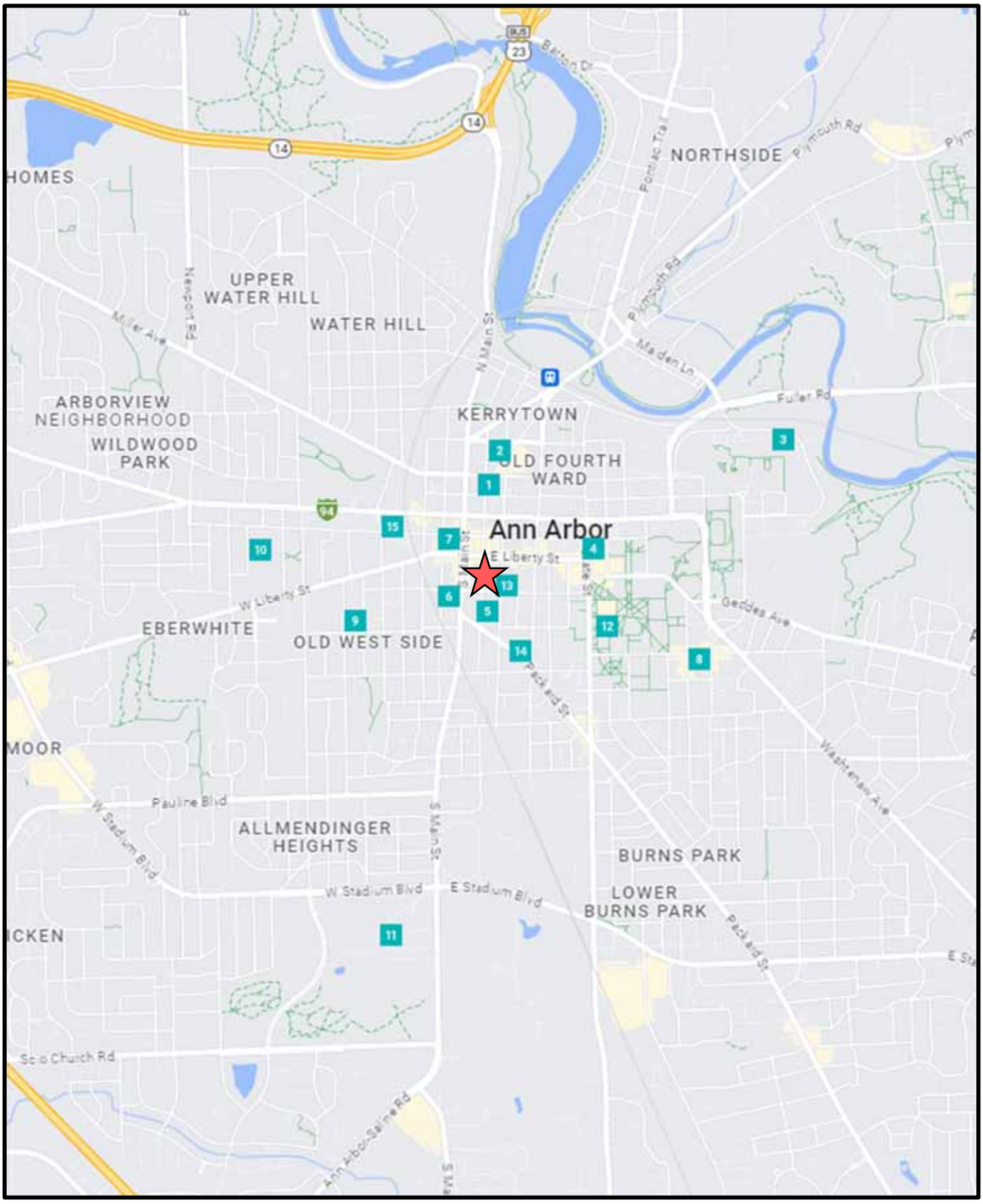
The City of Ann Arbor will provide police and provide fire protection. Linkages and their respective distances from the site are listed on the following table.

350 South Fifth Apartments
Neighborhood Linkages

Map #	Category	Name	Address	Distance from Site
N/A	Public Transportation	The Ride – Routes #4, 23	South 4th Ave./East William St.	At Site
1	Grocery Store	People's Food Co-op	216 N 4th Ave.	0.3 miles
2	Shopping	Kerrytown Market & Shops	407 N 5th Ave.	0.4 miles
3	Medical	University of Michigan Medical Center	1500 East Medical Center Dr.	0.8 miles
4	Pharmacy	CVS Pharmacy	`209 South State St.	0.3 miles
5	Churches	Bethlehem United Church of Christ	423 South 4th Ave.	0.1 miles
6	Banking	First Merchants Bank	125 West William St.	0.2 miles
7	Restaurants	Frita Batidos	117 West Washington St.	0.2 miles
8	Post Office	United States Postal Service	1214 South University Ave.	0.7 miles
9	Elementary School	Bach Elementary School	600 West Jefferson St.	0.5 miles
10	Middle School	Slauson Middle School	1019 West Washington St.	0.8 miles
11	High School	Pioneer High School	601 West Stadium Boulevard	1.2 miles
12	College/Job Training	University of Michigan	505 South State St.	0.5 miles
13	Library	Ann Arbor District Library: Downtown	343 South 5th Ave.	0.1 miles
14	Recreation/Park	Hanover Square Park	333 Packard St.	0.3 miles
15	Community Center	Ann Arbor YMCA	400 West Washington St.	0.4 miles

Source: Baker Tilly Advisory Group, LP

Linkage Map


Ann Arbor
NORTHSIDE
UPPER WATER HILL
WATER HILL
ARBORVIEW NEIGHBORHOOD
WILDWOOD PARK
KERRYTOWN
OLD FOURTH WARD
EBERWHITE
OLD WEST SIDE
ALLMENDINGER HEIGHTS
BURNS PARK
LOWER BURNS PARK
E Liberty St
W Liberty St
W Stadium Blvd
E Stadium Blvd
Pauline Blvd
Geddes Ave
Packard St
Washtenaw Ave
Plymouth Rd
Fuller Rd
Maiden Ln
Miller Ave
Newport Rd
N Main St
S Main St
Pontiac Trl
Barton Dr
Scio Church Rd
Ann Arbor-Saline Rd
1
2
3
4
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15

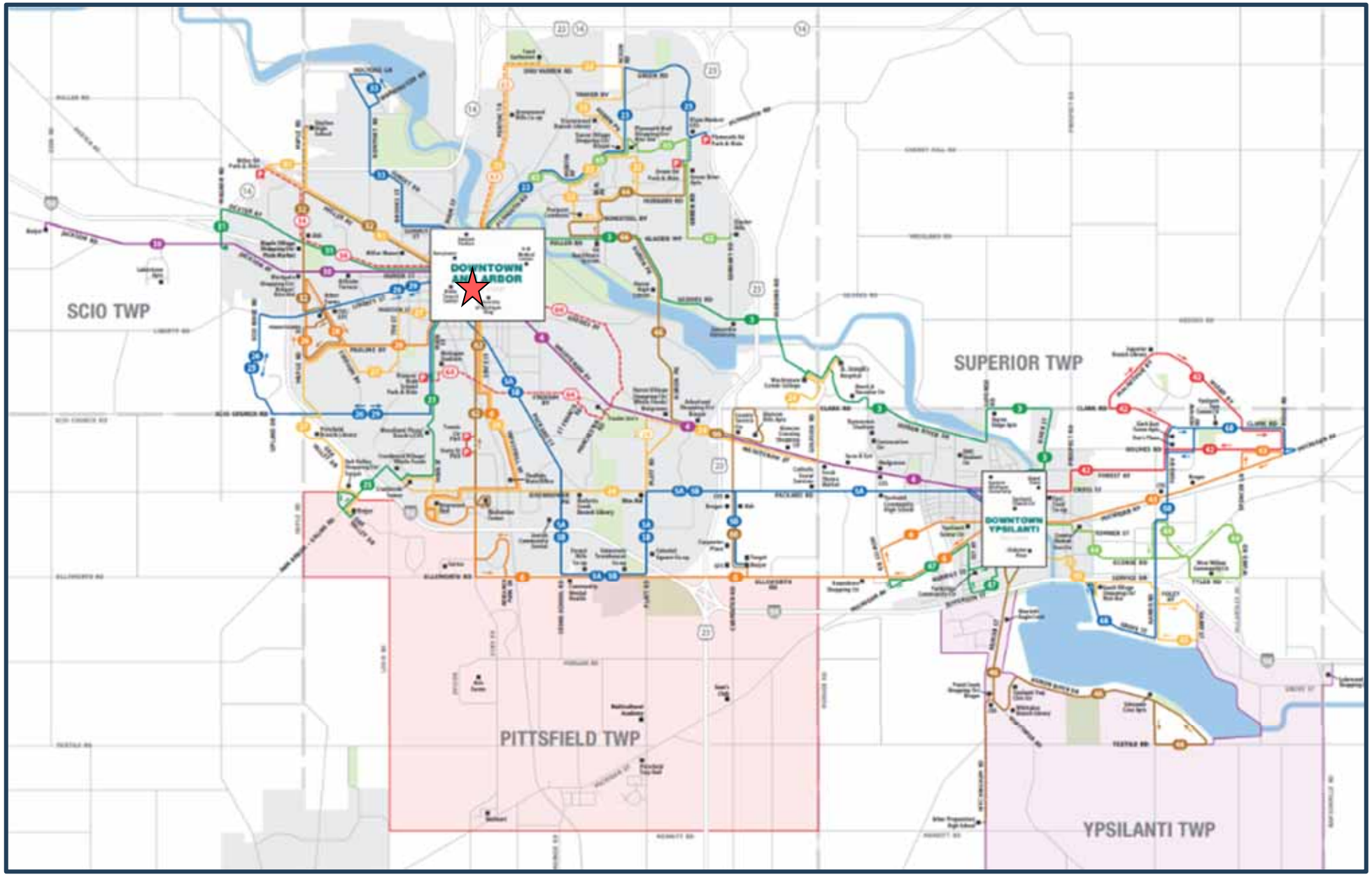
PROJECT SITE

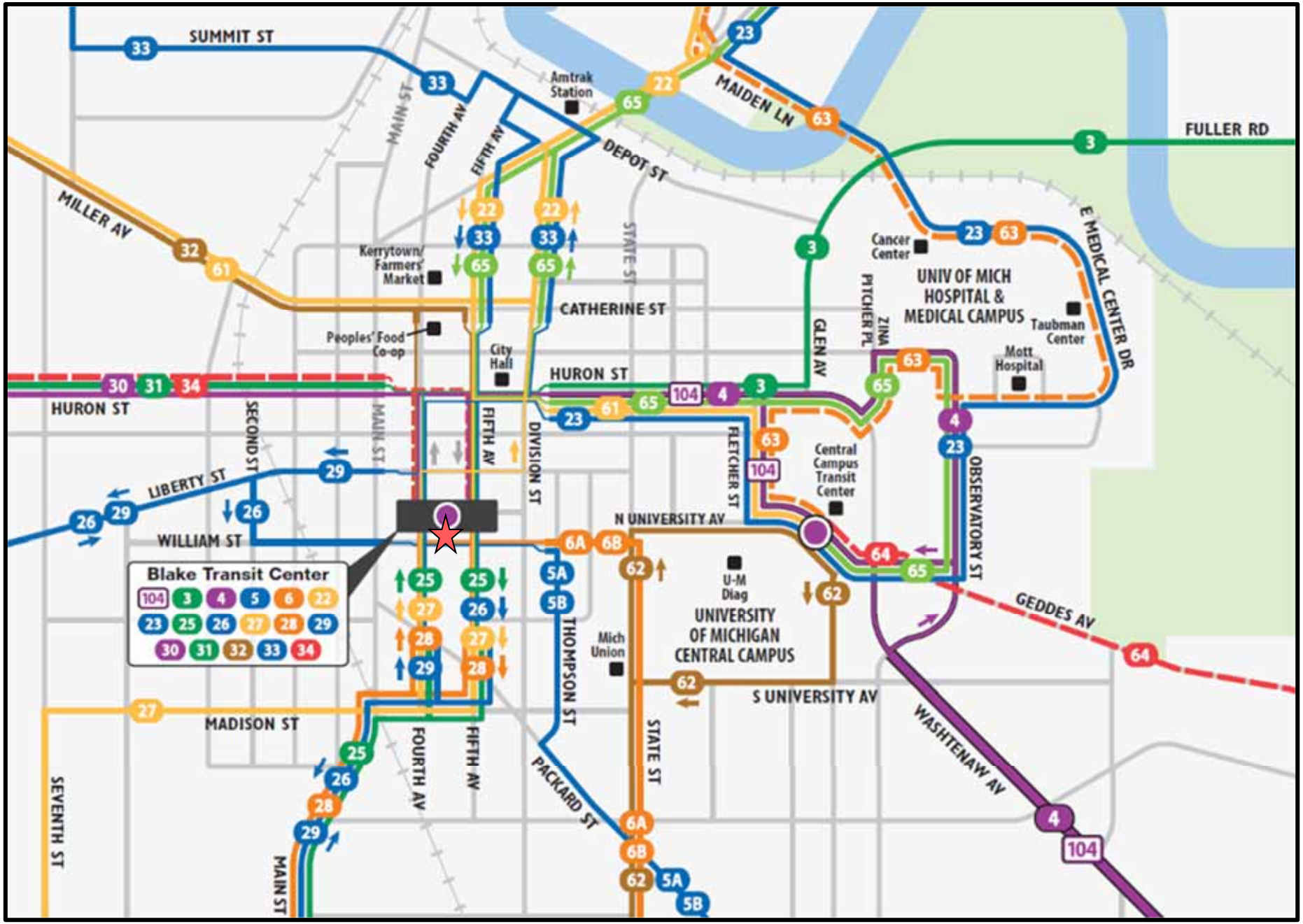
BIRDS EYE CONTEXT

- A Federal Building / US Post Office
- B Blake Transit Center
- C Ann Arbor District Library
- D Single-family houses
- E Townhouse and duplex units
- F Muehlig Funeral Chapel
- G Fourth & William Parking Garage
- H High-rise apartment building
- I Downtown Ann Arbor - Main Street
- J High-rise condominiums

NORTH

The Ride System Bus Route Map




SUMMIT ST
MILLER AV
HURON ST
LIBERTY ST
WILLIAM ST
MADISON ST
SEVENTH ST
SECOND ST
MAIN ST
FOURTH AV
FIFTH AV
DEPOT ST
Amtrak Station
CATHERINE ST
STATE ST
Kerrytown/ Farmers' Market
Peoples' Food Co-op
City Hall
DIVISION ST
THOMPSON ST
PACKARD ST
Blake Transit Center
104 3 4 5 6 22
23 25 26 27 28 29
30 31 32 33 34
MAIDEN LN
FULLER RD
GLEN AV
Cancer Center
UNIV OF MICH HOSPITAL & MEDICAL CAMPUS
PITCHER PL
ZINA
Taubman Center
Mott Hospital
E MEDICAL CENTER DR
FLETCHER ST
Central Campus Transit Center
OBSERVATORY ST
N UNIVERSITY AV
U-M Diag
Mich Union
UNIVERSITY OF MICHIGAN CENTRAL CAMPUS
S UNIVERSITY AV
GEDDES AV
WASHTENAW AV

Walk Score

In addition to the identification of area linkages on previous pages, the subject development's site was also entered into www.walkscore.com in order to evaluate the perceived walkability of the subject site.

According to the Walk Score website,

> *"Walk Score measures walkability based on distances to nearby restaurants, grocery stores, and other amenities, plus other analysis of pedestrian friendliness. Walk Score measures the walkability of any address using a patented system. For each address, Walk Score analyzes hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities in each category. Amenities within a 5 minute walk (.25 miles) are given maximum points. A decay function is used to give points to more distant amenities, with no points given after a 30 minute walk.*
>
> *Walk Score also measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. Data sources include Google, Education.com, Open Street Map, the U.S. Census, Localeze, and places added by the Walk Score user community."*

Below is a description of the Walk Score scoring system as well as an identification of where the subject site scores on the rating scale:

Walk Score		
Point Score	**Point Score Description**	**Subject Development's Walk Score**
90–100	**Walker's Paradise** **Daily errands do not require a car**	**98**
70–89	Very Walkable Most errands can be accomplished on foot	-
50–69	Somewhat Walkable Some errands can be accomplished on foot	-
25–49	Car-Dependent Most errands require a car	-
0–24	Car-Dependent Almost all errands require a car	-

Source: Walkscore.com

The subject site has a Walk Score of 98 out of 100. These site is considered "Walker's Paradise" meaning daily errands do not require a car.

Site Selection Criteria Summary

Site Selection Criteria	
Criteria	**Subject Site Description**
Ingress and egress	The subject development will not be offering any parking for residents of the residential portion of the development. Therefore, all ingress and egress will be pedestrian in nature.
Sufficient Frontage	The site has excellent drive-by exposure with its location on South 5th Avenue, South 4th Avenue, and East William Street, all moderately traveled thoroughfares.
Surrounding Uses/ Adequate Visual Separation	The site is located in an area currently improved with several existing multifamily developments that are currently operating at very high occupancy levels, proving the area to be a successful location for multifamily housing. In addition, it appears that all neighboring uses are in good condition and will not negatively affect marketability of the subject development.
Vehicular access and walkable connections	The site has above average vehicular linkages with its location to the University of Michigan campus, above average drive-by exposure with its location on South 5th Avenue and its proximity to commercial uses. The site has above average pedestrian linkages, as indicated by its Walk Score of 98, which means the site is a “Walker’s Paradise”.
Sites should exhibit no obvious negative environmental influences	Baker Tilly is not an expert in environmental matters. In a cursory visual review of the property, no obvious environmental problems or objectionable adjacent land uses were noted. Baker Tilly offers no guarantees with respect to any environmental matters and suggests that the Developer hire an expert in environmental matters to test the property if any concerns exist.
Appropriate for Residential Use	The subject site is generally bordered by commercial and institutional uses in all directions, with residential uses to the south and east. Again, the site is located in an area currently improved with several existing multifamily developments that are currently operating at very high occupancy levels, proving the area to be a successful location for multifamily housing.

Summary of Site Strengths and Weaknesses

The location of the proposed site offers several potential strengths and weaknesses associated with the successful operation of a family housing development. Below is a list of the more prominent identified strengths and weaknesses of the proposed site.

Strengths

- The site has above average vehicular linkages with its location within close proximity to the University of Michigan campus, above average drive-by exposure with its location on South 5th Avenue and its proximity to commercial uses.

- The site has above average pedestrian linkages, as indicated by its Walk Score of 98, which means daily errands to not require a car.

- The site is located adjacent to The Ride bus routes #4 and #23 along South 4th Avenue and East William Street, offering convenient public transportation to other areas in Ann Arbor.

- The site is within proximity of downtown Ann Arbor, offering convenient linkages of those similar to a mid-sized city.

- The site is located in an area currently improved with several existing multifamily developments that are currently operating at very high occupancy levels, proving the area to be a successful location for multifamily housing.

Weaknesses

- South 4th Street, South 5th Street, and East William Street are moderately traveled thoroughfares and there may be additional noise associated with the site's proximity to busy streets and bus stops.

Demographic Analysis

Overall Demographic Analysis Summary

The following table provides a summary of the demographic makeup of the people residing within the PMA. According to the US Census Bureau and the ESRI BIS actual 2010 and forecasted 2024 and 2029 demographic data sets, the overall population is projected to increase by approximately 116 people per year for the five years ending in 2029, resulting in an overall gain of 0.7 percent. The number of households is projected to increase by approximately 224 households per year for the five years ending in 2029, resulting in an overall gain of 3.2 percent. Both the owner occupied housing unit and renter occupied housing unit percentage will experience an increase.

PMA Demographic Summary						
Description	2010 US Census	2020 US Census	2024 ESRI Forecasts	2029 ESRI Forecasts	% Change 2024-2029	Annual Change 2024-2029
Population	80,320	85,643	84,438	85,019	0.7%	116.2
Households	32,918	34,993	35,464	36,585	3.2%	224.2
Families	13,550	14,752	14,227	14,371	1.0%	28.8
Average Household Size	2.2	2.2	2.2	2.1	-2.3%	0.0
Owner Occupied Housing Units	15,466	15,909	16,875	17,486	3.6%	122.2
Renter Occupied Housing Units	17,452	19,084	18,589	19,099	2.7%	102
Median Age	27.5	28.0	28.8	29.5	2.4%	0.1

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. ESRI Forecasts for 2024 and 2029.

Trends: 2024-2029 Annual Rate			
Description	PMA	State	National
Population	0.14%	-0.09%	0.38%
Households	0.62%	0.27%	0.64%
Families	0.20%	0.08%	0.56%
Owner Occupied HHs	0.71%	0.69%	0.97%
Median Household Income	3.34%	2.84%	2.95%

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

Demographic Summary (continued)					
Demographic Summary	2020 US Census	2024 ESRI Forecasts	2029 ESRI Forecasts	Change 2024 to 2029	2024 to 2029 Annual Rate
Total Population	**85,643**	**84,438**	**85,019**	**581**	**0.1%**
Population 50+	21,332	20,650	21,311	661	0.6%
Median Age	28.0	28.8	29.5	0.7	0.5%
Households	34,993	35,464	36,585	1,121	0.6%
% Householders 55+	0.3	0.3	0.3	0.8	0.5%
Total Owner-Occupied Housing Units	15,909	16,875	17,486	611	0.7%
Total Renter-Occupied Housing Units	19,084	18,589	19,099	510	0.5%
Owner/Renter Ratio	83	91	92	1	0.2%
Median Home Value	-	$449,144	$467,935	$18,791	0.8%
Average Home Value	-	$505,607	$533,227	$27,620	1.1%
Median Household Income	-	$82,444	$97,183	$14,739	3.3%
Median Household Income for Householder 55+	-	$86,530	$103,880	$17,350	3.7%

Source: U.S. Census Bureau, Census 2020 Summary File 1. Esri forecasts for 2024 and 2029

PMA Population/Age Distribution

PMA Detailed Population/Age Distribution 2024 and 2029 ESRI Forecasted Annual Change			
Age Group	**2024**	**2029**	**Average Annual Increase 2024 to 2029**
Total	**84,437**	**85,018**	**116.2**
0-4	3,242	3,131	**-22.2**
5-9	2,976	2,854	**-24.4**
10-14	2,687	2,914	**45.4**
15-19	6,833	6,932	**19.8**
20-24	19,970	19,408	**-112.4**
25-34	15,755	14,187	**-313.6**
35-44	9,073	10,385	**262.4**
45-54	6,415	7,052	**127.4**
55-59	3,154	3,081	**-14.6**
60-64	3,247	2,954	**-58.6**
65-69	3,155	3,076	**-15.8**
70-74	3,003	2,943	**-12.0**
75-79	2,280	2,668	**77.6**
80-84	1,328	1,857	**105.8**
85+	1,319	1,576	**51.4**
Age 20-64	**57,614**	**57,067**	**-109.4**
Age 55+	**17,486**	**18,155**	**133.8**
Age 65+	**11,085**	**12,120**	**207.0**

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Population/Age Distribution 2010 – 2029						
	2020 US Census		**2024 ESRI Forecasts**		**2029 ESRI Forecasts**	
Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
0-4	3,284	3.8%	3,242	3.8%	3,131	3.7%
5–9	3,041	3.6%	2,976	3.5%	2,854	3.4%
10-14	2,826	3.3%	2,687	3.2%	2,914	3.4%
15-19	7,609	8.9%	6,833	8.1%	6,932	8.2%
20-24	20,475	23.9%	19,970	23.7%	19,408	22.8%
25-34	15,599	18.2%	15,755	18.7%	14,187	16.7%
35-44	8,228	9.6%	9,073	10.7%	10,385	12.2%
45-54	6,628	7.7%	6,415	7.6%	7,052	8.3%
55-64	7,065	8.2%	6,401	7.6%	6,035	7.1%
65-74	6,472	7.6%	6,158	7.3%	6,019	7.1%
75-84	3,068	3.6%	3,608	4.3%	4,525	5.3%
85+	1,346	1.6%	1,319	1.6%	1,576	1.9%
Total	**85,641**	**100.0%**	**84,437**	**100.1%**	**85,018**	**100.0%**
Age 20-64	**57,995**	**67.7%**	**57,614**	**68.2%**	**57,067**	**67.1%**
Age 55+	**17,951**	**21.0%**	**17,486**	**20.7%**	**18,155**	**21.4%**
Age 65+	**10,886**	**12.7%**	**11,085**	**13.1%**	**12,120**	**14.3%**

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Senior Population Distribution						
Total Population	**2020 US Census Number**	**2020 Census % of Total**	**2024 ESRI Forecasts Number**	**2024 ESRI Forecasts % of Total**	**2029 ESRI Forecasts Number**	**2029 ESRI Forecasts % of Total**
Total (50+)	**21,332**	**24.9%**	**20,650**	**24.5%**	**21,311**	**25.1%**
50-54	3,381	3.9%	3,164	3.7%	3,156	3.7%
55-59	3,590	4.2%	3,154	3.7%	3,081	3.6%
60-64	3,475	4.1%	3,247	3.8%	2,954	3.5%
65-69	3,565	4.2%	3,155	3.7%	3,076	3.6%
70-74	2,907	3.4%	3,003	3.6%	2,943	3.5%
75-79	1,919	2.2%	2,280	2.7%	2,668	3.1%
80-84	1,149	1.3%	1,328	1.6%	1,857	2.2%
85+	1,346	1.6%	1,319	1.6%	1,576	1.9%
Total Age 55+	**21,332**	**24.9%**	**20,650**	**24.5%**	**21,311**	**25.1%**
Total Age 65+	**10,886**	**12.7%**	**11,085**	**13.1%**	**12,120**	**14.3%**

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Household Distribution Summary

PMA Household Distribution				
Age Cohort	**2024 ESRI Forecasts**	**2029 ESRI Forecasts**	**Change 2024 to 2029**	**2024 to 2029 Annual Rate**
15-24	6,179	6,095	-1.4%	-16.8
25-34	8,696	7,928	-8.8%	-153.6
35-44	5,205	6,058	16.4%	170.6
45-54	3,964	4,434	11.9%	94.0
55-64	4,054	3,885	-4.2%	-33.8
65-74	4,100	4,078	-0.5%	-4.4
75+	3,264	4,105	25.8%	168.2
Total	**35,462**	**36,583**	**3.2%**	**224.2**
Age 15-64	**28,098**	**28,400**	**1.1%**	**60.4**

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

ESRI BIS projects the senior household increase to be greater than that of the average general household loss. The senior household gain is projected at 9.3 percent from 2024 to 2029, gaining approximately 207 senior households annually.

PMA Senior (Age 55+) Households					
Age of Householder	**2020 US Census**	**2024 ESRI Forecasts**	**2029 ESRI Forecasts**	**% Change 2024 to 2029**	**Average Annual Increase 2024 to 2029**
55-64	7,065	6,401	6,035	-5.7%	-73.2
65-74	6,472	6,158	6,019	-2.3%	-27.8
75+	4,414	4,927	6,101	23.8%	234.8
Households 55+	**17,951**	**17,486**	**18,155**	**3.8%**	**133.8**
Households 65+	**10,886**	**11,085**	**12,120**	**9.3%**	**207**

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

Overall Households by Income

PMA Households by Income 2024 – 2029				
Households Income	**2024 ESRI Forecasts**		**2029 ESRI Forecasts**	
	Number	**Percent**	**Number**	**Percent**
Total	**65,151**	**83.6%**	**66,526**	**81.9%**
<$15,000	35,463	100%	36,584	100%
$15,000-$24,999	4,713	13.3%	4,156	11.4%
$25,000-$34,999	1,860	5.2%	1,542	4.2%
$35,000-$49,999	1,819	5.1%	1,596	4.4%
$50,000-$74,999	3,424	9.7%	3,012	8.2%
$75,000-$99,999	4,651	13.1%	4,522	12.4%
$100,000-$149,999	3,588	10.1%	3,810	10.4%
$150,000-$199,999	5,936	16.7%	6,668	18.2%
$200,000+	3,697	10.4%	4,636	12.7%
Median Household Income	$82,444		$97,183	
Average Household Income	$124,817		$141,082	
Per Capita Income	$54,896		$63,166	

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

The following table shows the distribution of household income by age of householder in the PMA. ESRI BIS estimates that in 2024 there are approximately 11,816 households with incomes between $0 and $49,999, and of these, 9,087 households were under the age of 65 and 2,729 were over the age of 65. Although this information does not match the proposed development's targeted incomes exactly, it provides insight when examining the depth of the affordable housing market. A more detailed penetration analysis will be presented later in this report to more closely determine the number of age and income qualified households.

PMA Household Income by Age 2024 ESRI Forecasted								
HH Income Base	**<25**	**25-34**	**35-44**	**45-54**	**55-64**	**65-74**	**75+**	**Totals**
Total	**6,179**	**8,696**	**5,205**	**3,964**	**4,054**	**4,100**	**3,264**	**35,462**
<$15,000	2,053	926	286	230	333	371	514	4,713
$15,000-$24,999	533	366	140	88	148	224	361	1,860
$25,000-$34,999	530	508	118	86	134	185	258	1,819
$35,000-$49,999	1,060	885	240	177	246	387	429	3,424
$50,000-$74,999	811	1,411	539	310	406	673	501	4,651
$75,000-$99,999	425	1,213	566	347	352	410	275	3,588
$100,000-$149,999	473	1,426	1,207	921	798	779	332	5,936
$150,000-$199,999	175	880	744	606	606	407	279	3,697
$200,000+	119	1,081	1,365	1,199	1,031	664	315	5,774
Median HH Income	$34,370	$79,078	$124,244	$136,816	$120,594	$86,284	$52,503	-
Average HH Income	$49,473	$113,545	$170,536	$186,268	$166,133	$129,299	$93,004	-

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Household Income by Age 2026 ESRI Interpolated								
HH Income Base	**<25**	**25-34**	**35-44**	**45-54**	**55-64**	**65-74**	**75+**	**Totals**
Total	**6,145**	**8,389**	**5,546**	**4,152**	**3,986**	**4,091**	**3,600**	**35,910**
<$15,000	1,988	854	272	216	293	339	528	4,490
$15,000-$24,999	507	340	126	80	130	197	352	1,733
$25,000-$34,999	513	469	117	82	118	172	260	1,730
$35,000-$49,999	1,035	815	236	166	218	348	442	3,259
$50,000-$74,999	825	1,350	551	305	381	649	538	4,599
$75,000-$99,999	445	1,173	620	365	347	414	313	3,677
$100,000-$149,999	510	1,416	1,304	975	804	815	407	6,229
$150,000-$199,999	199	891	854	674	644	449	360	4,073
$200,000+	123	1,082	1,467	1,288	1,053	709	400	6,121

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Household Income by Age 2029 ESRI Forecasted								
HH Income Base	**<25**	**25-34**	**35-44**	**45-54**	**55-64**	**65-74**	**75+**	**Totals**
Total	**6,095**	**7,928**	**6,058**	**4,434**	**3,885**	**4,078**	**4,105**	**36,583**
<$15,000	1,891	745	251	196	232	291	550	4,156
$15,000-$24,999	468	302	105	69	103	156	339	1,542
$25,000-$34,999	488	410	115	75	93	153	262	1,596
$35,000-$49,999	997	709	229	150	175	290	462	3,012
$50,000-$74,999	847	1,259	568	298	343	613	594	4,522
$75,000-$99,999	474	1,112	702	393	340	419	370	3,810
$100,000-$149,999	565	1,400	1,449	1,055	812	868	519	6,668
$150,000-$199,999	236	908	1,020	777	702	512	481	4,636
$200,000+	129	1,083	1,619	1,421	1,085	776	528	6,641
Median HH Income	$37,238	$85,354	$132,018	$148,671	$137,046	$104,489	$66,750	
Average HH Income	$56,355	$125,658	$182,724	$202,790	$186,990	$150,606	$115,658	

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Household Income by Age (Under the Age of 65) 2024 ESRI Forecasted						
HH Income Base	**<25**	**25-34**	**35-44**	**45-54**	**55-64**	**Totals**
Total	**6,179**	**8,696**	**5,205**	**3,964**	**4,054**	**28,098**
<$15,000	2,053	926	286	230	333	3,828
$15,000-$24,999	533	366	140	88	148	1,275
$25,000-$34,999	530	508	118	86	134	1,376
$35,000-$49,999	1,060	885	240	177	246	2,608
$50,000-$74,999	811	1,411	539	310	406	3,477
$75,000-$99,999	425	1,213	566	347	352	2,903
$100,000-$149,999	473	1,426	1,207	921	798	4,825
$150,000-$199,999	175	880	744	606	606	3,011
$200,000+	119	1,081	1,365	1,199	1,031	4,795

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Household Income by Age (Under the Age of 65) 2026 ESRI Interpolated						
HH Income Base	**<25**	**25-34**	**35-44**	**45-54**	**55-64**	**Totals**
Total	**6,145**	**8,389**	**5,546**	**4,152**	**3,986**	**28,219**
<$15,000	1,988	854	272	216	293	3,623
$15,000-$24,999	507	340	126	80	130	1,184
$25,000-$34,999	513	469	117	82	118	1,298
$35,000-$49,999	1,035	815	236	166	218	2,469
$50,000-$74,999	825	1,350	551	305	381	3,412
$75,000-$99,999	445	1,173	620	365	347	2,950
$100,000-$149,999	510	1,416	1,304	975	804	5,007
$150,000-$199,999	199	891	854	674	644	3,264
$200,000+	123	1,082	1,467	1,288	1,053	5,012

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Household Income by Age (Under the Age of 65) 2029 ESRI Forecasted						
HH Income Base	**<25**	**25-34**	**35-44**	**45-54**	**55-64**	**Totals**
Total	**6,095**	**7,928**	**6,058**	**4,434**	**3,885**	**28,400**
<$15,000	1,891	745	251	196	232	3,315
$15,000-$24,999	468	302	105	69	103	1,047
$25,000-$34,999	488	410	115	75	93	1,181
$35,000-$49,999	997	709	229	150	175	2,260
$50,000-$74,999	847	1,259	568	298	343	3,315
$75,000-$99,999	474	1,112	702	393	340	3,021
$100,000-$149,999	565	1,400	1,449	1,055	812	5,281
$150,000-$199,999	236	908	1,020	777	702	3,643
$200,000+	129	1,083	1,619	1,421	1,085	5,337

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Household Income by Age (Under the Age of 55) 2024 ESRI Forecasted					
HH Income Base	**<25**	**25-34**	**35-44**	**45-54**	**Totals**
Total	**6,179**	**8,696**	**5,205**	**3,964**	**24,044**
<$15,000	2,053	926	286	230	3,495
$15,000-$24,999	533	366	140	88	1,127
$25,000-$34,999	530	508	118	86	1,242
$35,000-$49,999	1,060	885	240	177	2,362
$50,000-$74,999	811	1,411	539	310	3,071
$75,000-$99,999	425	1,213	566	347	2,551
$100,000-$149,999	473	1,426	1,207	921	4,027
$150,000-$199,999	175	880	744	606	2,405
$200,000+	119	1,081	1,365	1,199	3,764

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Household Income by Age (Under the Age of 55) 2026 ESRI Interpolated					
HH Income Base	**<25**	**25-34**	**35-44**	**45-54**	**Totals**
Total	**6,145**	**8,389**	**5,546**	**4,152**	**24,232**
<$15,000	1,988	854	272	216	3,330
$15,000-$24,999	507	340	126	80	1,054
$25,000-$34,999	513	469	117	82	1,180
$35,000-$49,999	1,035	815	236	166	2,251
$50,000-$74,999	825	1,350	551	305	3,031
$75,000-$99,999	445	1,173	620	365	2,603
$100,000-$149,999	510	1,416	1,304	975	4,204
$150,000-$199,999	199	891	854	674	2,619
$200,000+	123	1,082	1,467	1,288	3,959

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Household Income by Age (Under the Age of 55) 2029 ESRI Forecasted					
HH Income Base	**<25**	**25-34**	**35-44**	**45-54**	**Totals**
Total	**6,095**	**7,928**	**6,058**	**4,434**	**24,515**
<$15,000	1,891	745	251	196	3,083
$15,000-$24,999	468	302	105	69	944
$25,000-$34,999	488	410	115	75	1,088
$35,000-$49,999	997	709	229	150	2,085
$50,000-$74,999	847	1,259	568	298	2,972
$75,000-$99,999	474	1,112	702	393	2,681
$100,000-$149,999	565	1,400	1,449	1,055	4,469
$150,000-$199,999	236	908	1,020	777	2,941
$200,000+	129	1,083	1,619	1,421	4,252

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Detailed Household Income by Age (Under the Age of 55) 2024 and 2029 ESRI Forecasted			
	2024	2029	Under the Age of 55 Average Annual Increase 2024 to 2029
HH Income Base	<25-55	<25-55	
Total	**24,044**	**24,515**	**94.2**
<$15,000	3,495	3,083	**-82.4**
$15,000-$24,999	1,127	944	**-36.6**
$25,000-$34,999	1,242	1,088	**-30.8**
$35,000-$49,999	2,362	2,085	**-55.4**
$50,000-$74,999	3,071	2,972	**-19.8**
$75,000-$99,999	2,551	2,681	**26.0**
$100,000-$149,999	4,027	4,469	**88.4**
$150,000-$199,999	2,405	2,941	**107.2**
$200,000+	3,764	4,252	**97.6**

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

Senior Households by Income (55+)

PMA Detailed Senior Household Income by Age (55+) 2024 ESRI Forecasted				
HH Income Base	**55-64**	**65-74**	**75+**	**Totals**
Total	**4,054**	**4,100**	**3,264**	**11,418**
<$15,000	333	371	514	1,218
$15,000-$24,999	148	224	361	733
$25,000-$34,999	134	185	258	577
$35,000-$49,999	246	387	429	1,062
$50,000-$74,999	406	673	501	1,580
$75,000-$99,999	352	410	275	1,037
$100,000-$149,999	798	779	332	1,909
$150,000-$199,999	606	407	279	1,292
$200,000+	1,031	664	315	2,010

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Detailed Senior Household Income by Age (55+) 2026 ESRI Interpolated				
HH Income Base	**55-64**	**65-74**	**75+**	**Totals**
Total	**3,986**	**4,091**	**3,600**	**11,678**
<$15,000	293	339	528	1,160
$15,000-$24,999	130	197	352	679
$25,000-$34,999	118	172	260	549
$35,000-$49,999	218	348	442	1,008
$50,000-$74,999	381	649	538	1,568
$75,000-$99,999	347	414	313	1,074
$100,000-$149,999	804	815	407	2,025
$150,000-$199,999	644	449	360	1,453
$200,000+	1,053	709	400	2,162

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Detailed Senior Household Income by Age (55+) 2029 ESRI Forecasted				
HH Income Base	**55-64**	**65-74**	**75+**	**Totals**
Total	**3,885**	**4,078**	**4,105**	**12,068**
<$15,000	232	291	550	1,073
$15,000-$24,999	103	156	339	598
$25,000-$34,999	93	153	262	508
$35,000-$49,999	175	290	462	927
$50,000-$74,999	343	613	594	1,550
$75,000-$99,999	340	419	370	1,129
$100,000-$149,999	812	868	519	2,199
$150,000-$199,999	702	512	481	1,695
$200,000+	1,085	776	528	2,389

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

Senior Households by Income

PMA Detailed Senior Household Income by Age (65+) 2024 ESRI Forecasted			
HH Income Base	**65-74**	**75+**	**Totals**
Total	**4,100**	**3,264**	**7,364**
<$15,000	371	514	885
$15,000-$24,999	224	361	585
$25,000-$34,999	185	258	443
$35,000-$49,999	387	429	816
$50,000-$74,999	673	501	1,174
$75,000-$99,999	410	275	685
$100,000-$149,999	779	332	1,111
$150,000-$199,999	407	279	686
$200,000+	664	315	979

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Detailed Senior Household Income by Age (65+) 2026 ESRI Interpolated			
HH Income Base	**65-74**	**75+**	**Totals**
Total	**4,091**	**3,600**	**7,692**
<$15,000	339	528	867
$15,000-$24,999	197	352	549
$25,000-$34,999	172	260	432
$35,000-$49,999	348	442	790
$50,000-$74,999	649	538	1,187
$75,000-$99,999	414	313	727
$100,000-$149,999	815	407	1,221
$150,000-$199,999	449	360	809
$200,000+	709	400	1,109

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Detailed Senior Household Income by Age (65+) 2029 ESRI Forecasted			
HH Income Base	**65-74**	**75+**	**Totals**
Total	**4,078**	**4,105**	**8,183**
<$15,000	291	550	841
$15,000-$24,999	156	339	495
$25,000-$34,999	153	262	415
$35,000-$49,999	290	462	752
$50,000-$74,999	613	594	1,207
$75,000-$99,999	419	370	789
$100,000-$149,999	868	519	1,387
$150,000-$199,999	512	481	993
$200,000+	776	528	1,304

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

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2024 Households by Income and Age of Householder 55+ ESRI Forecasted										
HH Income Base	**55-64**	**Percent**	**65-74**	**Percent**	**75+**	**Percent**	**55+ Total**	**Percent**	**65+ Total**	**Percent**
Total	**4,054**	**100%**	**4,100**	**100%**	**6,213**	**100%**	**14,367**	**100%**	**10,313**	**100%**
<$15,000	333	8.2%	371	9.0%	3,264	52.5%	3,968	27.6%	3,635	35.2%
$15,000-$24,999	148	3.7%	224	5.5%	514	8.3%	886	6.2%	738	7.2%
$25,000-$34,999	134	3.3%	185	4.5%	361	5.8%	680	4.7%	546	5.3%
$35,000-$49,999	246	6.1%	387	9.4%	258	4.2%	891	6.2%	645	6.3%
$50,000-$74,999	406	10.0%	673	16.4%	429	6.9%	1,508	10.5%	1,102	10.7%
$75,000-$99,999	352	8.7%	410	10.0%	501	8.1%	1,263	8.8%	911	8.8%
$100,000-$149,999	798	19.7%	779	19.0%	275	4.4%	1,852	12.9%	1,054	10.2%
$150,000-$199,999	606	14.9%	407	9.9%	332	5.3%	1,345	9.4%	739	7.2%
$200,000+	1,031	25.4%	664	16.2%	279	4.5%	1,974	13.7%	943	9.1%
Median HH Income	$120,594		$86,284		$52,503					
Average HH Income	$166,133		$129,299		$93,004					

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

2029 Households by Income and Age of Householder 55+ ESRI Forecasted										
HH Income Base	**55-64**	**Percent**	**65-74**	**Percent**	**75+**	**Percent**	**55+ Total**	**Percent**	**65+ Total**	**Percent**
Total	**6,685**	**100%**	**7,380**	**100%**	**7,682**	**100%**	**21,747**	**100%**	**15,062**	**100%**
<$15,000	3,885	58.1%	4,078	55.3%	4,105	53.4%	12,068	55.5%	8,183	54.3%
$15,000-$24,999	232	3.5%	291	3.9%	550	7.2%	1,073	4.9%	841	5.6%
$25,000-$34,999	103	1.5%	156	2.1%	339	4.4%	598	2.7%	495	3.3%
$35,000-$49,999	93	1.4%	153	2.1%	262	3.4%	508	2.3%	415	2.8%
$50,000-$74,999	175	2.6%	290	3.9%	462	6.0%	927	4.3%	752	5.0%
$75,000-$99,999	343	5.1%	613	8.3%	594	7.7%	1,550	7.1%	1,207	8.0%
$100,000-$149,999	340	5.1%	419	5.7%	370	4.8%	1,129	5.2%	789	5.2%
$150,000-$199,999	812	12.1%	868	11.8%	519	6.8%	2,199	10.1%	1,387	9.2%
$200,000+	702	10.5%	512	6.9%	481	6.3%	1,695	7.8%	993	6.6%
Median HH Income	$137,046		$104,489		$66,750					
Average HH Income	$186,990		$150,606		$115,658					

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

PMA Detailed Senior Household Income by Age 2024 and 2029 ESRI Forecasted									
	2024	2029	Age 55-64 Average Annual Increase 2024 to 2029	2024	2029	Age 65-74 Average Annual Increase 2024 to 2029	2024	2029	Age 75+ Average Annual Increase 2024 to 2029
HH Income Base	55-64	55-64		65-74	65-74		75+	75+	
Total	**4,054**	**6,685**	**526.2**	**4,100**	**7,380**	**656.0**	**6,213**	**7,682**	**293.8**
<$15,000	333	3,885	**710.4**	371	4,078	**741.4**	3,264	4,105	**168.2**
$15,000-$24,999	148	232	**16.8**	224	291	**13.4**	514	550	**7.2**
$25,000-$34,999	134	103	**-6.2**	185	156	**-5.8**	361	339	**-4.4**
$35,000-$49,999	246	93	**-30.6**	387	153	**-46.8**	258	262	**0.8**
$50,000-$74,999	406	175	**-46.2**	673	290	**-76.6**	429	462	**6.6**
$75,000-$99,999	352	343	**-1.8**	410	613	**40.6**	501	594	**18.6**
$100,000-$149,999	798	340	**-91.6**	779	419	**-72.0**	275	370	**19.0**
$150,000-$199,999	606	812	**41.2**	407	868	**92.2**	332	519	**37.4**
$200,000+	1,031	702	**-65.8**	664	512	**-30.4**	279	481	**40.4**
Median HH Income	$120,594	$137,046		$86,284	$104,489		$52,503	$66,750	
Average HH Income	$166,133	$186,990		$129,299	$150,606		$93,004	$115,658	

Source: U.S. Census Bureau, 2020 decennial Census in 2020 geographies. Esri forecasts for 2024 and 2029.

Household by Size

The 2020 US Census data indicated 34,301 of the 34,992 (98.0 percent) occupied units in the PMA were occupied by one to five people, a likely indicator that that approximately 98 percent of the rental demand in the PMA is for efficiencies, one, two and three bedroom units. Additionally, 25,144 of the 34,992 (71.9 percent) occupied units in the PMA were occupied by one or two people. The data suggests that existing and future multifamily rental units should target a mix of about 98 percent efficiencies, one, two, and three-bedroom units and existing and future senior rental units should target 84 percent for efficiencies, one and two bedroom units.

Household by Size
2020 US Census

Households by Size	Number	Percent
Total	**34,992**	**100%**
1 Person Household	13,427	38.4%
2 Person Household	11,717	33.5%
3 Person Household	4,376	12.5%
4 Person Household	3,628	10.4%
5 Person Household	1,153	3.3%
6 Person Household	452	1.3%
7+ Person Household	239	0.7%

Source: U.S. Census Bureau, Census 2020 and data converted by Esri into 2020 geography.

Household by Tenure

The 2020 US Census data indicates that in 2024, 47.6 percent of the occupied households in the PMA owned their homes, while 52.4 percent of the occupied households were renters. The following table provides a summary of the ratio of renters to owners for all ages.

Households by Tenure
2020 US Census

	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	**37,378**	**100.0%**	**37,946**	**100.0%**	**39,021**	**100.0%**
Total Occupied Units	**34,993**	**93.6%**	**35,464**	**93.5%**	**36,585**	**93.8%**
Owner Occupied HHs/Householder	15,909	45.5%	16,875	47.6%	17,486	47.8%
Renter Occupied HHs/Householder	19,084	54.5%	18,589	52.4%	19,099	52.2%
Vacant Units	2,385	6.4%	2,482	6.5%	2,436	6.2%

Source: US Census Bureau

Occupied Housing Units by Age

PMA Occupied Housing Units by Age of Householder and Home Ownership 2020 US Census			
		Owner Occupied Units	
	Total Occupied	Number	% Total Households
Total	**34,091**	**15,312**	**44.9%**
15-24	6,023	148	0.4%
25-34	8,447	1,613	4.7%
35-44	4,717	2,646	7.8%
45-54	4,101	2,709	7.9%
55-64	2,260	1,634	4.8%
65-74	2,186	1,627	4.8%
75-84	4,298	3,399	10.0%
85+	2,059	1,536	4.5%

Source: U.S. Census Bureau, Census 2020 and data converted by Esri into 2020 geography.

PMA Occupied Housing Units by Age of Householder (55+) 2020 US Census			
	Number	Percent	% Total Households
Total	**11,705**	**100.0%**	**33.4%**
Owner Occupied Housing Units	**8,793**	**75.1%**	**25.1%**
Householder Age 55-64	3,261	27.9%	9.3%
Householder Age 65-74	3,399	29.0%	9.7%
Householder Age 75-84	1,536	13.1%	4.4%
Householder Age 85+	597	5.1%	1.7%
Renter Occupied Housing Units	**2,912**	**24.9%**	**8.3%**
Householder Age 55-64	1,185	10.1%	3.4%
Householder Age 65-74	899	7.7%	2.6%
Householder Age 75-84	523	4.5%	1.5%
Householder Age 85+	305	2.6%	0.9%

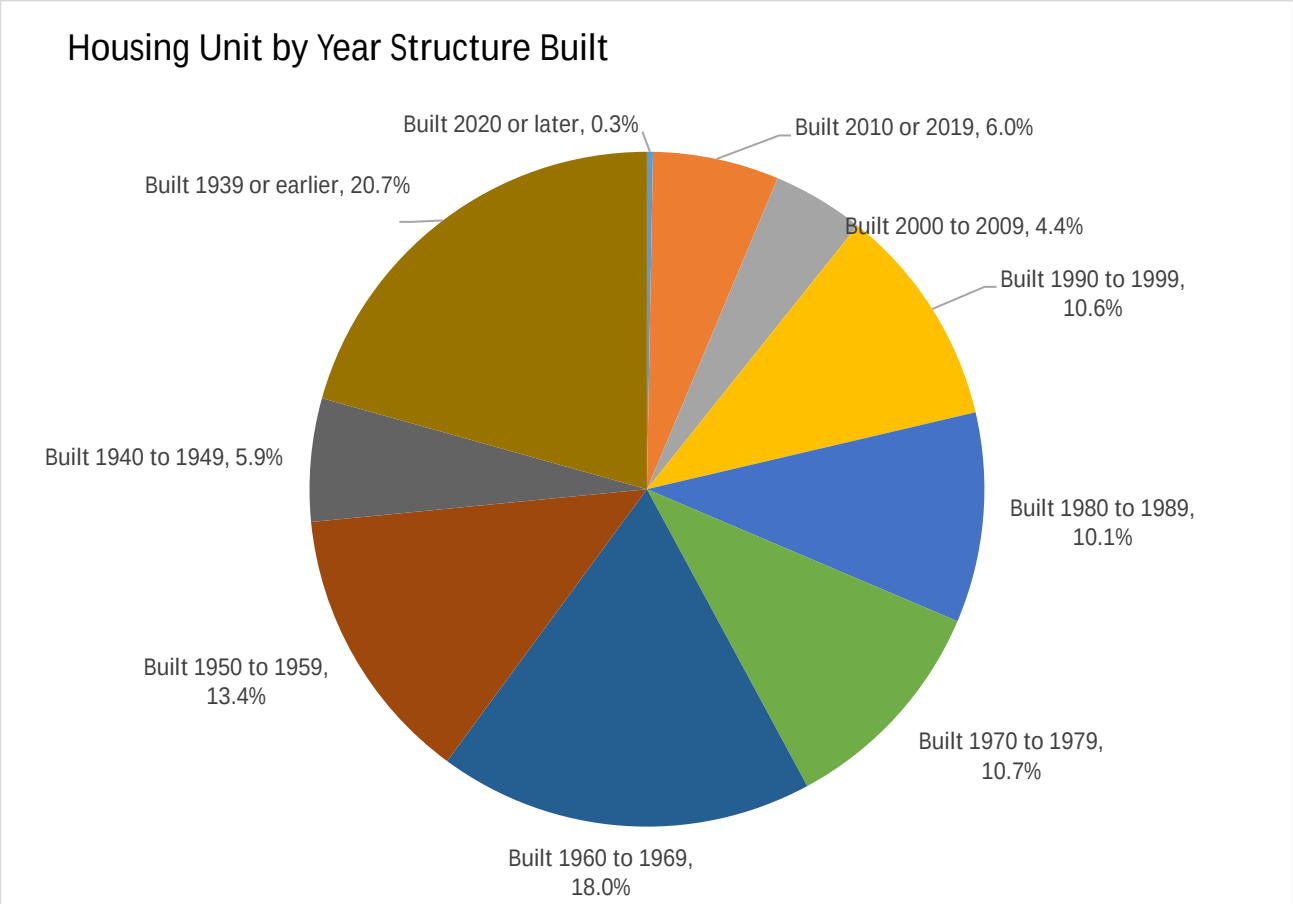
Source: U.S. Census Bureau, Census 2020 and data converted by Esri into 2020 geography.

PMA Renter Occupied Housing Units by Age of Householder (55+) 2020 US Census			
	Number of Occupied Units	Number of Rental Occupied Units	% Total Households
Total	**11,705**	**2,912**	**24.9%**
Householder Age 55-64	4,446	1,185	26.7%
Householder Age 65-74	4,298	899	20.9%
Householder Age 75-84	2,059	523	25.4%
Householder Age 85+	902	305	33.8%

Source: U.S. Census Bureau, Census 2020 and data converted by Esri into 2020 geography.

Housing Unit by Year Structure Built		
Year Structure Built	**Number**	**% of Total Units**
Built 2020 or later	107	0.3%
Built 2020 to 2019	2,277	6.0%
Built 2000 to 2009	1,655	4.4%
Built 1990 to 1999	4,000	10.6%
Built 1980 to 1989	3,789	10.1%
Built 1970 to 1979	4,037	10.7%
Built 1960 to 1969	6,769	18.0%
Built 1950 to 1959	5,031	13.4%
Built 1940 to 1949	2,222	5.9%
Built 1939 or earlier	7,780	20.7%
Total	**37,667**	**100%**

Source: U.S. Census Bureau, ASC Housing Summary ESRI Forecasts for 2018-2022.

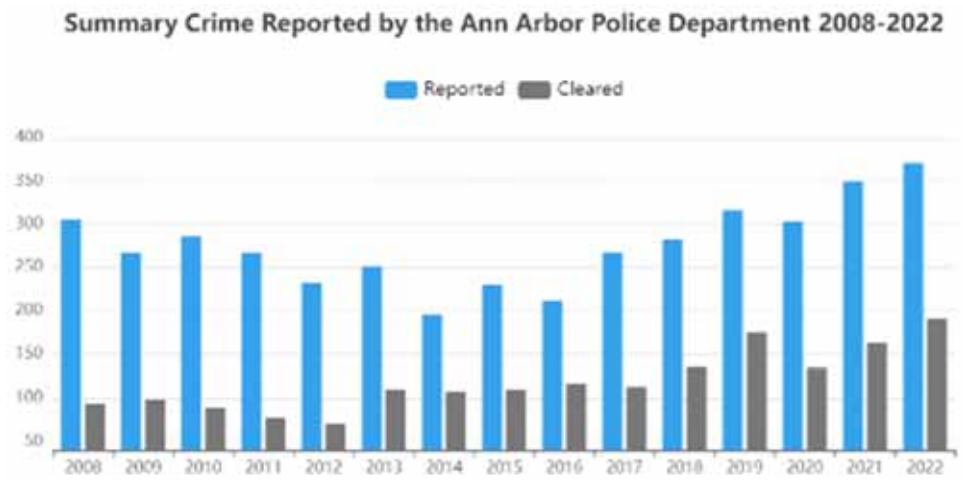


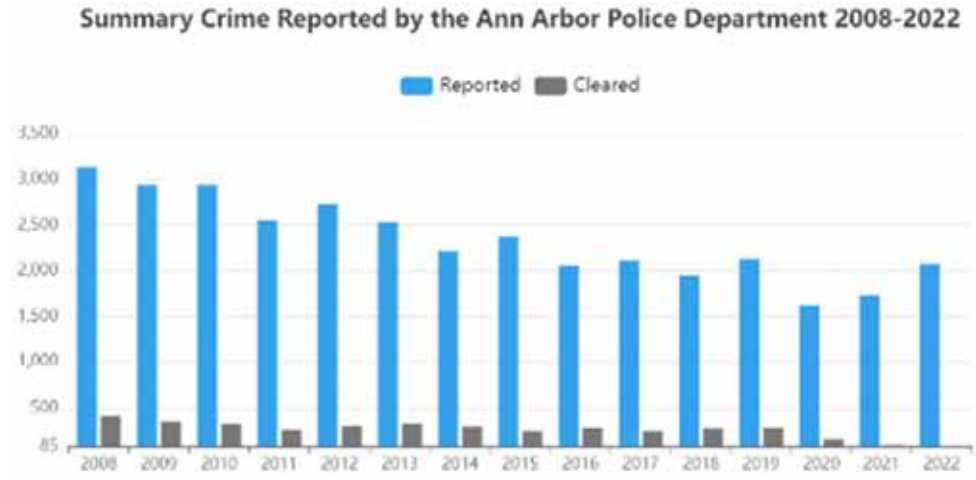
Crime Statistics

During the course of the analysis, we obtained crime statistics from FBI, Crime Data Explorer, which collects data through the Uniform Crime Reporting Program Data (http://www.crime-data-explorer.fr.cloud.gov/), and population statistics from the U.S. Census Bureau. The following table provides a summary of the crime activity within the City of Ann Arbor and the relationship to the State of Michigan as a whole. This report provides indexed crime data for the City of Ann Arbor by providing indexes for violent crimes and property crimes. According to the crime report from the Crime Data Explorer, the City of Ann Arbor is below the Michigan violent crime index and above the Michigan property crime index.

Uniform Crime Reporting Statistics - UCR Data Online										
Year	Population	Violent Crime Total	Property Crime Total	Violent Crime Rate	Property Crime Rate	Population	Violent Crime Total	Property Crime Total	Violent Crime Rate	Property Crime Rate
	City of Ann Arbor, MI					State of Michigan				
2008	114,121	305	3,136	267.3	2,748.0	10,001,284	56,447	322,551	564.4	3,225.1
2009	114,039	266	2,943	233.3	2,580.7	9,946,889	53,096	304,723	533.8	3,063.5
2010	114,173	286	2,944	250.5	2,578.5	9,901,591	50,983	292,097	514.9	2,950.0
2011	115,539	266	2,553	230.2	2,209.6	9,883,640	49,398	281,565	499.8	2,848.8
2012	116,079	231	2,735	199.0	2,356.2	9,883,640	48,726	271,681	493.0	2,748.8
2013	116,820	251	2,538	214.9	2,172.6	9,882,412	43,759	251,468	442.8	2,544.6
2014	118,716	195	2,215	164.3	1,865.8	9,897,145	45,032	249,616	455.0	2,522.1
2015	119,884	229	2,378	191.0	1,983.6	9,913,065	44,827	230,479	452.2	2,325.0
2016	120,919	211	2,057	174.5	1,701.1	9,929,848	42,609	202,966	429.1	2,044.0
2017	121,493	267	2,111	219.8	1,737.5	9,931,715	41,773	191,464	420.6	1,927.8
2018	121,429	282	1,946	232.2	1,602.6	9,950,571	45,862	190,573	460.9	1,915.2
2019	119,980	316	2,129	263.4	1,774.5	9,973,114	44,869	179,775	449.9	1,802.6
2020	123,851	303	1,619	244.6	1,307.2	9,984,072	45,178	166,185	452.5	1,664.5
2021	121,541	350	1,731	288.0	1,424.2	9,986,857	43,802	158,352	438.6	1,585.6
2022	119,871	371	2,069	309.5	1,726.0	10,077,331	48,170	137,142	478.0	1,360.9

Sources: FBI, Uniform Crime Reports, prepared by the National Archive of Criminal Justice Data (http://www.ucrdatatool.gov/)
Rates are the number of reported offenses per 100,000 population





The following crime map indicates the overall level of crime by census tract, relative to surrounding areas. These crimes include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. It should be noted that these crimes are unweighted. That is, represented in the overall crime rate, murders are weighted no more heavily than theft or burglary. According to ESRI and Applied Geographic Solutions, Inc.

> *"The results of these models were then applied to the block group level using the same demographic attributes compiled at the block group level. The resulting estimates were then scaled to match the master database of 8,500 jurisdictions. For cities, the block groups within each city were scaled to match the city total. For areas outside of these cities (or for smaller centers), results were scaled to match the county total after adjusting for those cities scaled separately. The final crime rate estimates were then weighted by population and aggregated to the national totals. The results were then scaled to match the 2010 preliminary estimates (at a state level) and converted to indexes relative to the national total.*
>
> *The index values for the US level are 100, representing average crime for the country. A value of more than 100 represents higher crime than the national average, and a value of less than 100 represents lower crime than the national average. For example, an index of 120 implies that crime in the area is 20 percent higher than the US average; an index of 80 implies that crime is 20 percent lower than the US average."*

Additionally, the crime map on the following page will categorize census tracts by color based on number of occurrences of crime. According to the data provided by ESRI, the subject is located in an area with a crime index ranging from 100 percent below the national average to 139 percent above the national average. The subject is located in a census tract with a crime index of 64, or 36 percent below the national average.

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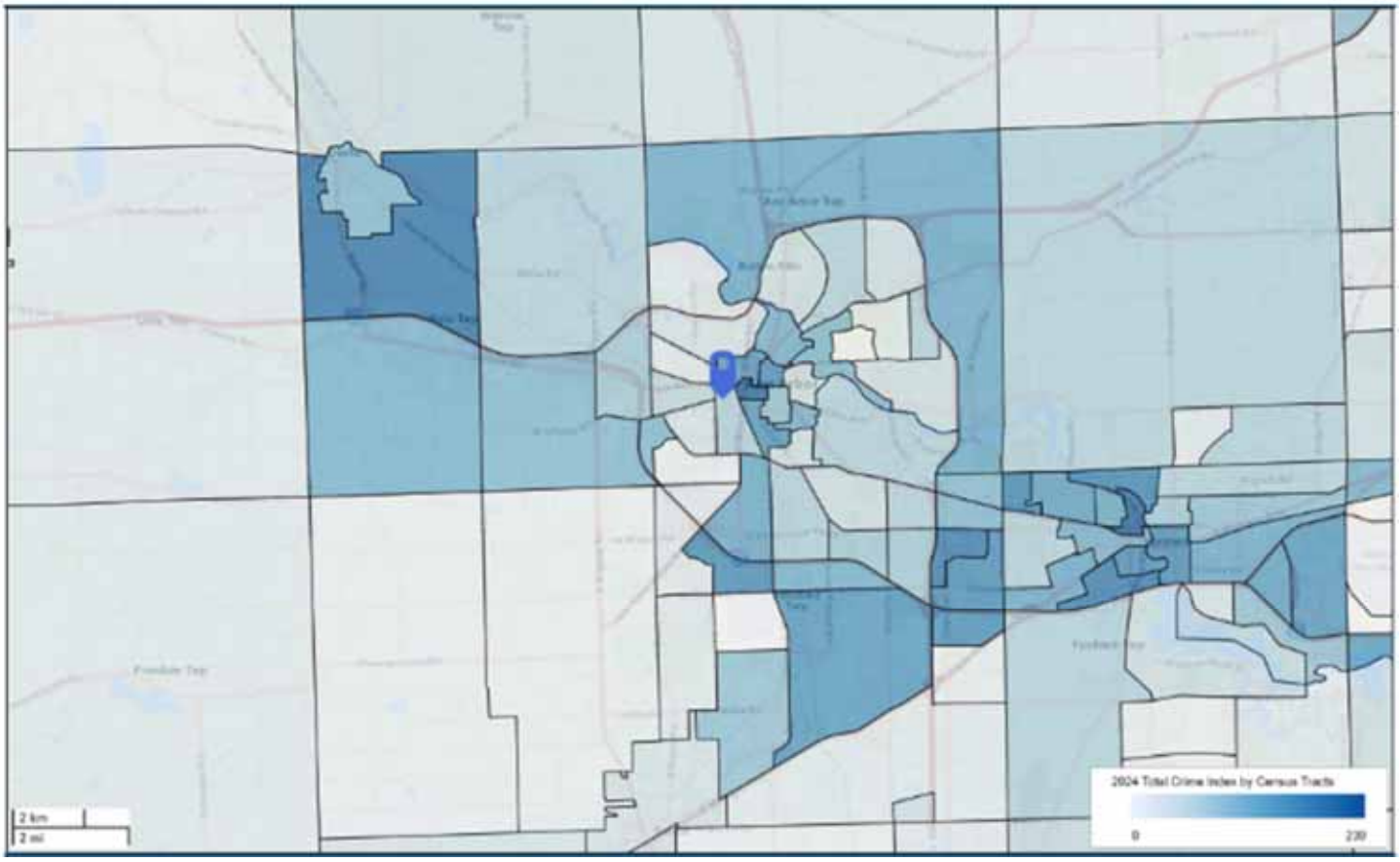
2024 Total Crime Index by Census Tracts



Employment and Economy

Employment plays an important role in multifamily housing demand. A strong and stable employment base is typically reflected in a low vacancy rate for the multifamily housing market. This relationship has held true for the PMA during the past few years, which has experienced a stable and growing employment base, resulting in a consistent demand for multifamily housing.

The type of employment in an area has a significant impact on the housing market. Areas with a high concentration of jobs in high-paying industries, such as technology, finance, and healthcare, tend to have more expensive housing markets. This is because people who work in these industries tend to have higher incomes, which allows them to afford more expensive homes. Conversely, areas with a high concentration of jobs in low-paying industries, such as manufacturing and retail, tend to have less expensive housing markets. This is because people who work in these industries tend to have lower incomes, which limits their ability to afford expensive homes.

In addition to the average income of residents, the type of employment in an area also affects the demand for housing. For example, areas with a lot of jobs in the technology industry tend to attract young professionals who are looking for urban, walkable neighborhoods with a variety of amenities. This demand for housing can drive up prices in these areas. On the other hand, areas with a lot of jobs in the manufacturing industry tend to attract families who are looking for more affordable housing with larger yards. This demand for housing can help to keep prices in these areas lower.

Overall, the type of employment in an area is a major factor that shapes the housing market. By understanding the relationship between employment and housing, we can better understand why housing prices are different in different parts of the country.

Specific examples of how employment by industry can shape housing markets:

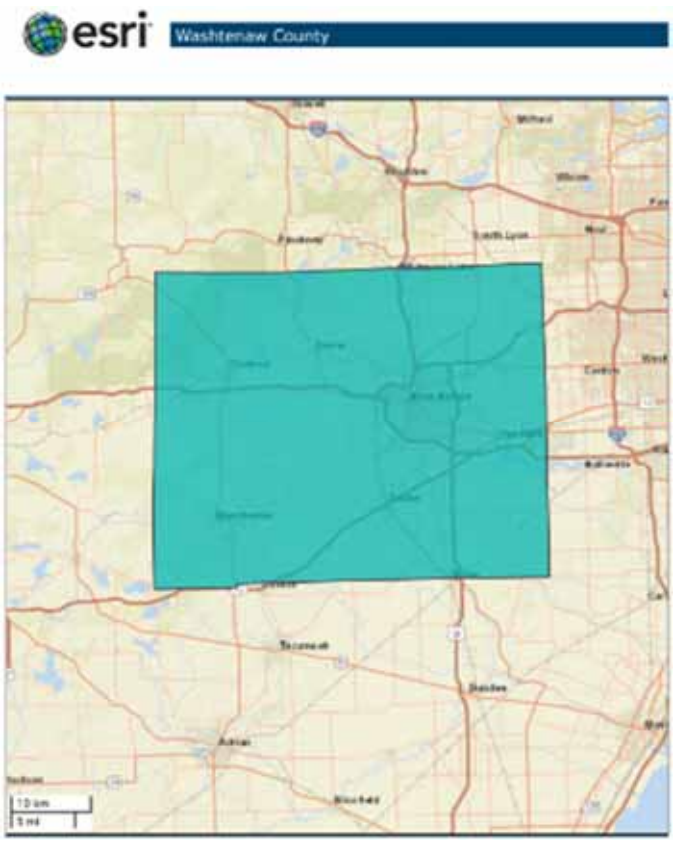
- Silicon Valley: This region in California is home to many technology companies, which has led to a high concentration of high-paying jobs. This, in turn, has driven up housing prices in the area.

- Detroit: This city in Michigan was once a major center for the automotive industry. However, the decline of the automotive industry has led to a loss of jobs and a decline in housing prices due to a concentration in a certain employment industry.

- Orlando: This city in Florida is a major tourist destination. Areas with a lot of tourism jobs may have a high demand for rental housing to accommodate the service industry.

The following areas are utilized within the following Economic and Economy analysis:

Washtenaw County



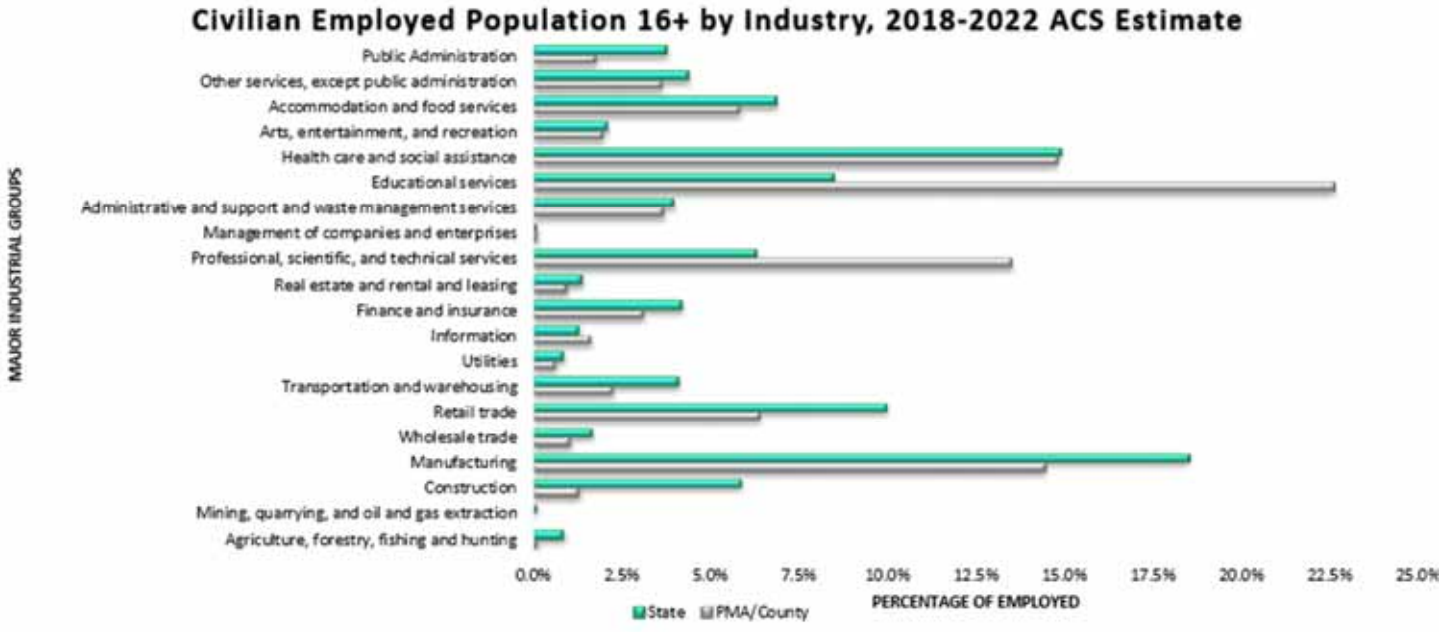
State of Michigan

Employment by Industry Sector (PMA)

As shown in the table and graph below, data taken from the U.S. Census Bureau, 2018-2022 American Community Survey indicate that employment within PMA, as compared to the State of Michigan, is relatively similar in terms of employment by industry sector. The PMA's civilian employee population (ages 16+) is most found within the educational services, healthcare, and manufacturing industries combining for 51.9 percent of employment in the PMA. Manufacturing levels are lower than state levels, while retail trade levels are higher than state levels.

Civilian Employed Population 16+ by Industry, 2018-2022 ACS Estimate				
	PMA		State of Michigan	
	Employed	Percent	Employed	Percent
Agriculture, forestry, fishing and hunting	48	0.1%	45,503	0.9%
Mining, quarrying, and oil and gas extraction	0	0.0%	4,616	0.1%
Construction	453	1.3%	292,628	5.9%
Manufacturing	4,987	**14.5%**	913,715	**18.5%**
Wholesale trade	371	1.1%	85,309	1.7%
Retail trade	2,200	6.4%	495,501	**10.0%**
Transportation and warehousing	772	2.2%	203,837	4.1%
Utilities	220	0.6%	46,417	0.9%
Information	567	1.6%	62,049	1.3%
Finance and insurance	1,077	3.1%	208,616	4.2%
Real estate and rental and leasing	330	1.0%	67,784	1.4%
Professional, scientific, and technical services	4,662	13.5%	310,944	6.3%
Management of companies and enterprises	44	0.1%	5,646	0.1%
Administrative and support and waste management services	1,270	3.7%	196,881	4.0%
Educational services	7,793	**22.6%**	419,691	8.5%
Health care and social assistance	5,102	**14.8%**	736,085	**14.9%**
Arts, entertainment, and recreation	683	2.0%	101,323	2.1%
Accommodation and food services	2,003	5.8%	341,222	6.9%
Other services, except public administration	1,261	3.7%	217,695	4.4%
Public Administration	611	1.8%	185,509	3.8%
Total	**34,454**	**100%**	**4,940,971**	**100%**

Source: U.S. Census Bureau, 2018-2022 American Community Survey

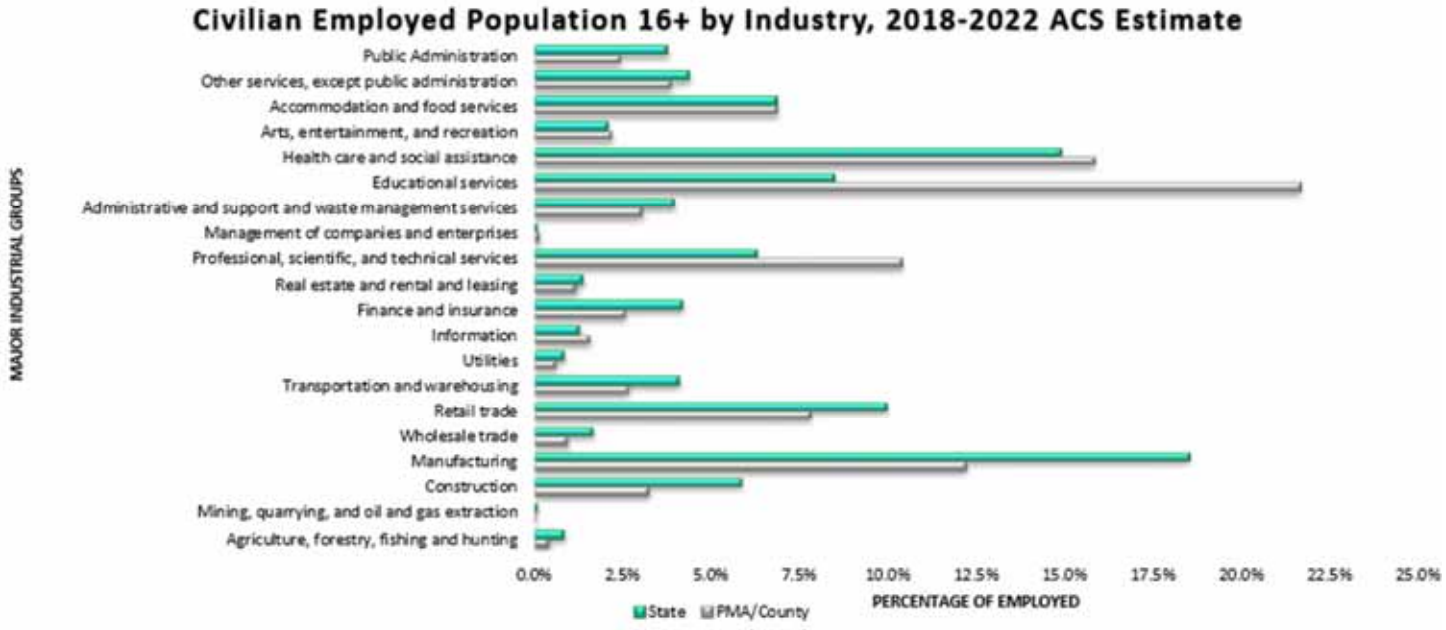


Employment by Industry Sector (County)

As shown in the table and graph below, data taken from the U.S. Census Bureau, 2018-2022 American Community Survey indicate that employment within Washtenaw County, as compared to the State of Michigan, is relatively similar in terms of employment by industry sector. Washtenaw County is differentiated by higher levels of educational services due to the number of higher education institutions within the county.

Civilian Employed Population 16+ by Industry, 2018-2022 ACS Estimate				
	County		State of Michigan	
	Employed	Percent	Employed	Percent
Agriculture, forestry, fishing and hunting	890	0.4%	45,503	0.9%
Mining, quarrying, and oil and gas extraction	87	0.0%	4,616	0.1%
Construction	6,632	3.3%	292,628	5.9%
Manufacturing	24,798	**12.2%**	913,715	**18.5%**
Wholesale trade	1,950	1.0%	85,309	1.7%
Retail trade	15,916	7.8%	495,501	**10.0%**
Transportation and warehousing	5,448	2.7%	203,837	4.1%
Utilities	1,254	0.6%	46,417	0.9%
Information	3,193	1.6%	62,049	1.3%
Finance and insurance	5,242	2.6%	208,616	4.2%
Real estate and rental and leasing	2,460	1.2%	67,784	1.4%
Professional, scientific, and technical services	21,082	10.4%	310,944	6.3%
Management of companies and enterprises	377	0.2%	5,646	0.1%
Administrative and support and waste management services	6,207	3.1%	196,881	4.0%
Educational services	43,948	**21.7%**	419,691	8.5%
Healthcare and social assistance	32,120	**15.8%**	736,085	**14.9%**
Arts, entertainment, and recreation	4,507	2.2%	101,323	2.1%
Accommodation and food services	13,984	6.9%	341,222	6.9%
Other services, except public administration	7,849	3.9%	217,695	4.4%
Public Administration	4,946	2.4%	185,509	3.8%
Total	**202,890**	**100%**	**4,940,971**	**100%**

Source: U.S. Census Bureau, 2018-2022 American Community Survey

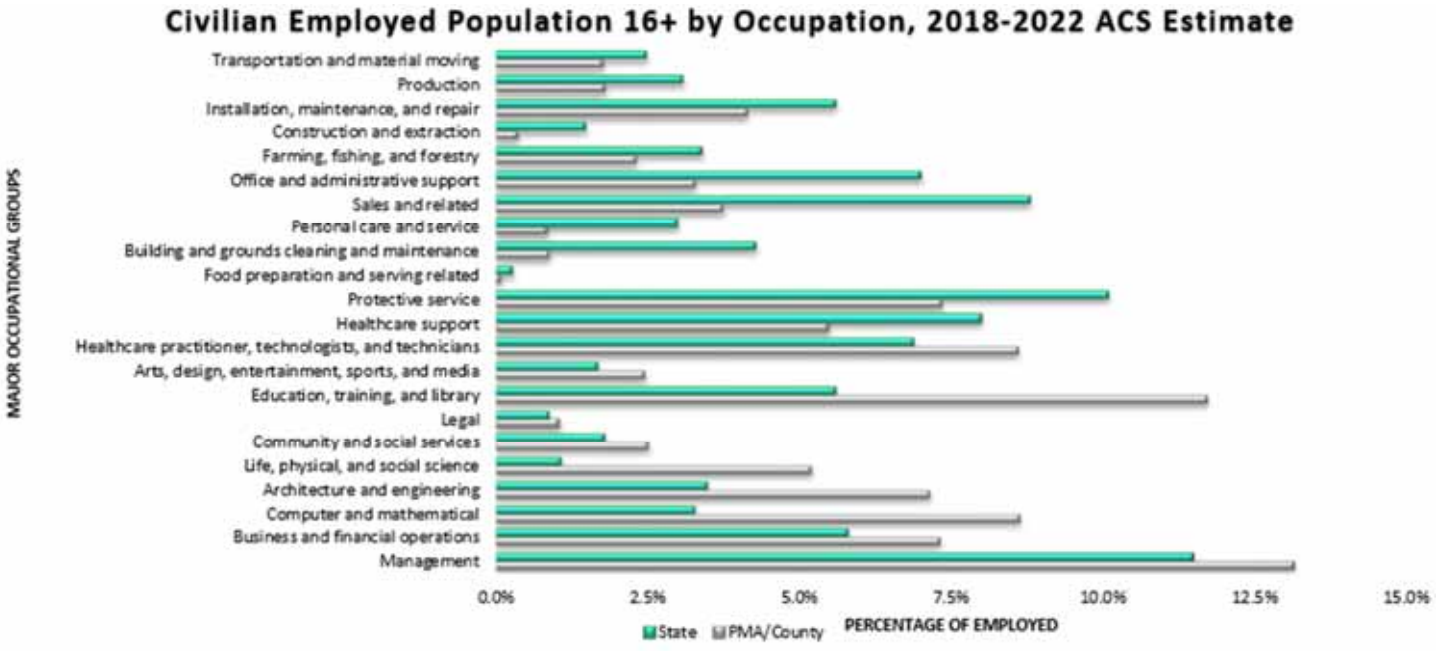


Employment by Occupation (PMA)

As shown in the table and graph below, data taken from the U.S. Census Bureau, 2018-2022 American Community Survey indicate that employment within the PMA, as compared to the State of Michigan, is relatively similar in terms of employment by occupation and is differentiated by elevated levels of management, computer/mathematical and education/training/library occupations.

Civilian Employed Population 16+ by Occupation, 2018-2022 ACS Estimate				
	PMA		State of Michigan	
	Employed	Percent	Employed	Percent
Management	4,533	**13.2%**	570,143	**11.5%**
Business/Financial	2,521	7.3%	284,150	5.8%
Computer/Mathematical	2,979	**8.6%**	163,943	3.3%
Architecture/Engineering	2,466	7.2%	174,376	3.5%
Life/Physical/Social Sciences	1,793	5.2%	55,247	1.1%
Community/Social Service	868	2.5%	90,759	1.8%
Legal	364	1.1%	44,739	0.9%
Education/Training/Library	4,043	**11.7%**	276,171	5.6%
Arts/Design/Entertainment	852	2.5%	85,785	1.7%
Healthcare Practitioner	2,965	8.6%	340,985	6.9%
Sales and Sales Related	1,892	5.5%	395,633	8.0%
Office/Administrative Support	2,530	7.3%	499,461	**10.1%**
Farming/Fishing/Forestry	25	0.1%	16,197	0.3%
Construction/Extraction	306	0.9%	213,042	4.3%
Installation/Maintenance/Repair	295	0.9%	147,499	3.0%
Production	1,287	3.7%	436,914	**8.8%**
Transportation/Material Moving	1,134	3.3%	347,154	7.0%
Healthcare Support	797	2.3%	169,686	3.4%
Protective Service	132	0.4%	74,444	1.5%
Food Preparation/Serving	1,433	4.2%	276,429	5.6%
Building Maintenance	625	1.8%	154,322	3.1%
Personal Care/Service	614	1.8%	123,892	2.5%
Total	**34,454**	**100%**	**4,940,971**	**100%**

Source: ESRI, U.S. Census Bureau, 2018-2022 American Community Survey

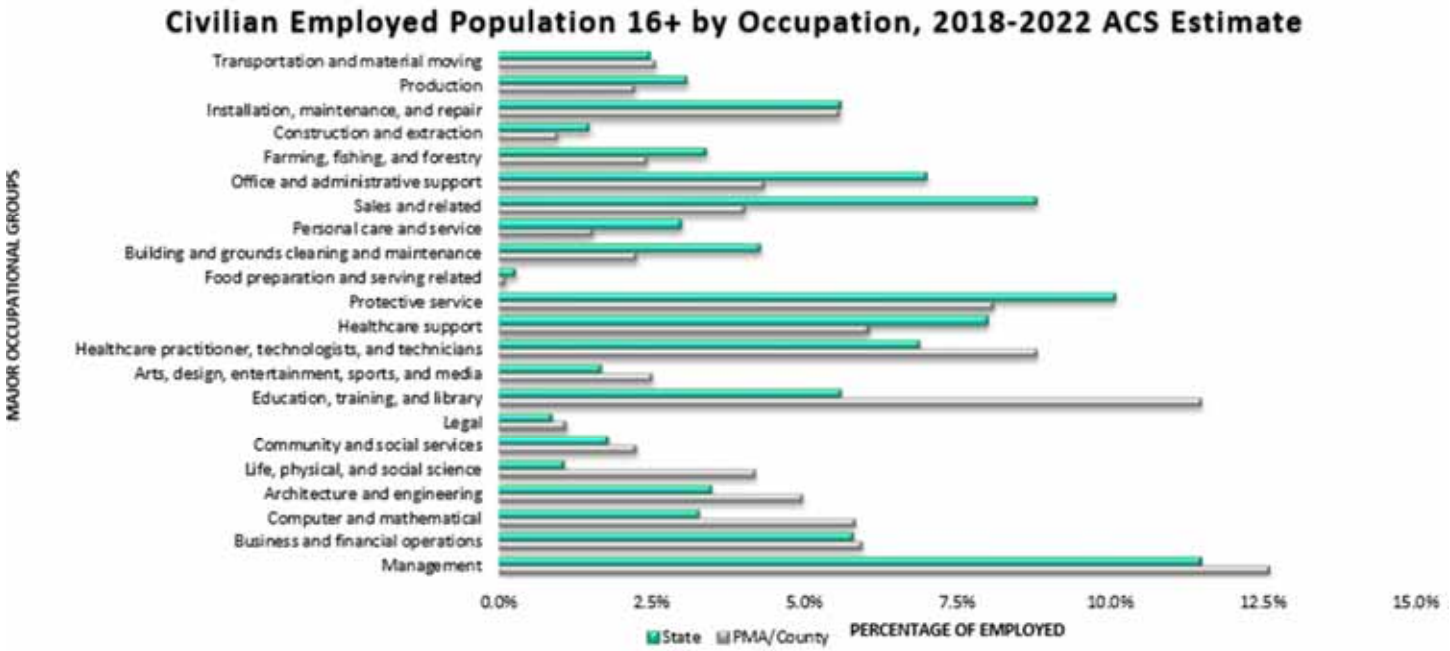


Employment by Occupation (County)

As shown in the table and graph below, data taken from the U.S. Census Bureau, 2018-2022 American Community Survey indicate that employment within Washtenaw County, as compared to the State of Michigan, is relatively similar in terms of employment by occupations and is differentiated by elevated levels of education, training, and library occupations, and lower levels of production occupations.

Civilian Employed Population 16+ by Occupation, 2018-2022 ACS Estimate				
	County		State of Michigan	
	Employed	Percent	Employed	Percent
Management	25,581	**12.6%**	570,143	**11.5%**
Business/Financial	12,090	6.0%	284,150	5.8%
Computer/Mathematical	11,810	5.8%	163,943	3.3%
Architecture/Engineering	10,100	5.0%	174,376	3.5%
Life/Physical/Social Sciences	8,550	4.2%	55,247	1.1%
Community/Social Service	4,575	2.3%	90,759	1.8%
Legal	2,273	1.1%	44,739	0.9%
Education/Training/Library	23,331	**11.5%**	276,171	5.6%
Arts/Design/Entertainment	5,085	2.5%	85,785	1.7%
Healthcare Practitioner	17,855	**8.8%**	340,985	6.9%
Sales and Sales Related	12,310	6.1%	395,633	8.0%
Office/Administrative Support	16,392	8.1%	499,461	**10.1%**
Farming/Fishing/Forestry	224	0.1%	16,197	0.3%
Construction/Extraction	4,585	2.3%	213,042	4.3%
Installation/Maintenance/Repair	3,129	1.5%	147,499	3.0%
Production	8,180	4.0%	436,914	**8.8%**
Transportation/Material Moving	8,838	4.4%	347,154	7.0%
Healthcare Support	4,925	2.4%	169,686	3.4%
Protective Service	1,994	1.0%	74,444	1.5%
Food Preparation/Serving	11,331	5.6%	276,429	5.6%
Building Maintenance	4,500	2.2%	154,322	3.1%
Personal Care/Service	5,232	2.6%	123,892	2.5%
Total	**202,890**	**100%**	**4,940,971**	**100%**

Source: ESRI, U.S. Census Bureau, 2018-2022 American Community Survey



Major Employers

According to a list of major employers provided by the Ann Arbor SPARK, education, healthcare, and OEM research make up the largest industries within the Ann Arbor region.

Ann Arbor Region Major Employers		
Employer	**Industry**	**# of Employees**
University of Michigan	Education	36,700-36,799
Trinity Health Michigan	Healthcare	5,500-5,599
General Motors Proving Grounds	OEM Research	5,500-5,599
Ann Arbor Public Schools	Education	2,700-2,799
VA Ann Arbor Healthcare System	Healthcare	2,700-2,799
IHA Health Services Corp.	Healthcare	1,600-1,699
Eastern Michigan University	Education	1,300-1,399
Washtenaw County Government	Government	1,300-1,399
Toyota Motor North America R&D	OEM Research	1,200-1,299
Domino's Pizza	Corporate Headquarters	1,200-1,299`

Source: Ann Arbor SPARK: https://annarborusa.org/spark-services/business-expansion/regional-demographics/top-regional-employers/

Historical Labor Force, Employment, Unemployment, and Unemployment Rate Table

Labor Force, Employment, Unemployment, Unemployment Rate
Washtenaw County, State of Michigan, United States
2012-2024 (Not Seasonally Adjusted)

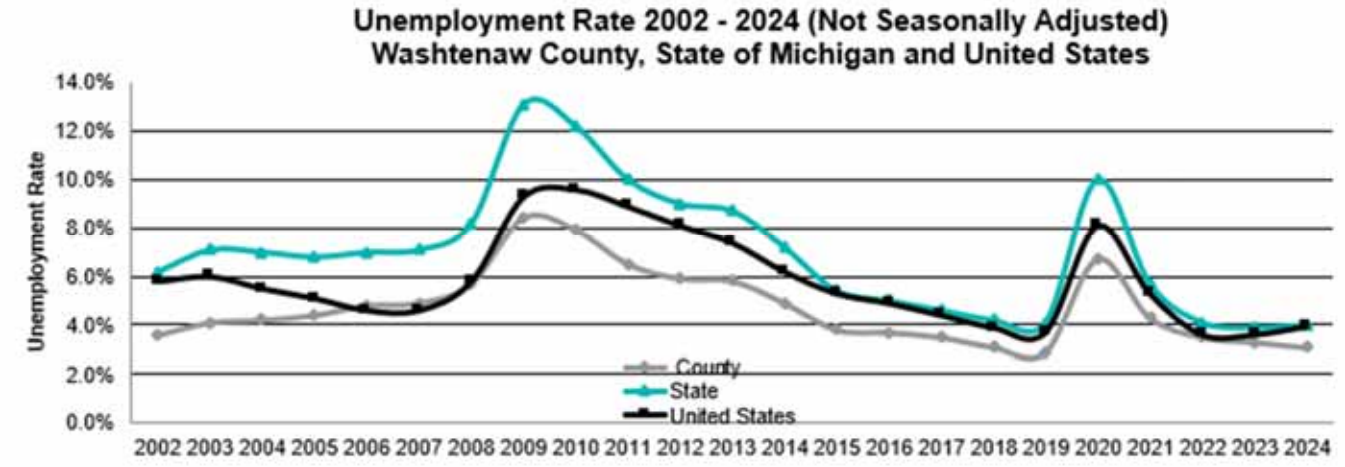
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 (1)
Labor Force Washtenaw County	182,378	184,506	187,616	189,301	192,000	194,316	196,380	199,498	194,168	188,726	195,332	200,968	203,002
% Change	1.0%	1.2%	1.7%	0.9%	1.4%	1.2%	1.1%	1.6%	-2.7%	-2.8%	3.5%	2.9%	1.0%
Employment Washtenaw County	171,675	173,862	178,470	182,177	184,914	187,585	190,374	193,722	181098	180,683	189,193	194,354	196,794
% Change	1.7%	1.3%	2.7%	2.1%	1.5%	1.4%	1.5%	1.8%	-6.5%	-0.2%	4.7%	2.7%	1.3%
Unemployment Washtenaw County	10,703	10,644	9,146	7,124	7,086	6,731	6,006	5,776	13,070	8,043	6,927	6,614	6,207
% Change	-9.3%	-0.6%	-14.1%	-22.1%	-0.5%	-5.0%	-10.8%	-3.8%	126.3%	-38.5%	-13.9%	-4.5%	-6.1%
Unemployment Rate Washtenaw County	5.9%	5.8%	4.9%	3.8%	3.7%	3.5%	3.1%	2.9%	6.7%	4.3%	3.5%	3.3%	3.1%
% Difference	-0.6%	-0.1%	-0.9%	-1.1%	-0.1%	-0.2%	-0.4%	-0.2%	3.8%	-2.4%	-0.8%	-0.2%	-0.2%
Michigan	9.0%	8.7%	7.2%	5.4%	5.0%	4.6%	4.2%	4.1%	10.0%	5.7%	4.1%	3.9%	4.0%
% Difference	-1.0%	-0.3%	-1.5%	-1.8%	-0.4%	-0.4%	-0.4%	-0.1%	5.9%	-4.3%	-1.6%	-0.2%	0.1%
United States	8.1%	7.4%	6.2%	5.3%	4.9%	4.4%	3.9%	3.7%	8.1%	5.3%	3.6%	3.6%	3.9%
% Difference	-0.8%	-0.7%	-1.2%	-0.9%	-0.4%	-0.5%	-0.5%	-0.2%	4.4%	-2.8%	-1.7%	0.0%	0.3%

Source: US Bureau of Labor Statistics, Local Area Unemployment Statistics (Not Seasonally Adjusted)
(1) 2024 numbers are averages of the months of January through May.

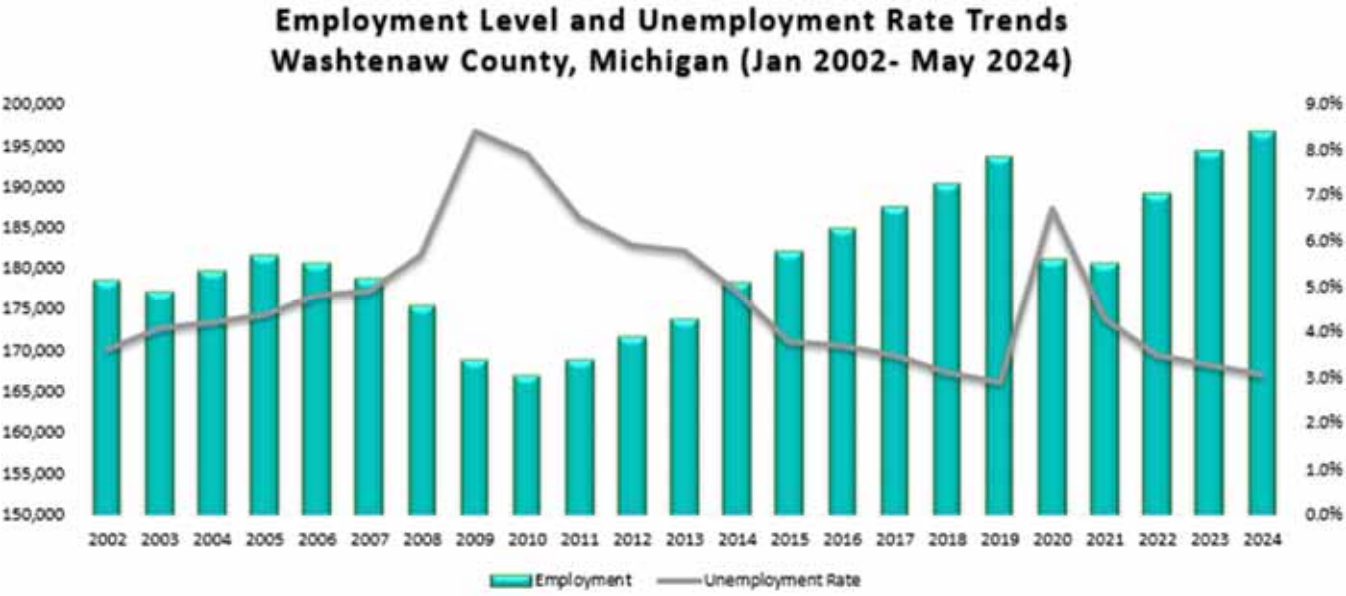
The previous table presents labor force, employment, and unemployment data for Washtenaw County, the State of Michigan, and the Nation. Additionally, the table compares Unemployment Rates between Washtenaw County, Michigan, and the Nation.

Over the last 20 years, Washtenaw County's unemployment rate has averaged 4.7 percent, versus the state and national average of 7.0 and 5.8 percent, respectively. In 2007, the unemployment rate for Washtenaw County was 4.9 percent, versus the state and national average of 3.7 and 4.6 percent. At the onset of the national recession, between 2008 and 2009, the unemployment rate for Washtenaw County increased by 2.7 percent and has been in decline since 2009, with a recent increase in 2020. As of 2015, the unemployment rate was 3.8 percent, versus the state and national average of 5.4 and 5.3 percent, respectively. As of May 2024, the annual average unemployment rate was 3.1 percent, versus the state and national unemployment rate of 4.0 and 3.9 percent, respectively.

It should be noted that the large increase in the unemployment rate reflected in this data is due to the Covid-19 pandemic. As of May 2024, businesses across the country have reopened as state and local restrictions have been expired for more than two years, which has resulted in the national unemployment dropping from 14.4 percent in April 2020 to 4.0 percent in May 2024. After a successful vaccine campaign in spring of 2021, vaccination rates have increased, allowing workers to safely return to their offices across the county.



Source: Bureau of Labor Statistics



Source: Bureau of Labor Statistics

Typical Income by Occupation (MSA vs. State)

As shown in the table below, workers in the Ann Arbor, MI Metropolitan Statistical Area ("MSA") had an average (mean) hourly wage of $33.43 ($69,540 annual), compared to the state average of $29.13 ($60,600). Compared to the state in twenty-two major occupational groups, the Ann Arbor, MI Metropolitan Statistical Area saw an overall 12.9 percent positive wage difference. Across most major occupational groups, the Ann Arbor, MI Metropolitan Statistical Area saw several groups with negative and positive differences in wages, ranging anywhere between -9.4 to +14.2 percent. Overall, the Ann Arbor, MI Metropolitan Statistical Area has urban areas pushing cost of living expenses up, thus pushing wages up as well.

Occupational Employment and Wages by Major Occupational Group
Ann Arbor, MI Metropolitan Statistical Area

	Percent of Total Employment		Mean Hourly Wage		Mean Annual Wage (2)		
Major Occupational Groups	**MSA**	**State**	**MSA**	**State**	**MSA**	**State**	**% Difference (1)**
Total, all occupations	**100.0%**	**100.0%**	**$33.43**	**$29.13**	**$69,540**	**$60,600**	**12.9%**
Management	6.3%	6.4%	$67.17	$59.78	$139,720	$124,330	**11.0%**
Business and financial operations	5.6%	6.0%	$41.32	$39.30	$85,950	$81,750	**4.9%**
Computer and mathematical	3.8%	2.9%	$47.75	$45.19	$99,310	$93,980	**5.4%**
Architecture and engineering	2.7%	2.9%	$46.73	$43.70	$97,200	$90,900	**6.5%**
Life, physical, and social science	1.7%	0.8%	$38.52	$39.63	$80,120	$82,430	**-2.9%**
Community and social services	2.4%	1.7%	$24.80	$25.84	$51,590	$53,740	**-4.2%**
Legal	0.5%	0.6%	$54.84	$51.19	$114,080	$106,480	**6.7%**
Education, training, and library	13.5%	5.0%	$33.60	$29.73	$69,890	$61,830	**11.5%**
Arts, design, entertainment, sports, and media	1.4%	1.2%	$29.73	$27.56	$61,840	$57,330	**7.3%**
Healthcare practitioner and technical	11.8%	6.7%	$52.02	$46.03	$108,200	$95,730	**11.5%**
Healthcare support	5.0%	4.2%	$19.03	$17.73	$39,570	$36,880	**6.8%**
Protective service	1.2%	1.8%	$26.43	$25.60	$54,970	$53,240	**3.1%**
Food preparation and serving related	7.1%	8.2%	$16.85	$16.24	$35,050	$33,770	**3.7%**
Building and grounds cleaning and maintenance	2.5%	2.9%	$18.58	$17.93	$38,640	$37,300	**3.5%**
Personal care and service	3.1%	1.9%	$17.30	$17.40	$35,980	$36,180	**-0.6%**
Sales and related	6.4%	8.5%	$28.60	$24.54	$59,490	$51,040	**14.2%**
Office and administrative support	11.5%	11.9%	$22.08	$22.20	$45,930	$46,170	**-0.5%**
Farming, fishing, and forestry	0.1%	0.1%	$18.76	$20.51	$39,010	$42,660	**-9.4%**
Construction and extraction	1.9%	3.6%	$30.76	$29.13	$63,980	$60,600	**5.3%**
Installation, maintenance, and repair	2.5%	4.0%	$28.39	$27.16	$59,050	$56,480	**4.4%**
Production occupations	4.2%	10.3%	$22.51	$22.57	$46,810	$46,940	**-0.3%**
Transportation and material moving occupations	4.9%	8.5%	$22.78	$21.74	$47,380	$45,220	**4.6%**

Source: United States Department of Labor (Bureau of Labor Statistics) May 2022 Occupational Employment Statistics
(1) A positive percent difference measures how much the mean wage in MSA is above the state and national mean wage, while a negative difference reflects a lower wage.
(2) Annual wages have been calculated by multiplying the hourly mean wage by a 'year-round, full-time' hours figure of 2,080 hours; for those occupations where there is not an hourly mean wage published, the annual wage has been directly calculated from the reported survey data.

Occupational Projections

Workforce Long-Term Occupational projections, 2020-2030 State of Michigan				
SOC Title	**2020 Employment (1)**	**2030 Employment Projection**	**Employment Change**	**Percent Change**
Total, All Occupations	**4,279,580**	**4,654,510**	**374,930**	**8.8%**
Management Occupations	258,290	281,830	23,540	9.1%
Business and Financial Operations Occupations	248,090	269,200	21,110	8.5%
Computer and Mathematical Occupations	113,020	126,510	13,490	11.9%
Architecture and Engineering Occupations	126,640	140,520	13,880	11.0%
Life, Physical, and Social Science Occupations	32,800	35,680	2,880	8.8%
Community and Social Service Occupations	68,290	76,990	8,700	12.7%
Legal Occupations	30,630	34,200	3,570	11.7%
Education, Training, and Library Occupations	211,740	226,610	14,870	7.0%
Arts, Design, Entertainment, Sports, and Media Occupations	65,420	70,970	5,550	8.5%
Healthcare Practitioners and Technical Occupations	281,090	308,970	27,880	9.9%
Healthcare Support Occupations	179,580	210,950	31,370	17.5%
Protective Service Occupations	80,280	87,060	6,780	8.4%
Food Preparation and Serving Related Occupations	314,570	389,600	75,030	23.9%
Building and Grounds Cleaning and Maintenance Occupations	134,590	145,550	10,960	8.1%
Personal Care and Service Occupations	98,880	119,320	20,440	20.7%
Sales and Related Occupations	399,670	411,700	12,030	3.0%
Office and Administrative Support Occupations	519,980	513,660	-6,320	-1.2%
Farming, Fishing, and Forestry Occupations	20,840	20,260	-580	-2.8%
Construction and Extraction Occupations	162,010	174,170	12,160	7.5%
Installation, Maintenance, and Repair Occupations	166,930	184,500	17,570	10.5%
Production Occupations	410,880	424,210	13,330	3.2%
Transportation and Material Moving Occupations	355,380	402,050	46,670	13.1%

(1) Employment is a count of jobs rather than people, and includes all part and full-time nonfarm jobs. Employment also includes jobs among self-employed and unpaid family workers. Totals may not add due to suppression.
Source: State of Michigan Department of Technology, Management, and Budget.

As shown in the table above, the State of Michigan, barring any unanticipated major economic impacts (loss of major employers, financial crises, etc.) is projected to net approximately 374,930 jobs by 2030. This increase in jobs is projected to be led by key occupational groups, including: Food preparation, personal care, healthcare support, transportation, and community and social service occupations. As population increases, and baby boomers age, those industries related closely with these trends will continue to trend upward in terms of job creation.

Plant Closing Mass Layoffs

Below is a listing of Plant Closing Mass Layoffs ("PCML") notices filed in compliance with Worker Adjustment Retaining Notification ("WARN") Act and State Plant Closing law from 2020 through October 2024 in Ann Arbor and Ypsilanti.

Date of Notice	Company (Corporate Address)	Michigan Location	Type of Notice	# Affected
2024				
31-Dec.	ABC Group Sales & Engineering	Saline	Closure	156
30-Sept.	NeuMoDx Molecular	Ann Arbor	Closure	175
24-Sept.	Heritage Collegiate Apparel	Ann Arbor	Closure	151
31-May	Concordia University	Ann Arbor	Layoff	6
17-May	Georgia-Pacific Corrugated, LLC	Milan	Closure	113
2023				
11-Apr.	Home Point Financial Corporation	Ann Arbor	Layoff	113
2022				
17-Nov.	Home Point Financial Corporation	Ann Arbor	Layoff	217
11-Mar.	Pretium Packaging	Ypsilanti	Closure	53
2021				
	Progenity	Ann Arbor	Layoff	110
2020				
7-Dec.	Allied Universal Security Services	Statewide	Layoff	664
18-Sept.	P.F. Chang's China Bistro	Mulitpple	Layoff	600
25-Aug.	Walmart #1824	Ypsilanti	Closure	226
30-June	Hilton Garden Inn	Ann Arbor	Layoff	39
30-June	TownePlace Suites	Ann Arbor	Layoff	14
15-June	Aimbridge Hospitality	Ypsilanti	Layoff	125
15-June	Jacobsen Daniels Enterprise	Ypsilanti	Layoff	11
27-Apr.	Bloomin' Brands	Statewide	Layoff	N/A
23-Apr.	Visionworks, Inc.	Multiple	Layoff	39
14-Apr.	Marsh Plating Corp.	Ypsilanti	Layoff	97
27-Mar.	Paper Source	Ann Arbor	Layoff	8
26-Mar.	Cinemark	Multiple	Closure	162
23-Mar.	Schulte Companies	Multiple	Layoff	213
23-Mar.	Thetford Corporation	Ann Arbor and Dexter	Layoff	60

Source: The State of Michigan Department of Labor and Economic Opportunity

County Commuting Patterns/Drive-Time Map

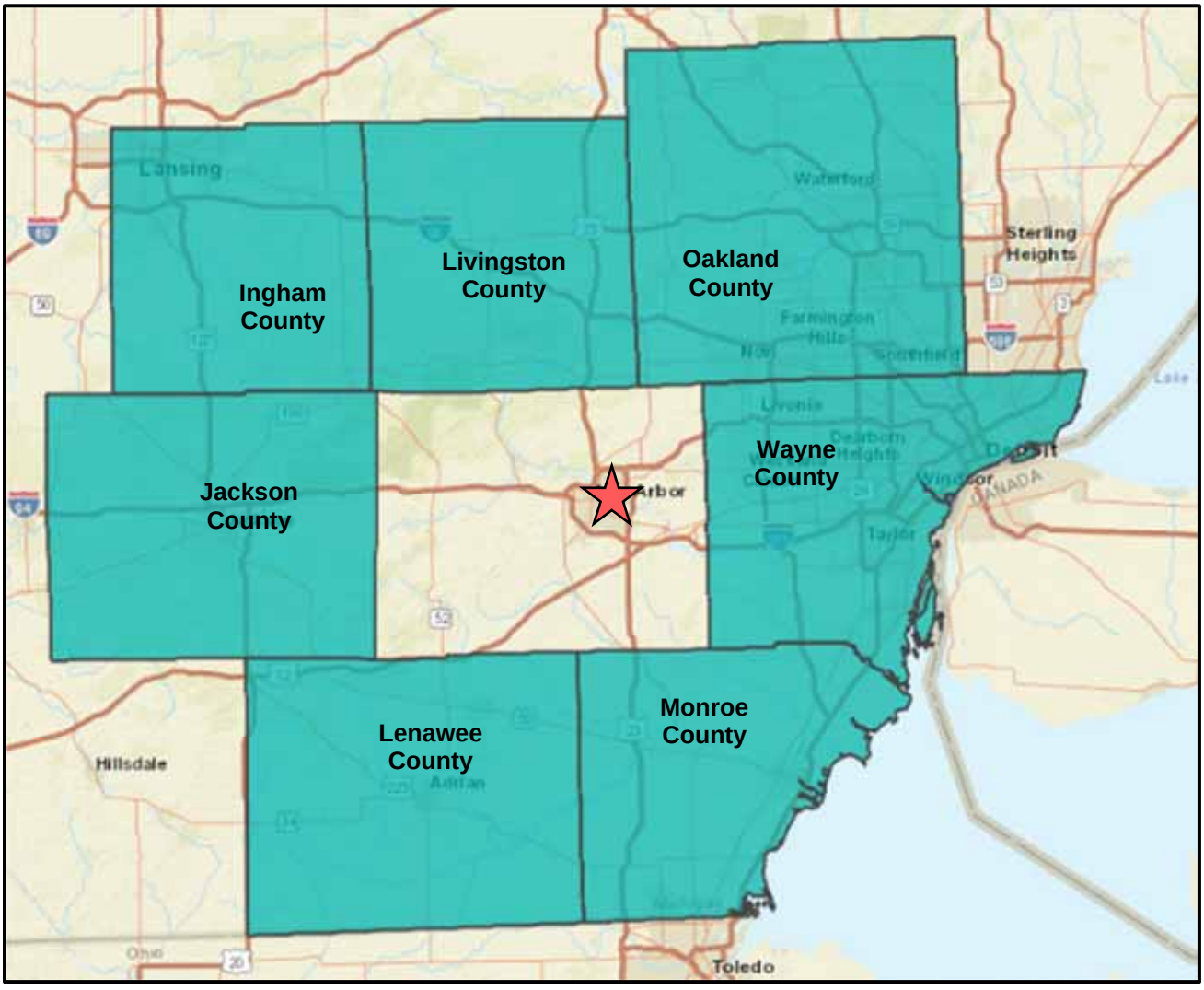
County to county worker flows examine interconnections between the state's counties, offering general insight as to how boundaries of local and regional economies are affected by the interchange of workers. Additionally, by examining the relationship between worker origin and destination, it is easier to understand how commuting patterns play a role in the exchange of labor, goods, services, information, and housing across counties. The following information provides estimations of typical travel times, county origin, and county destination for Washtenaw County Workers. According to the data compiled by the US Department of Commerce, Census Bureau, American Survey 2011-2015, 64.0 percent of Washtenaw County residents work within Washtenaw County, while 36.0 percent of Washtenaw County's workforce commutes from surrounding areas outside of Washtenaw County.

Commuting Data, 2009-2013		
	Number	Percentage
Workers in County	203,011	-
Work and Live	**129,900**	**64.0%**
Work and Live Out	73,111	36.0%

Source: Residence County to Workplace County Flows for the United States, 2009-2013 Census

Commuting Data, 2011-2015		
	Number	Percentage
Workers in County	209,801	-
Work and Live	**134,205**	**64.0%**
Work and Live Out	75,596	36.0%

Source: Residence County to Workplace County Flows for the United States, 2011-2015 Census



According to the US Census Bureau Residence County to Work Place County Flows, Washtenaw County takes in the majority of its workers from Wayne County, accounting for approximately 43.3 percent of the top five counties sending workers into Washtenaw County, and 35.9 percent of total workers commuting to Washtenaw County. Conversely, Washtenaw County loses the majority of its workers to Wayne County, accounting for approximately 65.4 percent of the top five counties taking workers from Washtenaw County, and 55.9 percent of total workers leaving Washtenaw County.

Commuting Patterns: Top five counties sending workers INTO county			
2009-2013			
County	**Number**	**% Five County Total**	**% County Total**
Wayne County	25,904	42.7%	35.4%
Livingston County	12,171	20.1%	16.6%
Oakland County	7,924	13.1%	10.8%
Jackson County	7,913	13.1%	10.8%
Lenawee County	6,722	11.1%	9.2%
2011-2015			
Wayne County	27,144	43.3%	35.9%
Livingston County	12,477	19.9%	16.5%
Oakland County	8,636	13.8%	11.4%
Jackson County	7,281	11.6%	9.6%
Lenawee County	7,094	11.3%	9.4%

Source: Residence County to Workplace County Flows for the United States, 2009-2013 and 2011-2015 Census

Commuting Patterns: Top five counties taking workers FROM county			
2009-2013			
County	**Number**	**% Five County Total**	**% County Total**
Wayne County	20,104	64.2%	54.5%
Oakland County	6,846	21.8%	18.6%
Livingston County	2,347	7.5%	6.4%
Jackson County	1,155	3.7%	3.1%
Monroe County	881	2.8%	2.4%
2011-2015			
Wayne County	21,280	65.4%	55.9%
Oakland County	6,693	20.6%	17.6%
Livingston County	2,125	6.5%	5.6%
Jackson County	1,319	4.1%	3.5%
Monroe County	1,112	3.4%	2.9%

Source: Residence County to Workplace County Flows for the United States, 2009-2013 and 2011-2015 Census

Commuting Patterns 2009-2015			
	2009-2013	**2011-2015**	**% Change**
County Workers	203,011	209,801	**3.3%**
Resident Workers	129,900	134,205	**3.3%**
Incoming Workers	73,111	75,596	**3.4%**

Source: Residence County to Workplace County Flows for the United States, 2009-2013 and 2011-2015 Census

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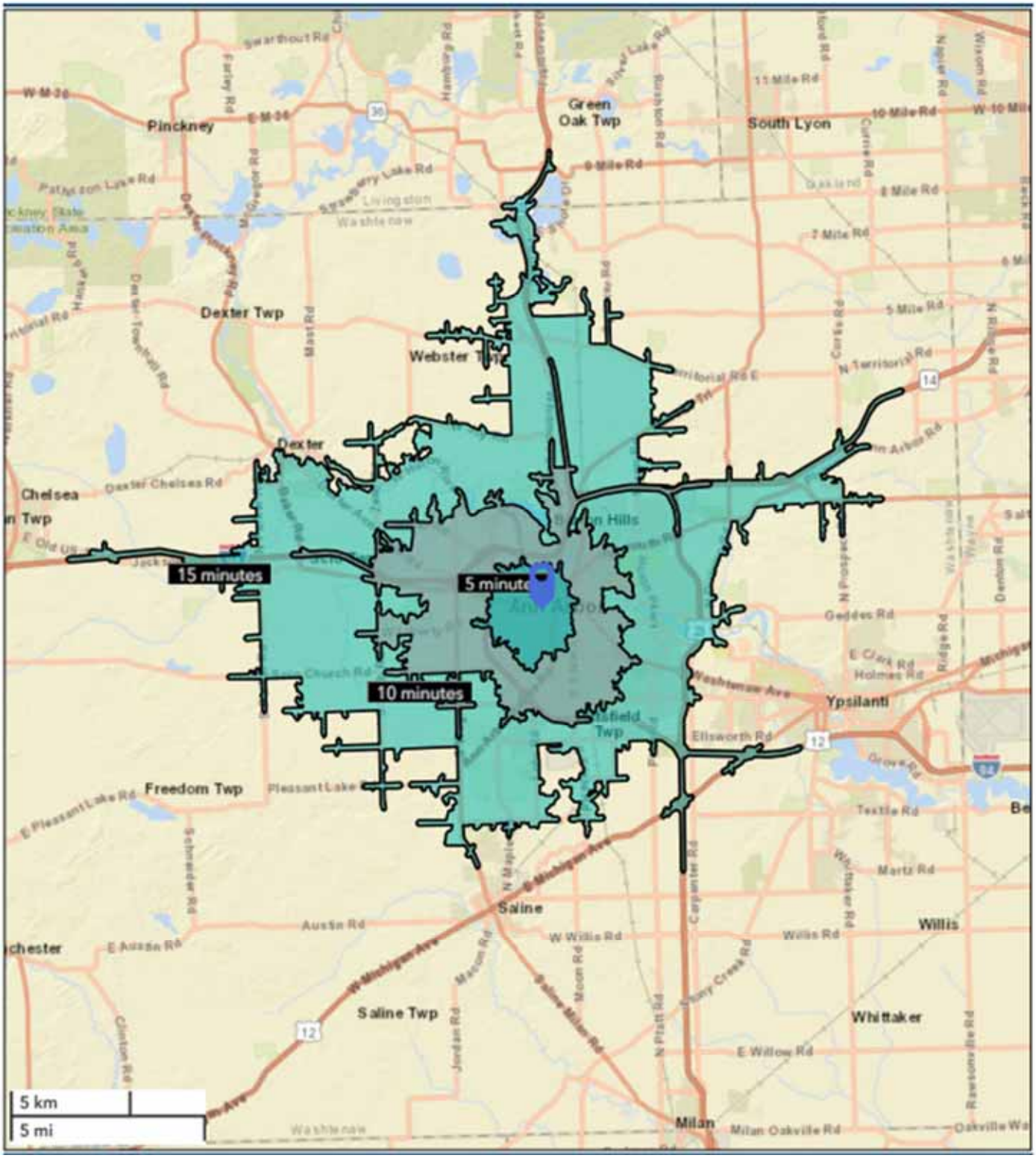
Drive-Time Map



Key Housing Facts

- Individuals with disabilities generally rely on Supplemental Security Income ("SSI") as a main source of income, which gives a monthly minimum benefit of $771 for any individual qualified to receive SSI. An individual could afford a maximum monthly rent of $231 with this income, assuming 30 percent of their income goes towards housing. It is important to note, even at this rent level, a household would be considered cost-burdened by their housing expenses.

- A minimum wage worker in Michigan ($10.33) would need to work 97.7 hours per week to afford the one bedroom Fair Market Rent ("FMR") of $1,346 in Washtenaw County, MI assuming 30 percent of their income goes towards housing. This amount does not factor in taxes on an individual's income of $10.33 per hour.

Housing Cost Burden

- Households are considered cost-burdened when their housing costs exceed 30 percent of their monthly income.

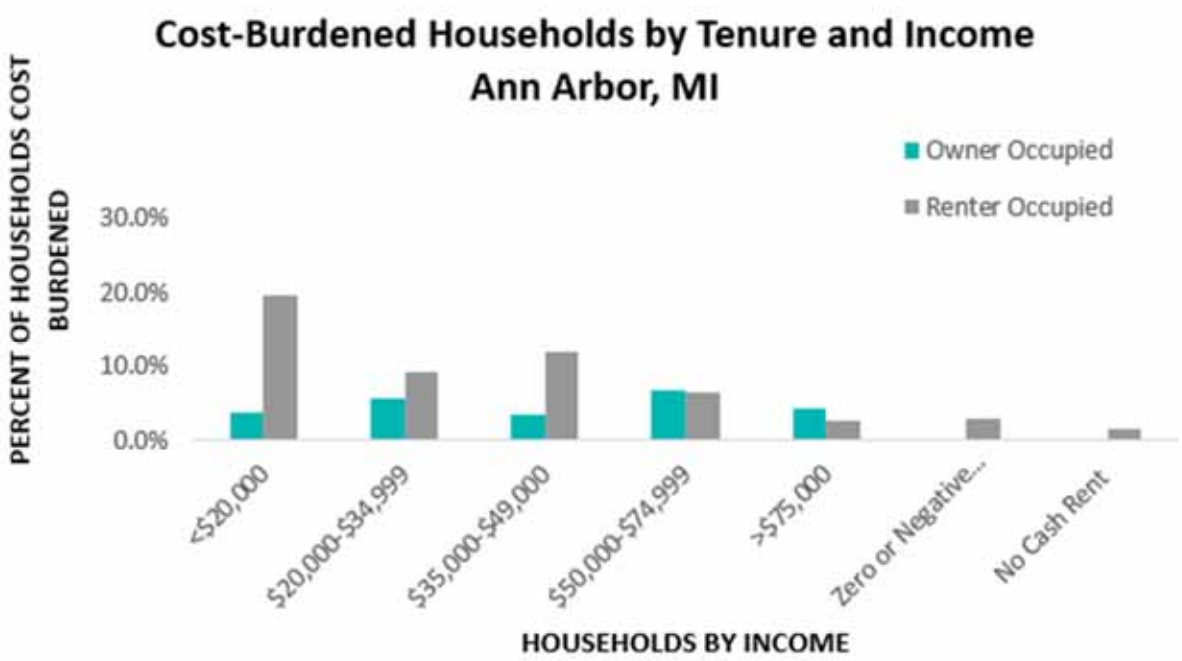
- Cost-burdened households in Ann Arbor, MI have increased as a number and as a percentage of households since 2010.

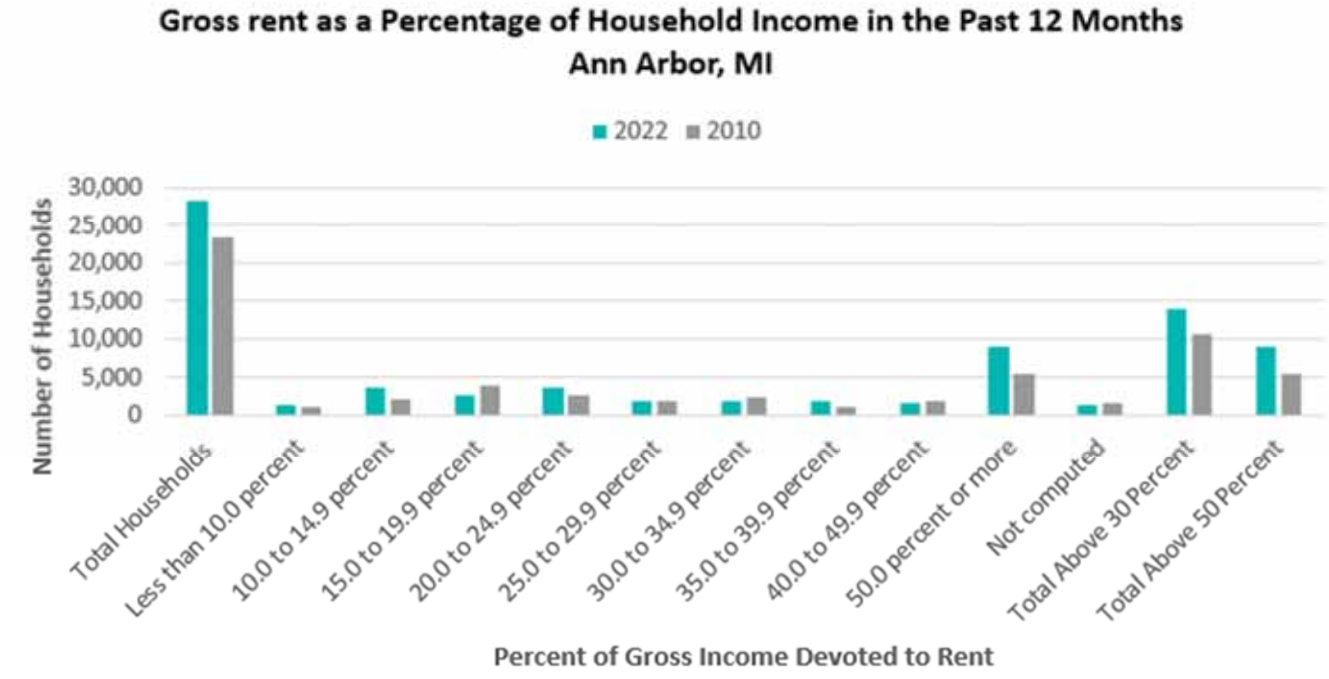
- Severely cost-burdened households in Ann Arbor, MI have increased as a number and as a percentage of households since 2010.

- 8,952 renter households (31.7%) are severely cost-burdened with housing costs exceeding 50 percent of their income in Ann Arbor, MI.

Gross Rent as a Percentage of Household Income in the Last 12 Months for Ann Arbor, MI				
Rent as a Percentage of Income	2022		2010	
	ACS Estimated Number of Households	Percentage of Households	ACS Estimated Number of Households	Percentage of Households
Total Households	**28,205**	**100%**	**23,444**	**100%**
Less than 10.0 percent	1,317	4.7%	973	4.2%
10.0 to 14.9 percent	3,581	12.7%	2,078	8.9%
15.0 to 19.9 percent	2,534	9.0%	3,796	16.2%
20.0 to 24.9 percent	3,677	13.0%	2,530	10.8%
25.0 to 29.9 percent	1,888	6.7%	1,935	8.3%
30.0 to 34.9 percent	1,792	6.4%	2,385	10.2%
35.0 to 39.9 percent	1,712	6.1%	1,046	4.5%
40.0 to 49.9 percent	1,563	5.5%	1,837	7.8%
50.0 percent or more	8,952	31.7%	5,367	22.9%
Not Computed	1,189	4.2%	1,497	6.4%
Total Above 30 Percent	**14,019**	**49.7%**	**10,635**	**45.4%**
Total Above 50 Percent	**8,952**	**31.7%**	**5,367**	**22.9%**

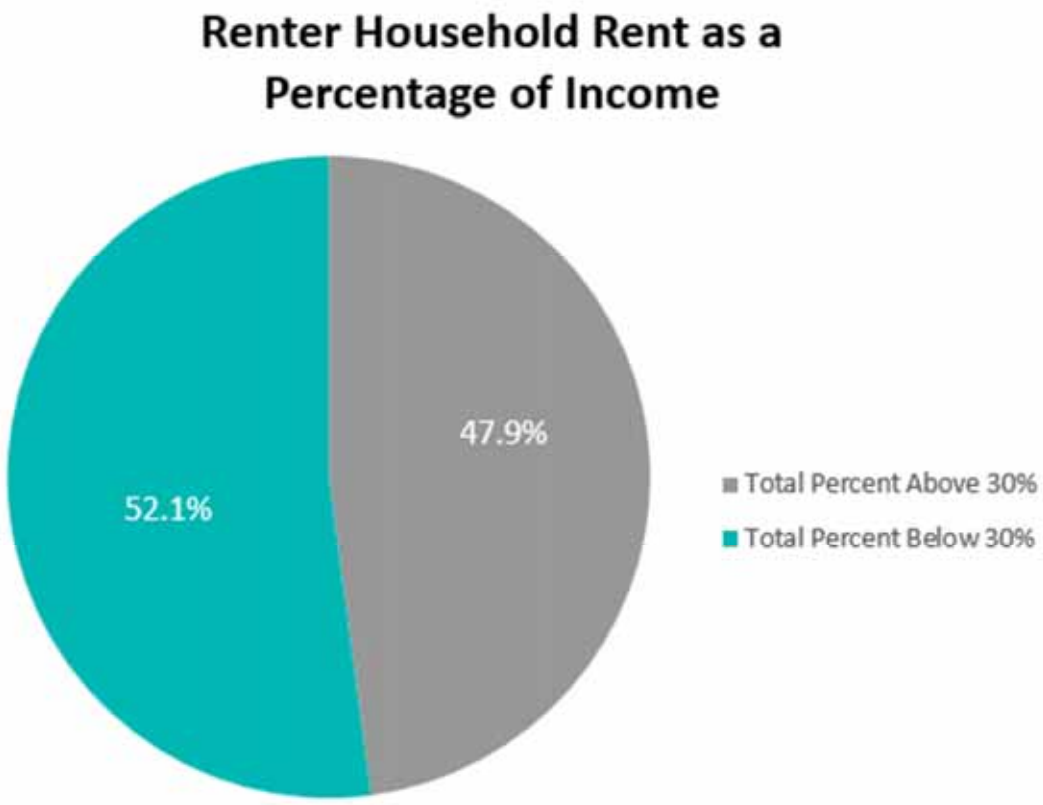
Sources: Social Security Administration, American Fact Finder, United States Census Bureau, Esri, Department of Housing and Urban Development (HUD), US Census American Fact Finder: Financial Characteristics 2017-2021 American Community Survey 5-Year Estimates





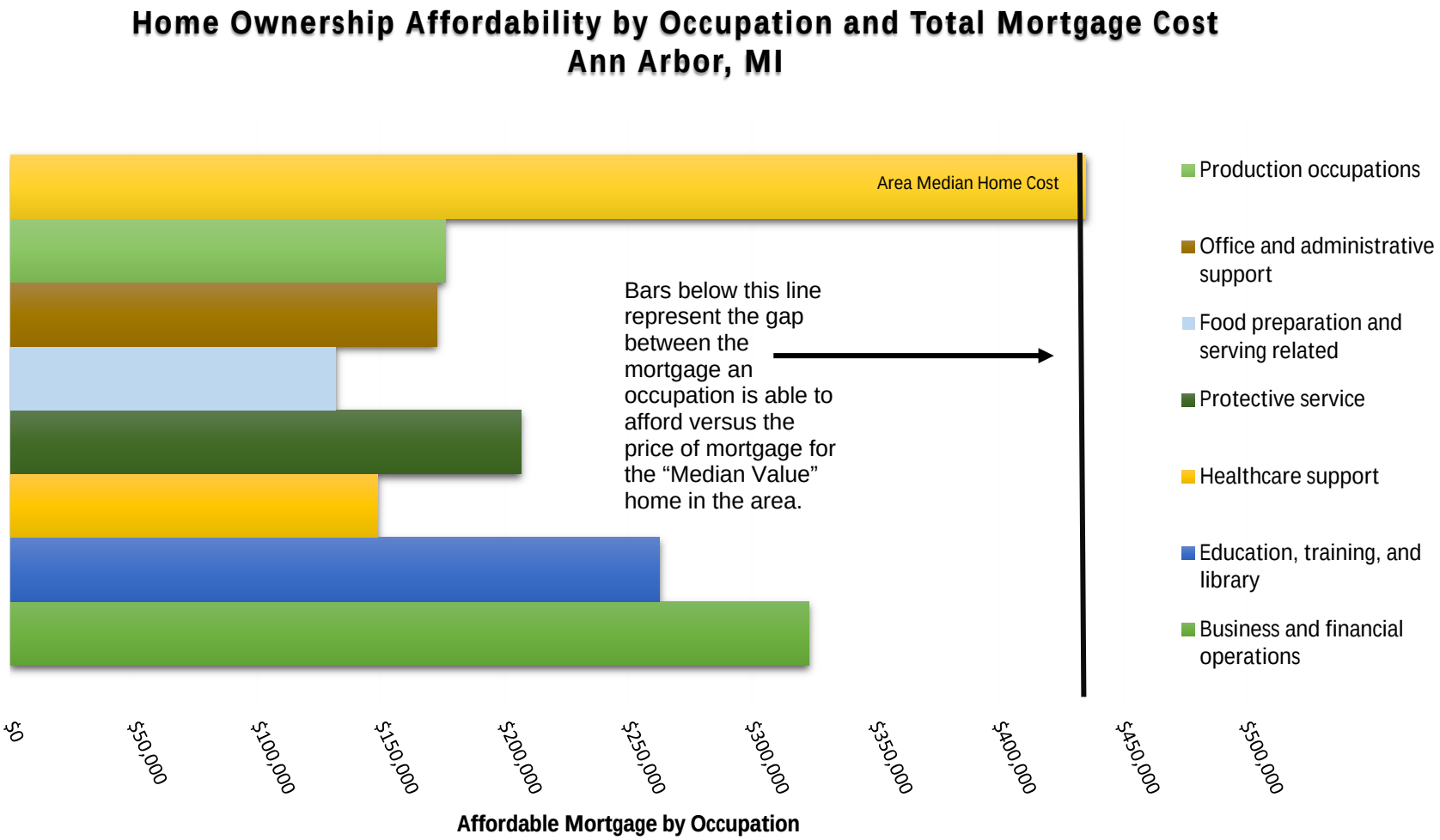
Sources: Social Security Administration, American Fact Finder, United States Census Bureau, Esri, Department of Housing and Urban Development (HUD), US Census American Fact Finder: Financial Characteristics 2017-2021 American Community Survey 5-Year Estimates

Renter Household Rent as a Percentage of Income Within the Project Zip Code			
Income Level	**Percent of Income Towards Rent**	**Percent of Renters**	**Total Renters Above 30 Percent**
<$20,000	30% or More	15.0%	804
$20,000-$34,999	30% or More	12.8%	686
$35,000-$49,000	30% or More	6.6%	354
$50,000-$74,999	30% or More	9.0%	483
>$75,000	30% or More	1.0%	54
Zero or Negative Income	30% or More	2.1%	113
No Cash Rent		1.4%	75
Number of Renter Occupied Households in the Project Zip Code			**5,362**
Total Households Above 30%			**2,568**
Total Percent Above 30%			**47.9%**
Total Percent Below 30%			**52.1%**



Sources: Social Security Administration, American Fact Finder, United States Census Bureau, Esri, Department of Housing and Urban Development (HUD), US Census American Fact Finder: Financial Characteristics 2017-2021 American Community Survey 5-Year Estimates

Homeownership Affordability versus Total Mortgage Cost



Note: Salaries for occupations were taken from the United States Department of Labor (Bureau of Labor Statistics) May 2022 Occupational Employment Statistics. These figures represent the mean wage paid in a given MSA. The affordable mortgage for each occupation set assumes 30 percent of the household's income is available for a mortgage payments on a 30-year, 7.0 percent interest mortgage.

Sources: Social Security Administration, American Fact Finder, United States Census Bureau, Esri, Department of Housing and Urban Development (HUD), US Census American Fact Finder: Financial Characteristics 2017-2021 American Community Survey 5-Year Estimates

Summary

Over the last 20 years, Washtenaw County's unemployment rate has averaged 4.7 percent, versus the state and national average of 7.0 and 5.8 percent, respectively. In 2007, the unemployment rate for Washtenaw County was 4.9 percent, versus the state and national average of 3.7 and 4.6 percent. At the onset of the national recession, between 2008 and 2009, the unemployment rate for Washtenaw County increased by 2.7 percent and has been in decline since 2009, with a recent increase in 2020. As of 2015, the unemployment rate was 3.8 percent, versus the state and national average of 5.4 and 5.3 percent, respectively. As of May 2024, the annual average unemployment rate was 3.1 percent, versus the state and national unemployment rate of 4.0 and 3.9 percent, respectively.

It should be noted that the large increase in the unemployment rate reflected in this data is due to the Covid-19 pandemic. As of May 2024, businesses across the country have reopened as state and local restrictions have been expired for more than two years, which has resulted in the national unemployment dropping from 14.4 percent in April 2020 to 4.0 percent in May 2024. After a successful vaccine campaign in spring of 2021, vaccination rates have increased, allowing workers to safely return to their offices across the county.

Data taken from the U.S. Census Bureau, 2018-2022 American Community Survey indicate that employment within PMA, as compared to the State of Michigan, is relatively similar in terms of employment by industry sector. The PMA's civilian employee population (ages 16+) is most found within the educational services, healthcare, and manufacturing industries combining for 51.9 percent of employment in the PMA. Manufacturing levels are lower than state levels, while retail trade levels are higher than state levels.

Workers in the Ann Arbor, MI Metropolitan Statistical Area ("MSA") had an average (mean) hourly wage of $33.43 ($69,540 annual), compared to the state average of $29.13 ($60,600). Compared to the state in twenty-two major occupational groups, the Ann Arbor, MI Metropolitan Statistical Area saw an overall 12.9 percent positive wage difference. Across most major occupational groups, the Ann Arbor, MI Metropolitan Statistical Area saw several groups with negative and positive differences in wages, ranging anywhere between -9.4 to +14.2 percent. Overall, the Ann Arbor, MI Metropolitan Statistical Area has urban areas pushing cost of living expenses up, thus pushing wages up as well.

Existing Housing Rental Stock

The information in this section includes the identification and inventory of representative existing developments within or near the PMA that will likely compete with the proposed development. Additionally, any permitted or proposed developments within the PMA known to Ann Arbor City officials were identified and inventoried. This section will analyze both the current and the proposed supply of competing developments within the market area.

Building Permit History

Based on the information gathered from the US Census Bureau, the City of Ann Arbor has issued permits for a total of 4,628 residential units over the twenty+ year period ending in 2023 for an average of 193 residential units being constructed per year. Washtenaw County has issued permits for a total of 25,057 residential units over the twenty+ year period ending in 2023 for an average of 1,044 residential units being constructed per year.

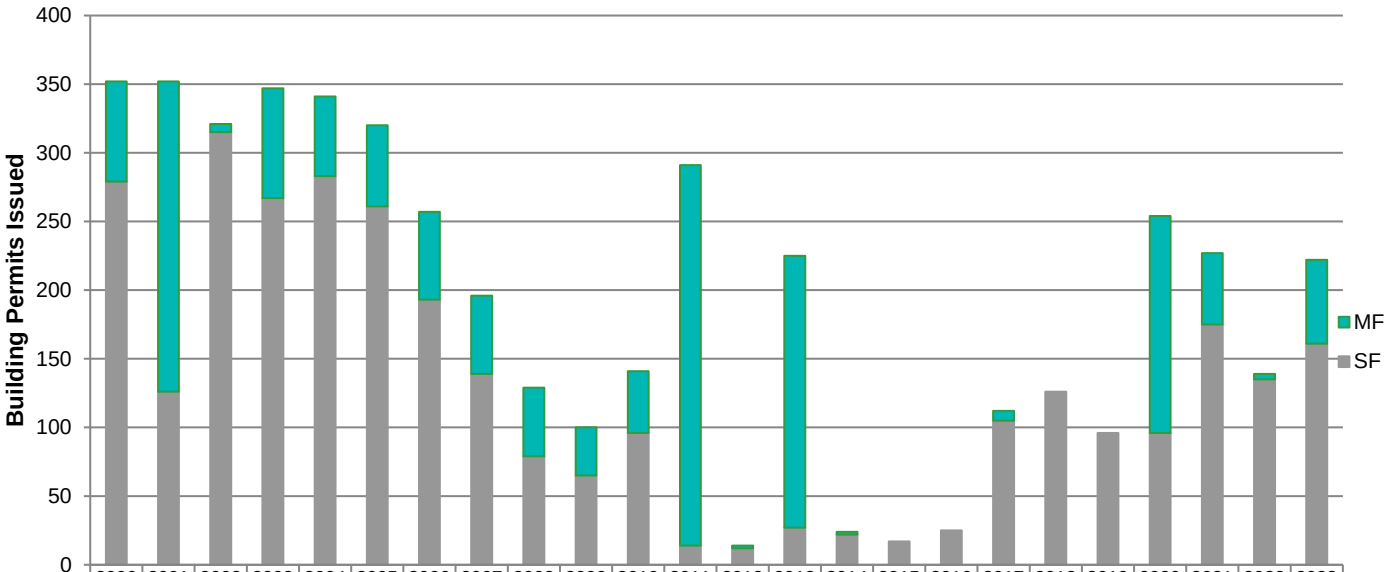
Ann Arbor, MI and Washtenaw County, MI
Building Permits History

Year	City of Ann Arbor, MI			Washtenaw County, MI		
	SF	MF	Total	SF	MF	Total
2000	279	73	352	1,863	117	1,980
2001	126	226	352	1,813	292	2,105
2002	315	6	321	2,285	48	2,333
2003	267	80	347	2,153	374	2,527
2004	283	58	341	1,994	714	2,708
2005	261	59	320	1,441	235	1,676
2006	193	64	257	627	148	775
2007	139	57	196	490	75	565
2008	79	50	129	278	69	347
2009	65	35	100	210	43	253
2010	96	45	141	317	51	368
2011	14	277	291	200	277	477
2012	12	2	14	262	14	276
2013	27	198	225	394	364	758
2014	22	2	24	385	185	570
2015	17	0	17	390	30	420
2016	25	0	25	438	0	438
2017	105	7	112	583	74	657
2018	126	0	126	652	153	805
2019	96	0	96	608	207	815
2020	96	158	254	711	354	1,065
2021	175	52	227	795	121	916
2022	135	4	139	580	49	629
2023	161	61	222	482	1,112	1,594
Total	**3,114**	**1,514**	**4,628**	**19,951**	**5,106**	**25,057**
Annual Average	**130**	**63**	**193**	**831**	**213**	**1,044**

Source: US Census Bureau, Building Permits

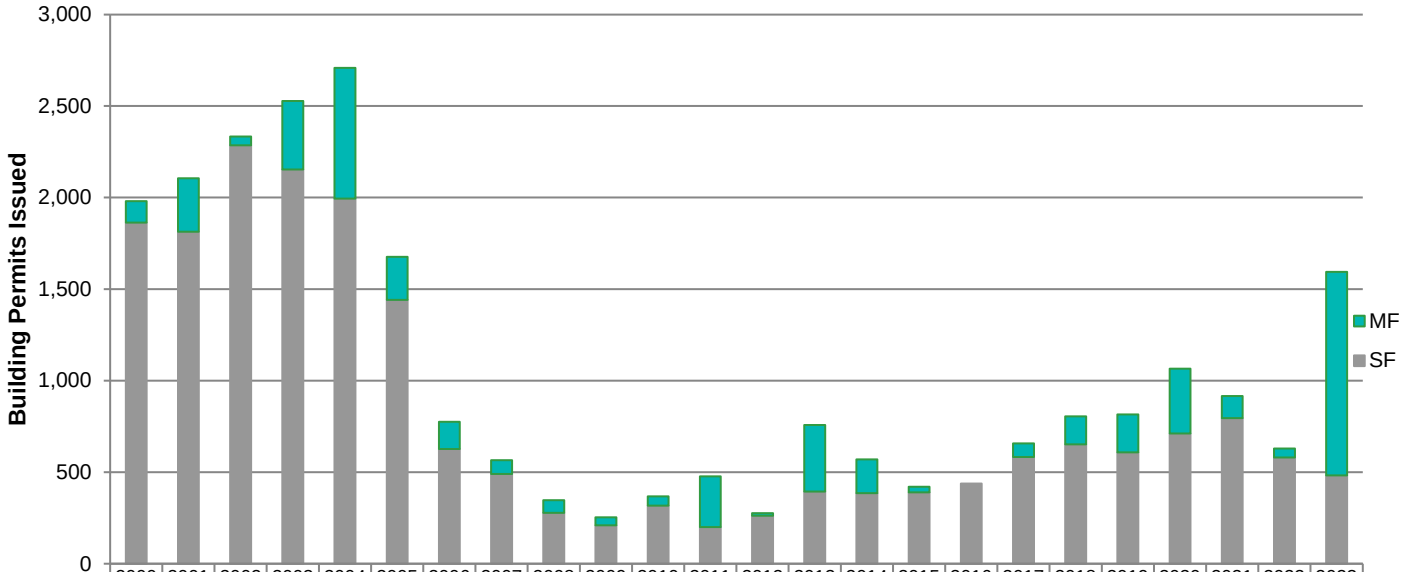
Building Permit History Graph

Building Permits Issued by Building Type 2000-2023
City of Ann Arbor, MI



	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
MF	73	226	6	80	58	59	64	57	50	35	45	277	2	198	2	0	0	7	0	0	158	52	4	61
SF	279	126	315	267	283	261	193	139	79	65	96	14	12	27	22	17	25	105	126	96	96	175	135	161

Building Permits Issued by Building Type 2000-2023
Washtenaw County, MI



	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
MF	117	292	48	374	714	235	148	75	69	43	51	277	14	364	185	30	0	74	153	207	354	121	49	1,112
SF	1,863	1,813	2,285	2,153	1,994	1,441	627	490	278	210	317	200	262	394	385	390	438	583	652	608	711	795	580	482

Competitiveness and Comparability

The initial step in the supply section is to identify representative existing developments that, in the analyst's best judgment, would compete with the proposed development. Additional developments were also included in order to give an indication of the overall rental market with respect to occupancy levels. Furthermore, any permitted or proposed developments within the PMA known to city officials were identified and inventoried. This section will analyze both the current and the proposed supply of competing developments within or near the market area.

The comparable developments were identified through a variety of sources including a review of local periodicals and interviews with the following: MSHDA, local real estate professionals, local government officials, and property managers of existing developments. Developments identified and contacted were further grouped by type of project with respect to affordability. Throughout the study, comparables are color coded to highlight this differentiation to include the following:

Types of Comparable Developments
LIHTC Section 42
Market Rate
Federally Subsidized

In addition to locational differences, developments identified also varied widely in age and condition level. For purposes of this study, we have utilized multifamily class definitions as described below to help group the assets in their proper categories. It should be noted that classifications were completed based on exterior inspection only and did not consider any major renovations that may have occurred in recent years unless specifically described by property management.

Class A Multifamily
- Generally, garden product built within the last 10 years
- In some cases, properties with a physical age greater than 10 years but have been substantially renovated
- Commands rents within the range of Class "A" rents in the submarket
- Up to date curb appeal with landscaping, attractive rental office, and/or club building
- High-end exterior and interior amenities
- High quality construction with highest quality materials

Class B Multifamily
- Generally, product built within the last 20 years
- Exterior and interior amenity package is dated and less than what is offered by properties in the high end of the market
- Good quality construction with little deferred maintenance

Class C Multifamily
- Generally, product built within the last 30 years
- Limited, dated exterior and interior amenity package
- Improvements show some age and deferred maintenance

The selected comparable developments are summarized on the following pages after an in-depth interview was conducted with the property manager from each of these developments. Thirty-two comparable developments were identified and inventoried for a total of 6,203 rental units within or near the PMA. Additionally, several developments either refused to provide information or were unable to be contacted after numerous attempts. The developments are the following:

Developments Unable to be Contacted or Refused to Provide Information				
Project Name	**Address**	**City, State**	**Phone Number**	**Reason**
Cranbrook Tower Apartments	2901 Northbrook Pl.	Ann Arbor, MI	734-342-8200	Unable to Contact
Windsong Townhomes	3001 Valencia Crl.	Ann Arbor, MI	517-784-2220	Unable to Contact
Maple Tower	727 Miller Ave.	Ann Arbor, MI	734-794-6720	Unable to Contact
Maple Meadows	900 South Maple Ave.	Ann Arbor, MI	N/A	Unable to Contact
River Run	106 Packard	Ann Arbor, MI	N/A	Unable to Contact
Spruce Knob Apartments	2960 Birch Hollow Dr.	Ann Arbor, MI	844-734-6843	Refused
Briar Cove Terrace	650 Waymarket Drive	Ann Arbor, MI	734-864-8497	Unable to Contact
Mallets Wood	545 Landings Blvd	Ann Arbor, MI	734-321-4501	Unable to Contact
The Emerson	401 W Oakbrook Dr.	Ann Arbor, MI	734-843-2334	Unable to Contact
Creekwood Apartments	275 Fieldcrest	Ann Arbor, MI	734-899-4534	Unable to Contact
Pear Street Townhomes	1440 Pear St.	Ann Arbor, MI	734-663-5858	Unable to Contact
Pontiac Trail Duplexes	1305 Pontiac Tr.	Ann Arbor, MI	734-663-5858	Unable to Contact

Developments receiving substantial federal or state rent subsidies were included in the comparable analysis for informational purposes only and were not considered in the determination of comparable market rents since government Fair Market Rent ("FMR") limits are often not reflective of local market conditions. However, these properties are identified and listed in addition to the comparable developments since they often provide insight into the residential market occupancy.

The comparable developments selected appear to provide a good cross section of the existing rental market. The analysis focused on occupancy, rental rate range (based on the number of bedrooms), development age, unit characteristics, and building amenities of potentially competing developments. The comparable developments selected appear to provide a good cross section of the existing rental market. The analysis focused on occupancy, rental rate range (based on the number of bedrooms), development age, unit characteristics, and building amenities of potentially competing developments. Summary tables and a comparable property locator map are provided on the following pages.

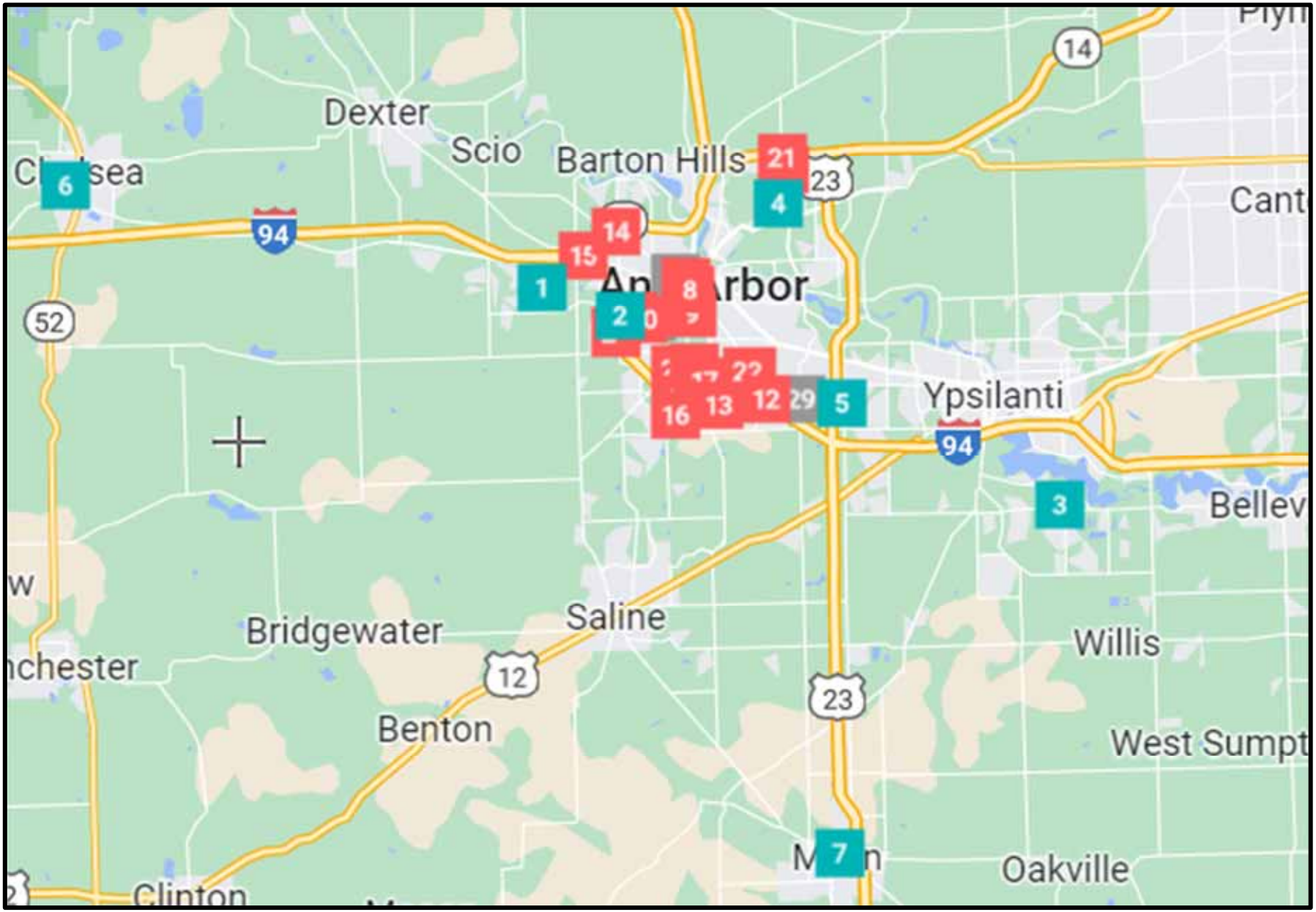
The overall rental market in the PMA is considered very strong by generally accepted standards, with a total of 183 vacancies for a 2.9 percent vacancy rate (2.7 with applications pending). Of the 183 vacancies:

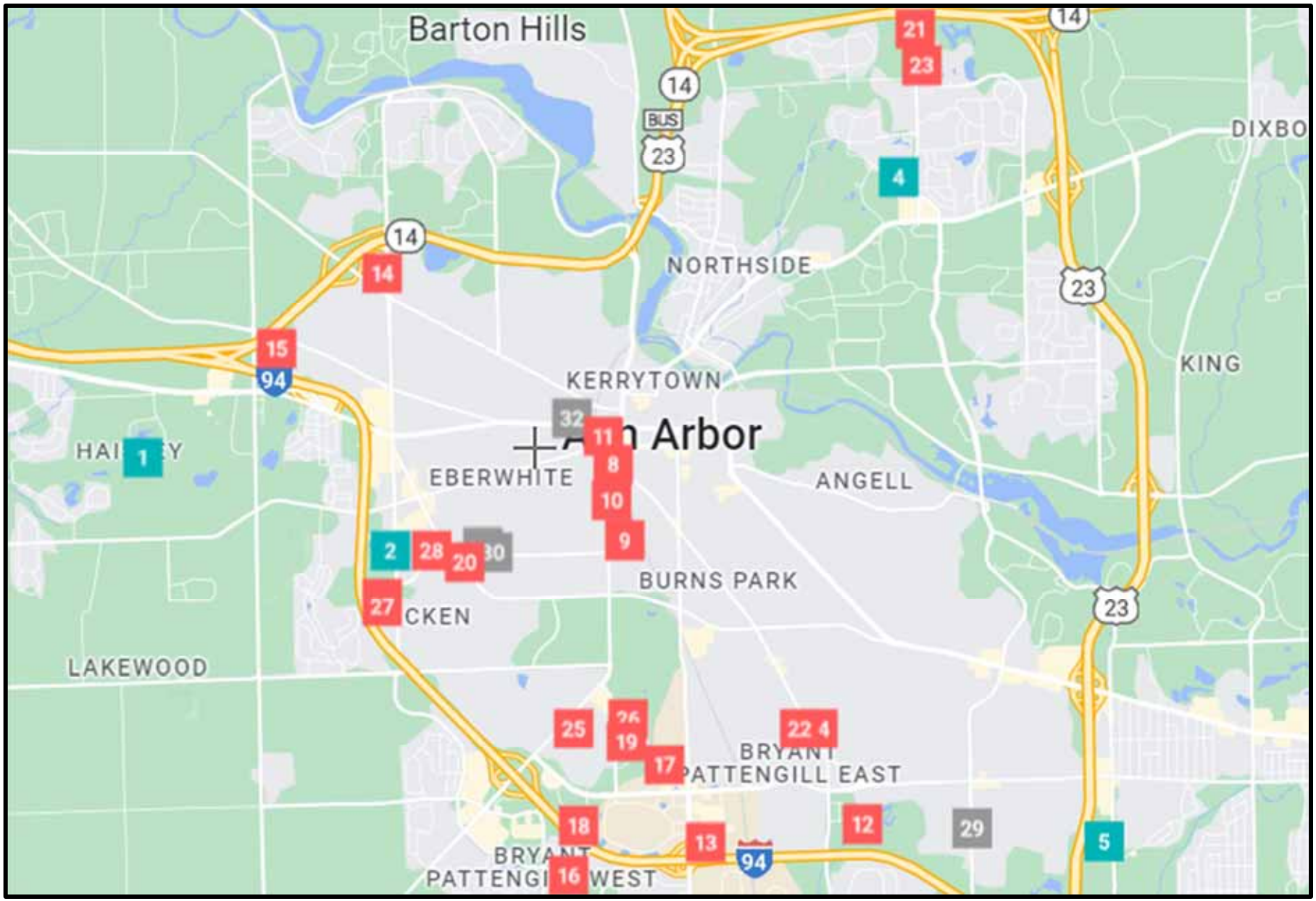
- seven were noted within the LIHTC Section 42 general occupancy developments for a 1.2 percent vacancy rate (0.7 percent with applications pending)
- none were noted within the LIHTC Section 42 senior developments for 0.0 percent vacancy rate
- 174 were noted within the market rate general occupancy developments for a 3.3 percent vacancy rate (3.0 percent with applications pending)
- two were noted within federally subsidized general occupancy developments for a 1.5 percent vacancy rate (1.5 percent with applications pending)
- none were noted within federally subsidized senior developments for a 0.0 percent vacancy rate

Comparable Development Occupancy Summary					
Development Type	**Number of Developments**	**Number of Units**	**Vacant Units**	**Vacancy Rate**	**Vacancy Rate with Applications Pending**
LIHTC Section 42 General Occupancy	5	566	7	1.2%	0.7%
LIHTC Section 42 Senior	2	134	0	0.0%	N/A
Market Rate General Occupancy	21	5,236	174	3.3%	3.0%
Federally Subsidized General Occupancy	3	135	2	1.5%	1.5%
Federally Subsidized Senior	1	132	0	0.0%	N/A
Total	**32**	**6,203**	**183**	**2.9%**	**2.7%**

While the comparable analysis is considered comprehensive and identified a large number of comparables in the PMA, the focus of this analysis was on the comparison of the subject development to, what were considered, the most comparable Section 42 and market rate developments. Below is a summary of the LIHTC and market rate developments deemed most comparable to the subject development that helped to examine the market's occupancy rates, expected unit and common amenities, and further guide achievable LIHTC and market rate rental rates calculated in later sections of this analysis.

Most Comparable Developments						
Map #	**Development Name**	**# of Units**	**Occupancy %**	**Year Built**	**Type**	**Miles to Subject**
LIHTC Section 42						
1	Lakestone Apartments	144	95.1%	1998/2016	Gen. Occ	3.4 miles W
2	Hickory Way I & II	70	100%	2021	Gen. Occ	1.8 miles SW
3	Brookwood Apartments	81	100%	1991	Gen. Occ	9.6 miles SE
4	Parkway Meadows	351	100%	N/A	Gen. Occ	2.6 miles NE
Market Rate						
8	The Brady	120	89.2%	2024	Gen. Occ	0.2 miles SW
9	Hoover and Greene	167	96.2%	2021	Gen. Occ	0.4 miles S
10	618 South Main Apartments	164	97.6%	2015	Gen. Occ	0.2 miles SW
11	Ann Arbor City Club	155	96.1%	2013	Gen. Occ	0.3 miles NW


Dexter
Scio
Barton Hills
Ypsilanti
Bridgewater
Saline
Benton
Willis
Oakville
Clinton
West Sumpt
Bellev
Cant
94
23
52
12
14
6
4
1
2
5
3
7
21
15
16
13
12
29


Barton Hills
NORTHSIDE
KERRYTOWN
EBERWHITE
ANGELL
BURNS PARK
LAKEWOOD
BRYANT
PATTENGILL EAST
KING
DIXBO
14
23
94
BUS

Map #:	1
Comparable:	Lakestone Apartments
Address:	4275 Eyrie Drive
City, State:	Ann Arbor, MI
Distance to Subject:	3.4 miles W
Located in PMA:	No
Telephone:	734-665-1695
Contact Person:	Jordan
Date of Survey:	10/28/2024
Year Built:	1998/2016
Class:	B
Property Type:	LIHTC Section 42
Targeting:	General Occupancy
Occupancy:	95.1%
Applications Pending:	3
Waiting List:	None
Security Deposit:	N/A
Concessions:	None
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
X	Playground	Rooftop Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher		Fireplace
	Fitness Studio	Hobby Studio		Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
X	Swimming Pool	Walking/Running Trail	X	Washer/Dryer*		Controlled Entry
	Library	Pet Spa	X	Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge				Garage/UG Parking
	Chapel	Media Center				
	Grill Area	Extra Storage				
	Elevator					

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
32	1 BR/1 BA	60%	$1,031 - 1,270	795	1
72	2 BR/1 BA	60%	$1,250 - 1,492	992	3
40	3 BR/2 BA	60%	$1,343 - 1,674	1,241	3
144	**Totals**				**7**

Notes: *In some 2-bedroom units

Map #:	2
Comparable:	Hickory Way I & II
Address:	1110 S Maple
City, State:	Ann Arbor, MI
Distance to Subject:	1.8 miles SW
Located in PMA:	Yes
Telephone:	734-663-5858
Contact Person:	Shariah
Date of Survey:	10/29/2024
Year Built:	2021
Class:	A
Property Type:	LIHTC Section 42
Targeting:	General Occupancy
Occupancy:	100%
Applications Pending:	N/A
Waiting List:	None
Security Deposit:	N/A
Concessions:	None
Utilities Included:	W, S, TR, HW, H, I
Tenant Paid Utilities:	E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Rooftop Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher		Fireplace
	Fitness Studio	Hobby Studio	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail		Washer/Dryer	X	Controlled Entry
	Library	Pet Spa		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge				Garage/UG Parking
	Chapel	Media Center				
	Grill Area	Extra Storage				
	Elevator					

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
50	1 BR/1 BA	N/A	30% AGI	N/A	0
20	1 BR/1 BA	40%	$796	N/A	0
70	**Totals**				**0**

Notes:

Map #:	3
Comparable:	Brookwood Apartments
Address:	8990 Brookwood Street
City, State:	Ypsilanti, MI
Distance to Subject:	9.6 miles SE
Located in PMA:	No
Telephone:	734-482-3000
Contact Person:	Manager
Date of Survey:	10/29/2024
Year Built:	1991
Class:	C
Property Type:	LIHTC Section 42
Targeting:	General Occupancy
Occupancy:	100%
Applications Pending:	N/A
Waiting List:	Yes
Security Deposit:	None
Concessions:	None
Utilities Included:	W, S, TR, HW, H
Tenant Paid Utilities:	E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances			Unit Features	
	Laundry Room		Courtyard	X	Refrigerator	X	W/W Carpet
X	Playground		Rooftop Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room		Basketball Court	X	Dishwasher		Fireplace
	Fitness Studio		Hobby Studio	X	Disposal	X	Air Conditioning (ca)
	Business Center		Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool		Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library		Pet Spa		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge				Garage/UG Parking
	Chapel		Media Center				
	Grill Area		Extra Storage				
	Elevator						

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	1 BR/1 BA	60%	$929	750	0
N/A	2 BR/1 BA	60%	$1,034	950	0
81	**Totals**				**0**

Notes:

Map #:	4
Comparable:	Parkway Meadows
Address:	2305 Sandalwood Circle
City, State:	Ypsilanti, MI
Distance to Subject:	2.6 miles NE
Located in PMA:	No
Telephone:	734-662-5055
Contact Person:	Sky
Date of Survey:	10/29/2024
Year Built:	N/A
Class:	N/A
Property Type:	LIHTC Section 42 & Subsidized
Targeting:	General Occupancy & Senior
Occupancy:	100%
Applications Pending:	N/A
Waiting List:	None
Security Deposit:	One months rent
Concessions:	None
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances			Unit Features	
	Laundry Room		Courtyard	X	Refrigerator	X	W/W Carpet
	Playground		Rooftop Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room		Basketball Court	X	Dishwasher		Fireplace
	Fitness Studio		Hobby Studio	X	Disposal	X	Air Conditioning (ca)
	Business Center		Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool		Walking/Running Trail	X	Washer/Dryer		Controlled Entry
	Library		Pet Spa		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge				Garage/UG Parking
	Chapel		Media Center				
	Grill Area		Extra Storage				
	Elevator						

# Units	Unit Type	% of AMI	Net Rent*	Square Footage	# Vacant Units
	General Occupancy				
N/A	1 BR/1 BA	60%	$1,371	663	0
N/A	1 BR/1 BA	N/A	30% AGI	663	0
N/A	2 BR/1 BA	60%	$1,649	869	0
N/A	2 BR/1 BA	N/A	30% AGI	869	0
	2 BR/2 BA TH	60%	$1,855	1,090	0
N/A	3 BR/2 BA	60%	$2,030	1,238	0
N/A	3 BR/2 BA	N/A	30% AGI	1,238	0
	Senior				
N/A	1 BR/1 BA	60%	$1,519	663	0
N/A	1 BR/1 BA	N/A	30% AGI	663	0
N/A	2 BR/1 BA	60%	$1,775	869	0
N/A	2 BR/1 BA	N/A	30% AGI	869	0
351	**Totals**				**0**

Notes: *Manager indicated rents are accurate, despite being over max limits.

Map #:	5
Comparable:	Carpenter Place Apartments
Address:	3400 Carpenter Road
City, State:	Ypsilanti, MI
Distance to Subject:	4.2 miles SE
Located in PMA:	Yes
Telephone:	734-973-8377
Contact Person:	Dianna
Date of Survey:	10/28/2024
Year Built:	2010
Class:	B
Property Type:	LIHTC Section 42
Targeting:	General Occupancy
Occupancy:	100%
Applications Pending:	N/A
Waiting List:	Yes, 12-15 months
Security Deposit:	None
Concessions:	None
Utilities Included:	W, S, TR, HW, H
Tenant Paid Utilities:	E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Rooftop Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher		Fireplace
	Fitness Studio	Hobby Studio	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail		Washer/Dryer	X	Controlled Entry
X	Library	Pet Spa		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge				Garage/UG Parking
	Chapel	Media Center				
	Grill Area	Extra Storage				
	Elevator					

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
151	1 BR/1 BA	60%	30% AGI	576	0
151	**Totals**				**0**

Notes:

Map #:	6
Comparable:	The Pines
Address:	325 Wilkinson Street
City, State:	Chelsea, MI
Distance to Subject:	18.1 miles NW
Located in PMA:	No
Telephone:	734-433-9130
Contact Person:	Kristi
Date of Survey:	10/28/2024
Year Built:	2000
Class:	C
Property Type:	LIHTC Section 42 and Market Rate
Targeting:	Senior
Occupancy:	100%
Applications Pending:	N/A
Waiting List:	Yes, long
Security Deposit:	One month's rent
Concessions:	None
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

	Development Amenities		Development Amenities		Appliances		Unit Features
	Laundry Room		Courtyard	X	Refrigerator	X	W/W Carpet
	Playground		Rooftop Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room		Basketball Court	X	Dishwasher		Fireplace
	Fitness Studio		Hobby Studio	X	Disposal	X	Air Conditioning (ca)
	Business Center		Dog Park/Walk		Microwave	X	Drapes/Blinds
	Swimming Pool		Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
X	Library	X	Theater Room		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge			X	Garage/UG Parking
X	Café		Media Center				(carports $25/month)
X	Game Room		Extra Storage				
X	Elevator						

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
14	1 BR/1 BA	50%	$1,104	595	0
14	1 BR/1 BA	60%	$1,104	595	0
40	1 BR/1 BA	MKT	$1,283	595	0
6	2 BR/1 BA	50%	$1,329	890	0
6	2 BR/1 BA	60%	$1,329	890	0
18	2 BR/1 BA	MKT	$1,535	890	0
98	**Totals**				**0**

Notes:

Map #:	7
Comparable:	Milan Village
Address:	71 Hurd Street
City, State:	Milan, MI
Distance to Subject:	10.3 miles S
Located in PMA:	No
Telephone:	734-439-8179
Contact Person:	Manager*
Date of Survey:	10/28/2024
Year Built:	Ren. 2018
Class:	A
Property Type:	LIHTC Section 42
Targeting:	Senior
Occupancy:	100%
Applications Pending:	N/A
Waiting List:	Yes
Security Deposit:	One month's rent
Concessions:	None
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Rooftop Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court		Dishwasher		Fireplace
	Fitness Studio	Hobby Studio	X	Disposal	X	Air Conditioning (wall)
	Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail		Washer/Dryer		Controlled Entry
	Library	Theater Room		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge				Garage/UG Parking
	Café	Media Center				
	Game Room	Extra Storage				
	Elevator					

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
16	1 BR/1 BA	50%	$786	550	0
20	2 BR/1 BA	50%	$916	750 - 788	0
36	**Totals**				**0**

Notes: *Manager refused to provide information but stated their website is kept up to date. Therefore, information is the property's apartments.com profile as well as: https://milanvillage.wodagroup.com/

Map #:	8
Comparable:	The Brady
Address:	414 S Main Street
City, State:	Ann Arbor, MI
Distance to Subject:	0.2 miles SW
Located in PMA:	Yes
Telephone:	734-336-7443
Contact Person:	Keisha
Date of Survey:	10/24/2024
Year Built:	August 2024*
Class:	A
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	89.2%
Applications Pending:	None
Waiting List:	None
Security Deposit:	One month's rent
Concessions:	None
Utilities Included:	TR
Tenant Paid Utilities:	W, S, HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities**		Appliances	Unit Features
Laundry Room	X Community Patio	X Refrigerator	X W/W Carpet
Playground	X Rooftop Patio	X Range/Oven	X Patio/Balcony
X Community Room	Tennis Court	X Dishwasher	Fireplace
X Fitness Studio	Volleyball Court	X Disposal	X Air Conditioning (ca)
X Business Center	Dog Park/Walk	X Microwave	X Drapes/Blinds
Swimming Pool	Walking/Running Trail	X Washer/Dryer	X Controlled Entry
Library	Theater Room	Washer/Dryer Hook-ups	Surface Parking
Beauty Salon	Concierge		X Garage/UG Parking
Café	X Media Center		($250/month)
X Grill/Picnic Area	Extra Storage		
X Elevator			

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	Studio	MKT	$2,095 - 2,325	401 - 446	0
N/A	1 BR/1 BA	MKT	$2,450 - 2,995	539 - 630	11
N/A	2 BR/2 BA	MKT	$4,295 - 4,595	1,011 - 1,081	2
120	**Totals**				**13**

Notes: *Manager did not know preleasing information, but stated development opened in August 2024 and is currently 89% leased, indicating an absorption rate of 53 units per month.
**Additional amenities: complimentary coffee/tea bar, billiard room, golf simulator, sauna, yoga room, electronic car charging station, and resident events.
Unit finishes include stainless steel appliances, quartz countertops and backsplashes, kitchen island, custom cabinets with soft close doors and drawers, , closet shelving systems, walk-in closets

Map #:	9
Comparable:	Hoover and Greene
Address:	960 Greene Street
City, State:	Ann Arbor, MI
Distance to Subject:	0.4 miles S
Located in PMA:	Yes
Telephone:	734-205-9720
Contact Person:	Manager
Date of Survey:	10/23/2024
Year Built:	2021
Class:	A
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	96.2%
Applications Pending:	None
Waiting List:	None
Security Deposit:	One month's rent
Concessions:	None
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities*		Appliances	Unit Features
Laundry Room	X Community Patio	X Refrigerator	X W/W Carpet
Playground	X Rooftop Patio	X Range/Oven	X Patio/Balcony
X Community Room	Tennis Court	X Dishwasher	Fireplace
X Fitness Studio	Volleyball Court	X Disposal	X Air Conditioning (ca)
Business Center	Dog Park/Walk	X Microwave	X Drapes/Blinds
X Swimming Pool	Walking/Running Trail	X Washer/Dryer	X Controlled Entry
Library	Theater Room	Washer/Dryer Hook-ups	Surface Parking
Beauty Salon	Concierge		X Garage/UG Parking
Café	Media Center		($215/month)
X Grill/Picnic Area	Extra Storage		
X Elevator			

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	Studio	MKT	$2,185 - 2,560	459 - 657	3
N/A	1 BR/1 BA	MKT	$2,640 - 2,945	628 - 769	3
N/A	2 BR/2 BA	MKT	$3,535 - 3,910	992 - 1,219	0
167	**Totals**				**6**

Notes: *Additional amenities: complimentary coffee bar, common area wifi, private outdoor terrace, bike storage, 24-hour package room, electric vehicle charging, outdoor firepit, and media lounge.
Unit finishes include stainless steel appliances, quartz countertops and tile backsplashes, kitchen island, luxury plank flooring, flat style cabinets, closet shelving systems, walk-in closets

Map #:	10
Comparable:	618 South Main Apartments
Address:	618 South Main Street
City, State:	Ann Arbor, MI
Distance to Subject:	0.2 miles SW
Located in PMA:	Yes
Telephone:	855-430-2297
Contact Person:	Lexi
Date of Survey:	10/23/2024
Year Built:	2015
Class:	A
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	97.6%
Applications Pending:	None
Waiting List:	None
Security Deposit:	One month's rent
Concessions:	None
Utilities Included:	W, S, TR, C, I
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities*		Appliances	Unit Features
Laundry Room	X Community Patio	X Refrigerator	X W/W Carpet
Playground	Rooftop Patio	X Range/Oven	X Patio/Balcony
X Community Room	Tennis Court	X Dishwasher	Fireplace
X Fitness Studio	Volleyball Court	X Disposal	X Air Conditioning (ca)
X Business Center	Dog Park/Walk	X Microwave	X Drapes/Blinds
X Swimming Pool	Walking/Running Trail	X Washer/Dryer	X Controlled Entry
Library	Theater Room	Washer/Dryer Hook-ups	Surface Parking
Beauty Salon	Concierge		X Garage/UG Parking
X Spa	Media Center		($200/month)
X Grill/Picnic Area	X Extra Storage		
X Elevator	($25/month)		

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	Studio	MKT	$1,685 - 2,148	447 - 555	1
N/A	1 BR/1 BA	MKT	$2,266 - 2,784	621 - 945	0
N/A	2 BR/2 BA	MKT	$2,458 - 3,459	861 - 1,241	3
164	**Totals**				**4**

Notes: *Additional amenities: complimentary coffee bar, common area wifi, private outdoor terrace, bike storage, 24-hour package room, electric vehicle charging, hot tub, outdoor firepit, and pet spa.
Unit finishes include stainless steel appliances, quartz countertops and tile backsplashes, kitchen island, luxury plank and concrete flooring, maple cabinets, closet shelving systems, walk-in closets

Map #:	11
Comparable:	Ann Arbor City Club
Address:	201 S 1st Street
City, State:	Ann Arbor, MI
Distance to Subject:	0.3 miles NW
Located in PMA:	Yes
Telephone:	734-369-4386
Contact Person:	Manager
Date of Survey:	10/23/2024
Year Built:	2013
Class:	B
Property Type:	Market Rate
Targeting:	General Occupancy*
Occupancy:	96.1%
Applications Pending:	None
Waiting List:	None
Security Deposit:	One month's rent
Concessions:	None
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities**		Appliances	Unit Features
Laundry Room	Community Patio	X Refrigerator	X W/W Carpet
Playground	X Rooftop Patio	X Range/Oven	X Patio/Balcony
X Community Room	Tennis Court	X Dishwasher	Fireplace
X Fitness Studio	Volleyball Court	X Disposal	X Air Conditioning (ca)
X Business Center	Dog Park/Walk	X Microwave	X Drapes/Blinds
X Swimming Pool	Walking/Running Trail	X Washer/Dryer	X Controlled Entry
Library	Theater Room	Washer/Dryer Hook-ups	Surface Parking
Beauty Salon	Concierge		X Garage/UG Parking ($200/month)
Spa	Media Center		
X Grill/Picnic Area	Extra Storage		
X Elevator			

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	1 BR/1 BA	MKT	$2,075 - 2,425	650 - 735	4
N/A	2 BR/2 BA	MKT	$2,710	980	2
155	**Totals**				**6**

Notes: *Manager stated development is not limited to students.
**Additional amenities: private outdoor terrace, bike storage, and 24-hour package room.
Unit finishes include stainless steel appliances, granite countertops and ceramic backsplashes, kitchen island, hardwood flooring, closet shelving systems, walk-in closets

Map #:	12
Comparable:	Mill Creek Townhomes II
Address:	3108 Chelsea Circle
City, State:	Ann Arbor, MI
Distance to Subject:	3.1 miles SE
Located in PMA:	Yes
Telephone:	734-205-1303
Contact Person:	Kyle
Date of Survey:	10/29/2024
Year Built:	2024*
Class:	A
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	88.2%
Applications Pending:	None
Waiting List:	None
Security Deposit:	One month's rent
Concessions:	One month free
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances		Unit Features	
	Laundry Room	X	Refrigerator	X	W/W Carpet
	Playground	X	Range/Oven	X	Patio/Balcony
X	Community Room	X	Dishwasher		Fireplace
X	Fitness Studio	X	Disposal	X	Air Conditioning (ca)
X	Business Center	X	Microwave	X	Drapes/Blinds
X	Swimming Pool	X	Washer/Dryer	X	Controlled Entry
	Library		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon			X	Garage/UG Parking (Included)
	Café				
X	Grill/Picnic Area				
X	Elevator				
X	Community Patio				
	Rooftop Patio				
	Basketball Court				
	Hobby Studio				
X	Dog Park/Walk				
	Walking/Running Trail				
	Theater Room				
	Concierge				
	Media Center				
	Extra Storage				

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	1 BR/1 BA	MKT	$1,606 - 1,786	690	4
N/A	2 BR/1 BA	MKT	$1,975 - 2,350	920	4
N/A	3 BR/1.5 BA	MKT	$2,039 - 3,000	1,120	4
102	**Totals**				**12**

Notes: *Manager was unable to provide preleasing information.

Map #:	13
Comparable:	AVIA Lofts on Victors Way
Address:	800 Victors Way
City, State:	Ann Arbor, MI
Distance to Subject:	2.8 miles S
Located in PMA:	Yes
Telephone:	734-412-8020
Contact Person:	Manager
Date of Survey:	10/29/2024
Year Built:	2023*
Class:	A
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	92.1%
Applications Pending:	2
Waiting List:	None
Security Deposit:	One month's rent
Concessions:	One month free
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
	Laundry Room		Community Patio	X	Refrigerator	X	W/W Carpet
	Playground		Rooftop Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room		Basketball Court	X	Dishwasher		Fireplace
X	Fitness Studio		Hobby Studio	X	Disposal	X	Air Conditioning (ca)
X	Business Center	X	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
X	Swimming Pool		Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library		Theater Room		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge				Garage/UG Parking
	Café		Media Center				
X	Grill/Picnic Area		Extra Storage				
X	Elevator						

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	Studio	MKT	$1,295	500	0
N/A	1 BR/1 BA	MKT	$1,600	500	7
N/A	2 BR/2 BA	MKT	$1,775	850	2
114	**Totals**				**9**

Notes: *Manager was unable to provide preleasing information.

Map #:	14
Comparable:	Maple Cove of Ann Arbor
Address:	1649 N Maple Road
City, State:	Ann Arbor, MI
Distance to Subject:	2.2 miles NW
Located in PMA:	Yes
Telephone:	734-545-6466
Contact Person:	Kimberly
Date of Survey:	10/28/2024
Year Built:	2017*
Class:	A
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	92.1%
Applications Pending:	2
Waiting List:	None
Security Deposit:	One month's rent
Concessions:	One month free
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances		Unit Features	
Laundry Room	Community Patio	X	Refrigerator	X	W/W Carpet
Playground	Rooftop Patio	X	Range/Oven	X	Patio/Balcony
Community Room	Basketball Court	X	Dishwasher		Fireplace
Fitness Studio	Hobby Studio	X	Disposal	X	Air Conditioning (ca)
Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
Library	Theater Room		Washer/Dryer Hook-ups	X	Surface Parking
Beauty Salon	Concierge				Garage/UG Parking
Café	Media Center				
Grill/Picnic Area	Extra Storage				
Elevator					

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	1 BR/1 BA	MKT	$1,690	888	0
N/A	2 BR/1 BA	MKT	$1,890	1,000	0
N/A	2 BR/2 BA	MKT	$1,990	1,075	0
18	**Totals**				**0**

Notes: *Manager indicated a Phase II will be open in mid-2025.

Map #:	15
Comparable:	Arbor Landings Apartments
Address:	545 Landings Boulevard
City, State:	Ann Arbor, MI
Distance to Subject:	2.6 miles W
Located in PMA:	No
Telephone:	734-396-8898
Contact Person:	Manager
Date of Survey:	8/14/2024
Year Built:	2016
Class:	A
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	95.1%
Applications Pending:	None
Waiting List:	None
Security Deposit:	One month's rent
Concessions:	One month free
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances		Unit Features	
	Laundry Room		Community Patio	X	Refrigerator	X	W/W Carpet
X	Playground		Rooftop Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	X	Basketball Court	X	Dishwasher		Fireplace
X	Fitness Studio		Hobby Studio	X	Disposal	X	Air Conditioning (ca)
	Business Center		Dog Park/Walk	X	Microwave	X	Drapes/Blinds
X	Swimming Pool		Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library		Theater Room		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge				Garage/UG Parking
	Café		Media Center				
	Grill/Picnic Area		Extra Storage				
	Elevator						

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	1 BR/1 BA	MKT	$1,645 - 1,823	817 - 972	6
N/A	2 BR/2 BA	MKT	$1,951 - 2,389	1,120 - 1,180	9
N/A	3 BR/2 BA	MKT	$2,235 -	1,296	1
328	**Totals**				**16**

Notes:

Map #:	16
Comparable:	Valley Ranch Apartments
Address:	1315 Oak Valley Drive
City, State:	Ann Arbor, MI
Distance to Subject:	2.8 miles S
Located in PMA:	Yes
Telephone:	734-215-1313
Contact Person:	Kate
Date of Survey:	8/20/2024
Year Built:	1991
Class:	C
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	98.4%
Applications Pending:	None
Waiting List:	None
Security Deposit:	One month's rent
Concessions:	$99 Security Deposit
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances		Unit Features	
	Laundry Room		Community Patio	X	Refrigerator	X	W/W Carpet
	Playground		Rooftop Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room		Basketball Court	X	Dishwasher		Fireplace
X	Fitness Studio	X	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
X	Business Center		Dog Park/Walk	X	Microwave	X	Drapes/Blinds
X	Swimming Pool		Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library		Theater Room		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge			X	Garage/UG Parking ($75/month)
	Café		Media Center				
	Grill/Picnic Area	X	Extra Storage (Included)				
	Elevator						

# Units	Unit Type	% of AMI	Net Rent*	Square Footage	# Vacant Units
N/A	1 BR/1 BA	MKT	$1,775 - 1,895	870 - 978	1
N/A	2 BR/1 BA	MKT	$1,670 - 1,840	1,150 - 1,194	5
384	**Totals**				**6**

Notes: *Manager confirmed these rents accurate.

Map #:	17
Comparable:	Hidden Valley Club
Address:	600 Hidden Valley Club Drive
City, State:	Ann Arbor, MI
Distance to Subject:	2.2 miles S
Located in PMA:	Yes
Telephone:	734-999-4452
Contact Person:	Manager
Date of Survey:	10/29/2024
Year Built:	1974
Class:	C
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	99.1%
Applications Pending:	None
Waiting List:	None
Security Deposit:	One month's rent
Concessions:	None
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances	Unit Features
X	Laundry Room		Community Patio	X Refrigerator	X W/W Carpet
	Playground		Rooftop Patio	X Range/Oven	X Patio/Balcony
X	Community Room	X	Tennis Court	X Dishwasher	Fireplace
X	Fitness Studio	X	Volleyball Court	X Disposal	X Air Conditioning (ca)
	Business Center		Dog Park/Walk	X Microwave	X Drapes/Blinds
X	Swimming Pool		Walking/Running Trail	Washer/Dryer	X Controlled Entry
	Library		Theater Room	Washer/Dryer Hook-ups	X Surface Parking
	Beauty Salon		Concierge		X Garage/UG Parking
	Café		Media Center		($40/month)
	Grill/Picnic Area	X	Extra Storage		
	Elevator		(Included)		

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	Studio	MKT	$1,221 - 1,427	496	0
N/A	1 BR/1 BA	MKT	$1,229 - 1,617	690	0
N/A	2 BR/2 BA	MKT	$1,465 - 1,818	916	3
324	**Totals**				**3**

Notes:

Map #:	18
Comparable:	The Emerson
Address:	3000 Signature Boulevard
City, State:	Ann Arbor, MI
Distance to Subject:	2.7 miles S
Located in PMA:	Yes
Telephone:	734-389-7198
Contact Person:	Manager
Date of Survey:	10/29/2024
Year Built:	1990
Class:	C
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	96.0%
Applications Pending:	None
Waiting List:	None
Security Deposit:	One month's rent
Concessions:	None
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances		Unit Features	
	Laundry Room		Community Patio	X	Refrigerator	X	W/W Carpet
	Playground		Rooftop Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	X	Tennis Court	X	Dishwasher		Fireplace
X	Fitness Studio	X	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center		Dog Park/Walk	X	Microwave	X	Drapes/Blinds
X	Swimming Pool		Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library		Theater Room		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge			X	Garage/UG Parking
	Café		Media Center				(Carport Included)
	Grill/Picnic Area	X	Extra Storage				
	Elevator		(Included)				

# Units	Unit Type	% of AMI	Net Rent*	Square Footage	# Vacant Units
N/A	1 BR/1.5 BA	MKT	$1,810 - 2,144	940	6
N/A	2 BR/2 BA	MKT	$1,630 - 2,286	1,075	7
324	**Totals**				**13**

Notes: *Manager stated 1 bedroom units have recently been renovated.

Map #:	19
Comparable:	Renew Ann Arbor
Address:	275 Harbor Way
City, State:	Ann Arbor, MI
Distance to Subject:	2.0 miles S
Located in PMA:	Yes
Telephone:	734-396-8898
Contact Person:	Manager
Date of Survey:	10/28/2024
Year Built:	1990
Class:	C
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	99.1%
Applications Pending:	None
Waiting List:	None
Security Deposit:	One month's rent
Concessions:	One month free
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances		Unit Features	
	Laundry Room	X	Refrigerator	X	W/W Carpet
	Playground	X	Range/Oven	X	Patio/Balcony
X	Community Room	X	Dishwasher		Fireplace
X	Fitness Studio	X	Disposal	X	Air Conditioning (ca)
X	Business Center	X	Microwave	X	Drapes/Blinds
X	Swimming Pool	X	Washer/Dryer	X	Controlled Entry
	Library		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon				Garage/UG Parking
	Café				
	Grill/Picnic Area				
	Elevator				
X	Community Patio				
	Rooftop Patio				
X	Basketball Court				
	Hobby Studio				
	Dog Park/Walk				
	Walking/Running Trail				
	Theater Room				
	Concierge				
	Media Center				
	Extra Storage				

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	1 BR/1 BA	MKT	$1,775 - 1,823	734 - 840	0
N/A	2 BR/2 BA	MKT	$2,000 - 2,500	987 - 1,333	2
207	**Totals**				**2**

Notes:

Map #:	20
Comparable:	Manchester Flats
Address:	1846 Stadium Place
City, State:	Ann Arbor, MI
Distance to Subject:	1.4 miles SW
Located in PMA:	Yes
Telephone:	833-355-3265
Contact Person:	Cam
Date of Survey:	8/15/2024
Year Built:	1997
Class:	C
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	98.6%
Applications Pending:	None
Waiting List:	None
Security Deposit:	One month's rent
Concessions:	$500 off
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances		Unit Features	
	Laundry Room	X	Refrigerator	X	W/W Carpet
	Playground	X	Range/Oven	X	Patio/Balcony
X	Community Room	X	Dishwasher		Fireplace
X	Fitness Studio	X	Disposal	X	Air Conditioning (ca)
X	Business Center	X	Microwave	X	Drapes/Blinds
X	Swimming Pool	X	Washer/Dryer	X	Controlled Entry
	Library		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon				Garage/UG Parking
	Café				
	Grill/Picnic Area				
	Elevator				

Development Amenities			
X	Community Patio		
	Rooftop Patio		
X	Basketball Court		
	Hobby Studio		
	Dog Park/Walk		
	Walking/Running Trail		
	Theater Room		
	Concierge		
	Media Center		
	Extra Storage		

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
108	1 BR/1 BA	MKT	$1,179 - 1,299	470 - 590	3
180	2 BR/1 BA	MKT	$1,419 - 1,499	650 - 670	2
72	3 BR/1 BA	MKT	$1,679 - 1,709	1,054	0
360	**Totals**				**5**

Notes:

Map #:	21
Comparable:	Owl Creek Apartments
Address:	3400 Nixon Road
City, State:	Ann Arbor, MI
Distance to Subject:	3.6 miles NE
Located in PMA:	No
Telephone:	734-415-9509
Contact Person:	Manager
Date of Survey:	11/4/2024
Year Built:	2019
Class:	A
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	97.7%
Applications Pending:	1
Waiting List:	No
Security Deposit:	One month's rent
Concessions:	None
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities*		Appliances	Unit Features
Laundry Room	X Community Patio	X Refrigerator	X W/W Carpet
Playground	Rooftop Patio	X Range/Oven	X Patio/Balcony
X Community Room	Basketball Court	X Dishwasher	Fireplace
X Fitness Studio	Hobby Studio	X Disposal	X Air Conditioning (ca)
X Business Center	X Dog Park/Walk	X Microwave	X Drapes/Blinds
X Swimming Pool	Walking/Running Trail	X Washer/Dryer	X Controlled Entry
Library	X Theater Room	Washer/Dryer Hook-ups	X Surface Parking
Beauty Salon	Concierge		X Garage/UG Parking
Café	Media Center		(Garage $125,
X Grill/Picnic Area	Extra Storage		Carport included)
X Elevator			

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	Studio	MKT	$1,771 - 1,809	471 - 535	3
N/A	1 BR/1 BA	MKT	$2,038	769	0
N/A	2 BR/2 BA	MKT	$2,221 - 2,363	1,055 - 1,108	2
N/A	3 BR/2 BA	MKT	$3,196	1,347	1
264	**Totals**				**6**

Notes: *Additional amenities include dog wash station, EV charging stations, and golf simulator.

Map #:	22
Comparable:	The George
Address:	2502 Packard Street
City, State:	Ann Arbor, MI
Distance to Subject:	2.2 miles SE
Located in PMA:	Yes
Telephone:	734-418-0133
Contact Person:	Laura
Date of Survey:	10/29/2024
Year Built:	2018
Class:	A
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	92.0%
Applications Pending:	5
Waiting List:	No
Security Deposit:	One month's rent
Concessions:	$750 off first month's rent
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances	Unit Features
Laundry Room	X Community Patio	X Refrigerator	X W/W Carpet
Playground	Rooftop Patio	X Range/Oven	X Patio/Balcony
X Community Room	Basketball Court	X Dishwasher	Fireplace
X Fitness Studio	Hobby Studio	X Disposal	X Air Conditioning (ca)
X Business Center	Dog Park/Walk	X Microwave	X Drapes/Blinds
X Swimming Pool	Walking/Running Trail	X Washer/Dryer	X Controlled Entry
Library	X Theater Room	Washer/Dryer Hook-ups	X Surface Parking
Beauty Salon	Concierge		Garage/UG Parking
Café	Media Center		
X Grill/Picnic Area	X Extra Storage		
X Elevator	($30/month)		

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	Studio	MKT	$1,693 - 1,733	477	0
N/A	1 BR/1 BA	MKT	$1,898 - 2,163	635 - 916	8
N/A	2 BR/2 BA	MKT	$2,307 - 3,060	1,032 - 1,225	9
N/A	3 BR/2 BA	MKT	$3,233 - 3,400	1,395 - 1,480	3
249	**Totals**				**20**

Notes:

Map #:	23
Comparable:	Villas at Northstar
Address:	2820 Windwood Drive
City, State:	Ann Arbor, MI
Distance to Subject:	3.5 miles NE
Located in PMA:	No
Telephone:	833-722-0646
Contact Person:	Kayla
Date of Survey:	11/4/2024
Year Built:	1988 ren. 2022
Class:	A
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	97.3%
Applications Pending:	4
Waiting List:	No
Security Deposit:	One month's rent
Concessions:	$1,000 off first month's rent
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances		Unit Features	
	Laundry Room	X	Community Patio	X	Refrigerator	X	W/W Carpet
	Playground		Rooftop Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room		Basketball Court	X	Dishwasher	X	Fireplace (some)
X	Fitness Studio	X	Tennis Court	X	Disposal	X	Air Conditioning (ca)
	Business Center		Dog Park/Walk	X	Microwave	X	Drapes/Blinds
X	Swimming Pool		Walking/Running Trail	X	Washer/Dryer		Controlled Entry
	Library		Theater Room		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge				Garage/UG Parking
	Café		Media Center				
X	Grill/Picnic Area		Extra Storage				
X	Elevator						

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
80	1 BR/1 BA	MKT	$1,595 - 1,845	692	3
400	2 BR/2 BA	MKT	$2,040 - 2,185	943 - 1,023	10
480	**Totals**				**13**

Notes:

Map #:	24
Comparable:	Ponds at Georgetown
Address:	2511 Packard Street
City, State:	Ann Arbor, MI
Distance to Subject:	2.4 miles SE
Located in PMA:	Yes
Telephone:	734-761-2330
Contact Person:	Paul
Date of Survey:	10/29/2024
Year Built:	1988 ren. 2009
Class:	B
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	96.3%
Applications Pending:	2
Waiting List:	No
Security Deposit:	One month's rent
Concessions:	One month free
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances		Unit Features	
	Laundry Room		Community Patio	X	Refrigerator	X	W/W Carpet
	Playground		Rooftop Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room		Basketball Court	X	Dishwasher	X	Fireplace (some)
X	Fitness Studio		Tennis Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	X	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool	X	Walking/Running Trail	X	Washer/Dryer		Controlled Entry
	Library		Theater Room		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge			X	Garage/UG Parking
	Café		Media Center				(Carport: $10/month)
	Grill/Picnic Area		Extra Storage				
	Elevator						

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	2 BR/2 BA	MKT	$1,660 - 1,999	1,050	5
N/A	3 BR/2 BA	MKT	N/A*	1,350	0
134	**Totals**				**5**

Notes: *Manager stated they use an LRO rental system and with no vacancies they did not know the 3 bedroom rents.

Map #:	25
Comparable:	Woodland Mews
Address:	275 Rolling Meadows Drive
City, State:	Ann Arbor, MI
Distance to Subject:	2.0 miles SW
Located in PMA:	Yes
Telephone:	734-669-1893
Contact Person:	Manager
Date of Survey:	8/13/2024
Year Built:	1988 ren. 2010
Class:	B
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	98.7%
Applications Pending:	1
Waiting List:	No
Security Deposit:	$500
Concessions:	$250 off move in costs
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances		Unit Features	
	Laundry Room		Community Patio	X	Refrigerator	X	W/W Carpet
	Playground		Rooftop Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room		Volleyball Court	X	Dishwasher	X	Fireplace (some)
X	Fitness Studio		Tennis Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	X	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
X	Swimming Pool	X	Walking/Running Trail	X	Washer/Dryer		Controlled Entry
	Library		Theater Room		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge			X	Garage/UG Parking
	Gazebo		Media Center				(Carport: $35)
X	Grill/Picnic Area		Extra Storage				(Garage: Included in TH's)
	Elevator						

# Units	Unit Type	% of AMI	Net Rent*	Square Footage	# Vacant Units
N/A	1 BR/1 BA	MKT	$1,720 - 1,775	720 - 905	2
N/A	2 BR/1.5 BA	MKT	$1,740 - 1,925	1,225 - 1,285	0
N/A	2 BR/2 BA	MKT	$2,050 - 2,599	1,200 - 1,310	1
N/A	2 BR/2.5 BA TH	MKT	$2,450	1,580	0
N/A	3 BR/2 BA	MKT	$2,850 - 3,100	1,580 - 2,040	0
N/A	3 BR/2.5 BA	MKT	$2,850 - 3,075	1,643	0
N/A	3 BR/3.5 BA TH	MKT	$2,450		
233	**Totals**				**3**

Notes: *Rent range due to level of renovation, location within the property as well as floor for the garden style units.

Map #:	26
Comparable:	The Villas at Main Street
Address:	101 Lake Village
City, State:	Ann Arbor, MI
Distance to Subject:	1.8 miles S
Located in PMA:	Yes
Telephone:	833-509-2493
Contact Person:	Matt
Date of Survey:	8/13/2024
Year Built:	1998 ren. 2022*
Class:	A
Property Type:	Market Rate
Targeting:	General Occupancy**
Occupancy:	93.6%
Applications Pending:	None
Waiting List:	No
Security Deposit:	One month's rent
Concessions:	None
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances		Unit Features	
	Laundry Room	X	Refrigerator	X	W/W Carpet
	Playground	X	Range/Oven	X	Patio/Balcony
	Community Room	X	Dishwasher		Fireplace
X	Fitness Studio	X	Disposal	X	Air Conditioning (ca)
X	Business Center	X	Microwave	X	Drapes/Blinds
X	Swimming Pool	X	Washer/Dryer		Controlled Entry
	Library		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon			X	Garage/UG Parking
	Gazebo				(Carport: Included)
X	Grill/Picnic Area				
	Elevator				
X	Community Patio				
	Rooftop Patio				
	Volleyball Court				
	Tennis Court				
	Dog Park/Walk				
	Walking/Running Trail				
	Theater Room				
	Concierge				
	Media Center				
	Extra Storage				

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
108	1 BR/1 BA	MKT	$1,940 - 2,000	900	6
180	2 BR/2 BA	MKT	$2,185 - 2,460	1,150 - 1,300	12
72	3 BR/3 BA	MKT	$2,390 - 2,620	1,700	5
360	**Totals**				**23**

Notes: *Renovation for most units included new flooring throughout, appliances, kitchen cabinets and countertops, paint, and bathroom vanities. Some units only received new appliances, flooring, and paint.
**Manager stated they are open to everyone but target students as they're approximately a mile south of the stadium and athletic fields.

Map #:	27
Comparable:	Surrey Park Apartments
Address:	2501 Keystone Lane
City, State:	Ann Arbor, MI
Distance to Subject:	2.1 miles SW
Located in PMA:	Yes
Telephone:	734-930-2260
Contact Person:	Manager
Date of Survey:	10/28/2024
Year Built:	1987
Class:	C
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	95.2%
Applications Pending:	None
Waiting List:	No
Security Deposit:	One month's rent
Concessions:	None
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances		Unit Features	
	Laundry Room		Community Patio	X	Refrigerator	X	W/W Carpet
	Playground		Rooftop Patio	X	Range/Oven	X	Patio/Balcony
	Community Room		Volleyball Court	X	Dishwasher		Fireplace
	Fitness Studio		Tennis Court	X	Disposal	X	Air Conditioning (ca)
	Business Center		Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool		Walking/Running Trail	X	Washer/Dryer		Controlled Entry
	Library		Theater Room		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge			X	Garage/UG Parking
	Gazebo		Media Center				(Carport: Included)
X	Grill/Picnic Area		Extra Storage				
	Elevator						

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
18	Studio	MKT	$1,075 - 1,200	300	2
116	1 BR/1 BA	MKT	$1,220 - 1,380	547	3
20	2 BR/1 BA	MKT	$1,415 - 1,575	821	0
13	2 BR/2 BA	MKT	$1,490 - 1,615	821	0
167	**Totals**				**5**

Notes:

Map #:	28
Comparable:	Park Place Hillcrest
Address:	1980 Pauline Blvd
City, State:	Ann Arbor, MI
Distance to Subject:	1.6 miles SW
Located in PMA:	Yes
Telephone:	844-734-5722
Contact Person:	Ryan
Date of Survey:	8/13/2024
Year Built:	1985
Class:	C
Property Type:	Market Rate
Targeting:	General Occupancy**
Occupancy:	99.0%
Applications Pending:	None
Waiting List:	No
Security Deposit:	One month's rent
Concessions:	None
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances		Unit Features	
	Laundry Room	X	Community Patio	X	Refrigerator	X	W/W Carpet
X	Playground		Rooftop Patio	X	Range/Oven	X	Patio/Balcony
	Community Room		Volleyball Court	X	Dishwasher		Fireplace
X	Fitness Center		Tennis Court	X	Disposal	X	Air Conditioning (ca)
X	Business Center		Dog Park/Walk	X	Microwave	X	Drapes/Blinds
X	Swimming Pool		Walking/Running Trail	X	Washer/Dryer		Controlled Entry
	Library		Theater Room		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge			X	Garage/UG Parking
	Gazebo		Media Center				(Carport: Included)
X	Grill/Picnic Area		Extra Storage				
	Elevator						

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
88	1 BR/1 BA	MKT	$1,249 - 1,439	624	3
312	2 BR/1 BA	MKT	$1,449 - 1,589	812	1
400	**Totals**				**4**

Notes:

Map #:	29
Comparable:	Swift Lane
Address:	3401 Platt Road
City, State:	Ann Arbor, MI
Distance to Subject:	3.5 miles SE
Located in PMA:	Yes
Telephone:	734-794-6720
Contact Person:	Shariah
Date of Survey:	10/29/2024
Year Built:	2022
Class:	A
Property Type:	Federally Subsidized
Targeting:	General Occupancy
Occupancy:	100%
Applications Pending:	N/A
Waiting List:	Yes, long
Security Deposit:	N/A
Concessions:	None
Utilities Included:	All
Tenant Paid Utilities:	None

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Rooftop Patio	X	Range/Oven	X	Patio/Balcony
	Community Room	Basketball Court	X	Dishwasher		Fireplace
	Fitness Studio	Hobby Studio	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail		Washer/Dryer		Controlled Entry
	Library	Pet Spa		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge				Garage/UG Parking
	Chapel	Media Center				
	Grill Area	Extra Storage				
	Elevator					

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	1 BR/1 BA	N/A	30% AGI	810	0
N/A	2 BR/1 BA	N/A	30% AGI	912	0
N/A	3 BR/2 BA	N/A	30% AGI	1,251	0
N/A	4 BR/2 BA	N/A	30% AGI	1,394	0
N/A	5 BR/2 BA	N/A	30% AGI	1,543	0
64	**Totals**				**0**

Notes: *Manager stated waiting list will most likely be closed until 2028/2029.

Map #:	30
Comparable:	Pauline Apartments
Address:	1500 Paulline Boulevard
City, State:	Ann Arbor, MI
Distance to Subject:	1.2 miles SW
Located in PMA:	Yes
Telephone:	734-663-5858
Contact Person:	Anne Marie
Date of Survey:	8/27/2024
Year Built:	2013
Class:	B
Property Type:	Federally Subsidized
Targeting:	General Occupancy
Occupancy:	96.9%
Applications Pending:	None
Waiting List:	Yes, short
Security Deposit:	N/A
Concessions:	None
Utilities Included:	All
Tenant Paid Utilities:	None

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Rooftop Patio	X	Range/Oven	X	Patio/Balcony
	Community Room	Basketball Court		Dishwasher		Fireplace
	Fitness Studio	Hobby Studio		Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail		Washer/Dryer		Controlled Entry
	Library	Pet Spa		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge				Garage/UG Parking
	Chapel	Media Center				
	Grill Area	Extra Storage				
	Elevator					

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
6	1 BR/1 BA	N/A	30% AGI	N/A	0
14	2 BR/1 BA	N/A	30% AGI	N/A	1
12	3 BR/1 BA	N/A	30% AGI	N/A	0
32	**Totals**				**1**

Notes:

Map #:	31
Comparable:	Arbordale Apartments
Address:	1010 Arbordale Drive
City, State:	Ann Arbor, MI
Distance to Subject:	1.2 miles SW
Located in PMA:	Yes
Telephone:	734-663-5858
Contact Person:	Anne Marie
Date of Survey:	10/28/2024
Year Built:	2009
Class:	B
Property Type:	Federally Subsidized
Targeting:	General Occupancy
Occupancy:	97.4%
Applications Pending:	None
Waiting List:	Yes, short
Security Deposit:	N/A
Concessions:	None
Utilities Included:	All
Tenant Paid Utilities:	None

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances			Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Rooftop Patio	X	Range/Oven	X	Patio/Balcony
	Community Room	Basketball Court		Dishwasher		Fireplace
	Fitness Studio	Hobby Studio		Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail		Washer/Dryer		Controlled Entry
	Library	Pet Spa		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge				Garage/UG Parking
	Chapel	Media Center				
	Grill Area	Extra Storage				
	Elevator					

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
35	1 BR/1 BA	N/A	30% AGI	N/A	1
4	2 BR/1 BA	N/A	30% AGI	N/A	0
39	**Totals**				**1**

Notes:

Map #:	32
Comparable:	Lurie Terrace
Address:	600 W Huron Street
City, State:	Ann Arbor, MI
Distance to Subject:	0.5 miles NW
Located in PMA:	Yes
Telephone:	734-794-6720
Contact Person:	Shariah
Date of Survey:	10/28/2024
Year Built:	N/A
Class:	N/A
Property Type:	Federally Subsidized
Targeting:	Senior
Occupancy:	100%
Applications Pending:	N/A
Waiting List:	Yes, long
Security Deposit:	N/A
Concessions:	None
Utilities Included:	All
Tenant Paid Utilities:	None

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Rooftop Patio	X	Range/Oven	X	Patio/Balcony
	Community Room	Basketball Court		Dishwasher		Fireplace
	Fitness Studio	Hobby Studio		Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail		Washer/Dryer		Controlled Entry
	Library	Pet Spa		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge				Garage/UG Parking
	Chapel	Media Center				
	Grill Area	Extra Storage				
	Elevator					

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
84	Studio	N/A	30% AGI	294 - 348	0
42	1 BR/1 BA	N/A	30% AGI	442 - 662	0
6	1 BR/1 BA	N/A	30% AGI	581	0
132	**Totals**				**0**

Notes:

Map #:	33
Comparable:	Avant Apartments
Address:	2501 Avant Avenue
City, State:	Ann Arbor, MI
Distance to Subject:	2.0 miles SW
Located in PMA:	Yes
Telephone:	734-294-6571x1
Contact Person:	Aly
Date of Survey:	8/13/2024
Year Built:	May 2024*
Class:	A
Property Type:	Market Rate
Targeting:	General Occupancy
Occupancy:	68.4%
Applications Pending:	In Lease Up
Waiting List:	None
Security Deposit:	One month's rent
Concessions:	2 months free
Utilities Included:	W, S, TR
Tenant Paid Utilities:	HW, H, E

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities*		Appliances	Unit Features
Laundry Room	X Community Patio	X Refrigerator	X W/W Carpet
Playground	Rooftop Patio	X Range/Oven	X Patio/Balcony
X Community Room	Basketball Court	X Dishwasher	Fireplace
X Fitness Studio	Hobby Studio	X Disposal	X Air Conditioning (ca)
X Business Center	X Dog Park/Walk	X Microwave	X Drapes/Blinds
X Swimming Pool	Walking/Running Trail	X Washer/Dryer	X Controlled Entry
Library	Theater Room	Washer/Dryer Hook-ups	X Surface Parking
Beauty Salon	Concierge		X Garage/UG Parking
Café	Media Center		(Included)
X Grill/Picnic Area	Extra Storage		
X Elevator			

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units**
N/A	1 BR/1 BA	MKT	$1,875 - 2,125	604 - 896	N/A
N/A	2 BR/2 BA	MKT	$2,300 - 2,675	939 - 1,170	N/A
N/A	2 BR/2.5 BA	MKT	$2,800 - 3,300	1,303 - 1,556	N/A
N/A	3 BR/2.5 BA	MKT	$3,450	1,565	N/A
253	**Totals**				**80**

Notes: *Manager stated Phase I opened in May 2024 and Phase II will be open by the end of 2024.
**Manager stated Phase I was 33% preleased at time of opening in May 2024, around 60 units.

Ann Arbor, MI
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	LIHTC Section 42 General Occupancy								
1	Lakestone Apartments 4275 Eyrie Drive Ann Arbor, MI 734-665-1695 Jordan	32 72 40 144	1 BR/1 BA 2 BR/1 BA 3 BR/2 BA	60% 60% 60%	$1,031 - 1,270 $1,250 - 1,492 $1,343 - 1,674	795 992 1,241	7 units (4.9%)	3	W, S, TR/ None
2	Hickory Way I & II 1110 S Maple Ann Arbor, MI 734-663-5858 Shariah	50 20 70	1 BR/1 BA 1 BR/1 BA	N/A 40%	30% AGI $796	N/A N/A	0 units (0.0%)	N/A	W, S, TR, HW, H/ None
3	Brookwood Apartments 8990 Brookwood Street Ypsilanti, MI 734-482-3000 Manage	N/A N/A 81	1 BR/1 BA 2 BR/1 BA	60% 60%	$929 $1,034	750 950	0 units (0.0%)	N/A	W, S, TR, HW, H/ None
4	Parkway Meadows 2305 Sandalwood Circle Ypsilanti, MI No 734-662-5055	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A 120	1 BR/1 BA 1 BR/1 BA 2 BR/1 BA 2 BR/1 BA 2 BR/2 BA TH 3 BR/2 BA 3 BR/2 BA <u>Senior</u> 1 BR/1 BA 1 BR/1 BA 2 BR/1 BA 2 BR/1 BA	60% N/A 60% N/A 60% 60% N/A 60% N/A 60% N/A	$1,371 30% AGI $1,649 30% AGI $1,855 $2,030 30% AGI $1,519 30% AGI $1,775 30% AGI	663 663 869 869 1,090 1,238 1,238 663 663 869 869	0 units (0.0%)	N/A	W, S, TR/ None

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

Ann Arbor, MI
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	LIHTC Section 42 General Occupancy								
5	Carpenter Place Apartments 3400 Carpenter Road Ypsilanti, MI 734-973-8377 Dianna	151 151	1 BR/1 BA	60%	30% AGI	576	0 units (0.0%)	N/A	W, S, TR, HW, H/ None
	Subtotal LIHTC Section 42 General Occupancy	**566**					**7 units (1.2%)**	**3 units (0.7%)**	
	LIHTC Section 42 Senior								
6	The Pines 325 Wilkinson Street Chelsea, MI 734-433-9130 Kristi	14 14 40 6 6 18 98	1 BR/1 BA 1 BR/1 BA 1 BR/1 BA 2 BR/1 BA 2 BR/1 BA 2 BR/1 BA	50% 60% MKT 50% 60% MKT	$1,104 $1,104 $1,283 $1,329 $1,329 $1,535	595 595 595 890 890 890	0 units (0.0%)	N/A	W, S, TR/ None
7	Milan Village 71 Hurd Street Milan, MI 734-439-8179 Manager	16 20 36	1 BR/1 BA 2 BR/1 BA	50% 50%	$786 $916	550 750 - 788	0 units (0.0%)	N/A	W, S, TR/ None
	Subtotal LIHTC Section 42 Senior	**134**					**0 units (0.0%)**	**N/A**	

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

Ann Arbor, MI
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	Market Rate General Occupancy								
8	The Brady 414 S Main Street Ann Arbor, MI 734-336-7443 Keisha	N/A N/A N/A 120	Studio 1 BR/1 BA 2 BR/2 BA	MKT MKT MKT	$2,095 - 2,325 $2,450 - 2,995 $4,295 - 4,595	401 - 446 539 - 630 1,011 - 1,081	13 units (10.8%)	0	TR/ None
9	Hoover and Greene 960 Greene Street Ann Arbor, MI 734-205-9720 Manager	N/A N/A N/A 167	Studio 1 BR/1 BA 2 BR/2 BA	MKT MKT MKT	$2,185 - 2,560 $2,640 - 2,945 $3,535 - 3,910	459 - 657 628 - 769 992 - 1,219	6 units (3.8%)	0	W, S, TR/ None
10	618 South Main Apartments 618 South Main Street Ann Arbor, MI 855-430-2297 Lexi	N/A N/A N/A 164	Studio 1 BR/1 BA 2 BR/2 BA	MKT MKT MKT	$1,685 - 2,148 $2,266 - 2,784 $2,458 - 3,459	447 - 555 621 - 945 861 - 1,241	4 units (2.4%)	0	W, S, TR/ None
11	Ann Arbor City Club 201 S 1st Street Ann Arbor, MI 734-369-4386 Manager	N/A N/A 155	1 BR/1 BA 2 BR/2 BA	MKT MKT	$2,075 - 2,425 $2,710	650 - 735 980	6 units (3.9%)	0	W, S,TR/ None

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

Ann Arbor, MI
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	Market Rate General Occupancy								
12	Mill Creek Townhomes II 3108 Chelsea Drive Ann Arbor, MI 734-205-1303 Kyle	N/A N/A N/A 102	1 BR/1 BA 2 BR/1 BA 3 BR/1.5 BA	MKT MKT MKT	$1,606 - 1,786 $1,975 - 2,350 $2,039 - 3,000	690 920 1,120	12 units (10.8%)	0	W, S, TR/ One month free
13	AVIA Lofts on Victors Way 800 Victors Way Ann Arbor, MI 734-412-8020 Manager	N/A N/A N/A 114	Studio 1 BR/1 BA 2 BR/2 BA	MKT MKT MKT	$1,295 $1,600 $1,775	500 500 850	9 units (7.9%)	2	W, S, TR/ None
14	Maple Cove of Ann Arbor 1649 N Maple Road Ann Arbor, MI 734-545-6466 Kimberly	N/A N/A N/A 200	1 BR/1 BA 2 BR/1 BA 2 BR/2 BA	MKT MKT MKT	$1,690 $1,890 $1,990	888 1,000 1,075	0 units (0.0%)	N/A	W, S, TR/ None
15	Arbor Landings Apartments 545 Landings Boulevard Ann Arbor, MI 734-396-8898 Manager	N/A N/A N/A 328	1 BR/1 BA 2 BR/2 BA 3 BR/2 BA	MKT MKT MKT	$1,645 - 1,823 $1,951 - 2,389 $2,235 -	817 - 972 1,120 - 1,180 1,296	16 units (4.9%)	0	W, S,TR/ None
16	Valley Ranch Apartments 1315 Oak Valley Drive Ann Arbor, MI 734-215-1313 Kate	N/A N/A 384	1 BR/1 BA 2 BR/1 BA	MKT MKT	$1,775 - 1,895 $1,670 - 1,840	870 - 978 1,150 - 1,194	6 units (1.6%)	0	W, S, TR/ None
17	Hidden Valley Club 600 Hidden Valley Club Drive Ann Arbor, MI 734-999-4452 Manager	N/A N/A N/A 324	Studio 1 BR/1 BA 2 BR/2 BA	MKT MKT MKT	$1,221 - 1,427 $1,229 - 1,617 $1,465 - 1,818	496 690 916	3 units (0.8%)	0	W, S, TR/ None

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

Ann Arbor, MI
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	Market Rate General Occupancy								
18	The Emerson 3000 Signature Boulevard Ann Arbor, MI 734-389-7198 Manager	N/A N/A 324	1 BR/1.5 BA 2 BR/2 BA	MKT MKT	$1,810 - 2,144 $1,630 - 2,286	940 1,075	13 units (4.0%)	0	W, S, TR/ None
19	Renew Ann Arbor 275 Harbor Way Ann Arbor, MI 734-396-8898 Manager	N/A N/A 207	1 BR/1 BA 2 BR/2 BA	MKT MKT	$1,775 - 1,823 $2,000 - 2,500	734 - 840 987 - 1,333	2 units (0.9%)	0	W, S, TR/ None
20	Manchester Flats 1846 Stadium Place Ann Arbor, MI 833-355-3265 Cam	108 180 72 360	1 BR/1 BA 2 BR/1 BA 3 BR/1 BA	MKT MKT MKT	$1,179 - 1,299 $1,419 - 1,499 $1,679 - 1,709	470 - 590 650 - 670 1,054	5 units (1.4%)	0	W, S, TR/ $500 off
21	Owl Creek Apartments 3400 Nixon Road Ann Arbor, MI 734-415-9509 Manager	N/A N/A N/A N/A 264	Studio 1 BR/1 BA 2 BR/2 BA 3 BR/2 BA	MKT MKT MKT MKT	$1,771 - 1,809 $2,038 $2,221 - 2,363 $3,196	471 - 535 769 1,055 - 1,108 1,347	6 units (2.3%)	1	W, S,TR/ None
22	The George 2502 Packard Street Ann Arbor, MI 734-418-0133 Laura	N/A N/A N/A N/A 249	Studio 1 BR/1 BA 2 BR/2 BA 3 BR/2 BA	MKT MKT MKT MKT	$1,693 - 1,733 $1,898 - 2,163 $2,307 - 3,060 $3,233 - 3,400	477 635 - 916 1,032 - 1,225 1,395 - 1,480	20 units (8.0%)	5	W, S, TR/ $750 off
23	Villas at Northstar 2820 Windwood Drive Ann Arbor, MI 833-722-0646 Kayla	80 400 480	1 BR/1 BA 2 BR/2 BA	MKT MKT	$1,595 - 1,845 $2,040 - 2,185	692 943 - 1,023	13 units (2.7%)	4	W, S, TR/ $1,000 off

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

Ann Arbor, MI
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	Market Rate General Occupancy								
24	Ponds at Georgetown 2511 Packard Street Ann Arbor, MI 734-761-2330 Paul	N/A N/A 134	2 BR/2 BA 3 BR/2 BA	MKT MKT	$1,660 - 1,999 N/A*	1,050 1,350	5 units (3.7%)	2	W, S, TR/ 1 month free
25	Woodland Mews 275 Rolling Meadows Drive Ann Arbor, MI 734-669-1893 Manager	N/A N/A N/A N/A N/A N/A N/A 233	1 BR/1 BA 2 BR/1.5 BA 2 BR/2 BA 2 BR/2.5 BA TH 3 BR/2 BA 3 BR/2.5 BA 3 BR/3.5 BA TH	MKT MKT MKT MKT MKT MKT MKT	$1,720 - 1,775 $1,740 - 1,925 $2,050 - 2,599 $2,450 $2,850 - 3,100 $2,850 - 3,075 $2,450	720 - 905 1,225 - 1,285 1,200 - 1,310 1,580 1,580 - 2,040 1,643	3 units (1.3%)	1	W, S, TR/ $250 off
26	The Villas at Main Street 101 Lake Village Ann Arbor, MI 833-509-2493 Matt	108 180 72 360	1 BR/1 BA 2 BR/2 BA 3 BR/3 BA	MKT MKT MKT	$1,940 - 2,000 $2,185 - 2,460 $2,390 - 2,620	900 1,150 - 1,300 1,700	23 units (5.4%)	0	W, S, TR/ None
27	Surrey Park Apartments 2501 Keystone Lane Ann Arbor, MI 734-930-2260 Manager	18 116 20 13 167	Studio 1 BR/1 BA 2 BR/1 BA 2 BR/2 BA	MKT MKT MKT MKT	$1,075 - 1,200 $1,220 - 1,380 $1,415 - 1,575 $1,490 - 1,615		5 units (4.8%)	0	W, S,TR/ None
28	Park Place Hillcrest 1980 Pauline Blvd Ann Arbor, MI 844-734-5722 Ryan	88 312 400	1 BR/1 BA 2 BR/1 BA	MKT MKT	$1,249 - 1,439 $1,449 - 1,589	624 812	4 units (1.0%)	0	W, S, TR/ None
	Subtotal Market Rate General Occupancy	**5,236**					**174 units (3.3%)**	**15 apps. (3.0%)**	

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

Ann Arbor, MI
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	Federally Subsidized General Occupancy								
29	Swift Lane 3401 Platt Road Ann Arbor, MI 734-794-6720 Shariah	N/A N/A N/A N/A N/A 64	1 BR/1 BA 2 BR/1 BA 3 BR/2 BA 4 BR/2 BA 5 BR/2 BA	N/A N/A N/A N/A N/A	30% AGI 30% AGI 30% AGI 30% AGI 30% AGI	810 912 1,251 1,394 1,543	0 units (0.0%)	N/A	All/ None
30	Pauline Apartments 1500 Paulline Boulevard Ann Arbor, MI 734-663-5858 Anne Marie	6 14 12 32	1 BR/1 BA 2 BR/1 BA 3 BR/1 BA	N/A N/A N/A	30% AGI 30% AGI 30% AGI	N/A N/A N/A	1 unit (3.1%)	N/A	All/ None
31	Arbordale Apartments 1010 Arbordale Drive Ann Arbor, MI 734-663-5858 Anne Marie	35 4 39	1 BR/1 BA 2 BR/1 BA	N/A N/A	30% AGI 30% AGI	N/A N/A	1 unit (2.6%)	N/A	All/ None
	Subtotal Federally Subsidized General Occupancy	**135**					**2 units (1.5%)**	**0 apps (1.5%)**	
	Federally Subsidized Senior								
32	Lurie Terrace 600 W Huron Street Ann Arbor, MI 734-794-6720 Shariah	84 42 6 132	Studio 1 BR/1 BA 1 BR/1 BA	N/A N/A N/A	30% AGI 30% AGI 30% AGI	294 - 348 442 - 662 581	0 unit (0.0%)	N/A	All/ None
	Subtotal Federally Subsidized Senior	**132**					**0 units (0.0%)**	**N/A**	
	Grand Total	**6,203**					**183 units (2.9%)**	**18 apps. (2.7%)**	

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

Ann Arbor, MI
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	In Lease Up								
33	Avant Apartments	N/A	1 BR/1 BA	MKT	$1,875 - 2,125	604 - 896	80 units (31.6%)	0	W, S, TR/ None
	2501 Avant Avenue	N/A	2 BR/2 BA	MKT	$2,300 - 2,675	939 - 1,170			
	Ann Arbor, MI	N/A	2 BR/2.5 BA	MKT	$2,800 - 3,300	1,303 - 1,556			
	734-294-6571x1	N/A	3 BR/2.5 BA	MKT	$3,450	1,565			
	Aly	253							

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

Competitive Advantage Analysis

A detailed description of the number of units, rent, size of units, development and unit amenities and utilities included in the most comparable properties can be found in the following amenity table. **Bolded amenities are considered standard amenities within the subject market.** Five developments were identified within or near the PMA as the most comparable to the proposed development. These developments were selected based on rental rates (restrictions), age, proximity, and condition. These most comparable properties were further evaluated to develop the following Competitive Advantage Analysis chart.

	Lakestone Apartments	Hickory Way	Brookwood	Parkway Meadows	Carpenter Place	Subject (As Proposed)
Map #	**1**	**2**	**3**	**4**	**5**	★
Location	**Ann Arbor, MI**	**Ann Arbor, MI**	**Ypsilanti, MI**	**Ypsilanti, MI**	**Ypsilanti, MI**	**Ann Arbor, MI**
In PMA?	**No**	**Yes**	**No**	**No**	**No**	**N/A**
Property Type	**Section 42**	**Section 42**	**Section 42**	**Section 42**	**Section 42**	**Section 42**
Tenant Targeting	**Gen. Occ.**	**Gen. Occ.**	**Gen. Occ.**	**Gen. Occ.**	**Gen. Occ.**	**Gen. Occ.**
Year Built/Renovated	**1998/2016**	**2021**	**1991**	**N/A**	**2010**	**2025/2026**
Number of Units	**144**	**70**	**81**	**351**	**151**	**302**
Occupancy	**95.1%**	**100%**	**100%**	**100%**	**100%**	**N/A**
Applications Pending	**3**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Concessions	**None**	**None**	**None**	**None**	**None**	**N/A**
Number of Units						**Consistent**
Studio	-	-	-	-	-	-
1 BR	32	70	N/A	N/A	151	203
2 BR	72	-	N/A	N/A	-	99
3 BR+	40	-	-	N/A	-	-
Total Units	**144**	**70**	**81**	**351**	**151**	**302**
LIHTC Net Rents						**Consistent**
Studio	-	-	-	-	-	-
1 BR	$1,031-1,270	30% AGI-$796	$929	30% AGI-$1,371	30% AGI	$1,189-1,617
2 BR	$1,250-1,492	-	$1,034	30% AGI-$1,855	-	$1,394-1,932
3 BR+	$1,343-1,674	-	-	30% AGI-$2,030	-	-
Unit Sizes (Averages)		**-**				**Consistent**
Studio	-	-	-	-	-	-
1 BR	795	N/A	750	663	576	638
2 BR	992	-	950	869-1,090	-	914
3 BR+	1,241	-	-	1,238	-	-
Development Amenities						**Consistent**
Laundry Room	X	X	-	-	X	-
Playground	X	-	X	-	-	-
Community Room	X	X	X	X	X	X
Fitness Center	-	-	-	-	-	X
Business Center	-	-	-	-	-	-
Swimming Pool	X	-	-	-	-	-
Grill Area/Picnic Area	-	-	-	-	-	-
Court Yard	-	-	-	-	-	-
Community Patio	-	-	-	-	-	-
Rooftop Terrace	-	-	-	-	-	-
Volleyball Court	-	-	-	-	-	-
Dog Park/Walk	-	-	-	-	-	-
Walking/Running Trail	-	-	-	-	-	-
Gazebo	-	-	-	-	-	-
Concierge	-	-	-	-	-	-
Media Center	-	-	-	-	-	-
Extra Storage	-	-	-	-	-	-
Elevator	-	-	-	-	-	X
Senior Amenities						**N/A**
Library	**-**	-	**-**	**-**	X	**-**
Beauty Salon	**-**	-	**-**	**-**	-	**-**
Chapel	**-**	**-**	**-**	**-**	-	**-**

	Lakestone Apartments	Hickory Way	Brookwood	Parkway Meadows	Carpenter Place	Subject (As Proposed)
Map #	**1**	**2**	**3**	**4**	**5**	★
Location	**Ann Arbor, MI**	**Ann Arbor, MI**	**Ypsilanti, MI**	**Ypsilanti, MI**	**Ypsilanti, MI**	**Ann Arbor, MI**
In PMA?	**No**	**Yes**	**No**	**No**	**No**	**N/A**
Property Type	**Section 42**	**Section 42**	**Section 42**	**Section 42**	**Section 42**	**Section 42**
Tenant Targeting	**Gen. Occ.**	**Gen. Occ.**	**Gen. Occ.**	**Gen. Occ.**	**Gen. Occ.**	**Gen. Occ.**
Year Built/Renovated	**1998/2016**	**2021**	**1991**	**N/A**	**2010**	**2025/2026**
Number of Units	**144**	**70**	**81**	**351**	**151**	**302**
Occupancy	**95.1%**	**100%**	**100%**	**100%**	**100%**	**N/A**
Applications Pending	**3**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Concessions	**None**	**None**	**None**	**None**	**None**	**N/A**
Unit Amenities						**Inferior**
Refrigerator	X	X	X	X	X	X
Range/Oven	X	X	X	X	X	X
Dishwasher	X	X	X	X	X	X
Disposal	-	X	X	X	X	X
Microwave	-	-	X	X	X	X
Washer/Dryer	Some (2 BRs)	-	X	X	-	X
Washer/Dryer Hook-ups	X	-	-	-	-	-
Wall-to-Wall Carpeting	X	X	X	X	X	X
Patio/Balcony	X	X	X	X	X	-
Fireplace	-	-	-	-	-	-
Air Conditioning	Central	Central	Central	Central	Central	Central
Drapes/Blinds	X	X	X	X	X	X
Controlled Entry	-	X	X	-	X	X
Surface Parking	X	X	X	X	X	-
Garage/UG Parking	-	-	-	-	-	-
Utilities Included						**Consistent**
Water/Sewer	X	X	X	X	X	X
Trash Removal	X	X	X	X	X	X
Hot Water	-	X	X	-	X	-
Heat	-	X	X	-	X	-
Electricity	-	-	-	-	-	-

The following chart provides a summary of the most comparable developments in relation to one another. Those categories in which a development is superior to the market are shaded green while those that have a quality inferior to the market are shaded red.

The subject development is generally consistent with the market with respect to unit mix, LIHTC net rents, unit sizes, and development amenities. The subject development is considered inferior with respect to development amenities due to a lack of a parking option. In addition, the subject development is consistent with the amenities that are considered standard in the subject market and will therefore be marketable in the subject PMA.

Competitive Advantage Analysis Summary	
	Subject
Unit Mix	Consistent
LIHTC Net Rents	Consistent
Unit Sizes	Consistent
Development Amenities	Consistent
Senior Amenities	N/A
Unit Amenities	**Inferior**
Utilities Included	Consistent

Downtown Parking Analysis

The subject development currently lacks an on-site parking option for prospective residents. To address this, it is recommended that the developer pursue monthly parking options in nearby city-owned parking lots or garages. While these parking facilities would not be located directly on-site, presenting a parking solution as part of the development's marketing strategy could help mitigate potential leasing challenges that may arise due to the lack of dedicated on-site parking. By offering convenient nearby parking alternatives, the development may alleviate prospective tenants' concerns regarding parking availability, thereby enhancing the project's marketability.

According to Ann Arbor Downtown Development Authority website:

> *"The Ann Arbor Downtown Development Authority ("DDA") operates the downtown parking system as part of their overall objective of promoting downtown vitality. The parking system provides nearly 8,000 parking spaces for downtown workers, residents and visitors. The spaces are spread throughout eight parking structures, fourteen surface parking lots and along the curb of many streets in downtown. The system charges for parking Monday through Saturday, with the parking structures charging 24 hours per day and metered parking enforced from 8:00 AM to 6:00 PM. Parking on Sunday is free and lightly regulated."*

Public Parking Lots near 350 S 5th Avenue				
Map #	**Lot**	**Address**	**Monthly Permit Offered**	**Distance from Site**
1	Palio	353 S Main Street	No	0.1 miles W
2	South Ashley Street	309 S Ashley Street	No	0.3 miles W
3	William & First Street	216 W William Street	Yes	0.3 miles W
4	300-398 W William Street	300-398 W William Street	Yes	0.3 miles W
5	415 W Washington	415 W Washington Street	Yes (including $5 daily)	0.4 miles NW
6	Lot W-11	500 W Liberty Street	Yes	0.5 miles W
7	Ann & Main Street	151 W Ann Street	No	0.5 miles NW
8	Ann Arbor Farmers Market	315 S Detroit Street	No	0.6 miles N
9	Kerrytown Lot #10	212 E Kingsley Street	No	0.6 miles N
10	Amtrak Train Station	325 Depot Street	No	0.9 miles N
Public Parking Garages near 350 S 5th Avenue				
Map #	**Garage**	**Address**	**Monthly Permit Offered**	**Distance from Site**
11	Library Lane	319 S 5th Avenue	Yes (including $5 after 3pm – 6am)	Directly N
12	William & Main Street	123 E William Street	Yes	0.3 miles E
13	Maynard	324 Maynard Street	Yes	0.3 miles W
14	Fourth & Washington	123 E Washington Street	No	0.3 miles NW
15	Republic Garage	510 E Washington Street	No	0.4 miles NW
16	First & Washington	215 W Washington Street	Yes	0.5 miles NW
17	West Ann Street	152-198 W Ann Street	Yes	0.5 miles NW
18	Forest Avenue	650 S Forest Avenue	Yes	0.9 miles SE

Rates *(24/7, rates apply Monday-Saturday, free on Sunday ((Sun 4am – Mon 4am), free on holidays)*

- **Monthly Permit for Lots**
  $150-180
- **Monthly Permit for Garages**
  $225
- **Hourly**
  Parking Lot: $2.40/hour
  Parking Structure: $1.50/hour

Ann Arbor
KERRYTOWN
OLD FOURTH WARD
Ann Arbor
OLD WEST SIDE
GERMANTOWN
Miller Ave
Hiscock St
Felch St
High St
Maple Ridge
Brooks St
Fountain St
Spring St
Chapin St
N 7th St
Eighth St
S 7th St
Murray Ave
3rd St
2nd St
4th St
5th St
6th St
N Main St
S Main St
N 5th Ave
S 4th Ave
S 5th Ave
E Ann St
W Liberty St
E Liberty St
W Washington St
E Washington St
E Huron St
W Madison St
William St
Catherine St
N Thayer St
State St
Thompson St
Packard St
N University Ave
S University Ave
Geddes Ave
Elm St
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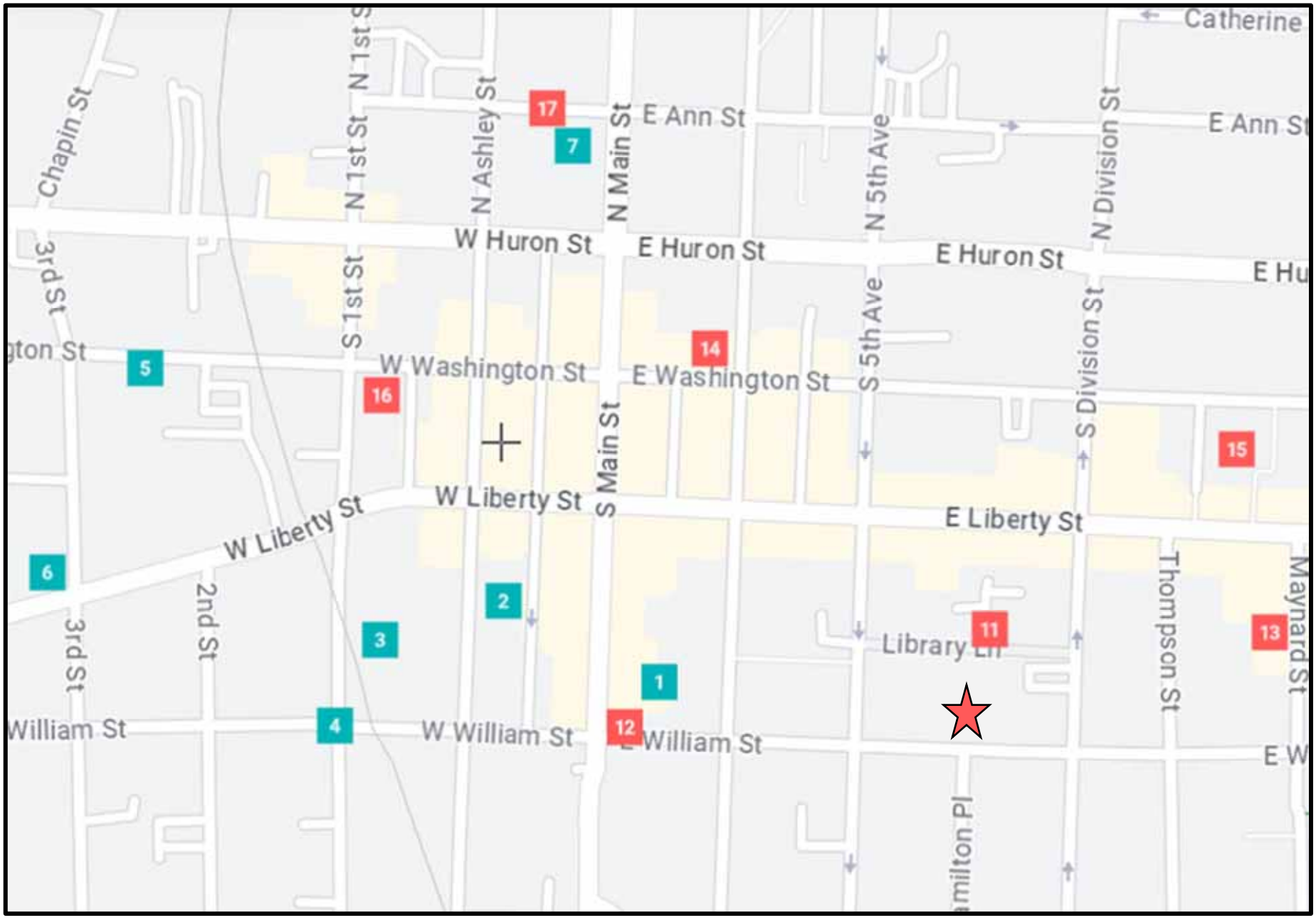
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Chapin St
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E Ann St
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N Division St
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W Huron St
E Huron St
E Huron St
3rd St
S 1st St
S 5th Ave
S Division St
W Washington St
E Washington St
S Main St
W Liberty St
W Liberty St
E Liberty St
2nd St
3rd St
Library Ln
Thompson St
Maynard St
William St
W William St
E William St
Hamilton Pl
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11
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12

It appears the pricing for the monthly city ramps are consistent with multifamily developments located in the downtown area of Ann Arbor.

Nearby Comparables Offering Garage Parking						
Name	**Address**	**Number of Covered Parking Stalls**	**Number of Units**	**Covered Parking Ratio**	**Price**	**Distance from Site**
The Brady	414 S Main Street	N/A	120	N/A	$250/month	0.2 miles SW
Hoover & Greene	960 Greene Street	175	167	1.05	$215/month	0.4 miles S
618 South Main Apartments	618 South Main Street	132	164	0.81	$200/month	0.2 miles SW
Ann Arbor City Club	201 South 1st Street	244	155	1.57	$200/month	0.3 miles NW
Valley Ranch Apartments	1315 Oak Valley Drive	368*	384	0.96	$75/month	2.8 miles S
Hidden Valley Club	600 Hidden Valley Club	83**	324	0.26	$40/month	2.2 miles S
Avant Apartments	2501 Avant Avenue	N/A	253	N/A	Included	2.0 miles SW

*Also includes 425 surface parking stalls
**Also includes 375 surface parking stalls

Recent MSHDA LIHTC Awards

Based on a review of MSHDA's Section 42 LIHTC funding round awards, Twelve other rental projects were awarded LIHTCs in MSHDA's recent funding rounds (2018 to 2023) within Washtenaw County. Five of these developments are located in the PMA, all of which target family renters of all ages.

Recent MSHDA LIHTC Awards (2018-2023)							
Map #	**Project Name**	**Project Address #1**	**Project City**	**Total Units**	**LIHTC Units**	**Project Designation**	**App Date**
1	**Swift Lane**	**3401 Platt Road**	**Ann Arbor**	**64**	**64**	**Family**	**10/2/2017**
2	**Hickory Way Apts**	**1132 S. Maple**	**Ann Arbor**	**34**	**34**	**Family**	**4/2/2018**
2	**Hickory Way Apts II**	**1110 S. Maple**	**Ann Arbor**	**36**	**36**	**Family**	**10/1/2018**
3	Hilltop View Apts	7651 Dan Hoey Road	Dexter	24	24	Family	10/1/2019
4	Carpenter Street Apts	3400 Carpenter Road	Ypsilanti	151	151	Elderly	11/17/2020-TE
5	Danbury Park Manor	9412 MacArthur Blvd	Ypsilanti	151	151	Family	3/10/2021-TE
6	Lockwood Of Ann Arbor	2195 E. Ellsworth	Ann Arbor	154	65	Elderly	9/13/2021-TE
7	845 W. Clark Rd.	845 W. Clark Road	Ypsilanti	156	156	Family	11/30/2021-TE
7	845 W. Clark Rd.	845 W. Clark Road	Ypsilanti	152	152	Elderly	12/22/2021-TE
8	**Grove At Veridian, The**	**2270 Platt Road**	**Ann Arbor**	**50**	**50**	**Family**	**4/1/2022**
9	Apartments On Clark	4840 Clark Road	Pittsfield Twp	295	295	Family	4/27/2023-TE
10	**Dunbar Tower**	**121 Catherine**	**Ann Arbor**	**63**	**63**	**Homeless/ Family**	**4/3/2023**
		Total Units		**1,330**	**1,241**		
		Total within PMA		**247**	**247**		
		Total Family within PMA		**247**	**247**		

Shaded/bolded=Located within PMA

Recent MSHDA LIHTC Awards

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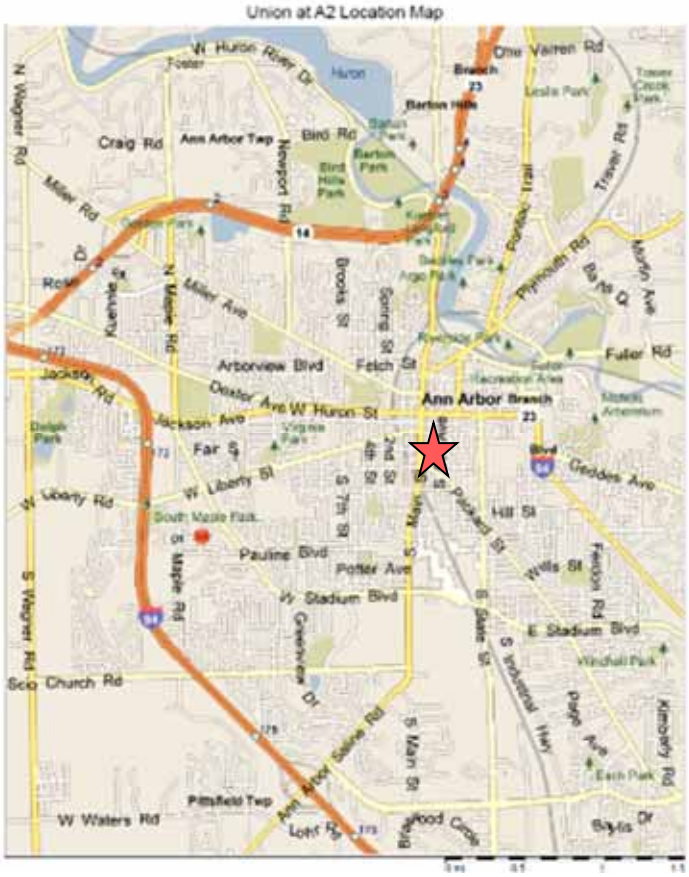
In addition, according to MSHDA's Multifamily Direct Lening Program website, an additional project located in Ann Arbor is in its initial closing stage. (https://www.michigan.gov/mshda/developers/multifamily-direct-lending-pgrms)

- Union at A2 (The Annex Group), a 250-unit development located on Ann Arbor's west side (2050 Commerce Boulevard) held groundbreaking ceremony on October 29, 2024 and is expected to be completed by fall of 2026. Union at A2 is proposed to consist of 151, one-bedroom units, 68, two-bedroom units and 31, three-bedroom units for families with incomes ranging from 30 to 70 percent AMI. Additionally, 26 units are designed to be accessible for people with disabilities.

Union at A2 Gross Rents versus County Maximum Rents							
# of Units	**Unit Type**	**% of AMI**	**Net Rent $/mth.**	**Utility Allowance**	**Gross Rents**	**2023 Washtenaw County Maximum Rent**	**Ratio of Proposed Gross Rents to Program Rents**
33	1 BR/1 BA	30%	$649	$48	$697	$697	100.0%
73	1 BR/1 BA	60%	$1,347	$48	$1,395	$1,395	100.0%
45	1 BR/1 BA	70%	$1,579	$48	$1,627	$1,627	100.0%
10	2 BR/2 BA	30%	$773	$64	$837	$837	100.0%
58	2 BR/2 BA	70%	$1,889	$64	$1,953	$1,953	100.0%
2	3 BR/2 BA	30%	$886	$81	$967	$967	100.0%
29	3 BR/2 BA	70%	$2,176	$81	$2,257	$2,257	100.0%
250	**Total**						

Union at A2 Location Map



Impact on the Existing Housing Stock

Impact on Section 42 and Properties Funded with Tax-Exempt Bonds

In the analyst's best judgment based on the information obtained, the proposed development would not likely significantly negatively impact existing Section 42 family properties or other properties funded with tax-exempt bonds, given the extremely low vacancy rates in the existing LIHTC developments.

- Seven vacancies were noted within the LIHTC Section 42 general occupancy developments for a 1.2 percent vacancy rate (0.7 percent with applications pending)
- No vacancies were noted within the LIHTC Section 42 senior developments for 0.0 percent vacancy rate

Comparable Development Occupancy Summary					
Development Type	**Number of Developments**	**Number of Units**	**Vacant Units**	**Vacancy Rate**	**Vacancy Rate with Applications Pending**
LIHTC Section 42 General Occupancy	5	566	7	1.2%	0.7%
LIHTC Section 42 Senior	2	134	0	0.0%	N/A

Impact on Market Rate Housing

In the analyst's best judgment, the proposed development would not significantly impact the existing market rate multifamily housing due to the strong occupancy rates of the existing properties as well as fact that the subject development is not proposing to include any market rate units.

- 174 vacancies were noted within the market rate general occupancy developments for a 3.3 percent vacancy rate (3.0 percent with applications pending).

Comparable Development Occupancy Summary					
Development Type	**Number of Developments**	**Number of Units**	**Vacant Units**	**Vacancy Rate**	**Vacancy Rate with Applications Pending**
Market Rate General Occupancy	21	5,236	174	3.3%	3.0%

Community Stakeholder Information

Ann Arbor, MI Planning Department
Brett Lenart, Planning Director for the City of Ann Arbor, Michigan (734-794-6265) was contacted regarding the potential pipeline of multifamily development within the City of Ann Arbor, MI. Based on conversations with Mr. Lenart, there are several multifamily developments in varying degrees of completion ranging from conceptual to under construction within the city.

- Hickory Way Apartments is planning on a third addition to its development, adding another 14 units that will be set to rent in 2025.
- 2900 S. Main Street is a recently approved market rate housing development consisting of three studio units, 30, one-bedroom units, 12, two-bedroom units, plus a 1,530 sq foot clubhouse on the first floor. United Hospitality Management is managing the project and will also have 45 parking spaces with plans to begin construction in 2025.
- The Galleria Mall is proposed to be replaced with a 17-story apartment building with 186 units that range from studio to six-bedrooms. Developer Landmark Properties hopes to see the project break ground in June 2026, but is still pending on approval stages
- Arbor South is a 20-acre mixed-use proposed development to Ann Arbor's south side that would bring over 1,000 units of housing with office, retail, entertainment, and hospitality uses. The development would also include 76,000 square feet of ground floor commercial space, three parking garages, a hotel, and numerous parks near Interstate 94. The apartments will include studio to three-bedroom units with approximately 10-15% of units within affordable housing.

Mr. Lenart also indicated that there have been multifamily developments targeting lower income households proposed but still pending approval stages. Mr. Lenart stated the rental market sees low vacancies and additional rental units are needed based on his conversations with area residents and employers.

Ann Arbor/Ypsilanti, MI Economic Development
Katie Jones, Economic Development & Equity Coordinator for the City of Ypsilanti, Michigan (kjones@cityofypsilanti.com) was contacted regarding the state of the Ypsilanti and Ann Arbor economy and perceived housing need from an economic development perspective.

When asked about the City of Ann Arbor's existing major employers and employment opportunities, Ms. Jones stated the biggest employment sectors are within education, healthcare, and professional industries. Ms. Jones indicated that he is optimistic about the city's continued efforts relating to job growth and creation within Ann Arbor. She indicated that there have not been any recent announcements of major layoffs in several years with many of the major employers currently planning for expansions in the near future with several unfilled job openings. Ms. Jones noted that the University of Michigan is a major employer in the area, with up to 100,000 people as students within the program or working in the school as faculty or staff in Ann Arbor. Eastern Michigan University in Ypsilanti is a major source of employment similar to University of Michigan and employes up to 1,400 individuals.

With respect to affordable housing, Ms. Jones stated the City of Ann Arbor encourages continued efforts to supply affordable housing for all ages to keep pace with employment needs in the community. She believes there needs to be more housing of all kinds, especially given the sizable status of both University of Michigan and Eastern Michigan University. Ms. Jones stated Ann Arbor and its officials will continue to work towards more affordable and market rate housing in the near future to meet the demands of both its residents and employers.

Washtenaw County, MI Housing Authority
Misty Hendershot, Voucher Program Manager for the Ann Arbor Housing Commission (734-794-6720x47212) was contacted regarding the perceived need for affordable housing within Washtenaw County. According to Ms. Hendershot, there is a long waiting list for housing choice vouchers, indicating a pent-up demand for affordable units (unable to provide the specific number of vouchers allocated to the county, however). Ms. Hendershot stated that Washtenaw County can be an expensive place to live, as Ann Arbor has consistently high rents and that there is a need for all types of affordable housing including: family, senior, and workforce.

CoStar Market Trends

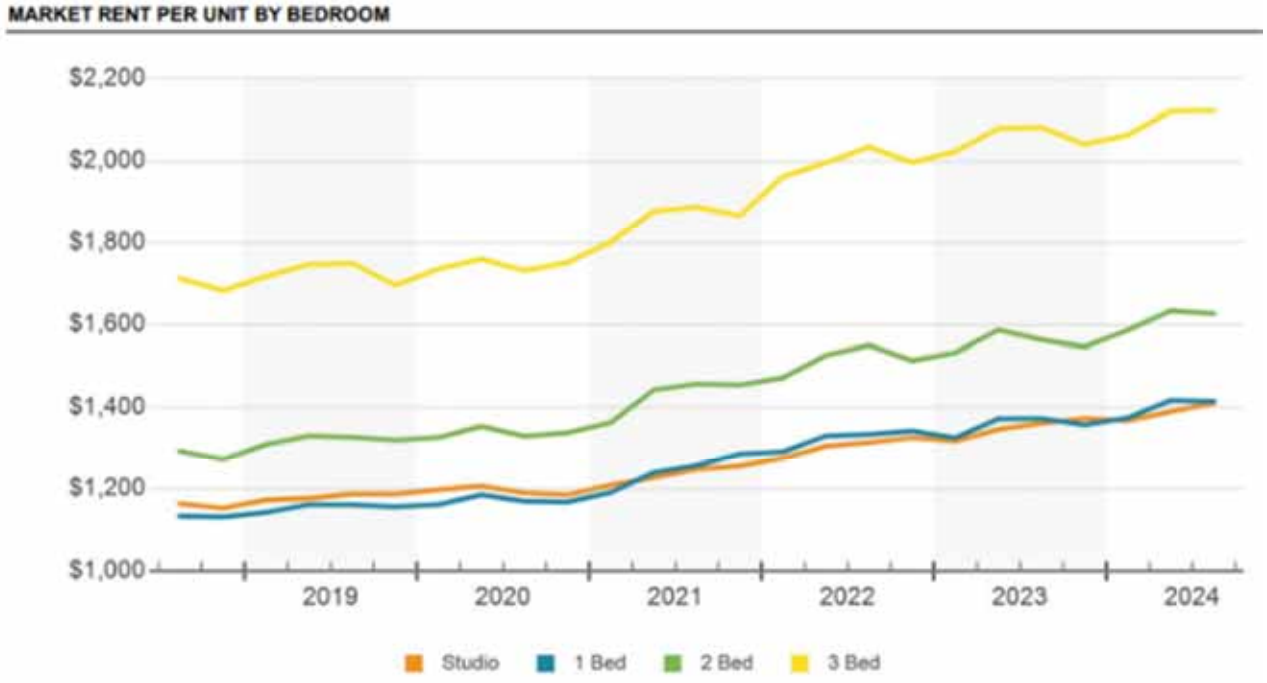
According to CoStar data, the subject site is within the Greater Ann Arbor submarket, which contains 14,378 rental units, accounting for 44.7 percent of the Ann Arbor metro's total rental inventory. For the time period beginning in 2012 to year-to-date 2024, an additional 3,125 units have been constructed in the Greater Ann Arbor submarket, with an additional 0 units under construction.

Across the same time period in the overall Ann Arbor market an additional 3,843 units have been constructed, with an additional 402 units currently under construction. From 2012 to 2023, the Greater Ann Arbor submarket had a 2.1 percent annualized inventory growth rate, and the overall Ann Arbor market had a 1.1 percent annualized inventory growth rate. Additionally, CoStar projects an annualized inventory growth rate from 2024 to 2028 of 1.1 and 1.1 percent for the Greater Ann Arbor submarket and overall Ann Arbor market, respectively.

The mean asking rent for the Greater Ann Arbor submarket is $1,813/unit, which represents a one year annualized growth rate of 6.1 percent, compared to the overall Ann Arbor market's one year annualized rental growth of 4.7 percent. These growth rates over the last year show that the Ann Arbor market continued performing well despite the pandemic, especially when compared to peer communities.

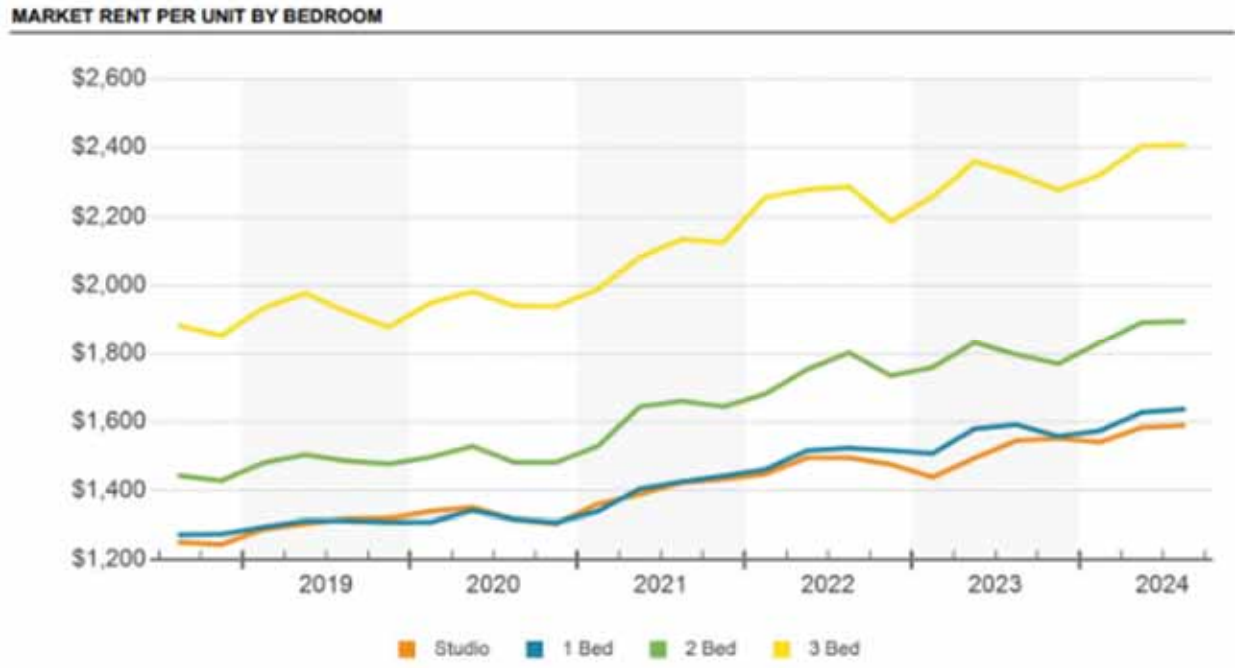
Since 2012, rents in the Greater Ann Arbor submarket and overall Ann Arbor market have averaged 4.0 and 3.8 percent growth, respectively. Rents are projected to increase, on average, 3.5 and 3.5 percent per year from 2024 to 2028 for the Greater Ann Arbor submarket and overall Ann Arbor market as well. Additionally, four and five star buildings ("Class A") rents in the Greater Ann Arbor submarket have increased 3.0 percent for the time period of 2012 to year-to-date 2024, and is forecasted to continue increasing at an average of 3.3 percent per year from 2024 to 2028. Across the same time periods, the overall Ann Arbor market Class A rents have increased 2.8 percent, and are projected to continue to increase 3.1 percent.

Additionally, market rents can be further broken down by unit type within the market and submarket. After rebounding slightly from a dip in Q4 2020, the current market rents as of Q2 2024 are approximately $1,400, $1,400, $1,610, and $2,150 for a studio, one bedroom, two bedroom, and three bedroom unit, respectively, within the Ann Arbor market.



Source: CoStar – Market Rent Per Unit by Bedroom: Ann Arbor Market

Compared to the Greater Ann Arbor submarket, which had rents of $1,600, $1,610, $1,900, and $2,400 across the same unit types, rents across the overall market and submarket appear to be in line with one another, and have steadily increased since Q1 2018, with a slight dip caused by the pandemic in 2020.

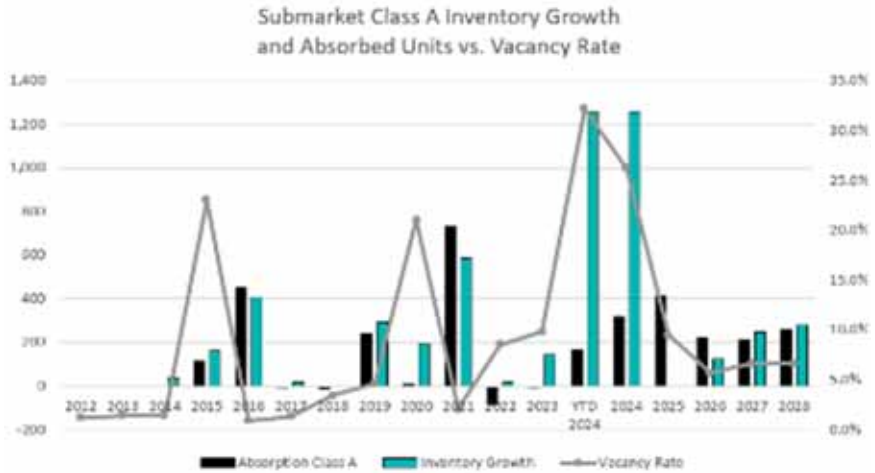


Source: CoStar – Market Rent Per Unit by Bedroom: Greater Ann Arbor submarket

Over the time period from 2012 through year-to-date 2024, the Greater Ann Arbor submarket absorbed a total of 1,909 units, while Class A buildings have absorbed 1,615 units. As compared to the overall Ann Arbor market, which absorbed a total of 3,213 units, while Class A buildings have absorbed 2,435 units. Over the last 11 years, the Ann Arbor market, as well as the Class A apartment building market, has had a negative absorption rate in several years including 2017, 2018, 2020, and 2022.

As of Q2 2024, the Ann Arbor market has over 1,570 units under construction, with 75 percent of these units being 4 and 5 star properties, and 70 percent of these units being within the City of Ann Arbor. The City of Ann Arbor has attracted a majority of renters as compared to the rest of the market, with four of the top five submarkets in absorption being located within the city. Even with this level of absorption, demand is still struggling to keep up with historic supply. Over the past year, only 140 units have been absorbed. Ann arbor is highly consisted of University of Michigan students and faculty, with 79 percent living off campus. Also, Eastern Michigan University is located within Greater Ann Arbor with 80 percent of students living off campus, resulting in nearly 60 percent of households in the submarket being renters. However, given market rents in Ann Abor being the highest in Michigan, the vacancy rate can be seen around 4.8 percent.

According to CoStar's construction report, there are currently 0 units under construction in the Greater Ann Arbor submarket, with a total of 548 units being delivered year-to-date and an additional 670 units expected to be delivered from 2024 to 2028. In comparison to the overall Ann Arbor market, 402 units are under construction with a total of 668 units delivered year-to-date and an additional 1,463 units expected to be delivered from 2024 to 2028. Despite the overall 4.4 percent addition to total inventory in the Ann Arbor market, CoStar estimates vacancy rates will remain between 4.1 percent and 6.5 percent, meaning demand will continue to keep up with supply.



Estimation of Achievable LIHTC Rents

In addition, Baker Tilly also compared the proposed conventional LIHTC gross rents to the most comparable LIHTC developments near the PMA to determine whether the proposed conventional LIHTC rents (non-subsidized) are reasonable and at a level that is at or below the prevailing income restricted comparable properties.

It should be noted that existing rental rates for a portion of the properties quoted by the property managers (after adding in estimated utility allowances) were above Washtenaw County maximums and are therefore considered too high **(bolded)**. These rental rates were reduced in the above chart to equal MSHDA published maximum rent levels. This does not indicate that these developments are collecting rent in excess of maximum rent levels. Calculations resulting in gross rental rates above Washtenaw County Maximum rent levels are due to the analyst utilizing the general utility allowance estimates that are typically in excess of actual utility charges realized by tenants

Proposed 350 South Fifth Apartments Gross Rents versus Most Comparable Existing Income Restricted Rents

Development	1 BR-30%	1 BR-40%	1 BR-50%	1 BR-60%	1 BR-70%	1 BR-80%	2 BR-30%	2 BR-40%	2 BR-50%	2 BR-60%	2 BR-70%	2 BR-80%
Subject	**$1,676**	**-**	**-**	**$1,271**	**-**	**$1,719**	**$1,998**	**-**	**-**	**$1,521**	**-**	**$2,059**
Lakestone Apartments	-	-	-	**$1,344**	-	-	-	-	-	**$1,614**	-	-
Hickory Way I & II	-	$849	-	-	-	-	-	-	-	-	-	-
Brookwood Apartments	-	-	-	$982	-	-	-	-	-	$1,104	-	-
Parkway Meadows	-	-	-	**$1,344**	-	-	-	-	-	**$1,614**	-	-
The Pines (Senior)	-	-	**$1,120**	$1,203	-	-	-	-	**$1,345**	$1,452	-	-
Existing Gross Rents Minimum	**-**	**$849**	**$1,120**	**$982**	**-**	**-**	**-**	**-**	**$1,345**	**$1,104**	**-**	**-**
Existing Gross Rents Maximum	**-**	**$849**	**$1,120**	**$1,344**	**-**	**-**	**-**	**-**	**$1,345**	**$1,614**	**-**	**-**
Existing Gross Rents Average	**-**	**$849**	**$1,120**	**$1,218**	**-**	**-**	**-**	**-**	**$1,345**	**$1,446**	**-**	**-**

2024 Washtenaw County Maximum Rents	**$672**	**$896**	**$1,120**	**$1,344**	**$1,568**	**$1,793**	**$807**	**$1,076**	**$1,345**	**$1,614**	**$1,883**	**$2,152**
Average % of Maximum Rents	**-**	**94.8%**	**100.0%**	**90.6%**	**-**	**-**	**-**	**-**	**100.0%**	**89.6%**	**-**	**-**
Subject % of Maximum Rents	**249.4%**	**-**	**-**	**94.6%**	**-**	**95.9%**	**247.6%**	**-**	**-**	**94.2%**	**-**	**95.7%**

Without making any adjustments for location, size of units, age of developments, or amenities offered, the proposed units are priced above the average existing LIHTC rents in the market and will require a reduction.

Estimation of Market Rents

The most comparable general occupancy market rate developments were analyzed and compared to estimate the subject development's correlated market rents. The comparables were selected based on the location of the developments, style of the developments, age of the developments as well as the amenities that the developments offer. The most comparable market rate properties are:

Most Comparable Market Rate Properties		
Map #	**Comparable**	**Rationale for Inclusion in Calculations**
8	The Brady	Location, targeting, year built, similar unit amenities, similar development amenities, similar utility arrangement
9	Hoover and Greene	Location, targeting, year built, similar unit amenities, similar development amenities, similar utility arrangement
10	618 South Main Apartments	Location, targeting, year built, similar unit amenities, similar development amenities, similar utility arrangement
11	Ann Arbor City Club	Location, targeting, similar unit amenities, similar utility arrangement

The following adjustments were applied to each of the most comparable market rate properties based on what is and is not included at both the subject and the comparable properties:

B.	Design, Location, Condition	$ Adj
6	Structure/Stories	$20 for Walk-Up
7	Yr. Built/Yr. Renovated	$10 for every 10 years
8	Condition/Street Appeal	$25: Average $50: Poor
9	Neighborhood	$25: Average $50: Poor
10	Same Market? Miles to Subj	$20 per 10 miles
C.	**Unit Equipment/Amenities**	**Adj**
11	# Bedrooms	$20 per 0.5 bedrooms
12	# Baths	$25 per 0.5 bathrooms
13	Unit Interior Sq. Ft.	$0.25 per square foot
14	Balcony/Patio	$20
15	AC: Central/Wall	$10: Wall $20: No A/C
16	Range/Refrigerator	$20
17	Dishwasher	$10
18	Washer/Dryer	$50/$25 for WDHKUP
19	Floor Coverings	$10
20	Window Coverings	$5
21	Cable/Satellite/Internet	$5
22	Special Features	$10
23	Kitchen Islands	$25

D	Site Equipment/Amenities	$ Adj
24	Parking ($ Fee)	Fee for Parking
25	Extra Storage	Fee for Extra Storage
26	Controlled Entry	$20
27	Community Room	$10
28	Business Center/Media Center	$10
29	Swimming Pool	$10
30	Outdoor Areas (Grills, Fire Pits, etc.)	$20
31	Fitness Center	$30
32	Playground	$10
E.	**Utilities**	**$ Adj**
33	Heat (in rent?/type)	± Utility Allowance Adj.
34	Cooling (in rent?/type)	± Utility Allowance Adj.
35	Cooking (in rent?/type)	± Utility Allowance Adj.
36	Hot Water (in rent?/type)	± Utility Allowance Adj.
37	Other Electric	± Utility Allowance Adj.
38	Cold Water/Sewer	± Utility Allowance Adj.
39	Trash/Recycling	± Utility Allowance Adj.

Market rate calculations were based on the most prevalent unit types for the one and two bedroom apartment units within rental developments located in the PMA that have been recently constructed. Due to the strengths and weaknesses of all the comparable developments, we have used an average of all the comparables as the primary indicators of value.

Summary of Estimated Achievable Net Market Rents		
Development	**1 BR**	**2 BR**
Estimated Achievable Market Rents Minimum	$2,193	$2,664
Estimated Achievable Market Rents Maximum	$2,676	$4,389
Estimated Achievable Market Rents Average	$2,471	$3,341

Summary of General Occupancy Estimated Achievable Net Market Rents			
Unit Type	**Base Market Rent per Month**	**Average Unit Size (SF)**	**Rent per SF**
1 BR/1 BA	$2,471	638	$3.87
2 BR/2 BA	$3,341	914	$3.65

HelloData.ai Summary

As part of the comprehensive analysis conducted for this housing market study, we have utilized data from HelloData.ai, a trusted third-party provider specializing in real estate market analytics. The inclusion of HelloData.ai data enhances the accuracy of our analysis, providing real-time market information and property trends, that are crucial for evaluating the subject market.

Incorporating HelloData.ai data involves extracting a variety of key metrics, including but not limited to:

- **Comparable Development Analysis:** HelloData.ai's extensive database of comparable market rate projects provided valuable insights into the competitive landscape. HelloData.ai analyzes location, rent structures, unit sizes, amenities, absorption trends, and similarity of unit amenities and finishes of comparable projects to understand how the proposed project fits within the broader market.

- **Current and Historical Market Rents:** HelloData.ai provides accurate, real-time data on market rents for comparable properties within the PMA. Based on tests with HelloData.ai client's, these rental rates are typically within $5-10 of the actual leased rents on the rent roll. By analyzing these rent levels, HelloData.ai is able to position the proposed project competitively while accounting for existing and forecasted market conditions.

- **Vacancy and Occupancy Rates:** The platform offers insight into both current and historical occupancy and vacancy rates for market rate properties in the PMA. HelloData.ai monitors tens of thousands of property websites and listing sites every day to see when new listings hit the market, how long they stay on the market, which concessions are being offered, and when each listing is taken off of the market. This data is crucial in determining the existing supply-demand balance and in forecasting the absorption rates for the proposed project.

The data from HelloData.ai is cross-referenced with other primary and secondary sources used in this study to ensure consistency and accuracy. Where applicable, any adjustments made to HelloData.ai's figures are documented in the report, with explanations provided for variances from other data sources. This comprehensive and data-driven approach allows us to deliver a robust and well-supported analysis of the subject market, ensuring that the conclusions and recommendations within this report are informed by the latest and most reliable market intelligence.

Utilizing HelloData.ai, we have searched the tool for comparables that have been actively listed and closed for the past month and have summarized the findings below for the regional area surrounding the subject development. Area comparables analyzed within the Hellodata.ai search include the following:

Hellodata.ai Comparables Utilized	
Development Name	**Location**
The Brady	414 South Main Street, Ann Arbor, MI 48104
Beekman on Broadway	1100 Broadway Street, Ann Arbor, MI 48105
Hoover and Greene	960 Greene Street, Ann Arbor, MI 48104
Ann Arbor City Club	201 South 1st Street, Ann Arbor, MI 48104
618 South Main Apartments	618 South Main Street, Ann Arbor, MI 48104

Based on the comparables utilized, the asking and effective rents for each development inventoried for the past thirty days are summarized below.

Rent Comps			30-Day Avg Asking Rents						30-Day Avg Effective Rents					
Property	**Yr Built**	**# Units**	**Stud.**	**1BR**	**2BR**	**3BR**	**Avg**	**Avg PSF**	**Stud.**	**1BR**	**2BR**	**3BR**	**Avg**	**Avg PSF**
The Brady	2023	120	$2,325	-	-	-	$2,325	$5.21	$2,325	-	-	-	$2,325	$5.21
Beekman on Broadway	2021	539	$2,154	$2,513	$3,187	-	$2,814	$3.59	$1,974	$2,312	$2,921	-	$2,583	$3.30
Hoover and Greene	2021	167	$2,364	$2,860	$3,650	-	$2,642	$4.03	$2,364	$2,860	$3,650	-	$2,642	$4.03
Ann Arbor City Club	2013	155	-	$2,421	$2,710	-	$2,433	$3.46	-	$2,256	$2,502	-	$2,266	$3.22
618 South Main Apartments	2015	164	$1,685	-	$2,595	-	$2,443	$2.89	$1,685	-	$2,595	-	$2,443	$2.89
Average			**$2,132**	**$2,598**	**$3,035**	**N/A**	**$2,531**	**$3.84**	**$2,087**	**$2,476**	**$2,917**	**N/A**	**$2,452**	**$3.73**

Below is a summary of the number of listings, the number of days on the market, and a weighted average of the asking rents for the past thirty days.

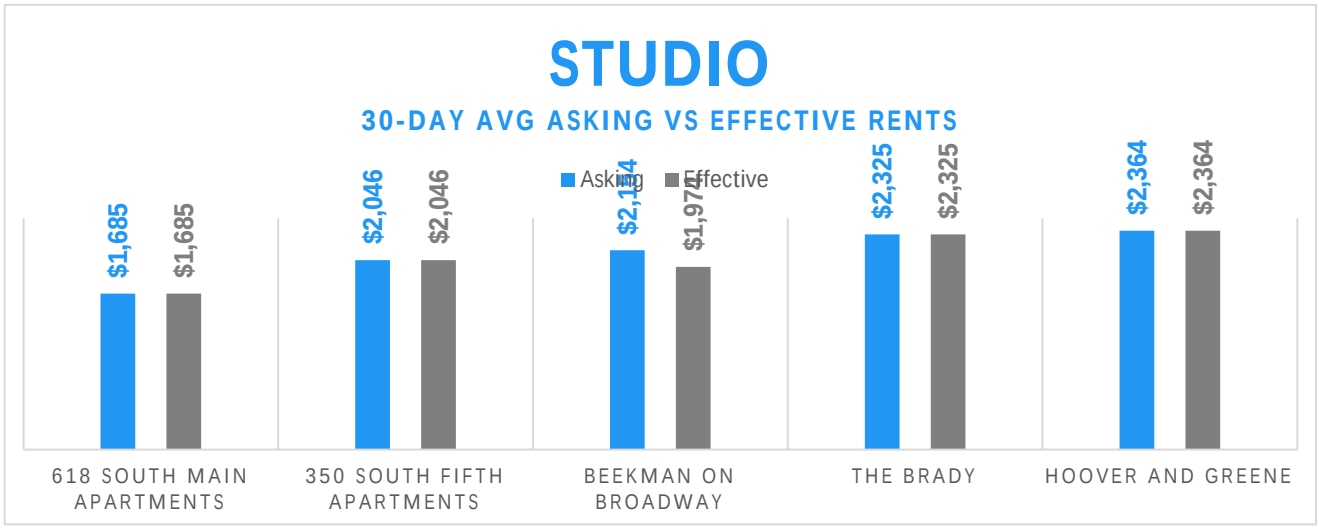
Studio	Trailing 1 month
# Listings	75
Days on Market	151
Asking Rent	$2,088
Asking Rent PSF	$4.44
Effective Rent	$2,059
Effective Rent PSF	$4.38

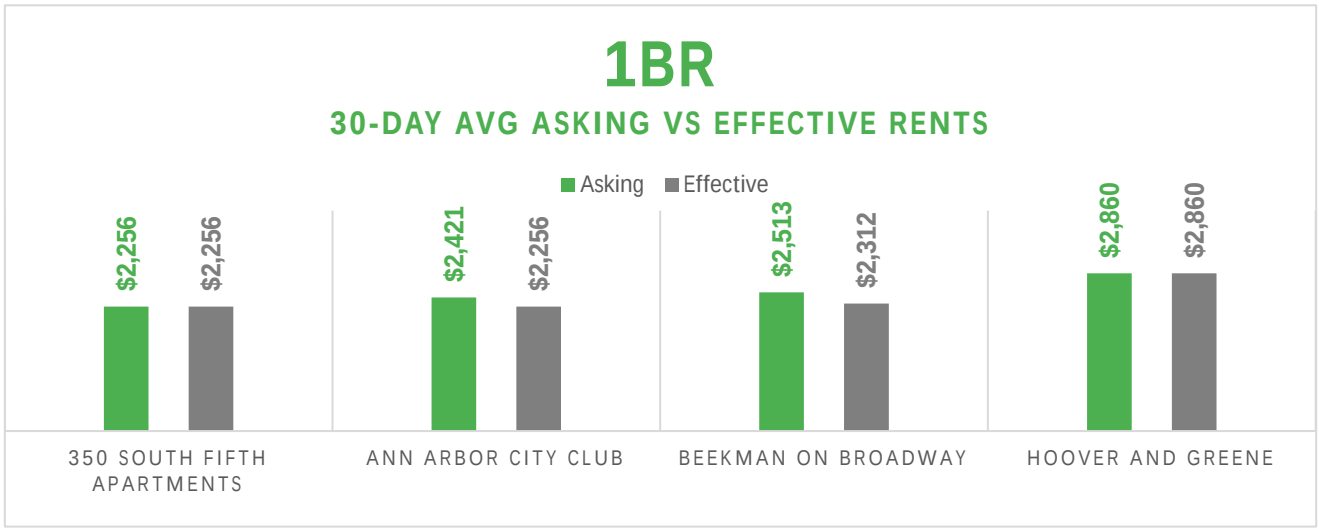
1 Beds	Trailing 1 month
# Listings	251
Days on Market	196
Asking Rent	$2,365
Asking Rent PSF	$3.56
Effective Rent	$2,296
Effective Rent PSF	$3.45

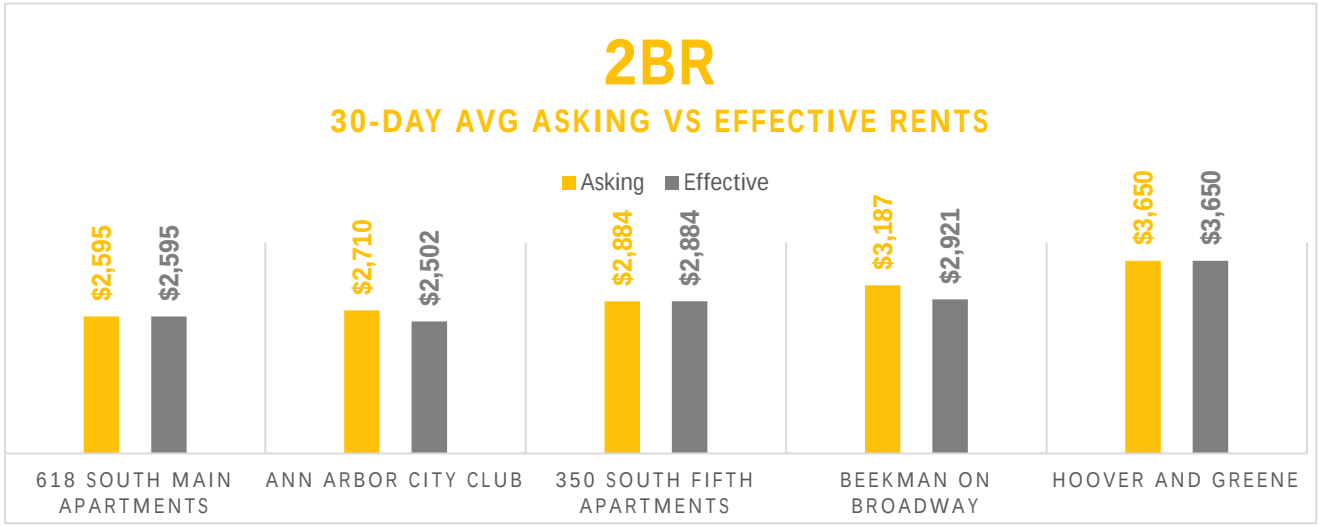
2 Beds	Trailing 1 month
# Listings	157
Days on Market	246
Asking Rent	$3,056
Asking Rent PSF	$2.94
Effective Rent	$2,926
Effective Rent PSF	$2.82

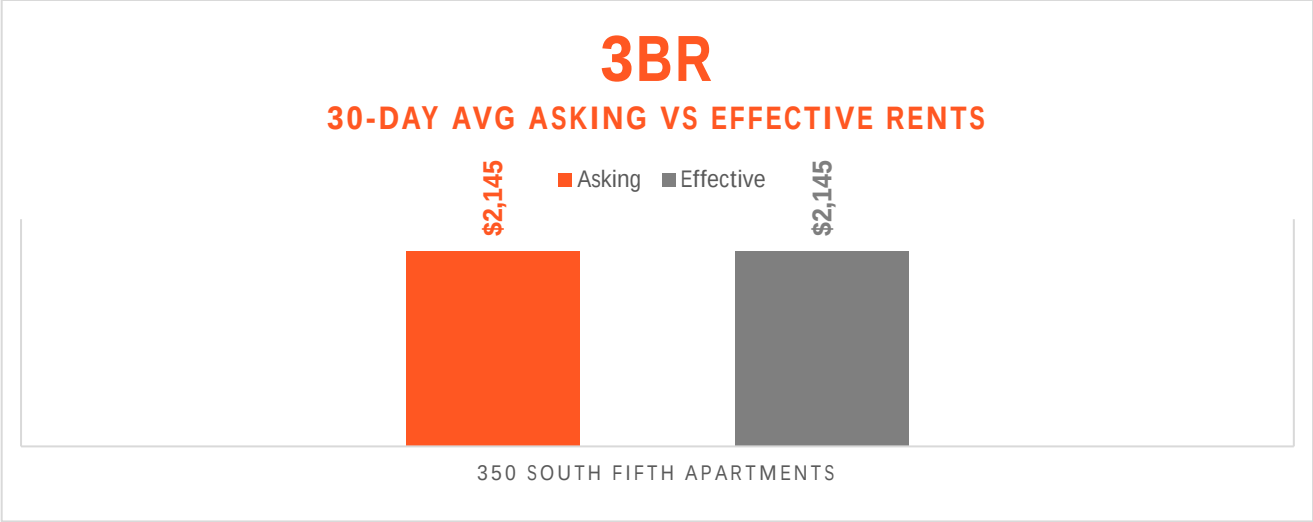
3 Beds	Trailing 1 month
# Listings	24
Days on Market	–
Asking Rent	$2,145
Asking Rent PSF	$1.70
Effective Rent	$2,145
Effective Rent PSF	$1.70

The following exhibits graphically represent the difference between asking and effective rents as well as the subject developments positioning with respect to proposed rental rates.








3BR
30-DAY AVG ASKING VS EFFECTIVE RENTS
$2,145
Asking
Effective
$2,145
350 SOUTH FIFTH APARTMENTS

Rental versus Single-Family Ownership Analysis

Apartments and homeownership each have their own associated benefits. In order to compare the estimated monthly costs of home ownership to that of renting, the following calculations were performed. The cost of homeownership per month generally encompasses mortgage payments, utilities, property taxes, as well as insurance.

The median value of a mortgaged home in Washtenaw County as determined by the Census Bureau ACS 5-year Estimate is $336,300. Utilizing this figure, we are able to estimate the monthly cost of home ownership based on the median home value in Washtenaw County.

Monthly Cost of Home Ownership in the Washtenaw County, MI	
Median Home Value*	$336,300
Less: 20% down payment	$67,260
Mortgage Amount	$269,040
Monthly Payment	**$1,701**
Utilities***	$291
Property Taxes****	$457
Insurance*****	$100
Total Monthly Cost	**$2,549**

Monthly Mortgage Payment Calculation Assumptions	
Mortgage Amount	$269,040
Interest Rate (annual)**	6.5%
Term	360

*Median Home Value is based upon https://www.census.gov/quickfacts/fact/table/ottawacountymichigan/PST045222
**Average Interest rate was obtained from Bankrate.com for a 30 year, fixed-rate mortgage with 20% down
***Utilities obtained from MSHDA published Washtenaw County Utility Charge Schedule for a single-family unit of three bedrooms
****Estimates provided by https://smartasset.com/taxes/property-taxes
*****Homeowners insurance assumes $1,200 per year/$100 per month rate.

Given the above assumptions, the total estimated cost of homeownership in Washtenaw County is approximately $2,549 per month, before maintenance costs. Based on the rental rates being proposed by the Developer, the majority of the units are well below the estimated cost of homeownership in Washtenaw County. Therefore, rental rates are considered an extreme value when compared to single-family home ownership within the PMA.

350 South Fifth Apartments
Proposed Unit Rents vs. Cost of Home Ownership

# of Units	Unit Type	% of AMI	Gross Rents	Cost of Home Ownership	Ratio of Proposed Gross Rents to Cost of Home Ownership
81	1 BR/1 BA	30%*	$1,676	$2,549	65.8%
40	1 BR/1 BA	60%	$1,271	$2,549	49.9%
82	1 BR/1 BA	80%	$1,719	$2,549	67.5%
40	2 BR/2 BA	30%*	$1,998	$2,549	78.4%
20	2 BR/2 BA	60%	$1,521	$2,549	59.7%
39	2 BR/2 BA	80%	$2,059	$2,549	80.8%
302	**Total**				

***Units further layered with Section 8 PBRA whereby tenants will pay 30 percent of their AGI as rent.

Given the estimated cost of home ownership, the impact of foreclosures and the shadow single-family and condominium rental market on the proposed project is likely minimal as the subject development is offering rental units at a substantial discount in most cases to these markets.

Proposed Rental Rate Comparisons

For additional support relating to the proposed 30, 60, and 80 percent unit rents, we have also compared proposed rents to program and market rents to determine whether the proposed rents are reasonable and at a level that is at or below the prevailing income restricted comparable properties.

350 South Fifth Apartments Gross Rents versus County Maximum Rents

# of Units	Unit Type	% of AMI	Net Rent $/mth.	Utility Allowance	Gross Rents	2024 Washtenaw County Maximum Rent	Ratio of Proposed Gross Rents to Program Rents
81	1 BR/1 BA	30%*	$1,574	$102	$1,676	$672	249.4%
40	1 BR/1 BA	60%	$1,169	$102	$1,271	$1,344	94.6%
82	1 BR/1 BA	80%	$1,617	$102	$1,719	$1,793	95.9%
40	2 BR/2 BA	30%*	$1,871	$127	$1,998	$807	247.6%
20	2 BR/2 BA	60%	$1,394	$127	$1,521	$1,614	94.2%
39	2 BR/2 BA	80%	$1,932	$127	$2,059	$2,152	95.7%
302	**Total**						

Our analysis suggests that all conventional LIHTC units are consistent with or below allowable tax credit rent limits. The proposed LIHTC rents are 94.2 to 95.9 percent of the 2024 Washtenaw County Maximum Rent and are therefore compliant with Washtenaw County maximum rent levels. Conversely, the proposed 30 percent AMI units are priced higher than allowable tax credit rent limits (247.6 to 249.4 percent of the Washtenaw County Maximum Rent) and are, therefore, not compliant with Washtenaw County maximum rent levels. It should be noted that these units are proposed to be further layered with Section 8 project based subsidy. Therefore, tenants will not pay in excess of allowable tax credit limits as their rents will continue to be equivalent to 30 percent AGI. In the unlikely event subsidy is eliminated, the proposed rents would require a reduction in order to become compliant with Washtenaw County maximum rent levels.

Proposed 350 South Fifth Apartments Net Rents versus Estimated Achievable Net Market Rents

# of Units	Unit Type	% of AMI	Net Rent $/mth.	Estimated Achievable Net Market Rents	Ratio of Proposed Net Rents to Estimated Achievable Net Market Rents
81	1 BR/1 BA	30%*	$1,574	$2,471	63.7%
40	1 BR/1 BA	60%	$1,169	$2,471	47.3%
82	1 BR/1 BA	80%	$1,617	$2,471	65.4%
40	2 BR/2 BA	30%*	$1,871	$3,341	56.0%
20	2 BR/2 BA	60%	$1,394	$3,341	41.7%
39	2 BR/2 BA	80%	$1,932	$3,341	57.8%
302	**Total**				

***Units further layered with Section 8 PBRA whereby tenants will pay 30 percent of their AGI as rent.

The proposed 30, 60, and 80 percent AMI LIHTC rental rates are priced at 41.7 to 65.4 percent of the estimated achievable market rents indicating a LIHTC rental rate advantage to market greater than the industry standard 10 percent.

Demand Analysis-MSHDA Standards

The Demand Analysis was calculated for the subject property in accordance with the most recent MSHDA Market Study Guidelines as published by MSHDA. The Demand Analysis provides a measurement of the current housing demand and absorption in the PMA based upon a mixture of demographic data, demographic projections, and historic trends. The Demand Analysis also estimates the potential pool of households within the PMA and the number of income-qualified households necessary to create an effective demand.

Penetration/Capture/Saturation Rates

The analysis includes calculations to address the following:

- **Penetration rate.** Defined as the number of units in the subject proposal divided by the number of age and income qualified households in the market area.
- **Capture rate.** Defined as the number of units in the subject proposal plus the number of comparable pipeline units divided by the total demand estimate (annual demand from existing rental households + annual demand from existing owner households + number of income-qualified new renters per year).
- **Saturation rate.** Defined as the number of proposed units plus the number of comparable pipeline units plus the number of existing units constructed since 2010 divided by the number of age and income qualified households in the market area.
- **Absorption rate.** Rate or time frame it will take for the subject proposal to reach sustained occupancy.

Household income plays an important role in determining whether a sufficient number of income eligible households exist in the market to support the proposed rents for multifamily housing development. Such an analysis typically determines whether the household income cohort (the range of incomes required to support the proposed rents) is proportionately large enough to support the introduction of the new multifamily units. Due to the many options for senior housing in the PMA and the target profile of the residents, only the renter households under the age of 65 were used in the analysis for determining the capture rate.

For the purposes of these analyses, it is assumed that market-rate households will pay up to 30 percent of their incomes toward gross rent, and those lower income households will pay up to 40 percent of their incomes toward gross rent. It is further assumed that for family proposals there will be 1.5 persons per bedroom. The difference between the income base and the income cap defines the income eligible cohort for the rents proposed. The minimum and maximum qualifying incomes for each unit type are included in the following chart.

350 South Fifth Apartments
Proposed Rental Rates
Minimum and Maximum Qualifying Incomes Chart

# of Units	Unit Type	% of AMI	Gross Rent	Minimum Income	Maximum Income by Household Size			
					1	2	3	4
81	1 BR/1 BA	30%*	$1,676	$0	$25,110	**$28,680**	-	-
40	1 BR/1 BA	60%	$1,271	$38,130	$50,220	**$57,360**	-	-
82	1 BR/1 BA	80%	$1,719	$51,570	$66,960	**$76,480**	-	-
40	2 BR/2 BA	30%*	$1,998	$0	-	$28,680	**$32,280**	$35,850
20	2 BR/2 BA	60%	$1,521	$45,630	-	$57,360	**$64,560**	$71,700
39	2 BR/2 BA	80%	$2,059	$61,770	-	$76,480	**$86,080**	$95,600
302	**Total**							

***Units further layered with Section 8 PBRA whereby tenants will pay 30 percent of their AGI as rent.

The 2020 US Census data indicates that in 2024, 47.6 percent of the occupied households in the PMA owned their homes, while 52.4 percent of the occupied households were renters. The following table provides a summary of the ratio of renters to owners for all ages.

Households by Tenure 2020 US Census						
	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	**37,378**	**100.0%**	**37,946**	**100.0%**	**39,021**	**100.0%**
Total Occupied Units	**34,993**	**93.6%**	**35,464**	**93.5%**	**36,585**	**93.8%**
Owner Occupied HHs/Householder	15,909	45.5%	16,875	47.6%	17,486	47.8%
Renter Occupied HHs/Householder	19,084	54.5%	18,589	52.4%	19,099	52.2%
Vacant Units	2,385	6.4%	2,482	6.5%	2,436	6.2%

Source: US Census Bureau

It should be noted that the renter percentage of 52.4 percent for households of all ages is an estimate across all incomes levels in the PMA. Typically, data suggests that as household income increases, the percentage of renters decreases. This inverse correlation relates to a household's propensity to buy a home when earning over a certain income. Therefore, we have utilized census data to further breakdown renter percentages based on income levels within Washtenaw County, MI.

Households by Tenure Washtenaw County, MI		
	Number	Percent
Households with Incomes Under $49,999		
Owner Occupied HHs/Householder	18,243	36.8%
Renter Occupied HHs/Householder	31,265	**63.2%**
Total	**49,508**	**100.0%**
Households with Incomes Over $50,000		
Owner Occupied HHs/Householder	73,745	73.0%
Renter Occupied HHs/Householder	27,267	**27.0%**
Total	**101,012**	**100.0%**

Source: 2021 American Community Survey 1-Year Estimates
"TENURE BY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS"

As displayed in the previous chart, the percentage of renter households further broken down by incomes is consistent with the renter percentage across all incomes levels in the PMA. A renter percentage of 63.2 percent applies to number of households within incomes levels below $49,999 and a renter percentage of 27.0 percent applies to the number of households within incomes levels above $50,000.

The Excel demand analysis worksheet provided on the MSHDA website was utilized for the calculation of demand estimates for each income limit at the subject property. A copy of the spreadsheet is included in Appendix F. These demand estimates were constructed so as to eliminate double counting stemming from overlapping income qualification limits. Movership rates that were used to determine demand estimates were provided by MSHDA. **Two movership rate demand scenarios (new and previous) are included given the drastic reduction in newly published movership rates.** Calculations for the penetration rate, capture rate, and saturation rate are also on the worksheet provided on the MSHDA website. Information on MSHDA's preferred methodology on creating non-duplicated demand estimates were utilized in the analysis.

Summary Demand Table-Salient Information Households Under the Age of 65 (New Movership Rates)				
Area Median Income Targeting	**30% AMI (PBV)**	**60% AMI**	**80% AMI**	**Total LIHTC**
Minimum Income (based on lowest rent serving income band)	$0	$38,130	$54,113	$38,130
Maximum Income (based on information from MSHDA)	$38,129	$54,112	$86,080	$86,080
Estimated annual demand from existing rental households	190	71	113	185
Number of income-qualified new renters per year	10	4	2	7
Total Demand Estimate	**200**	**75**	**116**	**191**
Number of Units Proposed	121	60	121	302
Penetration Rate (# units proposed/# income qualified HH)	**1.7%**	**2.3%**	**2.9%**	**4.4%**
Capture Rate (# units proposed+# comparable pipeline units)/demand estimate	**114.2%**	**173.2%**	**104.6%**	**194.4%**
Saturation Rate (# units+# comparable pipeline units+# existing comparable units constructed since 2010)/# income qualified HH)	**237.9%**	**173.2%**	**104.6%**	**194.4%**

Calculated Demand Ratio Summary-PBRA			
	Calculated	**MSHDA Acceptable Rates**	**Amount (Below)/Above Acceptable Levels**
Penetration Rate	1.7%	6.0%	(4.3%)
Capture Rate	114.2%	50.0%	64.2%
Saturation Rate	237.9%	20.0%	217.9%

Calculated Demand Ratio Summary			
	Calculated	**MSHDA Acceptable Rates**	**Amount (Below)/Above Acceptable Levels**
Penetration Rate	4.4%	6.0%	(1.6%)
Capture Rate	194.4%	50.0%	144.4%
Saturation Rate	194.4%	20.0%	174.4%

Using the newly published movership rates, the majority of the calculated demand ratios for the overall proposed project are higher than the MSHDA demand ratio standards indicating that the number of households under the age of 65 within the PMA is not likely sufficient to absorb the proposed introduction of PBV or LIHTC units at the proposed development. These demand ratios indicate that the proposed development would likely be required to attract a portion of its households under the age of 65 from outside the PMA in order to be compliant with MSHDA demand ratios.

Summary Demand Table-Salient Information Households Under the Age of 65 (Previous Movership Rates)				
Area Median Income Targeting	**30% AMI (PBV)**	**60% AMI**	**80% AMI**	**Total LIHTC**
Minimum Income (based on lowest rent serving income band)	$0	$38,130	$54,113	$38,130
Maximum Income (based on information from MSHDA)	$38,129	$54,112	$86,080	$86,080
Estimated annual demand from existing rental households	844	317	503	821
Number of income-qualified new renters per year	10	4	2	7
Total Demand Estimate	**854**	**321**	**506**	**827**
Number of Units Proposed	121	60	121	302
Penetration Rate (# units proposed/# income qualified HH)	**1.7%**	**2.3%**	**2.9%**	**4.4%**
Capture Rate (# units proposed+# comparable pipeline units)/demand estimate	**26.7%**	**40.5%**	**23.9%**	**45.0%**
Saturation Rate (# units+# comparable pipeline units+# existing comparable units constructed since 2010)/# income qualified HH)	**55.6%**	**40.5%**	**23.9%**	**45.0%**

Calculated Demand Ratio Summary-PBRA			
	Calculated	**MSHDA Acceptable Rates**	**Amount (Below)/Above Acceptable Levels**
Penetration Rate	1.7%	6.0%	(4.3%)
Capture Rate	26.7%	50.0%	(23.3%)
Saturation Rate	55.6%	20.0%	35.6%

Calculated Demand Ratio Summary			
	Calculated	**MSHDA Acceptable Rates**	**Amount (Below)/Above Acceptable Levels**
Penetration Rate	4.4%	6.0%	(1.6%)
Capture Rate	45.0%	50.0%	(5.0%)
Saturation Rate	45.0%	20.0%	25.0%

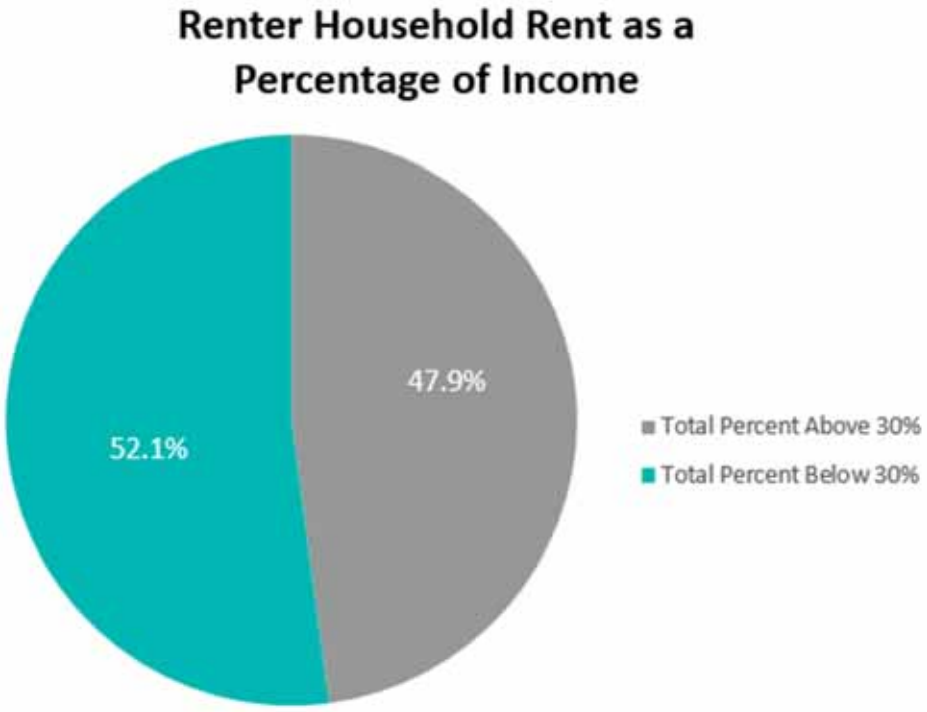
Using the previously published movership rates, the majority of the calculated demand ratios for the overall proposed project are lower than the MSHDA demand ratio standards indicating that the number of household under the age of 65 within the PMA is likely sufficient to absorb the proposed introduction of PBV or LIHTC units at the proposed development. These demand ratios indicate that the proposed development would not likely be required to attract a portion of its households under the age of 65 from outside the PMA in order to be compliant with MSHDA demand ratios.

It should be noted that the existing Section 42 LIHTC market (general occupancy and senior) is operating with strong occupancy rates (99.0 percent) with waiting lists indicating likely pent-up demand in the market for housing targeting lower income households.

Comparable Development Occupancy Summary					
Development Location	**Number of Developments**	**Number of Units**	**Vacant Units**	**Vacancy Rate**	**Vacancy Rate w/Applications Pending**
LIHTC Section 42 General Occupancy	5	566	7	1.2%	0.7%
LIHTC Section 42 Senior	2	134	0	0.0%	N/A

In addition, as highlighted in earlier sections of the report, approximately 47.9 percent of households within the subject development's zip code are paying higher than 30 percent of their income towards rent, indicating a high level of rent overburdened households and potential need for additional units with lower rental rates.

Renter Household Rent as a Percentage of Income Within the Project Zip Code			
Income Level	**Percent of Income Towards Rent**	**Percent of Renters**	**Total Renters Above 30 Percent**
<$20,000	30% or More	15.0%	804
$20,000-$34,999	30% or More	12.8%	686
$35,000-$49,000	30% or More	6.6%	354
$50,000-$74,999	30% or More	9.0%	483
>$75,000	30% or More	1.0%	54
Zero or Negative Income	30% or More	2.1%	113
No Cash Rent		1.4%	75
Number of Renter Occupied Households in the Project Zip Code			**5,362**
Total Households Above 30%			**2,568**
Total Percent Above 30%			**47.9%**
Total Percent Below 30%			**52.1%**



Absorption Rate

Based on discussions with property managers in the PMA and a review of the vacancy rates for the affordable developments within or near the PMA, the proposed LIHTC portion of the development would likely have a monthly absorption of approximately ten units per month. Based on discussions with other property managers in the community, it is reasonable to assume that the development would open with 25 to 50 percent of the units preleased. The absorption is calculated as follows:

350 South Fifth Apartments Absorption Calculation		
	Section 8 Portion	**LIHTC Portion**
Total Units	**121**	**181**
Stabilized Occupancy	93%	93%
Total Units to be Leased	**113**	**168**
Less: Units Preleased (50%-Section 8, 25%-TC)	(61)	(45)
Remaining Units	**52**	**123**
Absorption Rate	10	10
Number of Months to Reach Stabilized Occupancy	**5 to 6 months**	**12 to 13 months**

Our absorption projections assume that household trends will continue and that no other projects targeting a similar income group are developed during the projection period. In addition, we assume the Developer will utilize a professional management company.

Housing Choice Vouchers

The payment standards set the maximum amount the authority will pay for tenants' rent and utilities. Voucher payment standards are based on the U.S. Department of Housing and Urban Development's Fair Market Rent adjusted for the local market and are dependent on bedroom size. In general, the amount of subsidy a household receives is equal to the published payment standard, minus 30 percent of the tenant's AGI. The published payment standards for the MSHDA housing vouchers are as follows:

MSHDA Published Payment Standard Washtenaw County, MI Effective December 2, 2024		
Unit Type	**Payment Standard (including utilities)**	**Proposed Rent (including utilities)**
One Bedroom	$1,357	$1,271-1,719
Two Bedroom	$1,618	$1,521-2,059

Sixty of the units at the subject development are priced lower than the MSHDA payment standards (the maximum that HUD will contribute towards gross rent). Therefore, tenants utilizing housing vouchers in these units would have the ability to occupy one of the units at the proposed redevelopment without being forced to pay in excess of the published payment standards in addition to their tenant payment of 30 percent of their AGI.

APPENDIX A: Market Rent Calculations

Rent Comparability Grid

Unit Type
1 BR/1 BA

	Subject		Comp #8		Comp #9		Comp #10		Comp #11	
	350 South Fifth Apartments	Data	The Brady		Hoover and Greene		618 South Main Apartments		Ann Arbor City Club	
	350 South Fifth Avenue	on	414 South Main Street		960 Greene Street		618 South Main Street		201 S. 1st Street	
	Ann Arbor, MI	Subject	Ann Arbor, MI		Ann Arbor, MI		Ann Arbor, MI		Ann Arbor, MI	
A.	**Rents Charged**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
1	$ Last Rent / Restricted?		$2,723		$2,793		$2,525		$2,250	
2	Date Last Leased (mo/yr)		Oct-24		Oct-24		Oct-24		Oct-24	
3	Rent Concessions		None		None		None		None	
4	Development Occupancy		89%		96%		98%		96%	
5	**Effective Rent & Rent/SF**		**$2,723**	**$4.65**	**$2,793**	**$4.00**	**$2,525**	**$3.22**	**$2,250**	**$3.25**
B.	**Design, Location, Condition**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
6	Structure/Stories	17-EL	9-EL		3-EL		6-EL		10-EL	
7	Yr. Built/Yr. Renovated	2028	2024		2021		2015	$50	2013	$50
8	Condition/Street Appeal	Good	Good		Good		Good		Good	
9	Neighborhood	Good	Good		Good		Good		Good	
10	Same Market? Miles to Subj		Yes		Yes		Yes		Yes	
C.	**Unit Equipment/Amenities**		**Data**	**Adj**	**Data**	**Adj**	**Data**	**Adj**	**Data**	**Adj**
11	# Bedrooms	1	1		1		1		1	
12	# Baths	1	1		1		1		1	
13	Unit Interior Sq. Ft.	638	585	$27	699	($31)	783	($73)	693	($28)
14	Balcony/Patio	N	Y	($25)	Y	($25)	Y	($25)	Y	($25)
15	AC: Central/Wall	Central	Central		Central		Central		Central	
16	Range/Refrigerator	Y	Y		Y		Y		Y	
17	Dishwasher	Y	Y		Y		Y		Y	
18	Washer/Dryer	Y	Y		Y		Y		Y	
19	Floor Coverings	Y	Y		Y		Y		Y	
20	Window Coverings	Y	Y		Y		Y		Y	
21	Cable/Satellite/Internet	Y	Y		Y		Y		Y	
22	Unit finishes	Average	Excellent	($150)	Excellent	($150)	Excellent	($150)	Good	($75)
23	In-Unit Internet Included	Y	N	$50	N	$50	N	$50	N	$50
D	**Site Equipment/Amenities**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
24	Parking ($ Fee)	None	Garage-$250		Garage-$215		Garage-$200		Garage-$200	
25	Extra Storage	N	N		N		Y-$25		N	
26	Controlled Entry	Y	Y		Y		Y		Y	
27	Community Room	Y	Y		Y		Y		Y	
28	Business Center/Media Center	N	Y	($10)	N		N		Y	($10)
29	Swimming Pool	N	N		Y	($10)	Y	($10)	Y	($10)
30	Community Patio	N	Y	($10)	Y	($10)	Y	($10)	Y	($10)
31	Fitness Center	Y	Y		Y		Y		Y	
32	Neighborhood Networks	N	N		N		N		N	
E.	**Utilities**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
33	Heat (in rent?/type)	N	N		N		N		N	
34	Cooling (in rent?/type)	N	N		N		N		N	
35	Cooking (in rent?/type)	N	N		N		N		N	
36	Hot Water (in rent?/type)	N	N		N		N		N	
37	Other Electric	N	N		N		N		N	
38	Cold Water/Sewer	Y	N	$71	Y		Y		Y	
39	Trash/Recycling	Y	Y		Y		Y		Y	
F.	**Adjustments Recap**		**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**
40	# Adjustments B to D		2	4	2	5	3	5	2	6
41	Sum Adjustments B to D		$77	($195)	$70	($226)	$120	($268)	$100	($158)
42	Sum Utility Adjustments		$71	$0	$0	$0	$0	$0	$0	$0
			Net	**Gross**	**Net**	**Gross**	**Net**	**Gross**	**Net**	**Gross**
43	*Net/Gross Adjmts B to E*		*($48)*	*$343*	*($156)*	*$296*	*($148)*	*$388*	*($58)*	*$258*
G.	**Adjusted & Market Rents**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**	
44	**Adjusted Rent (5+43)**		**$2,676**		**$2,638**		**$2,378**		**$2,193**	
45	Adj Rent/Last rent			98.3%		94.4%		94.2%		97.4%
46	**Estimated Market Rent**		**$2,471**	**$3.87**	**PSF**					

Rent Comparability Grid

Unit Type
2 BR/2 BA

	Subject		Comp #8		Comp #9		Comp #10		Comp #11	
	350 South Fifth Apartments	Data	The Brady		Hoover and Greene		618 South Main Apartments		Ann Arbor City Club	
	350 South Fifth Avenue	on	414 South Main Street		960 Greene Street		618 South Main Street		201 S. 1st Street	
	Ann Arbor, MI	Subject	Ann Arbor, MI		Ann Arbor, MI		Ann Arbor, MI		Ann Arbor, MI	
A.	**Rents Charged**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
1	$ Last Rent / Restricted?		$4,445		$3,723		$2,959		$2,710	
2	Date Last Leased (mo/yr)		Oct-24		Oct-24		Oct-24		Oct-24	
3	Rent Concessions		None		None		None		None	
4	Development Occupancy		89%		96%		98%		96%	
5	**Effective Rent & Rent/SF**		**$4,445**	**$4.25**	**$3,723**	**$3.37**	**$2,959**	**$2.82**	**$2,710**	**$2.77**
B.	**Design, Location, Condition**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
6	Structure/Stories	17-EL	9-EL		3-EL		6-EL		10-EL	
7	Yr. Built/Yr. Renovated	2028	2024		2021		2015	$50	2013	$50
8	Condition/Street Appeal	Good	Good		Good		Good		Good	
9	Neighborhood	Good	Good		Good		Good		Good	
10	Same Market? Miles to Subj		Yes		Yes		Yes		Yes	
C.	**Unit Equipment/Amenities**		**Data**	**Adj**	**Data**	**Adj**	**Data**	**Adj**	**Data**	**Adj**
11	# Bedrooms	2	2		2		2		2	
12	# Baths	2	2		2		2		2	
13	Unit Interior Sq. Ft.	914	1046	($33)	1105	($48)	1051	($34)	980	($17)
14	Balcony/Patio	N	Y	($25)	Y	($25)	Y	($25)	Y	($25)
15	AC: Central/Wall	Central	Central		Central		Central		Central	
16	Range/Refrigerator	Y	Y		Y		Y		Y	
17	Dishwasher	Y	Y		Y		Y		Y	
18	Washer/Dryer	Y	Y		Y		Y		Y	
19	Floor Coverings	Y	Y		Y		Y		Y	
20	Window Coverings	Y	Y		Y		Y		Y	
21	Cable/Satellite/Internet	Y	Y		Y		Y		Y	
22	Unit finishes	Average	Excellent	($150)	Excellent	($150)	Excellent	($150)	Good	($75)
23	In-Unit Internet Included	Y	N	$50	N	$50	Y		N	$50
D	**Site Equipment/Amenities**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
24	Parking ($ Fee)	None	Garage-$250		Garage-$215		Garage-$200		Garage-$200	
25	Extra Storage	N	N		N		Y-$25		N	
26	Controlled Entry	Y	Y		Y		Y		Y	
27	Community Room	Y	Y		Y		Y		Y	
28	Business Center/Media Center	N	Y	($10)	N		N		Y	($10)
29	Swimming Pool	N	N		Y	($10)	Y	($10)	Y	($10)
30	Community Patio	N	Y	($10)	Y	($10)	Y	($10)	Y	($10)
31	Fitness Center	Y	Y		Y		Y		Y	
32	Neighborhood Networks	N	N		N		N		N	
E.	**Utilities**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
33	Heat (in rent?/type)	N	N		N		N		N	
34	Cooling (in rent?/type)	N	N		N		N		N	
35	Cooking (in rent?/type)	N	N		N		N		N	
36	Hot Water (in rent?/type)	N	N		N		N		N	
37	Other Electric	N	N		N		N		N	
38	Cold Water/Sewer	Y	N	$122	Y		Y		Y	
39	Trash/Recycling	Y	Y		Y		Y		Y	
F.	**Adjustments Recap**		**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**
40	# Adjustments B to D		1	5	1	5	1	5	2	6
41	Sum Adjustments B to D		$50	($228)	$50	($243)	$50	($229)	$100	($147)
42	Sum Utility Adjustments		$122	$0	$0	$0	$0	$0	$0	$0
			Net	**Gross**	**Net**	**Gross**	**Net**	**Gross**	**Net**	**Gross**
43	*Net/Gross Adjmts B to E*		*($56)*	*$400*	*($193)*	*$293*	*($179)*	*$279*	*($47)*	*$247*
G.	**Adjusted & Market Rents**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**	
44	**Adjusted Rent (5+43)**		**$4,389**		**$3,530**		**$2,780**		**$2,664**	
45	Adj Rent/Last rent			98.7%		94.8%		93.9%		98.3%
46	**Estimated Market Rent**		**$3,341**	**$3.65**	**PSF**					

APPENDIX B: Statement of Limiting Conditions

1. In the event that the client provided a legal description, building plans, title policy and/or survey, etc., the consultant has relied extensively upon such data in the formulation of all analyses.

2. The legal description as supplied by the client is assumed to be correct and the author assumes no responsibility for legal matters, and renders no opinion of property title, which is assumed to be good and merchantable.

3. All information contained in the report which others furnished was assumed to be true, correct, and reliable. A reasonable effort was made to verify such information, but the author assumes no responsibility for its accuracy.

4. The report was made assuming responsible ownership and capable management of the property.

5. The sketches, photographs, and other exhibits in this report are solely for the purpose of assisting the reader in visualizing the property. The author made no property survey, and assumes no liability in connection with such matters. It was also assumed there is no property encroachment or trespass unless noted in the report.

6. The author of this report assumes no responsibility for hidden or unapparent conditions of the property, subsoil or structures, or the correction of any defects now existing or that may develop in the future. Equipment components were assumed in good working condition unless otherwise stated in this report.

7. It is assumed that there are no hidden or unapparent conditions for the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover such factors.

8. The investigation made it reasonable to assume, for report purposes, that no insulation or other product banned by the Consumer Product Safety Commission has been introduced into the Subject premises. Visual inspection by the consultant did not indicate the presence of any hazardous waste. It is suggested the client obtain a professional environmental hazard survey to further define the condition of the Subject soil if they deem necessary.

9. An evaluation of the market for a property is made as of a certain day. Due to the principles of change and anticipation the market estimate is only valid as of the date of valuation. The real estate market is non-static and change and market anticipation is analyzed as of a specific date in time and is only valid as of the specified date.

10. Possession of the report, or a copy thereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without the prior written consent of the author particularly as to market rents and projected absorption, the identity of the author or the firm with which he or she is connected. Neither all nor any part of the report, or copy thereof shall be disseminated to the general public by the use of advertising, public relations, news, sales, or other media for public communication without the prior written consent and approval of the consultant. Nor shall the consultant, firm, or professional organizations of which the consultant is a member be identified without written consent of the consultant.

11. The author of this report is not required to give testimony or attendance in legal or other proceedings relative to this report or to the Subject unless satisfactory additional arrangements are made prior to the need for such services.

12. The opinions contained in this report are those of the author and no responsibility is accepted by the author for the results of actions taken by others based on information contained herein.

13. All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless nonconformity has been stated, defined, and considered in the report.

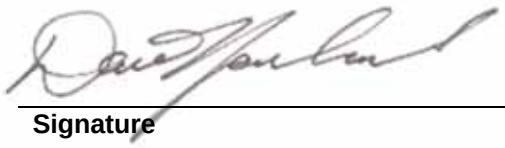
14. It is assumed that all required licenses, permits, covenants or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

15. On all market studies, subject to satisfactory completion, repairs, or alterations, the report and market rents and absorption are contingent upon completion of the improvements in a workmanlike manner and in a reasonable period of time. A final inspection and value estimate upon the completion of said improvements should be required.

16. All general codes, ordinances, regulations or statutes affecting the property have been and will be enforced and the property is not subject to flood plain or utility restrictions or moratoriums, except as reported to the consultant and contained in this report.

17. Acceptance of and/or use of this report constitute acceptance of all assumptions and the above conditions. Estimates presented in this report are not valid for syndication purposes.

By:



Signature

David S. Haviland, Senior Manager
Baker Tilly US LLP

October 31, 2024
Date

APPENDIX C: Baker Tilly/Market Analyst Resumes

David Haviland

David Haviland, senior manager with Baker Tilly, has been with the firm since 2005.

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Senior Manager
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United States

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bakertilly.com

David has been conducting real estate market research and consulting services since 2001. He provides effective and practical solutions for property owners, tenants, mortgage lenders, public officials and others involved in all aspects of the real estate process. His strong background in finance and the real estate industry provides for a sound, thorough evaluation of real estate situations.

Education
Bachelor of Business Administration in Real Estate and Urban Land Economics and Finance, Investment and Banking
University of Wisconsin — Madison

Specific experience
- Specializes in a variety of real estate advisory services to clients throughout the Midwest including market rate and Section 42 tax credits, and senior and multifamily housing market feasibility studies
- Assisted in developing and financing of various housing types including multifamily, senior independent living, senior assisted living and single-family
- Has written more than 1,800 market studies and conducts in excess of 25 market feasibility studies at any given time
- Gained extensive real estate development experience as a project manager overseeing several mixed use developments in Dane County for a local commercial real estate developer
- Worked with MONY Realty Capital assisting with the internal underwriting and due diligence process of more than $200 million in debt

Industry involvement
- National Council of Housing Market Analysts (NCHMA)
- University of Wisconsin Real Estate Alumni Association

John Gannon

John Gannon, manager with Baker Tilly, has been with the firm since 2008.

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Manager
4807 Innovate Lane
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United States

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john.gannon@bakertilly.com
bakertilly.com

John, Manager with Baker Tilly, has been with the firm since 2008. He provides effective and practical solutions for property owners, tenants, mortgage lenders, public officials, and others involved in all aspects of the real estate process.

Education
Cardinal Stritch University
Bachelor of Science in Business Administration

Specific experience
- Specializes in a variety of real estate advisory services to clients throughout the Midwest, including market rate and Section 42 tax credits and senior and multifamily housing market feasibility studies.
- Assists with writing market feasibility studies.

Industry involvement
- National Council of Housing Market Analysts (NCHMA)

Sam Bucheger

Sam Bucheger, senior associate with Baker Tilly, has been with the firm since 2019.

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Senior Associate
4807 Innovate Lane
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United States

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Sam, Senior Associate with Baker Tilly, has been with the firm since 2019. He is a member of the firm's real estate advisory group and provides market research and consulting services. He provides effective and practical solutions for property owners, tenants, mortgage lenders, public officials and others involved in all aspects of the real estate process.

Education
Bachelor of Business Administration in Real Estate and Urban Land Economics
University of Wisconsin — Madison

Specific experience
- Analyzes economic trends within a given market such as employment, median incomes, crime rate, and commuting patterns and their relationship to affordable housing within the market area
- Analyzes potential development sites to determine suitability for proposed uses in accordance to state and local housing authorities
- Compiles primary and secondary data to develop conclusions and provide client recommendations
- Assists with writing market feasibility studies

Industry involvement
- National Council of Housing Market Analysts (NCHMA)
- University of Wisconsin Real Estate Alumni Association

Joe Alberts

Joe Alberts, housing market analyst with Baker Tilly, has been with the firm since 2022.

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Housing Market Analyst
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Joe, Housing Market Analyst with Baker Tilly, has been with the firm since 2022. He is a member of the firm's real estate advisory group and provides market research and consulting services. He provides effective and practical solutions for property owners, tenants, mortgage lenders, public officials and others involved in all aspects of the real estate process.

Education
Bachelor of Arts in Business Administration and Data Analytics
University of St. Thomas Minnesota

Specific experience
- Analyzes data to provide strategic insight and conclusions for use in the preparation of residential market studies
- Examines potential development sites to determine suitability for proposed uses in accordance with state and local housing authorities' criteria
- Researches and analyzes area economy, including crime statistics, demographics, and key housing facts in order to best understand the market
- Evaluates area rental markets though in-depth analysis of comparable projects by conducting primary research through property management interviews, general residential rental data compilation, and discussions with area planners and community stakeholders

Industry involvement
National Council of Housing Market Analysts (NCHMA)

Certificate of Membership

Baker Tilly US, LLP

Is a Member Firm in Good Standing of

AN AFFILIATE OF NATIONAL HOUSING & REHABILITATION ASSOCIATION

National Council of Housing Market Analysts

MEMBER

National Council of Housing Market Analysts
1400 16th St. NW, Suite 420
Washington, DC 20036
202-939-1750

Designation Maintained By
John Gannon, David Haviland

Membership Term
12/1/2023 - 11/30/2024

Kaitlyn Snyder
Managing Director, NH&RA

APPENDIX D: Utility Allowance Schedule

Michigan State Housing Development Authority

Utility Schedule - Region D

Effective: December 2, 2024

Counties in Region D: Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, Wayne

		Standard Utility Allowance																		Calculation	
Structure Type		**Apartment**						**Attached**						**Detached**						Fill in the appropriate amount on the chart for each utility/appliance that you are responsible to pay. Add the total from each category for your total utility allowance.	
includes:		High-rise, Low-rise						Townhouse, Duplex, Triplex, Fourplex						Single Family Detached, Manufactured Home							
Utility		**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**		
Heating	Natural Gas	$22	$25	$30	$34	$38	$42	$38	$45	$48	$51	$55	$58	$31	$36	$42	$48	$55	$61		
	Bottle Gas	$64	$76	$88	$101	$114	$126	$113	$132	$142	$153	$163	$173	$92	$108	$126	$144	$162	$180		
	Electric Resistance	$34	$40	$55	$69	$84	$98	$49	$58	$76	$94	$111	$129	$81	$95	$111	$128	$144	$160	Heating	$
	Electric Heat Pump	$30	$36	$42	$47	$53	$58	$39	$46	$54	$61	$68	$75	$43	$51	$60	$68	$75	$83		
	Fuel Oil	$81	$95	$111	$127	$143	$159	$142	$167	$179	$192	$205	$217	$115	$136	$159	$181	$204	$227		
Cooking	Natural Gas	$2	$3	$4	$5	$6	$8	$2	$3	$4	$5	$6	$8	$2	$3	$4	$5	$6	$8		
	Bottle Gas	$7	$8	$12	$15	$19	$23	$7	$8	$12	$15	$19	$23	$7	$8	$12	$15	$19	$23	Cooking	$
	Electric	$8	$9	$13	$17	$21	$26	$8	$9	$13	$17	$21	$26	$8	$9	$13	$17	$21	$26		
Hot Water	Natural Gas	$6	$7	$10	$13	$16	$19	$7	$8	$12	$16	$20	$24	$7	$8	$12	$16	$20	$24		
	Bottle Gas	$17	$20	$29	$38	$47	$56	$21	$25	$36	$48	$59	$70	$21	$25	$36	$48	$59	$70		
	Electric	$21	$24	$31	$37	$44	$51	$26	$30	$38	$47	$55	$63	$26	$30	$38	$47	$55	$63	Hot Water	$
	Fuel Oil	$22	$25	$37	$48	$59	$71	$27	$32	$46	$60	$74	$88	$27	$32	$46	$60	$74	$88		
Other Electric		$29	$35	$48	$62	$75	$89	$36	$42	$59	$75	$92	$108	$43	$51	$71	$91	$111	$130	Electric	$
Water		$25	$28	$47	$75	$104	$132	$25	$28	$47	$75	$104	$132	$25	$28	$47	$75	$104	$132	Water	$
Sewer		$41	$45	$75	$121	$166	$211	$41	$45	$75	$121	$166	$211	$41	$45	$75	$121	$166	$211	Sewer	$
Trash		$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	Trash	$
Natural Gas Service Charge*		$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	Nat.Gas SC*	$
Electric Service Charge		$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	Elec. SC	$
Range**		$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	Range**	$
Refrigerator**		$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	Refrigerator**	$
Air Conditioning***		$6	$7	$9	$12	$14	$17	$6	$7	$10	$13	$16	$19	$4	$5	$11	$18	$24	$31	A/C***	$
																				Total	$

* Natural Gas Service Charge: Natural Gas service charge only allowed for Natural Gas utilities.

** Tenant Furnished Appliance Allowance: Only allowed if the tenant is responsible for supplying the range and/or refrigerator.

*** Air Conditioning Allowance: Only allowed if windows are not operable.

APPENDIX E: MSHDA Key Data Worksheet

Information Type	Key Data/Information
PROPOSAL DESCRIPTION	
Project Name	350 South Fifth Apartments
Project Street Address, City	350 South Fifth Avenue Ann Arbor, MI 48104
Repeat submission?	No
Number of Units	302
Construction Type	New Construction
Building type	Nineteen-story elevatored
Unit Type (townhome, flat, etc.)	Flat
Studios - % of total	0%
Below grade units - % of Total	0%
Target (senior, family, special needs)	General occupancy, open to all ages (demand calculations will utilize households under the age of 65)
AMI Targets	The Developer proposes to set aside all of the units for residents earning 30, 60, or 80 percent or less of the Washtenaw County AMI using the MSHDA LIHTC Program targeting residents of all ages.
Percent of Units that are 80% of AMI	40.1%
Percent of Units that are market-rate	0.0%
% of Units with project-based subsidy	40.1%
Other Information	N/A
Senior Housing	N/A
REHABILITATIONS	
Vacancy rate, current & historical	N/A
Proposed Rent Increases exceeding 5%	N/A
New amenities/features	N/A
Discontinued amenities/features	N/A
% of displacement of current residents due to changing rent or income requirements	N/A

Information Type	Key Data/Information
SITE STRENGTHS/WEAKNESSES	
Strengths	• **Strengths**

Information Type	Key Data/Information
PROPOSAL STRENGTHS/WEAKNESSES	
	Strengths • The overall population is projected to increase by approximately 90 people per year for the five years ending in 2029, resulting in an overall gain of 0.8 percent. The number of households is projected to increase by approximately 169 households per year for the five years ending in 2029, resulting in an overall gain of 3.1 percent. • The overall rental market in the PMA is considered very strong by generally accepted standards, with a total of 154 vacancies for a 2.8 percent vacancy rate (2.4 with applications pending. • The subject development is generally consistent with the market with respect to unit mix, LIHTC net rents, unit sizes, and unit amenities. The subject development is considered superior with respect to development amenities. In addition, the subject development is consistent with the amenities that are considered standard in the subject market and will therefore be marketable in the subject PMA. • Without making any adjustments for location, size of units, age of developments, or amenities offered, the proposed units are priced above the average existing LIHTC rents in the market and will require a reduction. • Our analysis suggests that the proposed LIHTC rents are at or below the maximum rents allowed in Washtenaw County ranging from 99.9 to 100.0 percent of

	Washtenaw County Maximum rents. Therefore, the proposed rents are compliant with 2024 Washtenaw County Maximum Rental rates as published by MSHDA. • The proposed 40, 50, 60, and the one bedroom 70 percent AMI LIHTC rental rates are priced at 47.2 to 87.8 percent of the estimated achievable market rents indicating a LIHTC rental rate advantage to market greater than the industry standard 10 percent. • Using the newly published movership rates, the majority of the calculated demand ratios for the overall proposed project are lower than the MSHDA demand ratio standards indicating that the number of households under the age of 65 within the PMA is likely sufficient to absorb the proposed introduction of LIHTC units at the proposed development. • Using the previously published movership rates, all of the calculated demand ratios for the overall proposed project are lower than the MSHDA demand ratio standards indicating that the number of households under the age of 65 within the PMA is likely sufficient to absorb the proposed introduction of LIHTC units at the proposed development. **Weaknesses** • The proposed 70 percent AMI two bedroom and 80 percent LIHTC set aside rents do not provide the industry standard 10 percent discount to estimated achievable market rental rates.
RENT DISCOUNT	
60% & 80% of AMI units	• Our analysis suggests that all conventional LIHTC units are consistent with or below allowable tax credit rent limits. The proposed LIHTC rents are 94.2 to 95.9 percent of the 2024 Washtenaw County Maximum Rent and are therefore compliant with Washtenaw County maximum rent levels. Conversely, the proposed 30 percent AMI units are priced higher than allowable tax credit rent limits (247.6 to 249.4 percent of the Washtenaw County Maximum Rent) and are, therefore, not compliant with Washtenaw County maximum rent levels. It should be noted that these units are proposed to be further layered with Section 8 project based subsidy. Therefore, tenants will not pay in excess of allowable tax credit limits as their rents will continue to be equivalent to 30 percent AGI. In the unlikely event subsidy is eliminated, the proposed rents would require a reduction in order to become compliant with Washtenaw County maximum rent levels. • The proposed 30, 60, and 80 percent AMI LIHTC rental rates are priced at 41.7 to 65.4 percent of the estimated achievable market rents indicating a LIHTC rental rate advantage to market greater than the industry standard 10 percent.
Market Rate Units	N/A
Information Type	**Key Data/Information**
DEMAND and ABSORPTION	
Penetration Rate	PBRA (new movership rate)-1.7% PBRA (old movership rate)-1.7% LIHTC (new movership rate)-4.4% LIHTC (old movership rate)-4.4%
Capture Rate	PBRA (new movership rate)-114.2% PBRA (old movership rate)-26.7% LIHTC (new movership rate)-194.4% LIHTC (old movership rate)-45.0%
Absorption Period	Based on discussions with property managers in the PMA and a review of the vacancy rates for the affordable developments within or near the PMA, the proposed LIHTC portion of the development would likely have a monthly absorption of approximately ten units per month. Based on discussions with other property managers in the community, it is reasonable to assume that the development would open with 25 to 50 percent of the units preleased.
FINAL RECOMMENDATION	
Analyst's Recommendation	• Based on the scope of the research conducted and the analyst's professional opinion, sufficient potential demand exists for the introduction of 302 general occupancy rental units at the proposed site in Ann Arbor, Michigan. The site is deemed as an above average location for multifamily housing and the proposed unit

	mix, unit sizes, rents, and amenities are appropriate for the intended use and targeted market. Therefore, the development is considered consistent with or superior to the market. Baker Tilly recommends moving forward with the project as proposed subject to the following recommendation: o The subject development currently lacks an on-site parking option for prospective residents. To address this, it is recommended that the Developer pursue monthly parking options in nearby city-owned parking lots or garages. While these parking facilities would not be located directly on-site, presenting a parking solution as part of the development's marketing strategy could help mitigate potential leasing challenges that may arise due to the lack of dedicated on-site parking. By offering convenient nearby parking alternatives, the development may alleviate prospective tenants' concerns regarding parking availability, thereby enhancing the project's marketability.
ANALYST'S NOTES	
N/A	

APPENDIX F: MSHDA Demand Worksheet

350 South Fifth Street Demand Scenario One: "New Movership"

	Area Median Income Targeting	30% AMI	60% AMI	80% AMI	Total LIHTC
	Minimum Income (based on lowest gross rent serving income band)	$0	$38,130	$54,113	$38,130
	Maximum Income (based on information from MSHDA)	$38,129	$54,112	$86,080	$86,080
	A. Demand From Existing Households				
1	Number of existing households for current year	28,098	28,098	28,098	28,098
2	Movership rate among all households (county-specific)	7.0%	7.0%	7.0%	7.0%
3	Movership to or within rental	38.8%	38.8%	38.8%	38.8%
4	Income-Qualification percentage	25.0%	9.4%	14.9%	24.3%
5	**Estimated annual demand from existing rental households**	**190**	**71**	**113**	**185**
	C. Demand from New Households:				
6	Number of households projected to exist at market entry	28,219	28,219	28,219	28,219
7	Number of existing households in current year	28,098	28,098	28,098	28,098
8	Number of new households	121	121	121	121
9	Years between current year and market entry	2	2	2	2
10	Annual growth in households	61	61	61	61
11	Renter percentage estimate for market entry year	63.2%	63.2%	27.0%	45.1%
12	Annual growth increment in renter households	38	38	16	27
13	Income qualification percentage	25.0%	9.4%	14.9%	24.3%
14	**Number of income-qualified new renters per year**	**10**	**4**	**2**	**7**
	D. Total Demand Estimate	**200**	**75**	**116**	**191**
	E. Demand Analysis				
24	Number of Units Proposed	121	60	121	302
25	**Penetration Rate (# units proposed/# income qualified HH)**	**1.7%**	**2.3%**	**2.9%**	**4.4%**
26	Number of comparable pipeline units	107	70	0	70
27	**Capture Rate (# units proposed+# comparable pipeline units)/demand estimate**	**114.2%**	**173.2%**	**104.6%**	**194.4%**
28	Number of existing comparable units constructed since 2010	247	0	0	0
29	**Saturation Rate (# units+# comparable pipeline units+# existing comparable units constructed since 2000)/demand estimate**	**237.9%**	**173.2%**	**104.6%**	**194.4%**

350 South Fifth Street Demand Scenario Two: "Previous Movership"

	Area Median Income Targeting	30% AMI	60% AMI	80% AMI	Total LIHTC
	Minimum Income (based on lowest gross rent serving income band)	$0	$38,130	$54,113	$38,130
	Maximum Income (based on information from MSHDA)	$38,129	$54,112	$86,080	$86,080
	A. Demand From Existing Households				
1	Number of existing households for current year	28,098	28,098	28,098	28,098
2	Movership rate among all households (county-specific)	30.9%	30.9%	30.9%	30.9%
3	Movership to or within rental	38.9%	38.9%	38.9%	38.9%
4	Income-Qualification percentage	25.0%	9.4%	14.9%	24.3%
5	**Estimated annual demand from existing rental households**	**844**	**317**	**503**	**821**
	C. Demand from New Households:				
6	Number of households projected to exist at market entry	28,219	28,219	28,219	28,219
7	Number of existing households in current year	28,098	28,098	28,098	28,098
8	Number of new households	121	121	121	121
9	Years between current year and market entry	2	2	2	2
10	Annual growth in households	61	61	61	61
11	Renter percentage estimate for market entry year	63.2%	63.2%	27.0%	45.1%
12	Annual growth increment in renter households	38	38	16	27
13	Income qualification percentage	25.0%	9.4%	14.9%	24.3%
14	**Number of income-qualified new renters per year**	**10**	**4**	**2**	**7**
	D. Total Demand Estimate	**854**	**321**	**506**	**827**
	E. Demand Analysis				
24	Number of Units Proposed	121	60	121	302
25	**Penetration Rate (# units proposed/# income qualified HH)**	**1.7%**	**2.3%**	**2.9%**	**4.4%**
26	Number of comparable pipeline units	107	70	0	70
27	**Capture Rate (# units proposed+# comparable pipeline units)/demand estimate**	**26.7%**	**40.5%**	**23.9%**	**45.0%**
28	Number of existing comparable units constructed since 2010	247	0	0	0
29	**Saturation Rate (# units+# comparable pipeline units+# existing comparable units constructed since 2000)/demand estimate**	**55.6%**	**40.5%**	**23.9%**	**45.0%**

NOVOGRADAC™

A MARKET FEASIBILITY STUDY OF:

350 SOUTH FIFTH AVENUE

A MARKET FEASIBILITY STUDY OF:

350 South Fifth Avenue

350 South Fifth Avenue
Ann Arbor, Washtenaw County, Michigan 48104

Effective Date: August 30, 2025
Report Date: September 25, 2025

Prepared for:
Rochell Thompson
Departmental Technician | Office of Market Research
Michigan State Housing Development Authority
735 E. Michigan Avenue
Lansing, MI 48912

Prepared by:
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Consulting®

September 25, 2025

Rochell Thompson
Departmental Technician | Office of Market Research
Michigan State Housing Development Authority
735 E. Michigan Avenue
Lansing, MI 48912

Re: Market Study for 350 South Fifth Avenue in Ann Arbor, Michigan

Dear Rochell Thompson:

At your request, Novogradac & Company LLP, doing business under the brand name Novogradac Consulting (Novogradac), has performed a study of the multifamily rental market in the Ann Arbor, Washtenaw County, Michigan area relative to the above-referenced, proposed Low-Income Housing Tax Credit (LIHTC) development known as 350 South Fifth Avenue (Subject), a proposed new construction LIHTC multifamily development. The Subject will offer 330 one and two-bedroom units targeting general tenancy households earning 30, 60, 70, and 80 percent of AMI, or less. Additionally, 110 units at 30 percent of AMI will operate with Project-based Vouchers (PBV), and tenants in these units will pay 30 percent of their income towards rent.

The following report provides support for the findings of the study and outlines the sources of information and the methodologies used to arrive at these conclusions. This report incorporates LIHTC rent restrictions. The scope of this report meets the requirements of current Michigan State Housing Development Authority (MSHDA) market study guidelines, including the following:

- Inspecting the site of the Subject and the general location
- Project Description
- Delineation of the Market Area
- Market Area Economy
- Population and Household Trends
- Economic Analysis
- Competitive Rental Market Analysis
- Demand Analysis
- Absorption Rate Estimate
- Recommendations/Conclusion

The depth of discussion contained in the report is compliant with both the requirements of MSHDA, pursuant to MSHDA current market study requirements, and the market study guidelines promulgated by the National Council of Housing Market Analysts (NCHMA). NCHMA is a professional organization chartered to promote the development of high-quality market analysis for the affordable housing industry. Novogradac is a charter member of this organization. NCHMA has compiled model content standards for market studies. This report, which Novogradac certifies as a NCHMA-compliant comprehensive market analysis full narrative report, conforms to those standards; any slight modifications or departures from those standards are considered incidental. The report and the conclusions are subject to the Assumptions and Limiting Conditions attached.

Michigan State Housing Development Authority is the client in this engagement. We understand that they will use this document for LIHTC application evaluation purposes. Intended users include the MSHDA and the applicant. As our client, Michigan State Housing Development Authority owns this report and permission must be granted from them before another third party can use this document. We assume that by reading this report another third party has accepted the terms of the original engagement letter including scope of work and limitations of liability. We are prepared to modify this document to meet any specific needs of the potential uses under a separate agreement. Furthermore, without limiting the general applicability of this paragraph, under no circumstances may the Report be used in advertisements, solicitations and/or any form of securities offering.

All information contained in this report, which was furnished by others, is assumed to be true, correct, and reliable. A reasonable effort was made to verify such information, but the author assumes no responsibility for its accuracy. The report can be relied upon by MSHDA as a true assessment of the low-income housing rental market within the Subject's market area. The report and the conclusions are subject to the Assumptions and Limiting Conditions attached.

The authors of this report certify that there is no identity of interest between the analysts and the development team, owner of the Subject property, or general contractor, nor are we affiliated with any member of the development team engaged in the development of the Subject property or the development's partners or intended partners.

The date of property inspection for this market study was August 30, 2025; this is also the effective date of the study. Josiah Seymour inspected the Subject property and comparable market data incorporated in this report and is competent to perform such analyses.

Please do not hesitate to contact us if there are any questions regarding the report or if Novogradac can be of further assistance. It has been our pleasure to assist you with this project.

Respectfully submitted,
Novogradac

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MARKET STUDY KEY DATA SPREADSHEET

Market Study Key Data Spreadsheet

The information requested below is intended to help MSHDA quickly learn the key elements of a proposal and to assess its market risk. All information requested should already be available in the market study. Please fill out the three columns in this table and add it to your market study following theTable of Contents.

Information Type	Key Data/Information	Description/Notes
PROPOSAL DESCRIPTION		
Project Name	350 South Fifth Avenue	
Project Street Address, City	350 South Fifth Avenue, Ann Arbor	For scattered site proposals, list cross streets
Repeat submission?	No	If so, date of previous market study
Number of Units	330 units	
Construction Type	New Construction	New construction, rehab of occupied bldg., acquisition of conventional rental, adaptive re-use of a non-residential bldg.
Building type	20-story highise building	Examples - # of stories, duplex, mixed-use building, renovated school building, other
Unit Type (townhome, flat, etc.)	One and two-bedroom	List unit types. State the percentage of units that are studio units.
Target (senior, family, special needs)	Family	
AMI Targets	30, 60, 70, 80%	A range of AMI levels can be provided
80% of AMI units included? (yes/no)	Yes, 33.3%	If yes, percentage of the total units
% of Units with project-based subsidy	33.3%	
Other Information	N/A	Exp.: Notable utility structures, existence of a phase I, proposal part of larger development effort, etc.
Senior Housing	N/A	services beyond Congregate level and/or provision of assistance with Activities of Daily Living.
REHABILITATIONS		
Current Vacancy Rate	N/A	Current and historical (3-year) physical vacancy rate
% Proposed Rent Increases	N/A	Indicate the % of any proposed rent increase(s) from the current rent levels that exceed 5%
Displacement of Current Residents	N/A	Based on rent roll, % of current residents possibly displaced due to changing rent or income targeting
New amenities/features	N/A	List any new amenities or features that will improve the project's marketability
SITE STRENGTHS/WEAKNESSES	The Subject is located in close proximity to various local amenities, amenities that are competitive with both LIHTC and market rate housing in the area, unit sizes, and condition of the Subject.	Notable factors. Examples: 3-story walk-ups, small unit sizes, site issues, market conditions, proximity to anchors.
COMPETITIVE MARKET		
Factor 1	The Subject's one and two-bedroom unit sizes are smaller than the surveyed average but are within the range of the comparables.	List any significant differences between subject and the competitive mkt (unit size, rents, amenities, site quality, etc.).
Factor 2		
Factor 3		
RENT DISCOUNT		Rent Discount = The ratio of proposed rents to the estimated achievable market rents.
60% & 80% of AMI units	41.6% & 22.1%	amounts.
Market Rate Units	N/A	Address this for any proposals offering market-rate units
DEMAND and ABSORPTION		
Penetration Rate	1.0% & 1.6%	List the rates found in the market study.
Capture Rate	41.0% & 57.8%	List the rates found in the market study.
Absorption Period	27 units per month.	List the rates found in the market study.
FINAL RECOMMENDATION		
Analyst's Recommendation	We recommend no changes or modifications.	Please state the recommendation for proceeding, including any recommended revisions to the proposal.
ANALYST'S NOTES	None	Add any comments or explanatory notes and raise any key issues that were not asked for in the table.
Comments:		

A. EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Surrounding Land Uses

The Subject is located in a mixed-use neighborhood of downtown Ann Arbor consisting of single-family homes in generally good condition, commercial and retail uses in average condition, municipal uses, multifamily uses in average to excellent condition, educational uses, and public parks. To the north of the Subject is the Ann Arbor Area Transportation Authority - Blake Transit Center in excellent condition. Farther north is a federal building in average condition and commercial/retail uses in good to excellent condition. To the east of the Subject site is the Ann Arbor District Library in average condition. Farther east are commercial uses in average condition and single-family homes in average to good condition. To the immediate south of the Subject site are single-family homes in good condition and a funeral home in average condition. Farther south are continued single-family in generally good condition, a house of worship, and City Place Ann Arbor, a student housing development in excellent condition. To the west of the Subject consist of a parking garage in average condition. Farther west are commercial/retail uses in good to excellent condition. The Subject location has a Walk Score of 99, and is considered "Walker's Paradise," per WalkScore.com, indicating daily errands do not require a car. According to Zillow.com, single-family homes in the Subject's zip code have a median home value of $568,000.

Note the there was one site/environmental issues identified as part of MSHDA Preliminary Site Review dated May 15, 2025. The following summarizes the issue identified with explanation for why we do not believe that they will be detrimental to the marketability of the proposed Subject.

1) *The site is directly adjacent to the Ann Arbor Transit Center, the main bus hub for The Ride. Given the urban location of the site, this is a compatible use, but extra sound insulation may be necessary for units affected by the transit center and its bus traffic.*

   Overall, we believe the Subject will have sufficient sound insulation. The Subject's proximity to the Ann Arbor Area Transportation Authority - Blake Transit Center is a significant benefit of the development.

Project Summary

350 South Fifth Avenue (Subject) is a proposed new construction 20-story elevator-serviced highrise building. The Subject will offer 330 one and two-bedroom units targeting general tenancy households earning 30, 60, 70, and 80 percent of AMI, or less. Additionally, 110 units at 30 percent of AMI will operate with Project-based Vouchers (PBV), and tenants in these units will pay 30 percent of their income towards rent.

Name of the Subject Property:	350 South Fifth Avenue
Location of the Subject Property:	350 South Fifth Avenue, Ann Arbor, MI
Construction Type:	New Construction, 20-story highrise building

Unit Type	Unit Size (SF)	Number of Units	Asking Rent	Utility Allowance (1)	Gross Rent	2025 LIHTC Maximum Allowable Gross Rent	2026 HUD Fair Market Rents
@30% (PBV)							
1BR / 1BA	638	73	$1,700	$0	$1,700	$708	$1,387
2BR / 1BA	914	37	$2,046	$0	$2,046	$850	$1,656
@60%							
1BR / 1BA	638	37	$1,417	$0	$1,417	$1,417	$1,387
2BR / 1BA	914	18	$1,701	$0	$1,701	$1,701	$1,656
@70%							
1BR / 1BA	638	37	$1,569	$0	$1,569	$1,653	$1,387
2BR / 1BA	914	18	$1,884	$0	$1,884	$1,984	$1,656
@80%							
1BR / 1BA	638	73	$1,794	$0	$1,794	$1,890	$1,387
2BR / 1BA	914	37	$2,153	$0	$2,153	$2,268	$1,656
		330					

Notes (1) Source of Utility Allowance based on the MSHDA utility allowance.

The Subject's proposed rents for the units restricted to households earning up to 60 percent AMI level is set at the 2025 maximum allowable levels, while the 70 and 80 percent AMI rents are set below the 2025 maximum allowable levels. The Subject's proposed contract rents for the units restricted to households earning up to the 30 percent AMI levels are set above the 2025 maximum allowable levels. If the subsidy were lost, these rents would need to be lowered to within the LIHTC allowable levels.

The Subject will offer blinds, vinyl plank flooring, central air conditioning, coat closets, dishwashers, garbage disposals, walk-in closets, microwaves, ovens, refrigerators, and in-unit washer/dryers. Note that the Subject will offer stainless steel appliances as premium finishes.

The Subject will offer a community room, elevators, on-site management, and an exercise facility. The Subject will offer limited access, intercom entry, video surveillance, and patrol as security features.

Economy

Employment in the PMA is concentrated in educational services, healthcare/social assistance, and prof/scientific/tech services, which collectively comprise 61.7 percent of local employment. The large share of PMA employment in the healthcare industry, which is historically known to exhibit greater stability during recessionary periods. Employment in the MSA declined by 6.4 percent in 2020 amid the pandemic, compared to 6.2 percent across the overall nation. The MSA subsequently recovered all pandemic-related job losses, and employment levels are currently near a post-recessionary record. As of June 2025, employment in the MSA is decreasing at a year-over-year rate of 1.4 percent, compared to 1.3 percent growth across the nation. According to the latest labor statistics, dated June 2025, the current MSA unemployment rate is 5.2 percent. This is above the current national unemployment rate of 4.4 percent.

Primary Market Area (PMA)

For the purpose of this study, it is necessary to define the primary market area (PMA), or the area from which potential tenants for the project are likely to be drawn. In some areas, residents are very much "neighborhood oriented" and are generally very reluctant to move from the area where they have grown up. In other areas, residents are much more mobile and will relocate to a completely new area, especially if there is an attraction such as affordable housing at below market rents. The Subject is located in Washtenaw County in the central portion of the city of Ann Arbor, Michigan.

The following are the general boundaries of the PMA, which was determined based on interviews with local property managers and planning officials, and our historical experience evaluating markets in Washtenaw County. The primary market area (PMA) for the Subject generally encompasses central Ann Arbor.

North: US Highway 23 and State Route 14
East: US Route 23
South: Interstate 94
West: Interstate 94 and State Route 14

According to ESRI Demographics, the established PMA has a total of 48,502 households as of 2024. The PMA boundaries and overall market health assessment are based upon analyses of physical boundaries, which include traffic and commute patterns within the area, surveys of existing market rate and affordable apartment projects undertaken by Novogradac, and insights gained from resident managers, area planning staff, and others familiar with the multifamily market. Per MSHDA requirements, we have detailed the census tracts included in the PMA, either in whole or in part, which are listed in the following table.

CENSUS TRACT IN PMA

Tract #	Tract #	Tract #	Tract #
4003.00	4023.00	4036.00	4051.00
4004.00	4025.00	4038.00	4052.00
4005.00	4026.01	4041.00	4053.00
4006.00	4027.00	4042.00	4054.00
4007.00	4032.00	4043.00	4055.00
4008.00	4033.00	4044.00	9801.01
4021.00	4034.00	4045.00	9801.02
4022.01	4035.00	4046.00	9804.00

There are no natural boundaries in the Ann Arbor area that would inhibit anyone from relocating to the Subject. The market area boundaries identified are a reasonable approximation regarding the potential renter market for the Subject.

The secondary market area (SMA) for the Subject is Ann Arbor, MI Metropolitan Statistical Area (MSA), which consists of the following county: Washtenaw in Michigan. The MSA is 723 square miles.

Demographics

Total population and households in the PMA increased from 2010 to 2024 and are expected to increase through 2029. The percentage of renter households in the PMA earning less than $75,000 annually is approximately 68.2 percent in 2024. Overall, the high share of renter households among lower-income brackets is indicative of demand for affordable housing in the PMA.

Competitive Market Conditions

The current rental housing market conditions are overall healthy and indicative of demand for affordable housing supply such as the Subject property. All of the data combined with interviews of real estate professionals demonstrate an ongoing need for affordable housing over the foreseeable term. The following table details the occupancy rates and waiting lists for affordable properties in the PMA.

AFFORDABLE PROPERTIES IN PMA

Map #	Property Name	Address	Rent Structure	Tenancy	Total Affordable Units	Competitive Units - As Proposed	Competitive Units - Absent Subisdy	Occupancy Rate	Waiting List	Located in an AMC
1	Courthouse Square	100 S. Fourth Street, Ann Arbor	LIHTC	Senior	106	106	106	N/Av	N/Av	No
2	Ann Arbor City Club*	201 S 1st Street, Ann Arbor	LIHTC / Market	Family	15	0	0	91%	Yes	No
3	Bunyan Bryant Apartments	1010 Arbordale Street, Ann Arbor	LIHTC / HOME	Family	39	0	0	95%	Yes	No
4	Carrot Way Apartments	1731 Dhu Varren Road, Ann Arbor	LIHTC	Family	30	0	0	N/Av	N/Av	Yes
5	Pear Street Apts	1440 Pear Street, Ann Arbor	LIHTC / PBV	Family/Homeless	20	20	0	N/Av	N/Av	No
6	Pauline Apartments	1500 Pauline Boulevard, Ann Arbor	LIHTC / Section 8	Family	32	0	0	N/Av	N/Av	No
7	Maple Meadows	800 S Maple Road, Ann Arbor	LIHTC / Section 8	Family	29	10	0	97%	Yes	No
8	Miller Manor	727 Miller Road, Ann Arbor	LIHTC / Section 8	Senior	106	104	0	97%	Yes	No
9	River Run	106 Packard St, Ann Arbor	LIHTC / Section 8	Family/Senior	116	82	0	N/Av	N/Av	No
10	Parkway Meadows	2301 Sandalwood Cir, Ann Arbor	LIHTC / Section 8	Family/Senior	350	314	0	99%	Yes	Yes
11	Cranbrook Tower Apartments	2901 Northbrook Place, Ann Arbor	LIHTC / Section 8	Senior	202	202	0	98%	Yes	No
12	Arrowwood Hills Cooperative	2566 Arrowwood Trail, Ann Arbor	Section 8	Family	56	36	0	N/Av	N/Av	Yes
13	Sequoia Place	1131 North Maple Road, Ann Arbor	Section 8	Senior	56	55	0	100%	Yes	No
14	Pinelake Village Cooperative	2680 Adrienne Dr, Ann Arbor	Section 8	Family	129	53	0	100%	Yes	No
	Total				**1,286**	**982**	**106**			

*Utilized as a comparable

Of the area's affordable housing developments surveyed in the PMA, a majority maintain waiting lists, and the average occupancy rate is 97 percent.

The comparables reported vacancy rates ranging from zero to 50.5 percent, with an overall weighted average of 18.2 percent. Two properties are in their initial lease-up, Haverhill On Clark and Lockwood Of Ann Arbor, and are absorbing at 24 and eight units per month, respectively. The stabilized LIHTC comparables reported vacancy rates from zero to 9.0 percent, and one reported keeping a waiting list. It is important to note all of the vacant units at Ann Arbor City Club and Lockwood Of Ann Arbor are in market rate units. The overall stabilized LIHTC vacancy rate is 4.7, which is low and indicative of strong demand. The market rate comparables vacancy rates range from 1.7 to 19.2 percent with an overall weighted average of 10.4 percent. Management at Beekman On Broadway was unable to comment on the elevated vacancy rate. However, management at The Brady reported the elevated vacancy is relatively normal for a luxury property in Ann Arbor. Based on the performance of the comparables, particularly the LIHTC comparables, we expect the Subject will operate with a vacancy rate of approximately five percent or less as proposed.

The following table illustrates the proposed LIHTC rent relative to our estimate of achievable LIHTC rent, the comparables, and the LIHTC maximum allowable rent.

COMPARABLE LIHTC PROPERTY RENT SUMMARY

Unit Type	Square Feet	Proposed Rents	Achievable LIHTC Rent	LIHTC Maximum Allowable Rent
1BR / 1BA @ 30% (PBV)	638	$1,700	$708	$708
1BR / 1BA @ 60%	638	$1,417	$1,417	$1,417
1BR / 1BA @ 70%	638	$1,569	$1,653	$1,653
1BR / 1BA @ 80%	638	$1,794	$1,890	$1,890
2BR / 1BA @ 30% (PBV)	914	$2,046	$850	$850
2BR / 1BA @ 60%	914	$1,701	$1,701	$1,701
2BR / 1BA @ 70%	914	$1,884	$1,984	$1,984
2BR / 1BA @ 80%	914	$2,153	$2,268	$2,268

The Subject will be most similar to Haverhill On Clark. The Subject's condition will be similar to that of Haverhill On Clark and will have a superior location. The Subject's proposed unit sizes will be slightly inferior to Haverhill On Clark. The LIHTC units at Haverhill On Clark are competitive and performing well and achieving maximum allowable rents. Therefore, we believe the Subject's units will be well received in the market.

The most similar comparable reported achieving rents at the 2025 maximum allowable levels. Additionally, the LIHTC comparables reported generally high occupancies or good absorption and one maintains a waiting list. This indicates that demand is strong in the Subject's area for LIHTC units. Overall, we believe the Subject will be able to achieve maximum allowable rents at the 30, 60, 70, and 80 percent AMI levels.

As previously noted, we believe the Subject's 70 and 80 percent AMI units will compete with the local market rate supply. Currently, tenants in the market earning at or below 70 and 80 percent of the AMI have few affordable housing options and are limited to market rate housing. The income qualified range for the Subject's 70 and 80 percent AMI units will be $47,070 to $90,720. Based on our research, a significant portion of the tenant base in the PMA earns less than $75,000 annually. Further, utilizing the average one-bedroom market rent of the comparables (adjusted only for utilities) of $2,520 and an assumption that tenants are required to earn three times the monthly rent, the minimum average income of a local market rate tenant is $90,720. Therefore, the Subject's 70 and 80 percent AMI units will have significant overlap with the existing unrestricted market.

The following table illustrates the adjusted market rate rents at the comparable properties, as well as the Subject's proposed rents compared to the achievable market rents.

COMPARABLE PROPERTY RENT SUMMARY - AFTER ADJUSTMENT

Unit Type	Square Feet	Developer's Proposed Rent (60% AMI)	Developer's Proposed Rent (80% AMI)	Achievable LIHTC Rents (Highest AMI Allowable)	Adjusted Minimum	Adjusted Maximum	Adjusted Average	Subject Achievable Market Rent	Subject Rent Advantage (Achievable 60% AMI to Acheivable Market Rent)	Subject Rent Advantage (Achievable 80% AMI to Acheivable Market Rent)
1BR / 1BA	638	$1,417	$1,794	$1,890	$2,218	$2,857	$2,472	$2,425	-41.6%	-22.1%
2BR / 2BA	914	$1,701	$2,153	$2,268	$2,640	$4,378	$3,167	$3,000	-43.3%	-24.4%

We believe the Subject can achieve a one-bedroom rent of $2,425 and a two-bedroom rent of $3,000 as an unrestricted development. Note that our achievable market rents are above the proposed contract rents for the one and two-bedroom units.

Relative to the market rate comparables, the Subject will offer slightly inferior to similar unit amenities, slightly inferior to similar common area amenities, similar to superior condition, and a similar to superior location. It is important to note that the Subject will have similar in-unit amenities to the other comparables with similar downtown locations. Additionally, the Subject's unit sizes are generally competitive with the majority of the comparables. Our concluded achievable market rents are within the range of the most similar market comparables. As the previous table illustrates, the Subject's achievable rents at 30, 60, 70, and 80 percent AMI levels represent a significant market advantage.

Demand Analysis – As Proposed (2020 Movership Rates)

Demand calculations illustrate sufficient depth to support the existing LIHTC inventory, units under construction, and the 330 proposed units at the Subject.

The penetration rates for the Subject are all considered low, ranging from 0.6 to 2.3 percent. Note that the overall penetration rate is 1.0 percent. The penetration rates are below the MSHDA suggested level of 6.0 percent.

The capture rates range from 7.4 to 18.2 percent. Additionally, the overall capture rate is 10.1 percent. The capture rates are all below the MSHDA suggested level of 50 percent.

The saturation rates range from 0.9 to 2.2 percent. The overall saturation rate is 1.2 percent. The saturation rates are below the MSHDA suggested level of 20 percent.

Demand Analysis – Absent Subsidy (2020 Movership Rates)

Demand calculations illustrate sufficient depth to support the existing LIHTC inventory, units under construction, and the 330 proposed units at the Subject.

The penetration rates for the Subject are all considered low, ranging from 1.1 to 2.3 percent. Note that the overall penetration rate is 1.6 percent. The penetration rates are below the MSHDA suggested level of 6.0 percent.

The capture rates range from 12.1 to 24.1 percent. Additionally, the overall capture rate is 18.8 percent. The capture rates are all below the MSHDA suggested level of 50 percent.

The saturation rates range from 1.1 to 2.2 percent. The overall saturation rate is 1.7 percent. The saturation rates are below the MSHDA suggested level of 20 percent.

Demand Analysis – As Proposed (2022 Movership Rates)

Demand calculations illustrate sufficient depth to support the existing LIHTC inventory, units under construction, and the 330 proposed units at the Subject.

The penetration rates for the Subject are all considered low, ranging from 0.6 to 2.3 percent. Note that the overall penetration rate is 1.0 percent. The penetration rates are below the MSHDA suggested level of 6.0 percent.

The capture rates range from 29.9 to 74.2 percent, with an overall capture rate of 41.0 percent. Note that the 60 and 80 percent capture rates are above the MSHDA suggested level of 50 percent. However, the affordable properties have reported generally low vacancy rates; therefore, we believe that the proposed Subject would be able to stabilize.

The saturation rates range from 0.9 to 2.2 percent. The overall saturation rate is 1.2 percent. The saturation rates are below the MSHDA suggested level of 20 percent.

Demand Analysis – Absent Subsidy (2022 Movership Rates)

Demand calculations illustrate sufficient depth to support the existing LIHTC inventory, units under construction, and the 330 proposed units at the Subject.

The penetration rates for the Subject are all considered low, ranging from 1.1 to 2.3 percent. Note that the overall penetration rate is 1.6 percent. The penetration rates are below the MSHDA suggested level of 6.0 percent.

The capture rates range from 37.3 to 74.2 percent, with an overall capture rate of 57.8 percent. Note that the 30, 60, and 80 percent as well as overall capture rates are above the MSHDA suggested level of 50 percent. However, the affordable properties have reported generally low vacancy rates; therefore, we believe that the proposed Subject would be able to stabilize.

The saturation rates range from 1.1 to 2.2 percent. The overall saturation rate is 1.7 percent. The saturation rates are below the MSHDA suggested level of 20 percent.

Strengths and Weaknesses

Weaknesses of the Subject include:

- The Subject will not offer off-street parking. However, according to the sponsor, the City does not want the Subject to offer on-site parking because it is located between two city-owned parking structures, Fourth and William and Library Lane, which offer 984 and 748 parking spaces, respectively, that operate at approximately 30 percent occupancy. The monthly parking fee is $245 per month, while limited and overnight parking rates are $40 per month. The comparable properties located in downtown Ann Arbor, similar to the Subject, reported only offering garage parking for a fee. The fees at the comparables ranged from $185 to $250 per month, with an average of $213 per month. Overall, the public parking permits are within the range of the comparables, although slightly higher than the average. The Subject location has a Walk Score of 99, and is considered "Walker's Paradise," per WalkScore.com, indicating daily errands do not require a car. Furthermore, the Subject is located adjacent to the Blake Transit Center. Based on the parking offered at comparable properties located downtown, we believe that the lack of parking is market-oriented.

Strengths of the Subject include:

- The Subject is located in close proximity to various local amenities.
- The Subject will provide new construction multifamily residential housing that will have a positive impact on the surrounding area.
- The Subject will offer amenities that are competitive with both LIHTC and market rate housing in the area.
- The Subject will be able to achieve the maximum allowable rents for its units at 30, 60, 70, and 80 percent AMI.
- Our achievable market rents are above the proposed contract rents for the one and two-bedroom units.

Market Feasibility

The demand analysis, existing supply of housing, as well as interviews with real estate professionals demonstrate an ongoing need for affordable multifamily housing in the PMA such as the proposed Subject. Management at the comparables reported that there is ongoing demand for good quality rental housing within the PMA, and the comparables demonstrate stable occupancies. Therefore, we believe that the Subject's development is feasible within this market as proposed and will have a positive impact upon the community.

Recommendations and/or Modifications

The Subject concept is generally well conceived. The unit configurations, sizes, and amenities are appropriate for the target market. The Subject's in-unit amenity and common area amenities will be inferior to similar to most of the comparables. It is important to note that the Subject will have similar in-unit amenities to the other comparables with similar downtown locations. Based on the comparable data, we believe the Subject can achieve maximum allowable LIHTC rents for its 30, 60,70, and 80 percent AMI units. Note that our achievable market rents are above the proposed contract rents for the one and two-bedroom units. **We recommend no additional changes or modifications.**

Vacancy/Absorption Estimate

We believe that the Subject will be able to maintain a vacancy rate of approximately five percent or less. Based on our analysis contained in this report, we have estimated an absorption period of 12 months following completion of the construction. This equates to an estimated absorption rate of approximately 27 units per month.

Area of Minority Concentration (AMC)

According to the HUD, the Subject is not located in an Area of Minority Concentration (AMC).

B. SCOPE OF WORK

SCOPE OF WORK

Type of Report: Full 4 Percent Market Analysis.

Client and Developer Name: Michigan State Housing Development Authority and Related Midwest.

Intended Use and Users: Michigan State Housing Development Authority is the client in this engagement. We understand that they will use this document for LIHTC application evaluation purposes. Intended users include the MSHDA and the applicant. As our client, Michigan State Housing Development Authority owns this report and permission must be granted from them before another third party can use this document. We assume that by reading this report another third party has accepted the terms of the original engagement letter including scope of work and limitations of liability. We are prepared to modify this document to meet any specific needs of the potential uses under a separate agreement. Furthermore, without limiting the general applicability of this paragraph, under no circumstances may the Report be used in advertisements, solicitations and/or any form of securities offering.

Steps Taken in Completion of the Report: The following report provides support for the findings of the study and outlines the sources of information and the methodologies used to arrive at these conclusions. This report incorporates LIHTC rent and income restrictions. The scope of this report meets the requirements of the MSHDA Market Study Guidelines including the following:

- Inspecting the site of the Subject and the general location
- Executive Summary
- Scope of Work
- Project Description
- Site Factors/Location
- Market Area Definition
- Employment and Economy
- Demographic Characteristics
- Competitive Environment
- Demand Analysis
- Analysis and Conclusions

Date of Inspection: The Subject site and all comparable properties were most recently inspected on August 30, 2025.

Inspector: Josiah Seymour.

Primary Analyst: K. David Adamescu, Nathan Vale, Josiah Seymour are the primary analysts for this report, under the supervision of Rebecca Arthur.

C. PROJECT DESCRIPTION

PROJECT DESCRIPTION

350 South Fifth Avenue (Subject) is a proposed new construction 20-story elevator-serviced highrise building. The Subject will offer 330 one and two-bedroom units targeting general tenancy households earning 30, 60, 70, and 80 percent of AMI, or less. Additionally, 110 units at 30 percent of AMI will operate with Project-based Vouchers (PBV), and tenants in these units will pay 30 percent of their income towards rent.

Anticipated Construction and Start of Pre-Leasing Dates: The Subject site is currently vacant. Construction of the Subject will begin in March 2026 and the projected construction completion date for the Subject is March 2028.

Project Structure

The Subject's proposed unit mix is detailed in the following table. The Subject's proposed rents for the units restricted to households earning up to 60 percent AMI level is set at the 2025 maximum allowable levels, while the 70 and 80 percent AMI levels are set below the 2025 maximum allowable levels. The Subject's proposed contract rents for the units restricted to households earning up to the 30 percent AMI levels are set above the 2025 maximum allowable levels. If the subsidy were lost, these rents would need to be lowered to within the LIHTC allowable levels.

Name of the Subject Property: 350 South Fifth Avenue
Location of the Subject Property: 350 South Fifth Avenue, Ann Arbor, MI
Construction Type: New Construction, 20-story highrise building

Unit Type	Unit Size (SF)	Number of Units	Asking Rent	Utility Allowance (1)	Gross Rent	2025 LIHTC Maximum Allowable Gross Rent	2026 HUD Fair Market Rents
			@30% (PBV)				
1BR / 1BA	638	73	$1,700	$0	$1,700	$708	$1,387
2BR / 1BA	914	37	$2,046	$0	$2,046	$850	$1,656
			@60%				
1BR / 1BA	638	37	$1,417	$0	$1,417	$1,417	$1,387
2BR / 1BA	914	18	$1,701	$0	$1,701	$1,701	$1,656
			@70%				
1BR / 1BA	638	37	$1,569	$0	$1,569	$1,653	$1,387
2BR / 1BA	914	18	$1,884	$0	$1,884	$1,984	$1,656
			@80%				
1BR / 1BA	638	73	$1,794	$0	$1,794	$1,890	$1,387
2BR / 1BA	914	37	$2,153	$0	$2,153	$2,268	$1,656
		330					

Notes (1) Source of Utility Allowance based on the MSHDA utility allowance.

The Subject's unit mix by floor plan is illustrated in the following table.

UNIT MIX AND SQUARE FOOTAGE

Unit Type	Number of Units	Unit Size (SF)	Net Leasable Area
1BR / 1BA	220	638	140,360
2BR / 1BA	110	914	100,540
TOTAL	**330**		**240,900**

Existing or Proposed Project Based Rental Assistance: All of the units at 30 percent of AMI will operate with Project-based Vouchers (PBV) and tenants in these units will pay 30 percent of their income towards rents.

Utility Structure: The Subject will offer electric heating, water heating, and cooking. Tenants at the Subject will not be responsible for any utility expenses. The landlord will be responsible for all utility expenses. The following table depicts the utility allowance calculations provided by MSHDA for the Subject's location (Region D).

HOUSING AUTHORITY UTILITY ALLOWANCE

UTILITY AND SOURCE	Paid By	1BR	2BR
Heating - Electric	Landlord	$40	$55
Cooking - Electric	Landlord	$9	$13
Other Electric	Landlord	$46	$59
Air Conditioning	Landlord	$0	$0
Water Heating - Electric	Landlord	$24	$31
Water	Landlord	$28	$47
Sewer	Landlord	$45	$75
Trash	Landlord	$19	$19
TOTAL - Paid By Landlord		**$211**	**$299**
TOTAL - Paid By Tenant		**$0**	**$0**
TOTAL - Paid By Tenant Provided by Developer		**$0**	**$0**
DIFFERENCE		-	-

Source: MSHDA, effective 12/2024

Note electric surchage is included in other electric expense .

Age Restriction: The Subject will not be age-restricted.

General Information

The Subject will offer 330 one and two-bedroom units targeting general tenancy households earning 30, 60, 70, and 80 percent of AMI, or less. Additionally, 110 units at 30 percent of AMI will operate with Project-based Vouchers (PBV), and tenants in these units will pay 30 percent of their income towards rent.

Tenant Income Levels: As proposed, qualifying income for the Subject's units will range between $0 to $90,720 as proposed and from $21,240 to $90,720 absent subsidy.

Tenant Impact: The Subject is proposed new construction. Therefore, this analysis is not applicable.

Number of Buildings: The Subject property will consist of one, 20-story highrise residential building.

Design: The Subject's residential units will be housed in one 20-story elevator-serviced residential building. The building will be concrete block frame construction with flat roofs.

Common Area and Site Amenities

Unit Amenities: The Subject will offer blinds, vinyl plank flooring, central air conditioning, coat closets, dishwashers, garbage disposals, walk-in closets, microwaves, ovens, refrigerators, and in-unit washer/dryers. Note that the Subject will offer stainless steel appliances as premium finishes.

Community Amenities: The Subject will offer a community room, elevators, on-site management, and an exercise facility. The Subject will offer limited access, intercom entry, video surveillance, and patrol as security features.

Parking: The Subject will not offer off-street parking. However, according to the sponsor, the City does not want the Subject to offer on-site parking because it is located between two city-owned parking structures, Fourth and William and Library Lane, which offer 984 and 748 parking spaces, respectively, that operate at approximately 30 percent occupancy. The monthly parking fee is $245 per month, while limited and overnight parking rates are $40 per month. The comparable properties located in downtown Ann Arbor, similar to the Subject, reported only offering garage parking for a fee. The fees at the comparables ranged from $185 to $250 per month, with an average of $213 per month. Overall, the public parking permits are within the range of the comparables, although slightly higher than the average. The Subject location has a Walk Score of 99, and is considered "Walker's Paradise," per WalkScore.com, indicating daily errands do not require a car. Furthermore, the Subject is located adjacent to the Blake Transit Center. Based on the parking offered at comparable properties located downtown, we believe that the lack of parking is market-oriented.

Floor Plans and Elevations: We have reviewed the site and building plans (provided in the Addendum) and they appear functional. Additionally, the developer-supplied unit sizes at the proposed Subject appear functional and of appropriate size for these unit types in the Ann Arbor market.

Rehabilitation Efforts

Not applicable.

D. SITE FACTORS/LOCATION

SITE CHARACTERISTICS

The location of a multifamily property can have a substantial negative or positive impact upon the performance, safety, and appeal of the project. The site description discusses the physical features of the site, as well as the layout, access issues, and traffic flow.

Aerial Image:

Source: Google Earth, September 2025

Size and Shape: The Subject parcel totals approximately 0.80 acres, or 34,848 square feet. The parcel is generally rectangular in shape.

Frontage: The Subject site has frontage on the north side of East William Street, the west side of South 5th Avenue, and the east side of South 4th Avenue.

Topography: The Subject sites are generally level.

Detrimental Influences: Overall, the Subject is located within an established residential area with average to excellent condition housing that reinforces a feeling of

'neighborhood.' **According to MSHDA's site assessment, there are no negative influences at the site. Note the Subject site is located more than 600 feet from the nearest railroad tracks and more than 300 feet from any other site-related dis-amenities, such as garbage dumps, high-power tension lines, truck yards, drilling rigs, or other negative site factors.**

Layout and Curb Appeal: The Subject site is currently a surface parking lot. The Subject will be a new construction development consisting of 330 total one and two-bedroom units. The multifamily units for the proposed Subject will be contained in one 20-story, elevator-serviced building. Overall, we believe the Subject development will have good curb appeal, which will add to the marketability and appeal of the area.

Surrounding Land Uses: The Subject is located in a mixed-use neighborhood of downtown Ann Arbor consisting of single-family homes in generally good condition, commercial and retail uses in average condition, municipal uses, multifamily uses in average to excellent condition, educational uses, and public parks.

North: To the north of the Subject is the Ann Arbor Area Transportation Authority - Blake Transit Center in excellent condition. Farther north is a federal building in average condition and commercial/retail uses in good to excellent condition.

East: To the east of the Subject site is the Ann Arbor District Library in average condition. Farther east are commercial uses in average condition and single-family homes in average to good condition.

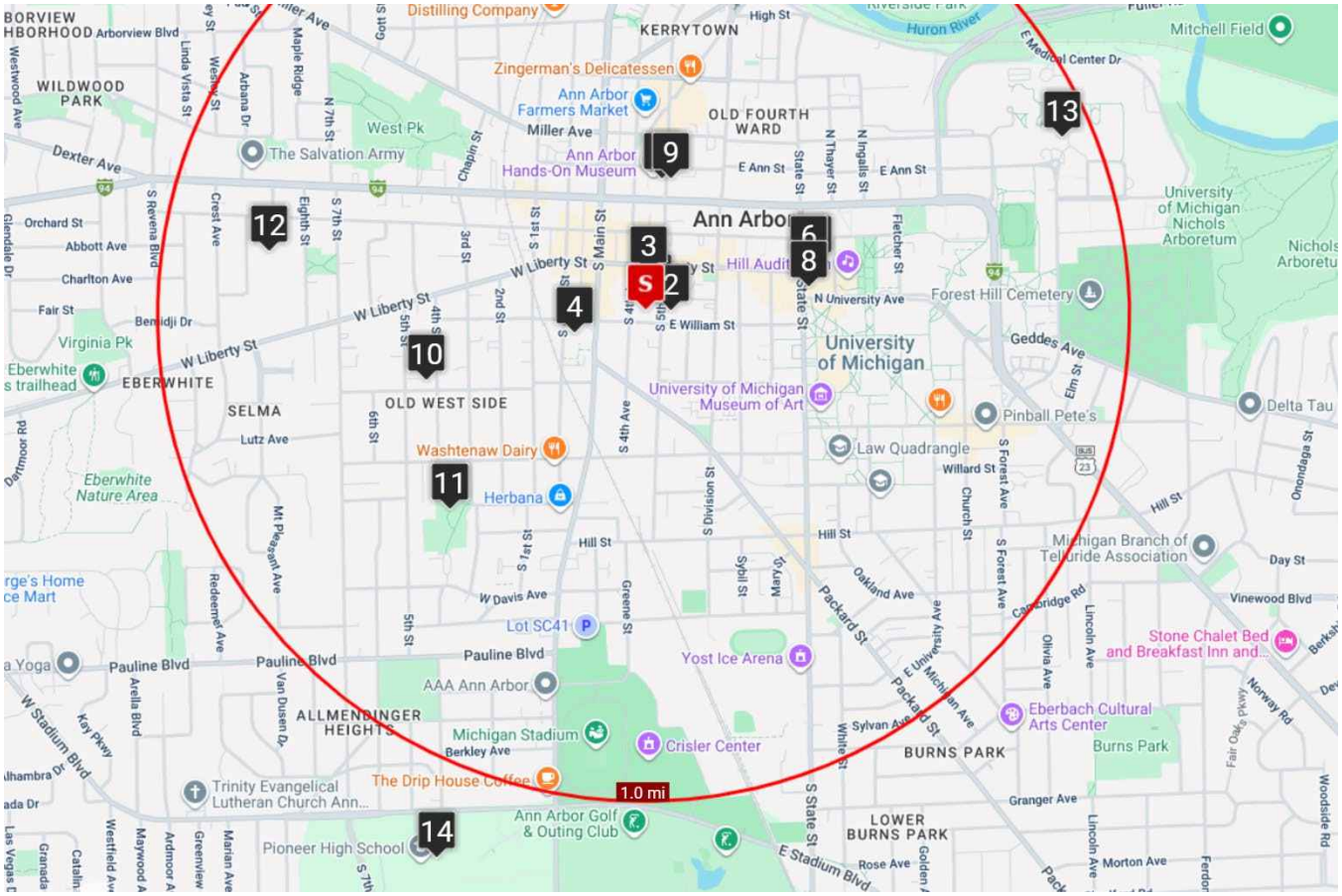
South: To the immediate south of the Subject site are single-family homes in good condition and a funeral home in average condition. Farther south are continued single-family in generally good condition, a house of worship, and City Place Ann Arbor, a student housing development in excellent condition.

West: To the west of the Subject consist of a parking garage in average condition. Farther west are commercial/retail uses in good to excellent condition.

The Subject location has a Walk Score of 99, and is considered "Walker's Paradise," per WalkScore.com, indicating daily errands do not require a car. According to Zillow.com, single-family homes in the Subject's zip code have a median home value of $568,000.

Public Transportation: TheRide offers fixed-route bus services throughout Ann Arbor. Fares are $1.50 for most riders, with discounted fares for seniors and individuals with disabilities. The Subject is located adjacent to Ann Arbor Area Transportation Authority - Blake Transit Center, which is a major hub for the TheRide's bus system.

Proximity to Local Services: The following table illustrates the Subject's proximity to local services. The Subject is located in good proximity to the retail stores, library, and a pharmacy.



Source: Google Earth, September 2025

LOCATIONAL AMENITIES

#	Service or Amenity	Distance to Subject	#	Service or Amenity	Distance to Subject
1	Bus Stop	0.0 miles	8	Walgreens Pharmacy	0.3 miles
2	Ann Arbor District Library: Downtown	0.1 miles	9	Ann Arbor Police Department	0.3 miles
3	United States Postal Service	0.1 miles	10	Bach Elementary School	0.5 miles
4	First Merchant Bank	0.1 miles	11	Wurster Park	0.5 miles
5	Target Grocery	0.3 miles	12	Slauson Middle School	0.7 miles
6	Target	0.3 miles	13	University of Michigan Health	0.9 miles
7	Ann Arbor Fire Department	0.3 miles	14	Pioneer High School	1.1 miles

PHOTOGRAPHS OF SUBJECT SITE AND SURROUNDING NEIGHBORHOOD

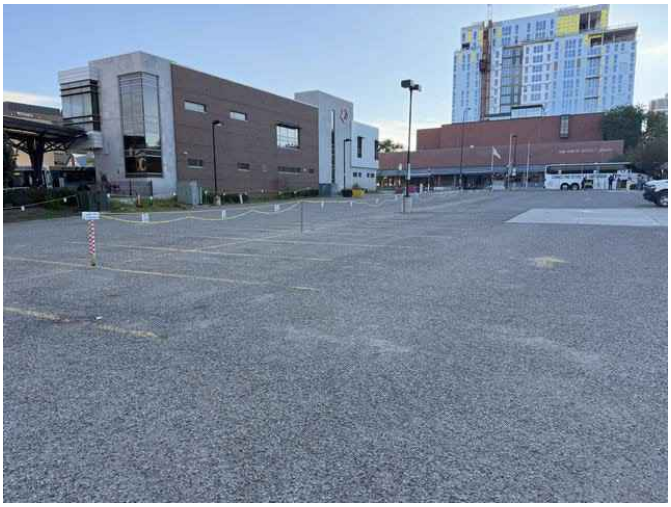
Subject site from the south

Subject site from the southeast

Subject site from the east

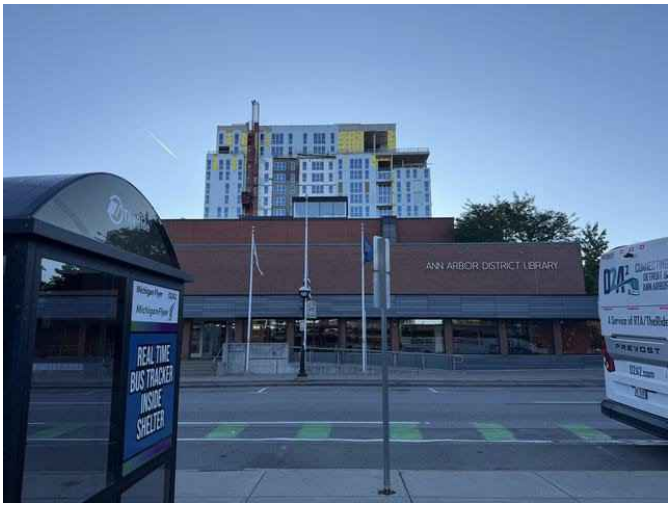
Subject site from the north

Subject site from the northwest



Subject site from the west

View south toward single-family homes



View east toward library

View north toward transit station

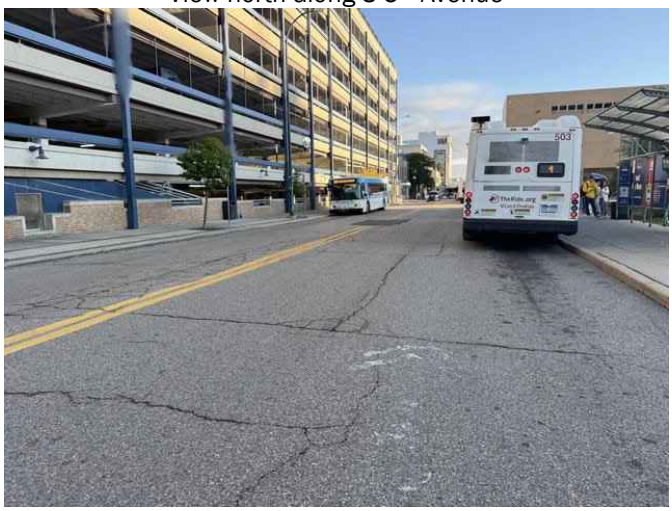
View west toward parking garage

View west along E William Street

View east along E William Street

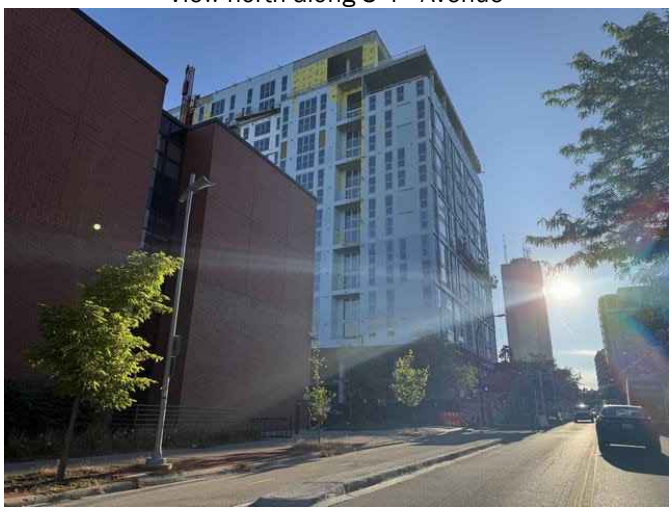
View north along S 5th Avenue

View south along S 5th Avenue



View north along S 4th Avenue

View south along S 4th Avenue



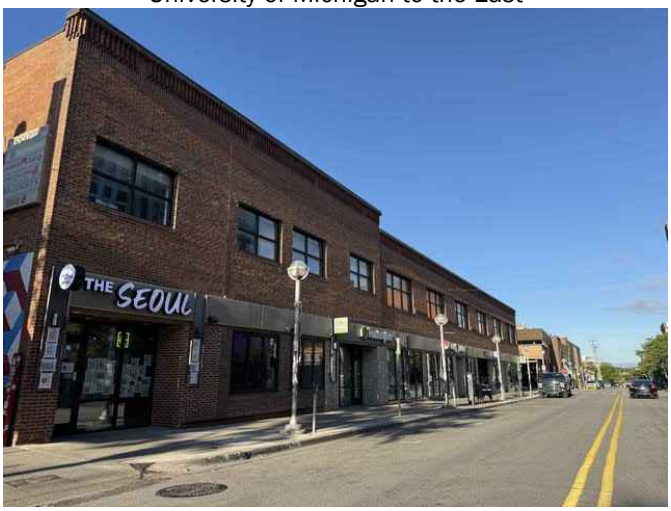
Under construction multifamily to the east

Commercial to the east

Commercial to the east

University of Michigan to the East

Commercial to the north



Commercial to the north

Single-family homes to the north

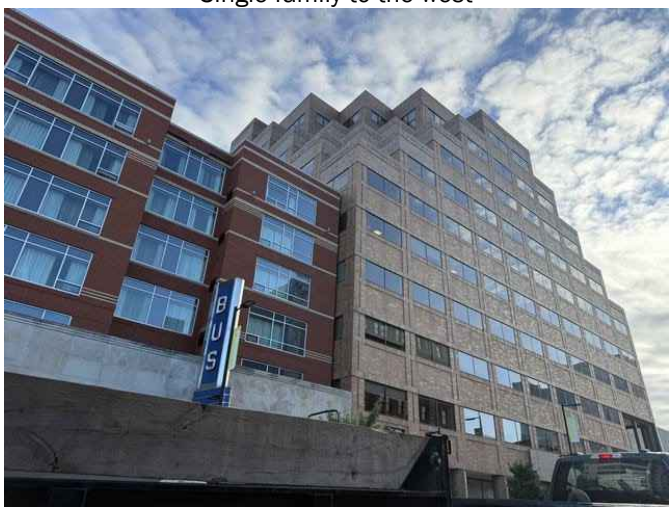
Commercial to the north

Single-family homes to the south

Single-family homes to the south

Single-family to the west

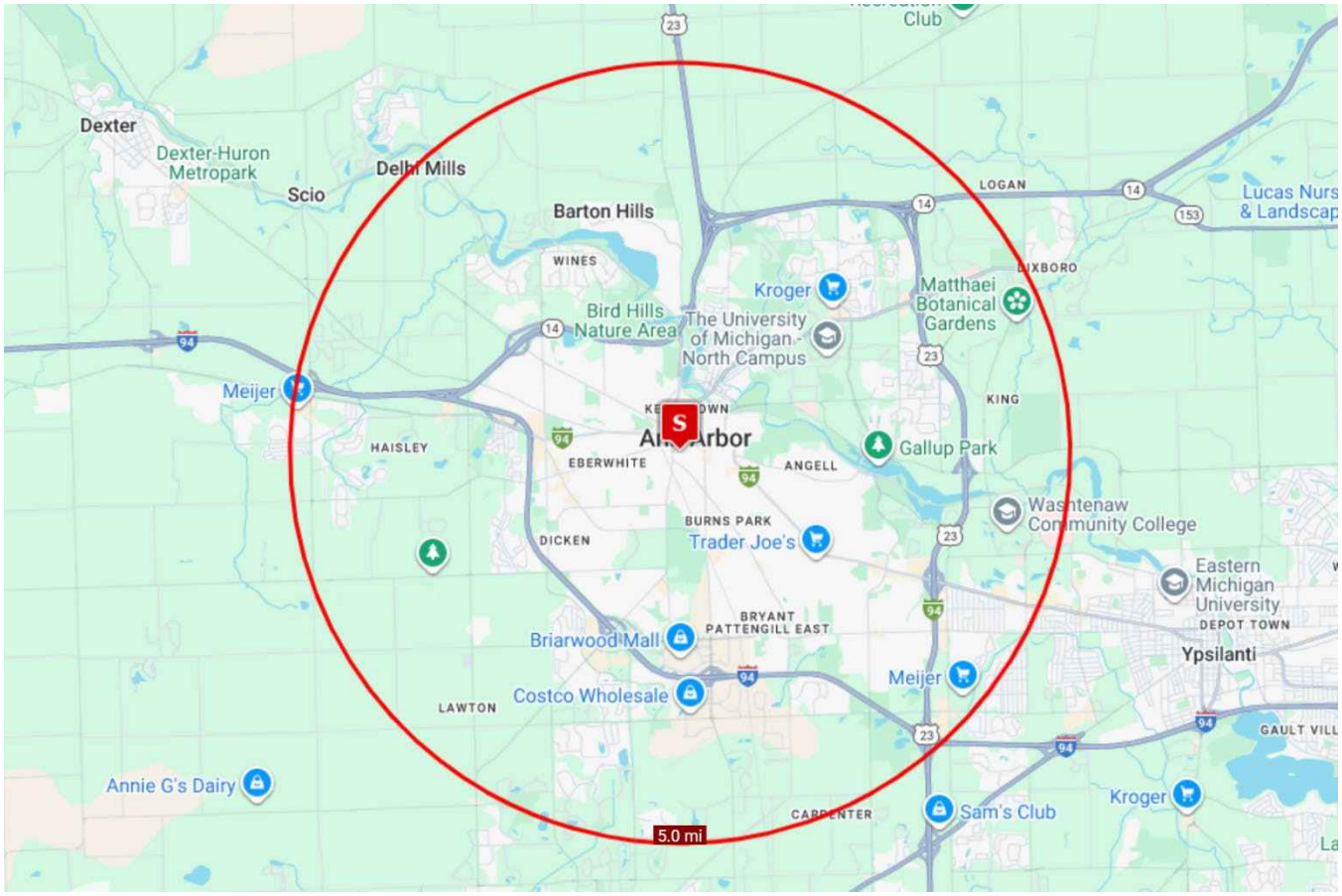
Commercial uses to the west



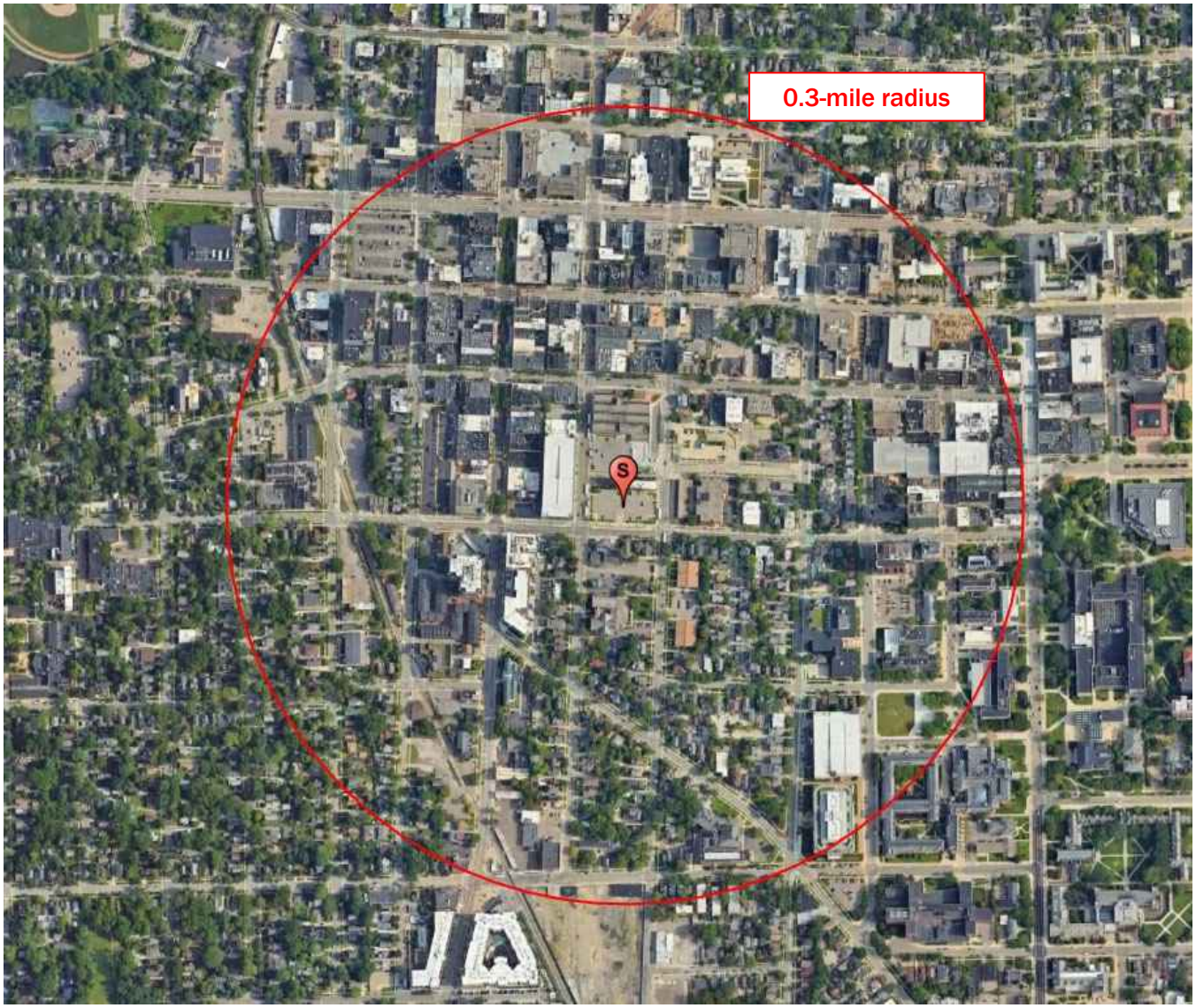
Commercial uses to the west

Commercial uses to the west

Map of Subject's Location



Source: Google Earth, September 2025



Source: Google Earth, September 2025

Crime Statistics

The following table shows personal and property crimes over the last 12 months for the PMA and MSA as an index, meaning an index of 100 is average. Any number above 100 is above average compared to the national crime index, while any number below 100 indicates lower than average crime.

2024 CRIME INDICES

	PMA	Ann Arbor, MI Metropolitan Statistical Area
Total Crime*	**99**	**83**
Personal Crime*	**106**	**107**
Murder	48	65
Rape	114	120
Robbery	115	78
Assault	102	115
Property Crime*	**98**	**78**
Burglary	94	81
Larceny	89	72
Motor Vehicle Theft	160	116

Source: Esri Demographics 2024, Novogradac, September 2025

*Unweighted aggregations

Personal and property crime in the PMA are similar to slightly higher than the MSA and the nation. The Subject will offer limited access, intercom entry, video surveillance, and patrol as security features, which will be similar to the majority of the comparables, which are generally performing well. As such, we do not believe crime will adversely impact marketability.

Surrounding Development:

The Subject is located in a mixed-use neighborhood of downtown Ann Arbor consisting of single-family homes in generally good condition, commercial and retail uses in average condition, municipal uses, multifamily uses in average to excellent condition, educational uses, and public parks.

North: To the north of the Subject is the Ann Arbor Area Transportation Authority - Blake Transit Center in excellent condition. Farther north is a federal building in average condition and commercial/retail uses in good to excellent condition.

East: To the east of the Subject site is the Ann Arbor District Library in average condition. Farther east are commercial uses in average condition and single-family homes in average to good condition.

South: To the immediate south of the Subject site are single-family homes in good condition and a funeral home in average condition. Farther south are continued single-family in generally good condition, a house of worship, and City Place Ann Arbor, a student housing development in excellent condition.

West: To the west of the Subject consist of a parking garage in average condition. Farther west are commercial/retail uses in good to excellent condition.

The Subject location has a Walk Score of 99, and is considered "Walker's Paradise," per WalkScore.com, indicating daily errands do not require a car. According to Zillow.com, single-family homes in the Subject's zip code have a median home value of $568,000.

Access and Traffic Flow: The Subject will be accessible via the north side of East William Street, the west side of South 5th Avenue, and the east side of South 4th Avenue. South 4th Avenue is a two-lane, moderately trafficked road that traverses north and south throughout the Subject's neighborhood and downtown Ann Arbor. South 5th Avenue is a two-lane, moderately trafficked road that traverses south throughout the Subject's neighborhood and downtown Ann Arbor. East William Street is a two-lane, moderately trafficked road that traverses east and west throughout the Subject's neighborhood and downtown Ann Arbor. South 4th Avenue provides access to Huron Street approximately 0.2 miles from the Subject. Huron Street is a four-lane major roadway that traverses east and west and provides access to central Ann Arbor and Interstate 94, approximately 1.9 miles from the Subject, and US Route 23, approximately 3.6 miles from the Subject. Interstate 94 is a major highway that traverses east and west and provides access to Detroit, MI, and Jackson, MI. Overall, access is considered excellent, and traffic flow is considered moderate.

Visibility/Views: The Subject has good visibility from William Street, South 5th Avenue, and South 4th Avenue. Views to the north of the Subject site consists of the Ann Arbor Area Transportation Authority - Blake Transit Center in excellent condition. Views east of the Subject site consist of the Ann Arbor District Library in average condition. Views to the south are single-family homes in good condition and a funeral home in average condition. Views to the west of a parking garage in average condition. Views from the Subject are considered average.

Flood Plain: Based on information provided by the FEMA Flood Map Service Center, the Subject is located within Community Panel 26161C0263E dated April 3, 2012, the Subject is located in Zone X, an area outside of any flood risk. Further analysis is beyond the scope of this report. We assume the sponsor will have the appropriate flood insurance.

Conclusion: The Subject site is physically capable of supporting a variety of legally permissible uses and is considered an adequate building site.

E. MARKET AREA DEFINITION

LOCATION AND MARKET AREA DEFINITION

PRIMARY MARKET AREA

For the purpose of this study, it is necessary to define the primary market area (PMA), or the area from which potential tenants for the project are likely to be drawn. In some areas, residents are very much "neighborhood oriented" and are generally very reluctant to move from the area where they have grown up. In other areas, residents are much more mobile and will relocate to a completely new area, especially if there is an attraction such as affordable housing at below market rents. The Subject is located in Washtenaw County in the central portion of the city of Ann Arbor, Michigan.

The following are the general boundaries of the PMA, which was determined based on interviews with local property managers and planning officials, and our historical experience evaluating markets in Washtenaw County. The primary market area (PMA) for the Subject generally encompasses central Ann Arbor.

North: US Highway 23 and State Route 14
East: US Route 23
South: Interstate 94
West: Interstate 94 and State Route 14

According to ESRI Demographics, the established PMA has a total of 48,502 households as of 2024. The PMA boundaries and overall market health assessment are based upon analyses of physical boundaries, which include traffic and commute patterns within the area, surveys of existing market rate and affordable apartment projects undertaken by Novogradac, and insights gained from resident managers, area planning staff, and others familiar with the multifamily market. Per MSHDA requirements, we have detailed the census tracts included in the PMA, either in whole or in part, which are listed in the following table.

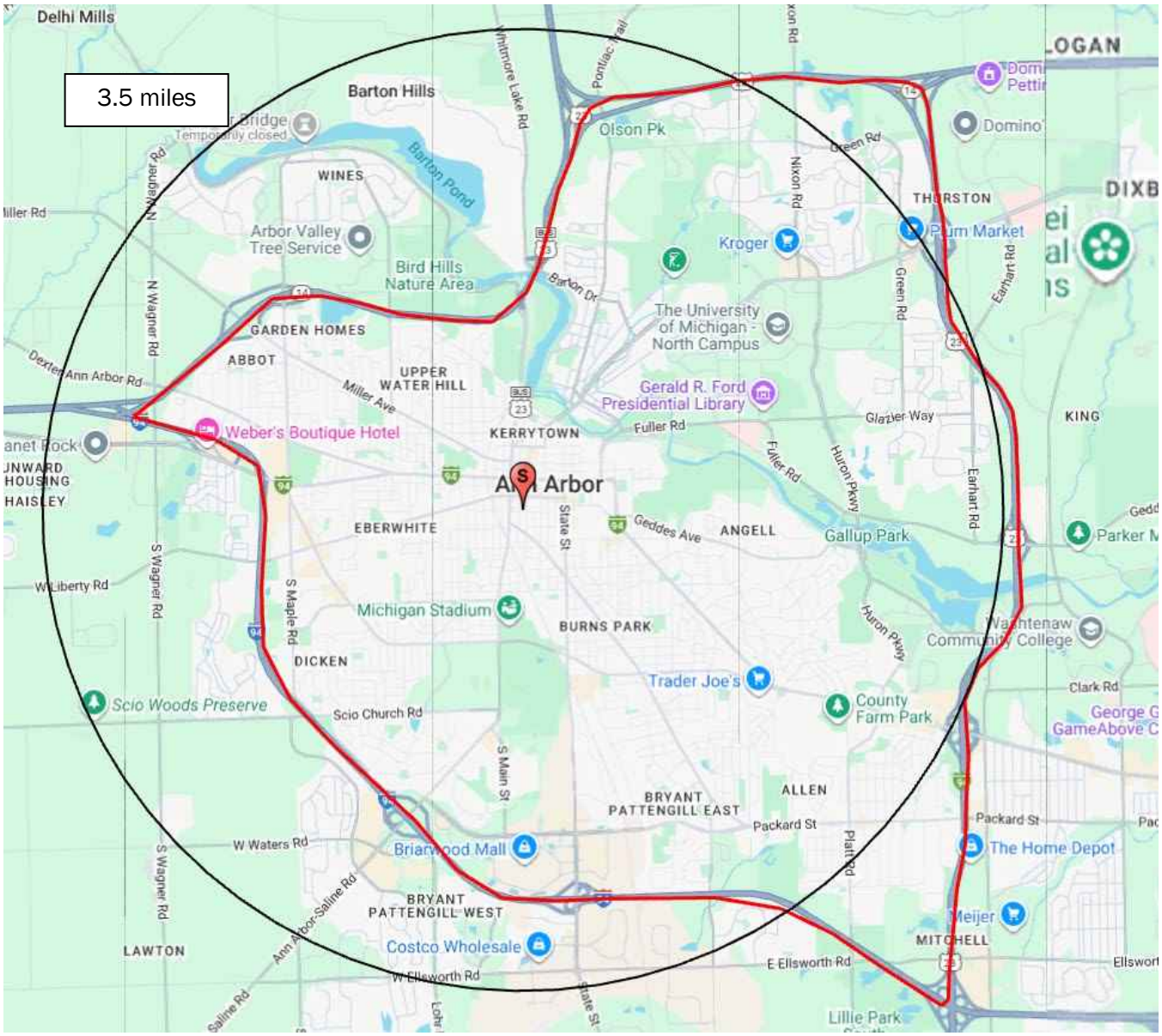
CENSUS TRACT IN PMA

Tract #	Tract #	Tract #	Tract #
4003.00	4023.00	4036.00	4051.00
4004.00	4025.00	4038.00	4052.00
4005.00	4026.01	4041.00	4053.00
4006.00	4027.00	4042.00	4054.00
4007.00	4032.00	4043.00	4055.00
4008.00	4033.00	4044.00	9801.01
4021.00	4034.00	4045.00	9801.02
4022.01	4035.00	4046.00	9804.00

There are no natural boundaries in the Ann Arbor area that would inhibit anyone from relocating to the Subject. The market area boundaries identified are a reasonable approximation regarding the potential renter market for the Subject.

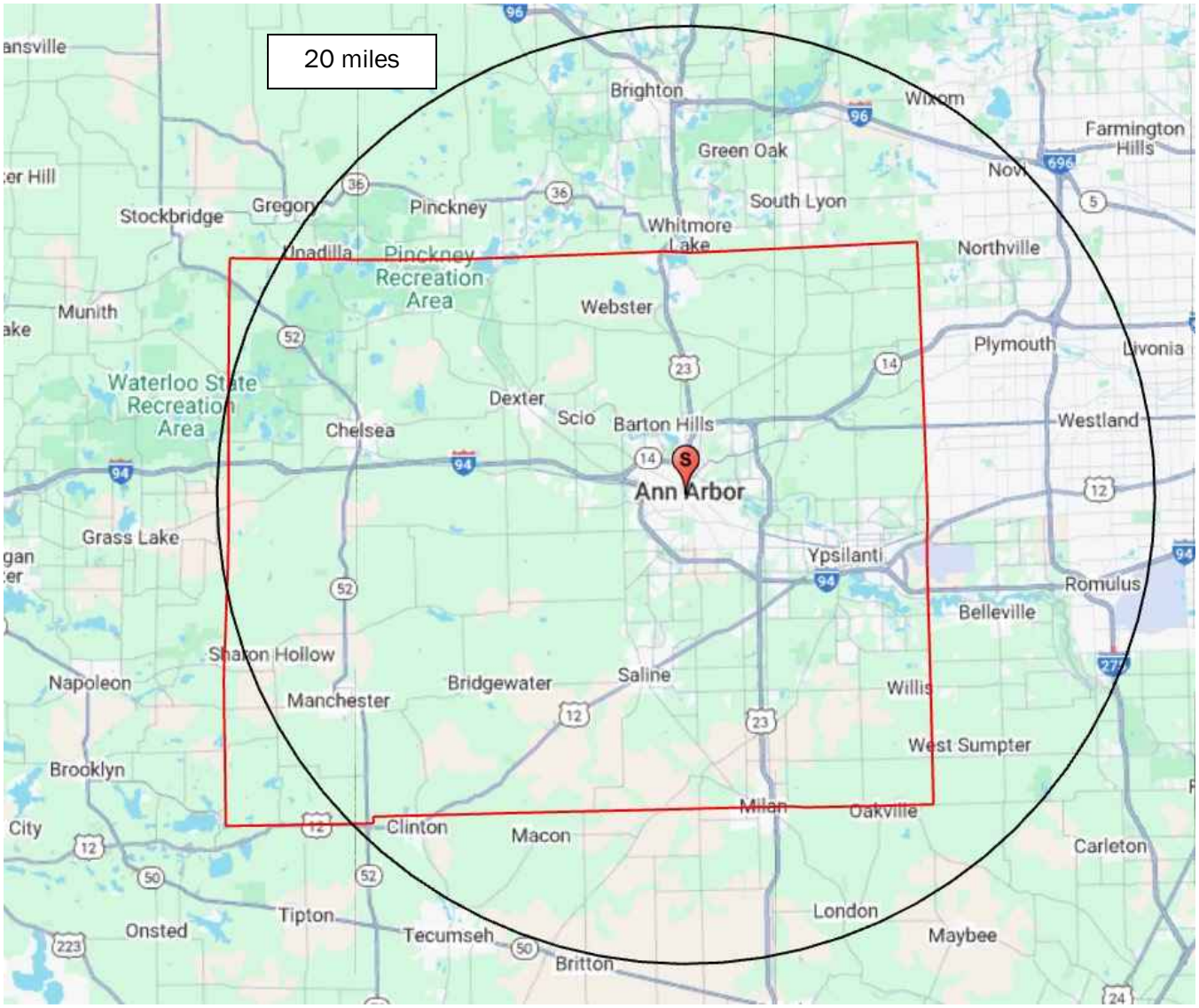
The secondary market area (SMA) for the Subject is Ann Arbor, MI Metropolitan Statistical Area (MSA), which consists of the following county: Washtenaw in Michigan. The MSA is 723 square miles.

Primary Market Area Map



Source: Google Earth, September 2025

Secondary Market Area Map



Source: Google Earth, September 2025

F. EMPLOYMENT AND ECONOMY

EMPLOYMENT AND ECONOMY

Employment by Industry

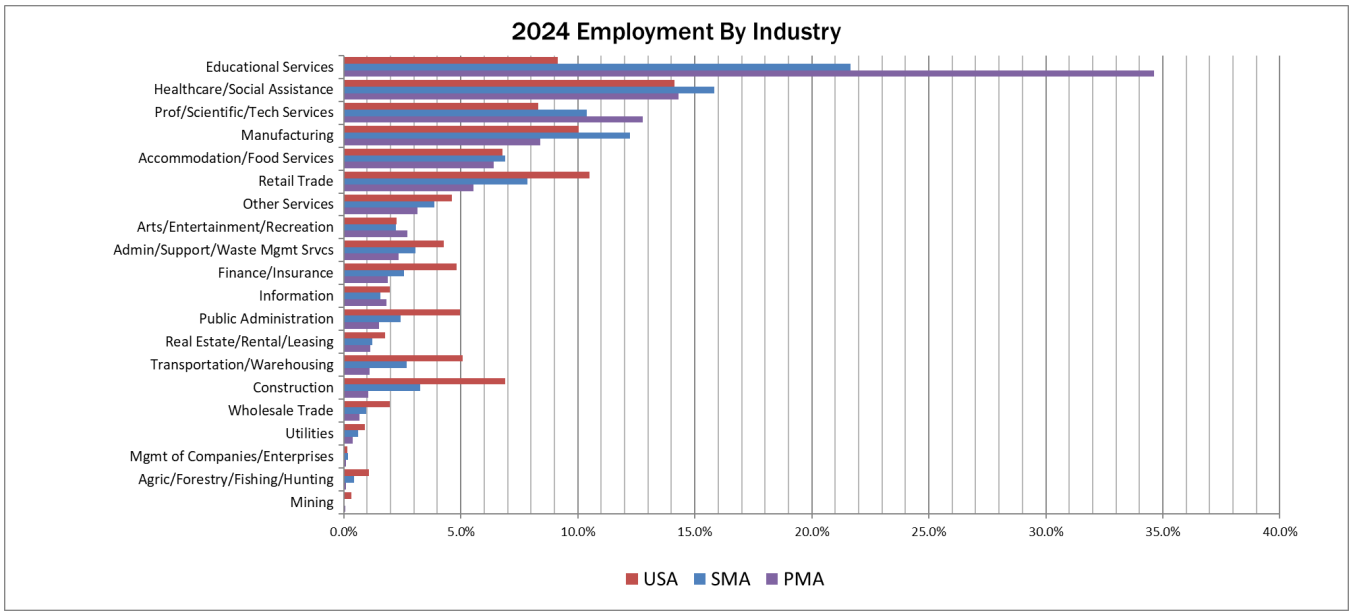
The following table illustrates the distribution of employment sectors by industry within the PMA and the nation.

2024 EMPLOYMENT BY INDUSTRY

Industry	PMA		USA	
	Number Employed	Percent Employed	Number Employed	Percent Employed
Educational Services	22,234	34.6%	15,195,042	9.1%
Healthcare/Social Assistance	9,183	14.3%	23,456,754	14.1%
Prof/Scientific/Tech Services	8,205	12.8%	13,808,768	8.3%
Manufacturing	5,393	8.4%	16,689,019	10.0%
Accommodation/Food Services	4,117	6.4%	11,278,763	6.8%
Retail Trade	3,553	5.5%	17,466,879	10.5%
Other Services	2,020	3.1%	7,659,177	4.6%
Arts/Entertainment/Recreation	1,747	2.7%	3,747,153	2.3%
Admin/Support/Waste Mgmt Srvcs	1,509	2.3%	7,081,387	4.3%
Finance/Insurance	1,205	1.9%	8,016,602	4.8%
Information	1,181	1.8%	3,255,493	2.0%
Public Administration	967	1.5%	8,264,977	5.0%
Real Estate/Rental/Leasing	721	1.1%	2,954,339	1.8%
Transportation/Warehousing	703	1.1%	8,419,689	5.1%
Construction	671	1.0%	11,451,658	6.9%
Wholesale Trade	425	0.7%	3,291,556	2.0%
Utilities	241	0.4%	1,502,053	0.9%
Mgmt of Companies/Enterprises	64	0.1%	237,343	0.1%
Agric/Forestry/Fishing/Hunting	57	0.1%	1,785,076	1.1%
Mining	42	0.1%	561,373	0.3%
Total Employment	**64,238**	**100.0%**	**166,123,101**	**100.0%**

Source: Esri Demographics 2024, Novogradac, September 2025

Employment in the PMA is concentrated in educational services, healthcare/social assistance, and prof/scientific/tech services, which collectively comprise 61.7 percent of local employment. The large share of PMA employment in the healthcare industry, which is historically known to exhibit greater stability during recessionary periods. Relative to the nation, the PMA features comparatively greater employment in the educational services, healthcare/social assistance, and prof/scientific/tech services industries. Conversely, the PMA is underrepresented in the construction, public administration, and retail trade sectors.


2024 Employment By Industry
Educational Services
Healthcare/Social Assistance
Prof/Scientific/Tech Services
Manufacturing
Accommodation/Food Services
Retail Trade
Other Services
Arts/Entertainment/Recreation
Admin/Support/Waste Mgmt Srvcs
Finance/Insurance
Information
Public Administration
Real Estate/Rental/Leasing
Transportation/Warehousing
Construction
Wholesale Trade
Utilities
Mgmt of Companies/Enterprises
Agric/Forestry/Fishing/Hunting
Mining
0.0%
5.0%
10.0%
15.0%
20.0%
25.0%
30.0%
35.0%
40.0%
USA
SMA
PMA

Change in Employment by Industry

The following table illustrates change in employment by industry within the PMA between 2010 and 2024.

2010-2024 CHANGE IN EMPLOYMENT - PMA

Industry	2010		2024		2010-2024	
	Number Employed	Percent Employed	Number Employed	Percent Employed	Growth	Annualized Percent
Educational Services	17,219	33.6%	22,234	34.6%	5,015	2.1%
Healthcare/Social Assistance	8,229	16.0%	9,183	14.3%	954	0.8%
Prof/Scientific/Tech Services	5,554	10.8%	8,205	12.8%	2,651	3.4%
Manufacturing	2,945	5.7%	5,393	8.4%	2,448	5.9%
Accommodation/Food Services	3,327	6.5%	4,117	6.4%	790	1.7%
Retail Trade	3,942	7.7%	3,553	5.5%	-389	-0.7%
Other Services	1,525	3.0%	2,020	3.1%	495	2.3%
Arts/Entertainment/Recreation	964	1.9%	1,747	2.7%	783	5.8%
Admin/Support/Waste Mgmt Srvcs	1,075	2.1%	1,509	2.3%	434	2.9%
Finance/Insurance	986	1.9%	1,205	1.9%	219	1.6%
Information	1,547	3.0%	1,181	1.8%	-366	-1.7%
Public Administration	1,067	2.1%	967	1.5%	-100	-0.7%
Real Estate/Rental/Leasing	738	1.4%	721	1.1%	-17	-0.2%
Transportation/Warehousing	700	1.4%	703	1.1%	3	0.0%
Construction	680	1.3%	671	1.0%	-9	-0.1%
Wholesale Trade	548	1.1%	425	0.7%	-123	-1.6%
Utilities	126	0.2%	241	0.4%	115	6.5%
Mgmt of Companies/Enterprises	19	0.0%	64	0.1%	45	16.9%
Agric/Forestry/Fishing/Hunting	102	0.2%	57	0.1%	-45	-3.2%
Mining	12	0.0%	42	0.1%	30	17.9%
Total Employment	**51,305**	**100.0%**	**64,238**	**100.0%**	**12,933**	**1.8%**

Source: Esri Demographics 2024, Novogradac, September 2025

Total employment in the PMA increased at an annualized rate of 1.8 percent between 2010 and 2024. The industries that nominally expanded most substantially during this period include educational services, prof/scientific/tech services, and manufacturing. Conversely, during this same period, the retail trade, information, and wholesale trade sectors experienced the least nominal growth and declined.

Major Employers

The table on the following page details the major employers in Washtenaw, Michigan.

MAJOR EMPLOYERS
WASHTENAW COUNTY, MI

Employer Name	Industry	# Of Employees
University of Michigan	Education	37,400 – 37,499
Trinity Health Michigan	Healthcare	5,500 – 5,599
Ann Arbor Public Schools	Education	2,700 – 2,799
VA Ann Arbor	Healthcare	2,700 – 2,799
IHA Health Services Corp.	Healthcare	1,600 – 1,699
Eastern Michigan University	Education	1,300 – 1,399
Washtenaw County Government	Government	1,300 – 1,399
Toyota Motor North America	Manufacturing	1,200 – 1,299
Domino's Pizza	Retail	1,200 – 1,299
RealTruck	Manufacturing	900 – 999
Ford Rawsonville Components Plant	Manufacturing	900 – 999

Source: Ann Arbor SPARK; as of September 2025.

Washtenaw County's major employers are primarily concentrated within the education, healthcare, and manufacturing sectors. The education and healthcare industries are historically stable and less prone to contraction during economic recessions. We believe the relatively diverse mix of industries in typically stable sectors bodes well for the local area economy.

Employment Trends

The following table details employment and unemployment trends for the MSA from 2007 to June 2025.

EMPLOYMENT & UNEMPLOYMENT TRENDS (NOT SEASONALLY ADJUSTED)

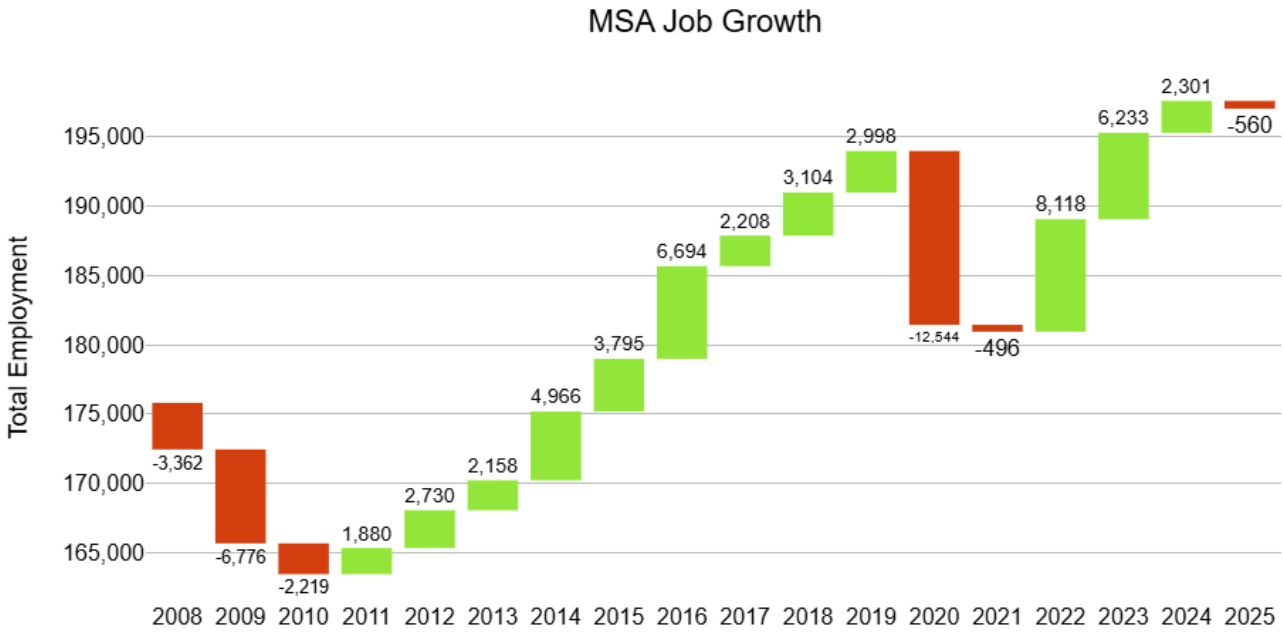
	Ann Arbor, MI MSA				USA			
Year	Total Employment	% Change	Unemployment Rate	Change	Total Employment	% Change	Unemployment Rate	Change
2007	179,172	-	4.9%	-	146,046,667	-	4.6%	-
2008	175,809	-1.9%	5.7%	0.8%	145,362,500	-0.5%	5.8%	1.2%
2009	169,034	-3.9%	8.7%	3.0%	139,877,500	-3.8%	9.3%	3.5%
2010	166,815	-1.3%	8.2%	-0.5%	139,063,917	-0.6%	9.6%	0.3%
2011	168,694	1.1%	6.6%	-1.6%	139,869,250	0.6%	9.0%	-0.7%
2012	171,424	1.6%	5.9%	-0.7%	142,469,083	1.9%	8.1%	-0.9%
2013	173,582	1.3%	5.8%	-0.1%	143,929,333	1.0%	7.4%	-0.7%
2014	178,547	2.9%	4.9%	-1.0%	146,305,333	1.7%	6.2%	-1.2%
2015	182,342	2.1%	3.7%	-1.1%	148,833,417	1.7%	5.3%	-0.9%
2016	189,037	3.7%	3.6%	-0.2%	151,435,833	1.7%	4.9%	-0.4%
2017	191,244	1.2%	3.4%	-0.2%	153,337,417	1.3%	4.3%	-0.5%
2018	194,348	1.6%	3.0%	-0.4%	155,761,000	1.6%	3.9%	-0.4%
2019	197,346	1.5%	2.9%	-0.2%	157,538,083	1.1%	3.7%	-0.2%
2020	184,802	-6.4%	6.7%	3.8%	147,794,750	-6.2%	8.1%	4.4%
2021	184,306	-0.3%	4.1%	-2.6%	152,580,667	3.2%	5.4%	-2.7%
2022	192,424	4.4%	3.4%	-0.7%	158,291,083	3.7%	3.6%	-1.7%
2023	198,657	3.2%	3.2%	-0.2%	161,036,583	1.7%	3.6%	-0.0%
2024	200,958	1.2%	3.8%	0.6%	161,345,500	0.2%	4.0%	0.4%
2025 YTD Average*	200,398	-0.3%	4.6%	0.9%	163,276,000	1.2%	4.2%	0.2%
Jun-2024	200,925	-	4.4%	-	161,774,000	-	4.3%	-
Jun-2025	198,014	-1.4%	5.2%	0.8%	163,883,000	1.3%	4.4%	0.1%

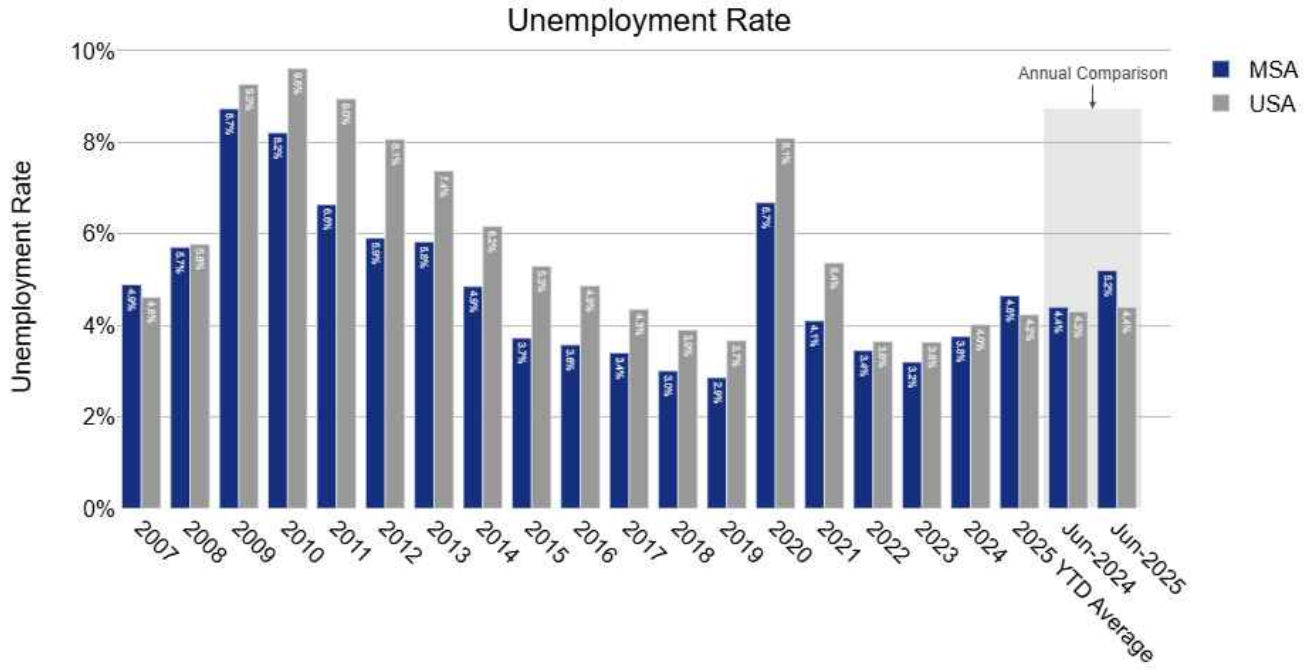
Source: U.S. Bureau of Labor Statistics, September 2025
*2025 YTD Average is through July

Between 2011 and 2019, job growth in the MSA generally exceeded the nation. Employment in the MSA declined by 6.4 percent in 2020 amid the pandemic, compared to 6.2 percent across the overall nation. The MSA subsequently recovered all pandemic-related job losses, and employment levels are currently near a post-recessionary record. As of June 2025, employment in the MSA is decreasing at a year-over-year rate of 1.4 percent, compared to 1.3 percent growth across the nation.

During the period preceding the onset of COVID-19 (2008 - 2019), the MSA generally experienced a lower unemployment rate relative to the nation. The MSA unemployment rate increased substantially by 3.8 percentage points in 2020 amid the pandemic, reaching a 10-year high of 6.7 percent. For comparison, the national unemployment rate rose by 4.4 percentage points and reached a high of 8.1 percent over the same time period. According to the latest labor statistics, dated June 2025, the current MSA unemployment rate is 5.2 percent. This is above the current national unemployment rate of 4.4 percent.

The following charts illustrate employment and unemployment trends in the SMA and the nation.


MSA Job Growth
Total Employment
195,000
190,000
185,000
180,000
175,000
170,000
165,000
-3,362
-6,776
-2,219
1,880
2,730
2,158
4,966
3,795
6,694
2,208
3,104
2,998
-12,544
-496
8,118
6,233
2,301
-560
2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025


Unemployment Rate
Unemployment Rate
10%
8%
6%
4%
2%
0%
Annual Comparison
MSA
USA
2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 YTD Average Jun-2024 Jun-2025

Long Term Economic Projections

The table following illustrates industry projections for the Southeast Prosperity Region, which includes Livingston, Jackson, Hillsdale, Lenawee, Monroe, and Washtenaw Counties from 2022 to 2032. Note that this is the most recent available data.

SOUTHEAST PROSPERITY REGION - INDUSTRY PROJECTIONS 2022-2032

	Employment		Employment Change		
Industry	2022	2032	10-Year Numeric	10-Year Percent	Annual Growth Rate
Total, All Industries	**432,700**	**434,750**	**2,050**	**0.5%**	**0.0%**
Natural Resources and Mining	2,190	2,050	-140	-6.4%	-0.6%
Construction	14,370	14,600	230	1.6%	0.2%
Manufacturing	44,270	41,740	-2,530	-5.7%	-0.6%
Trade, Transportation, and Utilities	69,030	67,640	-1,390	-2.0%	-0.2%
Wholesale Trade	12,880	13,300	420	3.3%	0.3%
Retail Trade	41,220	38,820	-2,400	-5.8%	-0.6%
Transportation and Warehousing	9,560	10,170	610	6.4%	0.6%
Information	5,960	6,740	780	13.1%	1.3%
Financial Activities	13,760	14,360	600	4.4%	0.4%
Professional and Business Services	49,900	52,800	2,900	5.8%	0.6%
Education and Health Services	146,760	149,150	2,390	1.6%	0.2%
Leisure and Hospitality	36,760	37,840	1,080	2.9%	0.3%
Other Services (except Government)	10,950	10,780	-170	-1.6%	-0.2%
Government	19,370	18,410	-960	-5.0%	-0.5%

Source: Michigan Department of Technology, Management and Budget, Michigan Center for Data and Analytics

Note: This data is from 2022, the most recent available

The major industries in the Southeast Prosperity Region include education and health services, trade, transportation, and utilities, professional and business services, and manufacturing. Construction, wholesale trade, transportation and warehousing, information, financial activities, professional and business services, education and health services, and leisure and hospitality are projected to increase through 2032, while the remaining industries are projected to decrease. The information industry is projected to be the highest growing industries as a percentage of their current total. Overall, total employment is projected to increase marginally through 2032.

Employment Contraction/Expansion

We attempted to contact the City of Ann Arbor Economic Development Corporation and Ann Arbor SPARK to gain information on recent expansions/contractions in the Ann Arbor area; however, as of the date of this report, our attempts have not been returned. As such, we performed internet research of recent business expansions and contractions in the Ann Arbor Metropolitan Statistical Area which include, but are not limited to, the following.

- In June 2025, Torc, an independent subsidiary of Daimler Truck AG, announced the establishing of an engineering innovation center in Washtenaw County with support from a $3 million performance-based Michigan Business Development Program (MBDP) grant approved by the Michigan Strategic Fund. The company chose to create up to 500 new jobs and invest at least $5.59 million in Michigan.
- Many small businesses began operation in Washtenaw County throughout 2024, including but not limited to: Base Camp Restaurant, Depot Town Cats & Dogs, Pulse Nutrition, Yours Truly Events & Novelties, Plant Based Coneys, DropTop Pizza, Putt-R-Round, Bill Knapp's Bakery Outlet, Dan's Chelsea Tavern, Revel Run's The Foxhole, Bobalee Co., B Cubed Bakery, Ross Dress For Less, Dos Hermanos Express, Phoenix Custom Framing & Gallery, Beara Bakes, Alchemy Holistic Collective, Candy Coated Creamery, We Rock the Spectrum Kids Gym, Find and Shine, Friday Soft Goods and Collectibles, 42 North Social House, KPOT Korean BBQ & Hot Pot.
- In December 2024, security provider for vehicle fleets EAVX announced it plans to expand its presence in Ann Arbor with new 20,000 square-foot location. The number of jobs created from this expansion is unavailable.
- In December 2024, the Michigan Strategic Fund Board (MSF) announced the support of two projects from Los Alamos National Laboratory and Detroit Diesel Corporation in Ypsilanti and Redford Townships utilizing the Strategic Outreach and Attraction Reserve (SOAR) Fund. Combined, the projects will create at least 636 new jobs, retain over 2,000 jobs, and secure capital investments of roughly $1.53 billion.
- In June 2024, Liebherr Aerospace, a Switzerland-based company that develops aircraft flight control, landing gear and on-board electronics, proposed a 35,000-square-foot extension to its campus on Woodland Drive in Saline. The status and jobs created from this expansion is unavailable.

We reviewed publications by the Michigan Department of Technology, Management, and Budget (MDTMB) listing WARN (Worker Adjustment and Retraining Notification Act) notices from 2022 to year-to-date 2025. According to MDTMB, there have been nine WARN notices in Washtenaw County since 2022, illustrated in the following table.

WARN LISTINGS
WASHTENAW COUNTY, MI

Company	Industry	Employees Affected	Layoff Date
CONCORDIA UNIVERSITY	Education	41	3/31/2025
M-DEN INC	Retail Trade	151	9/23/2024
QIAGEN SCIENCES LLC	Manufacturing	184	6/25/2024
ABC GROUP SALES AND	Sales	156	6/24/2024
GEORGIA-PACIFIC LLC	Wholesale Trade	113	5/8/2024
CONCORDIA UNIVERSITY	Education	6	4/1/2024
HOME POINT FINANCIAL	Financial Services	113	4/11/2023
HOME POINT FINANCIAL	Financial Services	217	8/31/2022
Pretium Packaging LLC	Manufacturing	53	3/25/2022
Total		**1,034**	

Source: Michigan DTMB, September 2025

Note that the number of employees laid off represents a small portion of the overall employment in the local economy.

Employment Trends in Relation to the Subject

The most prevalent types of employment in the Subject's area are in the educational services, healthcare/social assistance, and prof/scientific/tech services, providing a significant number of low to moderate-income job opportunities to area residents. In addition, the Subject is located on a major thoroughfare in central Ann Arbor, where there is a high concentration of both service and professional employment opportunities.

Wages by Occupation

The following table illustrates the wages by occupation for the Detroit-Warren-Dearborn, MI MSA as of May 2024.

ANN ARBOR, MI MSA - 2ND QTR 2024 AREA WAGE ESTIMATES

Occupation	Number of Employees	Mean Hourly Wage	Mean Annual Wage
All Occupations	**217,820**	**$34.37**	**$71,490**
Management	13,570	$68.49	$142,450
Legal	1,150	$62.15	$129,280
Healthcare Practitioners and Technical	27,450	$52.98	$110,200
Architecture and Engineering	6,170	$49.45	$102,860
Computer and Mathematical	7,410	$48.67	$101,230
Business and Financial Operations	12,060	$42.17	$87,710
Life Physical and Social Science	3,790	$40.31	$83,840
Educational Instruction and Library	29,510	$33.08	$68,810
Construction and Extraction	3,980	$32.08	$66,720
Arts Design Entertainment Sports and Media	3,040	$31.86	$66,260
Installation Maintenance and Repair	5,970	$29.87	$62,130
Protective Service	2,790	$28.59	$59,470
Sales and Related	13,210	$28.30	$58,860
Community and Social Service	5,450	$26.41	$54,920
Transportation and Material Moving	9,920	$23.89	$49,700
Production	9,150	$23.87	$49,640
Office and Administrative Support	24,240	$22.94	$47,710
Farming Fishing and Forestry	180	$19.83	$41,240
Healthcare Support	10,320	$19.58	$40,720
Building and Grounds Cleaning and Maintenance	5,280	$19.25	$40,030
Food Preparation and Serving Related	16,090	$17.71	$36,830
Personal Care and Service	7,090	$17.43	$36,250

Source: Department of Labor, Occupational Employment Statistics, May 2024, retrieved September 2025

The table above shows the average hourly and annual wages by occupation classification. The classification with the lowest average hourly wage is personal care and service occupations at $17.43 per hour. The highest average hourly wage, of $68.49, is for those in management occupations. As proposed, qualifying income for the Subject's units will range between $0 to $90,720 as proposed and from $21,240 to $90,720 absent subsidy. This encompasses a significant amount of the employment based on wages in the area. There are numerous employment opportunities in the MSA with wages that could allow renters to income-qualify at the Subject.

Commuting Patterns

The following table shows the travel time to work for the PMA according to ESRI data.

COMMUTING PATTERNS

ACS Commuting Time to Work	Number of Commuters	Percentage
Travel Time < 5 min	863	1.9%
Travel Time 5-9 min	5,150	11.4%
Travel Time 10-14 min	10,769	23.9%
Travel Time 15-19 min	10,044	22.3%
Travel Time 20-24 min	6,270	13.9%
Travel Time 25-29 min	2,023	4.5%
Travel Time 30-34 min	4,438	9.8%
Travel Time 35-39 min	834	1.8%
Travel Time 40-44 min	981	2.2%
Travel Time 45-59 min	2,302	5.1%
Travel Time 60-89 min	1,119	2.5%
Travel Time 90+ min	303	0.7%
Weighted Average	**22 minutes**	

Source: US Census 2024, Novogradac, September 2025

As shown above, the average travel time for individuals in the PMA is 22 minutes. Approximately 73.4 percent of the workers in the PMA have a commute time of less than 24 minutes, indicating a significant share of the commuters work within the nearby area.

Conclusion

Employment in the PMA is concentrated in educational services, healthcare/social assistance, and prof/scientific/tech services, which collectively comprise 61.7 percent of local employment. The large share of PMA employment in the healthcare industry, which is historically known to exhibit greater stability during recessionary periods. Employment in the MSA declined by 6.4 percent in 2020 amid the pandemic, compared to 6.2 percent across the overall nation. The MSA subsequently recovered all pandemic-related job losses, and employment levels are currently near a post-recessionary record. As of June 2025, employment in the MSA is decreasing at a year-over-year rate of 1.4 percent, compared to 1.3 percent growth across the nation. According to the latest labor statistics, dated June 2025, the current MSA unemployment rate is 5.2 percent. This is above the current national unemployment rate of 4.4 percent.

G. DEMOGRAPHIC CHARACTERISTICS

POPULATION AND HOUSEHOLDS

The Subject will be available to a general tenancy.

Total Population

The table below illustrates total population in the PMA and the Ann Arbor, MI Metropolitan Statistical Area (MSA) from 2010 through 2029. According to the developer, the projected time of market entry is March 2028. All data referring to the estimated time of market entry will reflect this point in time.

POPULATION

Year	PMA		Ann Arbor, MI Metropolitan Statistical Area		USA	
	Number	*Annual Change*	*Number*	*Annual Change*	*Number*	*Annual Change*
2010	108,150	-	344,791	-	308,736,216	-
2024	116,939	0.6%	369,917	0.5%	338,436,229	0.7%
Projected Mkt Entry March 2028	117,530	0.1%	368,794	-0.1%	343,152,897	0.4%
2029	117,745	0.1%	368,386	-0.1%	344,868,049	0.4%

Source: Esri Demographics 2024, Novogradac, September 2025

Total population in the PMA increased from 2010 to 2024, slightly above the growth for the MSA and slightly below the nation over the same time period. Through the projected market entry date, population in the PMA is projected to increase slightly, a trend that is projected to continue through 2029.

Population by Age Group

The tables below detail population by age group in the PMA and MSA from 2010 through 2029.

POPULATION BY AGE GROUP

PMA				
Age Cohort	2010	2024	Projected Mkt	2029
0-4	4,409	4,492	4,382	4,342
5-9	4,064	4,151	4,024	3,978
10-14	3,901	3,686	3,872	3,939
15-19	12,802	9,036	9,101	9,125
20-24	22,657	27,266	26,659	26,438
25-29	11,567	13,151	12,698	12,533
30-34	7,642	10,400	9,414	9,056
35-39	5,426	6,863	7,659	7,949
40-44	5,048	5,565	6,073	6,258
45-49	5,260	4,367	4,966	5,184
50-54	5,314	4,304	4,256	4,238
55-59	5,318	4,130	4,087	4,072
60-64	4,498	4,290	3,995	3,888
65-69	3,124	4,277	4,213	4,190
70-74	2,094	4,008	4,045	4,058
75-79	1,829	3,061	3,449	3,590
80-84	1,596	1,889	2,383	2,563
85+	1,601	2,000	2,253	2,345
Total	**108,150**	**116,936**	**117,530**	**117,746**
Ann Arbor, MI Metropolitan Statistical Area				
Age Cohort	2010	2024	Projected Mkt	2029
0-4	19,138	17,189	16,822	16,689
5-9	20,009	18,130	17,045	16,650
10-14	20,153	18,128	17,992	17,942
15-19	30,492	24,718	23,960	23,684
20-24	40,467	45,981	44,060	43,362
25-29	27,061	30,705	30,963	31,057
30-34	22,276	28,554	26,514	25,772
35-39	21,364	24,023	25,108	25,503
40-44	22,427	22,292	22,902	23,124
45-49	23,654	19,743	21,108	21,604
50-54	23,534	20,813	19,630	19,200
55-59	21,558	20,156	19,593	19,388
60-64	17,707	20,267	19,056	18,615
65-69	11,796	18,962	18,876	18,845
70-74	7,641	15,651	16,513	16,827
75-79	5,902	11,708	13,020	13,497
80-84	4,904	6,725	8,573	9,245
85+	4,708	6,172	7,059	7,382
Total	**344,791**	**369,917**	**368,794**	**368,386**

Source: Esri Demographics 2024, Novogradac, September 2025

Household Trends

The tables below illustrate the total number of households in the PMA and MSA.

HOUSEHOLDS

Year	PMA		Ann Arbor, MI Metropolitan Statistical Area		USA	
	Number	*Annual Change*	*Number*	*Annual Change*	*Number*	*Annual Change*
2010	44,705	-	137,251	-	116,712,903	-
2024	48,502	0.6%	150,381	0.7%	130,714,038	0.8%
Projected Mkt Entry March 2028	49,647	0.6%	152,460	0.4%	133,803,271	0.6%
2029	50,063	0.6%	153,216	0.4%	134,926,628	0.6%

Source: Esri Demographics 2024, Novogradac, September 2025

Between 2010 and 2024, total households in the PMA increased. Through market entry and 2029, households in the PMA are projected to continue to increase.

Household Tenure

The tables below illustrate the tenure patterns in the PMA and MSA.

TENURE PATTERNS - TOTAL POPULATION

	PMA				Ann Arbor, MI Metropolitan Statistical Area			
	Owner-Occupied Units		Renter-Occupied Units		Owner-Occupied Units		Renter-Occupied Units	
Year	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
2010	20,255	45.3%	24,450	54.7%	83,510	60.8%	53,741	39.2%
2024	22,257	45.9%	26,245	54.1%	93,533	62.2%	56,848	37.8%
Projected Mkt Entry	22,922	46.2%	26,725	53.8%	95,833	62.9%	56,627	37.1%
2029	23,164	46.3%	26,899	53.7%	96,669	63.1%	56,547	36.9%

Source: Esri Demographics 2024, Novogradac, September 2025

As the preceding table illustrates, renter-occupied housing units comprised approximately 54.1 percent of all housing units in the PMA as of 2024. The PMA exhibits a larger share of renter-occupied housing units than the MSA, where 37.8 percent of the housing units are renter-occupied, as well as the nation as a whole, where approximately 35.2 of the population rents as opposed to owning a home. The percentage of renter households in the PMA and MSA are projected to slightly decrease through 2029.

Tenure by Age

The following table illustrates the elderly and non-elderly population in the PMA and the MSA.

TENURE PATTERNS - NON-ELDERLY POPULATION (not 65+)

	PMA				Ann Arbor, MI Metropolitan Statistical Area			
	Owner-Occupied Units		Renter-Occupied Units		Owner-Occupied Units		Renter-Occupied Units	
Year	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
2010	14,309	39.1%	22,246	60.9%	62,683	56.6%	47,981	43.4%
2024	14,945	38.9%	23,439	61.1%	65,605	57.2%	49,180	42.8%
Projected Mkt Entry	15,045	38.9%	23,634	61.1%	65,111	57.4%	48,265	42.6%
2029	15,081	38.9%	23,705	61.1%	64,932	57.5%	47,932	42.5%

Source: Esri Demographics 2024, Novogradac, September 2025

TENURE PATTERNS - 65+

Year	PMA				Ann Arbor, MI Metropolitan Statistical Area			
	Owner-Occupied Units		Renter-Occupied Units		Owner-Occupied Units		Renter-Occupied Units	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
2010	5,946	73.0%	2,204	27.0%	20,827	78.3%	5,760	21.7%
2024	7,312	72.3%	2,806	27.7%	27,928	78.5%	7,668	21.5%
Projected Mkt Entry	7,877	71.8%	3,091	28.2%	30,721	78.6%	8,362	21.4%
2029	8,083	71.7%	3,194	28.3%	31,737	78.7%	8,615	21.3%

Source: Esri Demographics 2024, Novogradac, September 2025

As illustrated, approximately 61.1 percent of non-senior housing units in the PMA are renter occupied. Through 2029, the number of non-senior renters in the PMA is expected to increase.

Average Household Size

The table below illustrates average household size in the PMA and the MSA.

AVERAGE HOUSEHOLD SIZE

Year	PMA		Ann Arbor, MI Metropolitan Statistical Area		USA	
	Number	*Annual Change*	*Number*	*Annual Change*	*Number*	*Annual Change*
2010	2.14	-	2.36	-	2.57	-
2024	2.13	0.0%	2.32	-0.1%	2.53	-0.1%
Projected Mkt Entry March 2028	2.09	-0.5%	2.28	-0.5%	2.50	-0.2%
2029	2.08	-0.5%	2.27	-0.5%	2.50	-0.2%

Source: Esri Demographics 2024, Novogradac, September 2025

The average household size in the PMA remained stable between 2010 and 2024. Through market entry and 2029, the average household size in the PMA is projected to decrease slightly, similar to the MSA and nation.

Renter Households by Number of Persons in the Household

The following tables show household size by renter tenure.

RENTER HOUSEHOLDS BY NUMBER OF PERSONS - PMA

Household Size	2024		Projected Mkt Entry March 2028		2029	
	Number	*Percentage*	*Number*	*Percentage*	*Number*	*Percentage*
1 Person	12,557	47.8%	12,906	48.3%	13,033	48.5%
2 Persons	7,799	29.7%	7,833	29.3%	7,845	29.2%
3 Persons	2,959	11.3%	3,007	11.3%	3,024	11.2%
4 Persons	1,556	5.9%	1,577	5.9%	1,584	5.9%
5+ Persons	1,374	5.2%	1,403	5.2%	1,413	5.3%
Total Households	**26,245**	**100%**	**26,725**	**100%**	**26,899**	**100%**

Source: HISTA Data / Ribbon Demographics 2024, Novogradac, September 2025

RENTER HOUSEHOLDS BY NUMBER OF PERSONS - Ann Arbor, MI Metropolitan Statistical Area

Household Size	2024		Projected Mkt Entry March 2028		2029	
	Number	*Percentage*	*Number*	*Percentage*	*Number*	*Percentage*
1 Person	26,440	46.5%	26,516	46.8%	26,544	46.9%
2 Persons	16,236	28.6%	15,965	28.2%	15,866	28.1%
3 Persons	7,076	12.4%	7,050	12.4%	7,040	12.4%
4 Persons	3,957	7.0%	3,958	7.0%	3,958	7.0%
5+ Persons	3,139	5.5%	3,139	5.5%	3,139	5.6%
Total Households	**56,848**	**100%**	**56,627**	**100%**	**56,547**	**100%**

Source: HISTA Data / Ribbon Demographics 2024, Novogradac, September 2025

The Subject will accommodate general tenancy households with one to three persons, which will encompass the majority of households in the PMA. Given the Subject will offer one to two-bedroom rental units, the Subject will be able to accommodate a significant share of renter households by household size within the PMA.

Households by Income

Displayed below is the breakdown of the income of all households in the PMA and MSA.

HOUSEHOLD INCOME DISTRIBUTION - PMA

Income Cohort	2024		Projected Mkt Entry March 2028		2029	
	Number	*Percentage*	*Number*	*Percentage*	*Number*	*Percentage*
$0-9,999	4,206	8.7%	3,943	7.9%	3,847	7.7%
$10,000-19,999	3,709	7.6%	3,578	7.2%	3,530	7.1%
$20,000-29,999	3,238	6.7%	2,995	6.0%	2,906	5.8%
$30,000-39,999	2,920	6.0%	2,908	5.9%	2,903	5.8%
$40,000-49,999	3,305	6.8%	2,888	5.8%	2,737	5.5%
$50,000-59,999	3,171	6.5%	3,074	6.2%	3,039	6.1%
$60,000-74,999	4,249	8.8%	4,140	8.3%	4,101	8.2%
$75,000-99,999	5,510	11.4%	5,558	11.2%	5,576	11.1%
$100,000-124,999	4,621	9.5%	4,632	9.3%	4,636	9.3%
$125,000-149,999	3,278	6.8%	3,640	7.3%	3,771	7.5%
$150,000-199,999	3,869	8.0%	4,338	8.7%	4,508	9.0%
$200,000+	6,426	13.2%	7,954	16.0%	8,509	17.0%
Total	**48,502**	**100.0%**	**49,647**	**100.0%**	**50,063**	**100.0%**

Source: HISTA Data / Ribbon Demographics 2024, Novogradac, September 2025

HOUSEHOLD INCOME DISTRIBUTION - Ann Arbor, MI Metropolitan Statistical Area

Income Cohort	2024		Projected Mkt Entry March 2028		2029	
	Number	*Percentage*	*Number*	*Percentage*	*Number*	*Percentage*
$0-9,999	8,345	5.5%	7,715	5.1%	7,486	4.9%
$10,000-19,999	10,561	7.0%	9,698	6.4%	9,384	6.1%
$20,000-29,999	10,210	6.8%	9,448	6.2%	9,171	6.0%
$30,000-39,999	9,593	6.4%	8,999	5.9%	8,783	5.7%
$40,000-49,999	10,985	7.3%	9,903	6.5%	9,509	6.2%
$50,000-59,999	10,249	6.8%	9,792	6.4%	9,626	6.3%
$60,000-74,999	14,057	9.3%	13,539	8.9%	13,350	8.7%
$75,000-99,999	18,500	12.3%	18,447	12.1%	18,428	12.0%
$100,000-124,999	15,114	10.1%	15,238	10.0%	15,283	10.0%
$125,000-149,999	11,060	7.4%	11,988	7.9%	12,326	8.0%
$150,000-199,999	12,461	8.3%	14,030	9.2%	14,600	9.5%
$200,000+	19,246	12.8%	23,664	15.5%	25,270	16.5%
Total	**150,381**	**100.0%**	**152,460**	**100.0%**	**153,216**	**100.0%**

Source: HISTA Data / Ribbon Demographics 2024, Novogradac, September 2025

The following table identifies total renter households by income for both the PMA and MSA.

RENTER HOUSEHOLD INCOME DISTRIBUTION - PMA

Income Cohort	2024		Projected Mkt Entry March 2028		2029	
	Number	*Percentage*	*Number*	*Percentage*	*Number*	*Percentage*
$0-9,999	3,761	14.3%	3,540	13.2%	3,459	12.9%
$10,000-19,999	2,860	10.9%	2,773	10.4%	2,741	10.2%
$20,000-29,999	2,417	9.2%	2,234	8.4%	2,167	8.1%
$30,000-39,999	2,118	8.1%	2,121	7.9%	2,122	7.9%
$40,000-49,999	2,306	8.8%	2,039	7.6%	1,942	7.2%
$50,000-59,999	1,954	7.4%	1,892	7.1%	1,869	6.9%
$60,000-74,999	2,484	9.5%	2,453	9.2%	2,442	9.1%
$75,000-99,999	2,888	11.0%	3,076	11.5%	3,144	11.7%
$100,000-124,999	1,875	7.1%	2,052	7.7%	2,117	7.9%
$125,000-149,999	1,351	5.1%	1,586	5.9%	1,672	6.2%
$150,000-199,999	926	3.5%	1,186	4.4%	1,280	4.8%
$200,000+	1,305	5.0%	1,774	6.6%	1,944	7.2%
Total	**26,245**	**100.0%**	**26,725**	**100.0%**	**26,899**	**100.0%**

Source: HISTA Data / Ribbon Demographics 2024, Novogradac, September 2025

RENTER HOUSEHOLD INCOME DISTRIBUTION - Ann Arbor, MI Metropolitan Statistical Area

Income Cohort	2024		Projected Mkt Entry March 2028		2029	
	Number	*Percentage*	*Number*	*Percentage*	*Number*	*Percentage*
$0-9,999	6,441	11.3%	5,953	10.5%	5,776	10.2%
$10,000-19,999	7,012	12.3%	6,416	11.3%	6,199	11.0%
$20,000-29,999	6,093	10.7%	5,613	9.9%	5,438	9.6%
$30,000-39,999	5,417	9.5%	5,111	9.0%	5,000	8.8%
$40,000-49,999	5,572	9.8%	4,946	8.7%	4,719	8.3%
$50,000-59,999	4,671	8.2%	4,582	8.1%	4,550	8.0%
$60,000-74,999	5,378	9.5%	5,337	9.4%	5,322	9.4%
$75,000-99,999	6,280	11.0%	6,603	11.7%	6,721	11.9%
$100,000-124,999	3,696	6.5%	4,063	7.2%	4,197	7.4%
$125,000-149,999	2,342	4.1%	2,771	4.9%	2,927	5.2%
$150,000-199,999	1,853	3.3%	2,396	4.2%	2,593	4.6%
$200,000+	2,093	3.7%	2,835	5.0%	3,105	5.5%
Total	**56,848**	**100.0%**	**56,627**	**100.0%**	**56,547**	**100.0%**

Source: HISTA Data / Ribbon Demographics 2024, Novogradac, September 2025

As proposed, qualifying income for the Subject's units will range between $0 to $90,720 as proposed and from $21,240 to $90,720 absent subsidy.

As illustrated above, approximately 68.2 percent of the renter households in the PMA earn less than $75,000 annually. Overall, as proposed, the Subject will draw tenancy from a wide range of income cohorts.

The following tables identify renter households by income and household size for the PMA based on Ribbon Demographics' HISTA estimates, which are refined for renter propensity by income.

RENTER HOUSEHOLD INCOME BY HOUSEHOLD SIZE

PMA 2024					
Income Cohort	1	2	3	4	5+
$0-9,999	2,421	920	315	72	33
$10,000-19,999	1,690	763	251	57	99
$20,000-29,999	1,333	704	191	124	65
$30,000-39,999	1,189	554	156	92	127
$40,000-49,999	1,079	604	334	148	141
$50,000-59,999	984	659	183	50	78
$60,000-74,999	1,170	780	218	175	141
$75,000-99,999	1,172	963	404	118	231
$100,000-124,999	466	717	399	162	131
$125,000-149,999	312	618	182	175	64
$150,000-199,999	243	282	196	115	90
$200,000+	498	235	130	268	174
Total	**12,557**	**7,799**	**2,959**	**1,556**	**1,374**
PMA Projected Mkt Entry March 2028					
Income Cohort	1	2	3	4	5+
$0-9,999	2,325	828	295	65	26
$10,000-19,999	1,667	734	239	50	83
$20,000-29,999	1,277	620	167	107	64
$30,000-39,999	1,216	557	155	84	109
$40,000-49,999	976	511	305	131	116
$50,000-59,999	987	616	179	47	63
$60,000-74,999	1,196	763	197	171	126
$75,000-99,999	1,304	1,007	412	114	238
$100,000-124,999	534	774	418	165	161
$125,000-149,999	388	723	216	190	70
$150,000-199,999	316	363	239	140	129
$200,000+	720	336	187	312	218
Total	**12,906**	**7,833**	**3,007**	**1,577**	**1,403**
PMA 2029					
Income Cohort	1	2	3	4	5+
$0-9,999	2,290	795	288	62	24
$10,000-19,999	1,658	724	234	48	77
$20,000-29,999	1,256	589	158	101	63
$30,000-39,999	1,226	558	154	81	103
$40,000-49,999	939	477	294	125	107
$50,000-59,999	988	601	177	46	57
$60,000-74,999	1,206	757	189	170	120
$75,000-99,999	1,352	1,023	415	113	241
$100,000-124,999	559	795	425	166	172
$125,000-149,999	416	761	228	195	72
$150,000-199,999	342	392	254	149	143
$200,000+	801	373	208	328	234
Total	**13,033**	**7,845**	**3,024**	**1,584**	**1,413**

Source: HISTA Data / Ribbon Demographics 2024, Novogradac, September 2025

Building Permits

The following table demonstrates building permit information for Washtenaw County, MI from 2000 through year-to-date 2025.

BUILDING PERMITS: WASHTENAW COUNTY 2000 - 2025*

Year	Single-family and Duplex	Three and Four-Family	Five or More Family	Total Units
2000	1,873	7	100	1,980
2001	1,888	22	281	2,136
2002	2,305	12	93	2,333
2003	2,167	26	334	2,527
2004	2,005	36	664	2,705
2005	923	0	221	1,144
2006	474	8	74	556
2007	328	8	65	401
2008	182	4	65	251
2009	167	0	41	208
2010	272	6	45	323
2011	176	0	283	449
2012	220	0	12	232
2013	300	8	356	664
2014	279	0	183	462
2015	211	0	30	241
2016	216	0	0	216
2017	319	16	22	357
2018	402	3	104	507
2019	329	12	123	464
2020	582	17	44	643
2021	565	80	15	660
2022	573	9	33	615
2023	223	4	316	543
2024	431	0	376	811
2025*	273	4	288	565
Average	**670**	**11**	**149**	**824**

*YTD, preliminary, not included in averages

Source: US Census Bureau, Novogradac, September 2025

Permit issuance peaked in 2004, years prior to the Great Recession. Permit issuance increased in eight out of 16 years between 2009 and 2025. Permit issuance peaked in 2004, several years prior the national recession. The most recent years with finalized data indicate construction activity increased by 49.4 percent between 2023 and 2024. Additionally worth noting is that the share of overall permit issuance attributable to large-scale multifamily projects declined 26.8 percent between 2009 and 2024, compared to only 13.5 percent between 2000 and 2008.

Substandard Housing

The following table illustrates the percentage of households are living in substandard housing in the PMA, MSA, and nation.

SUBSTANDARD HOUSING

Year	PMA	Ann Arbor, MI Metropolitan Statistical Area	USA
	Percentage	*Percentage*	*Percentage*
2024	1.57%	1.45%	1.70%

Source: Esri Demographics 2024, Novogradac, September 2025

As of 2024, approximately 1.57 percent of households in the PMA are living in substandard housing, which is similar to the MSA and the nation.

Rent Overburdened

The following table illustrates the percentage of households paying greater than 35 percent of their income towards housing in the PMA, MSA, and nation.

RENT OVERBURDENED

Year	PMA		Ann Arbor, MI Metropolitan Statistical Area		USA	
	Amount	*Percentage*	*Amount*	*Percentage*	*Amount*	*Percentage*
2024	10,645	46.4%	23,259	45.0%	16,632,947	42.7%

Source: Esri Demographics 2024, Novogradac, September 2025

As illustrated, the incidence of rent-overburdened households is higher in the PMA relative to the MSA, and lower than the nation.

Conclusion

Total population and households in the PMA increased from 2010 to 2024 and are expected to increase through 2029. The percentage of renter households in the PMA earning less than $75,000 annually is approximately 68.2 percent in 2024. Overall, the high share of renter households among lower-income brackets is indicative of demand for affordable housing in the PMA.

H. COMPETITIVE ENVIRONMENT

EXISTING RENTAL HOUSING STOCK

RENTAL MARKET INFORMATION

We reviewed MSHDA and HUD development lists for projects funded over the past several years as being best representative of current and planned affordable housing conditions. The geographic area we consider relevant has been defined as the area within the established PMA boundaries. Currently, there are approximately 1,286 affordable rental units located within the PMA. ESRI demographics estimates a total of 26,245 total rental households in the PMA as of 2024. This yields an approximate ratio of 4.9 percent affordable rental housing to 95.1 percent market rental housing within the PMA. This is a relatively low share of affordable rental housing for a market with a moderate number of renter households.

Existing multifamily housing projects in the PMA will not be adversely impacted by the addition of the 330-unit Subject based on the demand calculations. The Subject will offer 330 one and two-bedroom units targeting general tenancy households earning 30, 60, 70, and 80 percent of AMI, or less. Additionally, 110 units at 30 percent of AMI will operate with Project-based Vouchers (PBV), and tenants in these units will pay 30 percent of their income towards rent.

A survey of LIHTC and market rate rental housing developments in the area demonstrates strong demand for quality rental units among most property types, as evidenced by the high occupancy rates amongst most affordable and market rate developments, as well as waiting lists at several properties. Given the strong demand for affordable and market rate rental housing alike, we anticipate that the Subject will operate at a high occupancy rate following construction.

Vacancy Rates

The following table details all the affordable housing developments located within the PMA.

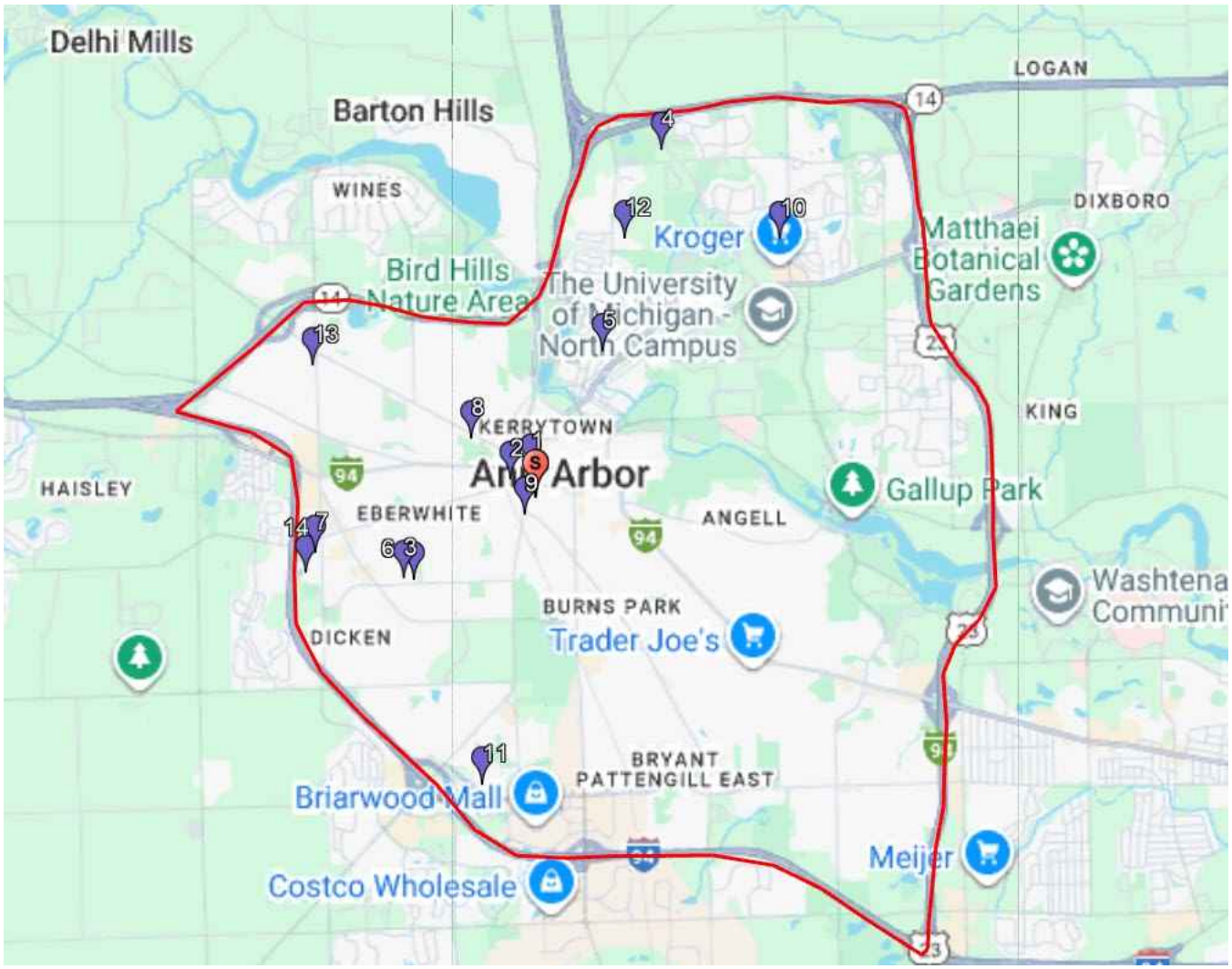
AFFORDABLE PROPERTIES IN PMA

Map #	Property Name	Address	Rent Structure	Tenancy	Total Affordable Units	Competitive Units - As Proposed	Competitive Units - Absent Subisdy	Occupancy Rate	Waiting List	Located in an AMC
1	Courthouse Square	100 S. Fourth Street, Ann Arbor	LIHTC	Senior	106	106	106	N/Av	N/Av	No
2	Ann Arbor City Club*	201 S 1st Street, Ann Arbor	LIHTC / Market	Family	15	0	0	91%	Yes	No
3	Bunyan Bryant Apartments	1010 Arbordale Street, Ann Arbor	LIHTC / HOME	Family	39	0	0	95%	Yes	No
4	Carrot Way Apartments	1731 Dhu Varren Road, Ann Arbor	LIHTC	Family	30	0	0	N/Av	N/Av	Yes
5	Pear Street Apts	1440 Pear Street, Ann Arbor	LIHTC / PBV	Family/Homeless	20	20	0	N/Av	N/Av	No
6	Pauline Apartments	1500 Pauline Boulevard, Ann Arbor	LIHTC / Section 8	Family	32	0	0	N/Av	N/Av	No
7	Maple Meadows	800 S Maple Road, Ann Arbor	LIHTC / Section 8	Family	29	10	0	97%	Yes	No
8	Miller Manor	727 Miller Road, Ann Arbor	LIHTC / Section 8	Senior	106	104	0	97%	Yes	No
9	River Run	106 Packard St, Ann Arbor	LIHTC / Section 8	Family/Senior	116	82	0	N/Av	N/Av	No
10	Parkway Meadows	2301 Sandalwood Cir, Ann Arbor	LIHTC / Section 8	Family/Senior	350	314	0	99%	Yes	Yes
11	Cranbrook Tower Apartments	2901 Northbrook Place, Ann Arbor	LIHTC / Section 8	Senior	202	202	0	98%	Yes	No
12	Arrowwood Hills Cooperative	2566 Arrowwood Trail, Ann Arbor	Section 8	Family	56	36	0	N/Av	N/Av	Yes
13	Sequoia Place	1131 North Maple Road, Ann Arbor	Section 8	Senior	56	55	0	100%	Yes	No
14	Pinelake Village Cooperative	2680 Adrienne Dr, Ann Arbor	Section 8	Family	129	53	0	100%	Yes	No
	Total				**1,286**	**982**	**106**			

*Utilized as a comparable

All of the data combined with interviews of real estate professionals demonstrate an ongoing need for the maintenance and creation of affordable housing over the foreseeable term. The vast majority of the area's affordable housing developments maintain waiting lists. Overall, we do not believe the existing properties hinder each other's ability to maintain high occupancy, as both the affordable and market rate developments in the Subject's PMA reflect a stable market. The addition of 330 units targeting general tenancy households making less than 30, 60, 70, and 80 percent of AMI should have little to no impact on the existing affordable housing in the PMA.

A map detailing the locations of affordable housing developments is illustrated on the following page.



Source: Google Earth, September 2025

MOST COMPARABLE PROPERTIES

Comparable properties are examined on the basis of physical characteristics, i.e. building type, age/quality, level of common amenities, absorption, as well as similarity in rent. We attempted to compare the Subject to properties from the competing market to provide a picture of the health and available supply in the market.

Description of Property Types Surveyed

To evaluate the competitive position of the Subject, as planned, we performed a survey of the most comparable LIHTC and market-rate apartment properties within the market area. These properties were surveyed in depth. Property managers were interviewed for information on unit mix, size, absorption, unit features, and project amenities; tenant profiles; and market trends in general.

A total of nine comparable properties were identified as the most comparable properties. Eight of the comparables target family households, while one comparable targets seniors, and the comparables have a combined 1,800 units. Four of the comparables are LIHTC properties and five are market rate properties.

The comparables will be inferior to similar in condition to the proposed Subject, as they were constructed or renovated from 1979 to 2024. Additionally, six of the comparables are located within the PMA. Further, any differences in market/location will be considered in our analysis.

A map illustrating the location of the Subject in relation to the most comparable properties, summary table, and individual summaries of the comparable properties included in the survey are provided on the following pages.

Excluded Properties in the PMA

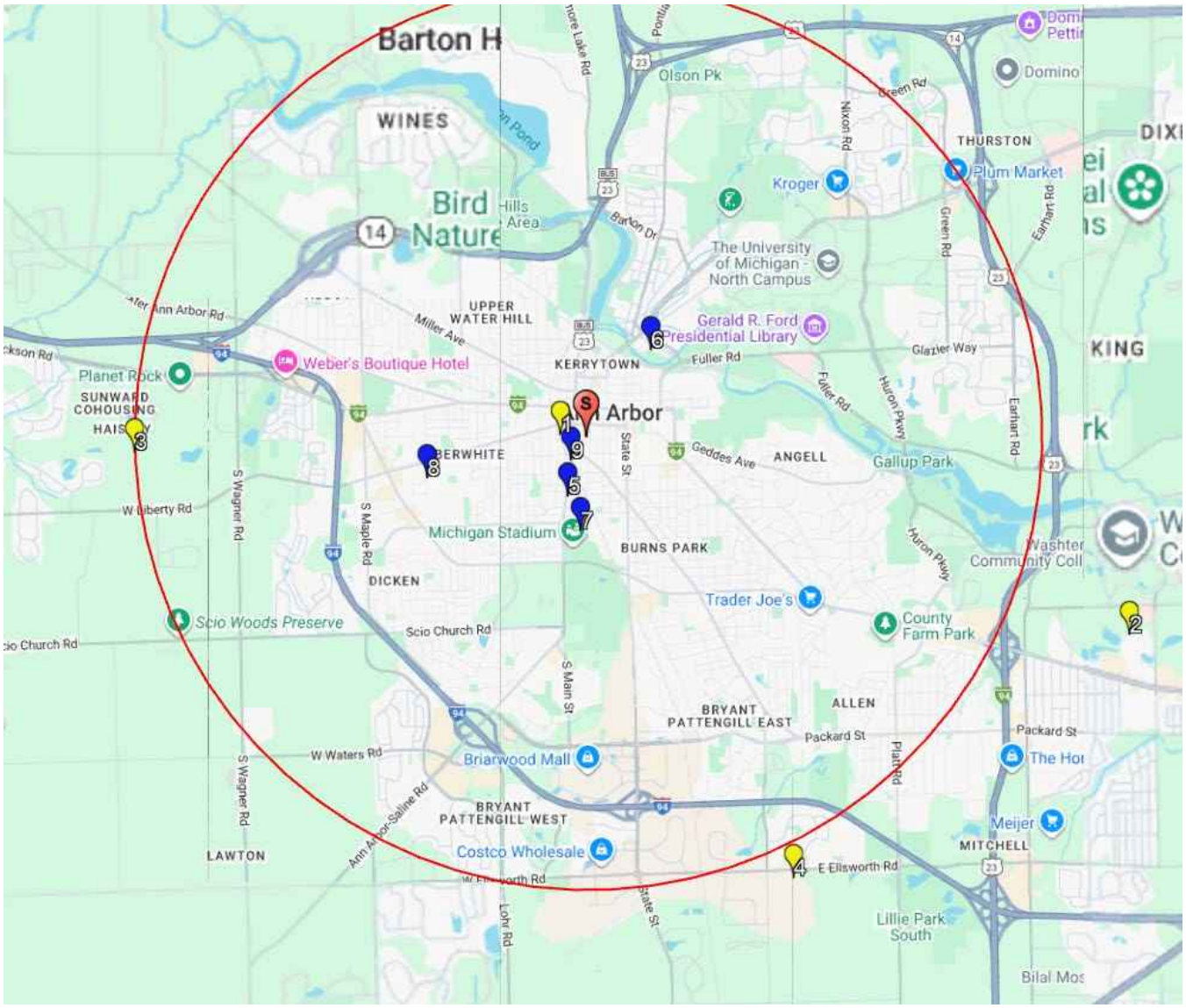
The table on the following page illustrates excluded properties within the PMA.

EXCLUDED PROPERTIES

Property Name	Rent Structure	Tenancy	Reason for Exclusion
Courthouse Square	LIHTC	Senior	Unable to contact
Bunyan Bryant Apartments	LIHTC / HOME	Family	Dissimilar unit mix
Carrot Way Apartments	LIHTC	Family	Dissimilar unit mix
Pear Street Apts	LIHTC / PBV	Family/Homeless	Subsidized
Pauline Apartments	LIHTC / Section 8	Family	Subsidized
Maple Meadows	LIHTC / Section 8	Family	Subsidized
Miller Manor	LIHTC / Section 8	Senior	Subsidized
River Run	LIHTC / Section 8	Family/Senior	Subsidized
Parkway Meadows	LIHTC / Section 8	Family/Senior	Subsidized
Cranbrook Tower Apartments	LIHTC / Section 8	Senior	Subsidized
Arrowwood Hills Cooperative	Section 8	Family	Subsidized
Sequoia Place	Section 8	Senior	Subsidized
Pinelake Village Cooperative	Section 8	Family	Subsidized

Note we attempted to contact Courthouse Square over two dozen times over three weeks.

Proximity of Rental Comparables Map



Source: Google Earth, September 2025

COMPARABLE PROPERTIES

#	Comparable Property	City	Rent Structure	Tenancy	Distance to Subject
S	**350 South Fifth Avenue**	**Ann Arbor**	**@30% (PBV), @60%, @70%, @80%**	**Family**	-
1	Ann Arbor City Club	Ann Arbor	@60%, @80%, Market	Family	0.2 miles
2	Haverhill On Clark*	Pittsfield Township	@40%, @60%	Family	4.4 miles
3	Lakestone Apartments*	Ann Arbor	@50%, @60%	Family	3.5 miles
4	Lockwood Of Ann Arbor*	Ann Arbor	@60%, Market	Senior	3.6 miles
5	618 South Main	Ann Arbor	Market	Family	0.4 miles
6	Beekman On Broadway	Ann Arbor	Market	Family	0.9 miles
7	Hoover & Greene	Ann Arbor	Market	Family	0.6 miles
8	Manchester West Apartments	Ann Arbor	Market	Family	1.2 miles
9	The Brady	Ann Arbor	Market	Family	0.1 miles

*Located outside PMA

SUMMARY MATRIX

Comp #	Property Name	Distance to Subject	Type / Built / Renovated	Rent Structure	Unit Description	#	%	Size (SF)	Restriction	Rent (Adj)	Max Rent?	Waiting List?	Vacant Units	Vacancy Rate
Subject	350 South Fifth Avenue	-	Highrise	@30% (PBV), @60%,	1BR / 1BA	73	22.1%	638	@30% (PBV)	$1,700	N/A	N/A	0	0.0%
	350 South Fifth Avenue		20-stories	@70%, @80%	1BR / 1BA	37	11.2%	638	@60%	$1,417	Yes	N/A	0	0.0%
	Ann Arbor, MI 48104		2028 / n/a		1BR / 1BA	37	11.2%	638	@70%	$1,569	No	N/A	0	0.0%
	Washtenaw County		Family		1BR / 1BA	73	22.1%	638	@80%	$1,794	No	N/A	0	0.0%
					2BR / 1BA	37	11.2%	914	@30% (PBV)	$2,046	N/A	N/A	0	0.0%
					2BR / 1BA	18	5.5%	914	@60%	$1,701	Yes	N/A	0	0.0%
					2BR / 1BA	18	5.5%	914	@70%	$1,884	No	N/A	0	0.0%
					2BR / 1BA	37	11.2%	914	@80%	$2,153	No	N/A	0	0.0%
						330							0	0.0%
1	Ann Arbor City Club	0.2 miles	Highrise	@60%, @80%, Market	0BR / 1BA	5	3.2%	489	@60%	$1,088	No	Yes	0	0.0%
	201 S 1st Street		9-stories		0BR / 1BA	10	6.5%	537	@80%	$1,383	No	Yes	0	0.0%
	Ann Arbor, MI 48104		2013 / n/a		1BR / 1BA	10	6.5%	600	Market	$2,326	N/A	No	2	20.0%
	Washtenaw County		Family		1BR / 1BA	46	29.7%	650	Market	$2,321	N/A	No	3	6.5%
					1BR / 1BA	6	3.9%	695	Market	$2,766	N/A	No	1	16.7%
					1BR / 1BA	6	3.9%	725	Market	$2,456	N/A	No	2	33.3%
					1BR / 1BA	27	17.4%	735	Market	$2,686	N/A	No	2	7.4%
					1BR / 1BA	6	3.9%	740	Market	$2,541	N/A	No	2	33.3%
					2BR / 1BA	6	3.9%	830	Market	$3,444	N/A	No	0	0.0%
					2BR / 1BA	6	3.9%	855	Market	$3,024	N/A	No	1	16.7%
					2BR / 2BA	14	9.0%	980	Market	$3,038	N/A	No	0	0.0%
					2BR / 2BA	7	4.5%	1,020	Market	$3,651	N/A	No	1	14.3%
					2BR / 2BA	4	2.6%	1,140	Market	$3,781	N/A	No	0	0.0%
					2BR / 2BA	2	1.3%	1,170	Market	$3,964	N/A	No	0	0.0%
						155							14	9.0%
2	Haverhill On Clark	4.4 miles	Lowrise	@40%, @60%	1BR / 1BA	4	1.4%	726	@40%	$928	Yes	N/A	N/A	N/A
	4800 Clark Road		4-stories		1BR / 1BA	118	40.0%	722	@60%	$1,434	Yes	N/A	N/A	N/A
	Pittsfield Township, MI 48197		2023 / n/a		2BR / 2BA	6	2.0%	1,036	@40%	$1,126	Yes	N/A	N/A	N/A
	Washtenaw County		Family		2BR / 2BA	134	45.4%	1,027	@60%	$1,732	Yes	N/A	N/A	N/A
					3BR / 2BA	1	0.3%	1,290	@40%	$1,310	Yes	N/A	N/A	N/A
					3BR / 2BA	32	10.9%	1,290	@60%	$2,008	Yes	N/A	N/A	N/A
						295							149	50.5%
3	Lakestone Apartments	3.5 miles	Garden	@50%, @60%	1BR / 1BA	11	7.6%	719	@50%	$1,230	Yes	Yes	0	0.0%
	4275 Eyrie Drive		2-stories		1BR / 1BA	9	6.3%	795	@50%	$1,230	Yes	Yes	0	0.0%
	Ann Arbor, MI 48103		1998 / 2016		1BR / 1BA	5	3.5%	719	@60%	$1,473	Yes	Yes	0	0.0%
	Washtenaw County		Family		1BR / 1BA	7	4.9%	795	@60%	$1,473	Yes	Yes	0	0.0%
					2BR / 1BA	20	13.9%	916	@50%	$1,487	Yes	No	0	0.0%
					2BR / 1BA	14	9.7%	992	@50%	$1,487	Yes	No	0	0.0%
					2BR / 1BA	16	11.1%	916	@60%	$1,778	No	No	0	0.0%
					2BR / 1BA	22	15.3%	992	@60%	$1,778	No	No	0	0.0%
					3BR / 2BA	6	4.2%	1,165	@50%	$1,726	Yes	Yes	0	0.0%
					3BR / 2BA	12	8.3%	1,241	@50%	$1,726	Yes	Yes	0	0.0%
					3BR / 2BA	14	9.7%	1,165	@60%	$2,063	Yes	Yes	0	0.0%
					3BR / 2BA	8	5.6%	1,241	@60%	$2,063	Yes	Yes	0	0.0%
						144							0	0.0%
4	Lockwood Of Ann Arbor	3.6 miles	Midrise	@60%, Market	1BR / 1BA	37	24.0%	616	@60%	$1,434	Yes	Yes	0	0.0%
	2195 E Ellsworth Road		3-stories		1BR / 1BA	52	33.8%	616	Market	$3,269	N/A	No	35	67.3%
	Ann Arbor, MI 48108		2024 / n/a		2BR / 1BA	28	18.2%	886	@60%	$1,734	Yes	Yes	0	0.0%
	Washtenaw County		Senior		2BR / 1BA	37	24.0%	886	Market	$4,133	N/A	No	20	54.1%
						154							55	35.7%
5	618 South Main	0.4 miles	Midrise	Market	0BR / 1BA	N/A	N/A	706	Market	$2,233	N/A	No	0	N/A
	618 South Main Street		6-stories		0BR / 1BA	N/A	N/A	447	Market	$1,950	N/A	No	0	N/A
	Ann Arbor, MI 48104		2015 / n/a		1BR / 1BA	N/A	N/A	945	Market	$2,770	N/A	No	0	N/A
	Washtenaw County		Family		1BR / 1BA	N/A	N/A	621	Market	$2,644	N/A	No	0	N/A
					2BR / 1BA	N/A	N/A	861	Market	$3,105	N/A	No	0	N/A
					2BR / 2BA	N/A	N/A	1,241	Market	$3,617	N/A	No	0	N/A
					2BR / 2BA	N/A	N/A	1,033	Market	$3,412	N/A	N/A	0	N/A
						120							11	9.2%
6	Beekman On Broadway	0.9 miles	Midrise	Market	0BR / 1BA	38	7.1%	434	Market	$2,000	No	N/A	N/A	N/A
	1100 Broadway St		7-stories		0BR / 1BA	26	4.8%	435	Market	$2,044	No	N/A	N/A	N/A
	Ann Arbor, MI 48105		2021 / n/a		0BR / 1BA	1	0.2%	535	Market	$2,105	No	N/A	N/A	N/A
	Washtenaw County		Family		1BR / 1BA	N/A	N/A	521	Market	$2,065	No	N/A	N/A	N/A
					1BR / 1BA	N/A	N/A	740	Market	$2,378	No	N/A	N/A	N/A
					1BR / 1BA	311	57.7%	633	Market	$2,337	No	N/A	N/A	N/A
					2BR / 1BA	N/A	N/A	807	Market	$2,705	No	N/A	N/A	N/A
					2BR / 1BA	N/A	N/A	974	Market	$3,045	No	N/A	N/A	N/A
					2BR / 1BA	78	14.5%	902	Market	$2,865	No	N/A	N/A	N/A
					2BR / 2BA	N/A	N/A	921	Market	$2,851	No	N/A	N/A	N/A
					2BR / 2BA	N/A	N/A	1,149	Market	$3,299	No	N/A	N/A	N/A
					2BR / 2BA	82	15.2%	1,052	Market	$3,205	No	N/A	N/A	N/A
					3BR / 2BA	3	0.6%	1,096	Market	$3,324	No	N/A	N/A	N/A
						539							67	12.4%
7	Hoover & Greene	0.6 miles	Midrise	Market	0BR / 1BA	N/A	N/A	459	Market	$2,009	No	N/A	0	N/A
	960 Greene St		4-stories		0BR / 1BA	N/A	N/A	627	Market	$2,075	No	N/A	0	N/A
	Ann Arbor, MI 48104		2021 / n/a		0BR / 1BA	77	50.3%	515	Market	$2,040	No	N/A	2	2.6%
	Washtenaw County		Family		1BR / 1BA	N/A	N/A	628	Market	$2,573	No	N/A	0	N/A
					1BR / 1BA	N/A	N/A	824	Market	$2,623	No	N/A	0	N/A
					1BR / 1BA	76	49.7%	728	Market	$2,598	No	N/A	3	4.0%
					2BR / 2BA	N/A	N/A	992	Market	$3,129	No	N/A	0	N/A
					2BR / 2BA	N/A	N/A	1,227	Market	$3,361	No	N/A	0	N/A
					2BR / 2BA	N/A	N/A	1,117	Market	$3,246	No	N/A	1	N/A
						153							6	3.9%

SUMMARY MATRIX

Comp #	Property Name	Distance to Subject	Type / Built / Renovated	Rent Structure	Unit Description	#	%	Size (SF)	Restriction	Rent (Adj)	Max Rent?	Waiting List?	Vacant Units	Vacancy Rate
8	Manchester West Apartments	1.2 miles	Garden	Market	1BR / 1BA	60	50.0%	850	Market	$1,410	N/A	No	0	0.0%
	1900 W. Liberty Street		3-stories		1BR / 1BA	N/A	N/A	850	Market	$1,840	N/A	N/A	0	N/A
	Ann Arbor, MI 48103		1979 / n/a		2BR / 2BA	60	50.0%	950	Market	$1,586	N/A	No	0	0.0%
	Washtenaw County		Family		2BR / 2BA	N/A	N/A	950	Market	$2,186	N/A	N/A	0	N/A
						120							2	1.7%
9	The Brady	0.1 miles	Highrise	Market	0BR / 1BA	9	7.5%	401	Market	$2,264	No	N/A	1	11.1%
	414 S Main Street		8-stories		0BR / 1BA	9	7.5%	446	Market	$2,494	No	N/A	0	0.0%
	Ann Arbor, MI 48104		2024 / n/a		1BR / 1BA	N/A	N/A	512	Market	$2,492	No	N/A	0	N/A
	Washtenaw County		Family		1BR / 1BA	N/A	N/A	756	Market	$3,487	No	N/A	0	N/A
					1BR / 1BA	57	47.5%	562	Market	$2,818	No	N/A	17	29.8%
					2BR / 2BA	10	8.3%	1,005	Market	$4,575	No	N/A	1	10.0%
					2BR / 2BA	25	20.8%	1,081	Market	$4,775	No	N/A	1	4.0%
					2BR / 2BA	10	8.3%	1,182	Market	$4,775	No	N/A	3	30.0%
						120							23	19.2%

PROPERTY PROFILE REPORT

Ann Arbor City Club

Effective Rent Date	9/03/2025
Location	201 S 1st Street Ann Arbor, MI 48104 Washtenaw
Distance	0.2 miles
Units	155
Vacant Units	14
Vacancy Rate	9.0%
Type	Highrise (9 stories)
Year Built/Renovated	2013 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	N/A
Tenant Characteristics	Local professionals; few students
Contact Name	Jennifer
Phone	734-472-2337

Market Information

Program	@60%, @80%, Market
Annual Turnover Rate	33%
Units/Month Absorbed	N/A
HCV Tenants	N/A
Leasing Pace	N/A
Annual Chg. In Rent	3% increase
Concession	None
Waiting List	Yes for a few households

Utilities

A/C	not included – central
Cooking	not included – electric
Water Heat	not included – gas
Heat	not included – gas
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Highrise (9 stories)	5	489	$900	$0	@60%	Yes	0	0.0%	no	None
0	1	Highrise (9 stories)	10	537	$1,195	$0	@80%	Yes	0	0.0%	no	None
1	1	Highrise (9 stories)	6	695	$2,555	$0	Market	No	1	16.7%	N/A	None
1	1	Highrise (9 stories)	6	725	$2,245	$0	Market	No	2	33.3%	N/A	None
1	1	Highrise (9 stories)	6	740	$2,330	$0	Market	No	2	33.3%	N/A	None
1	1	Highrise (9 stories)	46	650	$2,110	$0	Market	No	3	6.5%	N/A	None
1	1	Highrise (9 stories)	27	735	$2,475	$0	Market	No	2	7.4%	N/A	None
1	1	Highrise (9 stories)	10	600	$2,115	$0	Market	No	2	20.0%	N/A	None
2	1	Highrise (9 stories)	6	830	$3,145	$0	Market	No	0	0.0%	N/A	None
2	1	Highrise (9 stories)	6	855	$2,725	$0	Market	No	1	16.7%	N/A	None
2	2	Highrise (9 stories)	14	980	$2,739	$0	Market	No	0	0.0%	N/A	None
2	2	Highrise (9 stories)	7	1,020	$3,352	$0	Market	No	1	14.3%	N/A	None
2	2	Highrise (9 stories)	4	1,140	$3,482	$0	Market	No	0	0.0%	N/A	None
2	2	Highrise (9 stories)	2	1,170	$3,665	$0	Market	No	0	0.0%	N/A	None

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Ann Arbor City Club, continued

Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj	Adj. Rent
Studio / 1BA	$900	$0	$900	$188	$1,088

@80%	Face Rent	Conc.	Concd. Rent	Util. Adj	Adj. Rent
Studio / 1BA	$1,195	$0	$1,195	$188	$1,383

Market	Face Rent	Conc.	Concd. Rent	Util. Adj	Adj. Rent
1BR / 1BA	$2,110 - $2,555	$0	$2,110 - $2,555	$211	$2,321 - $2,766
2BR / 1BA	$2,725 - $3,145	$0	$2,725 - $3,145	$299	$3,024 - $3,444
2BR / 2BA	$2,739 - $3,665	$0	$2,739 - $3,665	$299	$3,038 - $3,964

Amenities

In-Unit

Blinds
Carpeting
Coat Closet
Fireplace
Microwave
Refrigerator
Walk-In Closet
Washer/Dryer Hookup
Carpet/Hardwood
Central A/C
Dishwasher
Garbage Disposal
Oven
Tile Flooring
Washer/Dryer

Security

Intercom (Buzzer)
Limited Access
Video Surveillance

Services

None

Property

Business Center/Computer Lab
Community Garden
Elevators
Off-Street Parking
Recreation Areas
Clubhouse/Meeting Room/Community
Concierge
Exercise Facility
On-Site Management
Rooftop Deck

Premium

None

Other

None

Comments

All of the studio units operate under an affordable housing program through the Ann Arbor Housing Authority and are restricted at 60 to 80 percent AMI. The Housing Authority sets the rents and maintains the wait list, which is reportedly extensive. There is no on-site parking provided; however, tenants may purchase monthly parking from surrounding public garages.

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Ann Arbor City Club, continued

Photos

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PROPERTY PROFILE REPORT

Haverhill On Clark

Effective Rent Date	9/02/2025
Location	4800 Clark Road Pittsfield Township, MI 48197 Washtenaw
Distance	4.4 miles
Units	295
Vacant Units	149
Vacancy Rate	50.5%
Type	Lowrise (4 stories)
Year Built/Renovated	2023 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	N/A
Tenant Characteristics	N/A
Contact Name	Latasha
Phone	734-217-3040

Market Information

Program	@40%, @60%
Annual Turnover Rate	0%
Units/Month Absorbed	24
HCV Tenants	0%
Leasing Pace	N/A
Annual Chg. In Rent	Inc. to 2025 Max
Concession	None
Waiting List	None

Utilities

A/C	not included – central
Cooking	not included – electric
Water Heat	not included – electric
Heat	not included – gas
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Lowrise (4 stories)	4	726	$809	$0	@40%	N/A	N/A	N/A	yes	None
1	1	Lowrise (4 stories)	118	722	$1,315	$0	@60%	N/A	N/A	N/A	yes	None
2	2	Lowrise (4 stories)	6	1,036	$968	$0	@40%	N/A	N/A	N/A	yes	None
2	2	Lowrise (4 stories)	134	1,027	$1,574	$0	@60%	N/A	N/A	N/A	yes	None
3	2	Lowrise (4 stories)	1	1,290	$1,114	$0	@40%	N/A	N/A	N/A	yes	None
3	2	Lowrise (4 stories)	32	1,290	$1,812	$0	@60%	N/A	N/A	N/A	yes	None

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Haverhill On Clark, continued

Unit Mix

@40%	Face Rent	Conc.	Concd. Rent	Util. Adj	Adj. Rent
1BR / 1BA	$809	$0	$809	$119	$928
2BR / 2BA	$968	$0	$968	$158	$1,126
3BR / 2BA	$1,114	$0	$1,114	$196	$1,310

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj	Adj. Rent
1BR / 1BA	$1,315	$0	$1,315	$119	$1,434
2BR / 2BA	$1,574	$0	$1,574	$158	$1,732
3BR / 2BA	$1,812	$0	$1,812	$196	$2,008

Amenities

In-Unit

Balcony/Patio
Blinds
Carpeting
Central A/C
Coat Closet
Dishwasher
Exterior Storage
Garbage Disposal
Microwave
Oven
Refrigerator
Walk-In Closet
Washer/Dryer Hookup

Security

Intercom (Buzzer)
Limited Access
Video Surveillance

Services

None

Property

Bike Storage
Business Center/Computer Lab
Clubhouse/Meeting Room/Community
Courtyard
Elevators
EV Charging Station
Exercise Facility
Central Laundry
Off-Street Parking
On-Site Management
Picnic Area
Playground
Recreation Areas
Swimming Pool

Premium

None

Other

Stainless Steel Appliances, Granite Countertops, Pet Washing Station

Comments

The property accepts Housing Choice Vouchers; however, the contact could not provide information regarding Housing Choice Voucher utilization. The property began leasing in March 2025 and is currently in its initial lease-up at 49.5 percent occupied.

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Haverhill On Clark, continued

Photos

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PROPERTY PROFILE REPORT

Lakestone Apartments

Effective Rent Date	9/03/2025
Location	4275 Eyrie Drive Ann Arbor, MI 48103 Washtenaw
Distance	3.5 miles
Units	144
Vacant Units	0
Vacancy Rate	0%
Type	Garden (2 stories)
Year Built/Renovated	1998 / 2016
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Club at Woodchase, Walkabout Creek
Tenant Characteristics	Majority of the tenants are from the immediate area.
Contact Name	Liz Johnson
Phone	734-359-7138

Market Information

Program	@50%, @60%
Annual Turnover Rate	20%
Units/Month Absorbed	N/A
HCV Tenants	N/A
Leasing Pace	Up to 1 month
Annual Chg. In Rent	Increased to 2025 max
Concession	None
Waiting List	None

Utilities

A/C	not included – central
Cooking	not included – electric
Water Heat	not included – gas
Heat	not included – gas
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	11	719	$1,038	$0	@50%	Yes	0	0.0%	yes	None
1	1	Garden (2 stories)	9	795	$1,038	$0	@50%	Yes	0	0.0%	yes	None
1	1	Garden (2 stories)	5	719	$1,281	$0	@60%	Yes	0	0.0%	yes	None
1	1	Garden (2 stories)	7	795	$1,281	$0	@60%	Yes	0	0.0%	yes	None
2	1	Garden (2 stories)	20	916	$1,207	$0	@50%	No	0	0.0%	yes	None
2	1	Garden (2 stories)	14	992	$1,207	$0	@50%	No	0	0.0%	yes	None
2	1	Garden (2 stories)	16	916	$1,498	$0	@60%	No	0	0.0%	no	None
2	1	Garden (2 stories)	22	992	$1,498	$0	@60%	No	0	0.0%	no	None
3	2	Garden (2 stories)	6	1,165	$1,334	$0	@50%	Yes	0	0.0%	yes	None
3	2	Garden (2 stories)	12	1,241	$1,334	$0	@50%	Yes	0	0.0%	yes	None
3	2	Garden (2 stories)	14	1,165	$1,671	$0	@60%	Yes	0	0.0%	yes	None
3	2	Garden (2 stories)	8	1,241	$1,671	$0	@60%	Yes	0	0.0%	yes	None

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Lakestone Apartments, continued

Unit Mix

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj	Adj. Rent
1BR / 1BA	$1,038	$0	$1,038	$192	$1,230
2BR / 1BA	$1,207	$0	$1,207	$280	$1,487
3BR / 2BA	$1,334	$0	$1,334	$392	$1,726

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj	Adj. Rent
1BR / 1BA	$1,281	$0	$1,281	$192	$1,473
2BR / 1BA	$1,498	$0	$1,498	$280	$1,778
3BR / 2BA	$1,671	$0	$1,671	$392	$2,063

Amenities

In-Unit

Balcony/Patio
Blinds
Carpet/Hardwood
Central A/C
Coat Closet
Dishwasher
Exterior Storage
Ceiling Fan
Garbage Disposal
Microwave
Oven
Refrigerator
Walk-In Closet
Washer/Dryer Hookup

Security

None

Services

None

Property

Basketball Court
Business Center/Computer Lab
Clubhouse/Meeting Room/Community
Central Laundry
Off-Street Parking
On-Site Management
Picnic Area
Playground

Premium

None

Other

None

Comments

The contact reported that the property currently does not maintain a waiting list.

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Lakestone Apartments, continued

Photos

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PROPERTY PROFILE REPORT

Lockwood Of Ann Arbor

Effective Rent Date	9/05/2025
Location	2195 E Ellsworth Road Ann Arbor, MI 48108 Washtenaw
Distance	3.6 miles
Units	154
Vacant Units	55
Vacancy Rate	35.7%
Type	Midrise (3 stories)
Year Built/Renovated	2024 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	All Seasons, Balfour
Tenant Characteristics	Seniors 55+
Contact Name	Kelley
Phone	947-234-8876

Market Information

Program	@60%, Market
Annual Turnover Rate	N/A
Units/Month Absorbed	8
HCV Tenants	50%
Leasing Pace	Within one week
Annual Chg. In Rent	At 2024 max
Concession	None
Waiting List	Yes, undetermined length for LIHTC units.

Utilities

A/C	not included – central
Cooking	not included – electric
Water Heat	not included – gas
Heat	not included – gas
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Midrise (3 stories)	37	616	$1,315	$0	@60%	Yes	0	0.0%	yes	None
1	1	Midrise (3 stories)	52	616	$3,150	$0	Market	No	35	67.3%	N/A	None
2	1	Midrise (3 stories)	28	886	$1,576	$0	@60%	Yes	0	0.0%	yes	None
2	1	Midrise (3 stories)	37	886	$3,975	$0	Market	No	20	54.1%	N/A	None

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Lockwood Of Ann Arbor, continued

Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj	Adj. Rent
1BR / 1BA	$1,315	$0	$1,315	$119	$1,434
2BR / 1BA	$1,576	$0	$1,576	$158	$1,734

Market	Face Rent	Conc.	Concd. Rent	Util. Adj	Adj. Rent
1BR / 1BA	$3,150	$0	$3,150	$119	$3,269
2BR / 1BA	$3,975	$0	$3,975	$158	$4,133

Amenities

In-Unit

Balcony/Patio
Carpeting
Dishwasher
Ceiling Fan
Oven
Refrigerator
Walk-In Closet
Blinds
Central A/C
Exterior Storage
Garbage Disposal
Pull Cords
Vaulted Ceilings
Washer/Dryer Hookup

Security

Intercom (Buzzer)
Limited Access
Video Surveillance

Services

Shuttle Service

Property

Clubhouse/Meeting Room/Community
Courtyard
Exercise Facility
Neighborhood Network
Off-Street Parking
Service Coordination
Community Garden
Elevators
Central Laundry
Non-shelter Services
On-Site Management
Theatre

Premium

Delivered Hot Lunches
Hairdresser / Barber
Housekeeping
Medical Professional

Other

Walking Trails, Movie Room, Library, Gardening Bed

Comments

This property opened in August 2024. The 65 LIHTC units were absorbed within two months, while the market rate units have absorbed at an average of three units per month since opening. The overall absorption rate is approximately eight units per month. It was estimated that half of the LIHTC tenants have HCV. The market rate units include washer/dryer, weekly housekeeping with linen service, and daily lunch/dinner. LIHTC tenants may pay monthly fees of $50 for washer/dryer, $300 for housekeeping/linen service, and $650 for lunch/dinner. Additional services offered to all tenants include full service beauty/barber salon, social clubs, daily activities and weekly events.

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Lockwood Of Ann Arbor, continued

Photos

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PROPERTY PROFILE REPORT

618 South Main

Effective Rent Date	9/02/2025
Location	618 South Main Street Ann Arbor, MI 48104 Washtenaw
Distance	0.4 miles
Units	120
Vacant Units	11
Vacancy Rate	9.1%
Type	Midrise (6 stories)
Year Built/Renovated	2015 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Ann Arbor City Place
Tenant Characteristics	Local professionals; few students
Contact Name	Alex
Phone	734-913-8618

Market Information

Program	Market
Annual Turnover Rate	25%
Units/Month Absorbed	18
HCV Tenants	N/A
Leasing Pace	Pre-leased
Annual Chg. In Rent	Increased up to 8%
Concession	None
Waiting List	None

Utilities

A/C	not included – central
Cooking	not included – electric
Water Heat	not included – electric
Heat	not included – electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Midrise (6 stories)	N/A	706	$2,130	$0	Market	No	0	N/A	N/A	None
0	1	Midrise (6 stories)	N/A	447	$1,847	$0	Market	No	0	N/A	N/A	None
1	1	Midrise (6 stories)	N/A	945	$2,651	$0	Market	No	0	N/A	N/A	None
1	1	Midrise (6 stories)	N/A	621	$2,525	$0	Market	No	0	N/A	N/A	None
2	1	Midrise (6 stories)	N/A	861	$2,947	$0	Market	No	0	N/A	N/A	None
2	2	Midrise (6 stories)	N/A	1,241	$3,459	$0	Market	No	0	N/A	N/A	None
2	2	Midrise (6 stories)	N/A	1,033	$3,254	$0	Market	N/A	0	N/A	N/A	None

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618 South Main, continued

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj	Adj. Rent
Studio / 1BA	$1,847 - $2,130	$0	$1,847 - $2,130	$103	$1,950 - $2,233
1BR / 1BA	$2,525 - $2,651	$0	$2,525 - $2,651	$119	$2,644 - $2,770
2BR / 1BA	$2,947	$0	$2,947	$158	$3,105
2BR / 2BA	$3,254 - $3,459	$0	$3,254 - $3,459	$158	$3,412 - $3,617

Amenities

In-Unit

Balcony/Patio
Blinds
Central A/C
Dishwasher
Exterior Storage
Garbage Disposal
Microwave
Oven
Refrigerator
Washer/Dryer
Washer/Dryer Hookup

Security

Intercom (Buzzer)
Intercom (Phone)
Limited Access
Patrol
Video Surveillance

Services

None

Property

Business Center/Computer Lab
Clubhouse/Meeting Room/Community
Elevators
Exercise Facility
Garage ($200.00)
Jacuzzi
On-Site Management
Picnic Area
Recreation Areas

Premium

None

Other

Pet washing station, outdoor oasis, fire pits

Comments

The leasing associate confirmed that the property was not majority students.

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618 South Main, continued

Photos

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PROPERTY PROFILE REPORT

Beekman On Broadway

Effective Rent Date	8/27/2025
Location	1100 Broadway St Ann Arbor, MI 48105 Washtenaw
Distance	0.9 miles
Units	539
Vacant Units	67
Vacancy Rate	12.4%
Type	Midrise (7 stories)
Year Built/Renovated	2021 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Other downtown properties
Tenant Characteristics	Some students and young professionals
Contact Name	Michelle
Phone	833-910-1369

Market Information

Program	Market
Annual Turnover Rate	N/A
Units/Month Absorbed	N/A
HCV Tenants	N/A
Leasing Pace	Within one to two weeks
Annual Chg. In Rent	Change daily
Concession	Yes, two months
Waiting List	None

Utilities

A/C	not included – central
Cooking	not included – gas
Water Heat	not included – gas
Heat	not included – gas
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Midrise (7 stories)	38	434	$2,175	$363	Market	N/A	N/A	N/A	no	None
0	1	Midrise (7 stories)	26	435	$2,227	$371	Market	N/A	N/A	N/A	no	None
0	1	Midrise (7 stories)	1	535	$2,300	$383	Market	N/A	N/A	N/A	no	None
1	1	Midrise (7 stories)	311	633	$2,551	$425	Market	N/A	N/A	N/A	no	AVG
1	1	Midrise (7 stories)	N/A	740	$2,600	$433	Market	N/A	N/A	N/A	no	HIGH
1	1	Midrise (7 stories)	N/A	521	$2,225	$371	Market	N/A	N/A	N/A	no	LOW
2	1	Midrise (7 stories)	78	902	$3,079	$513	Market	N/A	N/A	N/A	no	AVG
2	1	Midrise (7 stories)	N/A	974	$3,295	$549	Market	N/A	N/A	N/A	no	HIGH
2	1	Midrise (7 stories)	N/A	807	$2,887	$481	Market	N/A	N/A	N/A	no	LOW
2	2	Midrise (7 stories)	82	1,052	$3,487	$581	Market	N/A	N/A	N/A	no	AVG
2	2	Midrise (7 stories)	N/A	1,149	$3,600	$600	Market	N/A	N/A	N/A	no	HIGH
2	2	Midrise (7 stories)	N/A	921	$3,062	$510	Market	N/A	N/A	N/A	no	LOW
3	2	Midrise (7 stories)	3	1,096	$3,496	$583	Market	N/A	N/A	N/A	no	None

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Beekman On Broadway, continued

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj	Adj. Rent
Studio / 1BA	$2,175 - $2,300	$363 - $383	$1,812 - $1,917	$188	$2,000 - $2,105
1BR / 1BA	$2,225 - $2,600	$371 - $433	$1,854 - $2,167	$211	$2,065 - $2,378
2BR / 1BA	$2,887 - $3,295	$481 - $549	$2,406 - $2,746	$299	$2,705 - $3,045
2BR / 2BA	$3,062 - $3,600	$510 - $600	$2,552 - $3,000	$299	$2,851 - $3,299
3BR / 2BA	$3,496	$583	$2,913	$411	$3,324

Amenities

In-Unit

Blinds
Central A/C
Dishwasher
Garbage Disposal
Oven
Vinyl Plank Flooring
Washer/Dryer Hookup
Carpeting
Coat Closet
Exterior Storage
Microwave
Refrigerator
Washer/Dryer

Security

Intercom (Buzzer)
Limited Access
Video Surveillance

Services

None

Property

Bike Storage
Commercial/Retail
EV Charging Station
Garage ($185.00)
Picnic Area
Swimming Pool
Clubhouse/Meeting Room/Community
Elevators
Exercise Facility
On-Site Management
Recreation Areas

Premium

None

Other

None

Comments

The property offers furnished units, but standard rents are for non-furnished units. The contact was unable to comment on the elevated vacancy rate.

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Beekman On Broadway, continued

Photos

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PROPERTY PROFILE REPORT

Hoover & Greene

Effective Rent Date	9/05/2025
Location	960 Greene St Ann Arbor, MI 48104 Washtenaw
Distance	0.6 miles
Units	153
Vacant Units	6
Vacancy Rate	3.9%
Type	Midrise (4 stories)
Year Built/Renovated	2021 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	N/A
Tenant Characteristics	N/A
Contact Name	Brittany
Phone	(734) 371-8790

Market Information

Program	Market
Annual Turnover Rate	10%
Units/Month Absorbed	N/A
HCV Tenants	N/A
Leasing Pace	2-3 weeks
Annual Chg. In Rent	Changes Daily
Concession	Two months free
Waiting List	None

Utilities

A/C	not included – central
Cooking	not included – electric
Water Heat	not included – electric
Heat	not included – electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Midrise (4 stories)	77	515	$2,223	$371	Market	N/A	2	2.6%	no	AVG
0	1	Midrise (4 stories)	N/A	627	$2,265	$378	Market	N/A	0	N/A	no	HIGH
0	1	Midrise (4 stories)	N/A	459	$2,185	$364	Market	N/A	0	N/A	no	LOW
1	1	Midrise (4 stories)	76	728	$2,865	$478	Market	N/A	3	3.9%	no	AVG
1	1	Midrise (4 stories)	N/A	824	$2,895	$483	Market	N/A	0	N/A	no	HIGH
1	1	Midrise (4 stories)	N/A	628	$2,835	$473	Market	N/A	0	N/A	no	LOW
2	2	Midrise (4 stories)	N/A	1,117	$3,536	$589	Market	N/A	1	N/A	no	AVG
2	2	Midrise (4 stories)	N/A	1,227	$3,675	$613	Market	N/A	0	N/A	no	HIGH
2	2	Midrise (4 stories)	N/A	992	$3,396	$566	Market	N/A	0	N/A	no	LOW

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Hoover & Greene, continued

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj	Adj. Rent
Studio / 1BA	$2,185 - $2,265	$364 - $378	$1,821 - $1,887	$188	$2,009 - $2,075
1BR / 1BA	$2,835 - $2,895	$473 - $483	$2,362 - $2,412	$211	$2,573 - $2,623
2BR / 2BA	$3,396 - $3,675	$566 - $613	$2,830 - $3,062	$299	$3,129 - $3,361

Amenities

In-Unit

Balcony/Patio
Blinds
Carpeting
Central A/C
Coat Closet
Dishwasher
Garbage Disposal
Microwave
Oven
Refrigerator
Vinyl Plank Flooring
Walk-In Closet
Washer/Dryer
Washer/Dryer Hookup

Security

Intercom (Buzzer)
Limited Access

Services

None

Property

Bike Storage
Clubhouse/Meeting Room/Community
Courtyard
Elevators
EV Charging Station
Exercise Facility
Garage ($215.00)
On-Site Management
Picnic Area
Recreation Areas
Rooftop Deck
Swimming Pool
Wi-Fi

Premium

None

Other

None

Comments

The contact had no additional comments.

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Hoover & Greene, continued

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PROPERTY PROFILE REPORT

Manchester West Apartments

Effective Rent Date	9/02/2025
Location	1900 W. Liberty Street Ann Arbor, MI 48103 Washtenaw
Distance	1.2 miles
Units	120
Vacant Units	2
Vacancy Rate	1.6%
Type	Garden (3 stories)
Year Built/Renovated	1979 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None Identified
Tenant Characteristics	Mixed tenancy
Contact Name	Krista
Phone	844-734-6030

Market Information

Program	Market
Annual Turnover Rate	25%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within two weeks
Annual Chg. In Rent	Changes daily
Concession	$500 off first month's rent on 2BR
Waiting List	None

Utilities

A/C	not included – central
Cooking	not included – electric
Water Heat	not included – gas
Heat	not included – gas
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	N/A	850	$1,629	$0	Market	N/A	0	N/A	N/A	HIGH
1	1	Garden (3 stories)	60	850	$1,199	$0	Market	No	0	0.0%	N/A	LOW
2	2	Garden (3 stories)	N/A	950	$1,929	$42	Market	N/A	0	N/A	N/A	HIGH
2	2	Garden (3 stories)	60	950	$1,329	$42	Market	No	0	0.0%	N/A	LOW

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Manchester West Apartments, continued

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj	Adj. Rent
1BR / 1BA	$1,199 - $1,629	$0	$1,199 - $1,629	$211	$1,410 - $1,840
2BR / 2BA	$1,329 - $1,929	$42	$1,287 - $1,887	$299	$1,586 - $2,186

Amenities

In-Unit

Blinds
Carpeting
Central A/C
Dishwasher
Garbage Disposal
Oven
Refrigerator
Washer/Dryer
Washer/Dryer Hookup

Security

None

Services

None

Property

Carport ($40.00)
Clubhouse/Meeting Room/Community
Off-Street Parking
On-Site Management
Tennis Court

Premium

None

Other

None

Comments

The contact reported a range in unit pricing; this is a representation on where the unit is located on the property, floor plan, and renovations. Property has rent premiums of $10 for the upper floor units as well as balconies.

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Manchester West Apartments, continued

Photos

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PROPERTY PROFILE REPORT

The Brady

Effective Rent Date	9/02/2025
Location	414 S Main Street Ann Arbor, MI 48104 Washtenaw
Distance	0.1 miles
Units	120
Vacant Units	23
Vacancy Rate	19.1%
Type	Highrise (8 stories)
Year Built/Renovated	2024 / N/A
Marketing Began	N/A
Leasing Began	8/01/2024
Last Unit Leased	N/A
Major Competitors	None
Tenant Characteristics	Family
Contact Name	Rachel
Phone	734-336-7443

Market Information

Program	Market
Annual Turnover Rate	0%
Units/Month Absorbed	10
HCV Tenants	0%
Leasing Pace	1-2 weeks
Annual Chg. In Rent	Changes daily
Concession	None
Waiting List	None

Utilities

A/C	not included – central
Cooking	not included – electric
Water Heat	not included – electric
Heat	not included – electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Highrise (8 stories)	9	401	$2,095	$0	Market	N/A	1	11.1%	no	None
0	1	Highrise (8 stories)	9	446	$2,325	$0	Market	N/A	0	0.0%	no	None
1	1	Highrise (8 stories)	57	562	$2,626	$0	Market	N/A	17	29.8%	no	AVG
1	1	Highrise (8 stories)	N/A	756	$3,295	$0	Market	N/A	0	N/A	no	HIGH
1	1	Highrise (8 stories)	N/A	512	$2,300	$0	Market	N/A	0	N/A	no	LOW
2	2	Highrise (8 stories)	10	1,005	$4,295	$0	Market	N/A	1	10.0%	no	None
2	2	Highrise (8 stories)	25	1,081	$4,495	$0	Market	N/A	1	4.0%	no	None
2	2	Highrise (8 stories)	10	1,182	$4,495	$0	Market	N/A	3	30.0%	no	None

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The Brady, continued

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj	Adj. Rent
Studio / 1BA	$2,095 - $2,325	$0	$2,095 - $2,325	$169	$2,264 - $2,494
1BR / 1BA	$2,300 - $3,295	$0	$2,300 - $3,295	$192	$2,492 - $3,487
2BR / 2BA	$4,295 - $4,495	$0	$4,295 - $4,495	$280	$4,575 - $4,775

Amenities

In-Unit

Balcony/Patio
Blinds
Carpeting
Central A/C
Coat Closet
Dishwasher
Garbage Disposal
Microwave
Oven
Refrigerator
Vinyl Plank Flooring
Walk-In Closet
Washer/Dryer
Washer/Dryer Hookup

Security

Intercom (Buzzer)
Limited Access
Video Surveillance

Services

None

Property

Business Center/Computer Lab
Clubhouse/Meeting Room/Community
Elevators
EV Charging Station
Exercise Facility
Garage ($250.00)
Recreation Areas
Sauna
Wi-Fi

Premium

None

Other

None

Comments

The contact confirmed that all utilities besides trash removal is paid for by the tenant. Garage parking is available for $250. The contact reported the vacancy is relatively normal for a luxury property in Ann Arbor.

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The Brady, continued

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Vacancy

The following table illustrate the comparable properties overall vacancy rates.

OVERALL VACANCY

Property Name	Rent Structure	Tenancy	Total Units	Vacant Units	Vacancy Rate
Ann Arbor City Club	LIHTC/ Market	Family	155	14	9.0%
Haverhill On Clark*	LIHTC	Family	295	149	50.5%
Lakestone Apartments*	LIHTC	Family	144	0	0.0%
Lockwood Of Ann Arbor*	LIHTC/ Market	Senior	154	55	35.7%
618 South Main	Market	Family	120	11	9.2%
Beekman On Broadway	Market	Family	539	67	12.4%
Hoover & Greene	Market	Family	153	6	3.9%
Manchester West Apartments	Market	Family	120	2	1.7%
The Brady	Market	Family	120	23	19.2%
Total LIHTC			**748**	**218**	**29.1%**
Stabilized LIHTC			**299**	**14**	**4.7%**
Total Market Rate			**1,052**	**109**	**10.4%**
Stabilized Total			**1,351**	**123**	**9.1%**
Overall Total			**1,800**	**327**	**18.2%**

*Located outside of the PMA

The comparables reported vacancy rates ranging from zero to 50.5 percent, with an overall weighted average of 18.2 percent. Two properties are in their initial lease-up, Haverhill On Clark and Lockwood Of Ann Arbor, and are absorbing at 24 and eight units per month, respectively. The stabilized LIHTC comparables reported vacancy rates from zero to 9.0 percent, and one reported keeping a waiting list. It is important to note all of the vacant units at Ann Arbor City Club and Lockwood Of Ann Arbor are in market rate units. The overall stabilized LIHTC vacancy rate is 4.7, which is low and indicative of strong demand. The market rate comparables vacancy rates range from 1.7 to 19.2 percent with an overall weighted average of 10.4 percent. Management at Beekman On Broadway was unable to comment on the elevated vacancy rate. However, management at The Brady reported the elevated vacancy is relatively normal for a luxury property in Ann Arbor. Based on the performance of the comparables, particularly the LIHTC comparables, we expect the Subject will operate with a vacancy rate of approximately five percent or less as proposed.

Waiting Lists

In markets with high housing costs and a limited supply of affordable housing, waiting lists are common. A waiting list indicates a strong market with high occupancy and unmet demand. Properties that carry a waiting list typically enjoy easy lease-up upon turnover. The following table illustrates the waiting lists of the comparable properties.

WAITING LIST

Property Name	Rent Structure	Tenancy	Waiting List Length
Ann Arbor City Club	LIHTC/ Market	Family	Yes for a few households
Haverhill On Clark*	LIHTC	Family	None
Lakestone Apartments*	LIHTC	Family	None
Lockwood Of Ann Arbor*	LIHTC/ Market	Senior	Yes, undetermined length for LIHTC units.
618 South Main	Market	Family	None
Beekman On Broadway	Market	Family	None
Hoover & Greene	Market	Family	None
Manchester West Apartments	Market	Family	None
The Brady	Market	Family	None

*Located outside of the PMA

As illustrated above, two of the LIHTC comparables reported maintaining a waiting list of a few households. Further, none of the market rate comparables maintain a waiting list. We believe that the Subject will operate with a waiting list following stabilization.

Recent Development Activity and Pipeline

We made multiple attempts to contact the City of Ann Arbor Planning and Development Department to identify any recently constructed, under construction, planned, or proposed multifamily apartment developments in the Subject's PMA. However, as of the date of this report, our phone calls have not been returned. As such, we performed an extensive online search and utilized the CoStar database to identify any under construction, planned, or proposed multifamily apartment developments proximate to the Subject site. According to CoStar, there are 12 under construction, planned, or proposed developments within the Subject's PMA.

PLANNED DEVELOPMENT

Property Name	Rent Structure	Tenancy	Total Units	Competitive Units	Construction Status	Distance to Subject
2424 E Stadium Blvd	Market	Family	186	0	Proposed	2.2 miles
415 W Washington St	Market	Family	150	0	Proposed	0.3 miles
611 Church St	Market	Family	204	0	Proposed	0.7 miles
732 Packard St	Market	Family	376	0	Proposed	0.7 miles
777 E Eisenhower Pky	Market	Family	1200	0	Proposed	2.3 miles
Arbour On Main	Market	Family	450	0	Proposed	1.5 miles
Beekman on Broadway Phase III	Market/Affordable	Family	196	0	Proposed	0.9 miles
Brightdawn Village Apartments	Market	Family	120	0	Under Construction	3.8 miles
SouthTown	Market/Affordable	Family	216	0	Proposed	1.2 miles
The Harlan	Market	Family	370	0	Under Construction	2.7 miles
The Village of Ann Arbor	Market	Family	564	0	Proposed	2.6 miles
Union at A2	Market	Family	250	0	Under Construction	1.7 miles
Totals			**4,282**	**0**		

Source: CoStar, September 2025

As illustrated, all proposed and under construction developments in the PMA are either market rate or mixed-income properties. All of the mixed-income developments, which will likely operate with AMI restrictions, have not been formerly allocated LIHTC funding. As such, we have not accounted for these properties in our analysis, as many will not be constructed.

Additionally, we have reviewed LIHTC allocations from the Michigan State Housing Development Authority (MSHDA) since 2021. According to the MSHDA allocation lists, two developments inside the Subject's PMA have been allocated tax credits in the PMA since 2021.

RECENT LIHTC ALLOCATIONS IN PMA

Property Name	Year Allocated	Rent Structure	Tenancy	Total Units	Competitive Units - As Proposed	Competitive Units - Absent Subsidy	Distance to Subject
121 Catherine	2023	LIHTC/PBV	Family	63	57	25	0.4 miles
The Grove At Veridian	2022	LIHTC/PBV	Family	50	24	0	3.2 miles
Total				**113**	**81**	**25**	

Source: MSHDA, September 2025

- 121 Catherine is a proposed new construction LIHTC property that was awarded funding in 2023. The property is currently under construction. Upon completion, the property will consist of 63 one and two-bedroom units at 50 and 60 percent of AMI. Additionally, 32 units at 50 percent AMI will benefit from a project-based subsidy. As such, all of the subsidized and 60 percent AMI units will be competitive with the Subject as proposed and only the non-subsidized units will be competitive with the Subject absent subsidy.
- The Grove at Veridian is a proposed new construction LIHTC property that was awarded funding in 2022 and is currently under construction. The property will consist of 50 one, two, three, and four-bedroom units below 35 percent of AMI. Additionally, 30 units will benefit from a project-based subsidy. As such, the one and two-bedroom units will be competitive with the Subject as proposed and no units will be competitive absent subsidy.

Scattered Sites

The Subject is not a proposed scattered-site development.

Amenities (Including Standard Amenities Analysis)

AMENITY MATRIX

	Subject	Ann Arbor City Club	Haverhill On Clark	Lakestone Apartments	Lockwood Of Ann Arbor	618 South Main	Beekman On Broadway	Hoover & Greene	Manchester West	The Brady
Rent Structure	LIHTC	LIHTC/	LIHTC	LIHTC	LIHTC/	Market	Market	Market	Market	Market
Building										
Property Type	Highrise	Highrise	Lowrise	Garden	Midrise	Midrise	Midrise	Midrise	Garden	Highrise
# of Stories	20-stories	9-stories	4-stories	2-stories	3-stories	6-stories	7-stories	4-stories	3-stories	8-stories
Year Built	2028	2013	2023	1998	2024	2015	2021	2021	1979	2024
Year Renovated	n/a	n/a	n/a	2016	n/a	n/a	n/a	n/a	n/a	n/a
Commercial	no	no	no	no	no	no	yes	no	no	no
Elevators	no	yes	yes	no	yes	yes	yes	yes	no	yes
Courtyard	no	no	yes	no	yes	no	no	yes	no	no
Utility Structure										
Cooking	yes	no	no	no	no	no	no	no	no	no
Water Heat	yes	no	no	no	no	no	no	no	no	no
Heat	yes	no	no	no	no	no	no	no	no	no
Other Electric	yes	no	no	no	no	no	no	no	no	no
Water	yes	no	yes	no	yes	yes	no	no	no	no
Sewer	yes	no	yes	no	yes	yes	no	no	no	no
Trash	yes	no	yes	yes	yes	yes	no	no	no	yes
Unit Amenities										
Balcony/Patio	no	no	yes	yes	yes	yes	no	yes	no	yes
Blinds	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Carpeting/Vinyl Plank	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Hardwood	no	yes	no	yes	no	no	no	no	no	no
Central A/C	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Ceiling Fan	no	no	no	yes	yes	no	no	no	no	no
Coat Closet	yes	yes	yes	yes	no	no	yes	yes	no	yes
Exterior Storage	no	no	yes	yes	yes	yes	yes	no	no	no
Fireplace	no	yes	no	no	no	no	no	no	no	no
Vaulted Ceilings	no	no	no	no	yes	no	no	no	no	no
Walk-In Closet	yes	yes	yes	yes	yes	no	no	yes	no	yes
Washer/Dryer	yes	yes	no	no	no	yes	yes	yes	yes	yes
W/D Hookup	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Kitchen										
Dishwasher	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Disposal	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Microwave	yes	yes	yes	yes	no	yes	yes	yes	no	yes
Oven	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Refrigerator	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Community										
Business Center	no	yes	yes	yes	no	yes	no	no	no	yes
Community Room	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Central Laundry	no	no	yes	yes	yes	no	no	no	no	no
On-Site Mgmt	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Concierge	no	yes	no	no	no	no	no	no	no	no
Recreation										
Basketball Court	no	no	no	yes	no	no	no	no	no	no
Exercise Facility	yes	yes	yes	no	yes	yes	yes	yes	no	yes
Playground	no	no	yes	yes	no	no	no	no	no	no
Swimming Pool	no	no	yes	yes	no	yes	yes	yes	yes	no
Picnic Area	no	no	yes	yes	no	yes	yes	yes	no	no
Tennis Court	no	no	no	no	no	no	no	no	yes	no
Jacuzzi	no	no	no	no	no	yes	no	no	no	no
Theatre	no	no	no	no	yes	no	no	no	no	no
Recreational Area	no	yes	yes	no	no	yes	yes	yes	no	yes
WiFi	no	no	no	no	no	yes	no	no	no	no
Neighborhood Ntwrk	no	no	no	no	yes	no	no	no	no	no
Non-Shelter Services	no	no	no	no	yes	no	no	no	no	no
Service Coordination	no	no	no	no	yes	no	no	no	no	no
Shuttle Service	no	no	no	no	yes	no	no	no	no	no
Security										
Intercom (Buzzer)	no	yes	yes	no	yes	yes	yes	yes	no	yes
Intercom (Phone)	yes	no	no	no	no	yes	no	no	no	no
Limited Access	yes	yes	yes	no	yes	yes	yes	yes	no	yes
Patrol	yes	no	no	no	no	yes	no	no	no	no
Video Surveillance	yes	yes	yes	no	yes	yes	yes	no	no	yes
Parking										
Carport	no	no	no	no	no	no	no	no	yes	no
Carport Fee	n/a	n/a	n/a	$0	n/a	$0	n/a	n/a	$40	n/a
Garage	no	no	no	no	no	yes	yes	yes	no	yes
Garage Fee	n/a	n/a	n/a	$0	n/a	$200	$185	$215	$0	$250
Off-Street Parking	no	yes	yes	yes	yes	no	no	no	yes	no
Off-Street Fee	n/a	n/a	$0	$0	$0	$0	n/a	n/a	$0	n/a

The Subject will offer blinds, vinyl plank flooring, central air conditioning, coat closets, dishwashers, garbage disposals, walk-in closets, microwaves, ovens, refrigerators, and in-unit washer/dryers. Note that the Subject will offer stainless steel appliances as premium finishes. Three comparables lack in-unit washer/dryers and two will lack microwaves, all of which the Subject will offer. However, six comparables offer balcony/patios, five offer exterior storage, two offer hardwood flooring, two offer ceiling fans, one offers a fireplace, and one offers vaulted ceilings, which the Subject will lack. Overall, the Subject's in-unit amenity package will be slightly inferior to similar to the comparables. It is important to note that the Subject will have similar in-unit amenities to the other comparables with similar downtown locations. We believe the Subject's in-unit amenities will be competitive in the market.

The Subject will offer a community room, elevators, on-site management, and an exercise facility. The Subject will offer limited access, intercom entry, video surveillance, and patrol as security features. Two of the comparables lack an exercise facility, which the Subject will offer. However, five comparables offer a business center, one offers concierge, one offers a basketball court, two offer a playground, six offer a swimming pool, five offer a picnic area, one offers a tennis court, one offers a jacuzzi, one offers a theatre, six offer recreational areas, one offers common area WiFi, and one offers service coordination, which the Subject will lack. Overall, the Subject's common area amenities will be slightly inferior to similar to the comparables. Per MSHDA's Standards of Design, properties that are two-stories or higher shall include one elevator. The Subject does include an elevator.

MSHDA considers any amenity that is offered by more than 60 percent of comparable properties to be 'standard amenities' within the market. The following table illustrates the standard amenities in the market.

STANDARD AMENITIES

Amenity	% of Properties Included	Does the Subject Offer?
Blinds	100%	Yes
Carpeting/Vinyl Plank	100%	Yes
Central A/C	100%	Yes
Coat Closets	67%	Yes
Walk-In Closet	67%	Yes
Washer/Dryer	67%	Yes
W/D Hookup	100%	Yes
Dishwasher	100%	Yes
Disposal	100%	Yes
Microwave	78%	Yes
Oven	100%	Yes
Refrigerator	100%	Yes
Community Room	100%	Yes
On-Site Mgmt	100%	Yes
Exercise Facility	78%	Yes
Swimming Pool	67%	No
Recreational Area	67%	No

The Subject will lack a swimming pool and recreational areas as standard amenities. Overall, we believe the Subject will have a competitive design and we do not believe the lack of these "standard amenities" will negatively impact the Subject's marketability.

MSHDA considers standard amenities to be a necessity in all proposals and may condition the addition of any missing standard amenity or require a rent reduction due to its absence. Please note that MSHDA may make

an exception for rehabilitation projects that do not offer certain amenities due to the building's existing structure and layout.

Unit Sizes

The following table illustrates the unit sizes of the Subject and the comparable properties.

UNIT SIZE COMPARISON

Bedroom Type	1BR	2BR
Subject	**638**	**914**
Average	705	1,003
Min	512	807
Max	945	1,241
Advantage/Disadvantage	**-9%**	**-9%**

As the table illustrates, the Subject's one and two-bedroom unit sizes are smaller than the surveyed average but are within the range of the comparables. We believe the Subject will be competitive within the market, given the demand for affordable housing in the area.

Parking

The Subject will not offer off-street parking. However, according to the sponsor, the City does not want the Subject to offer on-site parking because it is located between two city-owned parking structures, Fourth and William and Library Lane, which offer 984 and 748 parking spaces, respectively, that operate at approximately 30 percent occupancy. The monthly parking fee is $245 per month, while limited and overnight parking rates are $40 per month. The comparable properties located in downtown Ann Arbor, similar to the Subject, reported only offering garage parking for a fee. The fees at the comparables ranged from $185 to $250 per month, with an average of $213 per month. Overall, the public parking permits are within the range of the comparables, although slightly higher than the average. The Subject location has a Walk Score of 99, and is considered "Walker's Paradise," per WalkScore.com, indicating daily errands do not require a car. Furthermore, the Subject is located adjacent to the Blake Transit Center. Based on the parking offered at comparable properties located downtown, we believe that the lack of parking is market-oriented. Five of the comparables offer off-street parking included with rent, superior to the Subject. Four of the comparables offer garage parking for additional monthly fee of $185 to $250 per month, and one comparable offers carport parking for an additional $40 per month. All of the comparables located in downtown Ann Arbor, similar to the Subject only offer garage parking for additional fees, generally similar to the city-owned parking adjacent to the Subject. Overall, the Subject will be inferior to similar to the comparables.

Concessions

Three of the market rate comparables are offering concessions. Beekman On Broadway and Hoover & Greene reported offering two months free, while Manchester West Apartments reported offering $500 off first month's rent on two-bedroom units. Given the lack concessions in the affordable market, we do not believe it will be necessary for the Subject to offer concessions.

Location

Following are relevant characteristics of the comparable properties surveyed.

LOCATION COMPARISON SUMMARY

#	Property Name	City	Tenancy	Rent Structure	Distance to Subject	Household Income	Median Home Value	Median Rent	Crime Index	Walk Score	Vacant Housing	% Renter HH
S	**350 South Fifth Avenue**	**Ann Arbor**	**Family**	**LIHTC**	-	**$50,791**	**$485,516**	**$1,647**	**171**	**99**	**8.8%**	**77.6%**
1	Ann Arbor City Club	Ann Arbor	Family	LIHTC/ Market	0.2 miles	$53,507	$485,516	$1,647	188	99	9.2%	69.2%
2	Haverhill On Clark*	Pittsfield Township	Family	LIHTC	4.4 miles	$97,951	$284,607	$1,122	122	22	7.3%	90.8%
3	Lakestone Apartments*	Ann Arbor	Family	LIHTC	3.5 miles	$163,813	$464,027	$1,582	107	23	4.7%	27.3%
4	Lockwood Of Ann Arbor*	Ann Arbor	Senior	LIHTC/ Market	3.6 miles	$63,446	$392,607	$1,204	136	36	4.1%	74.6%
5	618 South Main	Ann Arbor	Family	Market	0.4 miles	$46,481	$485,516	$1,647	162	89	7.6%	72.0%
6	Beekman On Broadway	Ann Arbor	Family	Market	0.9 miles	$42,747	$481,628	$1,489	144	78	11.0%	73.7%
7	Hoover & Greene	Ann Arbor	Family	Market	0.6 miles	$69,585	$485,516	$1,647	135	79	6.7%	73.2%
8	Manchester West Apartments	Ann Arbor	Family	Market	1.2 miles	$89,135	$464,027	$1,582	79	72	5.7%	37.9%
9	The Brady	Ann Arbor	Family	Market	0.1 miles	$50,791	$485,516	$1,647	171	96	8.8%	73.6%

*Located outside of the PMA

The Subject site is located in Downtown Ann Arbor in a neighborhood consisting of single-family homes in generally good condition, commercial and retail uses in average condition, municipal uses, multifamily uses in average to excellent condition, educational uses, and public parks. Additionally, the Subject's location is classified as "Walker's Paradise", which is similar to two comparables and superior to the remaining comparables.

The affordable properties are located between 0.2 and 4.4 miles from the Subject. The location of the affordable comparables exhibit similar to superior median incomes, inferior to similar median home values, inferior to similar median rents, similar to superior crime risk incidences, inferior to similar walkability, similar household vacancy rates, and inferior to slightly superior shares of renter households compared to the Subject's location. Overall, the Subject is considered to have a similar location to Ann Arbor City Club and a superior location to the remaining affordable comparables.

The market rate developments are located between 0.1 and 1.2 miles from the Subject. The market rate comparables are located in neighborhoods that are considered to be inferior to similar to the Subject's location. The market comparables exhibit similar to superior household incomes, similar median home values, slightly inferior to similar median rents, similar to superior crime incidences, inferior to similar walkability, similar household vacancy rates, and similar to lower shares of renter households compared to the Subject's location. Overall, the Subject has a superior location to Manchester West Apartments and a similar location to the remaining market rate comparables.

Impact on Existing Housing Stock

All the data combined with interviews of real estate professionals demonstrate a continuing need for affordable housing over the foreseeable term. The comparables surveyed include a total of 1,800 units at nine properties. The surveyed stabilized affordable properties reported an average vacancy rate of 4.7 percent, and one affordable property reported that they maintain waiting lists. Additionally, the strong occupancy rates at the majority of the market rate projects in the PMA are evidence of a tight rental market and strong demand.

Our demand calculations illustrate a need for affordable housing in the area when we consider the Subject's proposed LIHTC rents. The existing and planned apartment developments will not hinder each other's ability to maintain full occupancy. It is our opinion that the construction of the Subject through the LIHTC program

will have a positive impact on the Subject and the surrounding neighborhood and will not adversely affect the existing housing located in the PMA.

Absorption

Two of the comparable properties reported recent absorption data. Therefore, we have incorporated additional absorption data for properties in the Ann Arbor metro area. The following table details three properties that reported absorption information within 15 miles of the Subject site.

ABSORPTION

Property Name	Program	Tenancy	City	Year	Total Units	Absorption (units/month)	Distance to Subject
Huron Vista	LIHTC	Family	Ypsilanti	2024	156	17	6.2 miles
Lockwood Of Ann Arbor*	LIHTC	Senior	Ann Arbor	2024	154	8	3.6 miles
Haverhill On Clark*	LIHTC	Family	Pittsfield Township	2023	295	24	4.4 miles
Overall Average					**202**	**16**	

*Comparable Property

As shown in the previous table, the properties reported absorption rates ranging between eight and 24 units per month. It is important to note Lockwood Of Ann Arbor's 65 LIHTC units absorbed in two months, while the market rate units have absorbed at an average of three units per month since opening. The Subject's targeted tenant base is very low to moderate-income general tenancy households. Additionally, there is generally a positive correlation between the size of property and absorption rate in the market, which is reasonable when considering larger properties typically have larger number of staff to process applications. We estimate the Subject would be able to absorb approximately 27 units per month yielding an absorption period of 12 months.

Effective Rents

The effective rents (rents adjusted for utilities and concessions) are presented in the Summary Matrix found at the beginning of the section.

Upgrades

The Subject will offer stainless steel appliances as premium finishes. Several of the comparables offer upgraded or premium features, which are detailed in the following table. We have made adjustments in the rent comparison grids accordingly (i.e., premium flooring adjustments are made in line 19 'Floor Coverings' and all other premium feature adjustments are made in line 22 'Special Features').

PREMIUM AMENITIES

Property Name	Rent Structure	Tenancy	Premium Amenities
Ann Arbor City Club	LIHTC/ Market	Family	Quartz Countertops
Haverhill On Clark*	LIHTC	Family	Stainless steel appliances; quartz countertops
Lakestone Apartments*	LIHTC	Family	None
Lockwood Of Ann Arbor*	LIHTC/ Market	Senior	None
618 South Main	Market	Family	Stainless steel appliances; quartz countertops
Beekman On Broadway	Market	Family	Stainless steel appliances; quartz countertops
Hoover & Greene	Market	Family	Stainless steel appliances; quartz countertops
Manchester West Apartments	Market	Family	None
The Brady	Market	Family	Stainless steel appliances; quartz countertops

*Located outside of the PMA

For-Sale Homes

The Subject will offer one and two-bedroom highrise units that will target a general tenancy.

We performed a rent buy analysis. Our inputs assume a two-bedroom single-family home for sale in the Subject's neighborhood with a purchase price of $500,000 and an interest rate of 6.75 percent for a 30-year fixed mortgage with a 10 percent down payment. This purchase price represents the average home price in the Subject's zip code. This data was compared to the proposed cost to rent the Subject's two-bedroom unit (80 percent AMI).

The Subject's highest achievable LIHTC two-bedroom rent is at an advantage when compared to the cost of home ownership in the Subject's zip code. The Subject's highest achievable affordable three-bedroom rent is $2,153 whereas the monthly cost of an average three-bedroom home in the area is estimated at $3,999 per month. The analysis indicates that with a monthly differential of $1,846, it is more affordable to rent at the Subject than to live at a single-family home in the Subject's neighborhood. However, cost of occupancy to buy a single-family home in the Subject's neighborhood is $65,000. Additionally, the cash due at the closing of a home is a barrier for many households and some households may face credit qualification issues. The following table demonstrates the rent-buy analysis.

RENT BUY ANALYSIS			
Property Type:	**Two-Bedroom Single Family Home**		
Sale Price	$500,000		
Down Payment at 10%	$50,000		
Mortgage Amount	$450,000		
Current Interest Rate	6.75%		
Homeownership Costs	*Monthly*	*% of Home Value*	*Annual*
Mortgage Payment	$2,919		$35,024
Property Taxes	$521	1.25%	$6,250
Private Mortgage Insurance[1]	$188	0.50%	$2,250
Maintenance	$833	2.00%	$10,000
Utility Costs[2]	$299		$3,588
Tax Savings	-$760		-$9,120
Cost Comparison			
	Monthly		*Annual*
Costs of Homeownership	$3,999		$47,993
Cost of Renting At Subject -	$2,153		$25,836
Differential	**$1,846**		**$22,157**
Cost of Occupancy			
Homeownership			
Closing Costs		3.0%	$15,000
Down Payment at 10%		10.0%	$50,000
Total			**$65,000**
Subject Rental			
First Month's Rent	$2,153		
Security Deposit	$2,153		
Total	**$4,306**		

(1) Based upon 0.50 percent of mortgage amount.

(2) Utility Costs Included in Rent at Subject

ACHIEVABLE LIHTC AND MARKET RENTS

We have prepared 92273-S8 rent grids for the one and two-bedroom units at the Subject. There are no comparable 70 and 80 percent AMI units. For the comparable LIHTC rent comparison, we show the Subject's 60 percent AMI level compared to the similar AMI level at the comparables per MSHDA guidelines. **Note the Subject's location does not qualify for site-related dis-amenities, such as high-power tension lines, truck yards, drilling rigs, or other negative site factors.**

It should be noted that the supply of 70 and 80 percent AMI units is limited in the market. The Subject's 70 and 80 percent AMI units will compete with the local market rate supply. Currently, tenants in the market earning at or below 70 and 80 percent of the AMI have few affordable housing options and are limited to market rate housing. The income qualified range for the Subject's 70 and 80 percent AMI units will be $47,070 to $90,720. Based on our research, a significant portion of the tenant base in the PMA earns less than $75,000 annually. Further, utilizing the average one-bedroom market rent of the comparables (adjusted only for utilities) of $2,520 and an assumption that tenants are required to earn three times the monthly rent, the minimum average income of a local market rate tenant is $90,720. Therefore, the Subject's 70 and 80 percent AMI units will have significant overlap with the existing unrestricted market. We have included a discussion of the Subject's 70 and 80 percent AMI units in both the achievable LIHTC rent section, as well as the achievable market rent section. However, given the limited supply of LIHTC units at 70 and 80 percent AMI, we compared the Subject's 60 percent AMI units to those offered at the comparable properties.

The following pages detail the rent grids and adjustments made to determine the achievable rent level for the Subject as proposed. Note that the there are no LIHTC comparables offering units targeting 80 percent AMI. We have compared the Subject with comparable 60 percent AMI units at the comparables.

Unit Type: 1BR / 1BA (60%)

	Subject		Comp #1		Comp #3		Comp #5	
	350 South Fifth Avenue	Data	Haverhill On Clark		Lakestone Apartments		Lockwood Of Ann Arbor	
	350 South Fifth Avenue	on	4800 Clark Road		4275 Eyrie Drive		2195 E Ellsworth Road	
	Ann Arbor, Washtenaw	Subject	Pittsfield Township, Washtenaw		Ann Arbor, Washtenaw		Ann Arbor, Washtenaw	
A. Rents Charged			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
1	**$ Last Rent / Restricted?**		**$1,315**	Y	**$1,281**	Y	**$1,315**	Y
2	**Date Last Leased (mo/yr)**		Sep-25		Sep-25		Sep-25	
3	**Rent Concessions**		N		N		N	
4	**Occupancy for Unit Type**		49%		100%		100%	
5	**Effective Rent & Rent / sq. ft**		**$1,315**	$1.82	**$1,281**	$1.78	**$1,315**	$2.13
	In Parts B thru E, adjust only for differences the subject's market values.							
B. Design, Location, Condition			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
6	**Structure / Stories**	E/20	E / 4		G / 2	$50	E / 3	
7	**Yr. Built / Yr. Renovated**	2028	2023		1998 / 2016		2024	
8	**Condition / Street Appeal**	E	E		G	$150	E	
9	**Neighborhood**	E	G	$100	G	$100	G	$100
10	**Same Market? Miles to Subj.**		Yes/4.4		Yes/3.5		Yes/3.6	
C. Unit Equipment / Amenities			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
11	**# Bedrooms**	1	1		1		1	
12	**# Bathrooms**	1	1		1		1	
13	**Unit Interior Sq. Ft.**	638	722	($38)	719	($36)	616	$12
14	**Balcony / Patio**	N	Y	($10)	Y	($10)	Y	($10)
15	**AC: Central / Wall**	C	C		C		C	
16	**Range / Refrigerator**	R/F	R/F		R/F		R/F	
17	**Microwave / Dishwasher**	M / D	M / D		M / D		D	
18	**Washer / Dryer**	WD	L/HU	$25	L/HU	$25	L/HU	$25
19	**Floor Coverings**	C	C		V		C	
20	**Window Coverings**	B	B		B		B	
21	**Cable / Satellite / Internet**	N	N		N		N	
22	**Special Features**	SA	GC/SA	($25)	N		N	
23								
D. Site Equipment / Amenities			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
24	**Parking ($ Fee)**	N	L	($100)	L	($100)	L	($100)
25	**Extra Storage**	N	Y		Y		Y	
26	**Security**	Y	Y		N	$5	Y	
27	**Clubhouse / Meeting Rooms**	MR	MR		MR		MR	
28	**Pool / Recreation Areas**	E	P/E/RR	($15)	P/RR	($15)	E	
29	**Business Ctr / Nbhd Network**	N	BC	($10)	BC	($10)	N	
30	**Service Coordination**	N	N		N		Y	($10)
31	**Non-shelter Services**	N	N		N		Y	($5)
32	**Neighborhood Networks**	N	N		N		Y	($5)
E. Utilities			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
33	**Heat (in rent? / type)**	Y/E	N/G	$40	N/G	$40	N/G	$40
34	**Cooling (in rent? / type)**	Y/C	N/C		N/C		N/C	
35	**Cooking (in rent? / type)**	Y/E	N/E	$9	N/E	$9	N/E	$9
36	**Hot water (in rent? / type)**	Y/E	N/E	$24	N/G	$24	N/G	$24
37	**Other Electric**	Y	N	$46	N	$46	N	$46
38	**Cold Water / Sewer**	Y/Y	Y/Y		N/N	$73	Y/Y	
39	**Trash / Recycling**	Y	Y		Y		Y	
F. Adjustments Recap			**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**
40	**# Adjustments B to D**		2	(6)	5	(5)	3	(5)
41	**Sum Adjustments B to D**		$125	($198)	$330	($171)	$137	($130)
42	**Sum Utility Adjustments**		$119		$192		$119	
			Net	**Gross**	**Net**	**Gross**	**Net**	**Gross**
43	**Net / Gross Adjustments B to E**		$46	$442	$351	$693	$126	$386
G. Adjusted & Market Rents			**Adj. Rent**		**Adj. Rent**		**Adj. Rent**	
44	**Adjusted Rent (5 + 43)**		**$1,361**		**$1,632**		**$1,441**	
45	**Adj Rent / Last rent**			103%		127%		110%
46	**Estimated Market Rent**	$1,417						

Unit Type: 2BR / 1BA (60%)

	Subject		Comp #1		Comp #3		Comp #5	
	350 South Fifth Avenue	Data	Haverhill On Clark		Lakestone Apartments		Lockwood Of Ann Arbor	
	350 South Fifth Avenue	on	4800 Clark Road		4275 Eyrie Drive		2195 E Ellsworth Road	
	Ann Arbor, Washtenaw	Subject	Pittsfield Township, Washtenaw		Ann Arbor, Washtenaw		Ann Arbor, Washtenaw	
A. Rents Charged			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
1	**$ Last Rent / Restricted?**		**$1,574**	Y	**$1,498**	Y	**$1,576**	Y
2	**Date Last Leased (mo/yr)**		Sep-25		Sep-25		Sep-25	
3	**Rent Concessions**		N		N		N	
4	**Occupancy for Unit Type**		49%		100%		100%	
5	**Effective Rent & Rent / sq. ft**		**$1,574**	$1.53	**$1,498**	$1.64	**$1,576**	$1.78
	In Parts B thru E, adjust only for differences the subject's market values.							
B. Design, Location, Condition			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
6	**Structure / Stories**	E/20	E / 4		G / 2	$50	E / 3	
7	**Yr. Built / Yr. Renovated**	2028	2023		1998 / 2016		2024	
8	**Condition / Street Appeal**	E	E		G	$150	E	
9	**Neighborhood**	E	G	$100	G	$100	G	$100
10	**Same Market? Miles to Subj.**		Yes/4.4		Yes/3.5		Yes/3.6	
C. Unit Equipment / Amenities			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
11	**# Bedrooms**	2	2		2		2	
12	**# Bathrooms**	1	2	($50)	1		1	
13	**Unit Interior Sq. Ft.**	914	1027	($43)	916		886	$12
14	**Balcony / Patio**	N	Y	($10)	Y	($10)	Y	($10)
15	**AC: Central / Wall**	C	C		C		C	
16	**Range / Refrigerator**	R/F	R/F		R/F		R/F	
17	**Microwave / Dishwasher**	M / D	M / D		M / D		D	
18	**Washer / Dryer**	WD	L/HU	$25	L/HU	$25	L/HU	$25
19	**Floor Coverings**	C	C		V		C	
20	**Window Coverings**	B	B		B		B	
21	**Cable / Satellite / Internet**	N	N		N		N	
22	**Special Features**	SA	GC/SA	($25)	N		N	
23								
D. Site Equipment / Amenities			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
24	**Parking ($ Fee)**	N	L	($100)	L	($100)	L	($100)
25	**Extra Storage**	N	Y		Y		Y	
26	**Security**	Y	Y		N	$5	Y	
27	**Clubhouse / Meeting Rooms**	MR	MR		MR		MR	
28	**Pool / Recreation Areas**	E	P/E/RR	($15)	P/RR	($15)	E	
29	**Business Ctr / Nbhd Network**	N	BC	($10)	BC	($10)	N	
30	**Service Coordination**	N	N		N		Y	($10)
31	**Non-shelter Services**	N	N		N		Y	($5)
32	**Neighborhood Networks**	N	N		N		Y	($5)
E. Utilities			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
33	**Heat (in rent? / type)**	Y/E	N/G	$55	N/G	$55	N/G	$55
34	**Cooling (in rent? / type)**	Y/C	N/C		N/C		N/C	
35	**Cooking (in rent? / type)**	Y/E	N/E	$13	N/E	$13	N/E	$13
36	**Hot water (in rent? / type)**	Y/E	N/E	$31	N/G	$31	N/G	$31
37	**Other Electric**	Y	N	$59	N	$59	N	$59
38	**Cold Water / Sewer**	Y/Y	Y/Y		N/N	$122	Y/Y	
39	**Trash / Recycling**	Y	Y		Y		Y	
F. Adjustments Recap			**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**
40	**# Adjustments B to D**		2	(7)	5	(4)	3	(5)
41	**Sum Adjustments B to D**		$125	($253)	$330	($135)	$137	($130)
42	**Sum Utility Adjustments**		$158		$280		$158	
			Net	**Gross**	**Net**	**Gross**	**Net**	**Gross**
43	**Net / Gross Adjustments B to E**		$30	$536	$475	$745	$165	$425
G. Adjusted & Market Rents			**Adj. Rent**		**Adj. Rent**		**Adj. Rent**	
44	**Adjusted Rent (5 + 43)**		**$1,604**		**$1,973**		**$1,741**	
45	**Adj Rent / Last rent**			102%		132%		110%
46	**Estimated Market Rent**	$1,701						

Achievable LIHTC Rents

The Subject's proposed rents for the units restricted to households earning up to 60 percent AMI level is set at the 2025 maximum allowable levels, while the 70 and 80 percent AMI levels are set below the 2025 maximum allowable levels. The Subject's proposed contract rents for the units restricted to households earning up to the 30 percent AMI levels are set above the 2025 maximum allowable levels. If the subsidy were lost, these rents would need to be lowered to within the LIHTC allowable levels. Three of the LIHTC comparables target general tenancies, similar to the proposed Subject. One of the comparables targets seniors. All of the three comparables offering rents at 60 percent of AMI reported achieving the rents at the 2025 maximum allowable levels for all units. One of the LIHTC comparables is fully occupied and one of the LIHTC comparables reported maintaining a waiting list.

The Subject will offer new units and will be in similar to superior in condition to all of the comparables. Additionally, the proposed Subject's in-unit amenity offering will be similar to the comparables, while its common area amenities will be slightly inferior.

The Subject site is located in Downtown Ann Arbor in a neighborhood consisting of single-family homes in generally good condition, commercial and retail uses in average condition, municipal uses, multifamily uses in average to excellent condition, educational uses, and public parks. Overall, the Subject is considered to have a similar location to Ann Arbor City Club and a superior location to the remaining affordable comparables.

The following table illustrates the Novoco achievable LIHTC rents relative to the LIHTC maximum allowable rents. It should be noted that adjustments as a result of utility structure are not considered true rental adjustments, as they are simply a way to equalize the asking rents of the comparables for utilities, so there is a true apples to apples comparison with the Subject in terms of total shelter cost. Further, there is limited subjectivity when making these adjustments, given that they are based on a published utility allowance schedule, local to the Subject's market. Note that MSHDA guidance cautions against comparable adjustments exceeding 10 percent of the unadjusted base rent. **Note that one of the comparables rents were adjusted by more than 10 percent in both of the grids.**

COMPARABLE LIHTC PROPERTY RENT SUMMARY

Unit Type	Square Feet	Proposed Rents	Achievable LIHTC Rent	LIHTC Maximum Allowable Rent
1BR / 1BA @ 30% (PBV)	638	$1,700	$708	$708
1BR / 1BA @ 60%	638	$1,417	$1,417	$1,417
1BR / 1BA @ 70%	638	$1,569	$1,653	$1,653
1BR / 1BA @ 80%	638	$1,794	$1,890	$1,890
2BR / 1BA @ 30% (PBV)	914	$2,046	$850	$850
2BR / 1BA @ 60%	914	$1,701	$1,701	$1,701
2BR / 1BA @ 70%	914	$1,884	$1,984	$1,984
2BR / 1BA @ 80%	914	$2,153	$2,268	$2,268

The Subject will be most similar to Haverhill On Clark. The Subject's condition will be similar to that of Haverhill On Clark and will have a superior location. The Subject's proposed unit sizes will be slightly inferior to Haverhill On Clark. The LIHTC units at Haverhill On Clark are competitive and performing well and achieving maximum allowable rents. Therefore, we believe the Subject's units will be well received in the market.

The most similar comparable reported achieving rents at the 2025 maximum allowable levels. Additionally, the LIHTC comparables reported generally high occupancies or good absorption and one maintains a waiting list. This indicates that demand is strong in the Subject's area for LIHTC units. Overall, we believe the Subject will be able to achieve maximum allowable rents at the 30, 60, 70, and 80 percent AMI levels.

As previously noted, we believe the Subject's 70 and 80 percent AMI units will compete with the local market rate supply. Currently, tenants in the market earning at or below 70 and 80 percent of the AMI have few affordable housing options and are limited to market rate housing. The income qualified range for the Subject's 70 and 80 percent AMI units will be $47,070 to $90,720. Based on our research, a significant portion of the tenant base in the PMA earns less than $75,000 annually. Further, utilizing the average one-bedroom market rent of the comparables (adjusted only for utilities) of $2,520 and an assumption that tenants are required to earn three times the monthly rent, the minimum average income of a local market rate tenant is $90,720. Therefore, the Subject's 70 and 80 percent AMI units will have significant overlap with the existing unrestricted market.

Achievable Market Rents

The following pages detail the rent grids and adjustments made to determine the achievable market rent level for the Subject as proposed. Note the achievable rent analyses assumes absent subsidy and it is reasonable to assume without the subsidy tenants will pay for electric expenses, similar to the non-subsidized units.

Unit Type: 1BR / 1BA (Market)

	Subject		Comp #1		Comp #5		Comp #6		Comp #7		Comp #8		Comp #9	
	350 South Fifth Avenue	Data	Ann Arbor City Club		618 South Main		Beekman On Broadway		Hoover & Greene		Manchester West Apartments		The Brady	
	350 South Fifth Avenue	on	201 S 1st Street		618 South Main Street		1100 Broadway St		960 Greene St		1900 W. Liberty Street		414 S Main Street	
	Ann Arbor, Washtenaw	Subject	Ann Arbor, Washtenaw		Ann Arbor, Washtenaw		Ann Arbor, Washtenaw		Ann Arbor, Washtenaw		Ann Arbor, Washtenaw		Ann Arbor, Washtenaw	
A. Rents Charged			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
1	**$ Last Rent / Restricted?**		**$2,110**	N	**$2,525**	N	**$2,551**	N	**$2,835**	N	**$1,629**	N	**$2,626**	N
2	**Date Last Leased (mo/yr)**		Sep-25		Sep-25		Aug-25		Sep-25		Sep-25		Sep-25	
3	**Rent Concessions**		N		N		Y	($425)	Y	($473)	N		N	
4	**Occupancy for Unit Type**		93.5%		90.8%		87.6%		96.1%		98.3%		70.1%	
5	**Effective Rent & Rent / sq. ft**		**$2,110**	$3.25	**$2,525**	$4.07	**$2,126**	$3.36	**$2,362**	$3.76	**$1,629**	$1.92	**$2,626**	$4.67
	In Parts B thru E, adjust only for differences the subject's market values.													
B. Design, Location, Condition			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
6	**Structure / Stories**	E/20	E / 9		E / 6		E / 7		E / 4		G / 3	$50	E / 8	
7	**Yr. Built / Yr. Renovated**	2028	2013		2015		2021		2021		1979		2024	
8	**Condition / Street Appeal**	E	G	$150	E		E		E		A	$300	E	
9	**Neighborhood**	E	E		E		E		E		G	$200	E	
10	**Same Market? Miles to Subj.**		Yes/0.2		Yes/0.4		Yes/0.9		Yes/0.6		Yes/1.2		Yes/0.1	
C. Unit Equipment / Amenities			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
11	**# Bedrooms**	1	1		1		1		1		1		1	
12	**# Bathrooms**	1	1		1		1		1		1		1	
13	**Unit Interior Sq. Ft.**	638	650	($10)	621	$17	633		628	$9	850	($102)	562	$89
14	**Balcony / Patio**	N	N		Y	($10)	N		Y	($10)	N	$10	Y	($10)
15	**AC: Central / Wall**	C	C		C		N		C		C		C	
16	**Range / Refrigerator**	R/F	R/F		R/F		R/F		R/F		R/F		R/F	
17	**Microwave / Dishwasher**	M / D	M / D		M / D		M / D		M / D		D		M / D	
18	**Washer / Dryer**	WD	WD		WD		WD		WD		WD		WD	
19	**Floor Coverings**	C	V		V		C		C		C		C	
20	**Window Coverings**	B	B		B		B		B		B		B	
21	**Cable / Satellite / Internet**	N	N		N		N		N		N		N	
22	**Special Features**	SA	GC		GC/SA	($25)	GC/SA	($25)	GC/SA	($25)	N	$25	GC/SA	($25)
D. Site Equipment / Amenities			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
24	**Parking ($ Fee)**	N	L	($100)	G($200)		G($185)		G($215)		L/C($40)	($100)	G($250)	
25	**Extra Storage**	N	N		Y	($10)	Y	($10)	N		N		N	
26	**Security**	Y	Y		Y		Y		Y		N	$5	Y	
27	**Clubhouse / Meeting Rooms**	MR	MR		MR		MR		MR		MR		MR	
28	**Pool / Recreation Areas**	E	E/R	($5)	P/E/R	($15)	P/E/R	($15)	P/E/R	($15)	P/R	($10)	E/R	($5)
29	**Business Ctr / Nbhd Network**	N	BC	($10)	BC	($10)	N		N		N		BC	($10)
30	**Service Coordination**	N	N		N		N		N		N		N	
31	**Non-shelter Services**	N	N		N		N		N		N		N	
32	**Neighborhood Networks**	N	N		N		N		N		N		N	
E. Utilities			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
33	**Heat (in rent? / type)**	Y/E	N/G	$40	N/E	$40	N/G	$40	N/E	$40	N/G	$40	N/E	$40
34	**Cooling (in rent? / type)**	Y/C	N/C		N/C		N/C		N/C		N/C		N/C	
35	**Cooking (in rent? / type)**	Y/E	N/E	$9	N/E	$9	N/G	$9	N/E	$9	N/E	$9	N/E	$9
36	**Hot water (in rent? / type)**	Y/E	N/G	$24	N/E	$24	N/G	$24	N/E	$24	N/G	$24	N/E	$24
37	**Other Electric**	Y	N	$46	N	$46	N	$46	N	$46	N	$46	N	$46
38	**Cold Water / Sewer**	Y/Y	N/N	$73	Y/Y		N/N	$73	N/N	$73	N/N	$73	N/N	$73
39	**Trash / Recycling**	Y	N	$19	Y		N	$19	N	$19	N	$19	Y	
F. Adjustments Recap			**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**
40	**# Adjustments B to D**		1	(4)	1	(5)		(3)	1	(3)	6	(3)	1	(4)
41	**Sum Adjustments B to D**		$150	($125)	$17	($70)		($50)	$9	($50)	$590	($212)	$89	($50)
42	**Sum Utility Adjustments**		$211		$119		$211		$211		$211		$192	
			Net	**Gross**	**Net**	**Gross**	**Net**	**Gross**	**Net**	**Gross**	**Net**	**Gross**	**Net**	**Gross**
43	**Net / Gross Adjustments B to E**		$236	$486	$66	$206	$161	$261	$170	$270	$589	$1,013	$231	$331
G. Adjusted & Market Rents			**Adj. Rent**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**	
44	**Adjusted Rent (5 + 43)**		**$2,346**		**$2,591**		**$2,287**		**$2,532**		**$2,218**		**$2,857**	
45	**Adj Rent / Last rent**			111%		103%		90%		89%		136%		109%
46	**Estimated Market Rent**	$2,425	$3.80 Estimated Market Rent / Sq. Ft.											

Unit Type: 2BR / 1BA (Market)

	Subject		Comp #1		Comp #5		Comp #6		Comp #7		Comp #8		Comp #9	
	350 South Fifth Avenue	Data	Ann Arbor City Club		618 South Main		Beekman On Broadway		Hoover & Greene		Manchester West Apartments		The Brady	
	350 South Fifth Avenue	on	201 S 1st Street		618 South Main Street		1100 Broadway St		960 Greene St		1900 W. Liberty Street		414 S Main Street	
	Ann Arbor, Washtenaw	Subject	Ann Arbor, Washtenaw		Ann Arbor, Washtenaw		Ann Arbor, Washtenaw		Ann Arbor, Washtenaw		Ann Arbor, Washtenaw		Ann Arbor, Washtenaw	
A. Rents Charged			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
1	**$ Last Rent / Restricted?**		**$2,725**	N	**$2,947**	N	**$3,079**	N	**$3,396**	N	**$1,929**	N	**$4,295**	N
2	**Date Last Leased (mo/yr)**		Sep-25		Sep-25		Aug-25		Sep-25		Sep-25		Sep-25	
3	**Rent Concessions**		N		N		Y	($513)	Y	($566)	N	($42)	N	
4	**Occupancy for Unit Type**		83%		91%		88%		96%		98%		90%	
5	**Effective Rent & Rent / sq. ft**		**$2,725**	$3.19	**$2,947**	$3.42	**$2,566**	$2.84	**$2,830**	$2.85	**$1,887**	$1.99	**$4,295**	$4.27
	In Parts B thru E, adjust only for differences the subject's market values.													
B. Design, Location, Condition			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
6	**Structure / Stories**	E/20	E / 9		E / 6		E / 7		E / 4		G / 3	$50	E / 8	
7	**Yr. Built / Yr. Renovated**	2028	2013		2015		2021		2021		1979		2024	
8	**Condition / Street Appeal**	E	G	$150	E		E		E		A	$300	E	
9	**Neighborhood**	E	E		E		E		E		G	$200	E	
10	**Same Market? Miles to Subj.**		Yes/0.2		Yes/0.4		Yes/0.9		Yes/0.6		Yes/1.2		Yes/0.1	
C. Unit Equipment / Amenities			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
11	**# Bedrooms**	2	2		2		2		2		2		2	
12	**# Bathrooms**	1	1		1		1		2	($50)	2	($50)	2	($50)
13	**Unit Interior Sq. Ft.**	914	855	$47	861	$45	902	$9	992	($56)	950	($18)	1005	($97)
14	**Balcony / Patio**	N	N		Y	($10)	N		Y	($10)	N	$10	Y	($10)
15	**AC: Central / Wall**	C	C		C		N		C		C		C	
16	**Range / Refrigerator**	R/F	R/F		R/F		R/F		R/F		R/F		R/F	
17	**Microwave / Dishwasher**	M / D	M / D		M / D		M / D		M / D		D		M / D	
18	**Washer / Dryer**	WD	WD		WD		WD		WD		WD		WD	
19	**Floor Coverings**	C	V		V		C		C		C		C	
20	**Window Coverings**	B	B		B		B		B		B		B	
21	**Cable / Satellite / Internet**	N	N		N		N		N		N		N	
22	**Special Features**	SA	GC		GC/SA	($25)	GC/SA	($25)	GC/SA	($25)	N	$25	GC/SA	($25)
23														
D. Site Equipment / Amenities			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
24	**Parking ($ Fee)**	N	L	($100)	G($200)		G($185)		G($215)		L/C($40)	($100)	G($250)	
25	**Extra Storage**	N	N		Y	($10)	Y	($10)	N		N		N	
26	**Security**	Y	Y		Y		Y		Y		N	$5	Y	
27	**Clubhouse / Meeting Rooms**	MR	MR		MR		MR		MR		MR		MR	
28	**Pool / Recreation Areas**	E	E/R	($5)	P/E/R	($15)	P/E/R	($15)	P/E/R	($15)	P/R	($10)	E/R	($5)
29	**Business Ctr / Nbhd Network**	N	BC	($10)	BC	($10)	N		N		N		BC	($10)
30	**Service Coordination**	N	N		N		N		N		N		N	
31	**Non-shelter Services**	N	N		N		N		N		N		N	
32	**Neighborhood Networks**	N	N		N		N		N		N		N	
E. Utilities			**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
33	**Heat (in rent? / type)**	Y/E	N/G	$55	N/E	$55	N/G	$55	N/E	$55	N/G	$55	N/E	$55
34	**Cooling (in rent? / type)**	Y/C	N/C		N/C		N/C		N/C		N/C		N/C	
35	**Cooking (in rent? / type)**	Y/E	N/E	$13	N/E	$13	N/G	$13	N/E	$13	N/E	$13	N/E	$13
36	**Hot water (in rent? / type)**	Y/E	N/G	$31	N/E	$31	N/G	$31	N/E	$31	N/G	$31	N/E	$31
37	**Other Electric**	Y	N	$59	N	$59	N	$59	N	$59	N	$59	N	$59
38	**Cold Water / Sewer**	Y/Y	N/N	$122	Y/Y		N/N	$122	N/N	$122	N/N	$122	N/N	$122
39	**Trash / Recycling**	Y	N	$19	Y		N	$19	N	$19	N	$19	Y	
F. Adjustments Recap			**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**
40	**# Adjustments B to D**		2	(3)	1	(5)	1	(3)		(5)	6	(4)		(6)
41	**Sum Adjustments B to D**		$197	($115)	$45	($70)	$9	($50)		($156)	$590	($178)		($197)
42	**Sum Utility Adjustments**		$299		$158		$299		$299		$299		$280	
			Net	**Gross**	**Net**	**Gross**	**Net**	**Gross**	**Net**	**Gross**	**Net**	**Gross**	**Net**	**Gross**
43	**Net / Gross Adjustments B to E**		$381	$611	$133	$273	$258	$358	$143	$455	$711	$1,067	$83	$477
G. Adjusted & Market Rents			**Adj. Rent**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**	
44	**Adjusted Rent (5 + 43)**		**$3,106**		**$3,080**		**$2,824**		**$2,973**		**$2,598**		**$4,378**	
45	**Adj Rent / Last rent**			114%		105%		92%		88%		135%		102%
46	**Estimated Market Rent**	$3,000	$3.28 Estimated Market Rent / Sq. Ft.											

The most similar market rate comparable is Ann Arbor City Club and Hoover & Greene. Ann Arbor City Club is a 155-unit, elevator-serviced development located 0.2 miles west of the Subject site, in a neighborhood considered similar to the Subject's location. The property was built in 2013 and currently exhibits good condition, slightly inferior relative to the Subject. Management at Ann Arbor City Club reported the property is 91.0 percent occupied. We believe the in-unit amenities offered by Ann Arbor City Club are similar and the property amenity packages offered are slightly superior relative to the Subject. In overall terms, we believe the Subject to be a slightly superior product relative to Ann Arbor City Club.

Hoover & Greene is a 153-unit, elevator-serviced development located 0.6 miles south of the Subject site, in a neighborhood considered similar to the Subject's location. The property was built in 2021 and currently exhibits excellent condition, similar relative to the Subject. Management at Hoover & Greene reported the property is 96.1 percent occupied. However, the property is offering a two month free concession. We believe the in-unit amenities offered by Hoover & Greene is similar and the property amenity packages offered are slightly superior relative to the Subject. In overall terms, we believe the Subject to be a slightly inferior product relative to Hoover & Greene.

Note that MSHDA guidance cautions against comparable adjustments exceeding 10 percent above the adjusted rent/based rent. Note that three of the comparable rents was adjusted by more than 10 percent in the grids. However, we believe the adjustments are reasonable when considering that the utility adjustments, condition adjustments, and unit size adjustments, account for a significant portion of the overall adjustment.

COMPARABLE PROPERTY RENT SUMMARY - AFTER ADJUSTMENT

Unit Type	Square Feet	Developer's Proposed Rent (60% AMI)	Developer's Proposed Rent (80% AMI)	Achievable LIHTC Rents (Highest AMI Allowable)	Adjusted Minimum	Adjusted Maximum	Adjusted Average	Subject Achievable Market Rent	Subject Rent Advantage (Achievable 60% AMI to Acheivable Market Rent)	Subject Rent Advantage (Achievable 80% AMI to Acheivable Market Rent)
1BR / 1BA	638	$1,417	$1,794	$1,890	$2,218	$2,857	$2,472	$2,425	-41.6%	-22.1%
2BR / 2BA	914	$1,701	$2,153	$2,268	$2,598	$4,378	$3,160	$3,000	-43.3%	-24.4%

We believe the Subject can achieve a one-bedroom rent of $2,425 and a two-bedroom rent of $3,000 as an unrestricted development. Note that our achievable market rents are above the proposed contract rents for the one and two-bedroom units.

Relative to the market rate comparables, the Subject will offer slightly inferior to similar unit amenities, slightly inferior to similar common area amenities, similar to superior condition, and a similar to superior location. It is important to note that the Subject will have similar in-unit amenities to the other comparables with similar downtown locations. Additionally, the Subject's unit sizes are generally competitive with the majority of the comparables. Our concluded achievable market rents are within the range of the most similar market comparables. As the previous table illustrates, the Subject's achievable rents at 30, 60, 70, and 80 percent AMI levels represent a significant market advantage.

Conclusion

The comparables reported vacancy rates ranging from zero to 50.5 percent, with an overall weighted average of 18.2 percent. Two properties are in their initial lease-up, Haverhill On Clark and Lockwood Of Ann Arbor, and are absorbing at 24 and eight units per month, respectively. The stabilized LIHTC comparables reported vacancy rates from zero to 9.0 percent, and one reported keeping a waiting list. It is important to note all of the vacant units at Ann Arbor City Club and Lockwood Of Ann Arbor are in market rate units. The overall stabilized LIHTC vacancy rate is 4.7, which is low and indicative of strong demand. The market rate comparables vacancy rates range from 1.7 to 19.2 percent with an overall weighted average of 10.4 percent. Management at Beekman On Broadway was unable to comment on the elevated vacancy rate. However, management at The Brady reported the elevated vacancy is relatively normal for a luxury property in Ann Arbor.

Based on the performance of the comparables, particularly the LIHTC comparables, we expect the Subject will operate with a vacancy rate of approximately five percent or less as proposed.

Post construction, the Subject will exhibit excellent condition. Its in-unit amenity package will be slightly inferior to similar to the comparables, while its common area amenities will be slightly inferior to similar relative to the comparables. It is important to note that the Subject will have similar in-unit amenities to the other comparables with similar downtown locations. Based on the comparable data, we believe the Subject can achieve maximum allowable LIHTC rents for its 30, 60, 70, and 80 percent AMI units. Note that our achievable market rents are above the proposed contract rents for the one and two-bedroom units.

LOCAL PERSPECTIVE OF RENTAL HOUSING MARKET AND HOUSING ALTERNATIVES

Following is a summary of interviews conducted with professionals within the market area.

Planning Department

We made multiple attempts to contact the City of Ann Arbor Planning and Development Department to identify any recently constructed, under construction, planned, or proposed multifamily apartment developments in the Subject's PMA. However, as of the date of this report, our phone calls have not been returned. As such, we performed an extensive online search and utilized the CoStar database to identify any under construction, planned, or proposed multifamily apartment developments proximate to the Subject site. According to CoStar, there are 12 under construction, planned, or proposed developments within the Subject's PMA.

PLANNED DEVELOPMENT

Property Name	Rent Structure	Tenancy	Total Units	Competitive Units	Construction Status	Distance to Subject
2424 E Stadium Blvd	Market	Family	186	0	Proposed	2.2 miles
415 W Washington St	Market	Family	150	0	Proposed	0.3 miles
611 Church St	Market	Family	204	0	Proposed	0.7 miles
732 Packard St	Market	Family	376	0	Proposed	0.7 miles
777 E Eisenhower Pky	Market	Family	1200	0	Proposed	2.3 miles
Arbour On Main	Market	Family	450	0	Proposed	1.5 miles
Beekman on Broadway Phase III	Market/Affordable	Family	196	0	Proposed	0.9 miles
Brightdawn Village Apartments	Market	Family	120	0	Under Construction	3.8 miles
SouthTown	Market/Affordable	Family	216	0	Proposed	1.2 miles
The Harlan	Market	Family	370	0	Under Construction	2.7 miles
The Village of Ann Arbor	Market	Family	564	0	Proposed	2.6 miles
Union at A2	Market	Family	250	0	Under Construction	1.7 miles
Totals			**4,282**	**0**		

Source: CoStar, September 2025

As illustrated, all proposed and under construction developments in the PMA are either market rate or mixed-income properties. All of the mixed-income developments, which will likely operate with AMI restrictions, have not been formerly allocated LIHTC funding. As such, we have not accounted for these properties in our analysis, as many will not be constructed.

New LIHTC Supply

Additionally, we have reviewed LIHTC allocations from the Michigan State Housing Development Authority (MSHDA) since 2021. According to the MSHDA allocation lists, two developments inside the Subject's PMA have been allocated tax credits in the PMA since 2021.

RECENT LIHTC ALLOCATIONS IN PMA

Property Name	Year Allocated	Rent Structure	Tenancy	Total Units	Competitive Units - As Proposed	Competitive Units - Absent Subsidy	Distance to Subject
121 Catherine	2023	LIHTC/PBV	Family	63	57	25	0.4 miles
The Grove At Veridian	2022	LIHTC/PBV	Family	50	24	0	3.2 miles
Total				**113**	**81**	**25**	

Source: MSHDA, September 2025

- 121 Catherine is a proposed new construction LIHTC property that was awarded funding in 2023. The property is currently under construction. Upon completion, the property will consist of 63 one and two-bedroom units at 50 and 60 percent of AMI. Additionally, 32 units at 50 percent AMI will benefit from a project-based subsidy. As such, all of the subsidized and 60 percent AMI units will be competitive with the Subject as proposed and only the non-subsidized units will be competitive with the Subject absent subsidy.

- The Grove at Veridian is a proposed new construction LIHTC property that was awarded funding in 2022 and is currently under construction. The property will consist of 50 one, two, three, and four-bedroom units below 35 percent of AMI. Additionally, 30 units will benefit from a project-based subsidy. As such, the one and two-bedroom units will be competitive with the Subject as proposed and no units will be competitive absent subsidy.

Michigan State Housing Development Authority

In order to ascertain the need for housing and affordable housing in the Subject's area, we interviewed Troy Harshman with the Michigan State Housing Development Authority (MSHDA). Troy Harshman noted that MSHDA issues a total of 1,109 vouchers for Washtenaw County, including Housing Choice Vouchers (HCV), Project Based Vouchers, and Moving-Up Vouchers. The HCV waiting list has been closed to the public since August 2013. Homeless individuals are given preference when MSHDA issues HCVs, and the HCV waiting list remains open for homeless households.

Ann Arbor Housing Commission

We were unable to contact the Ann Arbor Housing Commission, which manages the Housing Choice Voucher Program for Ann Arbor; however, our attempts were unsuccessful. The following table illustrates the payment standards for Washtenaw County.

PAYMENT STANDARDS

Unit Type	Payment Standard
One-Bedroom	$1,357
Two-Bedroom	$1,618

Source: MSHDA, effective December 2024

The Subject's proposed gross rents at 60, 70, and 80 percent of AMI are set above the payment standards, indicating voucher tenants will be required to pay additional out of pocket expenses for these units. All of the Subject's 30 percent AMI units will operate with subsidies and tenants will not utilize vouchers. If the subsides were lost, the Subject's achievable LIHTC gross rents are all below the payment standards.

I. DEMAND ANALYSIS

DEMAND ANALYSIS

Introduction

350 South Fifth Avenue (Subject) is a proposed new construction property that will offer 330 one and two-bedroom units targeting general tenancy households earning 30, 60, 70, and 80 percent of AMI, or less. Additionally, 110 units at 30 percent of AMI will operate with Project-based Vouchers (PBV), and tenants in these units will pay 30 percent of their income towards rent. If the subsidy were lost, these rents would need to be lowered to within the LIHTC allowable levels.

We calculated the number of income eligible residents for the Subject in this section of the analysis.

LIHTC rents are based upon a percentage of the area median gross income (AMI), adjusted for household size and utilities. HUD estimates the relevant income levels, with annual updates. HUD rents are calculated assuming that the maximum net rent a household will pay is 30 percent of its household income at the appropriate AMI levels.

Household size is assumed to be 1.5 persons per bedroom for LIHTC rent calculation purposes. Additionally, they assume one-person households are accommodated in one-bedroom units. For LIHTC income purposes, the actual size of the household is used.

To assess the likely number of tenants in the market area eligible to live in the Subject, we used Census information as provided by ESRI Business Information Systems Estimates and Projections.

Primary Market Area Defined

For the purpose of this study, it is necessary to define the market area, or the area from which potential tenants for the project are likely to be drawn. In some areas, residents are very much "neighborhood oriented" and are generally very reluctant to move from the area where they have grown up. In other areas, residents are much more mobile and will relocate to a completely new area, especially if there is an attraction such as affordable housing at below market rents. The primary market area (PMA) for the Subject generally encompasses central Ann Arbor.

Income Eligible Calculations

To establish the number of income eligible potential tenants for the Subject, the calculations are as follows:

First, we estimate the Subject's minimum and maximum income levels for the proposed LIHTC project. HUD determines maximum income guidelines for LIHTC properties based on the Area Median Income. The average four-person median household income level for the Ann Arbor, MI MSA is $125,900.

Per MSHDA demand requirements, minimum income levels were calculated based on the assumption that lower income family households should pay no more than 40 percent of their income to rent, and senior (65+) households pay no more than 40 percent of their income to rent. Sometimes, lower income households pay a higher percentage of gross income toward housing costs. HUD establishes the maximum income level for the Subject based on household size. For demand calculation purposes, we will assume 1.5 persons per bedroom when establishing maximum income eligibility for the Subject's 30, 60, 70, and 80 percent AMI units.

Secondly, we illustrate the household population segregated by income band to determine those who are income-qualified to reside in the Subject property. This income distribution is illustrated previously in the demographic analysis section of this report and considers the income-specific renter propensities (i.e., inverse correlation between income and rentership).

Third, we combine the allowable income range with the income distribution analysis to determine the number of potential income-qualified households. In some cases, the LIHTC income eligible band overlaps with more than one census income range. In those cases, the prorated share of more than one census range will be

calculated. This provides an estimate of the total number of households that are income eligible. This also derives an estimate of the percentage of the households that are income eligible, illustrated by AMI threshold. However, MSHDA requires demand estimates be constructed so as to eliminate double counting stemming from overlapping income qualification limits. We have therefore adjusted the maximum and minimum income limits in order to eliminate any of the overlap in income-qualification limits.

The maximum and minimum household eligible incomes for the Subject's 30, 60, 70, and 80 percent AMI units as proposed are illustrated in the following table. It should be noted that our analysis assumes **the sponsor's proposed rents:**

As Proposed

FAMILY INCOME LIMITS - AS PROPOSED

Unit Type	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income
	@30% (PBV)		*@60%*		*@70%*		*@80%*	
1BR	$0	$30,240	$42,510	$60,480	$47,070	$70,560	$53,820	$80,640
2BR	$0	$34,020	$51,030	$68,040	$56,520	$79,380	$64,590	$90,720

Absent Subsidy

FAMILY INCOME LIMITS - ABSENT SUBSIDY

Unit Type	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income
	@30%		*@60%*		*@70%*		*@80%*	
1BR	$21,240	$30,240	$42,510	$60,480	$47,070	$70,560	$53,820	$80,640
2BR	$25,500	$34,020	$51,030	$68,040	$56,520	$79,380	$64,590	$90,720

We have adjusted the maximum and minimum income limits in order to eliminate any of the overlap (if present) in income qualification limits and this is illustrated in the MSHDA Income Distribution Table section.

Income Distribution Table

As Proposed

Minimum Income Limit		$0	$1,700	Gross	$42,510	$1,417	Gross	$47,070	$1,569	Gross	$53,820	$1,794	Gross	$0	$1,700	Gross
Maximum Income Limit		$34,020		Rent	$68,040		Rent	$79,380		Rent	$90,720		Rent	$90,720		Rent
Income Cohort	Total Renter Households	@30% (PBV)			@60%			@70%			@80%			All Units		
		cohort overlap	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*
$0-9,999	3,761	9,999	100.0%	3,761										9,999	100.0%	3,761
$10,000-19,999	2,860	9,999	100.0%	2,860										9,999	100.0%	2,860
$20,000-29,999	2,417	9,999	100.0%	2,417										9,999	100.0%	2,417
$30,000-39,999	2,118	4,021	40.2%	852										4,021	40.2%	852
$40,000-49,999	2,306				7,488	74.9%	1,727	2,928	29.3%	675				7,488	74.9%	1,727
$50,000-59,999	1,954				9,999	100.0%	1,954	9,999	100.0%	1,954	6,178	61.8%	1,207	9,999	100.0%	1,954
$60,000-74,999	2,484				8,041	53.6%	1,332	14,999	100.0%	2,484	14,999	100.0%	2,484	14,999	100.0%	2,484
$75,000-99,999	2,888							4,381	17.5%	506	15,721	62.9%	1,816	15,721	62.9%	1,816
$100,000-124,999	1,875															
$125,000-149,999	1,351															
$150,000-199,999	926															
$200,000+	1,305															
Total	**26,245**		**37.7%**	**9,890**		**19.1%**	**5,013**		**21.4%**	**5,619**		**21.0%**	**5,507**		**68.1%**	**17,871**

Absent Subsidy

Minimum Income Limit		$21,240	$708	Gross	$42,510	$1,417	Gross	$47,070	$1,569	Gross	$53,820	$1,794	Gross	$21,240	$708	Gross
Maximum Income Limit		$34,020		Rent	$68,040		Rent	$79,380		Rent	$90,720		Rent	$90,720		Rent
Income Cohort	Total Renter Households	@30%			@60%			@70%			@80%			All Units		
		cohort overlap	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*
$0-9,999	3,761															
$10,000-19,999	2,860															
$20,000-29,999	2,417	8,758	87.6%	2,117										8,758	87.6%	2,117
$30,000-39,999	2,118	4,021	40.2%	852										4,021	40.2%	852
$40,000-49,999	2,306				7,488	74.9%	1,727	2,928	29.3%	675				7,488	74.9%	1,727
$50,000-59,999	1,954				9,999	100.0%	1,954	9,999	100.0%	1,954	6,178	61.8%	1,207	9,999	100.0%	1,954
$60,000-74,999	2,484				8,041	53.6%	1,332	14,999	100.0%	2,484	14,999	100.0%	2,484	14,999	100.0%	2,484
$75,000-99,999	2,888							4,381	17.5%	506	15,721	62.9%	1,816	15,721	62.9%	1,816
$100,000-124,999	1,875															
$125,000-149,999	1,351															
$150,000-199,999	926															
$200,000+	1,305															
Total	**26,245**		**11.3%**	**2,969**		**19.1%**	**5,013**		**21.4%**	**5,619**		**21.0%**	**5,507**		**41.7%**	**10,950**

MSHDA Income Distribution Table

MSHDA requires demand estimates be constructed so as to eliminate double counting stemming from overlapping income qualification limits.

As Proposed

Minimum Income Limit		$0	$1,700	Gross	$42,510	$1,417	Gross	$55,001	$1,569	Gross	$70,000	$1,794	Gross	$0	$1,700	Gross
Maximum Income Limit		$34,020		Rent	$55,000		Rent	$69,999		Rent	$90,720		Rent	$90,720		Rent
Income Cohort	Total Renter Households	@30% (PBV)			@60%			@70%			@80%			All Units		
		cohort overlap	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*
$0-9,999	3,761	9,999	100.0%	3,761										9,999	100.0%	3,761
$10,000-19,999	2,860	9,999	100.0%	2,860										9,999	100.0%	2,860
$20,000-29,999	2,417	9,999	100.0%	2,417										9,999	100.0%	2,417
$30,000-39,999	2,118	4,021	40.2%	852										4,021	40.2%	852
$40,000-49,999	2,306				7,488	74.9%	1,727							7,488	74.9%	1,727
$50,000-59,999	1,954				5,000	50.0%	977	4,999	50.0%	977				9,999	100.0%	1,954
$60,000-74,999	2,484							9,999	66.7%	1,656	5,000	33.3%	828	14,999	100.0%	2,484
$75,000-99,999	2,888										15,721	62.9%	1,816	15,721	62.9%	1,816
$100,000-124,999	1,875															
$125,000-149,999	1,351															
$150,000-199,999	926															
$200,000+	1,305															
Total	**26,245**		**37.7%**	**9,890**		**10.3%**	**2,704**		**10.0%**	**2,633**		**10.1%**	**2,644**		**68.1%**	**17,871**

Absent Subsidy

Minimum Income Limit		$21,240	$708	Gross	$42,510	$1,417	Gross	$55,001	$1,569	Gross	$70,000	$1,794	Gross	$21,240	$708	Gross
Maximum Income Limit		$34,020		Rent	$55,000		Rent	$69,999		Rent	$90,720		Rent	$90,720		Rent
Income Cohort	Total Renter Households	@30%			@60%			@70%			@80%			All Units		
		cohort overlap	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*
$0-9,999	3,761															
$10,000-19,999	2,860															
$20,000-29,999	2,417	8,758	87.6%	2,117										8,758	87.6%	2,117
$30,000-39,999	2,118	4,021	40.2%	852										4,021	40.2%	852
$40,000-49,999	2,306				7,488	74.9%	1,727							7,488	74.9%	1,727
$50,000-59,999	1,954				5,000	50.0%	977	4,999	50.0%	977				9,999	100.0%	1,954
$60,000-74,999	2,484							9,999	66.7%	1,656	5,000	33.3%	828	14,999	100.0%	2,484
$75,000-99,999	2,888										15,721	62.9%	1,816	15,721	62.9%	1,816
$100,000-124,999	1,875															
$125,000-149,999	1,351															
$150,000-199,999	926															
$200,000+	1,305															
Total	**26,245**		**11.3%**	**2,969**		**10.3%**	**2,704**		**10.0%**	**2,633**		**10.1%**	**2,644**		**41.7%**	**10,950**

Demand from Current and New Households

Per MSHDA requirements, the demand for the Subject will be derived by summing three sources of potential demand: existing renter households, existing homeowner households, and new household growth.

1. Demand from Existing Households

Demand for existing households is estimated by applying a movership rate to the number of age and income-eligible households within the PMA. The Subject is a proposed family tenancy LIHTC property in Ann Arbor, MI. The MSHDA acceptable movership rate for all households is 30.9 percent and the movership rate to or within rental properties is 38.9 percent in Washtenaw County utilizing the 2020 movership rates; the acceptable movership rate for all households is 7.0 percent and the movership rate to or within rental properties is 38.8 percent as of 2022. We have shown the demand utilizing both the original and updated movership rates.

2. Demand from New Households

To estimate demand from new households, MSHDA requested that we utilize the change in households from the current base year through developer's projected placed-in-service date, which is March 2028 for the Subject. The current base year of 2024 has been utilized in this analysis. This change in households is considered the gross potential demand for the Subject property. This number is then adjusted for income eligibility.

This is calculated as an annual demand number. In other words, this calculates the anticipated new households in March 2028. This number takes the overall growth from 2024 to March 2028 and applies it to its respective income cohorts by percentage. This number does not reflect lower income households losing population, as this is a result of inflation.

Demand Analysis: Penetration, Capture, and Saturation Rates

A Penetration Rate for the Subject is derived by dividing the proposed number of Subject units by the total income-eligible households for the Subject.

In addition, a Capture Rate for the Subject is calculated. The Capture Rate represents the ratio of the combined total of proposed Subject units and comparable pipeline inventory (i.e., currently under construction and proposed) to the total demand estimates. As detailed previously, there are 87 proposed and under construction units in the PMA that will be competitive with the Subject as proposed and 25 proposed and under construction units in the PMA that will be competitive with the Subject absent subsidy. We have deducted these units in their respective AMI levels.

Finally, a Saturation Rate is derived by dividing the combined total of proposed Subject units, comparable pipeline inventory, and any existing inventory built since 2010 by the total income-eligible households at the time of market entry. There have been no competitive units built or substantially renovated since 2010 as proposed and absent subsidy.

The Subject's demand calculations are illustrated in the following tables.

As Proposed – 2020 Movership Rates

Family Demand Scenario One: "Straight MSHDA Requirements"					
Area Median Income Targeting	**30% AMI (PBV)**	**60% AMI**	**70% AMI**	**80% AMI**	**Total LIHTC**
Minimum Income (based on lowest gross rent serving income band)	$0	$42,510	$55,001	$70,000	$0
Maximum Income (based on information from MSHDA)	$34,020	$55,000	$69,999	$90,720	$90,720
A. Demand From Existing Households					
1 Number of existing households for current year	48,502	48,502	48,502	48,502	48,502
2 Movership rate among all households (county-specific)	30.9%	30.9%	30.9%	30.9%	30.9%
3 Movership to or within rental	38.9%	38.9%	38.9%	38.9%	38.9%
4 Income-Qualification percentage	37.7%	10.3%	10.0%	10.1%	68.1%
5 Estimated annual demand from existing rental households	**2197**	**601**	**585**	**587**	**3970**
C. Demand from New Households:					
6 Number of households projected to exist at market entry	49,647	49,647	49,647	49,647	49,647
7 Number of existing households in current year	48,502	48,502	48,502	48,502	48,502
8 Number of new households	1,145	1,145	1,145	1,145	1,145
9 Years between current year and market entry	4	4	4	4	4
10 Annual growth in households	286	286	286	286	286
11 Renter percentage estimate for market entry year	53.8%	53.8%	53.8%	53.8%	53.8%
12 Annual growth increment in renter households	154	154	154	154	154
13 Income qualification percentage	37.7%	10.3%	10.0%	10.1%	68.1%
14 Number of income-qualified new renters per year	**58**	**16**	**15**	**16**	**105**
D. Total Demand Estimate	**2,255**	**617**	**600**	**603**	**4,075**
E. Demand Analysis					
24 Number of Units Proposed	110	55	55	110	330
25 Penetration Rate (# units proposed/# income qualified HH)	**0.6%**	**1.1%**	**1.1%**	**2.3%**	**1.0%**
26 Number of comparable pipeline units	56	25	0	0	81
27 Capture Rate (# units proposed+# comparable pipeline units)/demand estimate	**7.4%**	**13.0%**	**9.2%**	**18.2%**	**10.1%**
28 Number of existing comparable units constructed since 2010	0	0	0	0	0
29 Saturation Rate (# units+# comparable pipeline units+# existing comparable units constructed since 2010)/income qualified HH	**0.9%**	**1.6%**	**1.1%**	**2.2%**	**1.2%**

As illustrated above, the penetration rates for the Subject are all considered low, ranging from 0.6 to 2.3 percent. Note that the overall penetration rate is 1.0 percent. The penetration rates are below the MSHDA suggested level of 6.0 percent.

The capture rates range from 7.4 to 18.2 percent. Additionally, the overall capture rate is 10.1 percent. The capture rates are all below the MSHDA suggested level of 50 percent.

The saturation rates range from 0.9 to 2.2 percent. The overall saturation rate is 1.2 percent. The saturation rates are below the MSHDA suggested level of 20 percent.

Absent Subsidy – 2020 Movership Rates

Family Demand Scenario One: "Straight MSHDA Requirements"					
Area Median Income Targeting	**30% AMI**	**60% AMI**	**70% AMI**	**80% AMI**	**Total LIHTC**
Minimum Income (based on lowest gross rent serving income band)	$21,240	$42,510	$55,001	$70,000	$21,240
Maximum Income (based on information from MSHDA)	$34,020	$55,000	$69,999	$90,720	$90,720
A. Demand From Existing Households					
1 Number of existing households for current year	48,502	48,502	48,502	48,502	48,502
2 Movership rate among all households (county-specific)	30.9%	23.8%	23.8%	23.8%	23.8%
3 Movership to or within rental	38.9%	38.0%	38.0%	38.0%	38.0%
4 Income-Qualification percentage	11.3%	10.3%	10.0%	10.1%	41.7%
5 Estimated annual demand from existing rental households	**659**	**451**	**440**	**441**	**1828**
C. Demand from New Households:					
6 Number of households projected to exist at market entry	49,647	49,647	49,647	49,647	49,647
7 Number of existing households in current year	48,502	48,502	48,502	48,502	48,502
8 Number of new households	1,145	1,145	1,145	1,145	1,145
9 Years between current year and market entry	4	4	4	4	4
10 Annual growth in households	286	286	286	286	286
11 Renter percentage estimate for market entry year	53.8%	53.8%	53.8%	53.8%	53.8%
12 Annual growth increment in renter households	154	154	154	154	154
13 Income qualification percentage	11.3%	10.3%	10.0%	10.1%	41.7%
14 Number of income-qualified new renters per year	**17**	**16**	**15**	**16**	**64**
D. Total Demand Estimate	**677**	**467**	**455**	**457**	**1,892**
E. Demand Analysis					
24 Number of Units Proposed	110	55	55	110	330
25 Penetration Rate (# units proposed/# income qualified HH)	**2.0%**	**1.1%**	**1.1%**	**2.3%**	**1.6%**
26 Number of comparable pipeline units	0	25	0	0	25
27 Capture Rate (# units proposed+# comparable pipeline units)/demand estimate	**16.3%**	**17.1%**	**12.1%**	**24.1%**	**18.8%**
28 Number of existing comparable units constructed since 2010	0	0	0	0	0
29 Saturation Rate (# units+# comparable pipeline units+# existing comparable units constructed since 2010)/income qualified HH	**2.0%**	**1.6%**	**1.1%**	**2.2%**	**1.7%**

As illustrated above, the penetration rates for the Subject are all considered low, ranging from 1.1 to 2.3 percent. Note that the overall penetration rate is 1.6 percent. The penetration rates are below the MSHDA suggested level of 6.0 percent.

The capture rates range from 12.1 to 24.1 percent. Additionally, the overall capture rate is 18.8 percent. The capture rates are all below the MSHDA suggested level of 50 percent.

The saturation rates range from 1.1 to 2.2 percent. The overall saturation rate is 1.7 percent. The saturation rates are below the MSHDA suggested level of 20 percent.

As Proposed – New Movership Rates (2022)

Family Demand Scenario One: "Straight MSHDA Requirements"					
Area Median Income Targeting	**30% AMI (PBV)**	**60% AMI**	**70% AMI**	**80% AMI**	**Total LIHTC**
Minimum Income (based on lowest gross rent serving income band)	$0	$42,510	$55,001	$70,000	$0
Maximum Income (based on information from MSHDA)	$34,020	$55,000	$69,999	$90,720	$90,720
A. Demand From Existing Households					
1 Number of existing households for current year	48,502	48,502	48,502	48,502	48,502
2 Movership rate among all households (county-specific)	7.0%	7.0%	7.0%	7.0%	7.0%
3 Movership to or within rental	38.8%	38.8%	38.8%	38.8%	38.8%
4 Income-Qualification percentage	37.7%	10.3%	10.0%	10.1%	68.1%
5 Estimated annual demand from existing rental households	**496**	**136**	**132**	**133**	**897**
C. Demand from New Households:					
6 Number of households projected to exist at market entry	49,647	49,647	49,647	49,647	49,647
7 Number of existing households in current year	48,502	48,502	48,502	48,502	48,502
8 Number of new households	1,145	1,145	1,145	1,145	1,145
9 Years between current year and market entry	4	4	4	4	4
10 Annual growth in households	286	286	286	286	286
11 Renter percentage estimate for market entry year	53.8%	53.8%	53.8%	53.8%	53.8%
12 Annual growth increment in renter households	154	154	154	154	154
13 Income qualification percentage	37.7%	10.3%	10.0%	10.1%	68.1%
14 Number of income-qualified new renters per year	**58**	**16**	**15**	**16**	**105**
D. Total Demand Estimate	**554**	**152**	**148**	**148**	**1,002**
E. Demand Analysis					
24 Number of Units Proposed	110	55	55	110	330
25 Penetration Rate (# units proposed/# income qualified HH)	**0.6%**	**1.1%**	**1.1%**	**2.3%**	**1.0%**
26 Number of comparable pipeline units	56	25	0	0	81
27 Capture Rate (# units proposed+# comparable pipeline units)/demand estimate	**29.9%**	**52.8%**	**37.3%**	**74.2%**	**41.0%**
28 Number of existing comparable units constructed since 2010	0	0	0	0	0
29 Saturation Rate (# units+# comparable pipeline units+# existing comparable units constructed since 2010)/income qualified HH	**0.9%**	**1.6%**	**1.1%**	**2.2%**	**1.2%**

As illustrated above, the penetration rates for the Subject are all considered low, ranging from 0.6 to 2.3 percent. Note that the overall penetration rate is 1.0 percent. The penetration rates are below the MSHDA suggested level of 6.0 percent.

The capture rates range from 29.9 to 74.2 percent, with an overall capture rate of 41.0 percent. Note that the 60 and 80 percent capture rates are above the MSHDA suggested level of 50 percent. However, the affordable properties have reported generally low vacancy rates; therefore, we believe that the proposed Subject would be able to stabilize.

The saturation rates range from 0.9 to 2.2 percent. The overall saturation rate is 1.2 percent. The saturation rates are below the MSHDA suggested level of 20 percent.

Absent Subsidy – New Movership Rates (2022)

Family Demand Scenario One: "Straight MSHDA Requirements"					
Area Median Income Targeting	**30% AMI**	**60% AMI**	**70% AMI**	**80% AMI**	**Total LIHTC**
Minimum Income (based on lowest gross rent serving income band)	$21,240	$42,510	$55,001	$70,000	$21,240
Maximum Income (based on information from MSHDA)	$34,020	$55,000	$69,999	$90,720	$90,720
A. Demand From Existing Households					
1 Number of existing households for current year	48,502	48,502	48,502	48,502	48,502
2 Movership rate among all households (county-specific)	7.0%	7.0%	7.0%	7.0%	7.0%
3 Movership to or within rental	38.8%	38.8%	38.8%	38.8%	38.8%
4 Income-Qualification percentage	11.3%	10.3%	10.0%	10.1%	41.7%
5 Estimated annual demand from existing rental households	**149**	**136**	**132**	**133**	**550**
C. Demand from New Households:					
6 Number of households projected to exist at market entry	49,647	49,647	49,647	49,647	49,647
7 Number of existing households in current year	48,502	48,502	48,502	48,502	48,502
8 Number of new households	1,145	1,145	1,145	1,145	1,145
9 Years between current year and market entry	4	4	4	4	4
10 Annual growth in households	286	286	286	286	286
11 Renter percentage estimate for market entry year	53.8%	53.8%	53.8%	53.8%	53.8%
12 Annual growth increment in renter households	154	154	154	154	154
13 Income qualification percentage	11.3%	10.3%	10.0%	10.1%	41.7%
14 Number of income-qualified new renters per year	**17**	**16**	**15**	**16**	**64**
D. Total Demand Estimate	**166**	**152**	**148**	**148**	**614**
E. Demand Analysis					
24 Number of Units Proposed	110	55	55	110	330
25 Penetration Rate (# units proposed/# income qualified HH)	**2.0%**	**1.1%**	**1.1%**	**2.3%**	**1.6%**
26 Number of comparable pipeline units	0	25	0	0	25
27 Capture Rate (# units proposed+# comparable pipeline units)/demand estimate	**66.1%**	**52.8%**	**37.3%**	**74.2%**	**57.8%**
28 Number of existing comparable units constructed since 2010	0	0	0	0	0
29 Saturation Rate (# units+# comparable pipeline units+# existing comparable units constructed since 2010)/income qualified HH	**2.0%**	**1.6%**	**1.1%**	**2.2%**	**1.7%**

As illustrated above, the penetration rates for the Subject are all considered low, ranging from 1.1 to 2.3 percent. Note that the overall penetration rate is 1.6 percent. The penetration rates are below the MSHDA suggested level of 6.0 percent.

The capture rates range from 37.3 to 74.2 percent, with an overall capture rate of 57.8 percent. Note that the 30, 60, and 80 percent as well as overall capture rates are above the MSHDA suggested level of 50 percent. However, the affordable properties have reported generally low vacancy rates; therefore, we believe that the proposed Subject would be able to stabilize.

The saturation rates range from 1.1 to 2.2 percent. The overall saturation rate is 1.7 percent. The saturation rates are below the MSHDA suggested level of 20 percent.

J. ANALYSIS AND CONCLUSIONS

CONCLUSIONS

- Three properties reported absorption rates ranging between eight and 24 units per month. It is important to note Lockwood Of Ann Arbor's 65 LIHTC units absorbed in two months, while the market rate units have absorbed at an average of three units per month since opening. The Subject's targeted tenant base is very low to moderate-income general tenancy households. Additionally, there is generally a positive correlation between the size of property and absorption rate in the market, which is reasonable when considering larger properties typically have larger number of staff to process applications. We estimate the Subject would be able to absorb approximately 27 units per month yielding an absorption period of 12 months.

- The Subject's proposed unit mix consists of 220 one-bedroom units and 110 two-bedroom units. The comparables offer studio to three bedrooms. One and two-bedroom units are the most common unit type in the market. Overall, we believe the Subject's unit mix is appropriate and will be well received upon completion.

- The Subject will offer blinds, vinyl plank flooring, central air conditioning, coat closets, dishwashers, garbage disposals, walk-in closets, microwaves, ovens, refrigerators, and in-unit washer/dryers. Note that the Subject will offer stainless steel appliances as premium finishes. Three comparables lack in-unit washer/dryers and two will lack microwaves, all of which the Subject will offer. However, six comparables offer balcony/patios, five offer exterior storage, two offer hardwood flooring, two offer ceiling fans, one offers a fireplace, and one offers vaulted ceilings, which the Subject will lack. Overall, the Subject's in-unit amenity package will be slightly inferior to similar to the comparables. It is important to note that the Subject will have similar in-unit amenities to the other comparables with similar downtown locations. We believe the Subject's in-unit amenities will be competitive in the market.

- The Subject will offer a community room, elevators, on-site management, and an exercise facility. The Subject will offer limited access, intercom entry, video surveillance, and patrol as security features. Two of the comparables lack an exercise facility, which the Subject will offer. However, five comparables offer a business center, one offers concierge, one offers a basketball court, two offer a playground, six offer a swimming pool, five offer a picnic area, one offers a tennis court, one offers a jacuzzi, one offers a theatre, six offer recreational areas, one offers common area WiFi, and one offers service coordination, which the Subject will lack. Overall, the Subject's common area amenities will be slightly inferior to similar to the comparables. Per MSHDA's Standards of Design, properties that are two-stories or higher shall include one elevator. The Subject does include an elevator.

- The Subject will offer electric heating, water heating, and cooking. Tenants at the Subject will not be responsible for any utility expenses. The landlord will be responsible for all utility expenses.

- The Subject's one and two-bedroom unit sizes are smaller than the surveyed average but are within the range of the comparables. We believe the Subject will be competitive within the market, given the demand for affordable housing in the area.

- The affordable properties are located between 0.2 and 4.4 miles from the Subject. The location of the affordable comparables exhibit similar to superior median incomes, inferior to similar median home values, inferior to similar median rents, similar to superior crime risk incidences, inferior to similar walkability, similar household vacancy rates, and inferior to slightly superior shares of renter households compared to the Subject's location. Overall, the Subject is considered to have a similar location to Ann Arbor City Club and a superior location to the remaining affordable comparables.

The market rate developments are located between 0.1 and 1.2 miles from the Subject. The market rate comparables are located in neighborhoods that are considered to be inferior to similar to the Subject's location. The market comparables exhibit similar to superior household incomes, similar median home values, slightly inferior to similar median rents, similar to superior crime incidences, inferior to similar walkability, similar household vacancy rates, and similar to lower shares of renter households compared to the Subject's location. Overall, the Subject has a superior location to Manchester West Apartments and a similar location to the remaining market rate comparables.

- The Subject's new construction quality will offer a competitive advantage in a market that primarily offers older affordable properties that have been built or renovated over ten years ago. The Subject will lack a swimming pool and recreational areas as standard amenities. Overall, we believe the Subject will have a competitive design and we do not believe the lack of these "standard amenities" will negatively impact the Subject's marketability. Overall, there are no significant disadvantages identified.

- The comparables reported vacancy rates ranging from zero to 50.5 percent, with an overall weighted average of 18.2 percent. Two properties are in their initial lease-up, Haverhill On Clark and Lockwood Of Ann Arbor, and are absorbing at 24 and eight units per month, respectively. The stabilized LIHTC comparables reported vacancy rates from zero to 9.0 percent, and one reported keeping a waiting list. It is important to note all of the vacant units at Ann Arbor City Club and Lockwood Of Ann Arbor are in market rate units. The overall stabilized LIHTC vacancy rate is 4.7, which is low and indicative of strong demand. The market rate comparables vacancy rates range from 1.7 to 19.2 percent with an overall weighted average of 10.4 percent. Management at Beekman On Broadway was unable to comment on the elevated vacancy rate. However, management at The Brady reported the elevated vacancy is relatively normal for a luxury property in Ann Arbor. Based on the performance of the comparables, particularly the LIHTC comparables, we expect the Subject will operate with a vacancy rate of approximately five percent or less as proposed.

- Post construction, the Subject will exhibit excellent condition. Its in-unit amenity package will be slightly inferior to similar to the comparables, while its common area amenities will be slightly inferior to similar relative to the comparables. It is important to note that the Subject will have similar in-unit amenities to the other comparables with similar downtown locations. Based on the comparable data, we believe the Subject can achieve maximum allowable LIHTC rents for its 30, 60, 70, and 80 percent AMI units. Note that our achievable market rents are above the proposed contract rents for the one and two-bedroom units.

- Based on the analysis contained in this report, the future competitive environment within the PMA will pose no material risk to the marketability of the existing Subject LIHTC property. No unusual conditions or mitigating circumstances exist.

- All of the data combined with interviews of real estate professionals demonstrate an ongoing need for the maintenance and creation of affordable housing over the foreseeable term. The vast majority of the area's affordable housing developments maintain waiting lists. Overall, we do not believe the existing properties hinder each other's ability to maintain high occupancy, as both the affordable and market rate developments in the Subject's PMA reflect a stable market. The addition of 330 units targeting general tenancy households making less than 30, 60, 70, and 80 percent of AMI should have little to no impact on the existing affordable housing in the PMA.

- The Subject concept is generally well conceived. The unit configurations, sizes, and amenities are appropriate for the target market. The Subject's in-unit amenity and common area amenities will be inferior to similar to most of the comparables. It is important to note that the Subject will have similar

in-unit amenities to the other comparables with similar downtown locations. Based on the comparable data, we believe the Subject can achieve maximum allowable LIHTC rents for its 30, 60,70, and 80 percent AMI units. Note that our achievable market rents are above the proposed contract rents for the one and two-bedroom units.

ADDENDUM A

Assumptions & Limiting Conditions

ASSUMPTIONS AND LIMITING CONDITIONS

1. In the event that the client provided a legal description, building plans, title policy and/or survey, etc., the consultant has relied extensively upon such data in the formulation of all analyses.

2. The legal description as supplied by the client is assumed to be correct and the consultant assumes no responsibility for legal matters, and renders no opinion of property title, which is assumed to be good and merchantable.

3. All information contained in the report, which others furnished, was assumed to be true, correct, and reliable. A reasonable effort was made to verify such information, but the author assumes no responsibility for its accuracy.

4. The report was made assuming responsible ownership and capable management of the property. The analyses and projections are based on the basic assumption that the apartment complex will be managed and staffed by competent personnel and that the property will be professionally advertised and aggressively promoted

5. The sketches, photographs, and other exhibits in this report are solely for the purpose of assisting the reader in visualizing the property. The author made no property survey, and assumes no liability in connection with such matters. It was also assumed there is no property encroachment or trespass unless noted in the report.

6. The author of this report assumes no responsibility for hidden or unapparent conditions of the property, subsoil, or structures, or the correction of any defects now existing or that may develop in the future. Equipment components were assumed in good working condition unless otherwise stated in this report.

7. It is assumed that there are no hidden or unapparent conditions for the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover such factors. The investigation made it reasonable to assume, for report purposes, that no insulation or other product banned by the Consumer Product Safety Commission has been introduced into the Subject premises. Visual inspection by the consultant did not indicate the presence of any hazardous waste. It is suggested the client obtain a professional environmental hazard survey to further define the condition of the Subject soil if they deem necessary.

8. A consulting analysis market study for a property is made as of a certain day. Due to the principles of change and anticipation, the value estimate is only valid as of the date of valuation. The real estate market is non-static and change and market anticipation is analyzed as of a specific date in time and is only valid as of the specified date.

9. Possession of the report, or a copy thereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without the prior written consent of the author particularly as to value conclusions, the identity of the author or the firm with which he or she is connected. Neither all nor any part of the report, or copy thereof shall be disseminated to the general public by the use of advertising, public relations, news, sales, or other media for public communication without the prior written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organizations of which the appraiser is a member be identified without written consent of the appraiser.

10. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the professional appraisal organization with which the appraiser is affiliated: specifically, the Appraisal Institute.

11. The author of this report is not required to give testimony or attendance in legal or other proceedings relative to this report or to the Subject property unless satisfactory additional arrangements are made prior to the need for such services.

12. The opinions contained in this report are those of the author and no responsibility is accepted by the author for the results of actions taken by others based on information contained herein.

13. All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.

14. It is assumed that all required licenses, permits, covenants or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which conclusions contained in this report is based.

15. On all proposed developments, Subject to satisfactory completion, repairs, or alterations, the consulting report is contingent upon completion of the improvements in a workmanlike manner and in a reasonable period of time with good quality materials.

16. All general codes, ordinances, regulations, or statutes affecting the property have been and will be enforced and the property is not Subject to flood plain or utility restrictions or moratoriums, except as reported to the consultant and contained in this report.

17. The party for whom this report is prepared has reported to the consultant there are no original existing condition or development plans that would Subject this property to the regulations of the Securities and Exchange Commission or similar agencies on the state or local level.

18. Unless stated otherwise, no percolation tests have been performed on this property. In making the appraisal, it has been assumed the property is capable of passing such tests so as to be developable to its highest and best use, as detailed in this report.

19. No in-depth inspection was made of existing plumbing (including well and septic), electrical, or heating systems. The consultant does not warrant the condition or adequacy of such systems.

20. No in-depth inspection of existing insulation was made. It is specifically assumed no Urea Formaldehyde Foam Insulation (UFFI), or any other product banned or discouraged by the Consumer Product Safety Commission has been introduced into the appraised property. The appraiser reserves the right to review and/or modify this appraisal if said insulation exists on the Subject property.

21. Acceptance of and/or use of this report constitute acceptance of all assumptions and the above conditions. Estimates presented in this report are not valid for syndication purposes.

CERTIFICATION

The undersigned hereby certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct and recommendations and conclusions are based solely on professional opinion and best efforts;
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations;
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved;
- We have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment;
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results;
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report;

Novogradac

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ADDENDUM B

Data Sources

DATA SOURCES

Sources used in this study include data that is both written and oral, published and unpublished, and proprietary and non-proprietary. Real estate developers, housing officials, local housing, and planning authority employees, property managers and other housing industry participants were interviewed. In addition, we conducted a survey of existing, comparable properties.

This report incorporates published data supplied by various agencies and organizations including:

- U.S. Census Bureau
- ESRI, Business Information Solutions
- US Department of Commerce, Bureau of Labor Statistics
- City of Ann Arbor Planning and Development Department
- Department of Housing and Urban Development (HUD)
- MSHDA Housing Authority Utility Allowance – Region D
- Michigan State Housing Development Authority
- Michigan Labor Market Information
- MSHDA Market Study Requirements (Current)

ADDENDUM C

Subject Floor Plans and Site Layout

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESC.
1	284314.225	13291292.870	853.17	SET MAG NAIL
2	284123.306	13291202.580	852.16	SET MAG NAIL
3	284284.314	13290969.340	846.79	SET MAG NAIL
4	284236.103	13291153.220	850.62	SET MAG NAIL

STRUCTURE LEGEND:

- STORM MARKING
- YARD DRAIN
- BEEHIVE CATCH BASIN
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- STORM MANHOLE
- CULVERT/END SECTION
- DOWN SPOUT
- STORM CLEAN-OUT
- OUTLET CONTROL STRUCTURE
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE & BOX
- WATER SHUT OFF VALVE
- WELL
- POST INDICATOR VALVE
- SPIGOT / HOSE BIB
- SPRINKLER HEAD
- WATER MARKER
- MONITORING WELL
- GAS MANHOLE
- GAS RISER
- GAS METER
- GAS VALVE
- GAS BLOW OFF
- GAS STOP BOX
- GAS MARKING
- TELEPHONE POLE
- COMMUNICATION MARKING
- COMMUNICATION HAND HOLE
- COMMUNICATION MANHOLE
- TELEPHONE POLE
- TELEPHONE RISER
- POLICE/EMERGENCY CALL
- ELECTRIC METER
- ELECTRIC MANHOLE
- LIGHT POLE
- GUY POLE
- POWER POLE
- UTILITY POLE
- GUY POLE
- GUY ANCHOR
- ELECTRIC RISER
- TRANSFORMER
- ELECTRIC HAND HOLE
- ELECTRIC MARKING
- TRAFFIC SIGNAL POST
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- SANITARY MARK
- BOLLARD
- ANTENNA
- STATUE / SCULPTURE
- AC UNIT
- PARKING METER
- SIGN
- MAILBOX
- FLAG POLE
- ROCK/BOULDER
- BASKETBALL POST
- BIKE HOOP
- BENCH
- DOMED X-WALK PAD

LEGAL DESCRIPTION:

PER TITLE SEARCH BY ABSOLUTE TITLE, INC., FILE 86001, DATED MAY 29, 2019

PARCEL 1:
LOTS 3 AND 4 IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

PARCEL 2:
LOT 5 AND 4 IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

PARCEL 3:
THE SOUTH 30 FEET OF LOT 6, AND THE NORTH 36 FEET OF LOT 6 [ALL OF LOT 6] IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

CERTIFICATE:

TO THE CITY OF ANN ARBOR:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–5, 7A, 7C, 8, 9, 11, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7/13/20 AND UPDATED 6/25/2025.

DATE OF PLAT OR MAP: JUNE 25, 2025

KEVIN GINGRAS, P.S., NO. 49278

STATE OF MICHIGAN
KEVIN J. GINGRAS
License No. 4001049278
LICENSED PROFESSIONAL SURVEYOR

VICINITY MAP (N.T.S.)

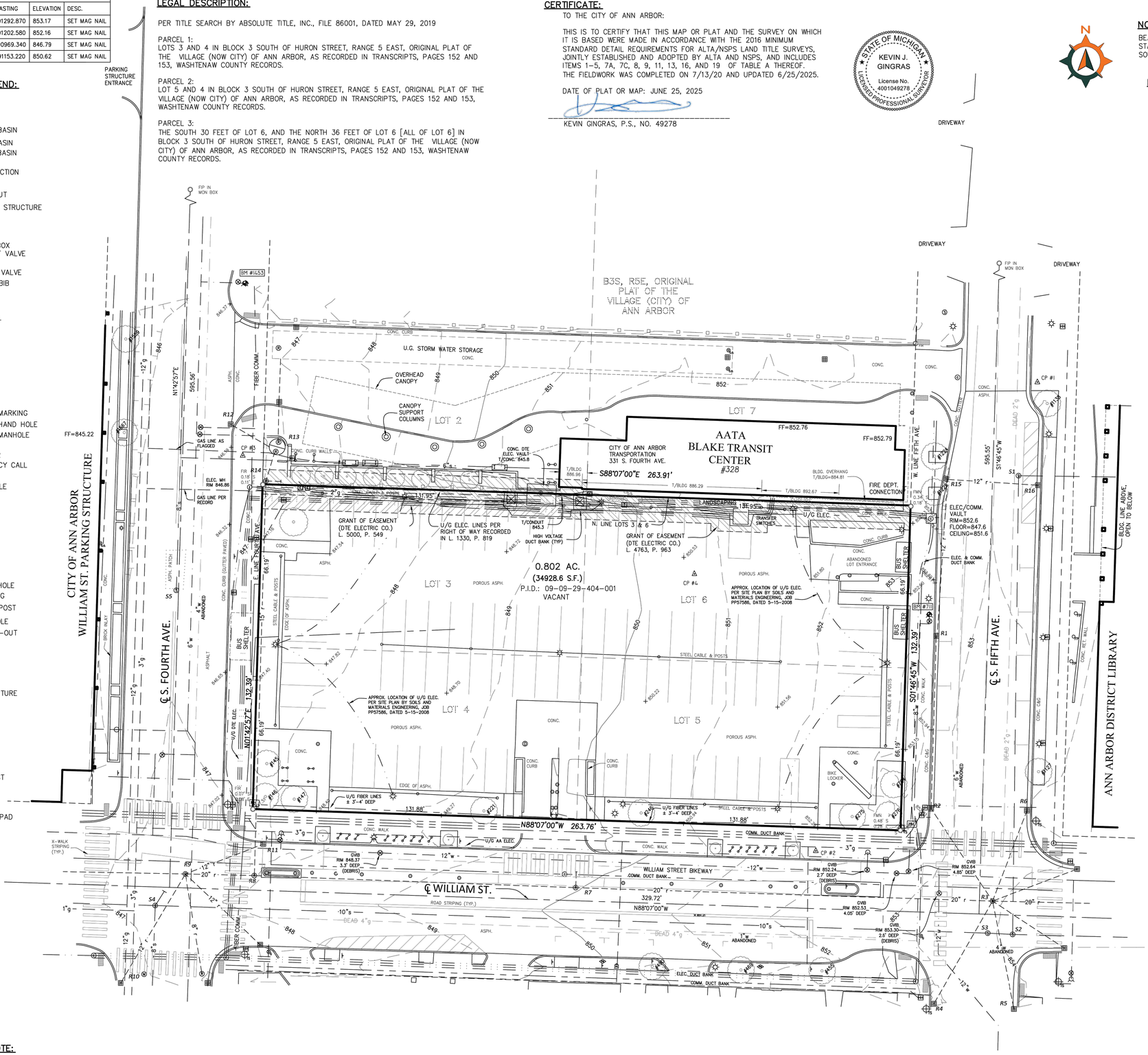
NOTE:

BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE, NAD '83

PARCEL INFORMATION:

ADDRESS: 350 S. FIFTH AVE.

ZONING: D1



TREE TABLE:

TREE NO.	SIZE (DBH)	SPECIES
145	4	PEAR
146	5	PEAR
147	4	PEAR
221	2	PEAR
246	2	PEAR
275	5	PEAR
276	5	PEAR
455	12	MAPLE
469	8	BASSWOOD
490	8	BASSWOOD
704	5	PEAR
705	5	CHERRY
1127	6	CRAB APPLE
1138	6	CRAB APPLE
1224	2	GINKO
1225	2	GINKO
1559	2	CHERRY

SANITARY SEWER STRUCTURE:

No.	TYPE	RIM	INVERTS				
S1	MH	852.73	6" E	8" S			
			845.03	843.73			
S2	MH	854.14	10" E	10" W	8" N		
			842.09	842.04	842.54		
S3	MH	853.93	10" E	10" W			
			841.83	841.83			
S4	MH	847.46	10" E	10" W	8" S	8" NE	BULKHEAD
			834.96	834.96	835.26	835.26	
S5	MH	846.69	8" N	4" SW			
			839.69	841.49			

STORM SEWER STRUCTURE:

No.	TYPE	RIM	INVERTS				
R1	CURB CB	852.39	12 N-S				
			849.59				
R2	CURB CB	852.43	12" N	12" SE			
			849.03	848.83			
R3	MH	853.91	20" E-W	12" NW	12" NNE	12" SW	12" SSE
			846.34	847.69	847.69	846.99	847.64
		853.91	12" SE	12" NE			
			847.64	847.67			
R4	CURB CB	852.75	12" NE				
			847.45				
R5	CURB CB	853.54	12" NW				
			849.54				
R6	CURB CB	853.58	12" SW				
			849.38				
R7	MH	849.95	20" E-W				
R8	MH	847.85	20" E-W	15" N			
			840.35	840.55			
R9	MH	847.55	20" E-W	12" NE	12" ESE	8" SSE	12" SW
			839.51	842.51	840.85	842.25	841.15
R10	CURB CB	846.29	12" NE				
			842.49				
R11	CURB CB	847.51	12" SW				
			844.11				
R12	CB	846.28	12" SE				
			843.68				
R13	OCS	847.35	12" S	12" N			
			843.30	843.25			
R14	MH	847.06	12" N	15" S			
			843.41	843.16			
R15	CURB CB	851.90	12" S	12" E			
			849.50	849.50			
R16	CURB CB	852.58	12" W				
			849.88				

FLOOD ZONE NOTE:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #26161C0263E, DATED 4/3/2012, THIS PARCEL LIES WITHIN ZONE X, WHICH IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD"

UTILITY NOTE:

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

Know what's below. Call before you dig. 811

ARBOR LAND CONSULTANTS
Professional Land Surveyors
6653 Schneider Rd. • Manchester, MI • 48158
(734) 669-2960 • arborlandinc.com

DATE: 7-13-2020
REVISION: 7-1-2025

CLIENT: ANN ARBOR HOUSING COMMISSION

ALTA/NSPS LAND TITLE SURVEY
#350 S. FIFTH AVE.
LOTS 3, 4,5, AND 6
B3S, R5E, ORIGINAL PLAT
WASHTENAW COUNTY, MICHIGAN

JOB No. 11220 | SHEET 1 OF 1
SCALE 1 INCH = 10 FEET

- O/H ELEC.
- ELECTRIC LINE
- 8"g
- GAS MAIN
- 8"w
- WATER MAIN
- 18" r
- STORM LINE
- 6"s
- SANITARY LINE
- O/H CATV
- CABLE TV LINE
- U/G COMM.
- PHONE LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- BEEHIVE CATCH BASIN
- CURB CATCH BASIN
- STORM MANHOLE
- CULVERT/END SECTION
- SANITARY MANHOLE
- LIGHT POLE
- UTILITY POLE
- TELEPHONE RISER
- GAS MAIN RISER
- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON PIPE
- SET MAG NAIL
- FOUND MAG NAIL
- SET WOOD LATH
- CONTROL POINT
- MEASURED DIMENSION
- RECORDED DIMENSION
- SURFACE FLOW

WASTE DESIGN CRITERIA (RESIDENTIAL)	
80% Trash / 20% Recycling	
4 lbs of waste per bedroom per day	
225 lbs per cubic yard of trash (EPA RecycleMania Volume-to-Wieght Conversion Chart)	
Mini-M.A.C. Apartment Compactor yields 2.44-to-1 compaction ratio	

DWELLING UNITS	
220 1-Bedroom Units	220 occupants
110 2-Bedroom Units	220 occupants
330 Total Units	**440 Total Occupants**

TRASH (80%)	
3.20 lbs/person/day	1,408 lbs/day
225 lbs/cubic yard	6.26 cyd/day
2.44:1 Compaction Ratio	2.56 compacted cyd/day
3-yard containers	**5.98 containers/week**

RECYCLING (20%)	
0.80 lbs/person/day	352 lbs/day
100 lbs/cubic yard	3.52 cyd/day
Uncompacted	3.52 uncompacted cyd/day
4-yard containers	**6.16 containers/week**

Total Trash Containers at 3 pickups a week	**2 Containers**

Total Recycling Containers at 3 pickups a week	**3 Containers**

WASTE DESIGN CRITERIA (RETAIL)	
80% Trash / 20% Recycling	
.00727 CU Yard per SF per Month	
550 lbs per cubic yard of trash (mid point EPA Recommendation)	
Mini-M.A.C. Apartment Compactor yields 2.44-to-1 compaction ratio	

RETAIL SPACES	
Retail A	3876 SF
Retail B	2622 SF
	6498 SF

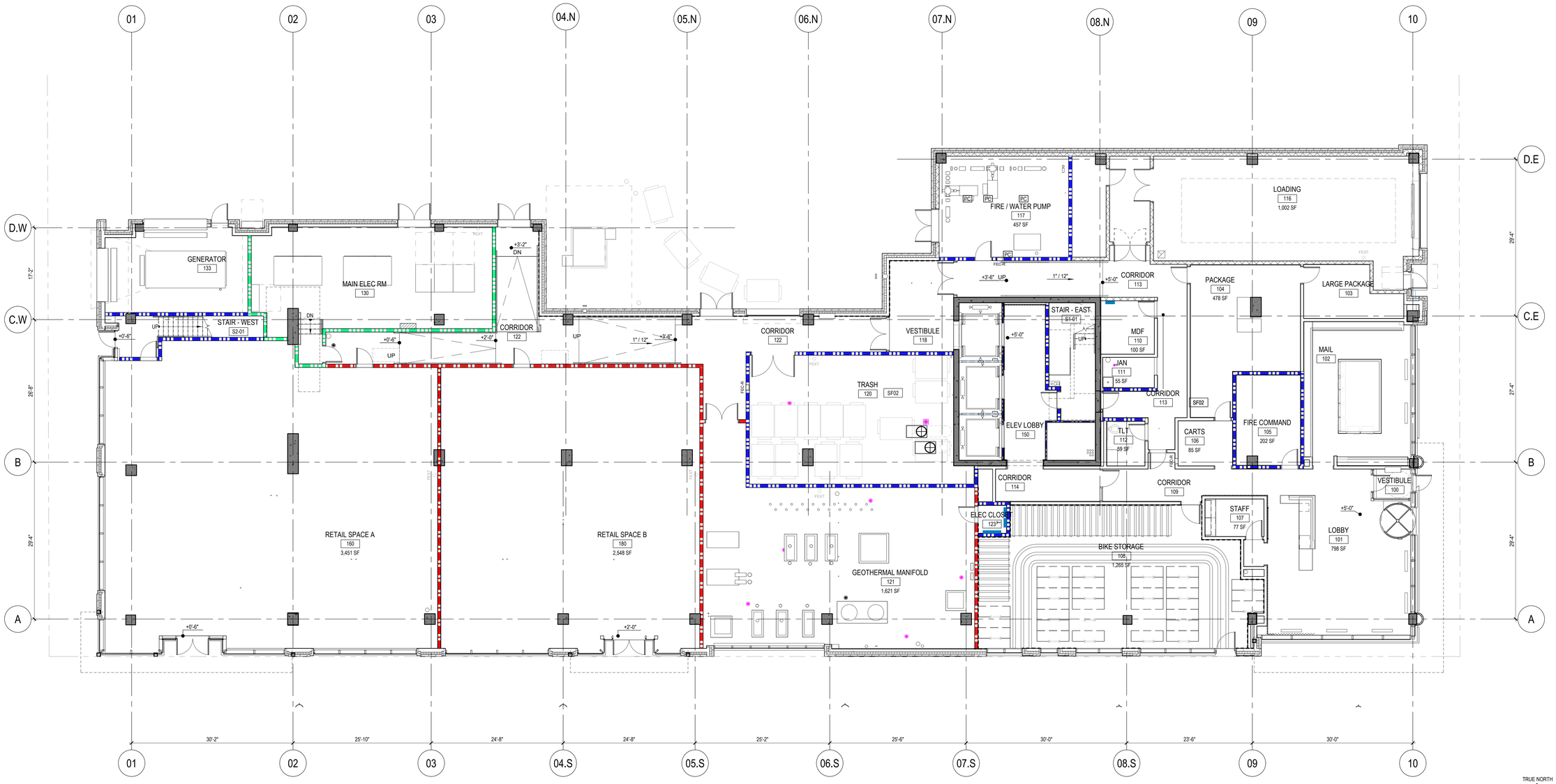
TRASH (80%)	
0.00582 cubic yard/ SF/ month	38 cubic yard/ month
30 days/ month	1.26 cyd/day
40% Compaction Ratio	0.51 compacted cyd/day
3-yard containers	**1.18 containers/week**

RECYCLING (20%)	
0.00145 cubic yard/ SF/ month	9 cubic yard/ month
30 days/ month	0.31 cyd/day
Uncompacted	0.31 uncompacted cyd/day
3-yard containers	**0.73 containers/week**

Total Trash Containers at 3 pickups a week	**1 Containers**

Total Recycling Containers at 3 pickups a week	**1 Containers**

BIKE STALLS REQUIRED
1 SPACE / 2,500 NET RENTABLE SQUARE FEET
247,746 NRSF / 2500 = 99.10 = **100 TOTAL BIKES REQUIRED (MINIMUM)**
2/3 OF STALLS TO BE FLOOR LEVEL REQUIRING MINIMAL EFFORT = **66 BIKE SPACES (MINIMUM)**
1/3 OF STALLS TO BE OTHERWISE REQUIRING HUMAN LIFTING = **34 BIKE SPACES (MINIMUM)**



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

TRUE NORTH

GRAPHIC LEGEND

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.

C. REFER TO THE A3.X SERIES SHEETS FOR THE REFLECTED CEILING PLANS.

D. REFER TO THE A9.2.X SERIES SHEETS FOR PARTITION SYSTEMS TYPES AND DETAILS.

E. REFER TO THE A9.3.X SERIES SHEETS FOR THE INTERIOR OPENING SCHEDULE(S), TYPES, AND DETAILS.

F. REFER TO THE 'A' SERIES SHEETS FOR INTERIOR FINISH INFORMATION.

G. REFER TO THE 'AF' SERIES SHEETS FOR INTERIOR FURNISHING INFORMATION.

H. ALL SANITARY AND HOT WATER RISERS REQUIRE A 12"X12" ACCESS PANEL AT INTERMITTENT FLOORS. PANEL TO BE 1 HR FIRE-RATED IN RATED WALLS. SEE PLUMBING SHEETS FOR REQUIRED LOCATIONS.

REFERENCE KEYNOTES

○ SHEET KEYNOTES

GRAPHIC SCALE

8' 4' 0' 8' 16'

GRAPHIC SCALE: 1/8" = 1'-0"

Author

Plot Date: 8/21/2025 7:37:21 AM

RELATED

ANN ARBOR HOUSING COMMISSION

350 S. FIFTH AVE
Ann Arbor, MI 48104

SMITHGROUP
35 EAST WACKER DRIVE
SUITE 900
CHICAGO, IL 60601
312.641.0770
smithgroup.com

SR + A
STRUCTURAL
231 S. Lasalle St., Suite 2100
Chicago, IL 60604
312.380.9277

JENKINS & HUNTINGTON, INC.
VERTICAL TRANSPORT CONSULTANT
17W106 91st. St.
Willowbrook, IL 60527
630.325.4450

ISSUED FOR	DATE
DESIGN DEVELOPMENT	21AUG2025
SCHEMATIC DESIGN	27MAR2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

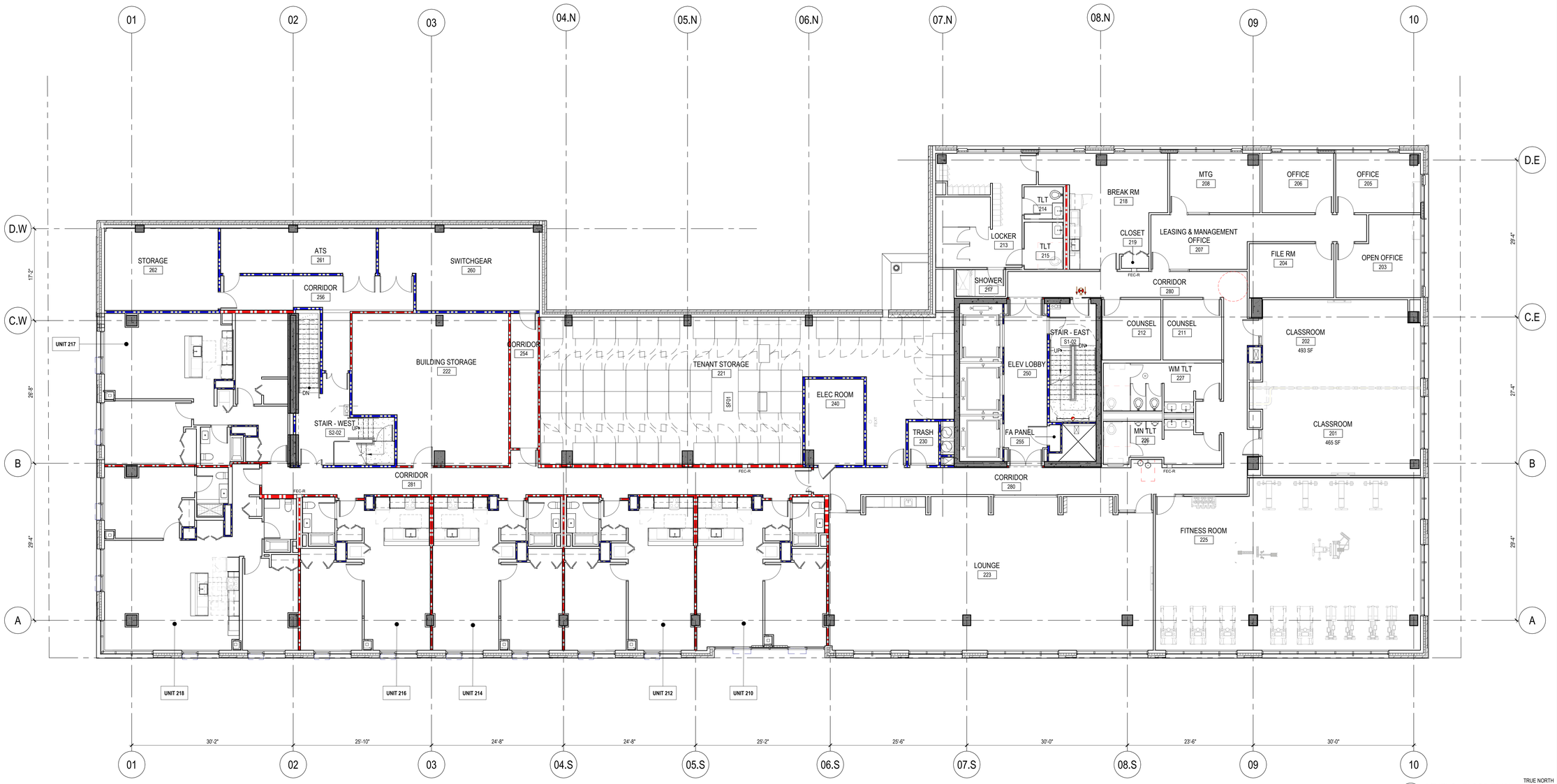
KEYPLAN NORTH

SHEET TITLE
GROUND FLOOR PLAN

PROJECT NUMBER
- 15412

SHEET NUMBER
A2.1.1

AREA SCHEDULE (RENTABLE) - LEVEL 02	
NAME	AREA
AAHC MTG SPACES	1,413 SF
MGMT OFFICES	1,297 SF
STAFF BREAK AND LOCKERS	1,042 SF
UNIT 10	709 SF
UNIT 12	733 SF
UNIT 14	733 SF
UNIT 16	733 SF
UNIT 17	1,032 SF
UNIT 18	1,274 SF
	8,965 SF
	8,965 SF



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

TRUE NORTH

GRAPHIC LEGEND

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.

C. REFER TO THE A3.X SERIES SHEETS FOR THE REFLECTED CEILING PLANS.

D. REFER TO THE A9.2.X SERIES SHEETS FOR PARTITION SYSTEMS TYPES AND DETAILS.

E. REFER TO THE A9.3.X SERIES SHEETS FOR THE INTERIOR OPENING SCHEDULE(S), TYPES, AND DETAILS.

F. REFER TO THE 'A' SERIES SHEETS FOR INTERIOR FINISH INFORMATION.

G. REFER TO THE 'AF' SERIES SHEETS FOR INTERIOR FURNISHING INFORMATION.

H. ALL SANITARY AND HOT WATER RISERS REQUIRE A 12"X12" ACCESS PANEL AT INTERMITTENT FLOORS. PANEL TO BE 1 HR FIRE-RATED IN RATED WALLS. SEE PLUMBING SHEETS FOR REQUIRED LOCATIONS

REFERENCE KEYNOTES

SHEET KEYNOTES

GRAPHIC SCALE

8' 4' 0' 8' 16'

GRAPHIC SCALE: 1/8" = 1'-0"

RELATED

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630.325.4450

ISSUED FOR	DATE
DESIGN DEVELOPMENT	21AUG2025
SCHEMATIC DESIGN	27MAR2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN NORTH

SHEET TITLE
LEVEL 2 FLOOR PLAN

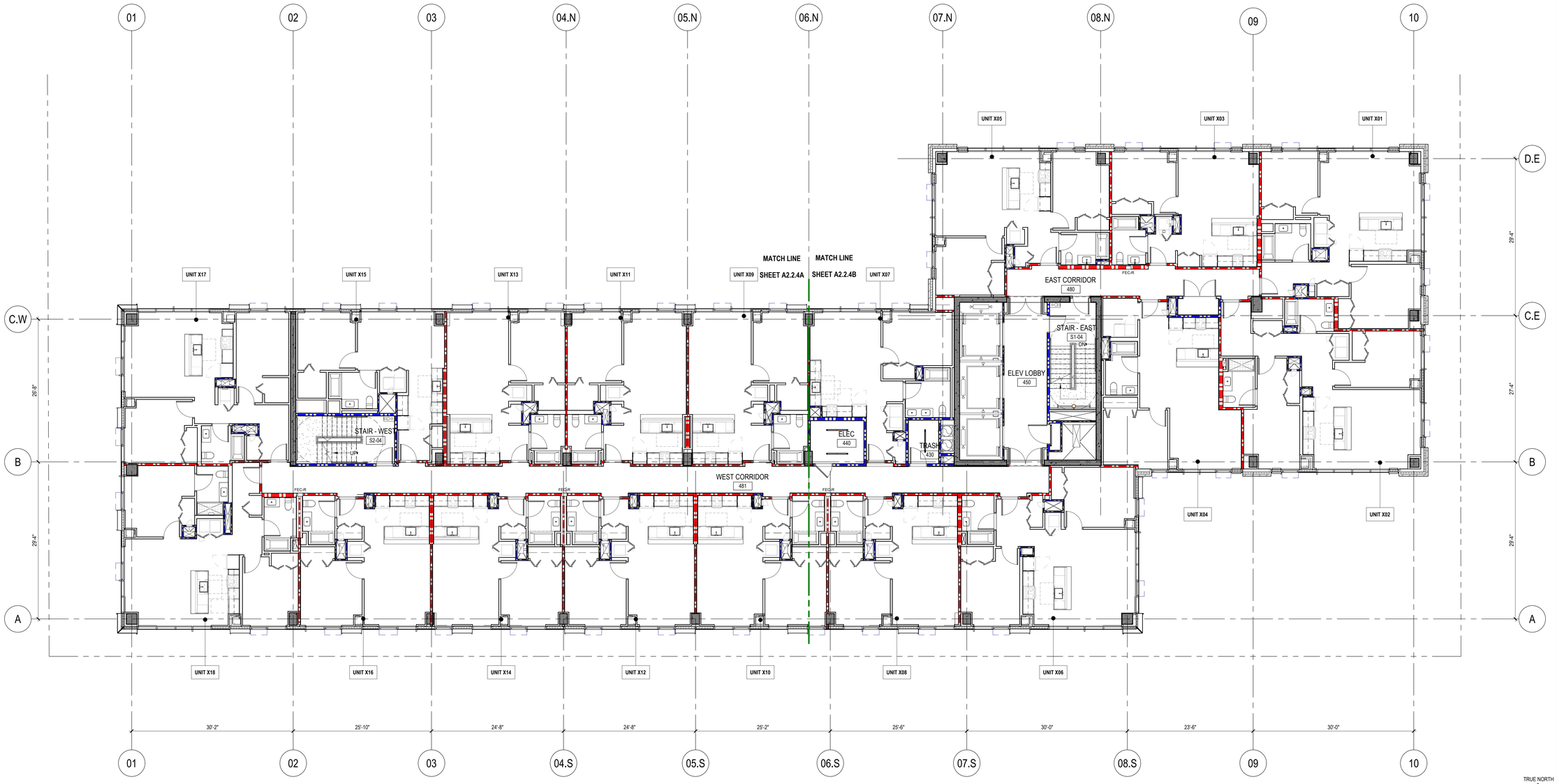
\- 15412
PROJECT NUMBER

A2.1.2
SHEET NUMBER

Author

Plot Date: 8/21/2025 7:37:28 AM

AREA SCHEDULE (RENTABLE) - TYPICAL RESIDENTIAL FLOOR	
NAME	AREA
UNIT 01	958 SF
UNIT 02	1,091 SF
UNIT 03	631 SF
UNIT 04	743 SF
UNIT 05	826 SF
UNIT 06	932 SF
UNIT 07	621 SF
UNIT 08	626 SF
UNIT 09	666 SF
UNIT 10	626 SF
UNIT 11	665 SF
UNIT 12	626 SF
UNIT 13	665 SF
UNIT 14	626 SF
UNIT 15	630 SF
UNIT 16	626 SF
UNIT 17	919 SF
UNIT 18	993 SF
	13,469 SF
	13,469 SF



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

TRUE NORTH

GRAPHIC LEGEND

GENERAL SHEET NOTES

A. LEVEL 4 IS REPRESENTATIVE OF THE TYPICAL RESIDENTIAL FLOOR. REFER TO SHEET A0.6 & A0.7 FOR UNIT-SPECIFIC ACCESSIBILITY DESIGNATIONS AND REQUIREMENTS FOR ALL UNITS FROM LEVEL 2 TO LEVEL 20.

B. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

C. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.

D. REFER TO THE A3.X SERIES SHEETS FOR THE REFLECTED CEILING PLANS.

E. REFER TO THE A9.2.X SERIES SHEETS FOR PARTITION SYSTEMS TYPES AND DETAILS.

F. REFER TO THE A9.3.X SERIES SHEETS FOR THE INTERIOR OPENING SCHEDULE(S), TYPES, AND DETAILS.

G. REFER TO THE 'AI' SERIES SHEETS FOR INTERIOR FINISH INFORMATION.

H. REFER TO THE 'AF' SERIES SHEETS FOR INTERIOR FURNISHING INFORMATION.

REFERENCE KEYNOTES

SHEET KEYNOTES

GRAPHIC SCALE

8' 4' 0' 8' 16'

GRAPHIC SCALE: 1/8" = 1'-0"

Author

Plot Date: 8/21/2025 7:37:37 AM

RELATED

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ISSUED FOR	DATE
DESIGN DEVELOPMENT	21AUG2025
SCHEMATIC DESIGN	27MAR2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

NORTH

SHEET TITLE

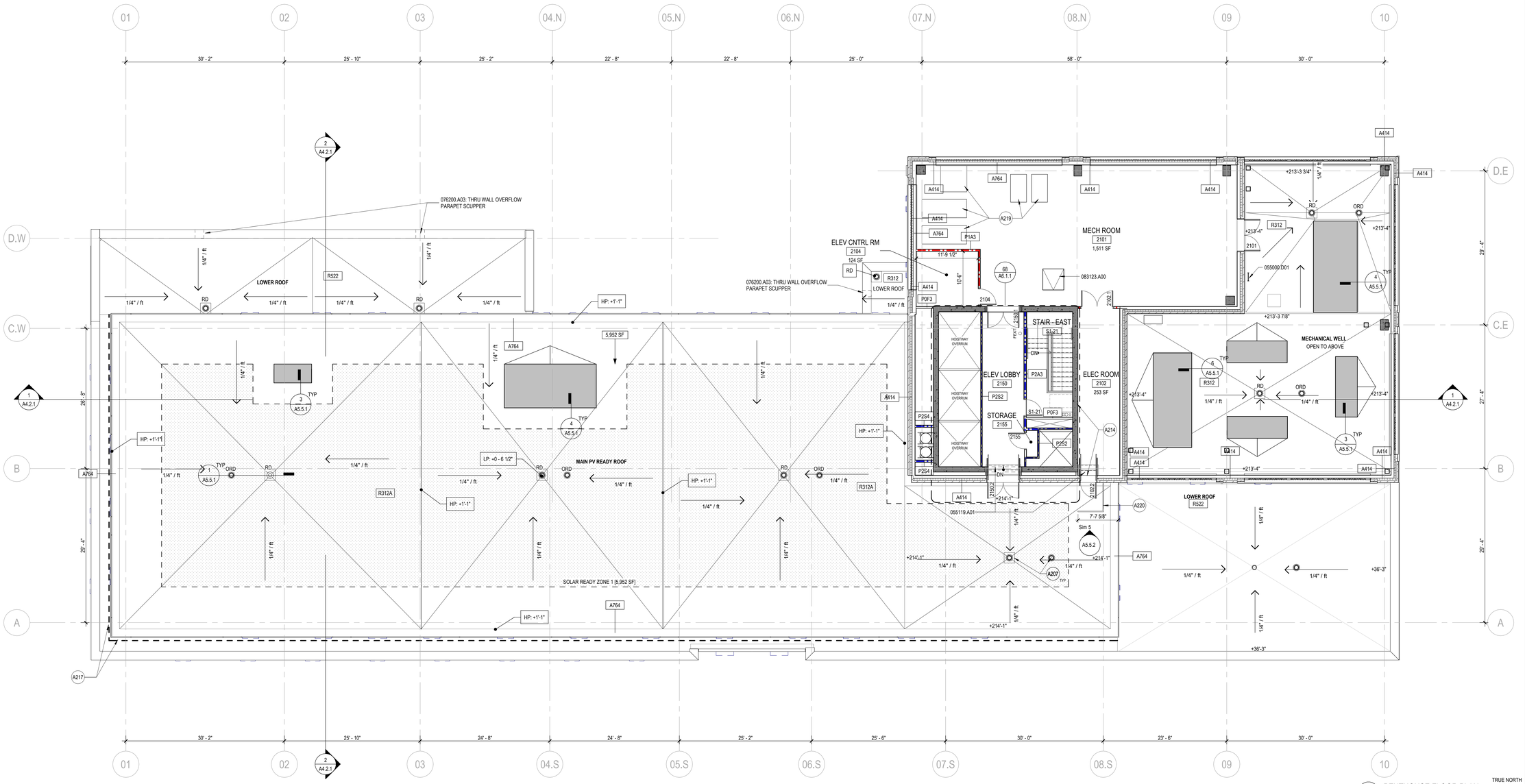
TYP UNIT FLOOR PLAN

\- 15412

PROJECT NUMBER

A2.1.4

SHEET NUMBER



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

TRUE NORTH

GRAPHIC LEGEND

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.

D. REFER TO THE "REFERENCE ELEVATION DEFINITIONS" LOCATED IN THE A0.X SERIES SHEETS FOR ROOF ELEVATION DEFINITIONS.

E. REFER TO THE A5.X SERIES SHEETS FOR ROOFING DETAILS.

F. ROOF ASSEMBLIES SHALL BE MINIMUM OF CLASS B FIRE CLASSIFICATION, OR AS SPECIFIED IN THE PROJECT MANUAL.

G. MINIMUM ROOF SLOPE IS 1/4" PER FOOT PER MBC SECTION 1507.

REFERENCE KEYNOTES

055000.D01	FIXED METAL LADDER
055119.A01	METAL GRATING STAIR AND RAILINGS
076200.A03	THRU WALL OVERFLOW PARAPET SCUPPER
083123.A00	4'X4' FLOOR ACCESS DOOR. COORDINATE OPENING WITH STRUCTURAL.

SHEET KEYNOTES

A207	ROOF DRAINS. REFER TO PLUMBING DRAWINGS
A214	GC TO PROVIDE ALTERNATE FOR REVISED LOCATION OF EXIT DOOR 2102.2 FROM SOUTH END OF ELEC RM TO PROPOSED LOCATION THROUGH CORE WALL INTO STAIRWELL. TWO EXITS FROM ELEC RM ARE REQUIRED ON EITHER SIDE OF THE SWITCHBOARD EQUIPMENT
A217	GUTTER BOX CHANNEL TO SERVE NARROW SEGMENTS OF LEVEL 3 ROOFS
A219	6" MECHANICAL HOUSEKEEPING PAD. COORDINATE LOCATION AND SIZING WITH MECHANICAL
A220	EXTERIOR GRADE FALL PROTECTION RAILING

GRAPHIC SCALE

8' 4' 0' 8' 16'

GRAPHIC SCALE: 1/8" = 1'-0"

RELATED

ANN ARBOR HOUSING COMMISSION

350 S. FIFTH AVE

Ann Arbor, MI 48104

SMITHGROUP

35 EAST WACKER DRIVE
SUITE 900
CHICAGO, IL 60601
312.641.0770
smithgroup.com

SR + A
STRUCTURAL
231 S. Lasalle St., Suite 2100
Chicago, IL 60604
312.380.9277

JENKINS & HUNTINGTON, INC.
VERTICAL TRANSPORT CONSULTANT
17W106 91st. St.
Willowbrook, IL 60527
630.325.4450

ISSUED FOR	DATE
DESIGN DEVELOPMENT	21AUG2025
SCHEMATIC DESIGN	27MAR2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

NORTH

SHEET TITLE

PENTHOUSE & LOWER ROOF PLAN

PROJECT NUMBER 15412

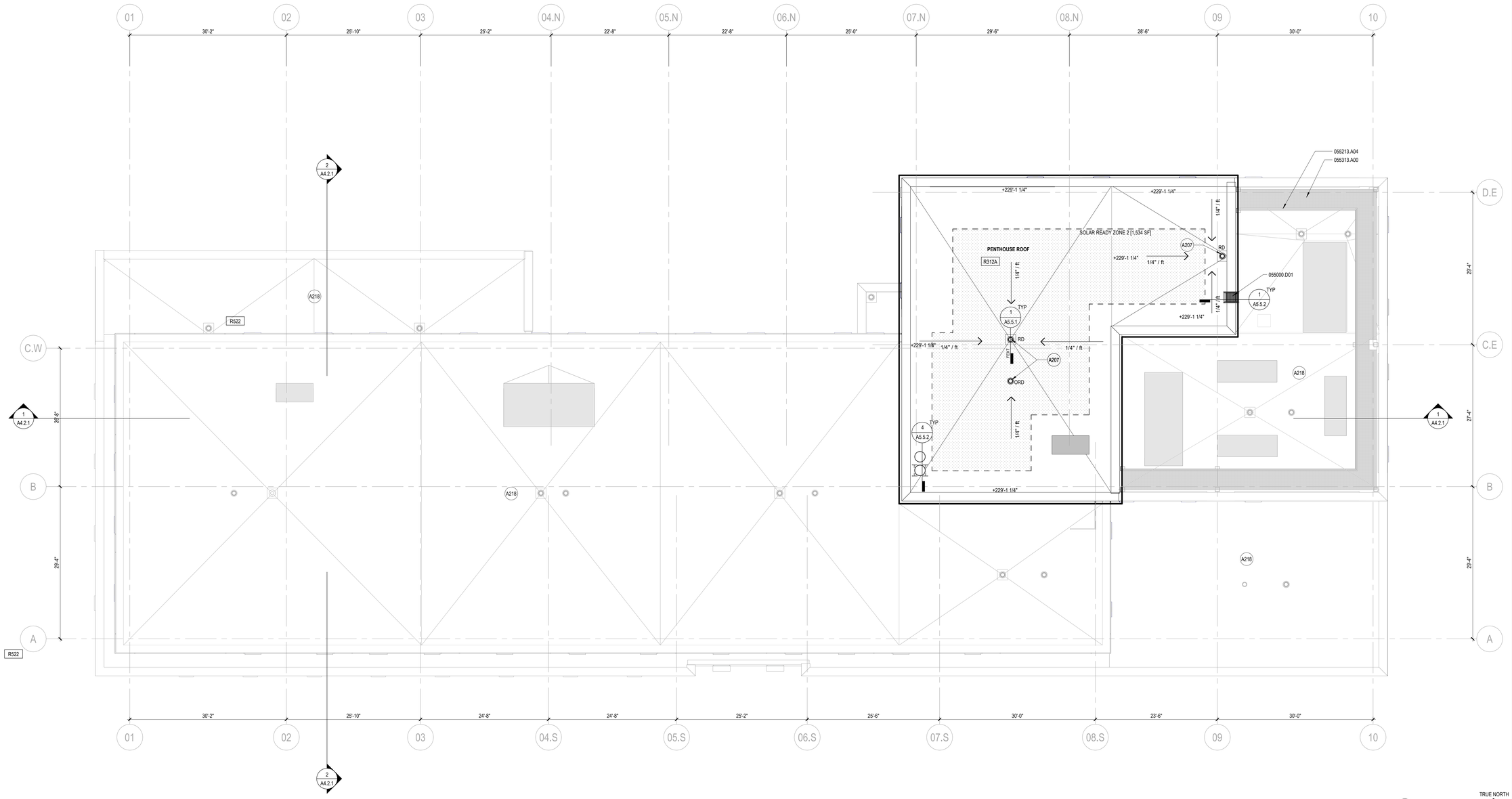
SHEET NUMBER **A2.1.7**

Author

Plot Date: 8/21/2025 7:37:48 AM

SOLAR READY SUMMARY
ROOF AREA TOTAL = 18,757 SF
40% SOLAR READY REQUIREMENT = 7,430 SF

AREA PROVIDED:
ZONE 1 [5,952 SF]
ZONE 2 [1,534 SF]
7,486 SF



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

TRUE NORTH

GRAPHIC LEGEND

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.

D. REFER TO THE "REFERENCE ELEVATION DEFINITIONS" LOCATED IN THE A0.X SERIES SHEETS FOR ROOF ELEVATION DEFINITIONS.

E. REFER TO THE A5.X SERIES SHEETS FOR ROOFING DETAILS.

F. ROOF ASSEMBLIES SHALL BE MINIMUM OF CLASS B FIRE CLASSIFICATION, OR AS SPECIFIED IN THE PROJECT MANUAL.

G. MINIMUM ROOF SLOPE IS 1/4" PER FOOT PER MBC SECTION 1507.

REFERENCE KEYNOTES

055000.D01	FIXED METAL LADDER
055213.A04	STEEL PIPE RAILING
055313.A00	BAR GRATING FLOOR SURFACE FOR EXTERIOR CATWALK. REFER TO STRUC DWGS FOR SUPPORT FRAMING

SHEET KEYNOTES

A207	ROOF DRAINS. REFER TO PLUMBING DRAWINGS
A218	REFER TO SHEET A2.1.7 FOR ROOF INFORMATION ON PENTHOUSE LEVEL AND BELOW

GRAPHIC SCALE

8' 4' 0' 8' 16'

GRAPHIC SCALE: 1/8" = 1'-0"

RELATED

ANN ARBOR HOUSING COMMISSION

350 S. FIFTH AVE
Ann Arbor, MI 48104

SMITHGROUP

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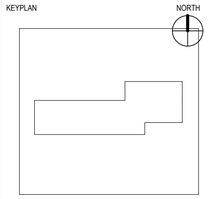
ISSUED FOR	DATE
DESIGN DEVELOPMENT	21AUG2025
SCHEMATIC DESIGN	27MAR2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN



SHEET TITLE
ROOF PLAN

PROJECT NUMBER
15412

SHEET NUMBER
A2.1.8

Author
Plot Date: 8/21/2025 7:37:58 AM

ADDENDUM D

Qualifications of Consultants

STATEMENT OF PROFESSIONAL QUALIFICATIONS
REBECCA S. ARTHUR, MAI

I. Education

University of Nebraska, Lincoln, Nebraska
Bachelor of Science in Business Administration – Finance

Appraisal Institute
Designated Member (MAI)

II. Licensing and Professional Affiliation

Member of Kansas Housing Association
Board of Directors; 2017 – Present
Vice President - Board of Directors; 2017 - 2021
Designated Member of the Appraisal Institute (MAI)
Kansas City Chapter of the Appraisal Institute Board of Directors: 2013 – 2014
National Council of Housing Market Analysts (NCHMA) – Member in Good Standing
Member of Texas Association of Affordable Housing Providers
Member of Women's Affordable Housing Network (WAHN)

State of Arkansas Certified General Real Estate Appraiser No. CG2682
State of Arizona Certified General Real Estate Appraiser No. 31992
State of California Certified General Real Estate Appraiser No. AG041010
State of Connecticut Certified General Real Estate Appraiser No. RCG.0001770
State of Delaware Certified General Real Estate Appraiser No. X1-0010790
State of Georgia Certified General Real Estate Appraiser No.CG416465
State of Hawaii Certified General Real Estate Appraiser No. CGA-1047
State of Iowa Certified General Real Estate Appraiser No. CG03200
State of Indiana Certified General Real Estate Appraiser No. CG41300037
State of Kansas Certified General Real Estate Appraiser No. G-2153
State of Louisiana Certified General Real Estate Appraiser No. 4018
State of Massachusetts Certified General Real Estate Appraiser No. 1000327-RA-CG
State of Maryland Certified General Real Estate Appraiser No. 35109
State of Michigan Certified General Real Estate Appraiser No. 1205074011
State of Minnesota Certified General Real Estate Appraiser No. 40219655
State of Missouri Certified General Real Estate Appraiser No. 2004035401
State of New Jersey Certified General Real Estate Appraiser No. 42RG00289900
State of New York Certified General Real Estate Appraiser No. 46000053039
State of North Carolina Certified General Real Estate Appraiser No. A8713
State of Oklahoma Certified General Real Estate Appraiser No. 13563CGA
State of Rhode Island Certified General Real Estate Appraiser No. CGA.0020164
State of South Carolina Certified General Real Estate Appraiser No. 8417
State of Tennessee Certified General Real Estate Appraiser No. 6399
State of Texas Certified General Real Estate Appraiser No. TX-1338818-G
State of Virginia Certified General Real Estate Appraiser No. 4001018566
State of Washington Certified General Real Estate Appraiser No. 23001712

III. Professional Experience

Partner, Novogradac & Company LLP
Principal, Novogradac & Company LLP
Manager, Novogradac & Company LLP
Real Estate Analyst, Novogradac & Company LLP
Corporate Financial Analyst, Deloitte LLP

IV. Professional Training

RAD and HUD related seminars
Various Continuing Education Classes as required by appraisal licensing, ongoing
NCHMA Seminars
Uniform Standards of Professional Appraisal Practice
Forecasting Revenue
Discounted Cash Flow Model
Business Practices and Ethics
Biases in Appraising
HUD MAP Training – Ongoing
The Appraiser as an Expert Witness: Preparation & Testimony
How to Analyze and Value Income Properties
Appraising Apartments – The Basics
HUD MAP Third Party Tune-Up Workshop
HUD MAP Third Party Valuation Training
HUD LEAN Third Party Training
National Uniform Standards of Professional Appraisal Practice
MAI Comprehensive Four Part Exam
Report Writing & Valuation Analysis
Advanced Applications
Highest and Best Use and Market Analysis
HUD MAP – Valuation Advance MAP Training
Advanced Sales Comparison and Cost Approaches
Advanced Income Capitalization
Basic Income Capitalization
Appraisal Procedures
Appraisal Principals

IV. Real Estate Assignments

A representative sample of Valuation or Consulting Engagements includes:

- In general, have managed and conducted numerous market analyses and appraisals for various types of commercial real estate since 2001, with an emphasis on multifamily housing and land.

- Have managed and conducted numerous market and feasibility studies for multifamily housing. Properties types include Section 42 Low Income Housing Tax Credit (LIHTC) Properties, Public Housing for RAD conversion, Section 18 disposition, Section 8, USDA and/or conventional. Local housing authorities, developers, syndicators, HUD and lenders have used these studies to assist in the financial underwriting and design of multifamily properties. Analysis typically includes; unit mix determination, demand projections, rental rate analysis, competitive property surveying, and overall market analysis. The Subjects include both new construction and rehabilitation properties in both rural and metro regions throughout the United States and its territories.

- Have managed and conducted numerous appraisals of multifamily housing. Appraisal assignments typically involved determining the as is, as if complete and the as if complete and stabilized values. Additionally, encumbered LIHTC and unencumbered values were typically derived. The three traditional approaches to value are developed with special methodologies included to value tax credit equity, below market financing and PILOT agreements.

- Completed numerous appraisals of public housing properties for RAD conversion, Section 18 disposition, and/or LIHTC application of housing authority owned properties.

- Performed market studies and appraisals of proposed new construction and existing properties under the HUD Multifamily Accelerated Processing (MAP) program. These reports meet the requirements outlined in HUD Handbook 4465.1 and Chapter 7 of the HUD MAP Guide for 221(d)(4) and 223(f) programs, as well as the LIHTC PILOT Program.

- Performed numerous market study/appraisals assignments for USDA RD properties in several states in conjunction with acquisition rehabilitation redevelopments. Documents are used by states, FannieMae, USDA, and the developer in the underwriting process. Market studies are compliant to State, FannieMae, and USDA requirements. Appraisals are compliant to FannieMae and USDA HB-1-3560 Chapter 7 and Attachments.

- Completed numerous FannieMae and FreddieMac appraisals of affordable and market rate multi-family properties for DUS Lenders.

- Managed and completed numerous Section 8 Rent Comparability Studies in accordance with HUD's Section 8 Renewal Policy and Chapter 9 for various property owners and local housing authorities.

- Managed and conducted various City and County-wide Housing Needs Assessments in order to determine the characteristics of existing housing, as well as determine the need for additional housing within designated areas.

- Performed numerous valuations of the General and/or Limited Partnership Interest in a real estate transaction, as well as LIHTC Year 15 valuation analysis.

- Performs valuations of solar panels, wind turbines and other renewable energy installations in connection with financing and structuring analyses performed by various clients.

V. Speaking Engagements

A representative sample of industry speaking engagements follows:

- Novogradac & Company LLP: RAD Conferences, LIHTC, Developer and Bond Conferences
- Institute for Professional Education and Development (IPED): LIHTC and Year 15 Seminars
- Institute for Responsible Housing Preservation (IRHP): Annual Meetings
- Western FHA Mortgage Lenders Conference: Annual Meetings
- Midwest FHA Mortgage Lenders Conference: Annual Meetings
- Southwest FHA Mortgage Association Lenders Conference: Annual Meetings
- National Council of Housing Market Analysts (NCHMA): Seminars and Workshops
- National Council of State Housing Agencies: Housing Credit Connect Conferences
- National Leased Housing Association: Annual Meeting
- Nebraska's County Assessors: Annual Meeting
- AHF Live! Affordable Housing Finance Magazine Annual Conference
- Missouri Workforce Housing (MOWHA) Annual Conference
- Ohio Housing Council Symposium
- Kansas Housing Conference
- California Council for Affordable Housing (CCAH) Meetings

VI. Industry Engagements

- Novogradac & Company LLP – Chairperson of Annual RAD Conference
- Novogradac & Company LLP – Chairperson of Annual Affordable Housing LIHTC and Bond Developer and Investor Conference

STATEMENT OF PROFESSIONAL QUALIFICATIONS
K. DAVID ADAMESCU

I. Education

The Ohio State University, Columbus, OH
Master of City and Regional Planning (MCRP)
Bachelor of Arts, Economics

II. Licensing and Professional Affiliations

Member of National Council of Housing Market Analysts (NCHMA)
State of Ohio Certified General Real Estate Appraiser No. 2024001235
State of Michigan Certified General Real Estate Appraiser No. 1205078318
State of Arizona Certified General Real Estate Appraiser No. 2001041
State of Florida Certified General Real Estate Appraiser No. RZ4548
State of Kentucky Certified General Real Estate Appraiser No. 294319
State of Illinois Certified General Real Estate Appraiser No. 553.003067
State of California Certified General Real Estate Appraiser No. 3013032
State of Indiana Certified General Real Estate Appraiser No. CG42400037
Commonwealth of Pennsylvania Certified General Real Estate Appraiser No. GA004798
State of Hawaii Certified General Real Estate Appraiser No. 1627

III. Professional Experience

Manager, Novogradac & Company LLP
Real Estate Analyst, Novogradac & Company LLP
Project Director, VWB Research
Field Analyst, The Danter Company

IV. Real Estate Assignments

A summary of assignments relating to market feasibility studies and appraisals includes:

- Managed and completed the production of over 2,500 rental housing market studies for projects located throughout 50 states as well as Puerto Rico and US Virgin Islands. The preponderance of experience is with affordable housing developments, particularly those that operate with Section 42 Low-income Housing Tax Credit, HUD Section 8/202, and/or USDA Rural Development financing. Scope of analysis typically has included physical inspection of the property and market (have conducted over 500 property inspections throughout the United States, Puerto Rico, and US Virgin Islands), concept analysis, demographic and economic analysis, demand and absorption projections, comparable surveying, supply analysis and rent determination. The Subjects include both new construction and rehabilitation properties in both rural and metro regions throughout the United States and its territories

- Managed and completed over 500 appraisals of multifamily rental housing, commercial office, and commercial retail properties. Scope of analyses has included rent determination,

operating expense analysis, capitalization rate determination, valuation utilizing the three approaches to value, insurable value estimation, and LIHTC equity valuation. Appraisal assignments typically involved determining the as is, as if complete and the as if complete and stabilized values. Additionally, encumbered LIHTC and unencumbered values were typically derived. The three traditional approaches to value are developed with special methodologies included to value tax credit equity, below market financing, and PILOT agreements.

- Managed and completed numerous Section 8 Rent Comparability Studies in accordance with HUD's Section 8 Renewal Policy and Chapter 9 for various property owners and local housing authorities.

- Managed and conducted various City and County-wide Housing Needs Assessments in order to determine the characteristics of existing housing, as well as determine the need for additional housing within designated areas.

- Additional experience authoring market feasibility analyses for condominium housing, single-family housing, senior-oriented housing, seasonal housing, retail, office, golf course/marina resorts, and mixed-use developments.

- Conducted special research for highest and best use evaluations, the impact of "green" development principals on marketability, and seasonal housing dynamics.

- Reviewed third-party market studies, Rent Comparability Studies, and appraisals for various market particpants.

STATEMENT OF PROFESSIONAL QUALIFICATIONS
Nathan Vale

I. Education

The Ohio State University, Columbus, Ohio

Bachelor of Science in City and Regional Planning

II. Professional Experience

Senior Analyst, Novogradac Consulting LLP, May 2018 – Present

III. Real Estate Assignments

A representative sample of Due Diligence, Consulting, or Valuation Engagements includes:

- Assisted with market and feasibility studies for family and senior affordable housing. Local housing authorities, developers, and lenders have used these studies to assist in the financial underwriting and design of market-rate and Low-Income Housing Tax Credit (LIHTC) properties. Analysis typically includes: unit mix determination, rental rate analysis, competitive property surveying, and overall market analysis.

- Assisted with appraisals of new construction and existing LIHTC and market-rate properties, as well as solar farm developments.

STATEMENT OF PROFESSIONAL QUALIFICATIONS
Josiah Seymour

I. Education

The Ohio State University, The Max M. Fisher College of Business, Columbus, Ohio
Bachelor of Science in Business Administration

II. Professional Experience

Junior Analyst, Novogradac & Company LLP, August 2024 – Present
Management Accountant Intern, Woda Cooper Companies, Inc., May 2024-August 2024

III. Real Estate Assignments

A representative sample of Due Diligence, Consulting, or Valuation Engagements includes:

- Assisted with market and feasibility studies for family and senior affordable housing. Local housing authorities, developers, and lenders have used these studies to assist in the financial underwriting and design of market-rate and Low-Income Housing Tax Credit (LIHTC) properties. Analysis typically includes: unit mix determination, rental rate analysis, competitive property surveying, and overall market analysis.

- Assisted with appraisals of new construction and existing LIHTC and market-rate properties.

ADDENDUM E

Utility Allowance Schedule

Michigan State Housing Development Authority

Utility Schedule - Region D

Effective: December 2, 2024

Counties in Region D: Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, Wayne

		Standard Utility Allowance																		Calculation	
Structure Type		**Apartment**						**Attached**						**Detached**						Fill in the appropriate amount on the chart for each utility/appliance that you are responsible to pay. Add the total from each category for your total utility allowance.	
includes:		High-rise, Low-rise						Townhouse, Duplex, Triplex, Fourplex						Single Family Detached, Manufactured Home							
Utility		**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**		
Heating	Natural Gas	$22	$25	$30	$34	$38	$42	$38	$45	$48	$51	$55	$58	$31	$36	$42	$48	$55	$61	Heating	$
	Bottle Gas	$64	$76	$88	$101	$114	$126	$113	$132	$142	$153	$163	$173	$92	$108	$126	$144	$162	$180		
	Electric Resistance	$34	$40	$55	$69	$84	$98	$49	$58	$76	$94	$111	$129	$81	$95	$111	$128	$144	$160		
	Electric Heat Pump	$30	$36	$42	$47	$53	$58	$39	$46	$54	$61	$68	$75	$43	$51	$60	$68	$75	$83		
	Fuel Oil	$81	$95	$111	$127	$143	$159	$142	$167	$179	$192	$205	$217	$115	$136	$159	$181	$204	$227		
Cooking	Natural Gas	$2	$3	$4	$5	$6	$8	$2	$3	$4	$5	$6	$8	$2	$3	$4	$5	$6	$8	Cooking	$
	Bottle Gas	$7	$8	$12	$15	$19	$23	$7	$8	$12	$15	$19	$23	$7	$8	$12	$15	$19	$23		
	Electric	$8	$9	$13	$17	$21	$26	$8	$9	$13	$17	$21	$26	$8	$9	$13	$17	$21	$26		
Hot Water	Natural Gas	$6	$7	$10	$13	$16	$19	$7	$8	$12	$16	$20	$24	$7	$8	$12	$16	$20	$24	Hot Water	$
	Bottle Gas	$17	$20	$29	$38	$47	$56	$21	$25	$36	$48	$59	$70	$21	$25	$36	$48	$59	$70		
	Electric	$21	$24	$31	$37	$44	$51	$26	$30	$38	$47	$55	$63	$26	$30	$38	$47	$55	$63		
	Fuel Oil	$22	$25	$37	$48	$59	$71	$27	$32	$46	$60	$74	$88	$27	$32	$46	$60	$74	$88		
Other Electric		$29	$35	$48	$62	$75	$89	$36	$42	$59	$75	$92	$108	$43	$51	$71	$91	$111	$130	Electric	$
Water		$25	$28	$47	$75	$104	$132	$25	$28	$47	$75	$104	$132	$25	$28	$47	$75	$104	$132	Water	$
Sewer		$41	$45	$75	$121	$166	$211	$41	$45	$75	$121	$166	$211	$41	$45	$75	$121	$166	$211	Sewer	$
Trash		$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	$19	Trash	$
Natural Gas Service Charge*		$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15	Nat.Gas SC*	$
Electric Service Charge		$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	Elec. SC	$
Range**		$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	Range**	$
Refrigerator**		$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7	Refrigerator**	$
Air Conditioning***		$6	$7	$9	$12	$14	$17	$6	$7	$10	$13	$16	$19	$4	$5	$11	$18	$24	$31	A/C***	$
																				Total	$

* Natural Gas Service Charge: Natural Gas service charge only allowed for Natural Gas utilities.

** Tenant Furnished Appliance Allowance: Only allowed if the tenant is responsible for supplying the range and/or refrigerator.

*** Air Conditioning Allowance: Only allowed if windows are not operable.

ADDENDUM F

Area of Minority Concentration (AMC)
(N/A)

ADDENDUM G

NCHMA Certification

NCHMA MEMBER CERTIFICATION

This market study has been prepared by **Novogradac,** a member in good standing of the National Council of Housing Market Analysts (NCHMA). This study has been prepared in conformance with the standards adopted by NCHMA for the market analysts' industry. These standards include the *Standard Definitions of Key Terms Used in Market Studies*, and *Model Content Standards for the Content of Market Studies*. These Standards are designed to enhance the quality of market studies and to make them easier to prepare, understand, and use by market analysts and by the end users. These Standards are voluntary only, and no legal responsibility regarding their use is assumed by the National Council of Housing Market Analysts.

Novogradac is duly qualified and experienced in providing market analysis for Affordable Housing. The company's principals participate in the National Council of Housing Market Analysts (NCHMA) educational and information sharing programs to maintain the highest professional standards and state-of-the-art knowledge. **Novogradac** is an independent market analyst. No partner or employee of **Novogradac** has any financial interest whatsoever in the development for which this analysis has been undertaken.

Rebecca S. Arthur, MAI
Partner
Novogradac
September 25, 2025

K. David Adamescu
Manager
Novogradac
September 25, 2025

NCHMA Market Study Index

Introduction: Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

		Section(s)
Executive Summary		
1	Executive Summary	A
Scope of Work		
2	Scope of Work	B
Project Description		
3	Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting	C
4	Utilities (and utility sources) included in rent	C
5	Target market/population description	C
6	Project description including unit features and community amenities	C
7	Date of construction/preliminary completion	C
8	If rehabilitation, scope of work, existing rents, and existing vacancies	C
Location		
9	Concise description of the site and adjacent parcels	D
10	Site photos/maps	D
11	Map of community services	D
12	Site evaluation/neighborhood including visibility, accessibility, and crime	D
Market Area		
13	PMA description	E
14	PMA Map	E
Employment and Economy		
15	At-Place employment trends	F
16	Employment by sector	F
17	Unemployment rates	F
18	Area major employers/employment centers and proximity to site	F
19	Recent or planned employment expansions/reductions	F
Demographic Characteristics		
20	Population and household estimates and projections	G
21	Area building permits	G
22	Population and household characteristics including income, tenure, and size	G
23	For senior or special needs projects, provide data specific to target market	G
Competitive Environment		
24	Comparable property profiles and photos	H
25	Map of comparable properties	H
26	Existing rental housing evaluation including vacancy and rents	H
27	Comparison of subject property to comparable properties	H
28	Discussion of availability and cost of other affordable housing options including homeownership, if applicable	H
29	Rental communities under construction, approved, or proposed	H
30	For senior or special needs populations, provide data specific to target market	H

NCHMA Market Study Index

Introduction: Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

		Section(s)
Affordability, Demand, and Penetration Rate Analysis		
31	Estimate of demand	I
32	Affordability analysis with capture rate	I
33	Penetration rate analysis with capture rate	I
Analysis/Conclusions		
34	Absorption rate and estimated stabilized occupancy for subject	J
35	Evaluation of proposed rent levels including estimate of market/achievable rents.	H
36	Precise statement of key conclusions	J
37	Market strengths and weaknesses impacting project	J
38	Product recommendations and/or suggested modifications to subject	J
39	Discussion of subject property's impact on existing housing	J
40	Discussion of risks or other mitigating circumstances impacting subject	J
41	Interviews with area housing stakeholders	H
Other Requirements		
42	Certifications	Addenda F
43	Statement of qualifications	Addenda D
44	Sources of data not otherwise identified	Addenda B

Docusign Envelope ID: 80FFAD04-2317-4DD7-ABDC-A7BA6D10DECB

GEOTECHNICAL EVALUATION REPORT

350 SOUTH FIFTH AVENUE REDEVELOPMENT
ANN ARBOR, MICHIGAN

SME Project Number: 098225.01
October 21, 2025

SME®

Docusign Envelope ID: 80FFAD04-2317-4DD7-ABDC-A7BA6D10DECB

The Kramer Building
43980 Plymouth Oaks Blvd.
Plymouth, MI 48170-2584

T (734) 454-9900

www.sme-usa.com

October 21, 2025

Mr. DuWarren Gibson
Related Midwest
350 West Hubbard Street
Chicago, Illinois 60654

Via E-mail: dgibson@relatedmidwest.com

RE: Geotechnical Evaluation Report
350 South Fifth Avenue Redevelopment
Ann Arbor, Michigan
SME Project No. 098225.01

Dear Mr. Gibson:

We have completed our geotechnical evaluation for the referenced project. This report presents the results of our observations and analyses, our geotechnical recommendations, and a discussion of potential construction considerations based on the information disclosed by our previously completed soil borings.

This report has been updated from our draft geotechnical report dated June 18, 2025, to incorporate revised recommendations based on our subsequent conversations with the project team and updated design development project drawings.

We appreciate this opportunity to be of service. If you have questions or require additional information, please contact me.

Sincerely,

SME

Alex Kuisell, PE
Senior Project Engineer

Enclosure: SME Geotechnical Evaluation Report; Dated October 21, 2025

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APPENDIX A

FIGURE 1: BORING LOCATION DIAGRAM
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PREVIOUS BORING LOGS – SME PROJECT NO. 054512.00 (SP1, SP2, SP7 AND SP8)
PREVIOUS BORING LOGS – SME PROJECT NO. 069154.00 (SB1 – SB9)
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APPENDIX B

FIELD TEST PROCEDURES
LABORATORY TESTING PROCEDURES
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APPENDIX C

IMPORTANT INFORMATION ABOUT THIS GEOTECHNICAL-ENGINEERING REPORT
GENERAL COMMENTS

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1. INTRODUCTION

This report presents the results of the geotechnical evaluation performed by SME for the proposed 350 South Fifth Avenue Redevelopment project. This evaluation was conducted in general accordance with the scope of services outlined in SME Proposal No. P00918.25, dated March 13, 2025. Our services for this evaluation were authorized by Related Midwest.

SME was provided with the following information from the project structural engineer, SR+A, for our review and preparation of the previously referenced draft geotechnical evaluation report:

- Drawing titled “Dimensional Layout Plan” (sheet CS100), prepared by SmithGroup, dated February 26, 2025.
- Conceptual design drawing titled “Ground Floor Plan”, prepared by SmithGroup, dated October 24, 2024.
- Conceptual design drawing titled “Parking Plan \ Level 2”, prepared by SmithGroup, dated October 24, 2024.
- Conceptual design drawing titled “Unit Floor Plan \ Typ”, prepared by SmithGroup, dated October 14, 2024.
- Preliminary Service Loads (two sheets – Dead + Live and Dead + Wind), prepared by SR+A.
- Structural drawings (eight sheets) issued for Schematic Design (dated March 27, 2025), prepared by SR+A.

For preparing this updated geotechnical report, we also reviewed the structural, civil, and architectural drawings in the Design Development design package dated August 21, 2025.

We also reviewed information from previous SME geotechnical and environmental evaluations performed at this site in 2005/2006, 2014, 2016, 2022, and 2023. The geotechnical/environmental boring logs and other geotechnical data from those evaluations (SME projects 051735.00, 054512.00, 069154.00, 073815.00, 084868.01, and 085916.00.003.010) are included in Appendix A for reference. Approximate locations of the previous borings are depicted on the Boring Location Diagram (Figure 1) included in Appendix A, and shown in Image 1 below. Refer to the boring logs for the specific details of each individual boring. Soil descriptions and the field and laboratory test results are presented on the boring logs. Exploration and laboratory testing procedures are described in the above-referenced geotechnical evaluation reports.

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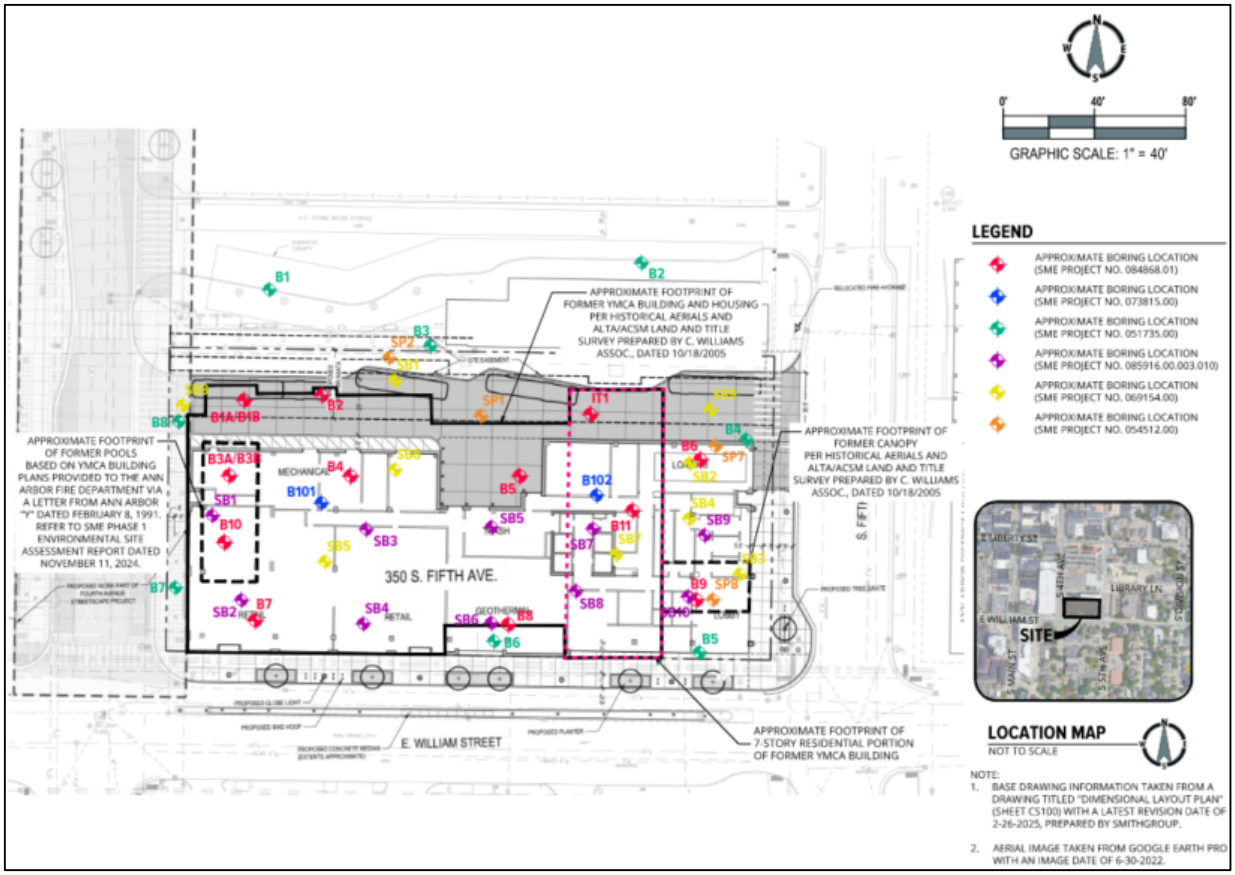

IMAGE NO. 1: Excerpt from "Boring Location Diagram" (Figure 1) appended to this report.

1.1 SITE CONDITIONS AND HISTORY

The site is located at 350 South Fifth Avenue, on the north side of East William Street, and between Fourth Avenue and Fifth Avenue in Ann Arbor, Michigan. The project site consists of a surface parking lot with pervious asphalt pavement. The existing ground surface gradually slopes downward from east to west. Existing ground surface elevations range from about 847 to 852 feet.

The most recent previous development on this site consisted of a multi-story YMCA building, which was reportedly constructed in 1959. Prior to the YMCA, other smaller structures were present at the site, notably a church and residential structures with associated outbuildings. The recreational portion of the YMCA building occupied the western portion of the building, with a taller (seven-story) residential section at the east end, along with a 1-story canopy. The building was demolished in 2008. A Phase 1 Environmental Site Assessment (ESA) prepared by Haengel & Associates Engineering, Inc. (dated December 30, 2013) provides the following information regarding demolition of the building:

"The YMCA building and other site features were razed in 2008, and the City of Ann Arbor constructed a porous, asphalt pavement, parking lot. The demolition debris from the YMCA building was removed down to approximately the ground floor level and transported off the Property The ground level and the underlying basement interior walls were demolished and backfilled in the basement. The building foundations were reportedly removed to approximately three feet bgs. The contractor also broke up portions of the basement concrete floor to facilitate drainage of water percolating through the debris in the basement. The Property was reportedly balanced with imported MDOT Class II sand fill and 1x3-inch crushed stone to a grade of approximately three feet bgs. The upper three feet was constructed as the porous pavement cross-section and consisted of approximately three inches of porous asphalt pavement over three inches of MDOT 6AA washed crushed limestone over three feet of 1x-3 inch crushed stone or concrete. A geotextile fabric was placed in some areas beneath the crushed stone or concrete layer."

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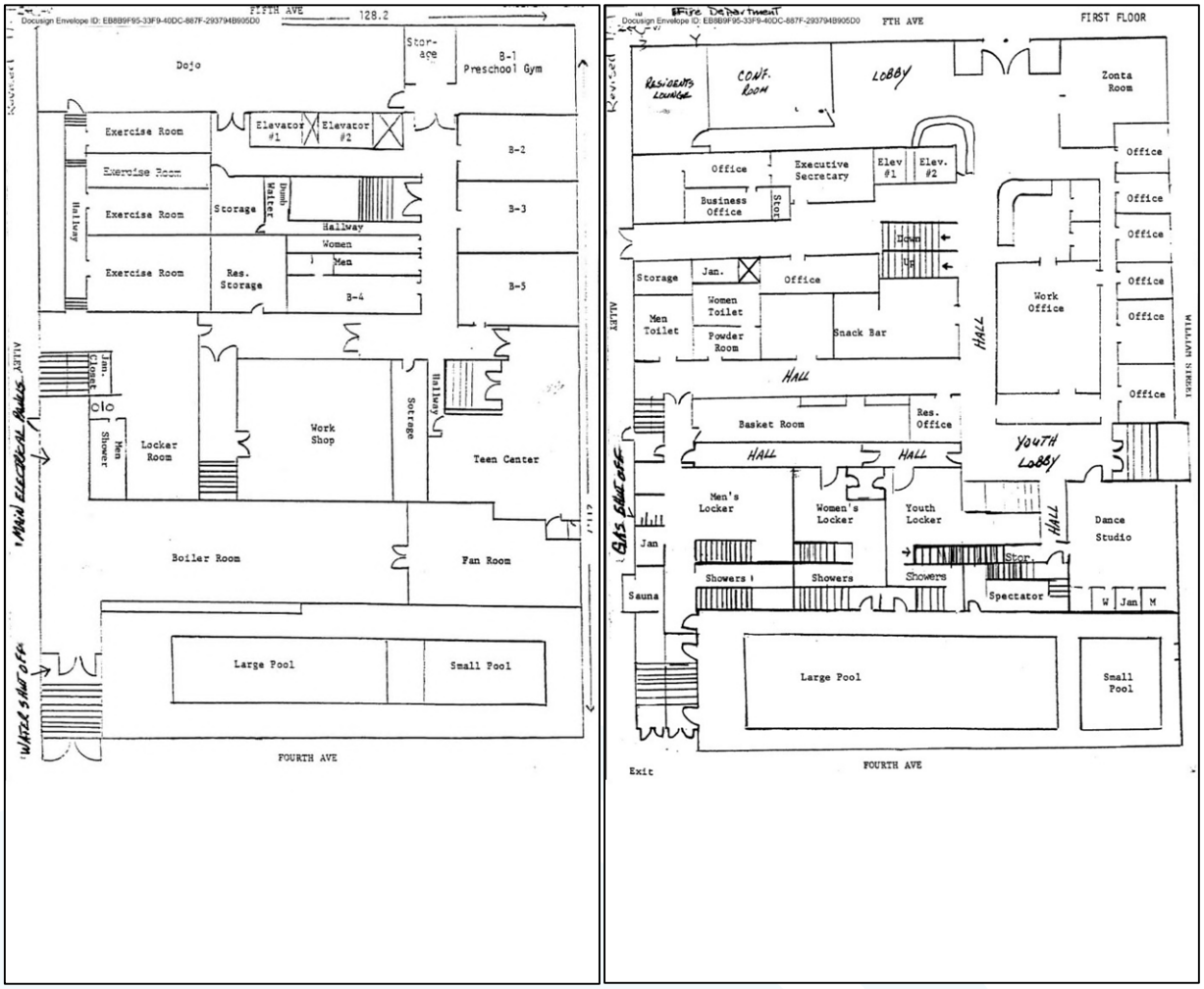
Although the above quote describes partial demolition of the YMCA building foundations, it is unclear what type of foundation support system was used for the building (e.g., shallow or deep foundations). Available floor plans of the YMCA (see images below) indicate the building had pools located near the west end of the building (also refer to the Boring Location Diagram – Figure 1, attached to this report). Based on the reported demolition history of the YMCA building, the pools were likely left in place. Refer to the Phase I Environmental Site Assessment (ESA) prepared by SME (SME Project No. 098225.00, report dated November 11, 2024) for a more detailed description of the site history.



IMAGES NO. 2 (LEFT) AND NO. 3 (RIGHT): YMCA building floor plans provided to the Ann Arbor Fire Department via a letter from Ann Arbor "Y" dated February 8, 1991. Refer to SME Phase 1 ESA Report dated November 11, 2024.

1.2 PROJECT DESCRIPTION

The proposed development consists of a new mixed-use/residential tower and circulation for transit vehicles. The tower is planned to be 20 stories tall, with an additional penthouse level (for mechanical space) in the northeastern portion. two-story podium sections are located at the northwest and southeast corners of the building. No below-grade space is planned below the ground floor level. The ground level will contain space for retail, mechanical/utility rooms, and other smaller interior spaces. Level 2 will contain apartment units, a lounge, a fitness room, offices, classrooms, and building storage. Levels 3 through 20 for the tower will be apartment units. The tower will be located along the southern portion of the site along William Street. The bus lanes for the transit center will be on the north side of the tower (south of the existing Blake Transit Center). Refer to Image 2 below.

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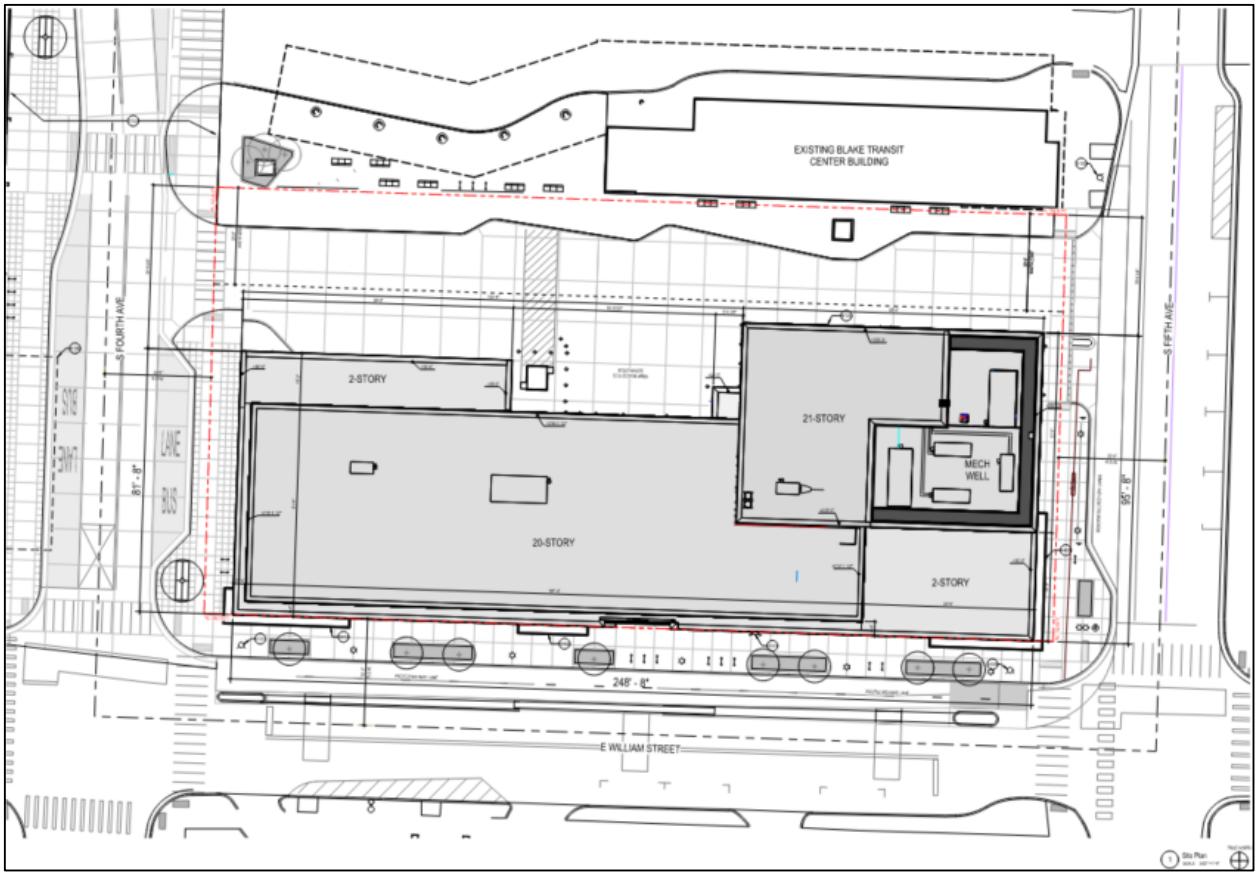

IMAGE NO. 4: Excerpt from "Architectural Site Plan - Overall" (Sheet A1.1.1 dated August 21, 2025) prepared by SmithGroup.

The planned building will be slab-on-grade, but will have varying slab elevations throughout the ground level. The Level 1 Foundation Plan in the structural drawings (design development set) indicate the slab level generally increases from west to east across the building, i.e. reference level 0'-0" = to "project base elevation 878 feet" in the northwest corner to level 5'-0" at the east end. The project team has chosen auger cast-in-place (ACIP) piles (deep foundations) as the foundation support system. The building will have an inner core for the elevator shafts, supported by a mat foundation (5'-3" thick) bearing on ACIP piles. Another ACIP-supported mat foundation (4'-8" thick), supporting a shear wall, will be constructed near the west end of the building. Top of pile caps for the remaining areas are generally shown 1-foot below the varying interior slab level. No pile cap schedule was prepared for the other areas, however we expect the pile caps will be 4 feet thick based on our experience with similar projects.

Preliminary design loads (summarized below) were provided by SR+A for our review earlier in the Design Development stage. We understand these design loads have not significantly changed since the preparation of our draft geotechnical report dated June 18, 2025.

We understand structural loads will range from about 1,000 to 2,300 kips for the main building columns. Higher loads in the shear wall and core areas will range from about 3,300 kips to 4,800 kips. Lighter loads for the two-story podium sections will range from about 40 to 250 kips.

The proposed building finish floor elevations (FFE) for the slab-on-grade range from elevations 847.55 to 852.00 feet. We anticipate cuts/fills of about 1 to 2 feet will be required to establish final subgrade levels. Earth retention systems and below-grade walls are not anticipated for this project.

The recommendations of this report are based on the information provided above and the available subsurface information. Contact SME if the final design information is different than discussed herein.

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1.3 SUBSURFACE CONDITIONS

SOIL CONDITIONS

Refer to the boring logs for the soil conditions at the specific boring locations. In summary, the soil conditions encountered at the borings consist of surficial pavement overlying existing fill, which is underlain by natural sands to the explored depths. We provide a summary of the materials encountered at the boring locations, beginning at the existing ground surface and proceeding downward, below.

Stratum 1: Surficial Pavement. The existing pavement at the site consists of a permeable asphalt pavement for stormwater management. The pavement thickness varied from about 3 to 10 inches at the 2023 geotechnical borings (SME Project No. 084868.01).

Stratum 2: Existing Fill. We encountered existing, undocumented fill below the surficial pavement. Overall, the depth of existing fill varies from about 4.5 to 22 feet below the ground surface (bgs) at the previous SME borings. We encountered varying amounts of debris (e.g. brick, concrete, metal, wood, and glass fragments) mixed in with the predominantly sand fill. In general, we encountered larger percentages of debris in the fill, and greater depths of fill, within the footprint of the former YMCA building structure. Refer to Image 5 below. The debris appears to consist of construction materials, likely remnants of the demolished building structure based on the previously described site history. The upper zone of the fill (about 3 feet) in the former YMCA building footprint appeared to consist of a mixture of sand/gravel soil and concrete debris.

At the geotechnical Standard Penetration Test (SPT) borings, we drilled through zones of concrete debris (about 1 to 1.5 feet thick) within the fill at some of the 2023 borings (B5, B10, and B11) and encountered obstructions (resulting in drill rig auger refusal) during drilling at 2023 borings B1A and B3A. We also encountered obstructions during probing at some of the environmental borings drilled using a Geoprobe® drill rig. Specifically, we encountered probe sampler refusal at five locations (borings SB1 and SB4 – SB7 drilled in 2014) in concrete or brick debris, generally 6 to 7 feet below ground surface. Refer to the image below.

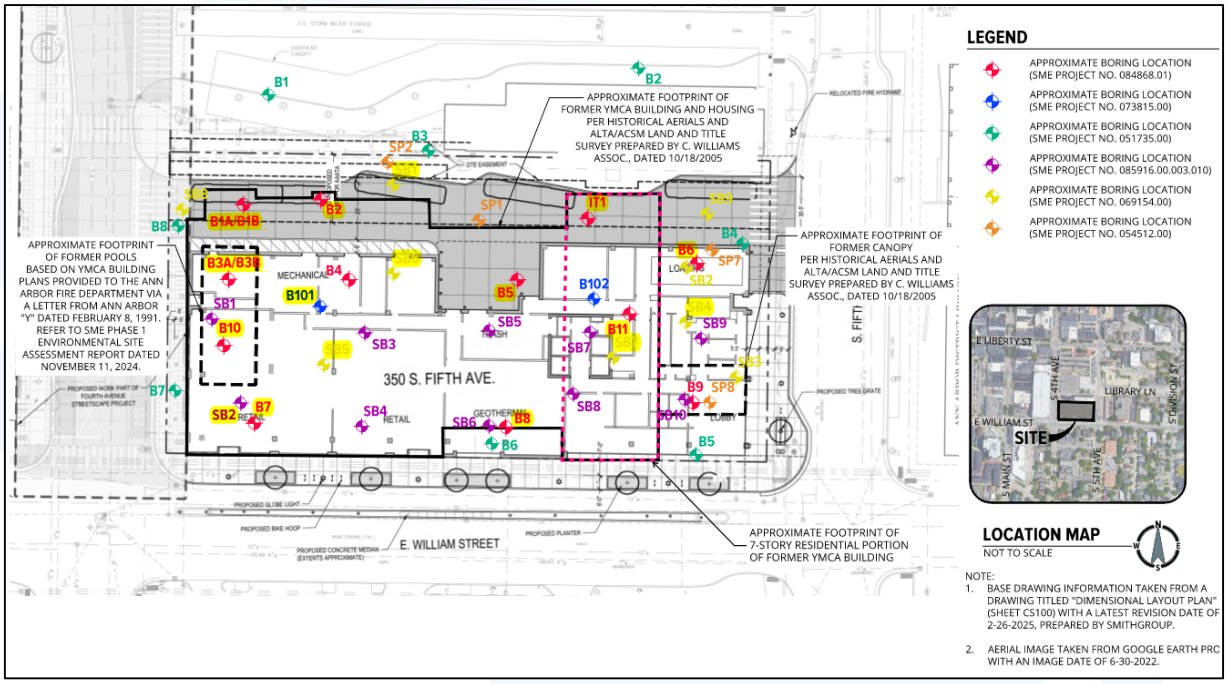

IMAGE NO. 5: Excerpt from Figure 1. Yellow highlighted borings indicate relatively high percentages of construction debris within the existing fill, as evidenced by recovered samples, driller observations, and/or high Standard Penetration Test blow counts within the fill.

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SPT resistances varied greatly within the fill. For example, N_{60}-values within the fill at the 2023 geotechnical borings ranged from 8 to greater than 100 blows per foot (bpf). Some of the blow counts appear elevated due to the presence of debris within the fill. The lower blow counts indicate at least some of the fill was poorly compacted, while the presence of excess debris indicates variable materials that were placed in an uncontrolled manner.

Stratum 3: Natural Sands. Natural sands, ranging in grain size and varying in silt, clay, and gravel content, were encountered beneath the fill, and extended to the explored depths of the borings. The SPT resistances indicate the sands are in a medium dense to extremely dense condition. We encountered cobble zones within the natural sands, as noted by the driller during drilling. The frequency and depths of the cobble zones vary, but were generally encountered between 20 and 75 feet bgs.

GROUNDWATER CONDITIONS

Groundwater was observed in the geotechnical borings as summarized in Table 1 below. Groundwater was not encountered at the environmental borings.

TABLE NO. 1: GROUNDWATER SUMMARY TABLE

BORING NO.	DATE	INITIAL DEPTH OF G.W. (feet)	G.W. DEPTH UPON COMPLETION OF DRILLING (feet)	INITIAL G.W. ELEVATION (feet)	G.W. ELEVATION UPON COMPLETION OF DRILLING (feet)
B1	2005	47	47	801	801
B2	2005	N/E (1)	N/E (1)	---	---
B3	2005	3	N/E (1)	847	---
B4	2005	N/E (1)	N/E (1)	---	---
B5	2005	N/E (1)	N/E (1)	---	---
B6	2005	N/E (1)	N/E (1)	---	---
B7	2005	47.5	47.5	800.5	800.5
B8	2005	45	46	803	802
B101	2016	44	44	806	806
B102	2016	44	44	808	808
B1A	2023	N/E (1)	N/E (1)	---	---
B1B	2023	43	43	804.5	804.5
B2	2023	43	43	805	805
B3A	2023	N/E (1)	N/E (1)	---	---
B3B	2023	43	43	804.6	804.6
B4	2023	43	43	805.6	805.6
B5	2023	44.5	46	805.4	803.9
B6	2023	N/E (1)	N/E (1)	---	---
B7	2023	42	43	806.3	805.3
B8	2023	46	46	804.2	804.2
B9	2023	N/E (1)	N/E (1)	---	---
B10	2023	42	N/O (2)	805.9	---
B11	2023	48	40	803.1	811.1
IT1	2023	N/E (1)	N/E (1)	---	---

NOTES: (1) N/E – Not Encountered.
(2) N/O – Not Obtained. Refer to boring log for more information.

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We encountered groundwater during drilling at about 42 to 48 feet bgs, except for boring B3 in 2005 where shallow perched groundwater was encountered at 3 feet bgs. The observed deeper groundwater levels (corresponding to approximate elevations 801 to 811 feet) are consistent with our experience in the site vicinity. Based on our local experience, the long-term groundwater elevations tend to vary from roughly elevations 800 to 810 feet in the southern end of the downtown Ann Arbor area.

In addition, some groundwater may be encountered at higher levels when it is entrapped (or perched) above seams/layers of less permeable soils (e.g. silts and clays) or existing fill. For example, refer to boring B3 performed in 2005. In general, we expect such perched groundwater (if any) would occur in isolated areas of the site. Typically, the perched groundwater originates in area(s) where surface runoff accumulates (e.g. near downspout outlets, below-grade utilities, utility corridors, low-lying areas relative to the surrounding ground surface, etc.) and cannot easily drain into the underlying well-draining granular soils. Perched water volumes could also be present around the buried debris within the existing fill (e.g. former YMCA pool slab possibly left in place). Seepages from perched groundwater source(s) (if any) that may be encountered in excavations can be relatively significant once initially encountered but tend to dissipate over time as the source(s) drain into the excavation.

Refer to the Field Testing Procedures in Appendix B for additional information about groundwater level measurements. If more information regarding groundwater levels at this site is required, then we recommend performing additional subsurface assessment(s).

2. ANALYSIS AND RECOMMENDATIONS

2.1 SITE PREPARATION AND EARTHWORK

Site preparation is expected to consist of demolition of existing site features (e.g., buildings, pavements, utilities), rerouting of existing utilities to remain active, removal of any former building elements including buried slabs/obstructions, compaction of the subgrade using large vibratory rollers, making subgrade improvements as needed, and then placement of engineered fill. Detailed recommendations are provided below.

2.1.1 EXISTING FILL CONSIDERATIONS

We have encountered a relatively deep profile of existing fill at this site, extending up to 22 feet bgs. Based on the borings and site history, we expect the existing fill soils (and debris within the existing fill profile) are widespread on the site, as illustrated by Image No. 5 above. The deepest portions of the fill appear to be located within the footprint of the former YMCA building, which appears to overlap with over 3/4 of the proposed building footprint (refer to the appended Figure 1). Presumably, the deeper fills are a result of backfill placed to fill the basement of the former YMCA building.

It is difficult to discern the relative density of the existing sand fill due to the presence of debris elevating some of the SPT blow counts. However, based on the variable composition of the fill and lower SPT blow counts measured at the borings, at least some of the fill appears to be poorly compacted. Overall, since the origin of the existing fill is not known, we are not aware of records that document the fill placement and any compaction operations during placement, and because of the variable density of the fill, we consider the fill to be undocumented and placed in an uncontrolled manner.

The deep profile of uncontrolled fill is problematic for conventional grade slab support. While the anticipated slab loads are relatively light, it is difficult to predict the magnitude of post-construction settlement of the fill that could occur (e.g. due to vibrations, reorientation of debris/voids within the fill, etc.) due to the variable nature of the fill. In our draft geotechnical report dated June 18, 2025, we presented six options for the project team to consider regarding management of the existing fill. Subsequently, we discussed those options further with the project team in a virtual meeting on July 23, 2025, and through email correspondence, to better understand the Owner's expectations for cost and slab performance/risk. We understand the project team has selected "Option 1" in the above-referenced report, described below:

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"Leave the existing fill in place and improve the upper portion of the slab subgrade (e.g. using a heavy vibratory roller), then place a relatively thick (e.g. 24-inch) course of crushed aggregate for the slab subbase, along with a geogrid layer, to help "bridge over" the existing fill and reduce post-construction differential settlement. While this option is favorable considering cost/schedule, it carries the largest risk of poor slab performance and the need for future slab repairs (e.g. patching, mud jacking, etc.) after the building is occupied. Test pit excavations at the site may be beneficial for further evaluating the relative compaction and composition of the fill, and the risks associated with leaving the fill in-place."

We understand that, due to logistical concerns, test pit excavations will not be performed to further evaluate the existing fill. SR+A has designed the slabs-on-grade to be relatively thick (8 to 10 inches) with steel reinforcement to help mitigate the effects of differential subgrade movements. The existing fill can be considered for support of lightly-loaded grade slabs and pavements with the proposed concrete and aggregate sections, provided risk for significant (e.g., greater than one inch) settlement and/or cracking of these structures is acceptable. We have prepared our subgrade preparation recommendations in the remainder of Section 2.1 under the assumption that most of the existing fill will remain in place below the new slabs, and the Owner accepts the stated risks of poor slab performance described in the above-referenced report.

We anticipate a mass removal of the existing fill in the proposed pavement areas would be impractical due to associated costs, schedule concerns, and proximity to neighboring properties/right-of-way areas. Therefore, after removal of the existing pavements, utilities and other structures, we recommend a thorough field evaluation of the remaining existing fill. We anticipate the existing fill will require partial removal (and replacement with engineered fill) in some areas and/or improvement (where practical) to achieve a suitable subgrade for pavement construction and install the design aggregate/slab profile. A suitable subgrade is required for support of new sidewalks and pavements, particularly where they will be subjected to traffic loading (e.g., emergency fire lane, bus lanes, etc.). Even if the existing fill is improved, construction of new sidewalks/pavements over the fill requires the Owner's acceptance of an elevated risk of poor slab/pavement performance, due to the variable nature of the fill.

2.1.2 GENERAL SITE SUBGRADE PREPARATION

General site subgrade preparation is expected to consist of removal of the existing pavements, limited site grading (cuts/fills of 2 feet or less), installation of ACIP piles and pile caps, then final grading and construction of the slabs-on-grade and pavements. The subgrade in proposed improvement areas will also need to be properly prepared during site clearing/grading for support of any ancillary structures, utilities, and sidewalks.

After stripping the surficial materials, the exposed subgrade (i.e., existing fill) must be further evaluated for suitability for support of the above-mentioned improvements. Clear the surficial materials to a minimum of 5 feet beyond the limits of proposed improvements and areas to receive engineered fill. Evaluation of the existing fill (to remain) during construction may include probing the existing fill with a hand auger, testing several feet below the subgrade surface using a dynamic cone penetrometer, observing the condition of the fill in test pits, and observing the response of the surface of the fill when subjected to a proofroll. Further evaluate suspect materials observed during the evaluation and testing processes. The earthwork contractor needs to be prepared to assist SME by excavating test pits as needed. Unsuitable fills must be improved in-place or removed and replaced with engineered fill. Subgrade improvement may consist of aerating and drying disturbed soils, recompacting them in place, and placement of crushed aggregate or crushed concrete, possibly with a geotextile for separation.

The profile of existing fill is relatively deep at this site (up to 22 feet bgs), extending beyond the practical/safe excavation limits for test pits to evaluate the fill in many portions of the proposed building footprint. Another method for evaluating the existing fill may consist of monitoring the ACIP pile installations and observing the soil cuttings as the augers are advanced (assuming the ACIP piles are installed prior to final site grading/subgrade preparation). This method could be used to identify areas of overly loose/debris-laden soils that warrant further exploration and/or remediation (i.e. using one of the subgrade improvement methods discussed in our draft report) for floor slab support.

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Reroute existing utilities in conflict with the proposed construction. Utilities left in place may become damaged in the future, causing ground loss and settlement below sidewalks, slabs, etc. Remove abandoned utilities and backfill the resulting excavations with granular engineered fill. If it is necessary for existing utilities to be abandoned in place, the utilities must not conflict with the proposed construction, they must be fully grouted, and the suitability of the existing backfill must be verified for structural support. However, do not abandon utilities in place within the zone of influence of proposed foundations.

The contractor needs to remove ponded surface water and prevent run-off from reaching foundation excavations and areas of prepared subgrade. The contractor also needs to establish positive surface drainage at the onset of construction to mitigate the potential for subgrade disturbance. The near-surface soils are sensitive to disturbances during construction, and the overall success of the subgrade preparation during mass earthwork operations will directly affect the suitability of these soils. To reduce the potential of subgrade disturbance across the site, restrict construction traffic to dedicated areas of the site that can be controlled and stabilized as needed (e.g., existing paved areas).

Prior to final grading and a proofroll evaluation of the slab-on-grade subgrade, we recommend implementing the following site-specific subgrade preparation techniques to help “bridge over” the existing fill and reduce post-construction differential settlement (assuming most of the existing fill remains):

- Remove the existing fill to a minimum depth of 30 inches below the proposed finish floor elevations within the building footprint (outside of the footprints of the pile caps and mat foundations). This additional excavation volume needs to be accounted for in the planned cut/fill volumes for the site.
- Improve the exposed subgrade by using a heavy smooth drum vibratory roller to compact the subgrade. We recommend several passes (in perpendicular directions) with the equipment, in the presence of an SME field representative, until no further densification of the subgrade is observed.
- Place a high-strength geogrid layer over the improved subgrade (Tensar TX 140, or approved equal).
- Place 1x3-inch crushed stone or concrete as engineered fill (in two lifts, minimum) to 8 inches below the bottom of concrete slab level. Compact the fill using a heavy vibratory roller, in the presence of an SME field representative, until no further densification of the material is observed.
- Place 8 inches of MDOT 21AA crushed limestone as engineered fill for the slab subbase. Compact the material to 95 percent (minimum) of the Modified Proctor maximum dry density.

In areas outside of the building footprint, the exposed subgrade needs to be uniformly compacted using large construction equipment after stripping and removal of unsuitable materials. Take care during compaction not to damage nearby structures/utilities/pavements. Following compaction, proofroll the exposed subgrade in the presence of SME prior to raising site grades. The purpose of the proofroll is to locate areas of unsuitably loose or disturbed subgrade. Mechanically improve areas of unsuitable subgrade revealed during proofrolling by compaction in-place, if feasible. Soils that cannot be improved in-place must be removed and replaced with engineered fill. Perform proofrolling with a fully loaded, tandem-axle truck or other suitable-sized pneumatic-tire construction equipment. After the exposed subgrade is proofrolled and improved as needed, and after the surface is thoroughly compacted, engineered fill may be placed on the prepared subgrade to establish final design subgrade levels. Refer to Section 2.1.4 for materials and compaction requirements for engineered fill.

2.1.3 SUBGRADE PREPARATION FOR FLOOR SLABS

Prior to concrete placement for floor slabs, SME must observe and test the building pad subgrade to identify areas disturbed during construction activities and verify the final subgrade conditions are suitable for floor slab support. Recompact unsuitable subgrade identified by SME or remove and replace it with engineered fill. Proofroll the final subgrade in areas accessible with large equipment. SME needs to test areas inaccessible to proofrolling equipment using hand-operated equipment such as cone penetrometers, hand auger probes, and density gauges.

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We recommend the top 8 inches of the slab subbase consist of MDOT 21AA crushed limestone as described in Section 2.1.2. The subbase will provide a leveling surface for construction of the slab and a moisture capillary break between the slab and the underlying soils. Place a vapor retarder below floor slabs to receive an impermeable floor finish/seal or a floor covering which would retard vapor transmission. The location of the vapor retarder (relative to the subbase) needs to be determined by the design Architect/Engineer based on the intended floor usage, planned finishes, and ACI recommendations.

Separate floor slabs by isolation joints from structural walls and columns to permit relative movement. Allow a minimum of 6 inches of engineered fill between the bottom of the slab and the top of mat foundations/pile caps below.

Protect the slab-on-grade subgrade soils from frost action during winter construction. Frozen soils must be thawed and compacted or removed and replaced prior to slab-on-grade construction.

2.1.4 ENGINEERED FILL REQUIREMENTS

Engineered fill needs to be free of frozen soil, significant organics and construction debris, particle sizes hindering compaction, cobbles, boulders, potentially expansive and/or chemically active materials, and other unsuitable (e.g., deleterious) materials. Do not use soils for engineered fill that contain more than four percent organics or debris larger than 6 inches in nominal diameter. Also, if debris material is significantly variable in nature, suspect in origin, or greater than about five percent of the soil (by weight), do not use those soils for engineered fill.

Spread fill in level layers with a loose thickness appropriate for the type of equipment used to obtain compaction, but not exceeding 9 inches thick. Thicker lifts of backfill may be acceptable, provided the compaction equipment can achieve the minimum compaction criterion throughout the entire thickness of the lift within the area of placement and with the type of backfill used. SME can provide recommendations in the field for adjusting lift thicknesses based on the specific type of compaction equipment/methods used during construction and verification the entire lift of fill is compacted to the project requirements. We recommend vibratory equipment, such as a steel-drum roller or plate compactor, be used to compact granular fill. Perform in-place soil density tests to verify proper compaction of each lift of backfill is achieved, and do not disturb the backfill after it is properly compacted. Regarding the compaction of open-graded aggregates (e.g., MDOT 6AA crushed stone, or 1 to 3-inch size crushed aggregate), we recommend the material be compacted to a degree where it is stable (does not deflect) under the weight of heavy construction equipment.

Given the proposed building aggregate profile replacement and limited site grading planned, we do not expect reuse of onsite fill soils will be required. However, if requested, SME can evaluate reuse of the existing fill on a case-by-case basis during construction. The onsite natural sands are considered suitable for re-use as engineered fill, if encountered at shallow enough depths from the proposed slab/pile cap construction. Based on the borings, some segregation of cobbles from the natural sands is expected if the sands will be excavated and reused as engineered fill. Some moisture conditioning (e.g., wetting) of the granular soils may be required to allow for proper compaction, depending on the site conditions and weather during the time of construction. We recommend construction specifications include moisture conditioning for engineered fill (within two percent of optimum moisture content).

For backfill in confined areas, and where drainage is required, we recommend using imported granular backfill such as MDOT Class II granular material, MDOT 21AA crushed aggregate, and/or MDOT 6A crushed stone. The specific type of imported fill will depend on a variety of factors. For most instances, we anticipate MDOT Class II granular material will be adequate, and can also be used as a general fill material placed to raise site grades. Crushed aggregate/stone would be necessary where the existing subgrade is in a wet condition (which is unlikely at this site due to the predominantly granular profile) and/or where site drainage is critical. In addition to the use of crushed stone, it would likely be necessary to cap the stone with MDOT 21AA crushed aggregate or wrap the crushed stone with a heavy-duty non-woven geotextile fabric, to prevent the surrounding soils from infiltrating into the crushed stone.

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2.2 FOUNDATIONS

2.2.1 PRESSUREMETER TESTING

We performed in-situ pressuremeter testing of the natural sands at borings B6, B7, and B9 (between depths of about 20 to 35 below existing ground surface) in 2023. The pressuremeter test results were used to develop our recommendations for deep foundations, described in the following sections.

Pressuremeter testing in the field models the static loading characteristics of the soil and is considered a more accurate indicator of the ultimate bearing pressure that can be achieved for foundations, and associated settlement, than performing analyses using empirical correlations based on dynamic test methods, such as the Standard Penetration Test (SPT) performed with split-barrel sampling. The pressuremeter test depths were selected to provide representative information corresponding to the bearing soils anticipated within a critical portion of the anticipated stress influence zone of the proposed foundations and near the design bearing level (when shallow foundations were being considered for a previous site concept).

In the pressuremeter test, a radially expandable cylindrical probe is inserted into a prepared borehole at the selected test depth. The cylindrical probe was inserted into the borehole to the sampling depth and then expanded against the sides of the borehole by pressurizing fluid within the system using a hydraulic screw-jack console positioned at the ground surface.

Simultaneous measurements of pressure and injected volume within the probe were observed at the pressuremeter console and recorded. The injected fluid volume was incrementally increased until inflating the probe to near its maximum volume, or until significant creep deformation (soil failure) was observed.

Graphical results of the pressuremeter tests are included in Appendix A of this report. In addition, the results of the pressuremeter tests are tabulated below.

TABLE NO. 2: PRESSUREMETER TEST RESULTS

BORING NO.	DATE	TEST DEPTH (feet)	N_{60} VALUE (blows/foot)	YIELD PRESSURE (tsf)	LIMIT PRESSURE (tsf)	PRESSUREMETER MODULUS (tsf)
B6	2023	29 – 31	29	24.1	N/A*	238
B6	2023	34 – 36	62	23.2	N/A*	249
B7	2023	19 – 21	25	18.0	N/A*	160
B7	2023	24 – 26	40	21.0	50	369
B7	2023	29 – 31	37	20.3	48	302
B7	2023	34 – 36	74	31.4	N/A*	432
B9	2023	19 – 21	19	12.1	25	132
B9	2023	24 – 26	42	26.5	N/A*	541

*Pressuremeter probe could not be sufficiently expanded to estimate the soil's limit pressure.

The soil conditions at the pressuremeter test locations generally consisted of fine to coarse sand with gravel. Refer to the test results and boring logs in Appendix A for more information.

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2.2.2 SUBGRADE VERIFICATION

Geotechnical foundation design recommendations are provided based on borings covering only a small area of the site. On-site observations and testing of the foundation subgrades (e.g. pile load tests) are necessary to verify the subgrade is consistent with the borings. By preparing this geotechnical evaluation report, SME is best suited to observe testing of the bearing soils during construction and to verify the geotechnical recommendations of this report and the geotechnical related design requirements of this project are incorporated into the construction. The recommendations of this report are based on the assumption that SME will be retained to further evaluate the bearing soils during construction.

2.2.3 DEEP FOUNDATIONS (AUGER CAST PILES)

The project team has selected ACIP piles as the deep foundation system for this project. SR+A has designed the main building piles to be 24-inch diameter with an allowable axial capacity of 500 kips and an expected pile length of 60 feet. The structure will also have ACIP piles designed to primarily handle tension and lateral loads (up to 200 kips and 50 kips, respectively). The piles supporting the lightly-loaded podium levels are currently designed for an allowable axial capacity of 300 kips at a pile length of 40 feet. Refer to the pile schedule shown in the image below for more information.

COMPRESSION PILES

AUGER CAST PILE SCHEDULE

PILE REFERENCE NUMBER	PILE DIAMETER	EXPECTED PILE LENGTH	f'_c (PSI)	PILE REINFORCEMENT							PILE SERVICE LOAD (KIPS)		
				CENTER BAR	UPPER ZONE			LOWER ZONE			COMP. LOAD	TENSION LOAD	LATERAL LOAD
					VERTICAL BARS	TIES	LENGTH, L1	VERTICAL BARS	TIES	LENGTH, L1			
ACP-1	24"	60'-0"	4000	#9 ASTM A615 GR 80	-	-		-	-		500	-	-
ACP-2	24"	40'-0"	4000	#9 ASTM A615 GR 80	6-#8	-	20'-0"	-	-	-	300	-	-
ACP-3	24"	60'-0"	6000	#11 ASTM A615 GR 80	10-#9	#4@9"	10'-0"	5-#9	#4@18"	15'-0"	500	50	50
ACP-4	24"	60'-0"	6000	#11 ASTM A722 GR 150	10-#9	#4@9"	10'-0"	5-#9	#4@9"	15'-0"	500	100	50
ACP-5	24"	60'-0"	6000	1.75" DIA ASTM A722 GR 150	10-#9	#4@9"	10'-0"	5-#9	#4@9"	15'-0"	500	200	50
					-	-	-	-	-	-		-	-

TENSION PILES

NOTES:
1. SEE CFA CAST GROUT PILE SPECIFICATION (SECTION 3316316) FOR ADDITIONAL INFORMATION, INCLUDING TEST PILE PROGRAM REQUIREMENT.
2. PILE DESIGN LOADS SPECIFIED IN TABLE SHALL BE VERIFIED BY NON-PRODUCTION PILE LOAD TESTING PRIOR TO PRODUCTION PILING.
3. SEE S3.1.2 FOR A CFA PILE TYPE TO BE UTILIZED AT EACH PILE CAP TYPE.
4. ALLOWABLE PILE COMPRESSION LOAD SHOWN IN SCHEDULE IS INCREASED BY 4/3 FACTOR UNDER TRANSIENT WIND LOADS
5. PILE GROUP FACTOR HAS BEEN CONSIDERED FOR LATERAL LOADS. LATERAL LOADS SHOWN IN SCHEDULE ARE MAXIMUM LOADS FOR THE LEADING ROW IN THE PILE GROUP.

IMAGE NO. 6: Excerpt from Sheet S3.1.1 (Structural Drawings) issued on August 21, 2025 for Design Development.

ACIP piles are installed by rotating a hollow-stem, continuous-flight auger into the ground until a specified depth (penetration) or auger refusal has been achieved. Once the desired tip depth has been achieved, a sand-cement grout with various admixtures is pumped under pressure through the auger stem as the auger is slowly withdrawn from the borehole. The key to a successful installation is continuous coordination of the rate of auger withdrawal with an adequate grout head (pressure) to support the borehole and ensure that all voids are completely filled with grout. Care must be taken when extracting the augers to maintain a relatively constant grout head.

For illustrative purposes, the following table presents axial and uplift capacities for various pile diameters/lengths. We can review and comment on various pile diameters/depths/capacities that the structural engineer may consider efficient for this project as the design plans are finalized.

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TABLE NO. 3: ESTIMATED ACIP PILE CAPACITIES

LOCATION	PILE DIAMETER (inches)	PILE LENGTH (feet)	ALLOWABLE DOWNWARD PILE CAPACITY (kips) (2)	ALLOWABLE UPWARD PILE CAPACITY (kips) (2)
Podium Level (1)	24	40	300	120
Main Building (1)	24	60	500	200

NOTES:
(1) Assumes top of pile begins at 5 feet bgs on average.
(2) Based on a minimum factor of safety of 2.0 and neglecting resistance in the upper 5 feet of the pile.

We estimate a total static settlement of 1/2-inch to 3/4-inch at the top of the ACIP piles (varies depending on the pile length and loading conditions) under the recommended design allowable compressive capacities listed above. This settlement estimate is based on the stated soil and loading conditions, and our experience with similar soils. About 1/3 to 1/2 of the estimated settlement would be due to elastic compression of the pile.

We understand the pile compression loads may increase up to 133 percent of the 500-kip design load (i.e., 667 kips) during transient (wind) loading. We anticipate about 1/4-inch of additional total settlement would occur at the top of the ACIP piles as the result of these loads. This estimate needs to be confirmed during pile load testing by loading the test pile(s) to at least twice the recommended allowable compressive capacity as discussed later in this section. If an unacceptable amount of additional settlement occurs during loading from 500 to 667 kips, then the production piles would need to extend deeper (or be enlarged) to increase the pile capacities.

SR+A requested SME perform lateral load analyses of single ACIP piles (for SR+A's analysis of the proposed pile reinforcement) as summarized in our draft report dated June 18, 2025. The design pile reinforcement and grout strengths have since changed (refer to Image 6 above); specifically, with larger vertical bars and 28-day grout strengths increasing from 4,000 to 6,000 psi.

The analyses referenced above are for single piles. The capacity and response of individual piles (for all loading cases) will be affected by the adjacent piles for certain pile spacings and pile configurations. For axial and uplift (i.e., tension) loads, no reduction in the capacity is required for piles spaced at a center-to-center distance of 3 diameters or greater. For lateral loads, reductions in the lateral resistance are necessary for pile distances of 8 diameters or less in the direction of the load. We reviewed and commented on group effects (in our June 18, 2025 report) for the piles supporting the building's core and west shear wall mat foundations. SR+A provided SME with additional lateral loading information for these foundations for reevaluation of group effects. We understand the design scenario for shear resistance consists of wind loading (from the northern direction), resulting in a total shear of 330 kips applied to the west shear wall mat foundation. SR+A also provided the individual pile loads (in tension or compression) for the group under the shear load described above, and a maximum allowable lateral deflection of ½-inch for the mat foundation/pile group.

We estimated the total lateral capacity of the group by summing the lateral capacities of the individual piles at a pile top deflection of ½-inch or less. We applied p-multipliers to the p-y curves in L-Pile for the four cases analyzed (one for each row in the direction of the shear load, ignoring the final two rows of piles in tension). The p-multiplier applied for each row depended on the spacing (in two directions) between the row and the next trailing row of piles in the group. Refer to the summary table and image below for more information. We estimated the total lateral capacity of the pile group to be 670 kips, exceeding the 330 kips required. The L-Pile outputs for the four cases described above are appended to this report.

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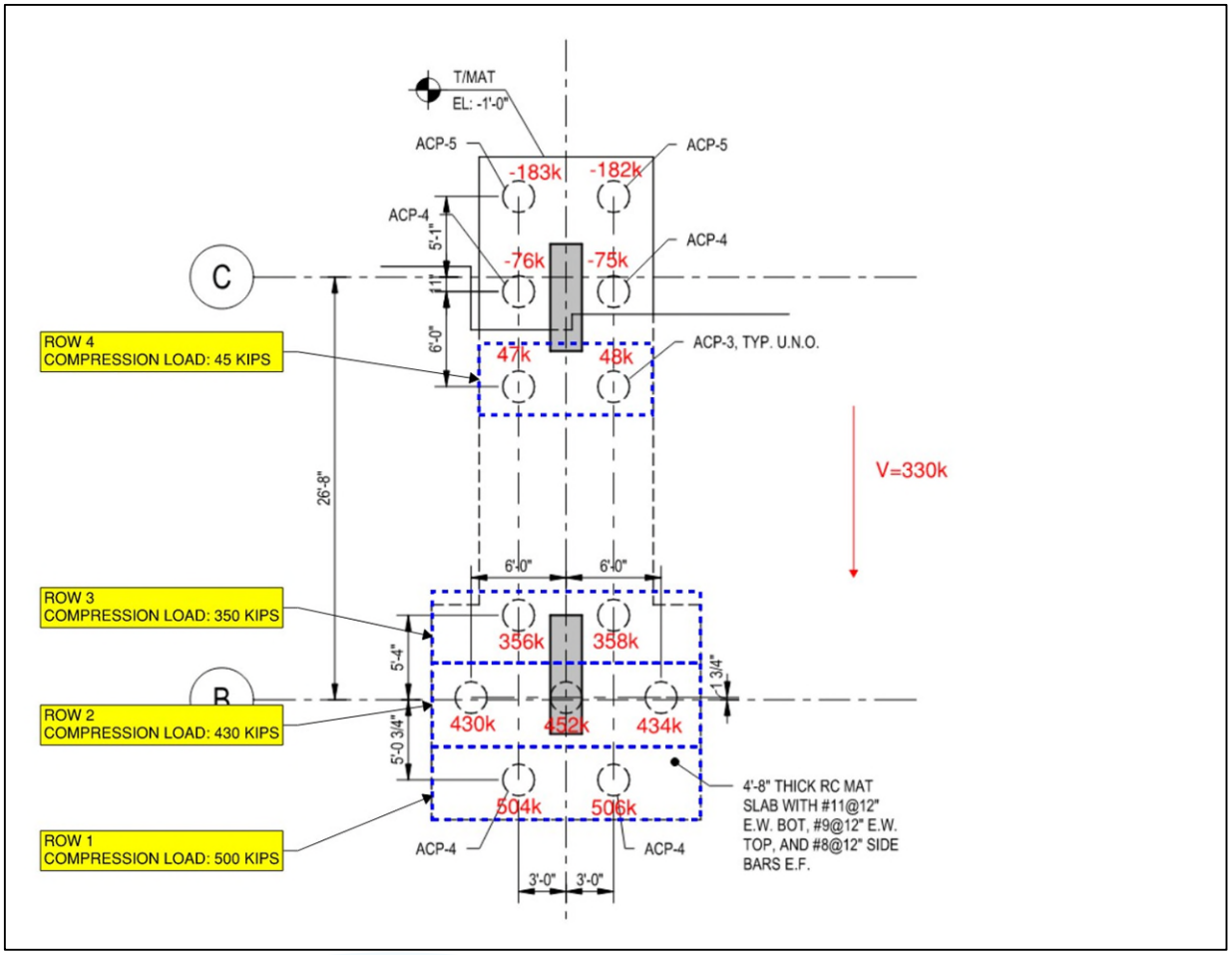

IMAGE NO. 7: Pile group geometry and loading analyzed for the west shear wall (North facing upward).

TABLE NO. 4: PILE GROUP ANALYSIS SUMMARY

ROW NUMBER IN PILE GROUP	COMPRESSION LOAD (kips)	P-MULTIPLIER	INDIVIDUAL PILE LATERAL CAPACITY (kips) [1]
1	500	0.8	80
2	430	0.4	80
3	350	0.4	75
4	45	0.9	60
TOTAL LATERAL CAPACITY OF PILE GROUP:			**670 kips**

NOTES:

(1) For each individual pile in the row, under a maximum lateral deflection of ½-inch.

The pile capacities need to be verified with a minimum of one series of pile load tests. Each series of load tests should include the following:

- Compression Load Test (ASTM D-1143)
- Tensile Load Test (ASTM D-D3689)
- Lateral Load Test (ASTM D-3699)

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We recommend instrumenting (e.g. using strain gauges) the compression load test to determine contributions from side-friction and end-bearing along different lengths of the piles. This information can be used to confirm the anticipated settlement ranges and possibly value engineer the pile sizes/lengths depending on the results.

The compression and tensile test piles should be loaded to at least twice the recommended allowable compressive/tension capacities using Procedure A: Quick Test Method. The planned test load for the laterally loaded test piles should be twice the maximum lateral load, but the deflections should be limited to a maximum of 1 inch. The pile load tests should be performed prior to the installation of the remaining production piles to verify the recommended pile capacity is achieved. SME must review the pile load test program, be onsite for pile installation, and document the load tests.

For isolated pile groups, a minimum of three piles per pile group is typically necessary for stability purposes. Groups of two piles can be used if grade beams, or other suitable methods, are used to provide the required lateral structural support to the top of the piles. For this project, single piles (with pile caps above) are planned to support the lightly loaded podium level, and we have performed L-pile analyses for this case as previously described. We understand no lateral loads are planned for the single piles.

The bottom of exterior pile caps and grade beams must be situated a minimum of 42 inches below final site grades to mitigate the potential for frost action on the bottom of these elements (currently planned in the drawings provided). Pile caps and grade beams that may be located in heated areas can be situated at shallower depths.

The augercast pile equipment will need to be capable of readily advancing into the very/extremely dense natural sands (and past cobbles and construction debris within the existing fill) without overdrilling. Overdrilling can lead to reduced pile capacity and possible ground loss around the piles. Piles encountering ‘auger refusal’ above the design terminal depth (e.g., due to cobbles/boulders) will need to be further evaluated on a case-by-case basis to assess the design pile capacity, and if a reduced pile capacity is required. We recommend auger refusal be defined as a rate of less than 1 foot of penetration per minute under full operating torque of at least 75,000 foot-pounds.

There are inherent risks associated with the installation of ACIP piles near existing buildings, roads, utilities, and other structures. We recommend the contractor consider the following comments to reduce the risk of oversized holes due to mining, decompression, or loss of soil. To achieve the design tip elevation without excessive auger rotation, we recommend the contractor use a drill rig with a minimum torque of 75,000 ft.-lbs. and the ability to use full torque at a slow rotational speed. Also, exercise care to not excessively rotate the augers when penetrating the sands, or when attempting to penetrate obstructions. Excessive rotation of the augers can result in a condition where the adjacent soils pull into the augered hole. Care must also be taken when pumping grout into the pile (during extraction of the augers) so a sufficient volume of grout is pumped (to prevent ‘necking’ of the pile), but not at too high of a pressure near existing structures/utilities, to prevent damaging those structures/utilities. In addition, where overly loose/soft subgrade exists near/below existing structures, special shoring, bracing, and/or underpinning of the existing structures may be necessary to protect those structures from undesirable movement due to the aggravation of subgrade during pile installation. Maintain a minimum distance of 3 feet from the edges of existing structures/utilities to limit such disruptions.

We also recommend performing condition surveys and monitoring existing structures nearby the site. The monitoring program would need to include criteria for maximum allowable movement and protocol to proactively address recorded movement that could put nearby structures at an increased risk for undesirable movements.

During ACIP pile installation, the contractor should carefully sequence operations to avoid damage to an installed pile during installation of an adjacent pile. We suggest adjacent piles closer than approximately 8 feet (edge-to-edge) spacing not be installed until initial set of the grout in the first pile has occurred (about 12 to 24 hours). It may be necessary to increase this spacing if interconnection between recently grouted piles is observed during construction.

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As previously indicated, cobbles and boulders may be encountered within the natural soils during pile installation, and manmade debris (e.g., brick, concrete) will be encountered within the existing fill. The frequency and size of these obstructions will have varying effects on the augering activity. If auger refusal is encountered before the minimum pile length is achieved or if the pile is knocked out of vertical alignment, it will likely be necessary to grout the pile from that point, and it may be necessary to install a new pile. In some cases, piles may move laterally from the design location due to obstructions, or the piles may need to be shortened and redesigned for a reduced pile capacity. Obstructed piles may either be rejected, or evaluated and assigned a reduced capacity, depending on the circumstances and installation records. These situations should be judged by SME, the project structural engineer, and the general contractor on a case-by-case basis during construction. We recommend prospective contractors include unit rates in their bids for obstruction removal, downtime, additional grout volumes, and installation of additional pile footage due to obstructions. We also recommend allocating a project budget contingency for obstructions during pile installation.

The pile contractor should have grout on site prior to initiating auger withdrawal. If equipment failure or other unusual factors occur, which require the augers to be withdrawn from an ungrouted pile excavation, the augers should be removed using a slow reverse rotation, and not "dead pulled." We recommend the contractor maintain a minimum grout volume ratio of 1.2, which is the ratio of the actual grout volume to the theoretical pile volume, but anticipate higher grout volume ratios in the range of about 1.3 to 1.5 in some cases. During auger withdrawal, we recommend maintaining a minimum pressure head equivalent to 10 feet of grout above the auger tip, but the pressure can be reduced to a pressure head equivalent to 5 feet of grout when pumping near existing, and sensitive, structures, or within the upper 15 to 20 feet of the existing ground surface. We also recommend the contractor use a pile installation recorder during the installation of load test and production piles.

The successful installation of ACIP piles is highly dependent upon the skill, experience, and procedures used by the contractor. Also, since ACIP piles are drilled and not driven, there are no blow counts to verify capacity as for driven piles. Therefore, it is very important to determine that piles have achieved penetration into suitable bearing materials. The pile installation activities should be closely monitored by the geotechnical engineer of record (SME) to ensure adequate pile tip depth, diameter, grout volumes, re-steel placement, vertical and horizontal alignment, shaft plumbness, and construction methods. SME would be pleased to assist in developing pile specifications, reviewing contractor submittals, and provide quality control testing and monitoring during construction.

We understand that a geothermal system is proposed for the project, including numerous vertical bores located within the building footprint installed using mud rotary drilling. We have not been provided with a proposed layout for the bores, and request that it be provided to us (along with detailed installation methods) for review and comment, when available. We assume the bores will have a maximum diameter of 6 inches. SR+A requested SME comment on the potential for the geothermal bore installations to adversely impact the ACIP pile capacities. Preliminarily, we recommend the following installation criteria:

- Install the bores (6-inch diameter max.) in a manner that limits disturbance of the adjacent soils to no more than 12 inches beyond the center of the bores.
- Locate the center of the bores a minimum of 3 pile diameters (i.e., 6 feet) from the center of the ACIP piles.
- Install the geothermal bores prior to the ACIP piles. Perform verification load testing (as recommended in this report) with consideration to the geothermal well installation distances to confirm the final pile capacities.
- Coordinate the proposed geothermal wells, piping, and other considerations with the construction sequence/loading for the ACIP pile drill rig and installation operations to avoid conflicts during foundation construction.

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2.3 SEISMIC SITE CLASS

The site is located approximately at geographic location latitude N42.27818 degrees and longitude W83.74684 degrees. From available topographical information available for purposes of identifying the depth to bedrock, the approximate ground surface at the site is about elevation 850 feet. Based on Plate 13 – (Topography of the Bedrock Surface) in the Hydrogeologic Atlas of Michigan, the estimated top of rock is about elevation 675 feet from linear interpolation of contours plotted at 50-foot intervals. Based on the above information, the glacial drift is roughly 175 feet thick.

Based on the subsurface information obtained from the borings to a maximum depth of 90 feet, seismic site Class D applies to this site in accordance with the 2021 MBC referencing Table 20.3-1 in ASCE Standard ASCE/SEI 7-16.

The mapped and calculated accelerations for the site location are summarized in the table below. Based on the referenced design values, seismic Design Category B is applicable for this site.

TABLE NO. 5: SEISMIC ACCELERATION PARAMETERS SUMMARY TABLE

ACCELERATION TYPE	ACCELERATION DESCRIPTION	VALUE (g's)	DESIGN CATEGORY B ACCELERATION REQUIREMENTS (g's)
S_S	Mapped Ground Motion (0.2 second period)	0.104	---
S_1	Mapped Ground Motion (1.0 second period)	0.048	---
S_{DS}	Seismic Design Value (0.2 second period)	0.111	$S_{DS} < 0.167$
S_{D1}	Seismic Design Value (1.0 second period)	0.076	$0.067 < S_{D1} < 0.133$

NOTE: Risk Category 3 assumed for the building structure.

If a seismic site class "C" (resulting in the seismic Design Category improving to "A") is desirable for the design, we recommend performing shear wave velocity testing on the site (and a site-specific seismic response analysis, if necessary). While this testing may yield favorable results, it is also possible that the additional testing would not improve the site seismic acceleration parameters. We would be pleased to discuss this in greater detail with the project team, if requested.

2.4 SOIL CORROSIVITY

The following table summarizes the corrosion testing (soluble sulfate and chloride concentrations, redox potential, and soil pH) previously completed on four composite samples of the existing fill soils. SME also performed laboratory resistivity testing of these samples.

TABLE NO. 6: CORROSIVITY TEST RESULTS

BORING NO.	SAMPLE DEPTH (ft.)	USCS SOIL TYPE	SOIL pH	SOLUBLE CHLORIDES (ppm)	SOLUBLE SULFATES (ppm)	REDOX POTENTIAL (mV)
B1A	1 – 10	SP, SP-SM (Fill)	11.3	13	27	140
B2, B4	1 – 7.5	SP, SP-SM (Fill)	11.2	7.6	24	140
IT1	1 – 10	SP-SM (Fill)	11.3	18	14	120
B11	1 – 10	SP-SM (Fill)	11.6	10	17	130

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TABLE NO. 7: RESISTIVITY TEST RESULTS

BORING NO.	SAMPLE DEPTH (ft.)	USCS SOIL TYPE	RESISTIVITY (OHM-CM)	
			NATURAL MOISTURE CONTENT	SATURATED
B1A	1 – 10	SP, SP-SM (Fill)	10,950	1,468
B2, B4	1 – 7.5	SP, SP-SM (Fill)	13,560	1,443
IT1	1 – 10	SP-SM (Fill)	12,682	1,003
B11	1 – 10	SP-SM (Fill)	34,866	1,254

In general, based on the test results, we consider the subgrade mildly to essentially non-corrosive to buried metals (at its natural moisture content). Refer to the table below. The corrosion potential could be further reduced if a mass removal of the existing fill (and replacement with a well-draining granular fill) is performed. While the existing fill is debris-laden, it did not appear to be potentially expansive, explosive, or chemically active.

TABLE NO. 8: SOIL RESISTIVITY CORROSIVITY RATING

SOIL RESISTIVITY (ohm-cm)	CORROSIVITY RATING
>20,000	Essentially non-corrosive
10,000 – 20,000	Mildly corrosive
5,000 – 10,000	Moderately corrosive
3,000 – 5,000	Corrosive
1,000 – 3,000	Highly corrosive
< 1,000	Extremely corrosive

Corrosion Basics: 2nd Edition by Pierre R. Roberge (2006)

Per ACI 318-14, Table 19.3.1.1, corrosion protection of reinforcement exposed to these samples categorize as C1 in most areas (measured chloride levels were relatively low) but categorize as C2 for exterior concrete pavement or other areas exposed to moisture and external sources of chlorides (e.g., deicing chemicals, salt, etc.). The highest reading for sulfates is 27 parts per million (ppm). Per ACI 318-14, Table 19.3.1.1, sulfate levels in these samples categorize as S0 for potential corrosion of metals and cement. Refer to the table below.

TABLE NO. 9: ACI 318 EXPOSURE CATEGORIES AND CLASSES

CATEGORY	CLASS	CONDITION
Sulfates (S)	S0	< 150 ppm
	S1	150 to 1,500
	S2	1,500 to 10,000
	S3	>10,000
Chlorides (C)	C0	Concrete dry or protected from moisture
	C1	Concrete exposed to moisture but not to an external source of chlorides
	C2	Concrete exposed to moisture and an external source of chlorides from deicing chemicals, salt, brackish water, seawater, or spray from these sources

Table 19.3.1.1 from ACI 318-14 Chapter 9

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Metallic conduits, pipelines, and other below-grade utilities in contact with relatively low-permeable granular soils (e.g. containing significant silt and/or clay content), could potentially experience aggressive corrosion. Balance the risk of failure due to corrosion against the type of corrosion protection used. For critical utilities or structures (underground storage tanks, natural gas lines, fire protection lines, etc.) in contact with saturated soils, a high level of corrosion protection (such as cathodic protection) may be warranted. For other less critical structures, a suitable coating material could be used for these elements, or the utilities can be surrounded by a well-draining granular backfill with underdrain(s) (where required) located below the structures to maintain moist conditions around the structures. However, to limit corrosion on all buried structures, we recommend the following soils not be placed adjacent to buried metallic utilities: topsoil, organic soils, fill soils, cinders, shale, clay/silt or other deleterious materials, and mixtures of sand and clay.

In general, we recommend covering metallic conduits and structures with a suitable coating material and embedding these structures in a clean granular soil backfill (e.g. MDOT Class II sand) free of salts or other materials increasing corrosion potential. Where practical, we recommend locating metallic conduits/structures away from areas exposed to, or impacted by, road salts as they can increase the chloride concentrations in the soil over time. If necessary, an appropriate underdrain system can be installed below the conduits/structures to control possible “perched” groundwater. Also, electrically isolate buried utilities of different metallic construction from each other to minimize galvanic corrosion problems. In addition, we recommend new piping and conduits be electrically isolated from existing ones so the older metallic structure will not increase the rate of corrosion of the new piping.

2.5 INFILTRATION AND STORMWATER CONSIDERATIONS

SME completed a single double-ring infiltration test near boring IT1 on January 10, 2023, as a below-grade stormwater detention system was being considered in this area. However, the civil drawings in the Design Development package indicate stormwater infiltration is not being considered. Rather, stormwater will be routed to two underground detention chambers in the bus route north of the building. If stormwater infiltration will be considered, we recommend completing additional infiltration tests, as the infiltration capability of the existing fill soils could be highly variable. Below is a summary of the field test procedures and infiltration test results for boring IT1.

After drilling boring IT1 to 10 feet bgs, we used a 7-inch diameter hand auger to remove caved subgrade from the borehole before inserting 4- and 6-inch diameter PVC casings into the subgrade for performing the infiltration test. The soil conditions at the test depth consisted of existing sand fill with varying amounts of concrete debris (no measurable groundwater was present in the borehole). After completing the test, we advanced a hand auger an additional 2 feet (about 12 feet bgs) within the borehole. The stratum of existing fill continued to the terminal boring depth (12 feet). Refer to boring log IT1 for more information.

We drove the PVC pipes about 2.5 inches into the subgrade below the bottom of the borehole. We filled both PVC pipes with about 12 inches of water and used a water level measuring tape with markings every 0.01 feet to measure the rate of drop of the water. We maintained the water level within about 6 to 12 inches above the bottom of the boreholes for one hour to “pre-soak” the test holes.

Per the Low Impact Development (LID) Design Manual for Michigan developed by SEMCOG, we performed a minimum of four trials while recording a stabilized rate of drop (a difference of 0.25 inches or less between the highest and lowest water readings of four consecutive tests).

The table below summarizes the results of the infiltration test.

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TABLE NO. 10: INFILTRATION TESTING RESULTS

INFILTRATION TEST	TEST DEPTH (feet)	SOIL AT BASE OF INFILTRATION RING	DURATION OF TEST (hours)	ESTIMATED INFILTRATION RATE (cm/sec)	ESTIMATED INFILTRATION RATE (inch/hour)
IT1	10.0	Fill – Fine to Coarse Sand with Silt and Gravel – Few Concrete Fragments – Brown – Moist – Medium Dense (SP-SM)	2.3	4.1×10^{-3} (unfactored)	5.8 (unfactored)

2.6 PAVEMENT DESIGN RECOMMENDATIONS

Based on the "Dimensional Layout Plan" (sheet CS100 prepared by SmithGroup, dated August 21, 2025), new pavements will be constructed north of the main building (heavy-duty concrete, as previously recommended by SME in the June 18, 2025 report). The pavements will be used for bus travel routes and parking areas, in addition to emergency vehicle access and trash pickup. Specific traffic counts are not available at this time. Please contact us when the pavement locations, grading plans, and traffic conditions are finalized. Consider the following pavement recommendations preliminary and subject to change based on final pavement locations, traffic conditions, grades, site drainage, etc.

2.6.1 PAVEMENT DESIGN CRITERIA

Specific traffic information was not provided for use in developing pavement recommendations for this project. Please note that recommended pavement cross sections are highly dependent on traffic loading conditions (i.e. number of equivalent single axle loads, or ESALs). For example, the number of daily bus arrivals/departures at the residential complex could significantly impact the recommended pavement profile thickness.

For this report, we assumed a 40-foot long bus with two single-axles, averaging a 50 percent capacity (for either arrival or departure), resulting in an estimated 1.45 ESALs per bus. We estimated 60 buses at the complex per day (four per hour for 15 hours per day) for 365 days per year. Our traffic estimates also include additional traffic loads over 20 years to account for anticipated heavy equipment used for snow removal between November and March. Our snow removal assumption includes about four passes (in each direction) of a plow truck and/or loader and gravel truck per snow event (amounting to three ESALs per event) and assumes 40 snow events per year (two events per week over five months). This results in an additional 2,400 ESALs for a 20-year design pavement lifetime (over all the pavement types).

We did not account for construction traffic loads in our design. Please contact SME if the pavement will be subjected to construction traffic, e.g., if the pavement needs to be utilized during the building construction.

We designed the pavements for this project based on:

- The findings from the borings and our experience with sites with similar subgrade conditions (used to estimate the Modulus of Subgrade Reaction).
- Design parameters using the AASHTO Guide for Design of Pavement Structures.
- Estimated vehicle traffic counts (as described above).

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TABLE NO. 11: DESIGN PARAMETERS – CONCRETE PAVEMENT

PARAMETER	RIGID PAVEMENT
Design Period	20 years
Traffic	700,000 ESALs (Heavy Duty)
Design Reliability	85%
Standard Deviation	0.35 (rigid pavements)
Modulus of Subgrade Reaction	150 pci
Drainage Coefficient (aggregate base)	1.0
Initial Serviceability Index	4.5
Terminal Serviceability Index	2.25
Concrete Compressive Strength	4,000 psi
Concrete Elastic Modulus	3,600,000 psi
Concrete Modulus of Rupture	600 psi
Load Transfer Coefficient	3.6

The design subgrade reaction assumes a portion of the existing fill will be left in-place during construction, given the extent and depth of the existing fill. Completely removing the existing fill and replacing it with engineered fill, as described earlier in this report, would reduce the risk of poor pavement performance, and it is possible a thinner pavement section could also be used for design.

2.6.2 SUBGRADE PREPARATION

Assuming constructing pavements over the existing fill is acceptable (refer to Section 2.1.1 of this report), the subgrade preparation for the new pavement areas would consist of complete removal of the existing surficial pavements and other site features, subgrade assessment and preparation (i.e., a field evaluation of the condition of the exposed subgrade with thorough compaction, proofrolling, fine grading, and undercutting to remove and replace low-strength subgrade), and placement of new pavement layers. Protect utilities, curbs, and other existing structures to remain. Field locate existing utilities prior to excavation and take the necessary precautions to work safely around active utilities.

Due to the variable condition of the existing subgrade, subgrade undercuts may be required in some areas of the site. We recommend the earthwork and pavement construction occur in the summer months, and when large construction equipment can effectively operate on the site, to limit the potential for significant undercutting. The pavement thickness recommendations in this report assume a marginal strength subgrade to help account for some of the variable strength conditions, but additional crushed stone (and possibly geotextile or geogrid layer(s)) may be required. We recommend an SME representative be onsite during site earthwork and pavement construction to assist in making judgments in the field regarding subgrade stability.

We expect subsurface conditions (after site stripping of pavements/aggregate base and other surficial materials) will largely consist of existing fill soils. We recommend subgrade preparation and the aggregate base layer extend out to at least 12 inches beyond the edge of pavement or curbs to provide support for the outer edges of pavement. Where existing curbs are to remain, prepare the subgrade to the edge of the curb and protect the curb from damage/distress.

Prior to the placement of the aggregate base, we recommend fine-grading the subgrade to slope downward toward the stormwater drainage structures. Fine-grading of the underlying subgrade will be critical to minimize low spots below the aggregate base where water can pond, likely resulting in moisture changes and undesirable early pavement distress. Fine-grading the subgrade is important for the drainage of perched groundwater, and to achieve a uniform thickness of base course to be placed throughout each of the pavement sections. Also, we recommend installing underdrains at/through low spots in the prepared subgrade to facilitate the drainage of perched groundwater. See Section 5.4 for additional information.

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We recommend testing the exposed subgrade for stability via a proofroll. We recommend using a fully loaded tandem axle truck (50,000 lbs. minimum) for the proofroll test. We recommend the criteria for the proofroll be a maximum of 1/2 inch of deflection or rutting below the aggregate base layer, and a maximum 1/4 inch of deflection or rutting on the aggregate base layer. Site-specific conditions may require adjusting the proofroll criteria, which would only be considered if agreed upon in writing by the Owner and Engineer. A qualified geotechnical engineering firm must be on-site to observe the proofroll and make judgments regarding the suitability of the subgrade for pavement support.

Any loose or soft areas identified from the proofrolling will need to be recompacted in-place, undercut and replaced with additional engineered fill, or stabilized by other means as dictated by the site conditions at the time of construction. Based on the subsurface conditions encountered in the borings, we anticipate the contractor will encounter loose/soft portions of existing fill soils after making cuts to design subgrade levels. The contractor's means and methods and time of year (temperature/precipitation) will directly affect the suitability of the subgrade for pavement performance. As such, take care during subgrade preparation to prevent water from ponding in the pavement areas and do not allow construction traffic to randomly traffic the site as this would likely result in significant disturbance to the subgrade.

We recommend including a contingency in the project budget for improving poor subgrade conditions/performing undercuts. Due to the overall poor condition of the existing fill, constructing the pavement profile over the existing fill could require the placement of a relatively thick profile of crushed stone or 1 to 3-inch size aggregate, possibly in conjunction with a geotextile and/or geogrid layer, to "bridge over" the subgrade.

Once the subgrade passes the final proofroll test, we recommend fine-grading the subgrade again and then placing the pavement layers soon thereafter to avoid further subgrade disturbance. If subgrade disturbance occurs, we recommend the subgrade be proofrolled again to evaluate the severity of disturbance and undercuts (where required) be performed to re-establish a suitably stable subgrade. It may be necessary to use crushed stone backfill, possibly in combination with a high-strength woven geotextile fabric or geogrid, to stabilize the subgrade. A qualified geotechnical engineering firm will need to determine the type and quantity of stabilization required based on field conditions during construction.

We recommend engineered fill below the proposed pavement system (i.e. pavement and aggregate base layers) consist of a relatively clean and dense graded aggregate base material (e.g. MDOT 21AA crushed limestone), or possibly MDOT Class II sand, to facilitate drainage, and reduce time and effort during construction with subgrade preparation (e.g., discing, drying, and compaction of poorly draining existing fill soils).

2.6.3 RECOMMENDED RIGID PAVEMENT SECTION

We consider the section contained herein the minimum section for the expected loading, described above. We base our recommendations on the suggested subgrade preparations and the final subgrade passing a thorough proofroll under a fully loaded tandem axle truck.

Utilizing the previously described design parameters and the American Association of State Highway Transportation Officials (AASHTO) "Guide for Design of Pavement Structures" 1993 edition, the following table presents the layer material and thickness recommendations for a heavy-duty rigid pavement section:

TABLE NO. 12: PORTLAND CEMENT CONCRETE PAVEMENT

LAYER	MATERIAL	THICKNESS (inches)
Surface	MDOT P1	8.0
Aggregate Base	MDOT Crushed Limestone	8.0

NOTE: The civil drawings (Sheet CS500) in the Design Development package indicate a design aggregate base thickness of 6 inches. As stated above, we recommend a minimum thickness of 8 inches.

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We recommend MDOT 3500 concrete mix be used and modified as noted below. The coarse aggregate must meet the specifications of MDOT 6AA crushed limestone. We do not recommend gravel or slag aggregates be allowed as the coarse aggregate. We recommend performing ASTM C1567 tests on the blended materials of aggregate and cement to test the potential of Akalia Silica Reactivity (ASR). The blend needs to provide less than 0.1 percent. We recommend a mix design be submitted documenting the results of the ASTM C1567 test program. Ground granulated blast furnace slag (GGBFS) may be used as a mitigation agent for ASR at a cement replacement rate of 20 to 40 percent. The cement type will need to be Type IL/IIL with air content specified at five to eight percent. We recommend the minimum specified compressive strength of the concrete mix be 4,000 psi at 28 days.

We recommend concrete with paving lane joint and contraction joint spacing between 12 to 15 feet wide. The length to width ratio of slabs must not exceed 1.25. The type and frequency of joint reinforcement (welded wire fabric, steel bars, fibers, etc.) can vary depending on the concrete application and is the responsibility of the slab designer. SME is capable of designing the joint reinforcement details if requested.

We recommend a broom finish and installing a uniform curing compound meeting the requirements of ASTM C309 Type 2 at a rate of one gallon per 225 square feet. Perform all saw cutting as soon as possible after concrete placement, without damaging the finish of the pavement. We recommend the use of soft cut saws so sawing can be performed within four hours after placement. We do not recommend traffic be allowed on the concrete until the concrete has reached 75 percent of the design strength. We recommend a saw cut depth of 2.5 inches. We recommend sealing all joints with hot poured rubber.

2.6.4 GENERAL PAVEMENT CONSTRUCTION COMMENTS

Proper subgrade preparation includes removing unsuitable fill and buried topsoil (if any), uniformly compacting the exposed subgrade with appropriate compaction equipment, performing proofroll tests, undercutting overly soft/loose (and/or debris/organic-laden) subgrade, and replacing undercuts with suitable engineered fill. On that basis, SME needs to assess the existing subgrade in the field at the time of construction. We recommend this occur on a case-by-case basis to address the specific needs of each situation. To address budgetary concerns, we recommend including a contingency for additional earthwork (e.g., undercutting, in-place compaction, removal of unsuitable fill, importing suitable fill, etc.) that may be required to improve subsurface conditions.

As with any pavement, cracking is inevitable particularly due to thermal changes, trapped groundwater, and frost action. Cracking will occur, and some pavement repairs are expected, before reaching the design life of the pavement. Proper drainage, protection from oversized loads, and regular maintenance can help reduce pavement distress. Routine maintenance such as crack sealing, joint sealing, and patching needs to be performed so water infiltration and frost heave effects associated with the local climate are minimized on the pavements.

2.6.5 DRAINAGE

The pavement system must be properly drained to reduce the possibility of frost heaving and softening of the subgrade due to water infiltrating through cracks. The infiltrated water, if not properly drained, is expected to adversely affect the long-term pavement performance. During subgrade preparation, we recommend fine-grading the existing subgrade prior to placing the aggregate base layer. This is important to 1) achieve a uniform thickness of aggregate base, and 2) direct water that may collect in the aggregate base layer toward the catch basins. We recommend a surveyor review subgrade elevations prior to aggregate base placement and assist the contractor in achieving a uniformly graded subgrade prior to aggregate base placement.

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Based on the civil drawings, the pavements will be drained by an internal drainage system consisting of curb inlets and catch basins spaced throughout the system. We recommend catch basins have 20-foot long sections of underdrains installed in two directions along curb lines and four directions if they are in the open parking areas or drives to provide subsurface drainage. We also recommend re-grading surrounding areas to provide drainage away from the pavement (where practical). In areas where the surrounding grades are higher than the new pavements, we recommend installing perimeter underdrains to cut-off and/or collect groundwater that may accumulate in the aggregate base or underlying subgrade below the pavements. We recommend underdrains consist of a minimum of 1-foot wide trenches, located a minimum of 18 inches deep below the aggregate base layer. We recommend a nonwoven geotextile fabric be placed in the trench to provide separation between the peastone and the existing subgrade. We recommend the trench be backfilled with MDOT 34R peastone. The underdrains need to consist of a 4-inch perforated, rigid, polyethylene pipe. Providing proper drainage of pavements is essential in achieving suitable long-term pavement performance. Depending upon the final site grades, additional underdrains may be required. Also, we recommend installing additional underdrains in areas as recommended by a qualified SME representative based upon observed field conditions during construction.

3. EXCAVATION AND GROUNDWATER MANAGEMENT

Groundwater seepage into shallow excavations is not anticipated to be a significant factor during construction. However, groundwater infiltration and/or accumulations from precipitation events, surface run-off, or perched groundwater conditions could be encountered. Standard sump pit and pumping procedures are expected to be adequate to control these “perched groundwater” accumulations on a localized basis.

Based on the site history and boring logs, we expect zones of undocumented fill with variable depths will be encountered within the proposed development areas. Cobbles, and possibly boulders, will also likely be encountered during excavation, particularly during the construction of deep foundations. We recommend the bid documents require prospective contractors to include unit prices for excavating disturbed soils, cobbles, boulders, and other unsuitable soils and replacing them with engineered fill. Also, establish a contingency in the construction budget for this work. Actual quantities can be verified during construction by measuring excavation volumes, counting truck loads, adding piles, or a combination of these methods. SME can assist with estimating quantities for establishing the contingency if desired.

If neighboring structures/tenants will be sensitive to noises or vibrations generated by demolition, subgrade compaction, or other construction activities, then we recommend setting up a monitoring program to record noise and vibrations generated prior to and during these operations. It would also be beneficial to perform a pre-condition assessment of the adjacent or sensitive buildings to document their existing conditions prior to demolition/construction activities. SME can assist with a pre-construction assessment and monitoring plan.

Take care during demolition and earthwork operations to protect adjoining and adjacent utility structures. Do not undermine existing structures. Where necessary, install temporary shoring/bracing to properly shore/brace existing structures and protect them from distress. Any shoring/bracing will need to be designed by a professional engineer licensed in the State of Michigan.

The contractor must provide safely sloped excavations or adequately constructed and braced shoring systems in accordance with federal, state, and local safety regulations for individuals working in an excavation that may expose them to the danger of moving ground. If material is stored or heavy equipment is operated near an excavation, use appropriate shoring to resist the extra pressure due to the superimposed loads.

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Handle, transport and dispose of excavated materials and groundwater in accordance with applicable environmental regulatory requirements. Refer to the project environmental consultant for additional information regarding handling and/or disposal of onsite soils and/or groundwater.

4. SIGNATURES

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APPENDIX A

FIGURE 1: BORING LOCATION DIAGRAM
BORING LOG TERMINOLOGY
PREVIOUS BORING LOGS – SME PROJECT NO. 084868.01 (B1 – B11 AND IT1)
PREVIOUS BORING LOGS – SME PROJECT NO. 073815.00 (B101 – B102)
PREVIOUS BORING LOGS – SME PROJECT NO. 051735.00 (B1 – B8)
PREVIOUS BORING LOGS – SME PROJECT NO. 054512.00 (SP1, SP2, SP7 AND SP8)
PREVIOUS BORING LOGS – SME PROJECT NO. 069154.00 (SB1 – SB9)
PREVIOUS BORING LOGS – SME PROJECT NO. 085916.00.003.010 (SB1, SB10 AND SB2 – SB9)
FIGURE 2: DOUBLE RING INFILTROMETER TEST RESULTS – SME PROJECT NO. 084868.01 (IT1)
PRESSUREMETER TEST RESULTS – SME PROJECT NO. 084868.01 (8 PLOTS)
LPILE ANALYSES FOR WEST SHEAR WALL GROUP (4 PAGES)

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APPENDIX B

FIELD TESTING PROCEDURES
LABORATORY TESTING PROCEDURES
LIMITATIONS PERTAINING TO SUBSURFACE CONDITIONS

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FIELD TESTING PROCEDURES

STANDARD PENETRATION TESTS

The Standard Penetration Tests (SPT) generally follow the American Standard Test Method (ASTM) D-1586 “Standard Test Method for SPT and Split-Barrel Sampling of Soils”. It is typically performed using a 2-inch O.D. split-spoon sampler, which is driven to obtain samples at selected intervals. The number of blows of a 140-pound hammer dropping 30 inches is recorded for each of three or four, 6-inch penetration intervals for an 18 or 24-inch drive at each sample location. The sum of blow counts for the second and third 6-inch penetration intervals equals the raw (uncorrected) N-value for a given sample interval (i.e. 5-4-2, N = 6). We periodically calibrate SME’s drill rig auto-hammers. The hammer efficiency determined from this calibration is used to calculate the corrected N-values (N_{60}), as reported on the logs. When sampling in rock or hard soil, where a penetration of 6 inches or less was obtained for 50 hammer blows, the actual blow count and depth of penetration in inches for that interval is recorded (i.e. 50/2”). When sampling in very loose or very soft soil, where a penetration of more than 6 inches is obtained for a single hammer blow, the actual depth of penetration for that hammer blow is recorded (i.e. 1-0-0). Where the sampling equipment advanced under its own weight, “WOH” (weight of hammer) and the corresponding penetration depth are shown on the boring logs.

INFILTRATION TESTS

In-situ infiltration tests generally follow the double-ring infiltrometer field test procedures outlined in Appendix E in the Low Impact Development (LID) Manual for Michigan (dated 2008) prepared by the Southeast Michigan Council of Governments (SEMCOG). This procedure is also referenced in the States of Indiana, Ohio, and Kentucky applicable local manuals. The double-ring infiltrometer field test set-up consists of performing a boring or test pit to the test depth, installing an outer 6-inch-diameter standpipe and an inner 4-inch-diameter standpipe, and then driving the standpipes a suitable distance, per the referenced manual, below the bottom of the test depth. Soil is pre-soaked with approximately 12 inches of water for approximately one hour. The water drop rate per the last 30 minutes of the soaking period determines the subsequent interval for infiltration readings (i.e., 10- or 30-minute intervals). After completing the soaking period, standpipes are filled with water to a height of approximately 12 inches above the test depth, and water level changes in the standpipes are measured with a water level measuring tape with markings every 0.01 feet and recorded after the time intervals. This procedure is repeated until a minimum of four consecutive height changes within 1/4-inch of one another are measured. The height drop that occurred during the final time interval or the average stabilized rate is used to calculate the infiltration rate. After completion of the double-ring infiltrometer field test, the standpipes are removed, and the test hole is backfilled.

DYNAMIC CONE PENETROMETER (DCP)

USACE TESTS

Dynamic Cone Penetrometer (DCP) testing designed by the U.S. Army Corps of Engineers (USACE) is conducted to estimate the California Bearing Ratio (CBR) of the subgrade materials and existing pavement sub-layers. The USACE DCP consists of a 5/8-inch-diameter steel rod with a steel cone attached to one end driven by a sliding dual mass hammer. The rate of penetration per blow is measured at selected penetration, or hammer drop, intervals. CBR is an index commonly used in pavement design that provides an indication of subgrade support characteristics. The Corps of Engineers developed relationships to estimate the CBR value from the results of the USACE DCP test.

SME DCP TESTS

SME Dynamic Cone Penetrometer (DCP) test consists of dropping a 10-pound slide hammer that falls 24 inches and drives a rod with a 1-1/8-inch conical tip into the subgrade. The number of hammer drops required to drive the cone penetrometer are recorded for each six-inch increment and are used to estimate the relative density of the granular soils. The DCP blow counts were used to estimate Standard Penetration Test resistances (N-values) commonly used in geotechnical evaluations, based on empirical correlations developed by SME.

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PRESSUREMETER TESTING

Pressuremeter testing in the field models the static loading characteristics of the soil and the resulting analyses based on pressuremeter test results are considered to be a more accurate indicator of the ultimate foundation bearing pressure, and associated settlement, than analyses using empirical correlations based on dynamic test methods, such as the Standard Penetration Test (SPT) and/or dynamic cone penetrometer (DCP) tests. Results of the SPT and/or DCP were recorded, at the pressuremeter test locations and depths to provide additional information on the relative density of the in-place subgrade, and to correlate the pressuremeter test results with data obtained at other site locations. The pressuremeter test depths were selected to provide representative information corresponding to the bearing soils anticipated within the stress influence zone of the proposed footings at the design bearing levels.

In the pressuremeter test, a radial expandable cylindrical probe is inserted into a prepared borehole at the selected testing depth. After obtaining N-values from driving a standard 2-inch O.D. diameter split-spoon sampler, borehole preparation consisted of then driving a 3-inch O.D. split-spoon sampler (or using a roller bit with wash rotary methods) to develop the appropriately sized borehole diameter for the pressuremeter probe. The cylindrical probe was inserted into the borehole to the sampling depth and then expanded against the sides of the borehole by pressurizing fluid within the system using a hydraulic screw-jack console positioned at the ground surface.

Simultaneous measurements of pressure and volume change within the probe were observed at the pressuremeter console and recorded. The pressure was incrementally increased until the maximum probe volume was reached, or until significant creep deformation (soil failure) was observed.

MUCK PROBE

The muck probe consists of a smooth rod about 1/2-inch in diameter manually pushed into the subgrade until encountering significant resistance (determined “by feel”), presumably indicating the bottom of organic soil stratum.

VANE SHEAR TESTING

In-situ vane shear testing generally follows the American Standard Test Method (ASTM) D-2573 “Standard Test Method for Field Vane Shear Test in Cohesive Soil”. Per the ASTM, the field vane shear test consists of placing a four-bladed vane (sized based on the expected cohesive soil strength) in the undisturbed soil and rotating it from the surface at a constant rate to determine the torque required to shear a cylindrical surface with the vane. This torque, or moment, is then converted to the unit shearing resistance of the failure surface by limit equilibrium analysis. Friction of the vane rod and instrument is either minimized during readings by an open hole, casing, or accounted for and subtracted from the total torque to determine the torque applied to the vane. After initially shearing the soil to determine the peak “undisturbed” ultimate shear strength, the test can be repeated to determine the remolded “residual” ultimate shear strength. The ratio of the peak shear strength divided by the remolded shear strength equals the degree of sensitivity.

DEGREE OF SENSITIVITY

DEGREE OF SENSITIVITY	DESCRIPTION
2	Insensitive
4	Moderately Sensitive
8	Extra Sensitive

ELECTRICAL RESISTIVITY TESTING

Field or laboratory resistivity testing generally follows the American Standard Test Method (ASTM) G-57 “Standard Test Method for Measurement of Soil Resistivity Using the Four-Electrode Method”.

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FIELD TESTING

Per the ASTM, the field Wenner four-electrode method requires four metal electrode probes placed with equal separation at various distances in a straight line. The probes are inserted in the surface of the soil to a depth not exceeding 5 percent of the minimum separation of the electrodes (or 12 inches maximum, whichever is less). The electrode separation is selected with consideration of the soil strata location and depth of interest. A voltage is impressed between the outer electrodes and the voltage drop between the inner electrodes is measured. The resulting resistivity measurement represents the average resistivity of a hemisphere of soil of a radius equal to the electrode separation.

LABORATORY TESTING

Soil is tamped into a soil box to resemble the compaction where the soil sample was taken until the soil is level with the top of the box. Two brass pins are inserted at the premanufactured distances into the soil sample with two endpins connected to the box. The four test leads are connected to the soil box. A voltage is impressed between the two endpins to measure the resistance, and soil resistivity is calculated based on the product-specified conversion.

CONE PENETRATION TESTING

Cone Penetration Tests (CPT) measures the soil resistance to the penetration of a standard 10 square centimeter (cm) projected area. The cone is hydraulically pushed into the soil at approximately a 2 cm per second rate. Soil resistance is recorded in kilograms per square cm at 20 cm depth intervals. Soil friction values are measured by a friction sleeve at each test interval.

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LABORATORY TESTING PROCEDURES

VISUAL ENGINEERING CLASSIFICATION

Visual classification was performed on recovered samples. The appended General Notes and Unified Soil Classification System (USCS) sheets include a brief summary of the general method used visually classify the soil and assign an appropriate USCS group symbol. The estimated group symbol, according to the USCS, is shown in parentheses following the textural description of the various strata on the boring logs appended to this report. The soil descriptions developed from visual classifications are sometimes modified to reflect the results of laboratory testing.

MOISTURE CONTENT

Moisture content tests were performed by weighing samples from the field at their in-situ moisture condition. These samples were then dried at a constant temperature (approximately 110° C) overnight in an oven. After drying, the samples were weighed to determine the dry weight of the sample and the weight of the water that was expelled during drying. The moisture content of the specimen is expressed as a percent and is the weight of the water compared to the dry weight of the specimen.

HAND PENETROMETER TESTS

In the hand penetrometer test, the unconfined compressive strength of a cohesive soil sample is estimated by measuring the resistance of the sample to the penetration of a small calibrated, spring-loaded cylinder. The maximum capacity of the penetrometer is 4.5 tons per square-foot (tsf). Theoretically, the undrained shear strength of the cohesive sample is one-half the unconfined compressive strength. The undrained shear strength (based on the hand penetrometer test) presented on the boring logs is reported in units of kips per square-foot (ksf).

TORVANE SHEAR TESTS

In the Torvane test, the shear strength of a low strength, cohesive soil sample is estimated by measuring the resistance of the sample to a torque applied through vanes inserted into the sample. The undrained shear strength of the samples is measured from the maximum torque required to shear the sample and is reported in units of kips per square-foot (ksf).

LOSS-ON-IGNITION (ORGANIC CONTENT) TESTS

Loss-on-ignition (LOI) tests are conducted by first weighing the sample and then heating the sample to dry the moisture from the sample (in the same manner as determining the moisture content of the soil). The sample is then re-weighed to determine the dry weight and then heated for four hours in a muffle furnace at a high temperature (approximately 440° C). After cooling, the sample is re-weighed to calculate the amount of ash remaining, which in turn is used to determine the amount of organic matter burned from the original dry sample. The organic matter content of the specimen is expressed as a percent compared to the dry weight of the sample.

ATTERBERG LIMITS TESTS

Atterberg limits tests consist of two components. The plastic limit of a cohesive sample is determined by rolling the sample into a thread and the plastic limit is the moisture content where a 1/8-inch thread begins to crumble. The liquid limit is determined by placing a 1/2-inch-thick soil pat into the liquid limits cup and using a grooving tool to divide the soil pat in half. The cup is then tapped on the base of the liquid limits device using a crank handle. The number of drops of the cup to close the gap formed by the grooving tool 1/2 inch is recorded along with the corresponding moisture content of the sample. This procedure is repeated several times at different moisture contents and a graph of moisture content, and the corresponding number of blows is plotted. The liquid limit is defined as the moisture content at a nominal 25 drops of the cup. From this test, the plasticity index can be determined by subtracting the plastic limit from the liquid limit.

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GRAIN SIZE DISTRIBUTION ANALYSIS

COARSE-GRAINED (GRANULAR) SAMPLES WITH LOW FINES CONTENT

Grain size distribution tests performed on granular samples involves oven-drying a representative sample of soil and washing out the fines (passing the No. 200 sieve) with tap water. The sample retained on the No. 200 sieve is then oven-dried, cooled and sieved on a series of stacked sieves beginning with the largest sieve on top and progressing to the smallest on the bottom. The portions of the sample retained on each sieve are then weighed and used to develop the grain size distribution curve in the report for each sample tested.

FINE-GRAINED (SILT OR CLAY) SAMPLES OR COARSE-GRAINED SAMPLES WITH HIGH FINES CONTENT

Particle size distribution tests performed on fine-grained or coarse-grained samples with a high fines content involves oven-drying a representative sample and mixing the sample with a liquid deflocculant to disperse the soil particles. The slurry is placed in a graduated cylinder and shaken to suspend the soil particles in the slurry. The graduated cylinder is then placed on a tabletop; a calibrated hydrometer is floated in the slurry to determine its density. The hydrometer measurements are made at selected time intervals as the soil in the cylinder settles and slurry density decreases. When the hydrometer measurements are completed, the slurry is poured onto a No. 200 sieve and the fines are washed out with tap water. The sample retained on the No. 200 sieve is then oven-dried, cooled and sieved on a series of stacked sieves beginning with the largest sieve on top and progressing to the smallest on the bottom. The portions of the sample retained on each sieve are then weighed and used with the hydrometer data to develop the grain size distribution curve in the report for each sample tested.

WET/DRY DENSITY TESTS

Wet/dry density tests involve extracting a representative soil sample from either a Shelby tube or sample liner, trimming the ends perpendicular to the length of the sample and measuring the length and diameter. The sample is then weighed, oven-dried and weighed again after drying. The wet density is equal to the wet weight of the sample (prior to drying) divided by the volume, while the dry density is the dry weight of the sample divided by the volume.

UNCONFINED COMPRESSIVE STRENGTH TESTS

In addition to the hand penetrometer and Torvane tests, unconfined compression tests were performed to better estimate the undrained shear strength of selected cohesive samples recovered from either Shelby tubes or liners taken in conjunction with the Standard Penetration Test. In the unconfined compression test, the unconfined compressive strength of a soil sample is determined by axially loading the soil sample at a slow, constant rate of strain. The unconfined compressive strength is the maximum compressive stress in the soil sample, up to 15 percent strain. Theoretically, the undrained shear strength of the cohesive sample is one-half the unconfined compressive strength. The undrained shear strength presented on the boring logs is reported in units of kips per square-foot (ksf).

CORROSION TESTS

The soil corrosion tests may include measuring the electrical resistivity, pH and concentrations of soluble chlorides and sulfates. Soil samples tested are generally taken from a composite of two or more selected soil samples with generally similar visual characteristics. The electrical resistivity of the selected soil samples was performed on natural-state and saturated samples using a Miller multi-combination meter with a soil box configured in a four-pin arrangement. pH tests are typically conducted using litmus test paper. The soil samples for the soluble sulfates and chlorides were prepared as a water-soil solution, typically at a water-to-soil ratio of 20:1, and tested in general accordance with local laboratory methods for measuring sulfate and chloride concentrations.

MOISTURE-DRY DENSITY RELATIONSHIPS (COMPACTION) TESTS

Moisture-dry density tests involve the preparation of a bulk soil sample by compacting the sample at a given energy into a calibrated mold with a known volume of 0.0333 cubic feet at various moisture contents. A graph of the moisture content vs. dry density is developed, which results in an inverted U-shaped curve. The maximum dry density is the peak of the curve, and the corresponding moisture content is the optimum moisture. Two methods can be performed, namely:

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STANDARD PROCTOR METHOD

This method involves a standard energy of 12,400 ft-lbs. per cubic foot of soil volume to compact the sample. The sample is compacted in three layers of equal thickness using a 5.5-pound hammer dropped 12 inches using 25 blows per layer.

MODIFIED PROCTOR METHOD

This method involves a modified energy of 56,000 ft-lbs. per cubic foot of soil volume to compact the sample. The sample is compacted in five layers of equal thickness using a 10-pound hammer dropped 18 inches using 25 blows per layer.

SPECIFIC GRAVITY TESTS

This test involves the determination of the ratio of the weight of a known volume of soil particles in air to weight of the same volume of water in air. The test is performed by oven drying a soil sample and placing the sample with water into a calibrated pycnometer, boiling the soil/water mixture, filling the pycnometer with distilled water to its calibration mark, weighing the pycnometer and soil/water mixture and measuring the temperature of the mixture. The specific gravity is equal to the weight of the dry soil particles multiplied by the specific gravity of distilled water at the temperature measured for the soil/water mixture divided by the sum of the weight of the dry soil particles plus the weight of the pycnometer, soil/water mixture plus the weight of the pycnometer plus water from the calibration curve developed for the pycnometer.

DIRECT SHEAR TESTS

A bulk sample is compacted in a direct shear mold at a specified density and moisture content. Shear tests are then performed using the direct shear procedure. The direct shear test is performed at several overburden pressures or normal stresses that represent approximate potential stresses in the proposed construction. Values of both peak friction angle and residual friction angle are determined from the tests for each overburden pressure.

CONSOLIDATION TESTS

Consolidation tests are used to evaluate the magnitude and rate of consolidation of soil when it is restrained laterally and drained on the top and bottom while subjected to vertical load applied in controlled increments. The range of test loads applied is generally selected to represent the anticipated vertical stress conditions resulting from existing conditions and the proposed construction. Plots of the percent strain vs. log pressure are constructed from the data to assess consolidation characteristics, while the rate of consolidation is evaluated from plots of deformation vs. time for each vertical load increment.

PERMEABILITY TESTS

The permeability of either relatively undisturbed or compacted soils can be determined by various laboratory test equipment including a triaxial cell, permeameter mold or from a liner sample. The type of permeability equipment used and test performed will be based on the soil type being evaluated.

CLAY, SILT AND OTHER LOW PERMEABLE SOIL SAMPLES

For samples with relatively low permeability characteristics, an undisturbed or compacted soil sample is placed in a triaxial cell. Prior to performing the permeability test, the sample must be fully saturated by forcing water into the sample using a backpressure (water under pressure from an air supply) which is slightly less than the cell pressure. Once the sample is saturated, water is forced through the top of the sample with pressure from an air supply (which is slightly less than the cell pressure) and water forced out of the bottom of the sample is measured in a burette. The volume of water displaced from the sample is recorded with time and from that information, the coefficient of permeability is calculated. This method is a constant head permeability test.

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SAND SAMPLES

Due to the nature of relatively clean granular soils, the use of a triaxial cell is generally not practical and the permeability of these types of soils is typically determined from either a liner sample (either recovered directly from a split-spoon in the field or a sample compacted in the liner) or a bulk sample compacted in a 6-inch diameter permeameter mold. A falling head permeability test can be performed on most granular samples by filling a standpipe with water and measuring the head drop with time. For highly permeable soils, the rate of drop in a falling head test may be too rapid to obtain reliable volume and time measurements. Thus, a constant head test will be required where a constant head of water is maintained, and the volume of water discharged from the sample is measured with time.

TRIAXIAL TESTS

Triaxial tests were conducted on samples trimmed from Shelby tubes or liners. There are several types of triaxial tests which can be performed, and each are described below:

UNCONSOLIDATED-UNDRAINED TRIAXIAL TEST METHOD

The strength and stress-strain relationships of a cylindrical soil sample are determined for a sample subjected to a selected confining fluid pressure in a triaxial chamber. No drainage of the sample is permitted during the test, and the sample is sheared in compression at a constant rate of axial deformation. The peak stress measured for the sample is recorded, up to a maximum 15 percent strain. At least three triaxial tests are performed at various confining fluid pressures to model in-situ stress conditions for loading.

CONSOLIDATED-DRAINED TRIAXIAL TEST METHOD

The strength and stress-strain relationships of a cylindrical soil sample are determined for a sample subjected to a selected confining fluid pressure in a triaxial chamber. The sample is isotropically consolidated prior to applying axial loads and sheared in compression at a slow constant rate of axial deformation while allowing the sample to drain. The peak stress measured for the sample is recorded, up to a maximum 15 percent strain. At least three triaxial tests are performed at various confining fluid pressures to model in-situ stress conditions for loading.

CONSOLIDATED-UNDRAINED TRIAXIAL TEST METHOD

The strength and stress-strain relationships of a cylindrical soil sample are determined for a sample subjected to a selected confining fluid pressure in a triaxial chamber. The sample is isotropically consolidated prior to applying axial loads and sheared undrained in compression at a constant rate of axial deformation. Pore water pressure measurements can also be measured during the shearing of the sample. The peak stress measured for the sample is recorded, up to a maximum 15 percent strain. At least three triaxial tests are performed at various confining fluid pressures to model in-situ stress conditions for loading.

DENSITY TESTS ON ROCK CORES

Density tests involve trimming the ends of an intact rock core sample perpendicular to the length of the sample and measuring the length and diameter. The sample is then weighed, and the weight is divided by the volume to calculate the density.

UNCONFINED COMPRESSIVE STRENGTH TESTS ON ROCK CORES

Unconfined compression tests were performed to estimate the compressive strength of selected rock core samples. Representative rock cores were selected and cut perpendicular to the length of the sample on both ends to a specified length with a wet saw. In the unconfined compression test, the unconfined compressive strength of a rock core sample is determined by axially loading the rock core sample at a slow, constant rate of strain. The unconfined compressive strength is the maximum compressive stress in the rock core sample, or the load applied when a predetermined amount of strain is achieved.

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LIMITATIONS PERTAINING TO SUBSURFACE CONDITIONS

EXISTING FILL

It is sometimes difficult to distinguish between existing fill present at a site and natural soils based on samples and cuttings from small-diameter boreholes, especially if portions of the fill do not contain man-made materials, debris, topsoil, or organic layers, and when the fill appears similar in composition to the local natural soils. Therefore, consider the delineation of fill described on the logs, if encountered, to be approximate.

The composition of existing site fill, if encountered, may change abruptly over short distances and will vary from what is reported on the logs. The descriptions of debris within fill may not accurately indicate the quantity, composition, or size of the debris, and may not fully include the types of debris existing within the site fills. Perform test pits if existing fill is encountered to further evaluate the condition of the fill, particularly if the fill will be utilized for support of overlying structures and/or other improvements.

GROUNDWATER

Hydrostatic groundwater levels, and perched groundwater conditions, will fluctuate throughout the year, based on variations in precipitation, evaporation, run-off, and other factors. The groundwater information reported on the logs represent conditions at the time the readings were taken and may vary from the groundwater conditions encountered at other times.

SUBSURFACE PROFILE

The profile described in this report and included on the logs is a generalized description of the conditions observed. The stratification depths described in this report and shown on the logs indicate a zone of transition from one soil type to another. They are not meant to delineate exact depths of change between soil types. Soil conditions may vary between or away from the exploration locations. Refer to the logs for the soil descriptions, rock descriptions (when applicable), and results of the field and laboratory tests at the specific exploration locations.

If only borings with hollow-stem or solid-stem augers are performed, consider thickness measurements of surficial materials reported on the logs (e.g., gravel, asphalt, concrete, aggregate base) to be approximate since mixing of the surface materials with the underlying subgrade can occur while advancing the augers, and it is difficult to measure the thickness of surface materials in small-diameter boreholes. Perform additional evaluations for more accurate measurements of surface materials, such as test pits for topsoil and gravel thicknesses, coring for pavement thicknesses, and hand sampling for aggregate thickness.

RADON

The need for radon control systems for this project was not evaluated as part of our current scope of services. Contact the local building authority to verify whether radon control systems are necessary to meet the applicable local building codes or other requirements. If radon control methods are required, incorporate the recommendations regarding the below-slab leveling course materials and vapor retarders presented in this report with the specific materials and measures necessary to meet the applicable radon control methods. Contact SME for further recommendations.

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APPENDIX C

IMPORTANT INFORMATION ABOUT THIS GEOTECHNICAL-ENGINEERING REPORT GENERAL COMMENTS

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Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled*. No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be*, and, in general, *if you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying it. A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed*. The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

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This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only*. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely*. Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures*. If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old.*

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.*** Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

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GENERAL COMMENTS

BASIS OF GEOTECHNICAL REPORT

This report has been prepared in accordance with generally accepted geotechnical engineering practices to assist in the design and/or evaluation of this project. If the project plans, design criteria, and/or other project information referenced in this report and utilized by SME to prepare our recommendations are changed, the conclusions and recommendations contained in this report are not considered valid unless the changes are reviewed, and the conclusions and recommendations of this report are modified or approved in writing.

The discussions and recommendations contained in this report are based on the available project information, described in this report, and the geotechnical data obtained from the field exploration at the locations indicated in the report. Variations in soil and groundwater conditions commonly occur between or away from sampling locations. The nature and extent of the variations may not become evident until the time of construction. If significant variations are observed during construction, SME must be contacted to reevaluate the recommendations of this report.

In the process of obtaining and testing samples and preparing this report, procedures are followed that represent reasonable and accepted practice in the field of geotechnical engineering. Specifically, field logs are prepared during the field exploration that describe field occurrences, sampling locations, and other information. Samples obtained in the field are frequently subjected to additional testing and reclassification in the laboratory and differences may exist between the field logs and the report logs.

The engineer preparing the report reviews the field logs, laboratory classifications, and test data and then prepares the report logs. Our recommendations are based on the contents of the report logs and the information contained therein.

REVIEW OF DESIGN DETAILS, PLANS, AND SPECIFICATIONS

Retain SME to review the design details, project plans, and specifications to verify those documents are consistent with the recommendations contained in this report.

REVIEW OF REPORT INFORMATION WITH PROJECT TEAM

Implementation of our recommendations may affect the design, construction, and performance of the proposed improvements, along with the potential inherent risks involved with the proposed construction. The client and key members of the design team, including SME, should discuss the issues covered in this report so the issues are understood and applied in a manner consistent with the owner's budget, tolerance of risk, and expectations for performance and maintenance.

FIELD VERIFICATION OF GEOTECHNICAL CONDITIONS

SME needs to be retained to continue our services through construction so we may observe and evaluate the actual subsurface conditions relative to the recommendations made in this report, and so we can verify the recommendations of this report are properly implemented during construction. This may avoid misinterpretation of our recommendations by other parties and will allow us to review and modify our recommendations if variations in the site subsurface conditions are encountered.

PROJECT INFORMATION FOR CONTRACTOR

This report and any future addenda or other reports regarding this site needs to be made available to prospective contractors prior to submitting their proposals for their information only and to supply them with facts relative to the subsurface evaluation and laboratory test results. If the selected contractor encounters subsurface conditions during construction, which differ from those presented in this report, the contractor needs to promptly describe the nature and extent of the differing conditions in writing and SME needs to be notified so we can verify those conditions. The construction contract needs to include provisions for dealing with differing conditions, and contingency funds for potential problems during earthwork and foundation construction. We would be pleased to assist with the development of contract provisions based on our experience.

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The contractor needs to be prepared to handle environmental conditions encountered at this site, which may affect the excavation, removal, or disposal of soil; dewatering of excavations; and health and safety of workers. Any Environmental Assessment reports prepared for this site need to be made available for review by bidders and the successful contractor.

THIRD PARTY RELIANCE/REUSE OF THIS REPORT

This report has been prepared solely for the use of our Client for the project specifically described in this report. This report cannot be relied upon by other parties not involved in the project, unless specifically allowed by SME in writing. SME also is not responsible for the interpretation by other parties of the geotechnical data and the recommendations provided herein.

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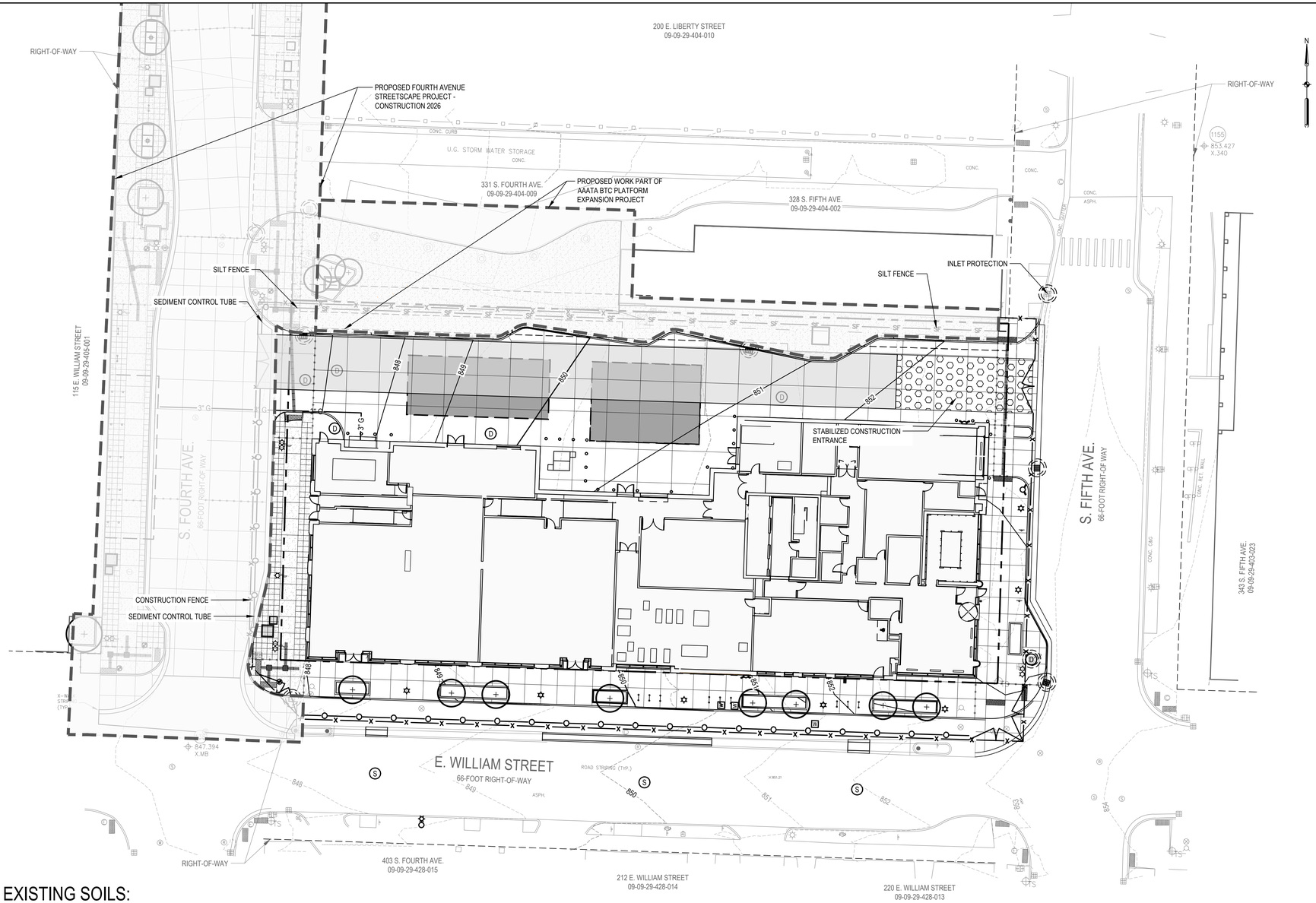


EXISTING SOILS:

1. THE GEOTECHNICAL REPORT HAS BEEN UPLOADED TO STREAM AS AN ATTACHMENT TO THE SITE PLAN APPLICATION.
2. BASED ON THE GEOTECHNICAL REPORT, SOIL CONDITIONS AT THE BORINGS CONSISTS OF SURFICIAL PAVEMENT OVERLYING EXISTING FILL, WHICH IS UNDERLAIN BY NATURAL SANDS TO THE EXPLORED DEPTHS.

STORMWATER MANAGEMENT NARRATIVE:

THE EXISTING SITE DRAINS FROM EAST TO WEST, ENTERING THE EXISTING STORM INFRASTRUCTURE IN S. FOURTH AVE. THERE ARE NO EXISTING STORMWATER DETENTION FACILITIES ON SITE. THE EXISTING POROUS ASPHALT ON SITE INFILTRATES A MINIMAL VOLUME OF STORMWATER, INTO EXISTING SOILS THAT CONSIST OF LOOSE FILL AND DEBRIS FROM PREVIOUS DEVELOPMENT.

THE PROPOSED BUILDING WILL COVER THE MAJORITY OF THE SITE AND STORMWATER WILL BE CAPTURED THROUGH ROOF DRAINS AND INLETS IN THE PROPOSED DRIVE AISLE NORTH OF THE BUILDING. THE STORMWATER WILL BE ROUTED FROM THESE INLETS TO A WATER QUALITY/TREATMENT STRUCTURE BEFORE BEING ROUTED TO A PROPOSED UNDERGROUND STORMWATER DETENTION FACILITY. THE STORMWATER DETENTION CHAMBERS WILL BE PLACED ATOP STONE BEDDING TO PROVIDE INFILTRATION THROUGHOUT THE FOOTPRINT OF THE DETENTION SYSTEM. THE PROPOSED BUILDING DOES NOT INCORPORATE A BASEMENT, THEREFORE NO ISSUES SHOULD ARISE FROM ALLOWING INFILTRATION IF THE STORMWATER DETENTION FACILITY IS PLACED A MINIMUM OF 10' FROM THE PROPOSED BUILDING.

THE SOILS ON-SITE PROVIDE FAIR INFILTRATION, WITH A RATE OF 2.5 INCHES PER HOUR INCLUDING THE FACTOR OF SAFETY PROVIDED BY THE GEOTECHNICAL AND SOILS REPORT. THE SYSTEM IS DESIGNED TO PROVIDE FULL INFILTRATION OF THE 100-YEAR STORM EVENT IN A TIME SPAN OF 30.5 HOURS. FOR STORM EVENTS THAT EXCEED THE 100-YEAR FREQUENCY, STORMWATER WILL BE ROUTED TO A STANDPIPE OUTLET CONTROL STRUCTURE, BEFORE ENTERING THE STORMWATER SYSTEM ON S. FOURTH AVE. THE STORMWATER SYSTEM ON S. FOURTH AVE. IS PROPOSED TO BE UPDATED IN 2026 AS PART OF THE FOURTH AVENUE STREETSCAPE PROJECT.

CONSTRUCTION SEQUENCE:

	2026								...	2027						
	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER		MAY	JUNE	JULY	AUG	SEPT	OCT	NOV
SESC PRE-GRADING MEETING																
INSTALL AND MAINTAIN SOIL EROSION CONTROL MEASURES																
SITE DEMOLITION																
GEOTHERMAL DRILLING/INSTALLATION																
STORMWATER DETENTION INSTALLATION																
UTILITY INSTALLATION AND EXCAVATION																
FOUNDATION CONSTRUCTION																
INSTALL TEMPORARY ASPHALT DRIVEWAY																
BUILDING CONSTRUCTION																
SITE GRADING																
SITE PAVEMENT AND LANDSCAPE CONSTRUCTION																
PUNCHLIST AND REMOVAL OF SOIL EROSION CONTROL MEASURES																

20' 10' 0' 20' 40'

GRAPHIC SCALE: 1" = 20'-0"

QUANTITY CUT / FILL:

CUT	15,000 CY
FILL	500 CY

IMPERVIOUS AREAS:

EXISTING IMPERVIOUS AREA		
POROUS ASPHALT (ASSUMED IMPERVIOUS)	24,700 SF	
CONCRETE PAVEMENT	3,990 SF	
	28,690 SF	82%
PROPOSED IMPERVIOUS AREA		
BUILDING, SERVICE DRIVE, SIDEWALKS	34,928 SF	100%

LEGEND

- 865 — EXISTING MAJOR CONTOUR
- 864 — EXISTING MINOR CONTOUR
- 865 — PROPOSED MAJOR CONTOUR
- 864 — PROPOSED MINOR CONTOUR
- SF — SILT FENCE
- INLET PROTECTION
- SEDIMENT CONTROL TUBE
- TEMPORARY ASPHALT DRIVE
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION FENCE
- CONSTRUCTION ENTRANCE

RELATED

ANN ARBOR HOUSING COMMISSION

350 S. Fifth Ave.

Ann Arbor, MI 48104

SMITHGROUP

35 EAST WACKER DRIVE
SUITE 900
CHICAGO, IL 60601
312.641.0770
smithgroup.com

SR + A
STRUCTURAL
231 S. Lasalle St., Suite 2100
Chicago, IL 60604
312.380.9277

JENKINS & HUNTINGTON, INC.
VERTICAL TRANSPORT CONSULTANT
17W106 91st. St.
Willowbrook, IL 60527
630.325.4450

ISSUED FOR	DATE
FULL BUILDING PERMIT ISSUANCE	23JAN2026
CIVIL PLAN REVIEW	21JAN2026
ISSUE FOR FOUNDATION PERMIT	15JAN2026

SEALS AND SIGNATURES

PROJECT NORTH

DRAWING TITLE

SOIL EROSION AND SEDIMENTATION CONTROL PLAN

0' 10' 20' 40'

SCALE: 1" = 20'

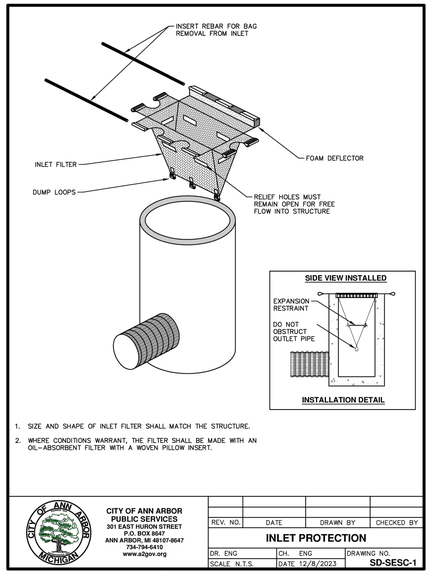
15412

PROJECT NUMBER

CE100

DRAWING NUMBER

FILE: C:\Users\ngottoni\DC\ACCDocs\smithgroup\00015412 – 350 s fifth ave. mixed–use development\project files\BIM\05_Civil\SHEETS\15412–CG100.dwg USER: ngottoni DATE: Jan. 21 2026 TIME: 09:07 am



1. SIZE AND SHAPE OF INLET FILTER SHALL MATCH THE STRUCTURE.
2. WHERE CONDITIONS WARRANT, THE FILTER SHALL BE MADE WITH AN OIL-ABSORBENT FILTER WITH A WOVEN PILLOW INSERT.

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INLET PROTECTION

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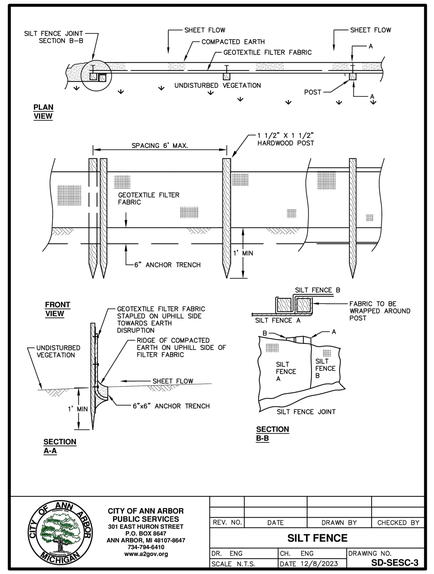
1 INLET PROTECTION — SCALE: NONE



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SILT FENCE

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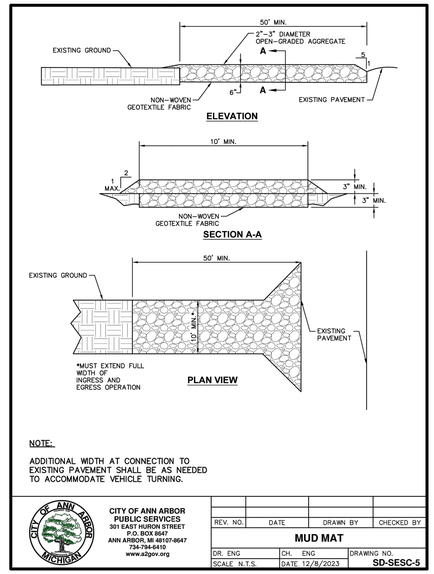
2 SILT FENCE — SCALE: NONE



NOTE:

ADDITIONAL WIDTH AT CONNECTION TO EXISTING PAVEMENT SHALL BE AS NEEDED TO ACCOMMODATE VEHICLE TURNING.

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MUD MAT

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 12/8/2023	SD-SESC-5

3 STABILIZED CONSTRUCTION ENTRANCE — SCALE: NONE

NOTIFY THE CITY OF ANN ARBOR SOIL EROSION CONTROL OFFICE 48 HOURS PRIOR TO BEGINNING WORK ON THE PROJECT. PHONE: 734-794-6265.

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS DIRECTED BY THE ENGINEER AT ALL TIMES DURING CONSTRUCTION. ANY MODIFICATIONS OR ADDITIONS TO THE SOIL EROSION CONTROL MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE AS DIRECTED AND APPROVED BY THE ENGINEER.
2. ALL SOIL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE PERMIT REQUIREMENTS OF THE CITY OF ANN ARBOR, CHAPTER 55 ANN ARBOR UNIFIED DEVELOPMENT CODE, CITY OF ANN ARBOR STANDARDS DIVISION VII, THE LAWS OF THE STATE OF MICHIGAN, AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
3. DAILY, OR AFTER ANY STORM EVENT, INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE MADE BY THE CONTRACTOR. PERIODIC INSPECTIONS MAY BE MADE BY THE ENGINEER TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY CORRECTIONS SHALL BE MADE WITHOUT DELAY, AND WITHOUT ADDITIONAL COST TO THE CITY OF ANN ARBOR.
4. EROSION AND SEDIMENTATION FROM WORK ON THE SITE SHALL BE CONTAINED ON THE SITE AND NOT BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS, ROADWAYS OR WATERWAYS.
5. ALL MUD/SOIL TRACKED ONTO ROADWAYS FROM THE SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR. IF SO ORDERED, THE CONTRACTOR SHALL PROVIDE AND OPERATE A VACUUM-TYPE STREET SWEEPER, AT NO ADDITIONAL COST TO THE CITY OF ANN ARBOR.
6. RESTORATION OF ALL DISTURBED AREAS, INCLUDING PLACEMENT OF TOPSOIL, SEED, FERTILIZER AND MULCH AND/OR SOD SHALL BE PERFORMED WITHIN FIVE (5) DAYS OF THE COMPLETION OF FINAL GRADE EXCEPT WHERE TEMPORARY SEEDING OR AN ANCHORED MULCH BLANKET ARE SET FORTH AS TEMPORARY MEASURES PER THE APPROVED SEQUENCE OF SOIL EROSION MEASURES.
7. CONSTRUCTION OPERATIONS SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE SOIL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION IN CRITICAL AREAS AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING OPERATIONS.
8. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
9. PROPER DUST CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION BY USE OF WATER TRUCKS AND/OR DUST PALLIATIVE AS REQUIRED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND REMOVAL OF SOME MEASURES UPON AUTHORIZED COMPLETION OF THE PROJECT. FINAL COMPLETION OF PROJECT WILL NOT BE AUTHORIZED UNTIL ALL SITE WORK AND UTILITY CONSTRUCTION IS COMPLETE AND ALL SOILS ARE STABILIZED.
11. THE CONTRACTOR SHALL NOT GRADE INTO ADJACENT PROPERTIES. SILT AND PROTECTIVE FENCE SHALL BE INSTALLED AND MAINTAINED TO PREVENT GRADING, EROSION AND SEDIMENTATION INTO THE ADJACENT PROPERTIES.
12. TREE PROTECTION FENCING MUST REMAIN INTACT UNTIL RESTORATION OF THE SITE IS COMPLETE.

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STANDARD SOIL EROSION AND SEDIMENTATION CONTROL NOTES

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4 STANDARD SESC NOTES — SCALE: NONE

SESC MAINTENANCE PROGRAM:

TEMPORARY MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TEMPORARY SESC MEASURES DURING CONSTRUCTION.
2. DESIGN, CONSTRUCT, AND COMPLETE THE EARTH CHANGE IN A MANNER THAT LIMITS THE EXPOSED AREA OF DISTURBED LAND FOR THE SHORTEST PERIOD OF TIME.
3. REMOVE SEDIMENT CAUSED BY SOIL EROSION BEFORE IT LEAVES THE SITE OF THE EARTH CHANGE.
4. INSTALL TEMPORARY SOIL AND SEDIMENTATION CONTROL MEASURES BEFORE OR UPON COMMENCEMENT OF THE EARTH CHANGE ACTIVITY AND MAINTAIN THE MEASURES ON A DAILY BASIS.
7. INSTALL SILT FENCE AS INDICATED ALONG THE LIMITS OF WORK. SILT FENCE SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. IF REPAIR OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED ACCORDING TO THE DETAIL. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT ACCUMULATES TO ½ THE HEIGHT OF THE FENCE. CONTRACTOR SHALL REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. ADDITIONALLY, THE CONTRACTOR SHALL REINSTALL ANY PORTION OF THE FENCING DAMAGED BY CONSTRUCTION MACHINERY.
8. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWN-GRADIENT STORM WATER INLETS, CATCH BASINS AND MANHOLES THAT MAY BE IMPACTED. INLET PROTECTION SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. IF INLET PROTECTION HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE INLET PROTECTION WILL REQUIRE REPLACEMENT.
9. PLACE STOCKPILES AND OTHER SPOIL PILES AWAY FROM THE DRAINAGE SYSTEM TO MINIMIZE SEDIMENT TRANSPORT. IF THE STOCKPILE AND/OR SPOIL PILE MUST REMAIN ON-SITE OVERNIGHT, OR IF THE WEATHER CONDITIONS INDICATE THE CHANCE FOR PRECIPITATION, A) COVER THE PILE WITH WATER REPELLENT MATERIAL TO PREVENT EROSION AND/OR B) INSTALL SILT FENCING AROUND THE BASE OF THE PILE TO PREVENT TRANSPORT OF SEDIMENT TO THE STORM WATER SYSTEM, OR APPLY OTHER CONTROL METHODS APPROPRIATE TO THE SITE. CONTROL MEASURES TO GUARD AGAINST WIND EROSION MUST ALSO BE EMPLOYED, SUCH AS WETTING OR COVERING THE STOCKPILES. KEEP AS FEW STOCKPILES AS POSSIBLE DURING THE COURSE OF THE PROJECT.
10. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL ON THE SITE THROUGHOUT THE DURATION OF THE CONSTRUCTION PROCESS.
12. THE ESTIMATED COST OF TEMPORARY SOIL EROSION CONTROL MEASURES IS $11,500.
13. THE ESTIMATED COST TO COVER THE SITE SHOULD CONSTRUCTION DISCONTINUE IS $5,000.
14. WEEKLY INSPECTIONS BY THE CONTRACTOR'S CERTIFIED STORM WATER MANAGEMENT OPERATOR AS WELL AS INSPECTIONS WITHIN 24 HOURS OF ANY RAIN EVENT WILL BE REQUIRED. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS ADDITIONAL CONTROLS.
15. REMOVE TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AFTER PERMANENT SOIL EROSION MEASURES ARE IN PLACE AND THE AREA IS STABILIZED. (STABILIZED MEANS THE ESTABLISHMENT OF VEGETATION OR THE PROPER PLACEMENT, GRADING OR COVERING OF SOIL TO ENSURE RESISTANCE TO SOIL EROSION, SLIDING OR OTHER EARTH MOVEMENT.)

PERMANENT MEASURES

1. COMPLETE PERMANENT SOIL EROSION CONTROL MEASURES FOR THE EARTH CHANGE WITHIN FIFTEEN (15) CALENDAR DAYS AFTER FINAL GRADING OR UPON COMPLETION OF FINAL EARTH CHANGE. IF IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE THE EARTH CHANGE, THEN MAINTAIN TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IN PLACE AND STABILIZED.
2. COMPONENTS OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED FOR SEDIMENT AND DEBRIS ACCUMULATION ANNUALLY. THIS INCLUDES CATCH BASIN INLETS AND SUMPS, WATER QUALITY CONTROL STRUCTURES, AND DETENTION CHAMBERS. OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER MANAGEMENT SYSTEM PER RECOMMENDATIONS OF THE MANUFACTURER.
3. THE SERVICE DRIVE AND ALL SIDEWALKS SHALL BE CLEARED OF DEBRIS AS NEEDED THROUGHOUT THE YEAR. ANY COLLECTED SEDIMENT SHALL BE REMOVED FROM PAVED SURFACES ANNUALLY.
4. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PERMANENT SESC MEASURES. MAINTENANCE RESPONSIBILITIES SHALL BECOME PART OF ANY SALES OR EXCHANGE AGREEMENT FOR THE LAND ON WHICH THE PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE LOCATED.

SEQUENCE OF EROSION CONTROL MEASURES:

1. THE CONTRACTOR IS TO SUBMIT TO THE ENGINEER, A SEQUENCE OF CONSTRUCTION WITH RESPECT TO THE SOIL EROSION CONTROL MEASURES FOR REVIEW, COMMENT AND APPROVAL. THIS SCHEDULE IS TO INCLUDE INSPECTION AND REPAIR OF ALL TEMPORARY EROSION CONTROL MEASURES DAILY AND WITHIN 24 HOURS OF A STORM EVENT.

SAMPLE SOIL EROSION AND SEDIMENTATION CONTROL INSTALLATION MINIMUM REQUIREMENTS:

1.1. INSTALL SILT FENCE, TREE PROTECTION FENCING, MUD MATS, INLET FILTERS ON EXISTING DRAINAGE FEATURES, AND ALL OTHER TEMPORARY SOIL EROSION CONTROLS, PRIOR TO ANY CLEARING OR EARTH MOVING OPERATIONS.

1.2. STRIP AND STOCKPILE TOPSOIL. STABILIZE STOCKPILE AS REQUIRED.

1.3. INSTALL WATER MAINS, STORM AND SANITARY SEWERS, AND OTHER ENCLOSED DRAINAGE FEATURES. NEW INLET FILTERS SHALL BE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF NEW DRAINAGE INLETS.

1.4. PERFORM MACHINE GRADING OPERATIONS AND CONSTRUCT PAVEMENTS (MAINLINE, SIDEWALKS, DRIVES, ETC.).

1.5. CONTINUALLY MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES, AS REQUIRED TO ALLOW DRAINAGE AND SEDIMENT REMOVAL. REMOVE ANY ACCUMULATED SEDIMENT IMMEDIATELY.

1.6. COMPLETE ALL FINE GRADING.

1.7. INSTALL TEMPORARY SEED DURING CONSTRUCTION IN ACCORDANCE WITH ARTICLE 8 OF THE CITY'S PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS. DURING MONTHS UNFAVORABLE TO SEEDING, AN ANCHORED MULCH BLANKET SHALL BE INSTALLED PER SD-SESC-4.

1.8. REFER TO LANDSCAPE PLANTING PLANS FOR PERMANENT SITE STABILIZATION.

1.9. CLEAN OUT STORM SEWER SYSTEMS.

1.10. REMEDY ANY NOTED DEFECTS TO THE SATISFACTION OF THE CITY OF ANN ARBOR'S SOIL EROSION AND SEDIMENTATION CONTROL OFFICIAL.

1.11. ALL TEMP. SOIL EROSION CONTROL MEASURES MUST BE REMOVED, WITH ENGINEERS APPROVAL, PRIOR TO FINAL INSPECTION

NOTE: THIS SEQUENCE IS FOR INFORMATION ONLY. IT IS INTENDED TO SHOW THE SEQUENCE OF CONSTRUCTION WITH RESPECT TO THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THEIR OWN DETAILED CONSTRUCTION SEQUENCE AND SCHEDULE TO THE ENGINEER FOR REVIEW, COMMENT, AND APPROVAL. THE APPROVED SEQUENCE OF SOIL EROSION MEASURES MUST BE INCLUDED ON THE APPROVED CONSTRUCTION PLANS.

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SEQUENCE OF SOIL EROSION CONTROL MEASURES

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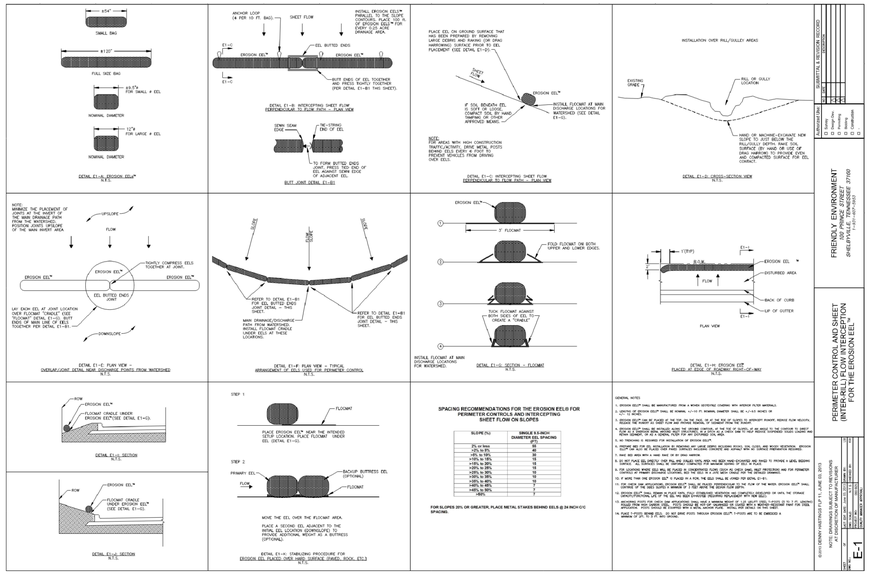
5 SEQUENCE OF SOIL EROSION CONTROL MEASURES — SCALE: NONE


SMALL BAG
FULL SIZE BAG
NOMINAL DIAMETER
FOR SMALL 4' ECL
FOR LARGE 4' ECL
DETAIL E1-I-B: EROSION ECL*
ANCHOR LOOP (4 PER 10 FT. BALE)
SHEET FLOW
INSTALL EROSION ECL* CONTINUOUS PLACE ECL'S TOGETHER AT ENDS FOR EVERY CUT AREA DRAINAGE AREA
EROSION ECL*
ECL BUTTED ENDS
BUTT ENDS OF ECL TOGETHER AND PRESS ROUND TOGETHER (FOR DETAIL E1-I-H THIS SHEET)
DETAIL E1-I-E: INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH — PLAN VIEW
DOWN SLOPE
ON-STONE
END OF ECL
TO FORM BUTTED ENDS JOINT, PRESS TWO END OF ECL TOGETHER AT THE SIDE OF ADJACENT ECL
BUTT JOINT DETAIL E1-I-EI
PLACE ECL ON GROUND SURFACE THAT HAS BEEN PREPARED BY REMOVING LARGE CLODS AND RAKING OR GRAD TO REMOVE ANY RILLS. INSTALL ECL PLACEMENT (SEE DETAIL E1-I-E)
SLOPE
EROSION ECL*
INSTALL ECL/MAT AT MARK DISCHARGE LOCATIONS FOR WATERSHED (SEE DETAIL E1-I-G)
INSTALLATION OVER RILL/GULLEY AREAS
EXISTING GRADE
RILL OR GULLY LOCATION
MAKE OR MACHINE-EXCAVATE NEW SLOPE TO JUST BELOW THE EXISTING RILL OR GULLY SURFACE (DO NOT USE OR USE OF DRAG HARROWS TO PROVIDE EVEN, SMOOTH, COMPACTED SURFACE FOR ECL CONTACT)
DETAIL E1-I-I: CROSS-SECTION VIEW
NOTE: MARKET THE PLACEMENT OF ECL'S AND MAT'S ON THE MAIN DRAINAGE PATH FROM THE WATERSHED. ENGINEER TO APPROVE SLOPE OF THE MAIN WATERSHED AREA
UPSLOPE
FLOW
TIGHTLY COMPRESS ECLS TOGETHER AT JOINT
EROSION ECL*
EROSION ECL*
ECL BUTTED ENDS JOINT
LAY EACH ECL AT JOINT LOCATION OVER FLOWMAT 12"MAT (SEE DETAIL E1-I-D) AND PLACE ENDS OF MAIN ONE OF (ECL TOGETHER PER DETAIL E1-I-EI)
DOWNSLOPE
DETAIL E1-I-C: PLAN VIEW — OVERLAP/JOINT DETAIL NEAR WOODWORK POINTS FROM WATERSHED
FLOW
REFER TO DETAIL E1-I-EI FOR ECL BUTTED ENDS JOINT DETAIL — THIS SHEET
MARK DRAINAGE/DISCHARGE POINTS FOR WATERSHED INSTALL FLOWMAT CRADLE UNDER ECLS AT THESE LOCATIONS
REFER TO DETAIL E1-I-EI FOR ECL BUTTED ENDS JOINT DETAIL — THIS SHEET
DETAIL E1-I-F: PLAN VIEW — TYPICAL ARRANGEMENT OF ECLS OVER FLOWMAT FOR PERIMETER CONTROL
EROSION ECL*
3" FLOWMAT
FOLD FLOWMAT ON BOTH UPPER AND LOWER EDGES
TUCK FLOWMAT AGAINST BOTTOM EDGE OF ECL TO CREATE A "CRADLE"
INSTALL FLOWMAT AT MARK DISCHARGE LOCATIONS FOR WATERSHED
DETAIL E1-I-G: SECTION — FLOWMAT
EROSION ECL*
DISTURBED AREA
FLOW
BACK OF CURB
LIP OF GUTTER
PLAN VIEW
DETAIL E1-I-H: EROSION ECL* PLACED AT BASE OF ROADWAY RIGHT-OF-WAY
ROW
EROSION ECL*
FLOWMAT CRADLE UNDER ECLS (SEE DETAIL E1-I-G)
DETAIL E1-I-I: SECTION
DETAIL E1-I-J: SECTION
STEP 1
PLACE EROSION ECL* MAIN THE INTENDED FLOW PATH. PLACE FLOWMAT UNDER ECL (DETAIL E1-I-G)
FLOWMAT
STEP 2
PRIMARY ECL
FLOW
BACKUP SUPPRESS ECL (OPTIONAL)
FLOWMAT
MOVE THE ECL OVER THE FLOWMAT AREA.
PLACE A SECOND ECL ALIGNED TO THE INITIAL ECL LOCATION DOWNSLOPE TO PROVIDE ADDITIONAL WEIGHT AS A SUPPRESS (OPTIONAL)
DETAIL E1-I-K: STABILIZING PROCEDURE FOR EROSION ECL PLACED OVER HARD SURFACE (PAVED, ROCK, ETC.)
SPACING RECOMMENDATIONS FOR THE EROSION ECLS FOR PERIMETER CONTROLS AND INTERCEPTING SHEET FLOW ON SLOPES

SLOPE (%)	SINGLE ECS ROW DIAMETER ECL SPACING
2% or less	40
3% to 5%	35
>5% to 10%	25
>10% to 15%	15
>15% to 20%	10
>20% to 25%	7
>25% to 30%	5
>30% to 35%	4
>35% to 40%	3
>40% to 50%	2

FOR SLOPES 20% OR GREATER, PLACE METAL STAKES BEHIND ECLS @ 24 INCH O/C SPACING
GENERAL NOTES
1. EROSION ECLS* SHALL BE MANUFACTURED FROM A MESH EXTENTED CHARING WITH WOODEN FILTER MATERIALS.
2. LENGTHS OF EROSION ECLS* SHALL BE ORDERED, 10 OR 20 FT. BUNDLES, SHIPPED SHALL BE 10 LOG BUNDLES OR 20 FT. BUNDLES.
3. EROSION ECLS* CAN BE PLACED AT THE TOP OF THE SLOPE, AT OR THE TOP OF CLOSED OR DEPRESSED FLOWMAT, REDUCE FLOW VELOCITY, AND PROMOTE SEDIMENT DEPOSITION. ECLS* SHALL BE PLACED ON THE CONTOUR OF THE SLOPE.
4. EROSION ECLS* SHALL BE INSTALLED ACROSS THE SLOPE CONTOUR, AT THE TOP OF THE SLOPE, AT THE TOE OF THE SLOPE, AND AT INTERVALS SPACED BETWEEN THESE POINTS AS SHOWN IN THE SPACING RECOMMENDATIONS TABLE. ECLS* SHALL HAVE NO GAP BELOW THE ECL* THAT WILL ALLOW RUNOFF TO FLOW UNDER THE ECL*.
5. NO TRENCHING IS REQUIRED FOR INSTALLATION OF EROSION ECLS*.
6. EROSION ECLS* OR ECL INSTALLATION ON ROADWAYS MAY UNDER NORMAL ROADWAY TRAFFIC, THE STAKES AND WOOD RESTRAINING EROSION ECLS* MAY BECOME DISLODGED. ECLS* SHALL BE REINSTALLED AS NECESSARY TO MAINTAIN EFFECTIVE SEDIMENT CONTROL.
7. MAKE SURE ANY MESH IS MADE SAFE OF BY SMALL ANIMALS.
8. DO NOT PLACE ECLS DIRECTLY OVER PIPE AND STRUCTURES WITH OPEN HOLES WHERE EROSION ECLS* MAY BLOCK THE OPENING. PLACE ECLS* ON EITHER SIDE OF THE OPENING AND ALLOW FLOW TO ENTER THE OPENING FROM THE SIDES.
9. FOR LOCATIONS WHERE ECLS WILL BE PLACED IN CONCENTRATED FLOW, SUCH AS OPEN LINED AND VEGETATED DITCHES AND FOR PERIMETER CONTROL, ECLS* SHALL BE PLACED IN A TRENCH AND STAKED.
10. IF WIRE TYPE ONE EROSION ECL* IS PLACED IN A PATH THE ECLS SHALL BE JOINED PER DETAIL E1-I-EI.
11. FOR LONG AND STEEPER SLOPES, EROSION ECLS* SHALL BE PLACED PERPENDICULAR TO THE FLOW OF THE WATER. EROSION ECLS* SHALL CONFORM TO THE SHAPE CREATED BY MINIMUM OF THREE POINTS ALONG THE EROSION ECLS* LENGTH.
12. EROSION ECLS* SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS FOR SAFE, THE STORAGE DRAINAGE POSITIONING AND TYPE OF USE. THE MANUFACTURERS RECOMMENDATIONS SHALL MEET OR EXCEED THIS DETAIL.
13. MAINTENANCE NOTES FOR SAFE AND EFFECTIVE EROSION ECLS* SHALL BE INSPECTED AFTER EACH RAIN EVENT AND REPAIRED AS NEEDED. ECLS* SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH ADDITIONAL ECLS* WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES HALF THE HEIGHT OF THE ECL*. ECLS* SHALL BE REMOVED WHEN THEY ARE NO LONGER REQUIRED.
14. WHERE ECLS* ARE PLACED ON PAVED SURFACES, THE ECLS* SHALL BE SECURED TO THE SURFACE USING STAKES OR OTHER METHODS APPROVED BY THE ENGINEER.

6 SEDIMENT CONTROL TUBE — SCALE: NONE

RELATED

ANN ARBOR HOUSING COMMISSION

350 S. Fifth Ave.
Ann Arbor, MI 48104

SMITHGROUP
35 EAST WACKER DRIVE
SUITE 900
CHICAGO, IL 60601
312.641.0770
smithgroup.com

SR + A
STRUCTURAL
231 S. Lasalle St., Suite 2100
Chicago, IL 60604
312.380.9277

JENKINS & HUNTINGTON, INC.
VERTICAL TRANSPORT CONSULTANT
17W106 91st. St.
Willowbrook, IL 60527
630.325.4450

ISSUED FOR	DATE
FULL BUILDING PERMIT ISSUANCE	23JAN2026
CIVIL PLAN REVIEW	21JAN2026
ISSUE FOR FOUNDATION PERMIT	15JAN2026

SEALS AND SIGNATURES

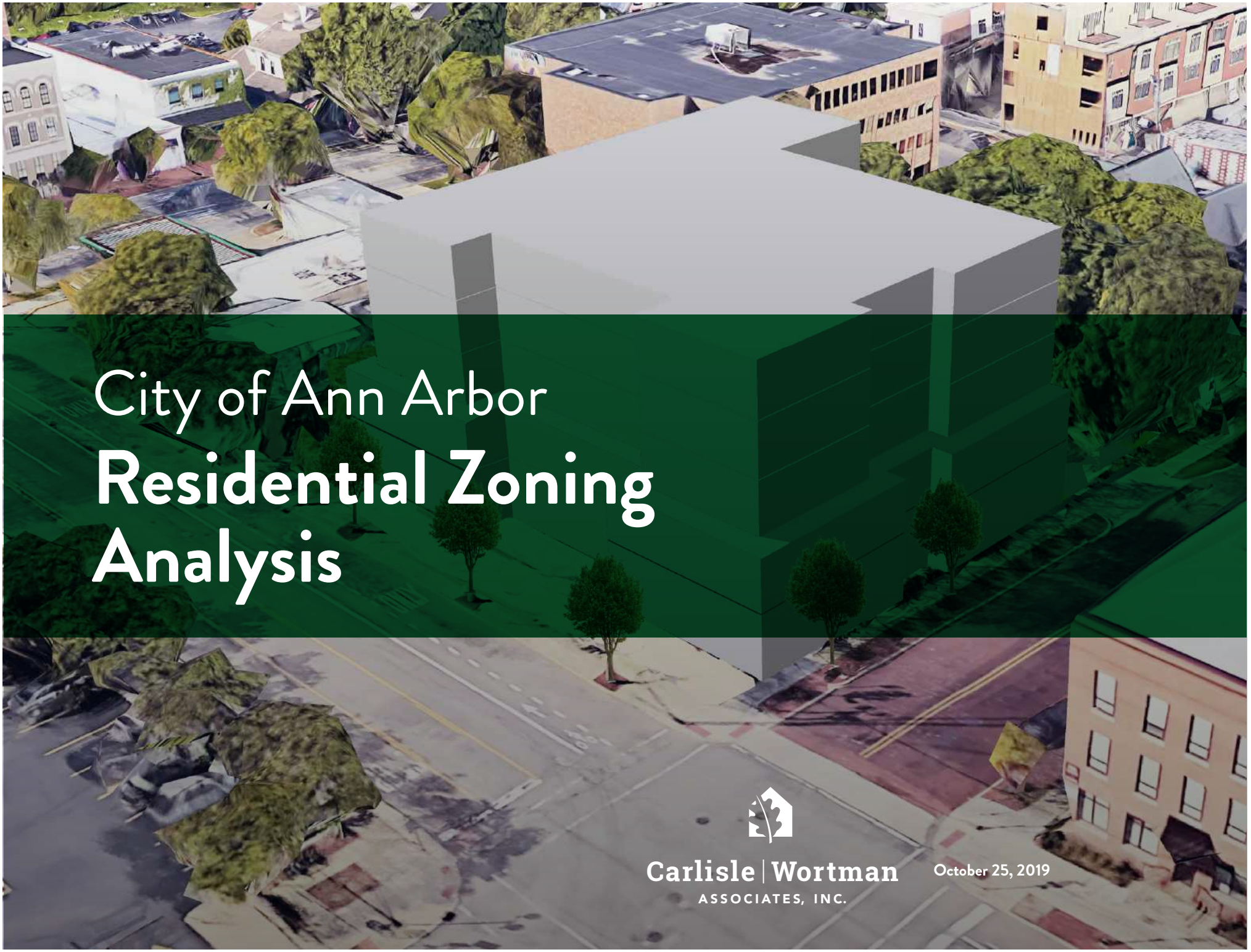
FRIENDLY ENVIRONMENT
PERMETER CONTROL AND SHEET FLOW INTERCEPTION FOR THE EROSION ECL*

DRAWING TITLE
SESC NOTES AND DETAILS

15412
PROJECT NUMBER

CE500
DRAWING NUMBER

FILE: C:\Users\ngotten\DC\ACCDocs\smithgroup\00015412 - 350 s fifth ave. mixed-use development\project files\BIM\05 Civil\SHEETS\15412-CE500.dwg USER:ngotten DATE: Jan. 21 2026 TIME: 09:32 am



City of Ann Arbor

Residential Zoning Analysis

Carlisle | Wortman
ASSOCIATES, INC.

October 25, 2019

This report was commissioned by the City of Ann Arbor.
Technical and staff support was provided by the City of Ann Arbor Housing Commission,
the City of Ann Arbor Community Development Department,
and Washtenaw County Office of Community & Economic Development.

Carlisle|Wortman is an Ann Arbor, Michigan based community planning firm
www.cwaplan.com

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I. Executive Summary

This report provides a housing zoning analysis for the City of Ann Arbor for nine city-controlled sites. The sites for this analysis were identified by the city.

The purpose of the zoning analysis for each site was to specifically:

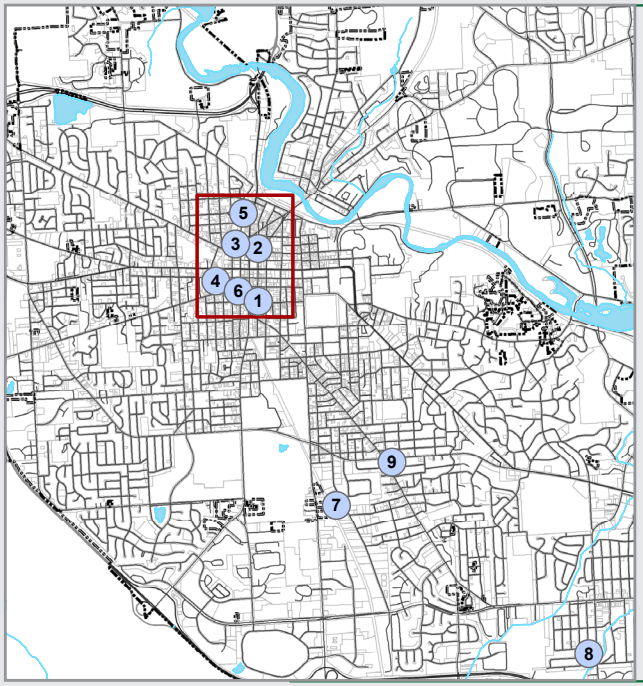
- Identify surrounding land uses and zoning designations;
- Articulate the Master Plan and future development vision for each site; and
- Provide two realistic development scenarios of each site to determine the feasibility for housing at each site. The first development scenario confirmed development potential for housing under the current zoning regulations or applicable zoning premium. If zoned PL, Public Land, the most reasonable zoning designation was applied. The second development scenario for each site included a rezoning or application of an existing zoning premium that is contextual with the surrounding area, ensures compatibly with surrounding buildings, and is consistent with the applicable City Master Plan.

The zoning analysis did not account for market feasibility, unidentifiable engineering or other development constraints, or developments costs. It was solely a zoning analysis to provide the development potential for each site based upon existing and potential rezoning or application of premiums.

Development of nine city-controlled sites could provide over 1,400 units.

We completed zoning analysis and modeling for the following nine (9) sites:

1. 350 S. Fifth Ave
2. 351 N. Fourth Ave
3. 404 N. Ashley St
4. 415 W. Washington St
5. 721 N. Main St
6. Kline Lot
7. 2000 S. Industrial Hwy
8. 3400 Platt
9. 1510 E. Stadium Blvd



HOUSING ANALYSIS DOWNTOWN STUDY SITES

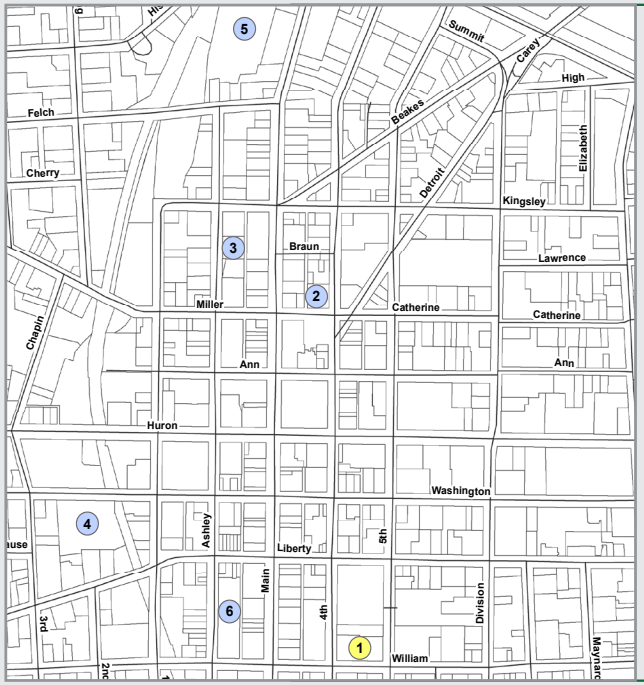
City of Ann Arbor
Washtenaw County, Michigan

Study Sites

1. 350 S. Fifth
2. 121 Catherine
3. 404 N. Ashley
4. 415 W. Washington
5. 721 N. Main
6. The Kline Lot
7. 2000 S. Industrial
8. 3400 Platt
9. 1510 E. Stadium

Refer to "Housing Analysis Downtown Study Sites" Map

September 5, 2019
Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan



HOUSING ANALYSIS DOWNTOWN STUDY SITES

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September 5, 2019
Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan

Development Scenario Buildout Summary Table

Site	Current Zoning	Development Scenario 1		Development Scenario 2	
		Scenario 1 - Zoning Designation	Number of Housing Units	Scenario 2 - Zoning Designation	Number of Housing Units
350 S. Fifth Ave	D1, Downtown Core District	D1, Downtown Core District Residential Use Premium	252	D1, Downtown Core District Affordable Housing Premium	325
121 Catherine St.	D2, Downtown Interface District	D2, Downtown Interface District	35	D2, Downtown Interface District Planned Project Affordable Housing Premium	68
404 N. Ashley St	D2, Downtown Interface District	D2, Downtown Interface District	35	D2, Downtown Interface District Planned Project Affordable Housing Premium	67
415 W. Washington St	PL, Public Land District	D2, Downtown Interface District	122	D2, Downtown Interface District	122
721 N. Main St	PL, Public Land District	C-1, Local Business District	81	O, Office District	108
Kline Lot	D1, Downtown Core District	D1, Downtown Core District Residential Use Premium	396	D1, Downtown Core District Affordable Housing Premium	509
2000 S. Industrial Hwy	PL, Public Land District	R4B, Multiple-Family Dwelling District	52	O, Office District	141
3400 Platt	R1C, Single-Family Dwelling District	R1C, Single-Family Dwelling District	2	R1E, Single-Family Dwelling District	14
1510 E. Stadium Blvd	R1C, Single-Family Dwelling District	R3, Townhouse Dwelling District	7	R4B, Multiple-Family Dwelling District	11
Totals			**982 Units**		**1,365 Units**

II. Zoning Analysis Assumptions

For each site, two development scenarios were created to determine the feasibility and number of units achievable for housing at each site. The first development scenario confirmed development potential for housing under the current zoning regulations with premium if applicable. If the site is zoned PL, Public Land, the most reasonable zoning designation was applied. The second development scenario for each site included a rezoning or application of an existing zoning premium that is contextual with the surrounding area, ensures compatibly with surrounding buildings, and is consistent with the applicable City Master Plan.

In creation of the zoning analysis, the following assumptions were utilized:

- Unit size was projected to average +/-800 sq.ft.
- Fifteen percent (15%) of building square footage was utilized for common space such as hallways, stairways, lobbies, elevators, etc. Actual building layout may require more or less common space area.
- Stories were based on 11.5-feet floor height. A 15-feet first floor height was used for developments zoned D1 and D2. Only one (1) development scenario for 415 W. Washington was created. Rezoning the site to D2 is a logical development option.
- Due to its unique location and site characteristics, three (3) development scenarios were created for 2000 S. Industrial.
- Premiums were applied where allowable under the existing zoning regulations.
- Dedication to the Treeline was applied to 415 W. Washington and 721 N. Main as identified in the The Treeline- Allen Creek Urban Trail Master Plan Project.
- Parking was allocated in the scenarios where required by zoning. In all scenarios there is an opportunity to build underground parking.
- The different scenarios account for known development constraints such as county drains, locations in floodplain and floodway, etc.
- The zoning analysis did not account for market feasibility, unidentifiable engineering or other development constraints, or developments costs.

III. Zoning & Buildout Analysis

1. 350 S. Fifth Ave
2. 121 Catherine St
3. 404 N. Ashley St
4. 415 W. Washington St
5. 721 N. Main St
6. Kline Lot
7. 2000 S. Industrial Hwy
8. 3400 Platt
9. 1510 E. Stadium Blvd

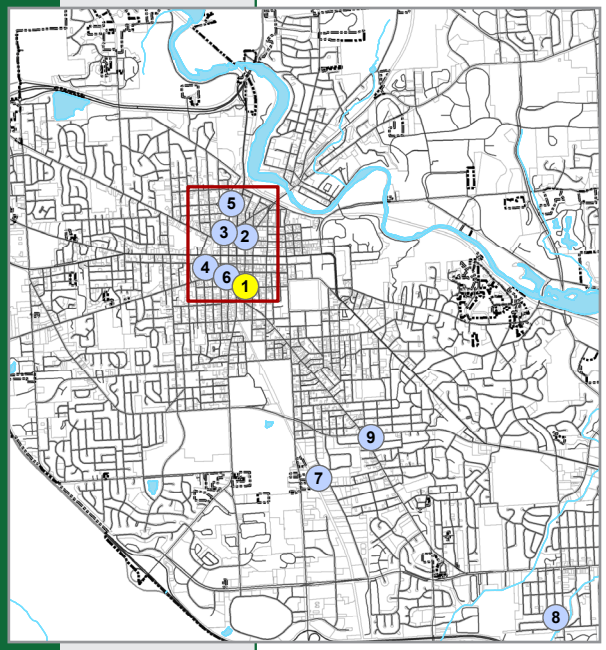
350 S. Fifth Ave

350 S. Fifth Ave is a +/- 0.78 acre site, currently owned by the City of Ann Arbor. The site is currently used for 85 spaces of surface parking. The site abuts public uses to the north, east and west.

The site is currently zoned D1, Downtown Core District.

Surrounding Land Use and Zoning include:

	Zoning	Land Use
North	PL, D1	Blake Transit Center
South	D1	Residential and Meuhlig Funeral Chapel
East	PL	Ann Arbor District Library
West	D1	4th and William Parking Structure



HOUSING ANALYSIS DOWNTOWN STUDY SITES

City of Ann Arbor
Washtenaw County, Michigan

Study Sites

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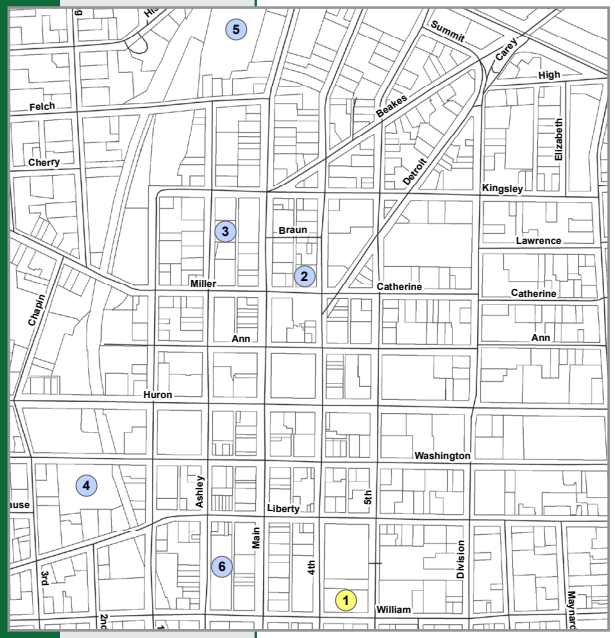
Refer to "Housing Analysis Downtown Study Sites" Map

July 25, 2019
Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan



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City of Ann Arbor
Washtenaw County, Michigan

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September 5, 2019
Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan

Central Area Land Use Map

Master Plan

The future land use plan identifies this parcel as part of the Downtown Core. The goal of the downtown core is to encourage downtown's highest density development and tallest buildings to create the critical mass of activity and density needed to support a range of central retail, service, cultural, residential, and entertainment functions and transportation modes.

The Core area include downtown's largest retail areas; its principal civic functions (city, county, and federal government services; the central library); major hotels; and much of downtown's highest density development and its tallest buildings.

The positive characteristics found in the downtown Core can be maintained and strengthened while encouraging higher density development to concentrate in downtown's Core Areas.

In addition, the site is located within the Midtown Character Overlay District (shown on page 11). This Character Zone is framed on all sides by other downtown character residential zoning districts and contains the Fifth Avenue civic corridor. This district lacks a strong sense of identity and is a place where creation of a new context should occur. The intent for this district is higher density development with a strongly defined street edge and Active Open Spaces. Development on this site with a prominent affordable housing development would be consistent with the Master Plan.

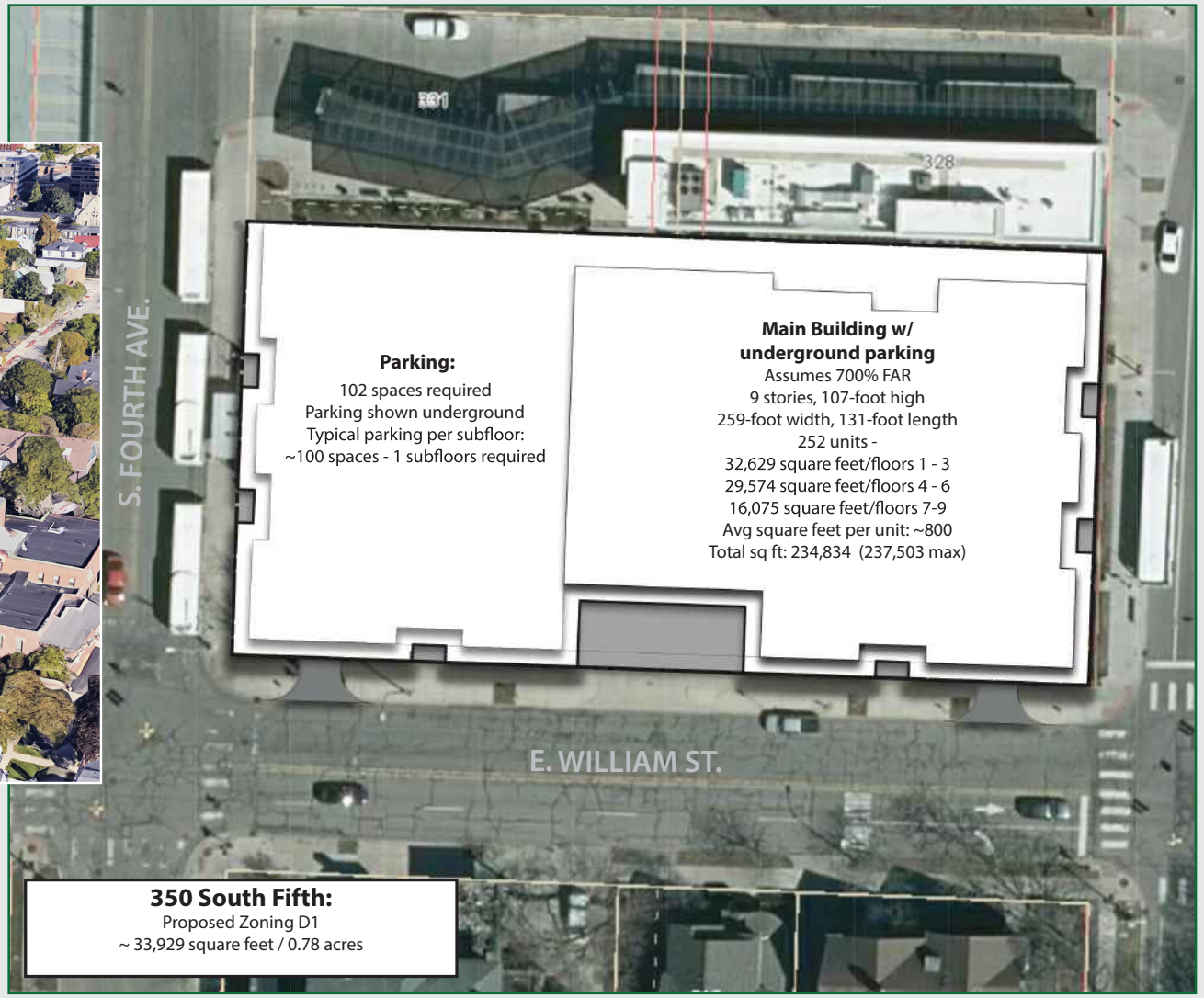
350 S. Fifth Street Development Scenario 1: Develop under existing D1 zoning- with Residential Use Premium

Parameters:

- 700% FAR with Residential Use Premium.
- Lot includes two corners and three street frontages.
- Development as D1 is by-right.
- Development as D1 is consistent with the Master Plan.
- Subject to the building design requirements for secondary streets and Midtown Character Zone.
- Includes 700% FAR with residential premium.
- Did not reach maximum height of 180 feet because of limitation of 700% FAR.

Development Potential	
Number of Units	252
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	234,834 sq/ft
Building Height	9-stories, 107-feet

Zoning Requirements	
Lot Area	33,929 sq/ft (0.78 acres)
Setbacks	Front: 0 min, 10 ft at the streetwall max. Side: None Rear: None
Open Space	None Required
Maximum Building Coverage	No maximum
Floor Area Ratio (FAR) Base	700% of lot area (FAR), with Residential Use Premium
Character Area	Midtown Character Zone
Building Height Max	Maximum of 180 feet and 4 stories at street wall.
Parking	Vehicular: 102 (1 space per 1,000 sq. ft. exceeding 400% FAR) Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	No
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	No



Develop under existing
D1 Zoning with Residential
Use Premium

- -Perspective (top)
- -Plan view (right)

350 S. Fifth Street Development Scenario 2: Develop under existing D1 zoning- with Affordable Housing Premium

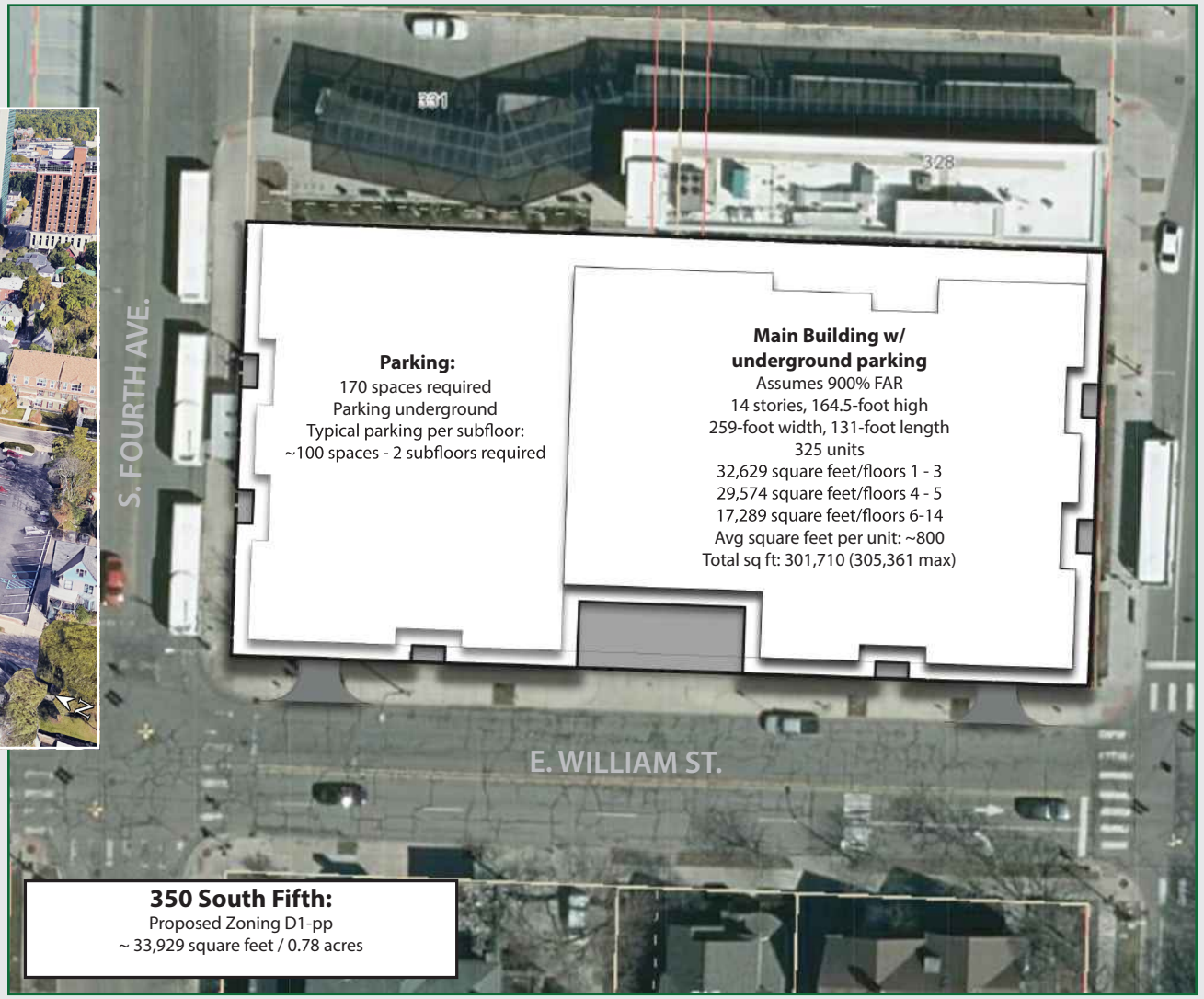
Parameters:

- Lot includes two corners and three street frontages.
- Development as D1 is consistent with the Master Plan.
- Subject to the building design requirements for secondary streets and Midtown Character Zone.
- Includes 900% FAR with affordable housing premium.
- Maximizes potential affordable housing units.

Development Potential	
Number of Units	325
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	301,760 sq/ft
Building Height	14-stories, 164 feet

Zoning Requirements	
Lot Area	33,929 sq/ft (0.78 acres)
Setbacks	Front: 0 min, 10 ft at the streetwall max Side: None Rear: None
Open Space	None Required
Maximum Building Coverage	No maximum
Floor Area Ratio (FAR) Base	900% with Affordable Use Premium
Character Area	Midtown Character Zone
Building Height Max	Maximum of 180 feet and 4 stories at street wall.
Parking	Vehicular: 170 (1 space per 1,000 square feet of Floor Area Ratio above 400% FAR) Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	No
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	No

Develop under existing
D1 zoning with Affordable
Housing Premium
-Perspective (top)
-Plan View (right)



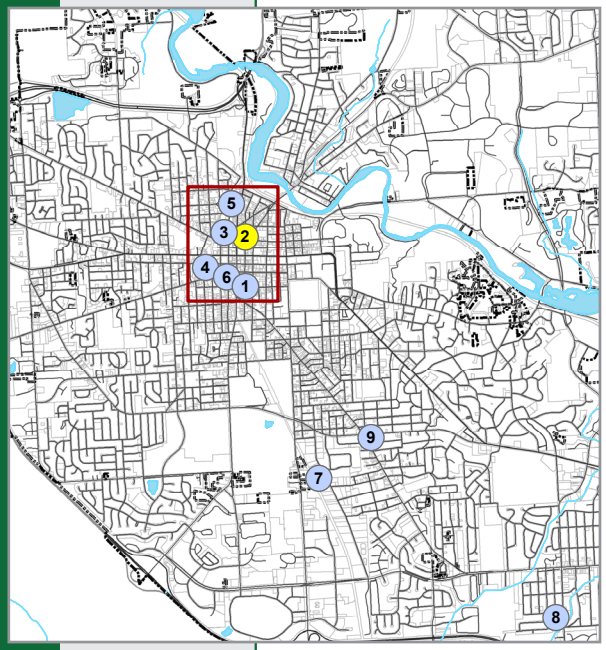
121 Catherine St

121 Catherine Street is a +/- 0.38 acre site, currently owned by the City of Ann Arbor. The site is used for 50 spaces of surface parking and is adjacent to Kerrytown and the Farmers Market.

The site is currently zoned D2, Downtown Interface District.

Surrounding Land Use and Zoning include:

	Zoning	Land Use
North	D2	Commercial
South	D2	Surface Parking Lot
East	D2 /PL	Commercial and Farmers Market
West	D2	Commercial and Surface Parking Lot



HOUSING ANALYSIS DOWNTOWN STUDY SITES

City of Ann Arbor
Washtenaw County, Michigan

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1. 350 S. Fifth
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3. 404 N. Ashley
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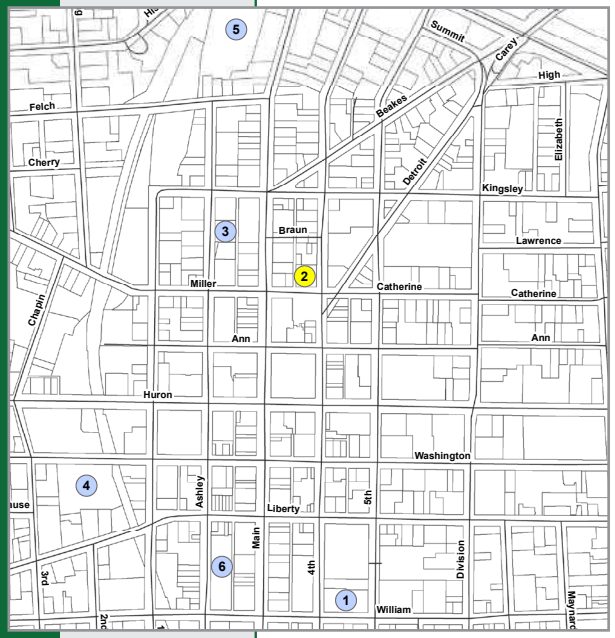
7. 2000 S. Industrial
8. 3400 Platt
9. 1510 E. Stadium

Refer to "Housing Analysis Downtown Study Sites" Map

July 25, 2019
Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan



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July 25, 2019
Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan

Central Area Land Use Map

Master Plan

This parcel is currently identified as Central Downtown Interface. The Interface areas is intended to be an area of transition between the D1 district and surrounding residential neighborhoods. Medium-density residential and mixed-use development are appropriate within this district, and those of unique design are encouraged. An objective of the Interface area zones is to encourage multiple-family and mixed use housing development in the downtown. Additionally, this parcel is located within the Kerrytown Character Overlay District. The Kerrytown Overlay District frames the north end of downtown and is characterized by a mix of small-scale commercial buildings and houses that have been adapted to different uses. The eastern part of the district is part of the Old Fourth Ward Historic District, while the southeast corner of the district is located in the Fourth/Ann Historic District. The intent for this district is to retain traditional existing building patterns, with lower-scale building modules and residential shapes.

121 Catherine Street Development Scenario 1: Develop under existing D2 zoning

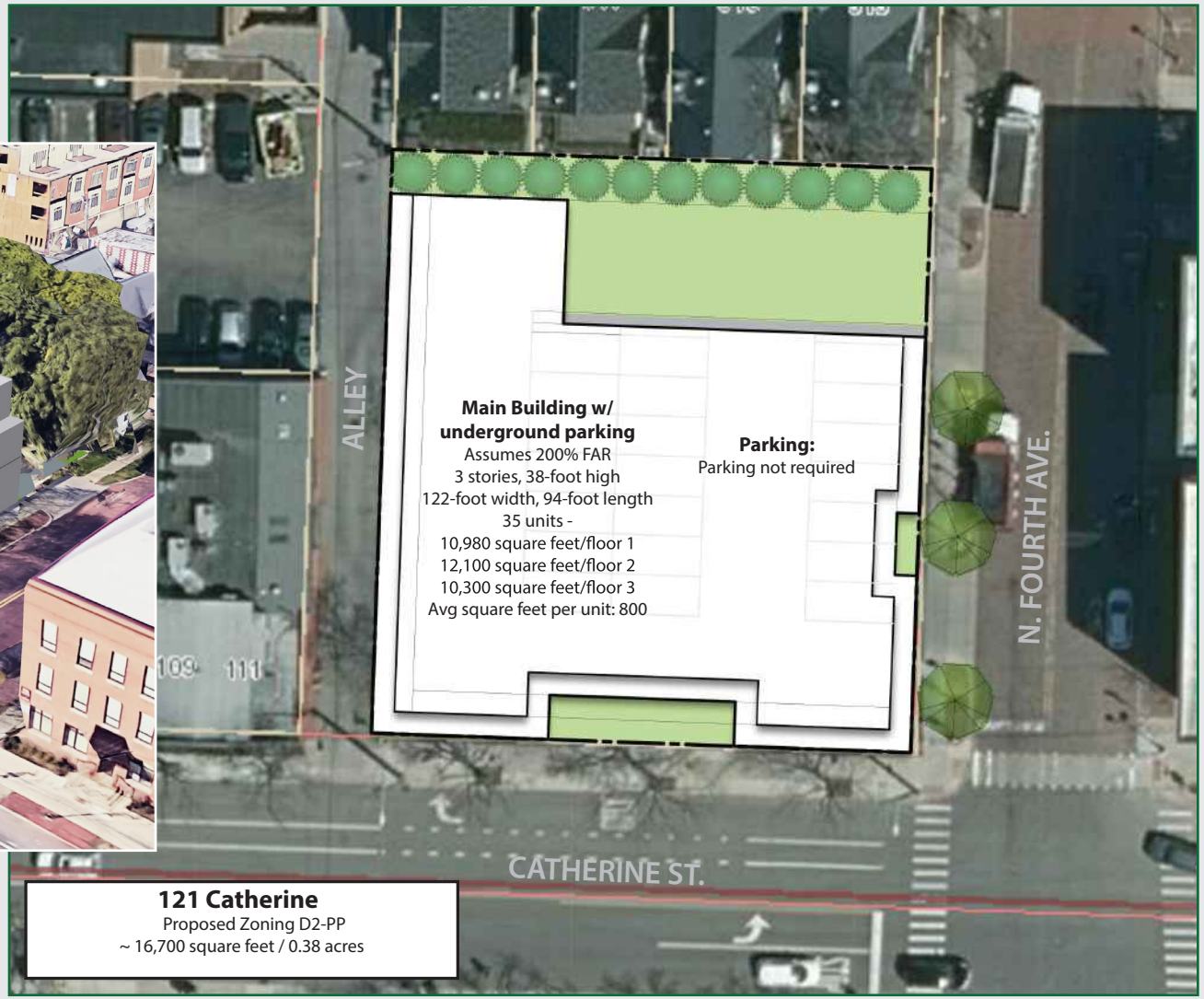
Parameters:

- Development as D2 is by-right and does not require any special approvals.
- Development as D2 would be consistent to development to the south, west and east.
- Development is subject to secondary street frontage requirements and the Kerrytown Character District.
- Did not reach maximum height of 60 feet because of limitation of 200% FAR.
- This site is on a corner lot, with two street frontages, and adjacent to an alley.

Development Potential	
Number of Units	35
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	32,840 sq/ft
Building Height	3-stories, 38 feet

Zoning Requirements	
Lot Area	16,700 sq/ft (0.38 acres)
Setbacks	Front: 0 ft min Side: 10 ft when abutting any residential zoning district Rear: 20 ft when abutting any residential zoning district
Open Space	10%
Maximum Building Coverage	80%
Floor Area Ratio (FAR) Base	200% of lot area (FAR)
Character Area	Kerrytown Character Overlay District
Building Height Max	Maximum is 60 feet and 3 stories at street wall.
Parking	Vehicular: None. Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	No
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	No

Develop under existing
D2 zoning
-Perspective (top)
-Plan view (right)



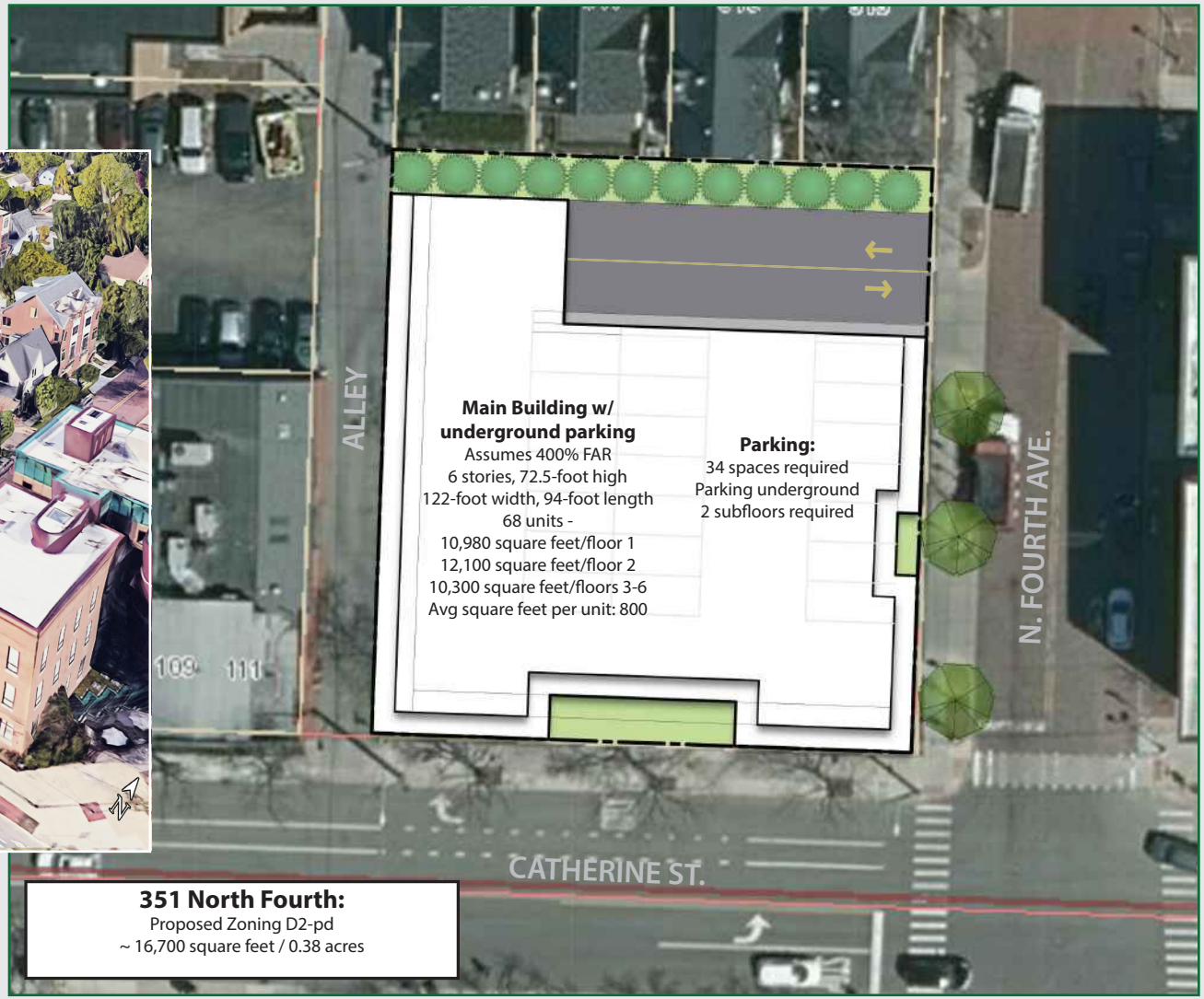
121 Catherine Street Development Scenario 2: Develop under D2-Planned Project with Affordable Housing Premium

Parameters:

- Development as D2 with Planned Project allows height relief to obtain more units.
- Development is subject to secondary street frontage requirements and the Kerrytown Character District.
- This site is on a corner lot, with two street frontages, and adjacent to an alley.

Development Potential	
Number of Units	68
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	53,980 sq/ft
Building Height	6-stories, 72.5 feet

Zoning Requirements	
Lot Area	16,700 sq/ft (0.38 acres)
Setbacks	Front: 0 ft min Side: 10 ft when abutting any residential zoning district Rear: 20 ft when abutting any residential zoning district
Open Space	10%
Maximum Building Coverage	80%
Floor Area Ratio (FAR) Base	400% of lot area (FAR), with Affordable Housing Premium
Character Area	Kerrytown Character Overlay District
Building Height Max	Maximum is 180 feet with Planned Project
Parking	Vehicular: 34 (1 space per 1,000 sq. ft. of FAR exceeding 200%) Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	No
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	No



Develop under existing
D2 zoning PP with
Affordable Housing Premium
-Perspective (top)
-Plan view (right)

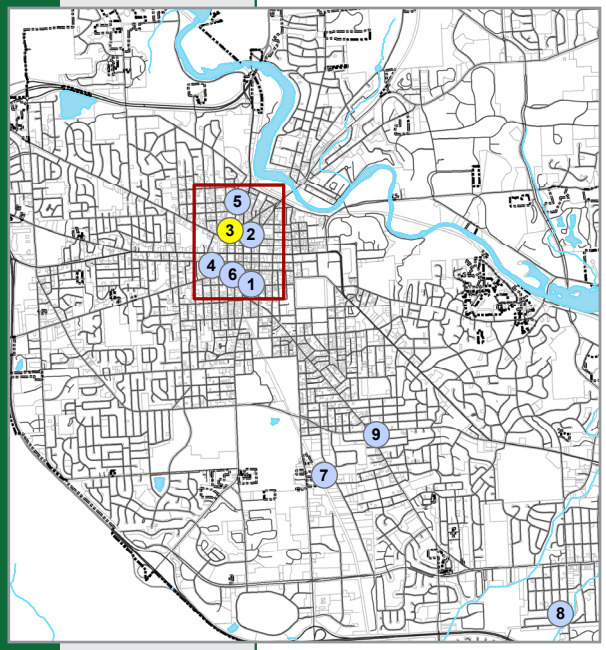
404 N. Ashley Street

404 N. Ashley is a +/- 0.37 acre site, currently owned by the City of Ann Arbor Housing Commission. The site is improved with an office building that is currently used by the University of Michigan. The site is located in an established neighborhood with multiple family housing.

The site is currently zoned D2, Downtown Interface District.

Surrounding Land Use and Zoning include:

	Zoning	Land Use
North	D-2	Multiple-Family Residential
South	D-2	Parking Lot
East	D-2	Multiple-Family / Single-Family Residential
West	D-2	Multiple-Family / Single-Family Residential



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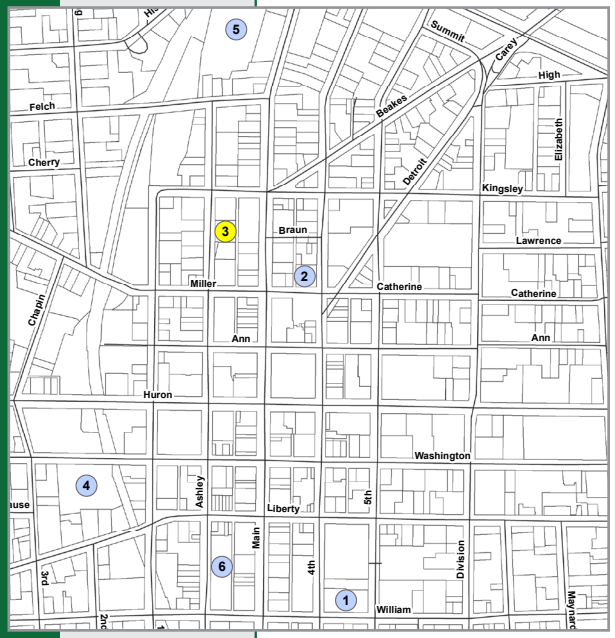

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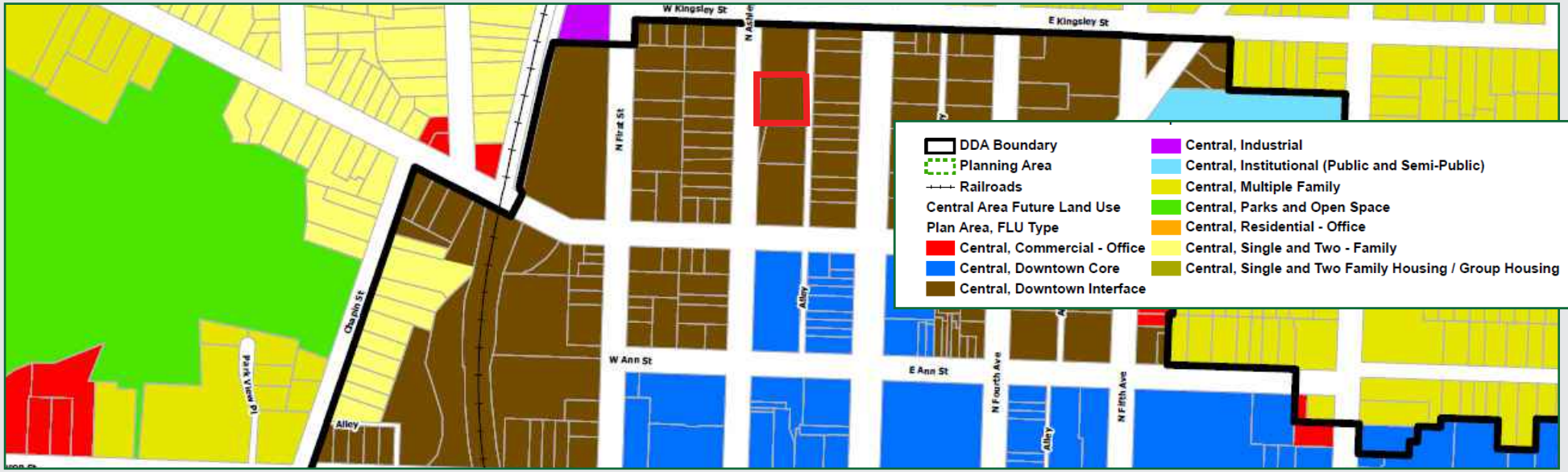
Ann Arbor, Michigan

Central Area Land Use Map



Master Plan

This parcel is currently identified as Central Downtown Interface. The Interface areas is intended to be an area of transition between the D1 district and surrounding residential neighborhoods. Medium-density residential and mixed-use development are appropriate within this district, and those of unique design are encouraged. An objective of the Interface area zones is to encourage multiple-family and mixed use housing development in the downtown.
Additionally, this parcel is located in the Kerrytown Overlay District frames the north end of downtown and is characterized by a mix of small-scale commercial buildings and houses that have been adapted to different uses.

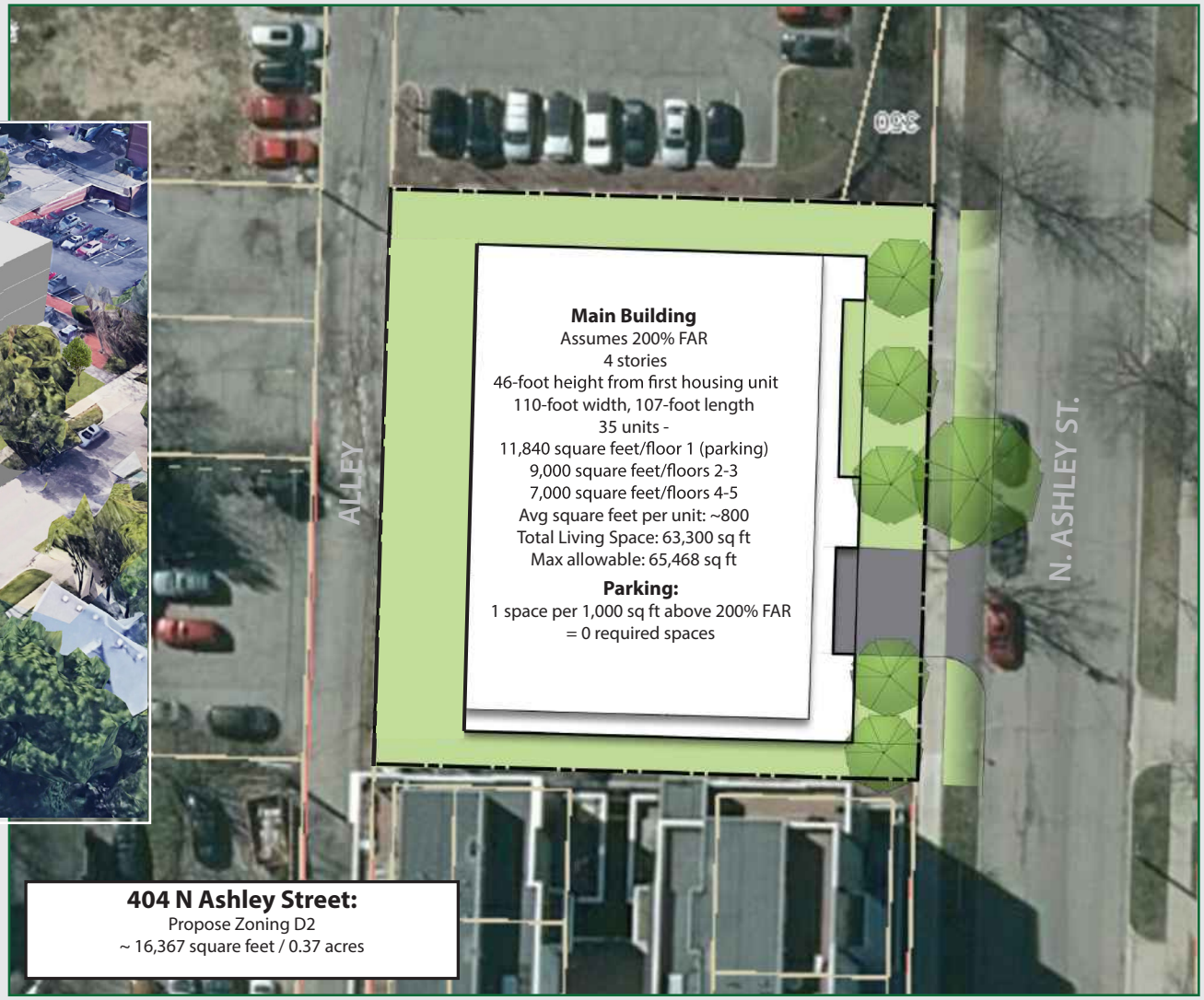
404 N. Ashley Street Development Scenario 1: Develop under existing D2 zoning

Parameters:

- Development as D2 is by-right and does not require any special approvals.
- Development of this site as D2 allows is consistent with the Master Plan.
- Development of this parcel is subject to front yard frontage requirements and Kerrytown Character Zone.
- Development as multiple family residential would be consistent with surrounding uses.

Development Potential	
Number of Units	35
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	31,800 sq/ft
Building Height	5-stories, 57.5 feet

Zoning Requirements	
Lot Area	16,367 sq/ft (0.37 acres)
Setbacks	Front: 0 ft min Side: 10 ft when abutting any residential zoning district Rear: 20 ft when abutting any residential zoning district
Open Space	10%
Maximum Building Coverage	80%
Floor Area Ratio (FAR) Base	200% of lot area (FAR)
Character Area	Kerrytown Character Overlay District
Building Height Max	Maximum is 60 feet and 3 stories at street wall.
Parking	Vehicular: None. Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	No
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	No



Develop under existing
D2 zoning
-Perspective (top)
-Plan view (right)

404 N. Ashley Street Development Scenario 2: Develop under D2-Planned Project with Affordable Housing Premium

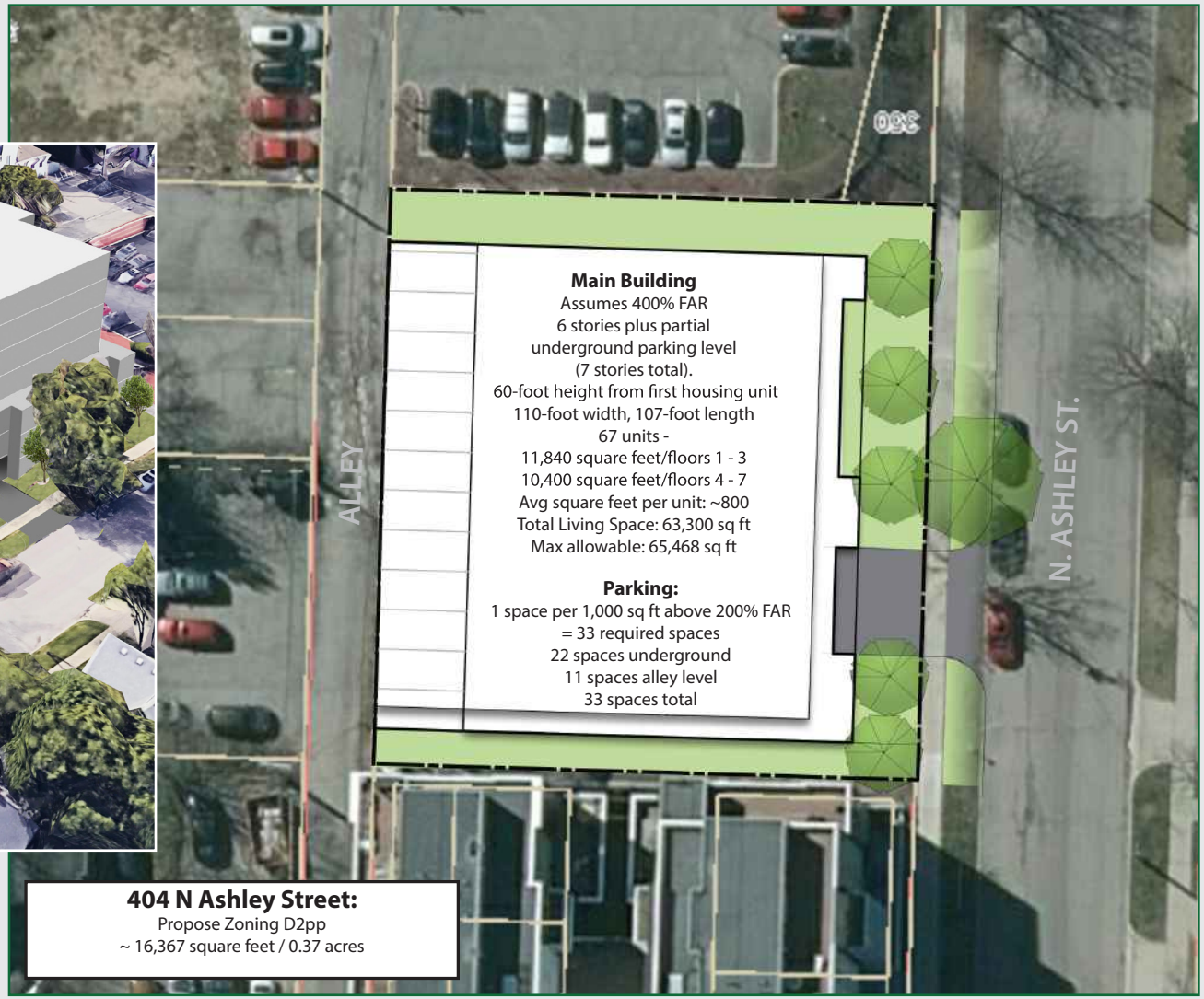
Parameters:

- Development as D2-PP allows height relief to obtain more units.
- Cannot obtain 400% FAR Affordable Housing Premium without FAR without Planned Project height relief.
- Development of this site as D2 is consistent with the Master Plan.
- Development of this parcel is subject to front yard frontage requirements and Kerrytown Character Zone.
- Development as multiple family residential would be consistent with surrounding uses.

Development Potential	
Number of Units	67
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	63,300 sq/ft
Building Height	7-stories, 70 feet

Zoning Requirements	
Lot Area	16,367 sq/ft (0.37 acres)
Setbacks	Front: 0 ft min Side: 10 ft when abutting any residential zoning district Rear: 20 ft when abutting any residential zoning district
Open Space	10%
Maximum Building Coverage	80%
Floor Area Ratio (FAR) Base	400% of lot area (FAR), with Affordable Housing Premium
Character Area	Kerrytown Character Overlay District
Building Height Max	Maximum is 180 feet and 3 stories at street wall.
Parking	Vehicular: 33 (1 space per 1,000 sq. ft. exceeding 200% FAR) Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	No
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	No

Develop under existing
D2 zoning PP with
Affordable Housing Premium
-Perspective (top)
-Plan view (right)



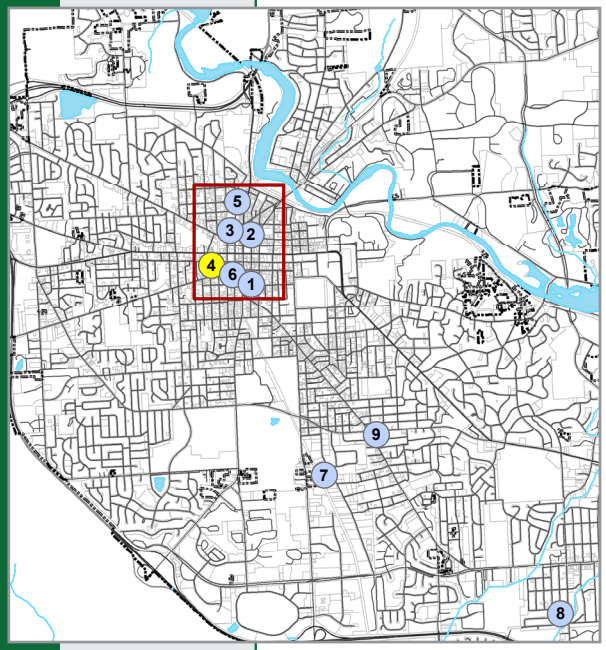
415 W. Washington

415 W. Washington is a +/- 2.18 acre site, currently owned by the City of Ann Arbor. The building was a former Washtenaw County Road Commission building constructed in 1925. The building is vacant, but the parking lot is still utilized. The site is encumbered with floodway, and a county drain. The portion of this lot adjacent to the railroad is targeted for The Treeline dedication.

The site is currently zoned PL, Public Land.

Surrounding Land Use and Zoning include:

	Zoning	Land Use
North	PUD	YMCA
South	D-2	Multiple-Family / Single-Family Residential
East	D-2	Railroad
West	R4-C	Single-Family Residential



HOUSING ANALYSIS DOWNTOWN STUDY SITES

City of Ann Arbor
Washtenaw County, Michigan

Study Sites

1. 350 S. Fifth
2. 121 Catherine
3. 404 N. Ashley
4. 415 W. Washington
5. 721 N. Main
6. The Kline Lot
7. 2000 S. Industrial
8. 3400 Platt
9. 1510 E. Stadium

Refer to "Housing Analysis Downtown Study Sites" Map

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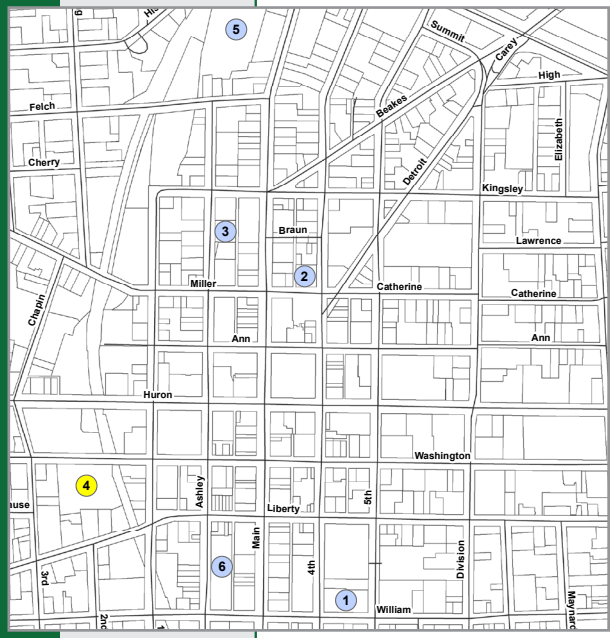
Ann Arbor, Michigan



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Ann Arbor, Michigan

Central Area Land Use Map

Master Plan

The City's Future Land Use Goals designate this site as being part of the Downtown Interface District and the First Street Overlay District. The First Street Overlay District runs north-south along the Ann Arbor Railroad and Allen Creek floodplain. This area is characterized by oddly-shaped blocks and a mixture of commercial storefronts, industrial Buildings and single-family homes.

The Old West Side historic district which makes up much of the character area is intended for infill development that preserves historic Buildings' assets, supports downtown activities, and provides non-motorized connections through preservation of a system of public and common open spaces.

415 W. Washington Development Scenario 1: Rezone to D2 zoning

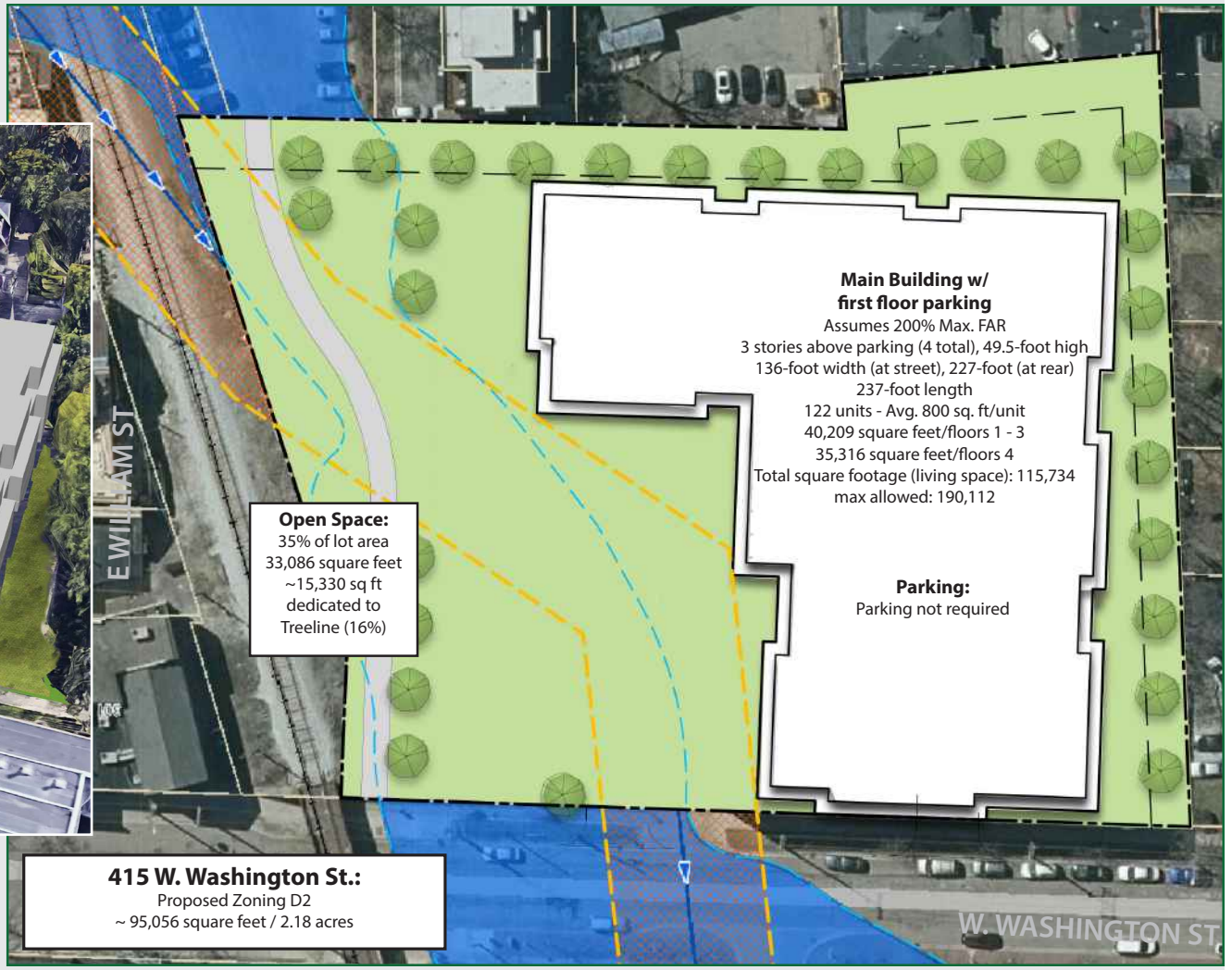
Parameters:

- Development of this site as D2 is consistent with the Master Plan.
- Development as D2 would be consistent to development to the north and east.
- Subject to secondary street frontage setback requirements and the First Street Character Zone.
- Located within the Old West Side Historic District.
- Ineligible for premiums as it is located within a Historic District and Floodway.
- Building is significantly limited by floodway and drainage easement.
- Assumes 15,000 sq. ft. donation to The Treeline.

Development Potential	
Number of Units	122
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	115,734 sq/ft
Building Height	3-stories, 49.5 feet

Zoning Requirements	
Lot Area	95,056 sq/ft (2.18 acres)
Setbacks	Front: 0 ft min Side: 10 ft when abutting any residential zoning district Rear: 20 ft when abutting any residential zoning district
Open Space	10%
Maximum Building Coverage	80%
Floor Area Ratio (FAR) Base	200% of lot area (FAR)
Character Area	First Street Character Zone
Building Height Max	Maximum is 60 feet and 3 stories at street wall.
Parking	Vehicular: None. Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	Yes
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	Yes, 32,000 sq/ft.

Develop under rezoned D2 zoning
-Perspective (top)
-Plan view (right)



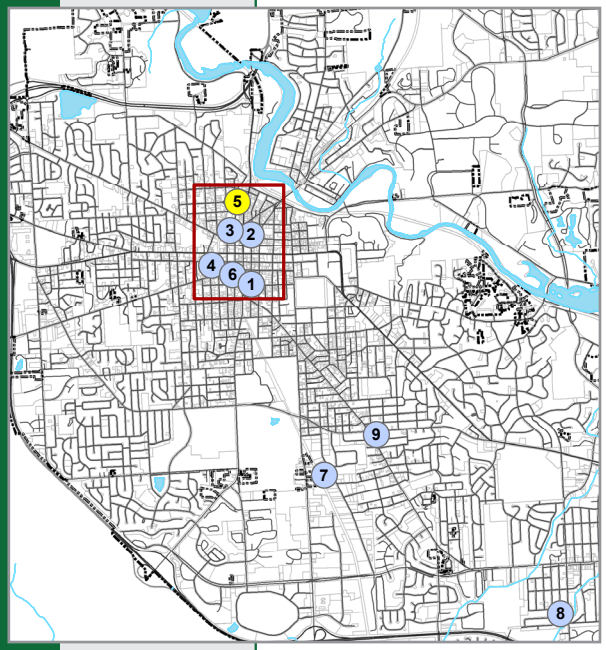
721 N. Main Street

721 N. Main Street is a +/- 5.26 acre site, currently owned by the City of Ann Arbor. The site is used by the City Public Services Department.

The site is currently zoned PL, Public Land.

Surrounding Land Use and Zoning include:

	Zoning	Land Use
North	C1, M1A	Residential, Warehousing
South	C1, M1A, R4D	Commercial, Single Family Residential
East	C1, PUD	Single-Family Residential, Institutional
West	M1	Railroad ROW



HOUSING ANALYSIS DOWNTOWN STUDY SITES

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Washtenaw County, Michigan

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7. 2000 S. Industrial
8. 3400 Platt
9. 1510 E. Stadium

Refer to "Housing Analysis Downtown Study Sites" Map

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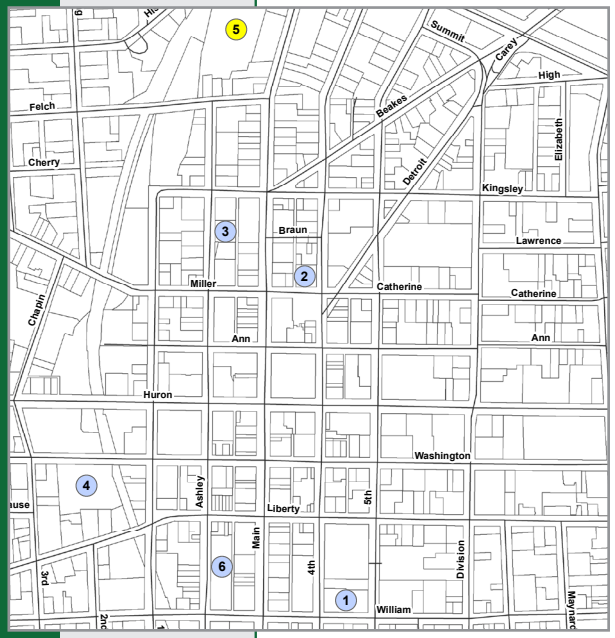

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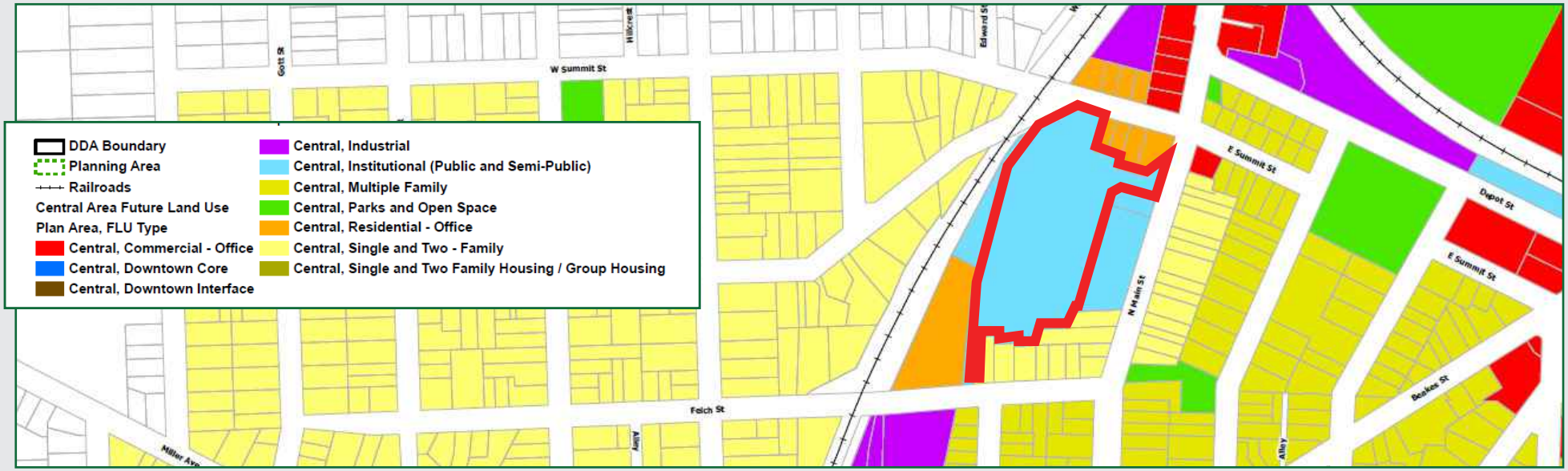
Central Area Land Use Map



Master Plan

The site is currently zoned as PL, Public Land, and C1, Local Business. Future land use goals designate this parcel as being Institutional (Public and Semi-Public). This parcel is currently located within the floodway, floodplain and county drain, and is located along the Treeline dedication route.

The intent of the C1 district is to serve the needs of surrounding residential neighborhoods with regulations designed to protect the abutting or surrounding residential land, as standards established are comparable to those of residential zoning districts. The PL district is intended to classify publicly-owned uses and land and permit the normal principal and incidental uses required to carry out governmental functions and services.

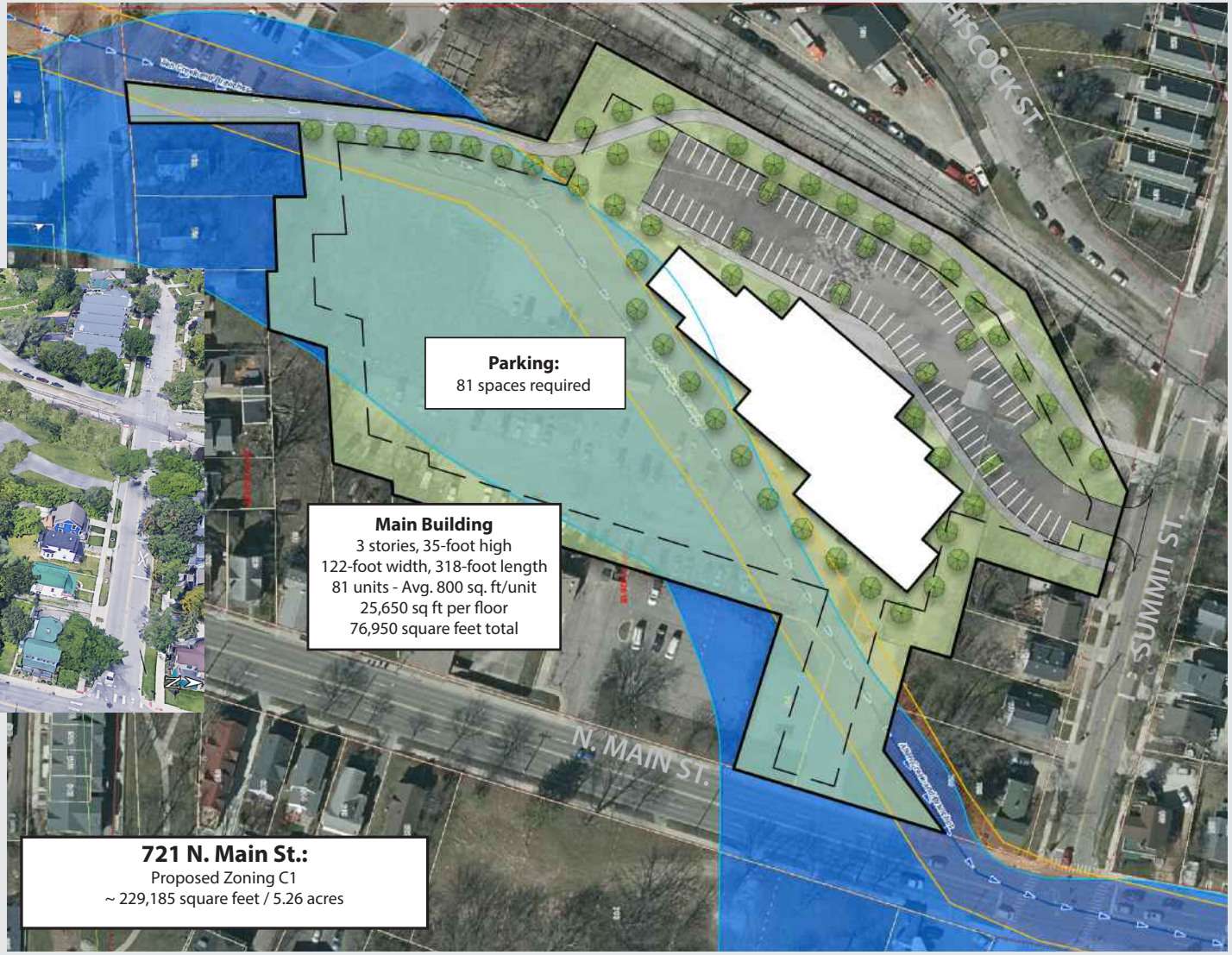
721 N. Main Street Scenario 1: Rezone to C1, Local Business District

Parameters:

- Rezoning to C1 is consistent with zoning districts of adjacent parcels to the north and east.
- Rezoning to C1 and development under C1 would be consistent with the Master Plan.
- Cannot reach 100% FAR due to site due to floodway, floodplain, and county drain.
- Assumes dedication to The Treeline.
- Assumes no development (including parking) on in floodplain and on county drain.
- Assumes allowance to park in County drain.

Development Potential	
Number of Units	81
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	76,950 sq/ft
Building Height	3-stories, 35 feet
Parking	81 surface spaces

Zoning Requirements	
Lot Area	229,185 sq/ft (5.26 acres)
Setbacks	Front: 10 feet minimum, 25 feet maximum Side: 30 feet where abutting residentially zoned land, otherwise none plus + 1 foot of additional setback for each foot of Building Height above 30 feet when abutting residentially zoned land. Rear: 30 feet where abutting residentially zoned land, otherwise none plus + 1 foot of additional setback for each foot of Building Height above 30 feet when abutting residentially zoned land.
Maximum Building Coverage	None
Floor Area Ratio (FAR) Base	100% of lot area (FAR)
Character Area	None
Building Height Max	3 stories, 35-feet
Parking	Vehicular: 1 space per dwelling unit. Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	Yes
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	Yes



Develop under rezoned C1 zoning

-Perspective (top)
-Plan view (right)

721 N. Main Street Development Scenario 2: Rezone to O, Office zoning

Parameters:

- Rezoning to O, Office is consistent with zoning districts of adjacent parcels to the south.
- Rezoning to C1 and development under C1 would be consistent with the Master Plan.
- Cannot reach 100% FAR due to floodway, floodplain, and county drain.
- Assumes dedication to The Treeline.
- Assumes no development (including parking) on in floodplain and on county drain.

Development Potential	
Number of Units	108
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	102,600 sq/ft
Building Height	4-stories, 55 feet
Parking	108 surface spaces

Zoning Requirements	
Lot Area	229,185 sq/ft (5.26 acres)
Setbacks	Front: 15 feet minimum, 40 feet maximum Side: 30 feet where abutting residentially zoned land, otherwise none plus + 1 foot of additional setback for each foot of building height above 30 feet when abutting residentially zoned land. Rear: 30 feet where abutting residentially zoned land, otherwise none plus + 1 foot of additional setback for each foot of building height above 30 feet when abutting residentially zoned land.
Maximum Building Coverage	None
Floor Area Ratio (FAR) Base	75% of lot area (FAR).
Character Area	None
Building Height Max	55 feet and 4 stories because within 300 feet of residentially zoned land
Parking	Vehicular: 1 space per dwelling unit. Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	Yes
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	Yes

Develop under rezoned O zoning

-Perspective (top)
-Plan view (right)

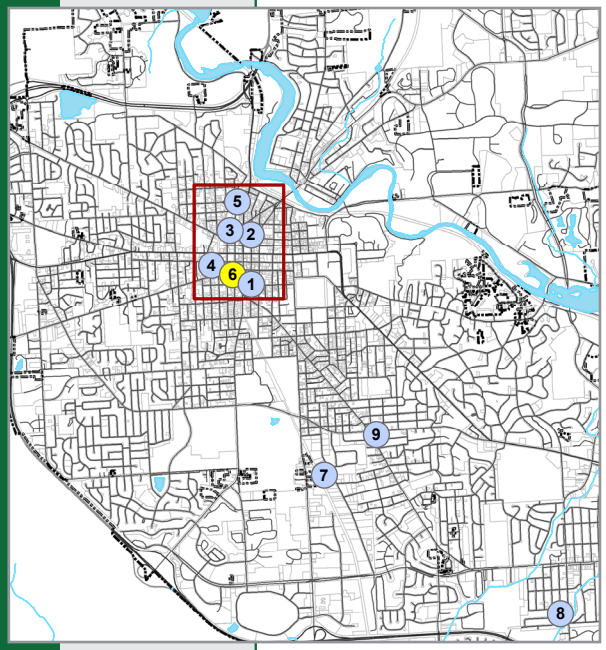
Kline Lot

The Kline Lot is a +/- 1.22 acre site, currently owned by the City of Ann Arbor. The site is used for 143 surface parking spaces.

The site is currently zoned D1, Downtown Core District.

Surrounding Land Use and Zoning include:

	Zoning	Land Use
North	D1	Commercial
South	D1	Commercial
East	D1	Mixed Use (commercial, residential, office)
West	D1	Commercial and Residential



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Washtenaw County, Michigan

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Refer to "Housing Analysis Downtown Study Sites" Map

July 25, 2019
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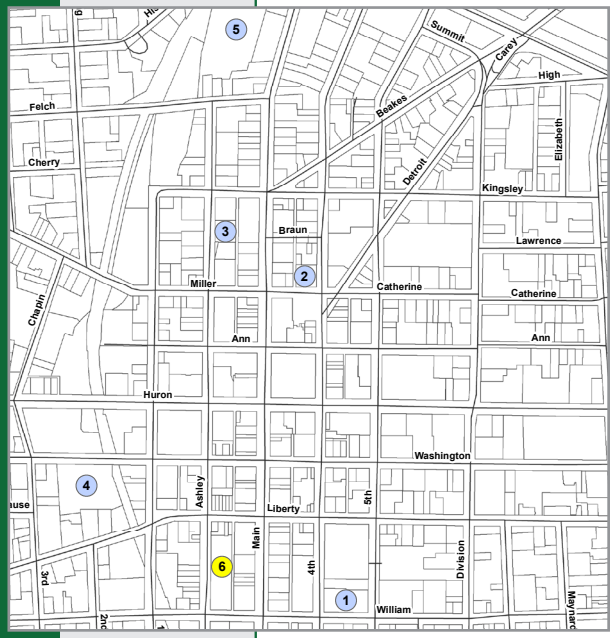
Ann Arbor, Michigan



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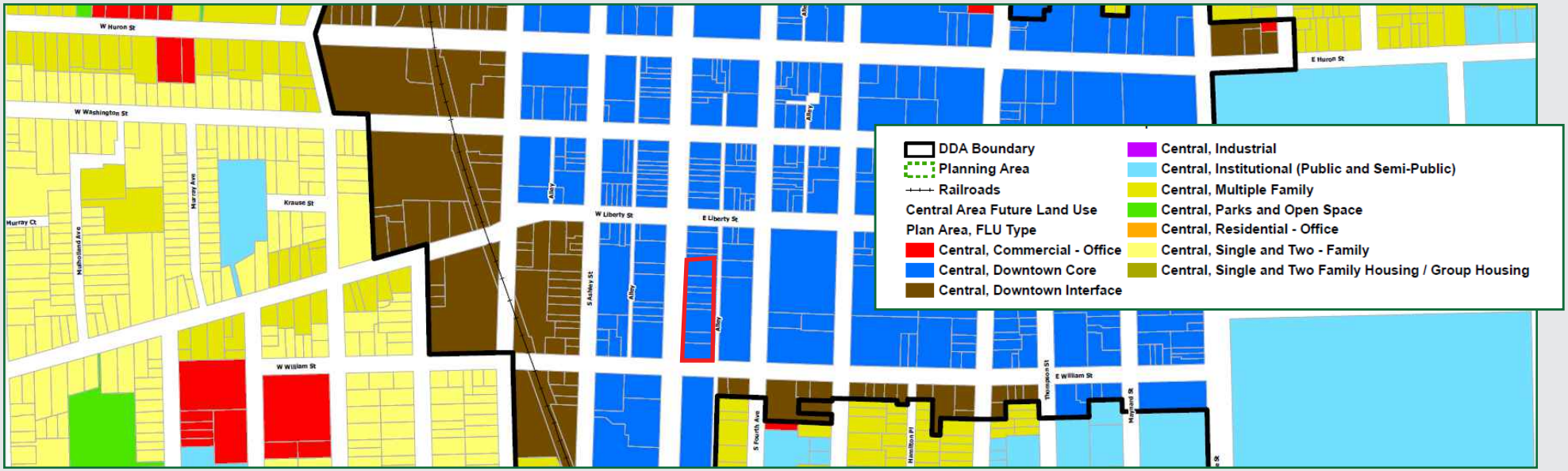
Central Area Land Use Map



Master Plan

The parcel is future land use planned as part of the Downtown Core. The goal of the downtown core is to encourage downtown's highest density development and tallest buildings to locate within the Core areas to create the critical mass of activity and density needed to support a range of central retail, service, cultural, residential, and entertainment functions and transportation modes.

The Core area includes downtown's largest retail areas; its principal civic functions (city, county, and federal government services; the central library); major hotels; and much of downtown's highest density development.

The positive characteristics found in the Downtown Core can be maintained and strengthened while encouraging higher density development to concentrate in downtown's Core Areas.

In addition, its located in the Main Street Character District. Because of its location within the Main Street Character District, future development of this lot shall maintain the traditional rhythm of existing storefronts along the street edge and varying parapet lines.

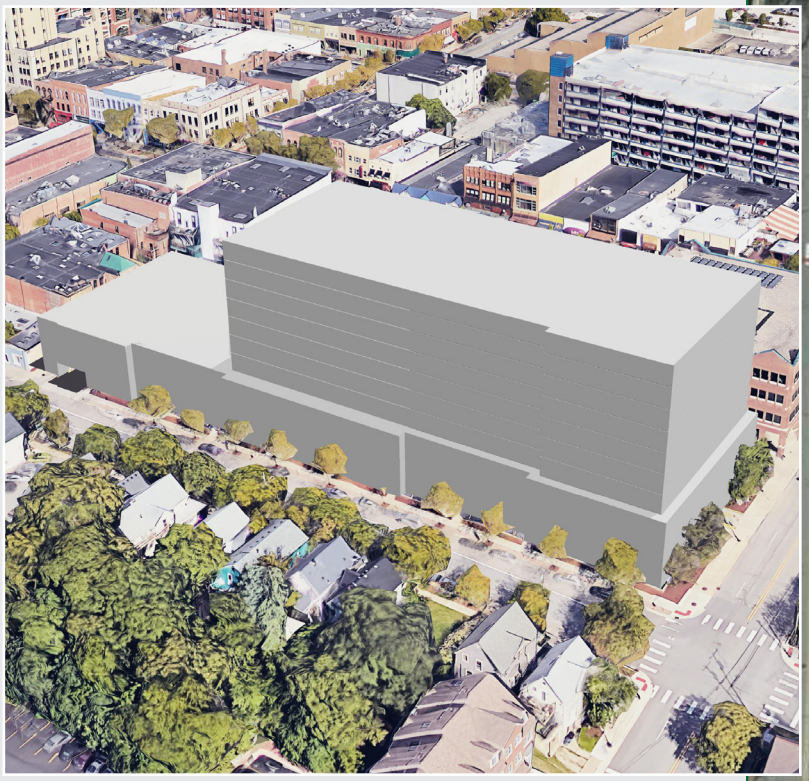
Kline Lot Development Scenario 1: Develop under existing D1 zoning with Residential Use Premium

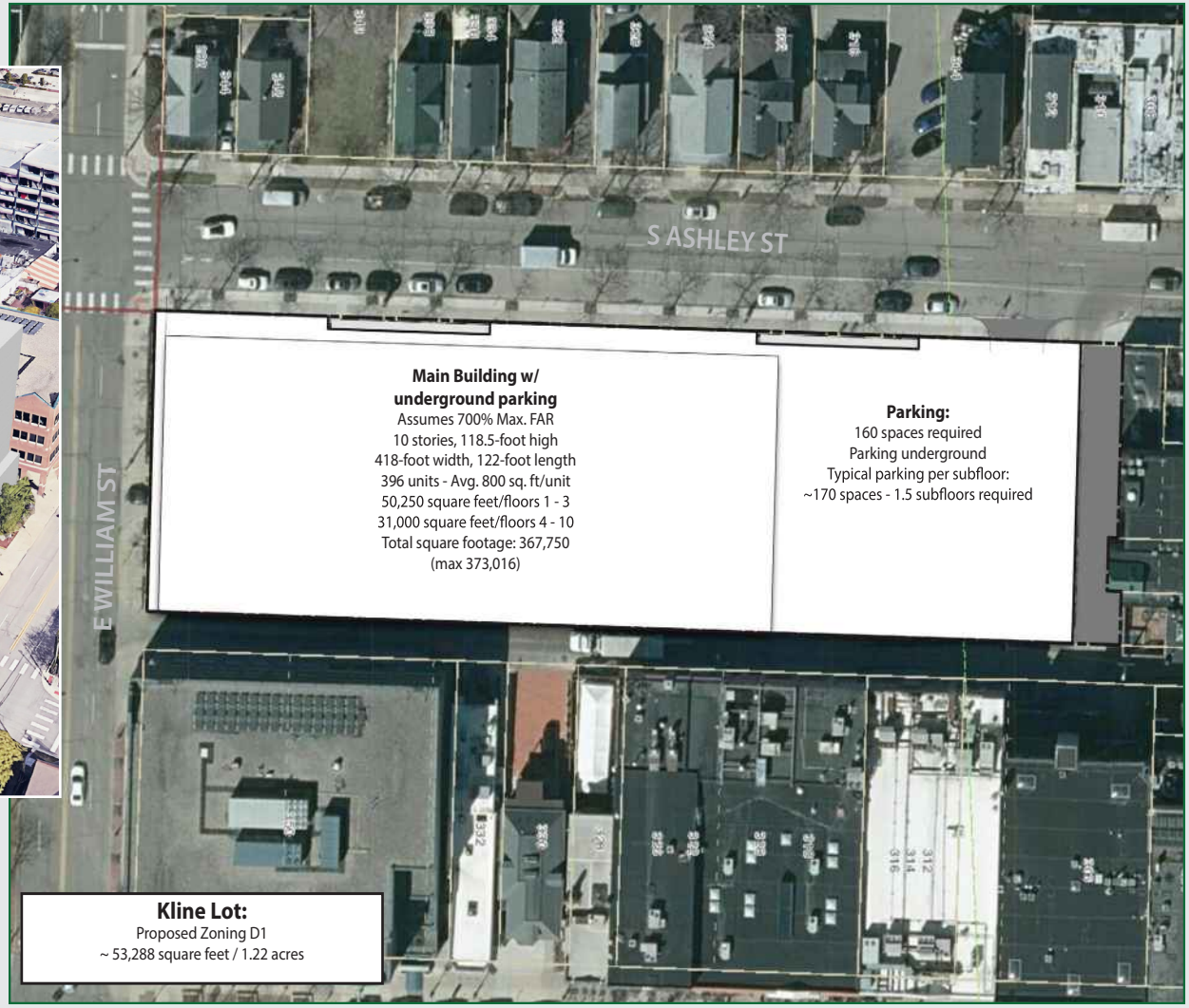
Parameters:

- 700% FAR with Residential Use Premium
- Development as D1 is by-right.
- Development as D1 would be consistent to development to the north and east.
- Development is subject to secondary street frontage requirements and Main Street Character District.
- Did not reach height maximum on 180 feet due to limitation of 700% FAR.
- Currently includes 143 public parking spaces.

Development Potential	
Number of Units	396
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	367,750 sq/ft
Building Height	10-stories, 118 feet

Zoning Requirements	
Lot Area	53,288 sq/ft (1.22 acres)
Setbacks	Front: 0 min, 10 ft at the streetwall max. Side: None Rear: None
Maximum Building Coverage	No Maximum
Floor Area Ratio (FAR) Base	700% of lot area (FAR)
Character Area	Main Street Character District
Building Height Max	Maximum of 180 feet and 4 stories at street wall
Parking	Vehicular: 160 (1 space per 1,000 sq. ft. exceeding 400% FAR) Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	No
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	No





Develop under existing D1 zoning with Residential Use Premium

-Perspective (top)
-Plan view (right)

Kline Lot Development Scenario 2: Develop under existing D1 zoning with Affordable Housing Premium

Parameters:

- 900% FAR with Affordable Housing Premium.
- Maximizes potential affordable housing units.
- Development as D1 is by-right.
- Development as D1 would be consistent to development to the north and east.
- Development is subject to secondary street frontage requirements and Main Street Character District.
- Did not reach height maximum on 180 feet due to limitation of 400% FAR.

Development Potential	
Number of Units	509
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	479,592 sq/ft
Building Height	13-stories, 153 feet

Zoning Requirements	
Lot Area	53,288 sq/ft (1.22 acres)
Setbacks	Front: 0 min, 10 ft at the streetwall max. Side: None Rear: None
Maximum Building Coverage	No Maximum
Floor Area Ratio (FAR) Base	900% of lot area with affordable housing premiums.
Character Area	Main Street Character District
Building Height Max	Maximum of 180 feet and 4 stories at street wall
Parking	Vehicular: 267 (1 space per 1,000 sq. ft. of Floor Area exceeding 400% FAR) Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	No
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	No

Develop under existing D1 zoning, with Affordable Housing Premium

-Perspective (top)

-Plan view (right)

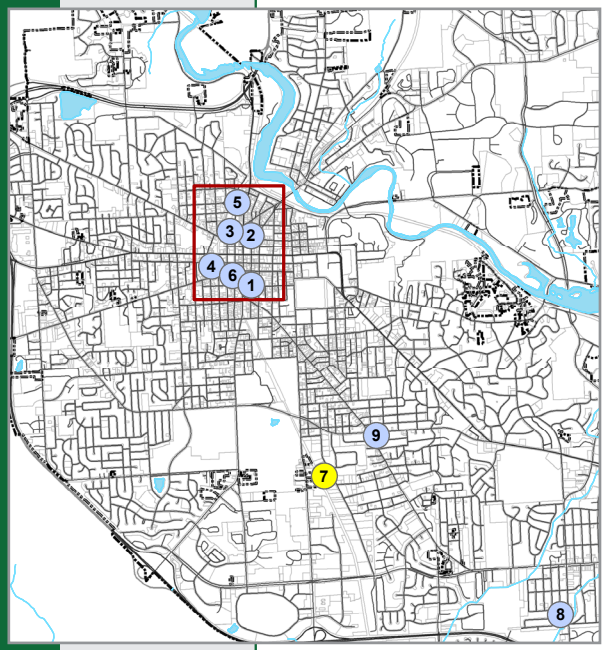
2000 S. Industrial Highway

2000 S. Industrial is a +/- 4.00 acre site, currently owned by the Ann Arbor Housing Commission. The site abuts the Ann Arbor Railroad. There is an existing water tower on site that will remain.

The site is currently zoned PL, Public Land

Surrounding zoning and land use include:

	Zoning	Land Use
North	PL	U.S. Army Reserve
South	M1	Light Industrial
East	M1	Light Industrial
West	M1A, Township	Railroad ROW



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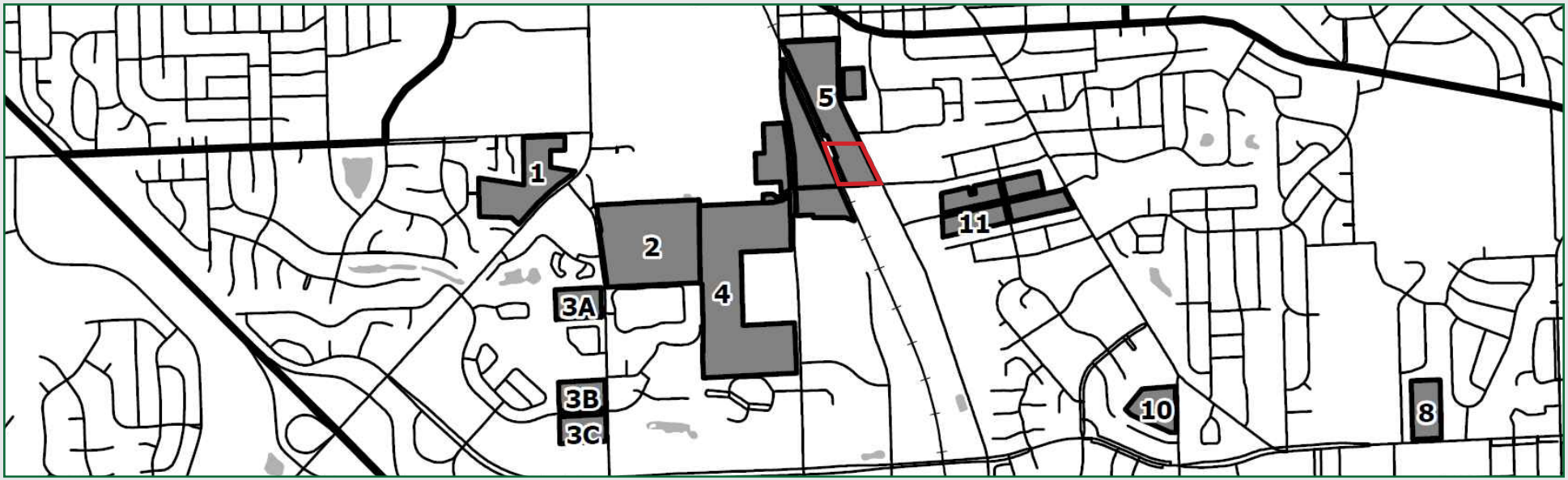
Ann Arbor, Michigan

Site Specific Land Use Recommendations (South Area)



Land Use Element Master Planned:
Site 5 in South Area

Site 5: Both sides of State Street to the south end of the U of M Golf Course, and the north end of South Industrial. As sites are annexed into the City, uses consistent with the light industrial district should be encouraged. Residential and commercial uses should be discouraged, except for the parcels adjacent to the Stimson and South Industrial commercial area. This area could serve as a location for a City garage facility since it is zoned or master planned appropriately and is centrally located. If ORL zoning is desired in this vicinity, the area zoned M1 and M2 south of the proposed Koning Drive has large parcels and land uses that fit the intent of the district. -Page 111

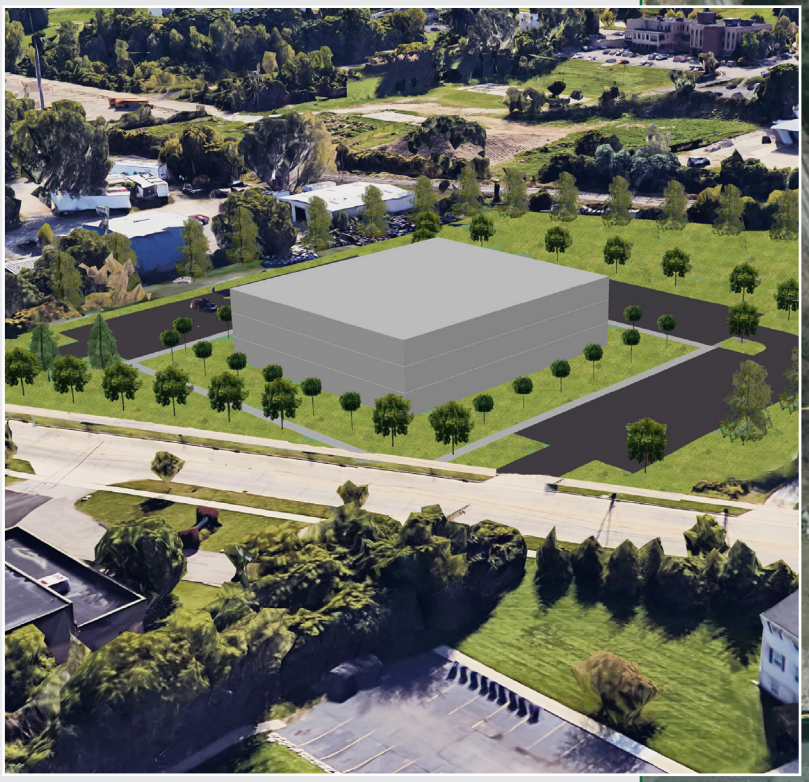
2000 S. Industrial Highway Scenario 1: Rezone to R4B, Multiple-Family Dwelling District

Parameters:

- Development as R4B would be consistent to development to the east.
- Development as R4B would have limited impact upon adjacent properties to south, north, and west.
- Maintains water storage facility.

Development Potential	
Number of Units	52
Building Type	Apartment
Avg. Unit Size	820 sq/ft
Total Building Size	50,013 sq/ft
Building Height	3-stories, 35 feet

Zoning Requirements	
Lot Area	178,058 sq/ft (4.09 acres)
Maximum Dwelling Units Per Acre (15 units per acre)	4.09 x 15 =61 units
Minimum Lot Area Per Dwelling Units (2,900 sq/ft per unit)	2,900 sq/ft = 61 units
Minimum Open Space	55% (97,930 sq/ft)
Recreational Open Space per Unit	100 x 300 sq/ft = 30,000 sq/ft
Setbacks	Front: 15 min, 40 max Side: 12 plus + the minimum building height setback Rear: 30 plus + the minimum building height setback
Maximum Building Height	Maximum of 35 feet or 45 feet for Buildings with parking below at least 35% of the building
Parking	Vehicle: 104 (2 spaces per dwelling unit). Bike: 1 space per 5 dwelling units, 50% enclosed, and 50% fixed hoop style racks.
Consistent with Master Plan	Yes, with appropriate buffering
Floodplain / Floodway	No
Treeline Dedication	No



Develop under R4B zoning
-Perspective (top)
-Plan view (right)

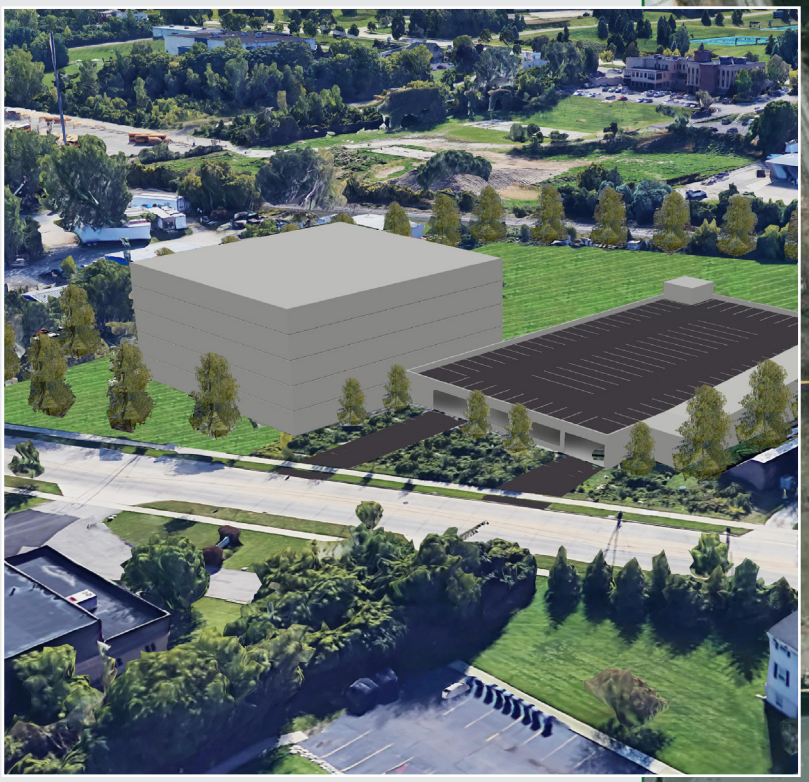
2000 S. Industrial Highway Scenario 2: Rezone to R4D, Multiple-Family Dwelling District

Parameters:

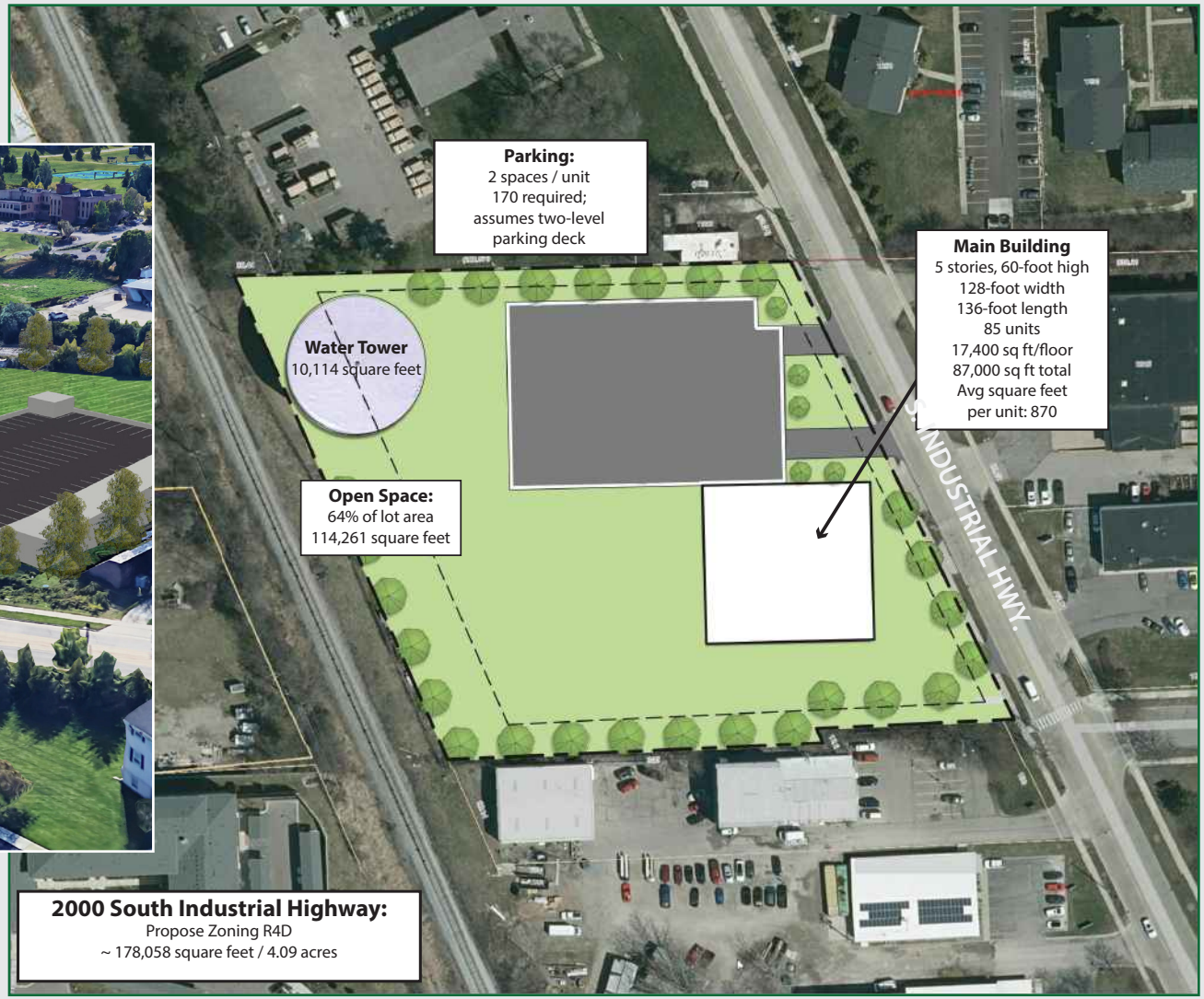
- Development as R4D would have limited impact upon adjacent properties to south, north, and west.
- Rezoning to R4D provides increased residential density.
- Maintains water storage facility.
- Open space requirements of 50% resulted the need for structured parking.

Development Potential	
Number of Units	85
Building Type	Apartment
Avg. Unit Size	870 sq/ft
Total Building Size	87,000 sq/ft
Building Height	5-stories, 60 feet

Zoning Requirements	
Lot Area	178,058 sq/ft (4.09 acres)
Maximum Dwelling Units Per Acre (25 units per acre)	4.09 x 25 =102 units
Minimum Lot Area Per Dwelling Units (1,740 sq/ft per unit)	1,740 sq/ft = 102 units
Minimum Open Space	50% (89,030 sq/ft)
Recreational Open Space per Unit	100 x 300 sq/ft = 30,000 sq/ft
Setbacks	Front: 15 min, 40 max Side: 30 plus + the minimum building height setback Rear: 30 plus + the minimum building height setback
Maximum Building Height	120 feet
Parking	Vehicle: 170 (2 spaces per dwelling unit). Bike: 1 space per 5 dwelling units, 50% enclosed, and 50% fixed hoop style racks.
Consistent with Master Plan	Yes, with appropriate buffering
Floodplain / Floodway	No
Treeline Dedication	No



Develop under
R4D zoning
-Perspective (top)
-Plan view (right)



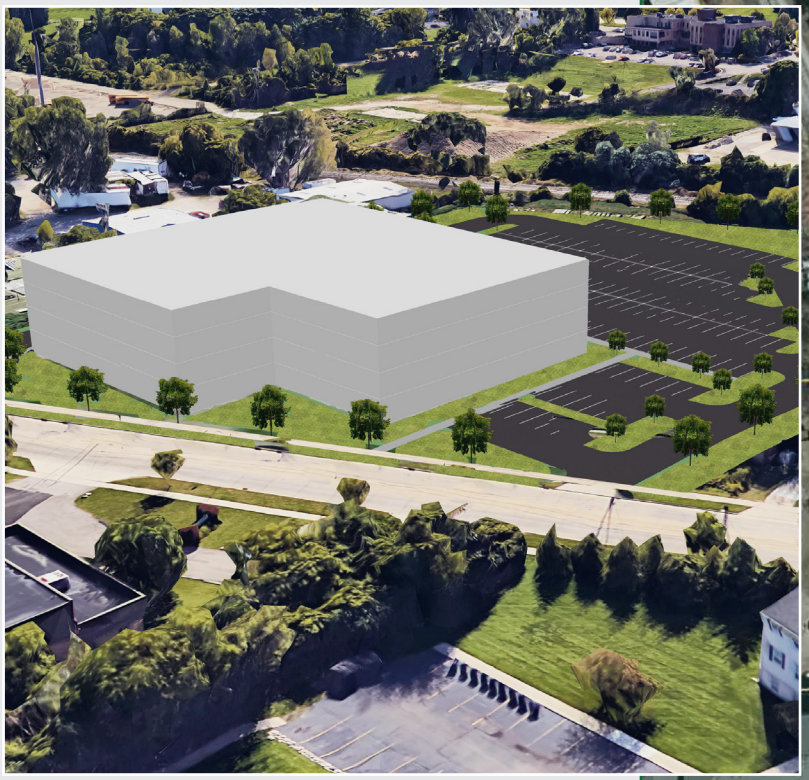
2000 S. Industrial Highway Scenario 3: Rezone to O, Office District

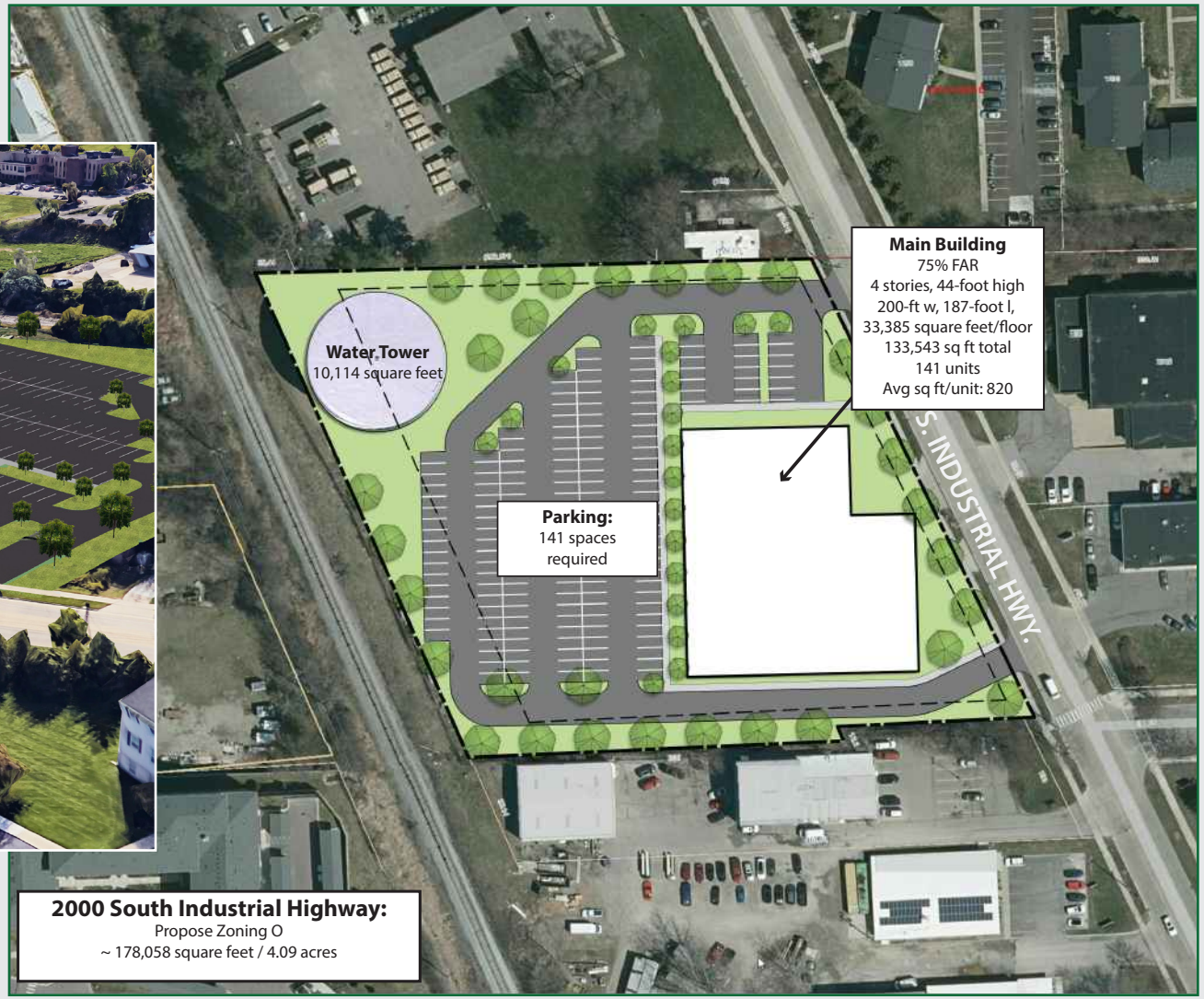
Parameters:

- Development as O, Office District, would have limited impact upon adjacent properties to south, north, and west.
- Rezoning to O, Office District, provides increased residential density and opportunity for office uses.
- Maintains water storage facility.

Development Potential	
Number of Units	141
Building Type	Apartment
Avg. Unit Size	820 sq/ft
Total Building Size	133,543 sq/ft
Building Height	4-stories, 44 feet

Zoning Requirements	
Lot Area	178,058 sq/ft (4.09 acres)
Floor Area Ratio (F.A.R)	75%
Minimum Open Space	Not applicable
Recreational Open Space per Unit	Not applicable
Setbacks	Front: 15 min, 40 max Side: 30 plus + the minimum building height setback Rear: 30 plus + the minimum building height setback
Maximum Building Height	No maximum except in any area on a parcel extending 300 feet from an abutting residentially zoned land, the maximum height limits shall be 55 feet and 4 stories.
Parking	Vehicle: 141 (1 space per dwelling unit). Bike: 1 space per 5 dwelling units, 50% enclosed, and 50% fixed hoop style racks.
Consistent with Master Plan	Yes, with appropriate buffering
Floodplain / Floodway	No
Treeline Dedication	No





Develop under
O zoning
-Perspective (top)
-Plan view (right)

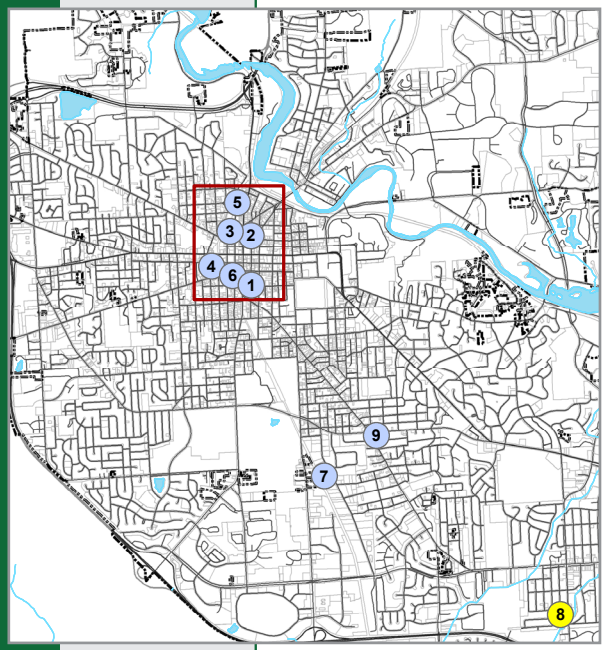
3400 Platt

3400 Platt is a +/- 1.31 acre site that consists of four parcels. The site is currently owned by the City of Ann Arbor Housing Commission. The site is vacant.

The site is currently zoned R1-C.

Surrounding zoning and land use include:

	Zoning	Land Use
North	R1-C	Single-Family Residential
South	R1-C	Single-Family Residential
East	R4B	Multi-Family Residential
West	R-1C	Single-Family Residential



HOUSING ANALYSIS STUDY SITES

City of Ann Arbor
Washtenaw County, Michigan

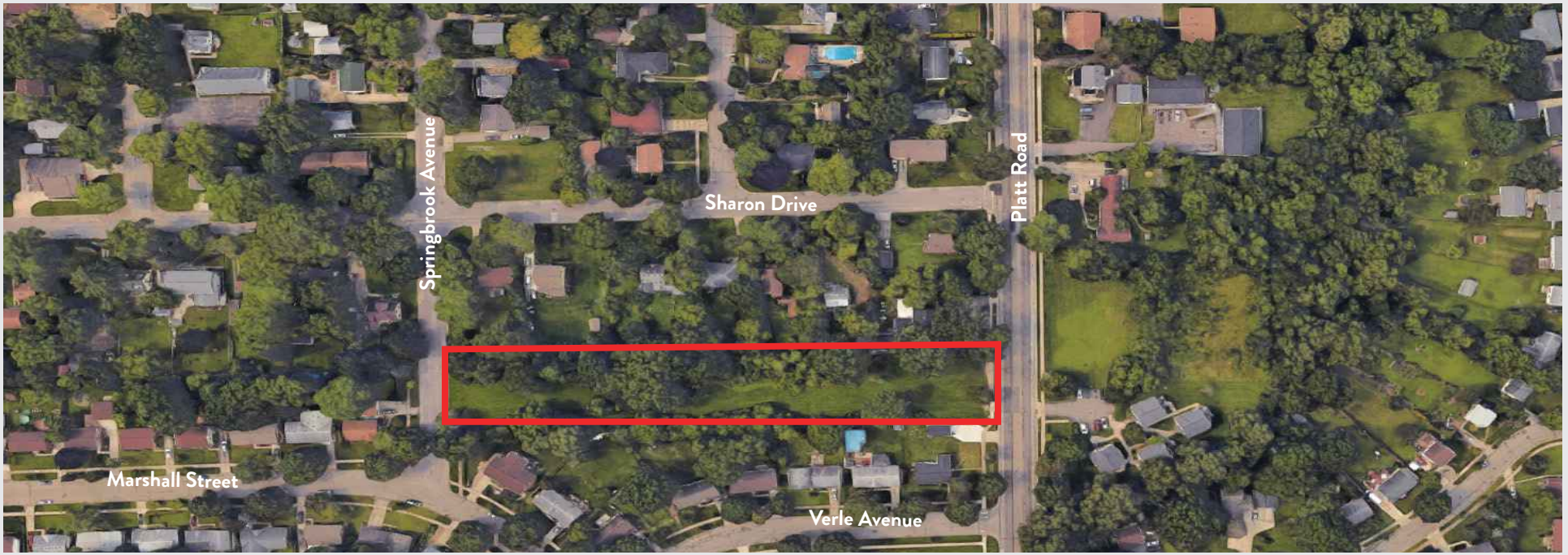
Study Sites

1. 350 S. Fifth
2. 121 Catherine
3. 404 N. Ashley
4. 415 W. Washington
5. 721 N. Main
6. The Kline Lot
7. 2000 S. Industrial
8. 3400 Platt
9. 1510 E. Stadium

Refer to "Housing Analysis Downtown Study Sites" Map

July 25, 2019
Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan

Site Specific Land Use Recommendations (South Area)



Master Plan

The prospective site is made up of four parcels, which are currently zoned as R1-C, and designated within the City's Future Land Use Map as being Single Family Detached. Altogether, they have a total square footage of 1.31 acres.

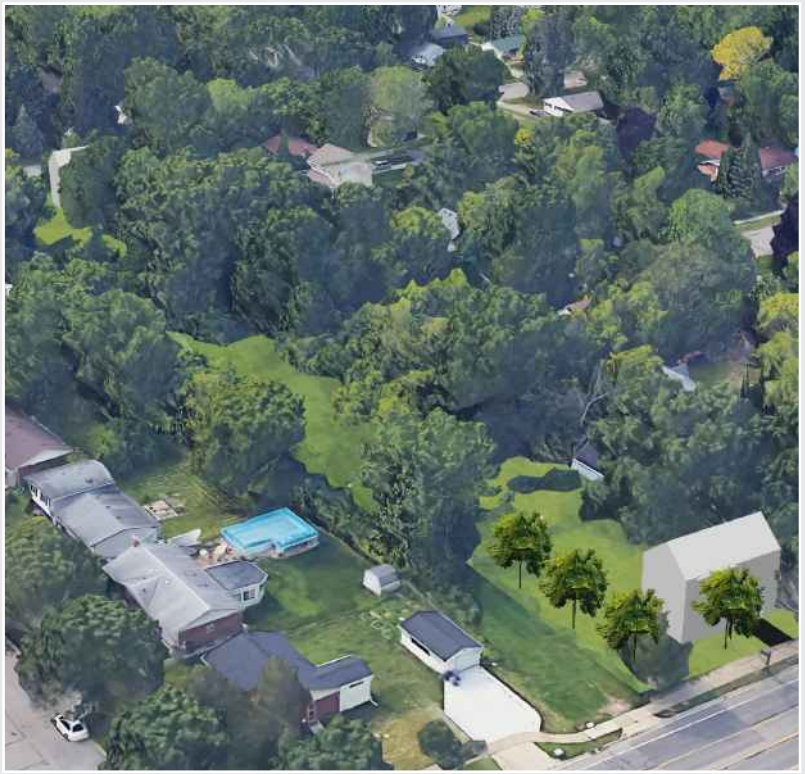
3400 Platt Road Scenario 2: Rezone to R1C, Single-Family Dwelling District

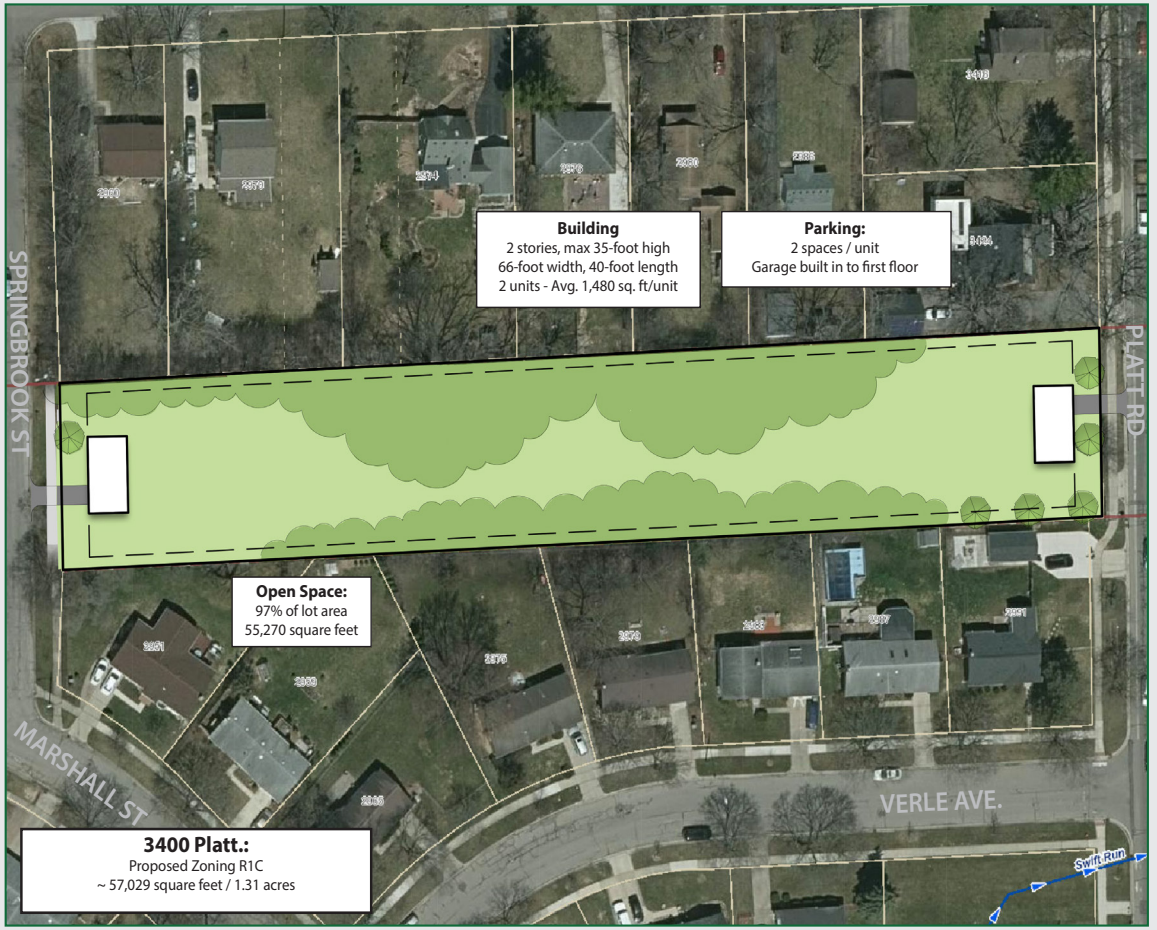
Parameters:

- Cannot maximize number of units because of limited access and setbacks.
- Long and narrow site configuration makes the site difficult to develop with setbacks.
- Although not the exact same zoning district as adjacent parcels, the proposed zoning R1C is similar to those parcels north, south and west as they are all single-family residential zoning designations.
- The proposed zoning as R1C is consistent with the City's Future Land Use Goals, as it is designated as being single-family detached, and this zoning classification is a single-family residential district.

Development Potential	
Number of Units	2
Building Type	Single Family
Avg. Unit Size	1,480 sq/ft
Total Building Size	2,960 sq/ft
Building Height	2-stories, 30-feet
Parking	4

Zoning Requirements	
Lot Area	57,029 sq/ft (1.31 acres)
Minimum Lot Area Per Dwelling Units (4,000 sq/ft per unit)	7,200 sq/ft per dwelling unit = 7 units
Setbacks	Front: 25 min, 40 max Side: 5 feet Rear: 30 feet
Maximum Building Height	Maximum 30 feet
Parking	Vehicle: 1 space per dwelling unit. Bike: 1 space per 5 dwelling units, 50% enclosed, and 50% fixed hoop style racks.
Consistent with Master Plan	Yes, Area is intended to be Single Family Detached.
Floodplain / Floodway	No
Treeline Dedication	No





Develop under
R1C zoning
-Perspective (top)
-Plan view (right)

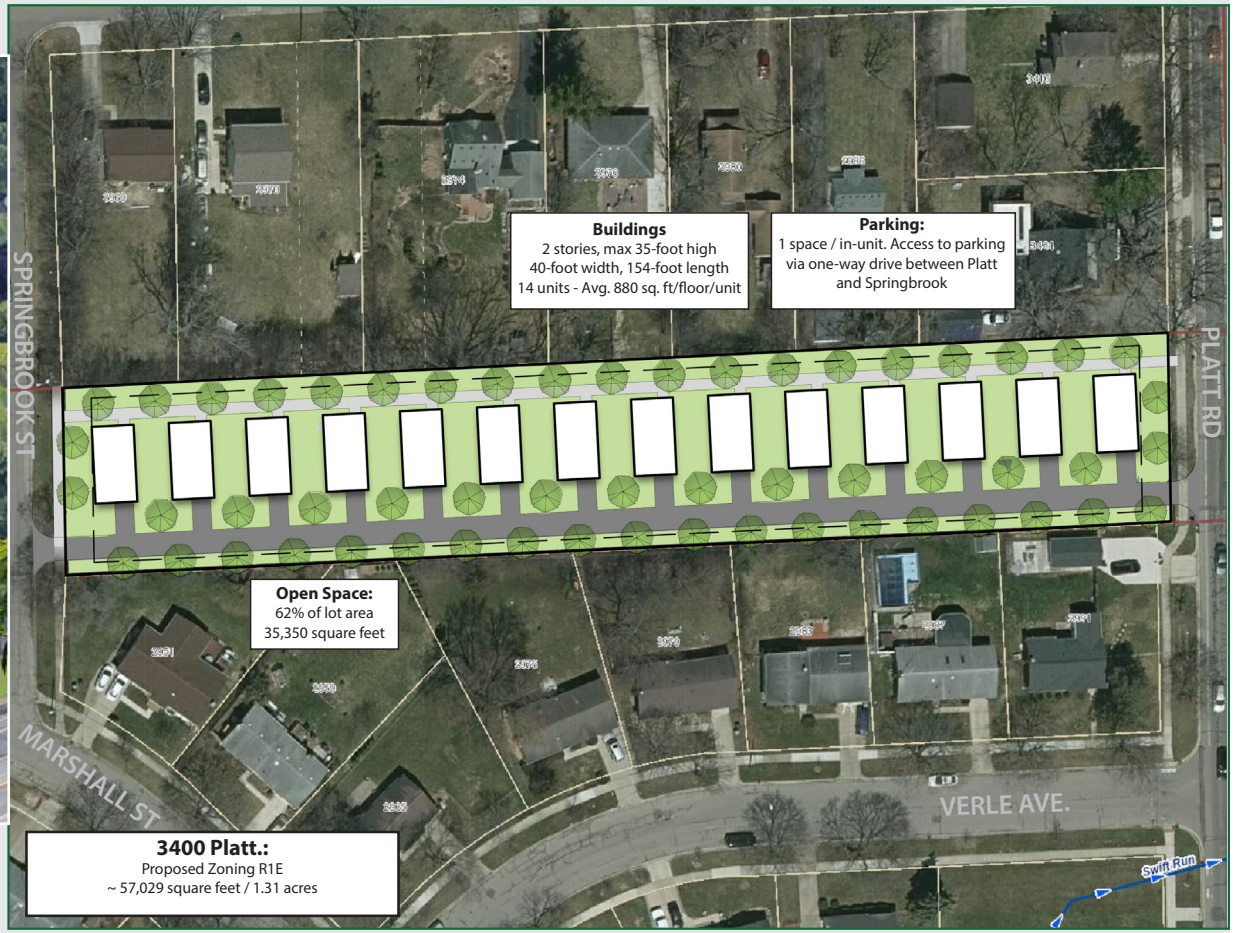
3400 Platt Road Scenario 1: Rezone to R1E, Single-Family Dwelling District

Parameters:

- Long and narrow site configuration makes the site difficult to develop with setbacks.
- Although not the exact same zoning district as adjacent parcels, the proposed zoning R1E is similar to those parcels north, south and west as they are all single-family residential zoning designations.
- The proposed zoning as R1E is consistent with the City's Future Land Use Goals, as it is designated as being single-family detached, and this zoning classification is a single-family residential district.

Development Potential	
Number of Units	14
Building Type	Single Family
Avg. Unit Size	880 sq/ft if 1-story; 1,760 sq/ft if 2-story
Total Building Size	12,320 sq/ft
Building Height	2 stories, 30-feet

Zoning Requirements	
Lot Area	57,029 sq/ft (1.31 acres)
Minimum Lot Area Per Dwelling Units (4,000 sq/ft per unit)	4,000 sq/ft per dwelling unit = 14 units
Setbacks	Front: 15 min, 40 max Side: 3 feet Rear: 20 feet
Maximum Building Height	Maximum 30 feet
Parking	Vehicle: 14 (1 space per dwelling unit). Bike: 1 space per 5 dwelling units, 50% enclosed, and 50% fixed hoop style racks.
Consistent with Master Plan	Yes, Area is intended to be Single Family Detached.
Floodplain / Floodway	No
Treeline Dedication	No



Develop under
R1E zoning
-Perspective (top)
-Plan view (right)

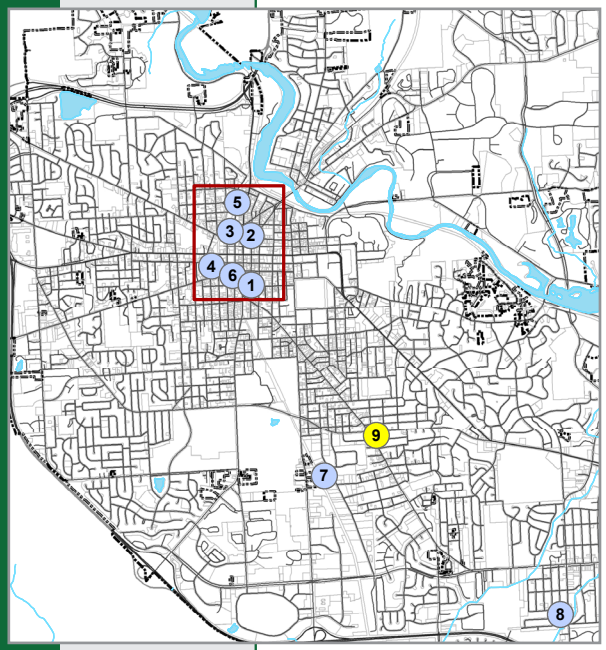
1510 E. Stadium Boulevard

1510 E. Stadium a +/- 1.22 acre site, currently owned by the City of Ann Arbor. The site is a former fire station. The building is still used by the Fire Department for storage.

The site is currently zoned R1C.

Surrounding zoning and land use include:

	Zoning	Land Use
North	R1-C	Single-Family Residential
South	R1-C	Single-Family Residential
East	R1-C	Single-Family Residential
West	C-3	Gas Station; Auto Repair (Citgo)



HOUSING ANALYSIS STUDY SITES

City of Ann Arbor
Washtenaw County, Michigan

Study Sites

1. 350 S. Fifth
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3. 404 N. Ashley
4. 415 W. Washington
5. 721 N. Main
6. The Kline Lot
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8. 3400 Platt
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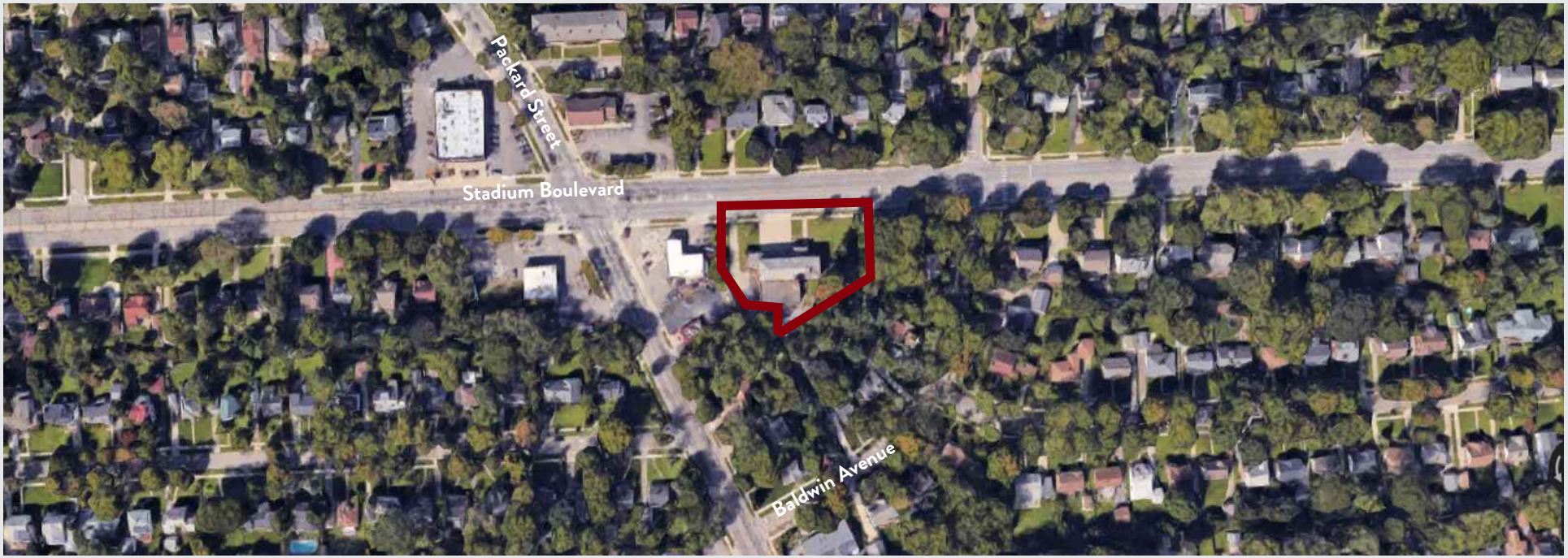
Refer to "Housing Analysis Downtown Study Sites" Map

September 5, 2019
Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan

Site Specific Land Use Recommendations (South Area)



Master Plan

The site is designated within the Master Plan's Future Land Use Goals as remaining within the same zoning district, R1-C, Single-Family Detached. Single-Family Zoning Districts are intended to provide an environment of Single-Family detached dwellings and related facilities to serve residents and should be convenient to commercial facilities in other zoning districts and to public transportation.

These districts are intended to encourage the preservation and continuation of the longstanding residential fabric in existing neighborhoods of predominantly Single-Family Dwellings, along with other related facilities that serve the residents in these districts.

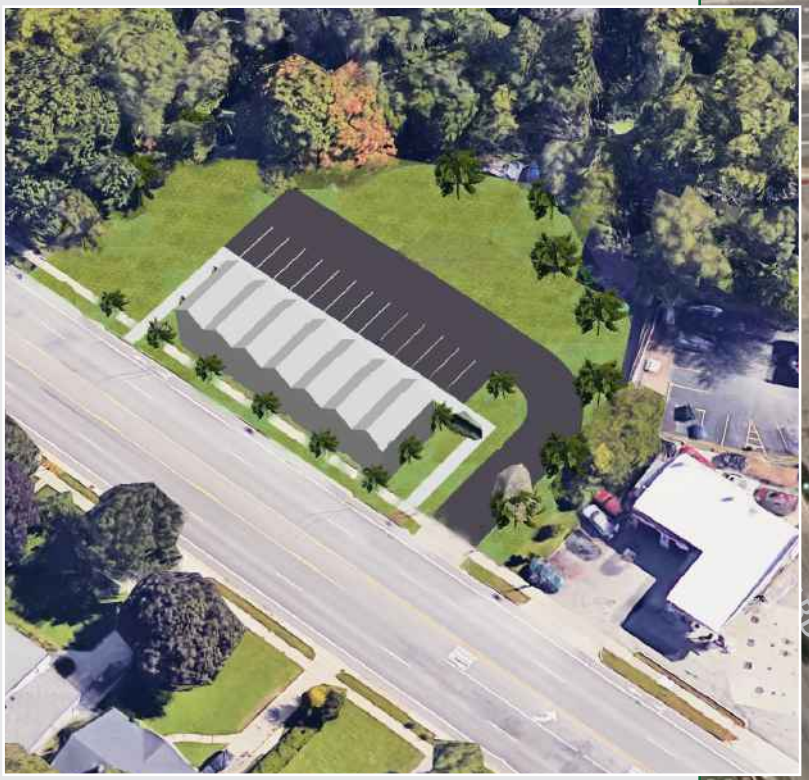
1510 E. Stadium Boulevard Scenario 1: Rezone to R3, Townhouse Dwelling District

Parameters:

- The existing vacant fire station would need to be demolished.
- Landscape buffer provided between adjacent residential uses.
- Rezoning to R3, Townhouse Dwelling District is marginally consistent with the Master Plan as a townhouse use is complementary to single-family residential use.
- One parcel from intersection with four commercial uses.

Development Potential	
Number of Units	7
Building Type	Townhomes
Avg. Unit Size	900 sq/ft
Total Building Size	3,150 sq/ft
Building Height	2 stories, 30-feet

Zoning Requirements	
Lot Area	32,804 sq/ft (0.75 acres)
Maximum Dwelling Units Per Acre (10 units per acre)	0.75 x 10 = 7 units
Minimum Lot Area Per Dwelling Units (4,300 sq/ft per unit)	4,300 sq/ft = 7 units
Minimum Open Space	65% (21,711 sq/ft)
Recreational Open Space per Unit	7 x 300 sq/ft = 2,100 sq/ft
Setbacks	Front: 15 min, 40 max Side: 20 plus + the minimum building height setback Rear: 30 plus + the minimum building height setback
Maximum Building Height	35 or 45 feet for Buildings with parking below at least 35% of the Building
Parking	Vehicle: 14 (2 spaces per dwelling unit). Bike: 1 space per 5 dwelling units, 50% enclosed, and 50% fixed hoop style racks.
Consistent with Master Plan	Possibly, with appropriate buffering
Floodplain / Floodway	No
Treeline Dedication	No



Develop under
R3 zoning
- -Perspective (top)
- -Plan view (right)

1510 E. Stadium Boulevard Scenario 2: Rezone to R-4B, Multiple-Family Dwelling District

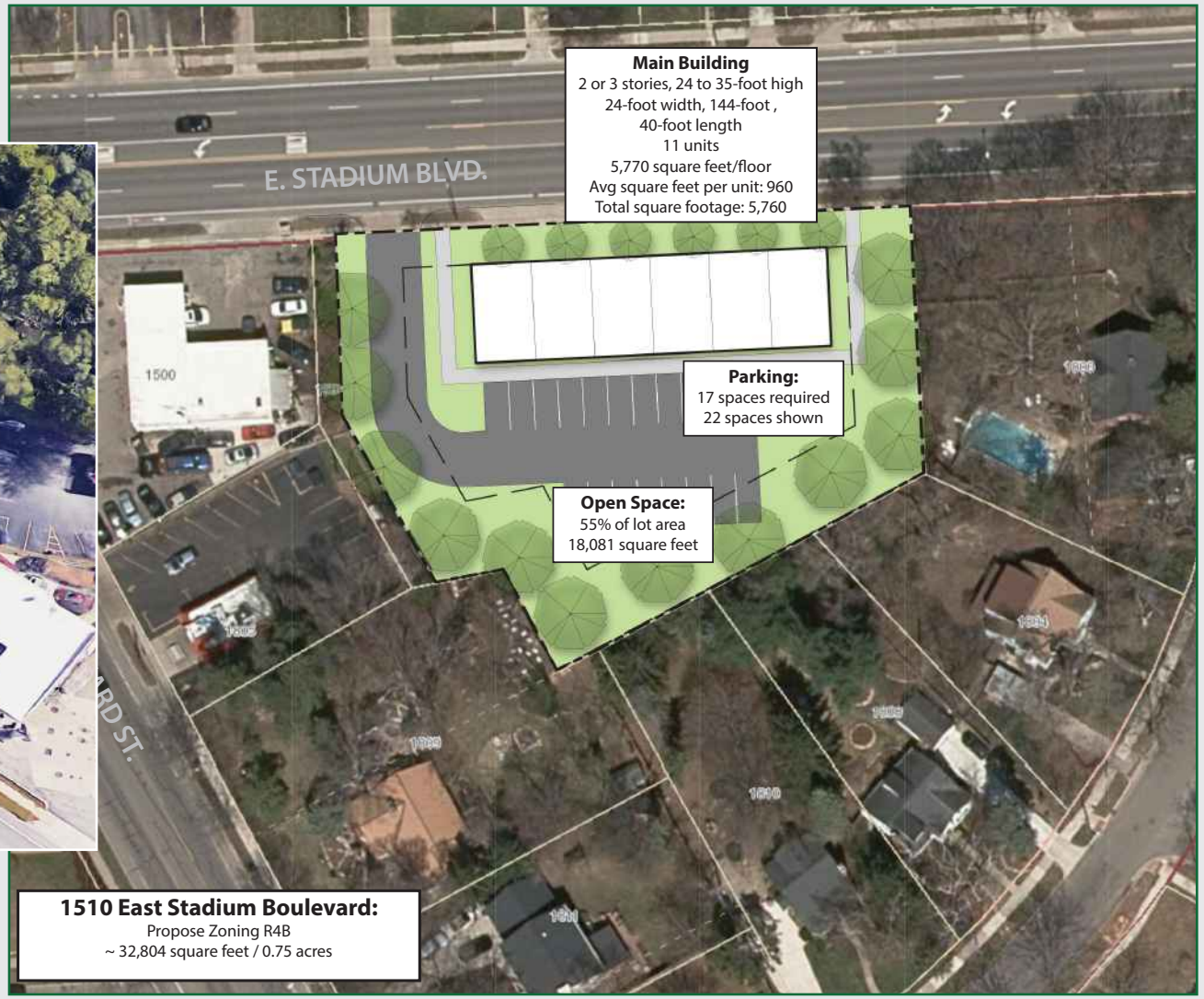
Parameters:

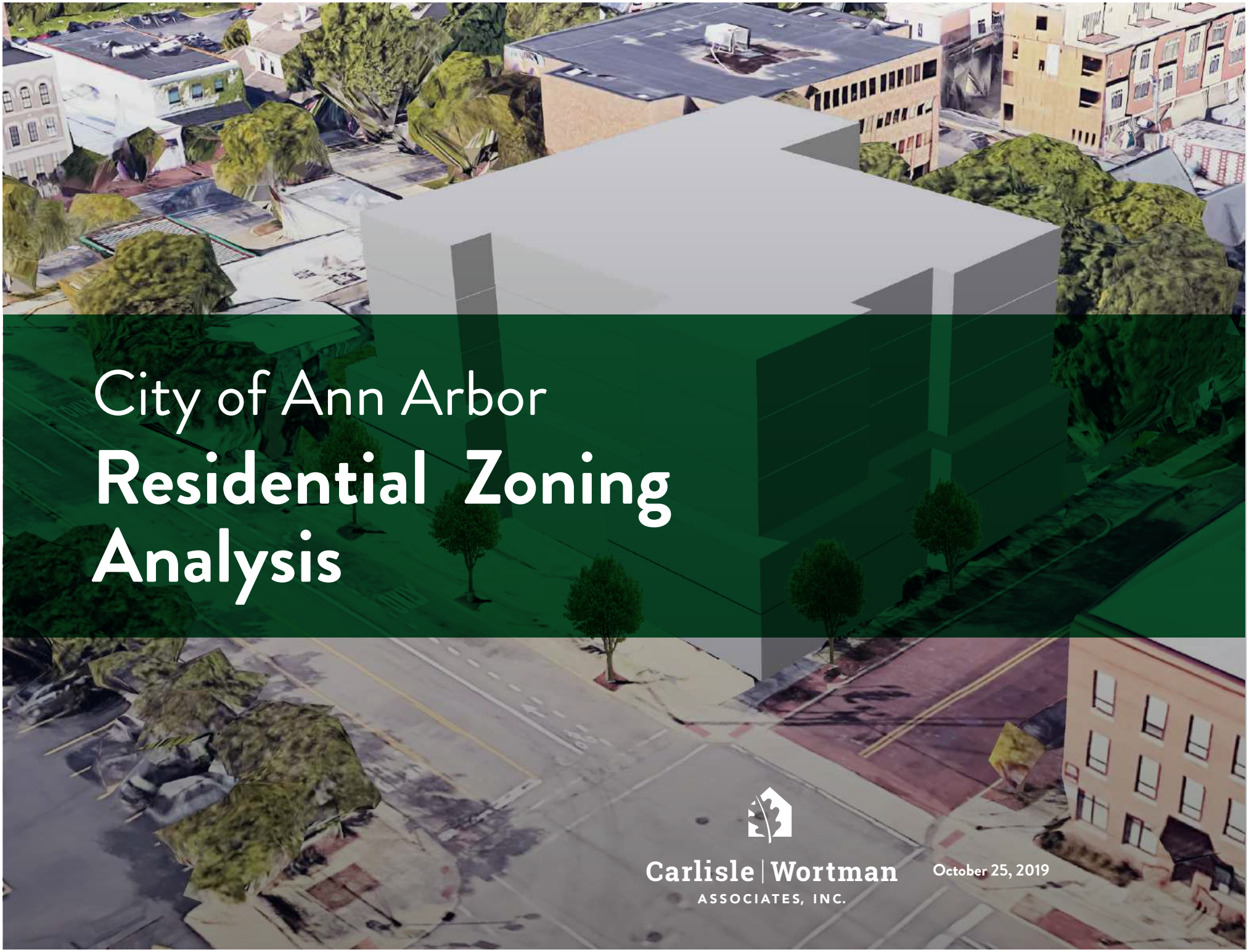
- The existing vacant fire station would need to be demolished.
- Landscape buffer provided between adjacent residential uses.
- One parcel from intersection with four commercial uses.
- Multi-family deviates from Master Plan.

Development Potential	
Number of Units	11
Building Type	Stacked Flat
Avg. Unit Size	960 sq/ft
Total Building Size	5,770 sq/ft
Building Height	3-stories, 35 feet

Zoning Requirements	
Lot Area	32,804 sq/ft (0.75 acres)
Maximum Dwelling Units Per Acre (15 units per acre)	0.75 x 15 = 11 units
Minimum Lot Area Per Dwelling Units (2,900 sq/ft per unit)	2,900 sq/ft = 11 units
Minimum Open Space	55% (18,018 sq/ft)
Recreational Open Space per Unit	11 x 300 sq/ft = 3,300 sq/ft
Setbacks	Front: 15 min, 40 max Side: 12 plus + the minimum required side setback Rear: 30 plus + the minimum required side setback
Maximum Building Height	35 feet or 45 feet, if parking below at least 35% of the Building
Parking	Vehicle: 17 (1.5 spaces per dwelling unit). Bike: 1 space per 5 dwelling units, 50% enclosed, and 50% fixed hoop style racks.
Consistent with Master Plan	No, Planned for Single-Family Residential
Floodplain / Floodway	No
Treeline Dedication	No

Develop under
R4B zoning
-Perspective (top)
-Plan view (right)





City of Ann Arbor

Residential Zoning Analysis

Carlisle | Wortman
ASSOCIATES, INC.

October 25, 2019