

AGENDA

REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD WEDNESDAY MAY 25, 2022 – 7:30 PM

151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

Per the CDC, Oakland County has a COVID-19 Community level and transmission level of HIGH. The City continues to highly recommend the public wear masks while attending City meetings per CDC guidelines. These precautions are due to COVID-19 transmission levels remaining high in Oakland County that have led to an increase in infections of City employees and board members. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting

- A. Roll Call
- B. Review and Approval of the Minutes of the Regular Meeting of May 11, 2022
- C. Chairpersons' Comments
- D. Review of the Agenda
- E. Unfinished Business
- F. Rezoning Applications
- G. Community Impact Studies
 - 1. 320 Martin St. Request for new 5-story mixed-use building addition.
- H. Special Land Use Permits
 - 185 N. Old Woodward Bell Bistro Request for interior/exterior renovations to existing Mad Hatter Bistro and new outdoor dining plan.
 - 2. 310 E. Maple Pernoi Request for eisnglass enclosure at existing outdoor dining patio.
- I. Site Plan & Design Reviews
 - 1. 320 Martin St. Preliminary Site Plan request for new 5-story mixed-use building addition.
 - 185 N. Old Woodward Bell Bistro Final Site Plan & Design Review request for interior/exterior renovations to existing Mad Hatter Bistro and new outdoor dining plan.
 - 310 E. Maple Pernoi Final Site Plan & Design Review request for eisnglass enclosure at existing outdoor dining patio.
- J. Study Session
- **K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - 3. Administrative Approval Correspondence
 - 4. Draft Agenda June 8, 2022
 - 5. Action List 2022
 - 6. Other Business
- L. Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
- M. Adjournment

Link to Access Virtual Meeting: https://zoom.us/j/111656967

Telephone Meeting Access: 877-853-5247 US Toll-Free

Meeting ID Code: 111656967

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^{*}Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall OR may attend virtually at:

City Of Birmingham Regular Meeting Of The Planning Board Wednesday, May 11, 2022

City Commission Room 151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on May 11, 2022. Chair Scott Clein convened the meeting at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck,

Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Member Jason Emerine (arrived 7:35 p.m.); Student Representatives MacKinzie Clein,

Andrew Fuller

Absent: Alternate Board Member Nasseem Ramin

Administration:

Nick Dupuis, Planning Director Leah Blizinski, City Planner Laura Eichenhorn, City Transcriptionist

B. Approval Of The Minutes Of The Regular Planning Board Meetings of April 13, 2022 and April 27, 2022

Mr. Share said 'uncomfortable' on page two of the April 13, 2022 minutes should be replaced with 'lengthy, causing unnecessary discomfort and in some cases danger for residents.'

05-108-22

Motion by Mr. Williams

Seconded by Mr. Koseck to approve the minutes of the Regular Planning Board meeting of April 13, 2022 as amended.

Motion carried, 7-0

VOICE VOTE

Yeas: Share, Koseck, Clein, Jeffares, Boyle, Whipple-Boyce, Williams

Nays: None

05-109-22

Motion by Mr. Share

Seconded by Mr. Koseck to approve the minutes of the Regular Planning Board meeting of April 27, 2022 as submitted.

Motion carried, 6-0

VOICE VOTE

Yeas: Share, Koseck, Clein, Boyle, Whipple-Boyce, Williams

Nays: None Abstain: Jeffares

C. Chair's Comments

Chair Clein welcomed everyone to the meeting and reviewed the meeting's procedures.

- D. Review Of The Agenda
- **E. Unfinished Business**
- F. Rezoning Applications
- **G.** Community Impact Study
- H. Special Land Use Permit and Final Site Plan and Design Review
- I. Study Session
 - 1. Outdoor Dining Standards Public Hearing

The Chair opened the public hearing at 7:36 p.m.

PD Dupuis presented the item.

Mr. Jeffares said:

- Article 4, Section 4.44(B)(5)(iii) might be overreaching in requiring that outdoor dining facility elements be brought in when they are located on private property;
- He disagreed with not allowing awnings, noting that the concern of some Board members had been that sightlines are obscured by awnings. He found umbrellas to eb more obscurant in terms of sightlines than awnings; and,
- The Board had designed the guidelines under the impression that any outdoor dining platforms approved prior to the adoption of these ordinance changes would be legally non-conforming if they did not align with the new ordinances. Within the last few days it had become clear that recently updated language in SLUP agreements would now require establishments to come into compliance with any ordinance changes.

Mr. Jeffares asked PD Dupuis if the City had notified establishments with outdoor dining about the updated SLUP language and its potential impacts.

PD Dupuis stated that the City has not sent direct correspondence to establishments with outdoor dining about the updated SLUP language. He said Staff is in the process of determining which establishments would be affected by the updated SLUP language. He said the Board would be welcome to communicate directly with those establishments to invite them to submit comment on the proposed ordinance changes.

Mr. Jeffares continued that he did not feel it appropriate to pass the ordinance changes without direct communication with the establishments, who may have already made significant investments in their outdoor dining, and would have to make alterations again in the near future because of the updated SLUP language.

In reply to Board inquiry, PD Dupuis stated:

- The updated SLUP language requires establishments to come into compliance with ordinance changes as soon as the ordinances change;
- Article 4, Section 4.44(B)(5)(iii) would allow establishments with outdoor dining facility elements on private property to leave them out between January 1 and March 31; and,
- 'Immediately adjacent' in Article 4, Section 4.44(B)(2) means outdoor dining facing a property line with single-family or multiple-family zoned residential. For example, if an establishment with outdoor dining is next to single-family or multiple-family zoned residential, but has their outdoor dining facing a street, that outdoor dining would not be considered 'immediately adjacent' to single-family or multiple-family zoned residential. This is also how the Planning Department has interpreted this extant ordinance language in the past;
- These ordinance changes did not include a definition of 'furnishing zone', and he was unsure if the ordinance already had a definition for the phrase;
- Outdoor storage facility is an accessory permitted use in B2-B, B2, B2C, and MX districts and Article 4, Section 4.44(B)(5)(iii) would be intended to allow an establishment to store their outdoor dining facility elements in their ordinance-compliant outdoor storage facility.

Mr. Koseck suggested that making the second sentence in Article 3, Section 3.04(C)(10)(e) a separate point would make it more clear.

Chair Clein said the Board may be letting perfect become the enemy of the good in this review. He recommended that the Board note any potential fatal flaws in the ordinance language, and that the Board should otherwise to approach this discussion as whether this ordinance, on the whole, could be recommended to the Commission for approval.

In reply to Mr. Koseck, Mr. Williams clarified that the Commission would have opportunity to make changes to the proposed ordinance language, and that the proposed ordinance language would then be subject to a public hearing by the Commission as well. Mr. Williams noted Mr. Koseck's recommendation could be conveyed to the Commission, and that the Commission would be free to make that change during its review.

Mr. Jeffares added the ordinance should have a definition of 'immediately adjacent' from Article 4, Section 4.44(B)(2) in order to clarify the term.

Public Comment

Al Vaitas, member of the Advisory Parking Committee (APC), stated that the mission of the APC is to preserve and create parking for the downtown business district. He said the problem the APC faces is that, when asked to evaluate a request for an outdoor dining deck, they have no objective parameters with which to perform that evaluation. He said the Board should consider

adding to the ordinance how many dining decks should be allowed per block, how many dining decks should be allowed per the total number of parking spaces in the City, and what the saturation point for dining decks is.

Chair Clein said he understood Mr. Vaitas' concerns, but that they seemed to be policy issues as opposed to land use issues. He said the best approach would be asking the Commission whether they want to consider restricting the number of dining decks, at which point the APC and the Board could likely collaborate on exploring the issue. He noted that there are restrictions for bistros but no restrictions for either Class C license holders or for the number of outdoor dining facilities.

Jim Hayosh, owner of Commonwealth Cafe, was concerned about how the ordinance changes would impact his custom-made deck which required years of work with the City's Engineering Department to create. He said awnings are aesthetically preferable to umbrellas and should not be prohibited. He said the ordinance changes would homogenize outdoor dining in the City. He also said he did not receive any notice from the City regarding updating the outdoor dining standards.

Mr. Jeffares said that while the City has minimum noticing requirements, it could and should exceed those requirements. He said the City owed it to stakeholders to try and ensure that they are aware of the potentially impending changes. He said he would not support a motion to move the ordinance changes forward at this time because he did not feel comfortable doing so.

Mr. Share said:

- The initial conversation around these potential ordinance changes was that the Board could not expect to get the ordinance changes perfect the first time, and that the ordinance should be treated as a work in progress;
- He was in favor of recommending the ordinance changes to the Commission and in favor of notifying establishments that there would be a public hearing on the matter at the Commission; and,
- He and Ms. Whipple-Boyce discussed some possible changes to the umbrella and awning requirements which the Board could look at more closely after the present ordinance changes are advanced to the Commission.

Mr. Williams said:

- He was troubled by the City's notice standards, citing two examples of where he felt insufficient notice was provided regarding construction projects;
- He would vote no on advancing the proposed ordinance changes because he felt the City should have reached out to every dining establishment over the last year and did not.

Ms. Whipple-Boyce said:

- There was no reason to rush these standards at this point, because most interested establishments have operational outdoor dining at this point in time;
- It would be better to take a few months to get these ordinances changes right;
- Delaying would also give the Board the opportunity to hear from stakeholders that could be affected by the changes;

- She would like to know how many platforms would be affected and in what way, since some of the platforms have been constructed for thousands of dollars and were only approved in the last month or two;
- She was uncomfortable with the prohibition in on fixed or freestanding awnings in platforms as described in Article 4, Section 4.44(C)(8), which she said has been her perspective throughout the Board's review of these ordinances; and,
- She would not support advancing these ordinance changes at this time.

Chair Clein said:

- The Board's discussions were noticed per the City's policy, were held publicly, and were held for the last ten months;
- He did not anticipate hearing any comments that would change his opinion that the proposed ordinance changes were appropriate;
- The Board needed to determine what they thought would be an appropriate noticing policy in excess of the City's standard noticing policy so PD Dupuis would have clear direction on what to ask of the City Manager;
- Undertaking excess noticing could establish a precedent detrimental to the City;
- He appreciated the Board's zealousness but did not see what could be further accomplished with these proposed changes;
- Board members could individually submit ideas to PD Dupuis for what should occur in terms of noticing; and,
- These proposed changes took all stakeholders into account, including pedestrians and retail establishments, and he would be in favor of advancing the item to the Commission.

05-110-22

Motion by Mr. Share

Seconded by Mr. Boyle to recommend approval to the City Commission amendments to Article 4, Section 4.44, Article 3, Section 3.03, Article 3, Section 3.16 and Article 9, Section 9.02 of the Zoning Ordinance to revise the outdoor dining standards and provide consistent and enforceable regulations.

Mr. Koseck said that while he understood the Chair's comments, the Board usually advances ordinance changes they were more confident in. He said the Board should continue its work to get these ordinance changes closer to ideal.

Motion failed, 3-4.

ROLL CALL VOTE

Yeas: Share, Clein, Boyle

Nays: Jeffares, Koseck, Whipple-Boyce, Williams

The Chair closed the public hearing at 8:25 p.m.

2. Front Yard Setbacks – Public Hearing

The Chair opened the public hearing at 8:26 p.m.

PD Dupuis presented the item.

Ms. Whipple-Boyce voiced her support for the proposed changes.

05-111-22

Motion by Ms. Whipple-Boyce

Seconded by Mr. Williams to recommend approval to the City Commission amendments to Article 2, Sections 2.04, 2.06, 2.08 and 2.10 of the Zoning Ordinance to modify the minimum front yard setback requirement.

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Clein, Boyle, Jeffares, Koseck, Whipple-Boyce, Williams

Nays: None

The Chair closed the public hearing at 8:30 p.m.

3. Accessible Ramps – Public Hearing

The Chair opened the public hearing at 8:30 p.m.

05-112-22

Motion by Mr. Williams

Seconded by Ms. Whipple Boyce to receive and file a letter dated May 10, 2022 from Allison Goodwin and an email dated May 11, 2022 from Anne Honhart.

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Clein, Boyle, Jeffares, Koseck, Whipple-Boyce, Williams

Nays: None

The Chair said both correspondences were supportive of the proposed changes. He continued that these proposed changes would advance the City's goals of helping residents age in place.

05-113-22

Motion by Mr. Williams

Seconded by Ms. Whipple Boyce to recommend approval to the City Commission amendments to Article 4, Section 4.30 of the Zoning Ordnance to include provisions for accessible ramps that do not unintentionally inhibit persons in need as it relates to open space restrictions.

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Clein, Boyle, Jeffares, Koseck, Whipple-Boyce, Williams

Nays: None

The Chair closed the public hearing at 8:33 p.m.

4. Window Standards - Study Session

PD Dupuis reviewed the item.

Chair Clein recommended that Article 3, Section 3.04(E)(7) be eliminated since the same topic is adequately addressed in Article 4, Section 4.90(A).

Mr. Share recommended that the requirements of Article 4, Section 4.90(A) be applied to non-residential uses above the first floor as well.

Chair Clein concurred.

Ms. Whipple-Boyce said the language about window treatments was unenforceable, since the definition of 'direct sunlight' would be subjective and difficult for code enforcement to enforce. She continued that she would like the Board to explore options for artful ways of allowing building owners to obscure windows that look into back-of-house areas.

In reply to Ms. Whipple-Boyce, PD Duouis noted that Article 4, Section 4.90(E) allows the Board to waive aspects of the window standards.

Mr. Koseck concurred with Ms. Whipple-Boyce about the utility of allowing tasteful obscuring of windows in some contexts.

In reply to PD Dupuis, the Chair asked him to make the requested modifications to the proposed language and then said the Board would make a decision about recommending potential changes to the window treatment language at the next review.

J. Site Plan & Design Review

1. 770 S. Adams – Perennial – Final Site Plan & Design Review request for new 4 & 6 story mixed-use building.

Both the Chair and Mr. Emerine recused themselves at 8:48 p.m., citing business relationships with members of the applicant team.

Mr. Koseck also recused himself at 8:48 p.m., noting that one of the architecture firms involved in the application was a previous employer.

Vice-Chair Williams assumed facilitation of the meeting at 8:48 p.m.

Vice-Chair Williams introduced the item.

05-114-22

Motion by Mr. Share

Seconded by Mr. Boyle to receive and file the revised glazing calculations - Sheet SD.23.0 that was submitted after the agenda packet was made available.

Motion carried, 5-0.

VOICE VOTE

Yeas: Share, Boyle, Jeffares, Whipple-Boyce, Williams

Nays: None

PD Dupuis presented the item.

Nico Schultz, of FHS Birmingham, and Chris Longe, architect, spoke on behalf of the item.

Mr. Schultz stated:

- The artificial turf would be located in the enclosed courtyard on the first level because natural grass in that area would become too muddy;
- The applicant will comply with the Engineering and Building Departments' comments; and,
- There are no fully enclosed structures as part of the rooftop use.

Mr. Longe stated:

- The materials of the wall facing the former Plant Station will be brick, as will the adjacent wall. A mural is being considered for the area;
- The alley to the south of the building will be veneered with the same brick as the building;
- All the back of house elements will face the south side of the building:
- Artificial turf would also be used in the dog run and on the fifth floor amenity deck;
- The lighting is underneath each of the terraces;
- The balconies will be steel and concrete and will have a pitch and a scupper so the water drains off; and,
- The upper floor will have internal drains.

Mr. Longe described the materials.

Public Comment

Allison Goodwin said she had stepped away from the meeting briefly and offered her support for Item I3. The Vice-Chair notified Ms. Goodwin that the item had been approved by the Board and advanced to the Commission. The Vice-Chair told Ms. Goodwin that PD Dupuis could provide her with information about when Item I3 would appear before the Commission.

Mr. Jeffares described the project as '98%', but said he was bothered that the project takes advantage of a loophole in the City's ordinance. He acknowledged that it was the City's responsibility that the loophole was there. He continued:

- This project would have the only three residential units on Adams, and the rest of Adams is retail or commercial;
- If those three residential units were changed to retail, they would have better parking available than the rest of the retail and commercial on Adams;
- He attends Birmingham Shopping District meetings often and there are numerous retailers trying to find space in Birmingham; and,
- The City needs to ensure that ordinances are updated to reflect City plans in the future so that the City does not end up in situations like this one.

05-115-22

Motion by Mr. Share

Seconded by Mr. Boyle to to approve the Final Site Plan and Design Review application for 770 S. Adams — Perennial — with the following conditions:

- 1. The applicant will be required to submit revised site plans with RTU screening that adequately obscures the proposed RTUs;
- 2. The Planning Board approves the use of the artificial turf as shown pursuant to the Article 4, Section 4.20(B)(1);
- 3. The applicant must submit revised lighting and photometric plans that meet the requirements of Article 4, Section 4.21 of the Zoning Ordinance;
- 4. The applicant must provide revised site plans with a sign design plan;
- 5. The applicant must submit revised site plans indicating the encroachment dimensions of the canopies and balconies into the right-or-way;
- 6. The applicant must enter into agreements with the City pertaining to the \$20,000 and \$100,000 contributions;
- 7. The applicant comply with the requests of all City Departments;
- 8. The revised glazing calculations and glass specifications must be reviewed and must meet the requirements of the Triangle Overlay District, or obtain a variance from the Board of Zoning Appeals; and,
- 9. The Planning Department must receive additional information from the applicant to ensure that the rooftop amenities do not contain enclosures and comply with applicable ordinances.

Motion carried, 4-1.

ROLL CALL VOTE

Yeas: Share, Boyle, Whipple-Boyce, Williams

Nays: Jeffares

K. Miscellaneous Business and Communications

The Board took a brief recess at 9:34 p.m.

The Board returned from recess at 9:38 p.m.

Chair Clein, Mr. Koseck, and Mr. Emerine rejoined the meeting at 9:38 p.m.

Chair Clein resumed facilitation of the meeting at 9:38 p.m.

1. Pre-Application Discussions

i. 219 Elm St. – All Seasons 2

PD Dupuis summarized the request.

The Board said it was comfortable with administrative approval, but that the applicant had to proceed with either its first or second plan – it could not receive two approvals.

ii. 2225 14 Mile Rd. – Our Shepherd Lutheran

PD Dupuis summarized the request.

The Board said it was comfortable with PD Dupuis updating the site plans to reflect an arborvitae screening wall where it was required by the Board of Zoning Appeals.

2. Communications

- i. Open Meetings Act Memorandum City Attorney
- ii. Kozlowski 2040 Plan Comments
- iii. Ortiz Educare, LLC Review Meeting Request

PD Dupuis requested that the Board permit Ortiz Educare and Gassow to be reviewed at the June 8, 2022 meeting.

The Chair noted that the Board could also review glazing standards and sideyard a/c units at that meeting. He said reviewing another item to the June 8, 2022 meeting could be considered at May 25, 2022 Board meeting.

05-116-22

Motion by Mr. Williams

Seconded by Mr. Boyle to amend the rules of procedure and allow a hybrid meeting to consider both a study session and a site plan review for Wednesday, June 8, 2022.

Mr. Jeffares asked PD Dupuis to ensure that the applicants come in with complete documentation.

PD Dupuis confirmed he would do so.

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Boyle, Jeffares, Whipple-Boyce, Williams, Clein, Koseck

Nays: None

PD Dupuis said he would not add any additional items to the June 8, 2022 meeting.

- 3. Administrative Approval Correspondence
- 4. Draft Agenda
- 5. Other Business

Mr. Boyle commended Staff on their preparation and documentation of Item I1. He recommended Staff save it for future reference given the amount of information that was provided in it.

Chair Clein and Mr. Koseck concurred.

i. Action List – 2022

Mr. Jeffares asked that defining 'mixed use' be added to the action list. He said he also wanted to review the rules that permit buildings to add on extra floors.

Mr. Williams concurred, saying that the Board should review the ordinance to make sure it better implements the goals of the Triangle District Plan.

The Chair said he would discuss how to approach those items with PD Dupuis.

M. Planning Division Action Items

- a. Staff Report on Previous Requests
- b. Additional Items from tonight's meeting

The Chair asked that copies of the two correspondences added to the record as part of Item I3 be provided to the City Manager as well.

N. Adjournment

No further business being evident, the Chair adjourned the meeting at 9:53 p.m.

Nick Dupuis

Planning Director

Laura Eichenhorn City Transcriptionist



MEMORANDUM

Planning Division

DATE: May 25, 2022

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 320 Martin St. – Birmingham Post Office – Community Impact Study &

Preliminary Site Plan Review

Introduction

The applicant has submitted an application for Community Impact Study and Preliminary Site Plan Review for a new 5-story mixed-use building addition to the historic Birmingham Post Office Building in Downtown Birmingham. The addition is proposed to encompass a current parking lot that is located behind the Post Office at the corner of W. Maple and Bates. The proposed addition contains an underground parking facility, first floor retail, second and third floor office, and fourth and fifth floor residential (6 residential units total).

Community Impact Statement

Article 7, Section 7.27 (E) states that a community impact study (CIS) shall be required for an addition to an existing structure and/or building with a combined gross floor area of 20,000 square feet or more, provided that the addition has a gross floor area greater than 10% of the gross floor area of the existing structure and/or building, for review by the Planning Board at the preliminary Site Plan Review. As the proposed building addition is proposed at 52,906 sq. ft., a CIS has been submitted. The Zoning Ordinance recognizes that buildings of a certain size may affect community services, the environment, and neighboring properties. The CIS acts as a foundation for discussion between the Planning Board and the applicant, beyond the normal scope of information addressed in the preliminary site plan review application. The Planning Board "accepts" the CIS prior to taking action on a Preliminary Site Plan.

1.0 Planning & Zoning Issues

- 1.1 **Use:** The proposed use as a mixed-use building with retail along Maple, two office floors, and 6 residential units is a permitted use in the B4 and D4 zoning districts.
- 1.2 **Downtown Birmingham 2016 Plan:** Article 3, Section 3.01 of the Zoning Ordinance states that the purpose of the Downtown Overlay District is to:

- 1. Encourage and direct development within the boundaries of the Downtown Birmingham Overlay District and implement the Downtown Birmingham 2016 Plan:
- 2. Encourage a form of development that will achieve the physical qualities necessary to maintain and enhance the economic vitality of Downtown Birmingham and to maintain the desired character of the City of Birmingham as stated in the Downtown Birmingham 2016 Plan;
- 3. Encourage the renovation of buildings; ensure that new buildings are compatible with their context and the desired character of the city; ensure that all uses relate to the pedestrian; and, ensure that retail be safeguarded along specific street frontages; and
- 4. Ensure that new buildings are compatible with and enhance the historic districts which reflect the city's cultural, social, economic, political, and architectural heritage.

The proposed development appears to conform to the Downtown Birmingham 2016 Plan (the "2016 Plan") in a number of ways. In terms of bulk, placement, design and size, the proposed building will replace a surface parking lot, the removal of which is a specific target of the 2016 Plan that suggests surface parking lots are a detriment to the pedestrian experience, walkability, and aesthetics. The building addition is designed with large windows, canopies, and a material variety that offers an enhanced pedestrian experience. These features are part of an overall design of the building that is a contemporary style, but provides context and a relationship to not only the historic Birmingham Post Office, but also the rest of downtown Birmingham. This type of sensitive and harmonious development is encouraged in the 2016 Plan.

In terms of the mix of uses, the composition of the building is weighted as follows: the retail space will be 2,450 sq. ft.; the office floors total 19,000 sq. ft.; the 6 residential units total 13,967 sq. ft. It is worth noting that the smallest residential unit proposed is a 2-bedroom 1,830 sq. ft. unit, while the largest unit is a 3-bedroom 3,100 sq. ft. unit. Although the 2016 Plan does not provide any recommendations toward the size of residential units in Downtown Birmingham, the size and "attainability" of units in these key mixed-use areas in the City have been a subject of conversation at the Planning Board level recently, and is discussed in several recommendations of the *second draft* of the Birmingham Plan 2040.

The unit size conversation may be complicated by a review of the parking requirements for residential units in the B4 zone in comparison to the amount of parking provided. At present, the applicant is required to provide 9 off-street parking spaces for the 6 units proposed. Reducing the size of the units and increasing the number of units would increase the off-street parking required. However, the site plans submitted show that the applicant is proposing 54 off-street parking spaces. The applicant has indicated that the balance of the parking spaces provided will be reserved for the commercial uses of the building. The property is located within the Parking Assessment District, thus no parking is required for commercial uses.

1.3 Land Development Issues

The applicant has submitted a Phase 1 Environmental Site Assessment (ESA). Within the supplemental information provided by the applicant, the results of the ESA indicates that there are no recognized environmental conditions (REC's) on the site. In addition, there are no steep slopes to consider. Finally, the applicant has indicated the projected volume of excavated soils to be removed from the site will be 5,700 cubic yards. A map has been provided demonstrating a haul route originating Bates, heading north to Maple, then west on Maple toward the prospective destination.

The Phase 1 ESA submitted for 320 Martin is dated October 12, 2013 and was prepared ASTI Environmental. The ESA explores records dating back to 1823, which included Sanborn maps, commercial property listings, various governmental documentation, previous environmental reports, interviews, and historical uses. As noted above, ASTI concludes that there are no recognized environmental conditions on the site, which did not necessitate further investigation. Although the conditions on the site do not appear to have changed significantly since 2013, the Planning Board may wish to require the applicant to submit a current Phase 1 ESA for review as a part of the Community Impact Study.

At this time, the applicant has not submitted a soils investigation to demonstrate any sensitive soils or foundation types that will be required to support the proposed addition. **The applicant must submit a soils investigation.**

Finally, the applicant has indicated that they will take measures to prevent erosion and sediment-laden soils from leaving the property during construction. There is no indication in the CIS of a plan to mitigate other hazards such as dust, noise and other construction debris. **The applicant must submit details as to how they plan to mitigate noise, dust, debris, and other nuisances during the construction process.**

1.4 Utilities, Noise & Air Issues

The CIS indicates that the proposed development will utilize the existing private utility services that serve the existing building including electricity, natural gas and cable/telephone services. It is unclear where these services are located on site, or if any additional equipment (transformers, etc.) will be required.

A Noise Impact Assessment dated September 22, 2021 was prepared by Kolano and Saha Engineers, Inc. (K & S) for the proposed development, which concludes that the proposed development can be designed to meet the noise limits and have reasonable protections to meet the City of Birmingham ordinance noise limits. K & S measure a day-night sound level average of 71 decibels, which is considered "normally unacceptable" for residential land use. K & S identified 4 potential sources of noise that impact the development and could be addressed and designed to meet the City of Birmingham noise standards: sub-terranean parking, heating and cooling systems, emergency power generator, and building services. In addition to those specific elements of the proposal, K & S also recommends

improving the façade construction to further reduce the noise and its impact on the residential units.

In regards to air quality, the subject site is located within the Southeast Michigan Air Quality District, with monitoring stations in Pontiac, Rochester, Oak Park and Allen Park. The district has attained and surpassed the National Ambient Air Quality Standards for carbon monoxide, nitrogen dioxide, ozone, sulfur dioxide and particulate matter less than 10 microns. The air quality is expected to remain high and will not establish a trend which may lead to a violation of air quality standards.

1.5 **Environmental Design & Historic Values**

As noted above, the current site is fully developed with the exception of a few small landscaped areas at the southern side of the property where the historic Birmingham Post Office sits. The applicant is proposing to remove 3-5 mature trees from the western portion of the property to create the community thread park.

In terms of alteration to the environment in the right-of-way, the CIS does indicate that any damage to the existing streetscape in the area of the addition will be removed and replaced. The site currently contains two tree wells along Martin, four tree wells along Bates, and 3 landscaping beds with trees along W. Maple. Although the Bates and Martin sides have 6 tree wells, there are only 3 existing trees present. It should be mentioned that there is a recommendation found in The Birmingham Plan 2040 (which is currently in *draft form*) which states that the City should "prevent existing, healthy trees from being removed due to new construction." However, the Department of Public Services has outlined several reasons (see comments below) as to why new tree plantings would better serve the City of Birmingham. Thus, the Planning Division would not recommend further action in regards to street tree removal.

The CIS continues to explain that the proposed design is intended to meet all of the requirements of the Zoning Ordinance, and will not introduce any elements that are out of character or scale with the existing physical environment, and that the development will not bring any visual pollution, ongoing vibrations, dust, odors, heat or glare that might interfere with the ambient conditions necessary for the enjoyment of the physical environment.

As for the historic elements of the site, the applicant has stated that the subject site does not appear on the National Register of Historic Places, but is a locally designated historic resource in the City of Birmingham. In addition, the applicant indicates that the historic murals within the building are also protected by the State Historic Preservation Office and are owned by the United States Postal Service. In terms of the impact of the proposed addition on the historic resource, the applicant was required to complete a Design Review application at the Historic District Commission prior to the site plan review process. The applicant received approval from the Historic District Commission on March 16, 2022. All of the documents relating to the historic review are attached to this report.

1.6 **Refuse, Sewer & Water**

The CIS and site plans submitted a dedicated trash room proposed within the first floor of the development adjacent to the parking access area. Floors 2-5 have ancillary trash rooms which appear to have access to a chute that would lead to the main trash room on the first level. However, the trash rooms and chute do not line up with the trash room on the first floor, which appears to be an oversight as the first level plans have evolved over the design process. **The applicant must clarify the location of the trash rooms and how trash will be handled across floors.** In terms of recycling, the CIS does indicate that there will be space for the separation of recycling, and that the volume of trash is not expected to exceed the hauling capabilities of local waste management companies.

The applicant has indicated that the existing sewer systems and water service will not be exceeded by the proposed development. The CIS suggests that restricted flow plumbing fixtures and Energy Star appliances will be utilized wherever possible. In addition, the applicant does not expect to encounter any water quality issues.

1.7 **Public Safety**

The CIS does not indicate that they expect to have any public safety concerns as a part of the proposed addition. The site has adequate access on three sides, provides building access via several entrances, and the addition contains an elevator that can accommodate a medical cart. Furthermore, the building will have a security system that the CIS states will meet all of the requirements of the Birmingham Police Department. Although the fire suppression system has not yet been designed, the applicant has stated that the building will be fully suppressed, and will be designed to meet all applicable City and National fire codes.

1.8 **Transportation Issues**

The applicant has submitted a completed Transportation Impact Study (TIS) as required by the City's transportation consultants. The City's transportation consultants have reviewed the TIS and have provided a response, which is attached for your review.

Aside from passenger vehicle transportation, the CIS indicates that several other modes of transportation are available close by as well. There are SMART bus stations in close proximity to the site, bicycle facilities, and complete pedestrian connections to existing sidewalks.

1.9 **Parking Issues**

Based on a review of the site plans submitted, the applicant is proposing an offstreet parking facility with 54 parking spaces where 9 are required. The applicant is only required to provide parking for the residential uses on site, as the site is located within the Parking Assessment District. The applicant has also indicated that they will have the ability to charge electric vehicles in the parking garage as well. A full review of the parking conditions proposed is provided in the Preliminary Site Plan Review below.

1.10 Natural Features

As noted above, the site does not contain any natural features that will be lost as a result of this development. There are no floodplain issues associated with the proposed development, and the applicant indicates that the development will not pose any hazards to adjacent water bodies. In addition, the little landscaped area that exists in front of the original Birmingham Post Office is proposed to remain, which contains a variety of plantings.

1.11 **Departmental Reports**

- 1. <u>Engineering Department</u> Please see attached Engineering Department comments dated May 20, 2022.
- 2. <u>Department of Public Services</u> The Department of Public Services has provided the following comments:

Bates St has 4 existing tree wells with only a 4" CSP in poor condition (identified as #4 on the plan) and a 12" Locust in fair condition (identified as #2 on the plan).

Martin St has 2 existing tree wells with only a 3" CSP (not identified on plan) in fair condition.

Recommend having developer remove all three trees, install 4-5x 3-3.5" DBH 'Goldspire' Ginko on Bates (tree wells will need proper 35'-40' spacing and may need to be relocated), and 2x Hackberry on Martin.

Of the 6 existing tree wells on Bates (4) and Martin (2), only 3 have trees currently, and they are in poor to fair condition. CSP are pear trees that are susceptible to trellis rust disease and they are not appropriate species in the downtown setting. Therefore, the existing trees described should be removed and replaced.

- 3. <u>Fire Department</u> Please see the attached Fire Department comments dated May 11, 2022.
- 4. Police Department The Police Department has no concerns at this time.
- 5. <u>Building Division</u> Please see the attached Building Division comments dated May 19, 2022.
- 6. <u>Parking Manager</u> The Parking Manager has no concerns at this time.

1.12 **Summary of CIS**

The following is a list of outstanding or unresolved issues relating the CIS information provided:

- 1. The Planning Board may wish to require the applicant to update the Phase 1 ESA for review as a part of the Community Impact Study;
- 2. The applicant must submit a soils investigation;
- 3. The applicant must submit details as to how they plan to mitigate noise, dust, debris, and other nuisances during the construction process; and
- 4. The applicant must clarify the location of the trash rooms and how trash will be handled across floors.

1.13 **Suggested Action**

Based on a review of the CIS documents provided and the standards outlined in Article 7, Section 7.27 of the Zoning Ordinance, the Planning Division recommends that the Planning Board **ACCEPT** the Community Impact Study as provided by the applicant for the proposed development at 320 Martin with the following condition:

- 1. The Planning Board may wish to require the applicant to update the Phase 1 ESA for review as a part of the Community Impact Study;
- 2. The applicant must submit a soils investigation;
- 3. The applicant must submit details as to how they plan to mitigate noise, dust, debris, and other nuisances during the construction process; and
- 4. The applicant must clarify the location of the trash rooms and how trash will be handled across floors.

1.14 **Sample Motion Language**

Motion to **ACCEPT** the Community Impact Study as provided by the applicant for the proposed development at 320 Martin with the following conditions:

- 1. The Planning Board may wish to require the applicant to update the Phase 1 ESA for review as a part of the Community Impact Study;
- 2. The applicant must submit a soils investigation;
- 3. The applicant must submit details as to how they plan to mitigate noise, dust, debris, and other nuisances during the construction process; and
- 4. The applicant must clarify the location of the trash rooms and how trash will be handled across floors.

OR

Motior	to POSTI	PONE th	ie Communi	ity Impa	ct Study	as pro	ovided b	y the	applicant
for the	proposed	develop	ment at 320	0 Martin	pending	recei	ot of the	follow	wing:

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OR

Motion to **REJECT** the Community Impact Study as provided by the applicant for the proposed development at 320 Martin for the following reason(s):

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Preliminary Site Plan Review

The applicant has submitted an application for Preliminary Site Plan review for the construction of a 5-story mixed-use building addition in the B4 (Business-Residential) and D4 (Downtown Overlay) zoning districts. The proposed addition is located at the rear (north side) of the historic Birmingham Post Office building along Maple. The subject site currently contains aforementioned office/commercial building, street trees and landscaping, and associated parking and site improvements. The proposed new addition encompasses the entire rear of the property where the off-street parking facility currently exists.

1.0 Land Use & Zoning

- 1.1 **Existing Land Use** The existing land use is commercial, and currently contains a 2-story office building and associated off-street parking facility.
- 1.2 **Zoning** The subject site exists within the B4 (Business-Residential) and D4 (Downtown Overlay) Zoning Districts.
- 1.3 <u>Summary of Adjacent Land Use & Zoning</u> The following chart summarizes existing land use and zoning classifications of the adjacent and/or nearby properties:

	North	South	East	West
Existing	Commercial/	Public	Commercial/	Institutional
Land Use	Office	Property	Office/Residential	mondai
Existing Zoning District	B4 (Business- Residential)	PP (Public Property)	B4 (Business- Residential)	B4 (Business- Residential)
Overlay Zoning District	D4	PP	D4	D4

2.0 Setback & Height Requirements

The attached zoning compliance summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The applicant appears to meet the bulk, area and placement requirements of the Downtown Overlay District.

3.0 Screening & Landscaping

3.1 <u>Dumpster Screening</u> – The applicant is proposing a trash room on the first floor, which collects from the first floor, as well as floors 2-5. In terms of screening, the receptacles are all proposed inside the building envelope, thus fully screened by the building. As noted in the CIS report above, the trash rooms appear to be offset on floors 2-5, which can be attributed to a reconfiguration of the 1st floor. **The applicant must submit revised plans demonstrating the correct locations of the trash rooms in the interior floor plans.**

- 3.2 <u>Parking Lot Screening</u> The applicant is proposing a 2-level, 52 space below ground parking facility and an additional 2 spaces on the first level behind the retail space. The facility entrance is located at the east side of the property along Bates. The proposed below ground parking facility is an automated system involving a lift and shuttle. Due to the proposed parking facilities location within the building envelope, the parking facility is fully screened by the building and will require no additional screening at the ground level.
- 3.3 <u>Mechanical Equipment Screening</u> The site plans proposed show a number of rooftop and mechanical units that will require screening. There do not appear to be any ground-mounted mechanical units proposed at this time.

The proposed rooftop units (RTU's) are all centrally located (in terms of depth) on the roof. The applicant has indicated screening enclosures on the elevation drawings, and has included the location of such on the roof plan. The applicant has also submitted specification sheets on the proposed RTU's, but has not provided explicit dimensions of the proposed RTU screening on the elevation drawings. However, utilizing the scale and dimensions provided on the elevation drawings, the screening appears to measure a little over 10 ft. in height. The RTU specification provided indicate a heating/cooling unit measuring 6 ¾ ft. in height (not including any curbs).

Article 4, Section 4.54 (C)(8)(c)(ii) requires screen walls to not exceed 10 ft. in height. The applicant will be required to provide a clear dimension of the proposed screen wall to ensure the requirements of Section 4.54 are met.

3.4 <u>Landscaping</u> – The applicant is not proposing to install any significant landscaping on-site outside of the community thread park along the west side of the property and a garden area along Bates. Article 4, Section 4.20 of the Zoning Ordinance does not require the applicant to provide landscaping on-site due to its location in a commercial zoning district.

The applicant has submitted a landscape plan for the site which includes the following plantings:

Planting Type	Qty.	Location
Firebird Tidbid Hydrangea	57	Thread park, Bates garden
Hicksii Yew Hedge	60	Thread park, Bates garden
Korean Spice Viburnum	4	Thread park, Bates garden
Japanese Forest Grass	-	Thread park
Creeping Lilyturf Groundcover	136	Thread park seating area
Goldspire Gingko	11	Thread park
Autumn Brilliance Serviceberry	1	Thread park seating area
Arnold Promise Witch Hazel	1	Thread park seating area
Eastern Redbud	1	Bates garden

None of the plantings are present on the prohibited species list contained in Article 4, Section 4.20 of the Zoning Ordinance.

3.5 <u>Streetscape Elements</u> – The applicant does not appear to be providing any additional streetscape elements at this time. There are currently no benches on any of the street frontages, there is one trash receptacle along Martin and one along Bates, and there are two bike racks at the corner or Martin and Bates. Additionally, the site contains two pedestrian scale streetlights along Martin and two along Maple, there are no streetlights on Bates. **The Planning Board may wish to require the applicant to install streetlights, benches, bike racks and trash receptacles.**

Finally, the applicant is required to provide street trees pursuant to Article 4, Section 4.20 (G). The following table outlines the requirements per frontage:

Street Frontage	Linear Feet	Required	Provided
Martin	120	3	1 (existing)
Bates	206	5	2 (existing)
Maple	120	3	3 (existing)
TOTAL	-	11	6

Based on comments provided by the Department of Public Services, it is recommended that the existing three trees be replaced along Bates and Martin. In summary, the applicant must provide 11 street trees in accordance with Article 4, Section 4.20 of the Zoning Ordinance and comply with the direction of the Department of Public Services.

4.0 Parking, Loading & Circulation

4.1 <u>Parking</u> – Article 4, Section 4.46 of the Zoning Ordinance requires the applicant to provide the following off-street parking for the uses proposed in the site plans submitted:

Proposed Use	Requirements	Area or Units	Spaces
3 or more room unit	1.25 spaces per unit	6	9
Total Required	-	-	9
Total Proposed	-	-	54

As noted above, the parking system proposed is an automated system that utilizes a lift and shuttle to place cars in the lower level parking facilities without the need for a person to park cars or control the system. 52 of the off-street spaces provided are within the underground facility, while 2 additional spaces are proposed at the first level behind the retail space.

There is an issue present in regards to parking, however. Article 9, Section 9.02 of the Zoning Ordinance defines off-street parking space as "a space for the parking of an automobile that shall be a minimum of 180 square feet, exclusive of access drive aisles." There are no explicit dimensions of the off-street parking

spaces provided, but using the scale provided, all of the below-grade automated parking spaces measure around 150 sq. ft. Thus, the applicant must submit revised site plans demonstrating a minimum of 9 off-street parking spaces at 180 sq. ft. minimum, or obtain a variance from the Board of Zoning Appeals.

- 4.2 <u>Loading</u> Based on the commercial space within the proposed development (2,450 sq. ft. retail, 19,000 sq. ft. office), the applicant is required to provide one off-street loading space with the following minimum dimensions: 40 feet long, 12 feet wide and 14 feet high. The applicant has marked the loading area on the plans, which scales out to be 12 ft. x 40 ft. However, it is unclear on the elevation drawing on Sheet A.202 exactly how tall the entrance to the loading and receiving room is to ensure that it meets the height facet of the loading ordinance. Thus, **the applicant must submit revised plans showing a loading space that meets the requirements of Article 4, Section 4.24 (C) of the Zoning Ordinance.**
- 4.3 Vehicle Circulation & Access The site plans submitted indicate that the main vehicle access to the site will be through an opening on the east side of the building that leads to the vehicle lift and underground parking facility. The curb cut measures 25 ft. wide and contains two separate openings for vehicle entry/exit with tempered glass overhead doors. The current surface parking facility has a curb cut in the same general area. The current curb cut along Maple is proposed to be eliminated. The southern door will be used for entry, while the northern door will be used to exit. The applicant has also indicated that cars may queue on Bates if the building experiences high demand for the lift.
- 4.4 <u>Pedestrian Circulation & Access</u> Pedestrian access is varied with 2 access doors to the retail space, and 4 access doors to various lobbies located in the addition. Pedestrians will also be able to utilize the west side of the property in the proposed plans, as the community thread park runs from Maple to the north to Martin to the south.

5.0 Lighting

The applicant has submitted a basic exterior lighting design concept, specification sheets for proposed light fixtures, and a photometric plan detailing the illuminance level across the property pursuant to Article 4, Section 4.21 (C). The lighting concepts consists of bollard lighting along the walkways and community thread park, and linear LED lighting and light finials across each elevation of the addition. A preliminary review of the light fixtures proposed suggests that they are fully cutoff as defined by Section 9.02, placed in a manner that is consistent and coordinated, and positioned away from abutting properties where appropriate.

However, a review of the photometric plan provided does indicate a light intensity that may exceed 1.5 maintained foot-candles at the western property line. **The Planning Division will work with the applicant to provide an updated photometric plan and a full review of the lighting proposal at Final Site Plan review.**

6.0 Departmental Reports

- 6.1 <u>Engineering Department</u> Please see attached Engineering Department comments dated May 20, 2022.
- 6.2 <u>Department of Public Services</u> The Department of Public Services has provided the following comments:

Bates St has 4 existing tree wells with only a 4" CSP in poor condition (identified as #4 on the plan) and a 12" Locust in fair condition (identified as #2 on the plan).

Martin St has 2 existing tree wells with only a 3" CSP (not identified on plan) in fair condition.

Recommend having developer remove all three trees, install 4-5x 3-3.5" DBH 'Goldspire' Ginko on Bates (tree wells will need proper 35'-40' spacing and may need to be relocated), and 2x Hackberry on Martin.

Of the 6 existing tree wells on Bates (4) and Martin (2), only 3 have trees currently, and they are in poor to fair condition. CSP are pear trees that are susceptible to trellis rust disease and they are not appropriate species in the downtown setting. Therefore, the existing trees described should be removed and replaced.

- 6.3 <u>Fire Department</u> Please see the attached Fire Department comments dated May 11, 2022.
- 6.4 <u>Police Department</u> The Police Department has no concerns at this time.
- 6.5 <u>Building Department</u> Please see the attached Building Division comments dated May 19, 2022.
- 6.6 Parking Manager The Parking Manager has no concerns at this time.

7.0 Design Review

The applicant has submitted elevation drawings with many material notes, but has not yet submitted any detailed material specifications for the proposed building. Specification sheets and samples for all façade materials, windows & doors, railings, and other proposed materials are required at Final Site Plan to complete the Design Review. Additionally, the glazing calculations will be required at Final Site Plan. The applicant must submit material specifications, samples and all other required information for the proposed building to complete the Design Review at Final Site Plan.

8.0 Required Attachments

(see next page)

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	\boxtimes		
Detailed and Scaled Site Plan	\boxtimes		
Certified Land Survey	\boxtimes		
Interior Floor Plans	\boxtimes		
Landscape Plan	\boxtimes		
Photometric Plan	\boxtimes		
Colored Elevations	\boxtimes		
Material Specification Sheets			\boxtimes
Material Samples			\boxtimes
Site & Aerial Photographs	\boxtimes		

9.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions

- 9.1 The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- 9.2 The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- 9.3 The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property and not diminish the value thereof.
- 9.4 The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- 9.5 The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- 9.6 The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

10.0 Recommendation

Based on a review of the site plans submitted and the requirements outlined in Article 7, Section 7.27 of the Zoning Ordinance, the Planning Division recommends that the Planning Board **APPROVE** the Preliminary Site Plan for 320 Martin St. – Birmingham Post Office – with the following conditions:

- 1. The applicant must submit revised plans demonstrating the correct locations of the trash rooms in the interior floor plans;
- 2. The applicant will be required to provide a clear dimension of the proposed screen wall to ensure the requirements of Section 4.54 are met;
- 3. The applicant must provide 11 street trees in accordance with Article 4, Section 4.20 of the Zoning Ordinance and comply with the direction of the Department of Public Services;
- 4. The applicant must submit revised site plans demonstrating a minimum of 9 off-street parking spaces at 180 sq. ft. minimum, or obtain a variance from the Board of Zoning Appeals;
- 5. The applicant must submit revised plans showing a loading space that meets the requirements of Article 4, Section 4.24 (C) of the Zoning Ordinance;
- 6. The applicant must submit material specifications, samples and all other required information for the proposed building to complete the Design Review at Final Site Plan; and
- 7. The applicant must comply with the requests of all City Departments.

11.0 Sample Motion Language

Motion to **APPROVE** the Preliminary Site Plan for 320 Martin – Birmingham Post Office – with the following conditions:

- 1. The applicant must submit revised plans demonstrating the correct locations of the trash rooms in the interior floor plans;
- 2. The applicant will be required to provide a clear dimension of the proposed screen wall to ensure the requirements of Section 4.54 are met;
- 3. The applicant must provide 11 street trees in accordance with Article 4, Section 4.20 of the Zoning Ordinance and comply with the direction of the Department of Public Services;
- 4. The applicant must submit revised site plans demonstrating a minimum of 9 off-street parking spaces at 180 sq. ft. minimum, or obtain a variance from the Board of Zoning Appeals;
- 5. The applicant must submit revised plans showing a loading space that meets the requirements of Article 4, Section 4.24 (C) of the Zoning Ordinance;
- 6. The applicant must submit material specifications, samples and all other required information for the proposed building to complete the Design Review at Final Site Plan; and
- 7. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Preliminary Site Plan for 320 Martin – Birmingham Post Office – pending receipt of the following:

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Motion to DEN the following re	$oldsymbol{Y}$ the Preliminary Site Plan for 320 Martin – Birmingham Post Office – for easons:
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3.	

Zoning Compliance Summary Sheet Preliminary Site Plan Review 320 Martin

Existing Site: 2 story office building and parking

Zoning: B4 (Business-Residential) & D4 (Downtown Overlay)

Land Use: Commercial/Office

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Commercial/ Office	Public Property	Commercial/ Office/Residential	Institutional
Existing Zoning District	B4 (Business- Residential)	PP (Public Property)	B4 (Business- Residential)	B4 (Business- Residential)
Overlay Zoning District	D4	PP	D4	D4

Land Area: Existing: 0.57 ac

Proposed: 0.57 ac

Dwelling Units: Existing: 0 units

Proposed: 6 units

Minimum Lot Area/Unit: Required: N/A

Proposed: N/A

Min. Floor Area / Unit: Required: 600 sq. ft. (efficiency and one bedroom)

800 sq. ft. (two bedroom)

1,000 sq. ft. (three or more bedroom)

Proposed: 1,830-2,500 (two or more bedroom)

3,100 (three or more bedroom)

Max. Total Floor Area: Required: 100% for commercial/office uses

100% for offices except in parking assessment districts

100% in parking assessment district

not applicable for residential and parking uses

Proposed: < 100%

Min. Open Space: Required: N/A

Proposed: N/A

Max. Lot Coverage: Required: N/A

Proposed: N/A

Front Setback: Required: 0 ft.

Proposed: 0 ft.

Side Setbacks Required: 0 ft.

Proposed: 0 ft.

Rear Setback: Required: Equal to that of an adjacent, preexisting building

Proposed: Equal to that of an adjacent, preexisting building

Min. Front+Rear Setback Required: N/A

Proposed: N/A

Max. Bldg. Height: Permitted: 80 ft., 5 stories

Proposed: 80 ft., 5 stories

Min. Eave Height: Required: 20 ft.

Proposed: 57 ft.

Floor-Celing Height: Required: 10 ft. minimum

Proposed: 14 ft.

Front Entry: Required: On frontage line

Proposed: On frontage line

Absence of Bldg. Façade: Required: N/A

Proposed: N/A

Opening Width: Required: N/A

Proposed: N/A

Parking: Required: 9 off-street spaces

Proposed: 54 off-street spaces

Min. Parking Space Size: Required: 180 sq. ft.

Proposed: 150 sq. ft.

Parking in Frontage: Required: N/A

Proposed: N/A

Loading Area: Required: 1 off-street loading space

40 ft. x 12 ft. x 14 ft.

Proposed: 1 off-street loading spaces

40 ft. x 12 ft. (height unknown)

Screening:

<u>Parking</u>: Required: 6 ft. masonry screen wall

Proposed: Screened by building facade

<u>Loading</u>: Required: Screened from view

Proposed: Interior loading area screened by building

Rooftop Mechanical: Required: Screened from view

Proposed: ~10 ft. screen wall

<u>Elect. Transformer</u>: Required: Obscured from public view

Proposed: N/A

<u>Dumpster</u>: Required: Masonry screen wall with wood gates

Proposed: Fully interior trash room fully screened by building facade





CITY OF BIRMINGHAM FIRE DEPARTMENT

572 South Adams • Birmingham, Michigan 48009 • 248.530.1900 Fax 248.530.1950

Site Plan Review Comments

320 Martin - Addition

May 11, 2022

The Fire Department has examined the submitted plans for the proposed project for 320 Martin.

Applicable Fire Codes:

- International Fire Code 2015
- All applicable NFPA documents, guides and standards referenced in the International Fire Code 2015 edition.
- Local Ordinance

Review Comments:

- A bi-directional antenna system (BDA may be required per fire code. Determination shall be made toward the end of final construction after walls are poured and construction is near completion.
- 2. Per City Ordinance 54-32: A Knox Power Shutdown Device shall be installed on the exterior of the building. This device shall disconnect power to all of the building (and connecting building) with the exception of emergency devices such as egress lighting, fire alarms, elevator recall, etc. This device shall be secured using the Knox Shut Off Device. Contact Fire Marshal for specifications.
- 3. Full fire suppression is required for this structure.
 - a. Fire department connection to be within 100 feet of a fire hydrant.
- 4. Stand Pipe system to be installed in all stairwells on each level. Standpipe system to be installed on rooftop and parking garage(s).
- 5. Full fire alarm coverage installation is required for this structure.
- 6. Stairway access to rooftop (not hatch).
- 7. Required egress pathway distances shall be met and required in the building and enclosed egress points per IBC and IFC.
- 8. Knox box key box (surface mount) shall be required on the new building addition due to the size of the existing and addition. Contact Fire Marshal for specific location of installation.
- 9. Exterior fire alarm notification devices on rooftop elevation required.
- 10. Low point exit signs in dwelling hallways.
- 11. Dependent on final design height of the building and IBC, IFC requirements, an emergency generator is required.
- 12. Fire command center required per IBC, IFC.
- 13. A fire pump may be required dependent on the final building height and city water pressure.
- 14. Parking garage shall require ventilation system, CO2 monitoring, fire alarm, fire suppression and standpipe system.

Jack D. Pesha

Fire Marshal



MEMORANDUM

Engineering

DATE: May 20, 2022

TO: Nicholas Dupuis, Planning Director

FROM: Scott Zielinski, Assistant City Engineer

SUBJECT: Preliminary Site Plan Review – 320 Martin – 5 Story Mixed Use

The Engineering Department has completed a review of the Preliminary Site Plan, with respect to conformance with City ordinances and engineering standards, and has the following comments:

GENERAL:

• Site Plans will be required to show changes in planned grade elevations.

SEWER:

- An existing 8" combined sewer exists along Maple Rd, and a 10" Combined sewer exists along Martin Street.
 - Plans currently indicate a 6" Sanitary connection to the 8" combined on Maple. No indication to storm water flow plans at this time.
 - The 8" sewer on Maple may not be suitable to handle more intense flows then it currently takes on, design should direct flow of sanitary to the 10" combined sewer.
- Separate connections for both Storm Sewer and Sanitary Sewer will be required, see below additional comments related to storm water work.
- Plans do not indicate how roof drainage will be handled. Note that City Ordinance prohibits downspouts from being directly connected to the sewer system.

STORM WATER RUNOFF:

- For the proposed site development, the Engineering Department has made the determination that the proposed construction site is the "affected area" with respect to City's Storm Water Runoff Ordinance (Chapter 114, Article III, Division 4, Sec 114-271 to 114-274). Therefore, the allowable runoff from the site for a 10-year storm event is 1.0 cfs/acre, or 0.2 cfs, whichever is greater.
- Provide calculations for required storm water detention, and show how the excess storm water will be detained and released at the allowable discharge rate

- There is a 21" combine sewer in the Bates Martin intersection that storm water flow should be directed to.
 - The development will need to construct a public storm sewer north along Bates to transport this flow. The northern third or so (approx 0.22 ac) of this site where the new addition is proposed is considered the affected area with respect to storm water runoff, and appropriate flow controls and storage must be provided so the runoff for a 10-year storm does not exceed 1 cfs per acre.

WATER SYSTEM:

- There is an existing 12" water main on Maple and an 8" water main on Martin. The City encourages connection to Martin Street if possible and an evaluation of the existing water service to the existing building to determine if modification to the existing 6" service off of Martin (increased connection size) would be sufficient.
 - Based on recent work during the construction of Maple Road, its noted that there
 is what appears to be a 6" connection for fire suppression off of Martin, and a 1.5"
 Domestic water connection off of Maple rd.
 - The City acknowledges that connection to the 12" on Maple may be the best plan, please note that doe to the area of the Road the City would require full panel replacements, with dowels for concrete.
 - The City requires 3rd party testing on backfill and concrete.
- Existing site connections to water mains must be evaluated and properly abandoned as needed to complete the work.
- Show sizes of the proposed water service for domestic supply and fire suppression on the plans.

PERMITS FOR CONSTRUCTION:

- Right-of-Way Permit for any excavations or work in road right-of-way.
- Street Obstruction Permit for any temporary traffic interference on any surrounding road, or for pedestrian traffic interference on public sidewalks.
- Sidewalk/Drive Approach Permit for any pavement installed in the public right-of-way.

GENERAL CONSTRUCTION:

- Inspections will be required for planned Streetscape work, including sidewalk preparation and concrete placement.
- Power System plans for building must be shown on final plans (we do not anticipate the use of City ROW space for power)

Please note these are our initial comments and the City should be provided an opportunity to review engineered drawings prior to final submission. Engineering comments could impact design requirements.

CITY OF BIRMINGHAM

Community Development – Building Department 151 Martin Street, Birmingham, MI 48009

May 19, 2022

RE: Preliminary Site Plan Review Comments

320 Martin, 5-Story Addition

As requested, the Building Department has examined the plans for the proposed project referenced above. The plans were provided to the Planning Department for site plan review purposes only and present conceptual elevations and floor plans. Although the plans lack sufficient detail to perform a code review, the following comments are offered for Planning Design Review purposes and applicant consideration:

Applicable Building Codes:

- **2015 Michigan Building Code.** Applies to all buildings other than those regulated by the *Michigan Residential Code.*
- 2015 Michigan Mechanical Code. (Residential requirements for mechanical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- 2018 Michigan Plumbing Code. (Residential requirements for plumbing construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- 2017 National Electrical Code along with the Michigan Part 8 Rules. (Residential requirements for electrical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)

Review Comments:

- The applicable building codes listed on the cover sheet need to be updated to reflect the 2018 Edition of the Michigan Plumbing Code and the 2017 Edition of the National Electrical Code.
- 2. The layout of the first floor on sheets SP2 and SP.101 are different.
- 3. The new entry from Bates Street does not provide an accessible route to the elevator in the lobby. There is a stairway between the entry door and the elevator.

CITY OF BIRMINGHAM

Community Development – Building Department 151 Martin Street, Birmingham, MI 48009

- 4. There are two interior exit stairways in the building that both discharge into interior lobbies. Section 1023.3 of the building code requires exit stairways to exit directly to the exterior of the building. However, one of the exit stairs could discharge at a lobby if in compliance with one of the two exceptions to Section 1028 of the building code.
- 5. Neither of the two interior exit stairways appear to extend to the lower level parking area. This level appears to not have code compliant exits.
- 6. The west elevation of the building is proposed to be located 9.39 feet off the property line. Table 705.8 of the building code will limit the amount of exterior wall openings to 25 percent on each story of this elevation. The proposed windows appear to exceed the allowable amount.



Planning
Urban Design
Landscape Architecture

May 20, 2022

VIA EMAIL ndupuis@bhamgov.org

Mr. Nicholas Dupuis Planning Director City of Birmingham 151 Martin Street, P.O. Box 3001 Birmingham, MI 48012

RE: Martin Street Addition

320 Martin Street, Birmingham, MI Transportation Impact Study Review

Dear Mr. Dupuis:

Fleis & VandenBrink (F&V) and MKSK have completed our review of the Transportation Impact Study prepared by Stonefield, dated March 5, 2022. Based on our review of the traffic study provided by Stonefield **we find that the Transportation Impact Study is substantially complete**, however there are several items that need further review and clarification that should be provided by the applicant prior to final site plan approval.

We offer the following comments for the City's consideration:

- 1. Potential mitigation measures should be noted that might address the poor LOS at the study intersections with Maple Road. These may include intersection operations or geometry.
- 2. A map should be provided that illustrates anticipated pedestrian and bicycle travel to and from the site including existing sidewalks, crosswalks or expected crossing locations, bike lanes, bicycle parking, and the closest SMART bus stops.
- 3. Identify the impacts to on-street parking spaces including an evaluation of the sight distance at the parking garage egress and if appliable, changes to meet standards.
- 4. The proposed entrance to the parking garage shows a pedestrian crossing, existing sidewalk grade should be maintained, consistent with other parking garage access driveways in the City.
- 5. The crash analysis performed should be expanded to include all study intersections. The crash analysis should include an evaluation in accordance with the most recent version of the SEMCOG Crash Analysis Process as outlined in the SEMCOG Traffic Safety Manual. The intersection crash summary shall be compared for each intersection to determine the if the intersections are high-crash locations as compared to similar intersections by type and location and identify any significant crash patterns.
- 6. The proposed development plan includes the addition of one bike rack that can accommodate up to two (2) bikes. Additional data should be provided to support that the bike parking is adequate to accommodate the projected bike parking demand for residents, visitors, and employees of the proposed development.
- 7. Provide information regarding the circulation for vehicles that will commonly operate on the site and illustrate with appropriate turning radii (delivery vehicles, semi-trucks, access to waste receptables, etc.)

We hope that this report addresses the City's needs regarding this project. If you have any questions, please do not hesitate to contact us at your convenience.

Sincerely,

FLEIS & VANDENBRINK ENGINEERING, INC.

Julie M. Kroll, PE, PTOE Traffic Services Manager MKSK

Brad Strader, AICP, PTP

Principal, Transportation Planning Studio Leader



PROPOSED ADDITION FOR:

320 Martin Street - ADDITION

CONDITIONS OF WORK

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SHEET INDEX

BOUNDARY TOPO ENGINEERING SITE PLAN EXISTING CONDITIONS & SITE SURROUNDINGS T.101 TITLE SHEET SP.100

> PROJECT ADDRESS 320 Martin Street Birmingham, Michigan 48009

SITE PLAN PROPOSED PHOTOMETRIC STUDY SITE DETAILS SP.101 SP.102 SP.401

APPLICANT INFORMATION Zoned: B-4 Business Residential

320 Investments LLC 320 Martin St, Suite 100 Birmingham, MI 48009 e. Sam@Surnow.com p. 248.877.4000

LANDSCAPE PLAN LANDSCAPE SCHEDULE LS.101 LS.601

1st and Lower Level FLOOR PLANS 2nd and 3rd FLOOR PLANS 4th and 5th FLOOR PLANS ROOF PLAN A.102 A.102 A.103 A.103

ELEVATIONS A.201 A.202

DERSPECTIVE IMAGE
3D PERSPECTIVE IMAGE

LOCATION PLAN

biddison

architecture + design

320 Martin Street Suite 10

Birmingham, MI 48009 t.248.554.9500 Contact Person: Kevin Biddison e.mail: kb@biddison-ad.com

GOVERNING CODES:

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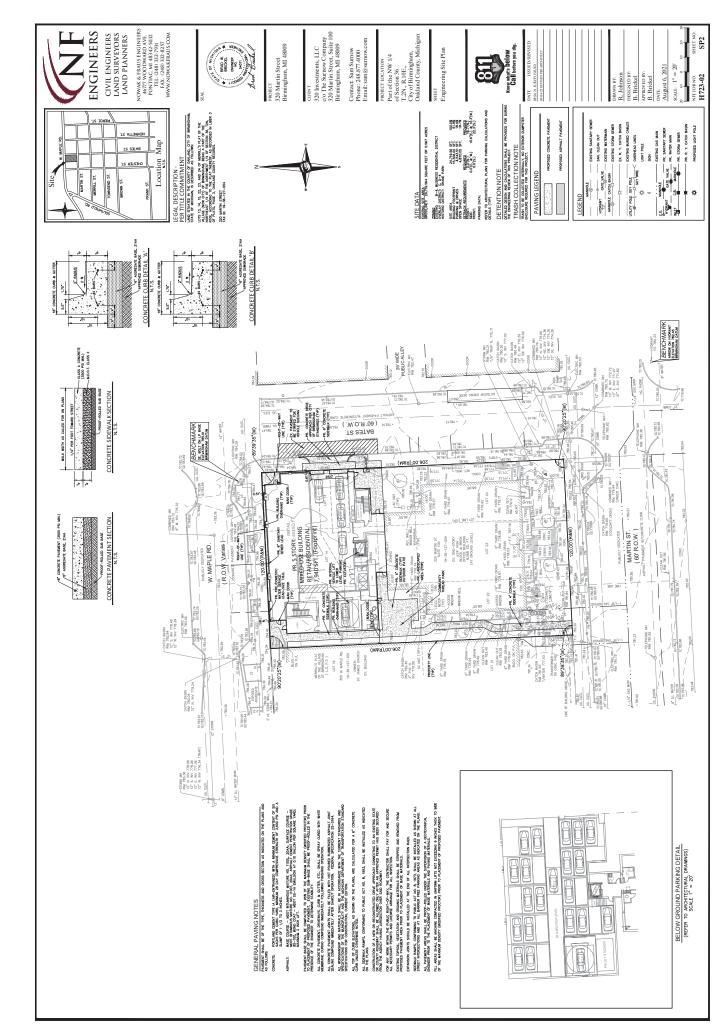
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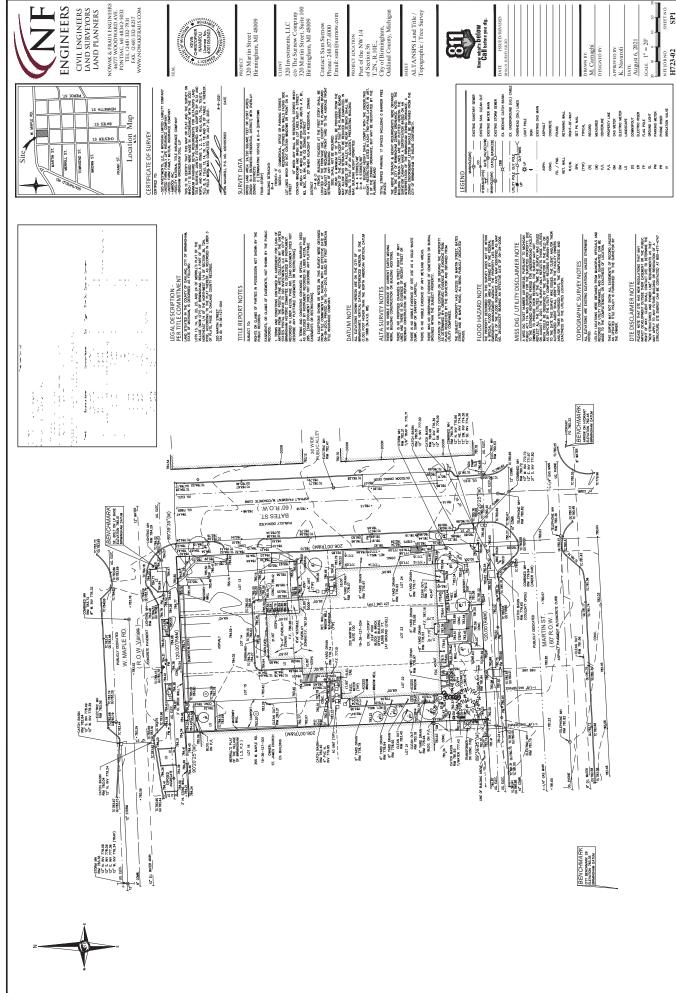
TOTAL ADDITION AREA:



320 Martin - ADDITION

2075-21





320 Investments, LLC c/o The Surnow Company 320 Martin Street, Suite 100 Birmingham, MI 48009

Contact: Sam Surnow Phone: 248.877.4000 Email: sam@surnow.com

ALTA/NSPS Land Title / Topographic / Tree Survey



SHEET NO SP1

















EXIST. SITE CONDITIONS - IMAGES NO SCALE

PROPOSED PROJECT FOR: 320 Martin - Additior











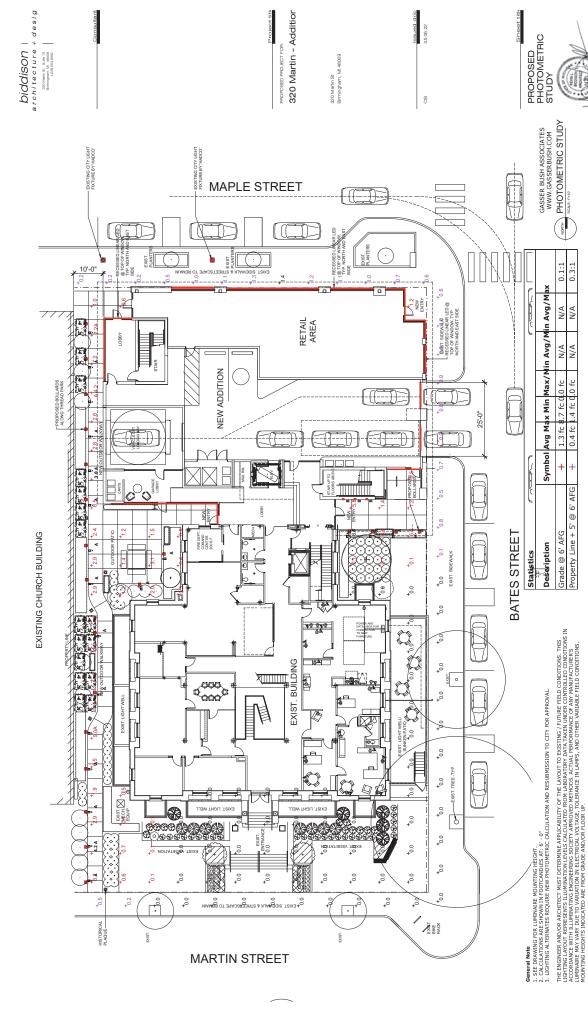


EXIST. SITE SURROUNDINGS & CONDITIONS

EXIST. SITE SURROUNDINGS - IMAGES

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SP.100



2075.21

Designer BD/DS/KB Date 4/18/2022 4/18/2022 Scale Not to Scale Drawing No. #22-74638 V2 1 of 1

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UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH, COM OR 724-286-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERTIED IN FIELD BY OTHERS.

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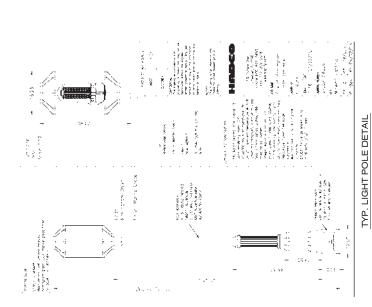
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Figure DD4 - 30, 105, 115, 130 Ibn Heating/Cooling and Cooling Only Rooftops*

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PROPOSED PROJECT FOR: 320 Martin - Addition

320 Martin St Birmingham, MI 48009



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TYP. LIGHT-FIN DETAIL-NIGHT SOLENTS.



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REMARKS						
SIZE	36" O.C.	18" O.C. HEDGE	24" HT.	30" O.C.	15" O.C.	
ROOT	2 GAL.	B&B	B&B	1 GAL.	1 GAL.	
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BOTANICAL NAME	Hydrangea Paniculata	Taxus x Media 'Hicksii'	Vibumum Carlesii	Hakonechloa Macra	Liriope Muscari "Big Blue"	
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COMMON NAME	GOLDSPIRE GINGKO	AUTUMN BRILLIANCE SERVICEBERRY	ARNOLD PROMISE WITCH HAZEL	EASTERN REDBUD	
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PROPOSED PROJECT FOR: 320 Martin - Additior

320 Martin Street Birmingham, Mi

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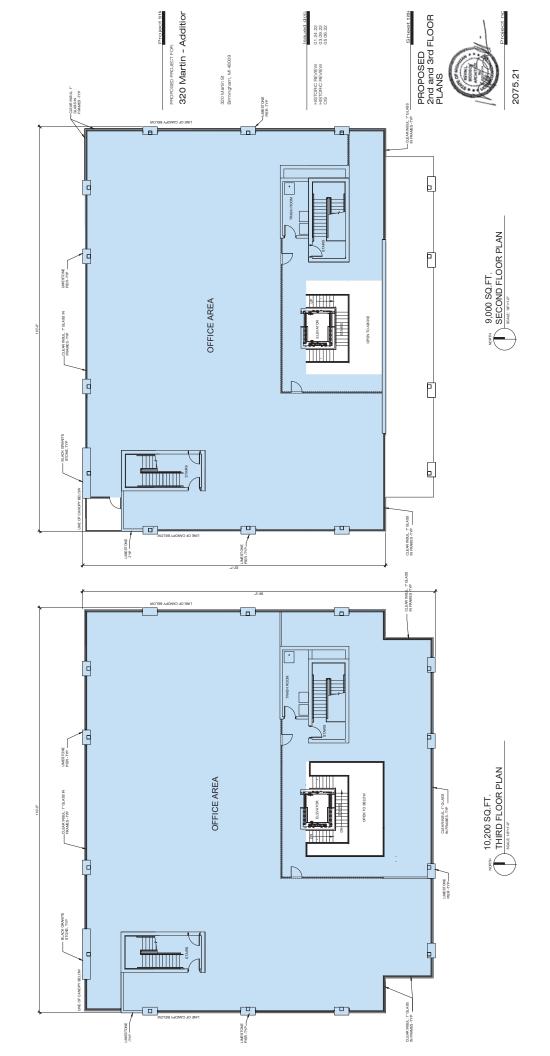
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DECIDIOUS TREE PLANTING

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PROPOSED PROJECT FOR: 320 Martin - Addition

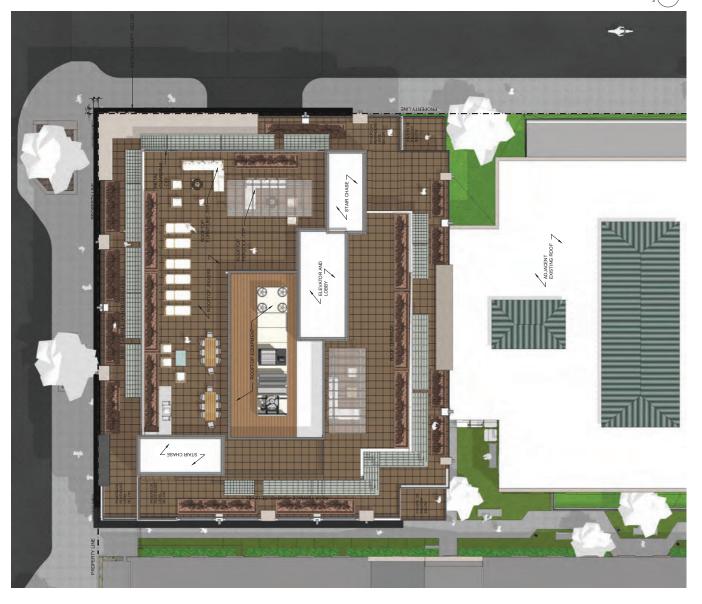
320 Martin St Birmingham, MI 48009

PROPOSED ROOF PLAN

2075.21

A.104

ROOF PLAN



biddison | architecture + design | sonward; aaro 201.02 NORTH ELEVATION
A.202 SCALE: 302"-110" PIERS, TYP BLACK GRANTE STONE, TYP CLEAR TEMP. GLASS DOODRIN CLEAR ANDD. ALUM FRAMES, TYP CLEAR ALIM LED LIGHT ENTRY CANOPY WINETAL WRAP UMESTONE PIERS, TYP 1" INSULATED CLEAR TEMP. GLASS WINDOW INCLEAR ANOD. ALUM FRAMES, TYP T INSULATED CLEAR TEMP. GLASS WINDOW INCLEAR ANOD. ALUM FRAMES, TYP BREAKMETAL AROUND WINDOW FRAMES, TYP-W METAL WRAF 242 MARTIN STREET BULDING - BEYOND | BLEWATION | SOLID | GLASS | NOT PER | COLUS | MATERIAL AREA (SCL FT.) | SOLID | GLASS | ST. | SOLID | S18 | S1

PROPOSED ELEVATIONS HISTORIC REVIEW HISTORIC REVIEW CIS 2075.21 A.201 SCALE: 302" or 6" - ROOF SCREEN BEYOND BRCK, TYP ALUM RAILING, ALUM. RAILING, -TYP – BRICK, TYP ALUM. RALUNG, -TYP TOP OF STAIR @80'-0" AFF G44.0 AFF. ROOF GEST-FAFF BS6'-8' AF EXST. ST. JAMES EPISCOPAL CHURCH -BEYOND | BLEVATION | SOLID | GLASS | SOLID | CLASS | SOLID | CLASS | SOUTH CROOK | CASE | CAS

PROPOSED BUILDING ADDITION FOR: 320 Martin - Addition

320 Martin St Birmingham, MI 48009

PROPOSED BUILDING ADDITION FOR: NOST OFFICE 320 Martin -Addition ALUM RAILING, BEYOND TYP — 4TH FIN. PL. © 444" A.F.F.

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A.202

PROPOSED PROJECT FOR: 320 Martin - Additior

HISTORIC REVIEW HISTORIC REVIEW CIS

PROPOSED 3D IMAGES

2075.21

A.301

SE CORNER BATES & MARTIN

PROPOSED PROJECT FOR: 320 Martin - Additior

320

HISTORIC REVIEW HISTORIC REVIEW CIS

PROPOSED 3D IMAGES

2075.21

A.302

PROPOSED 3D IMAGE - EAST SIDE OF BATES MODIFICE.

PROPOSED PROJECT FOR:

2075.21

A.303

PROPOSED PROJECT FOR: 320 Martin - Additior

PROPOSED 3D IMAGES

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PROPOSED PROJECT FOR:

320 Martin - Additior

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PROPOSED 3D IMAGES

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EAST ENTRY BATES STREET

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PROPOSED PROJECT FOR:
320 Martin - Additior

Issued dr/c
HISTORIC REVIEW 01.24.22
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PROPOSED 3D IMAGES

2075.21

A.306

PROPOSED 3D IMAGES- MAPLE ROAD SIDEWALK NORDAGE

PROPOSED PROJECT FOR: 320 Martin - Additior

HISTORIO REVIEW 01.24.22
HISTORIO REVIEW 03.09.22
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PROPOSED 3D IMAGES

2075.21

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NW CORNER MAPLE ROAD

PROFOSED PROJECT FOR: 320 Martin - Additior

Retail Signage

320 Martin St Birmingham, MI 48009

HISTORIC REVIEW HISTORIC REVIEW CIS

PROPOSED 3D IMAGES

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A.308

MAPLE ENTRY TO COMMUNITY THREAD PARK MOSCALE

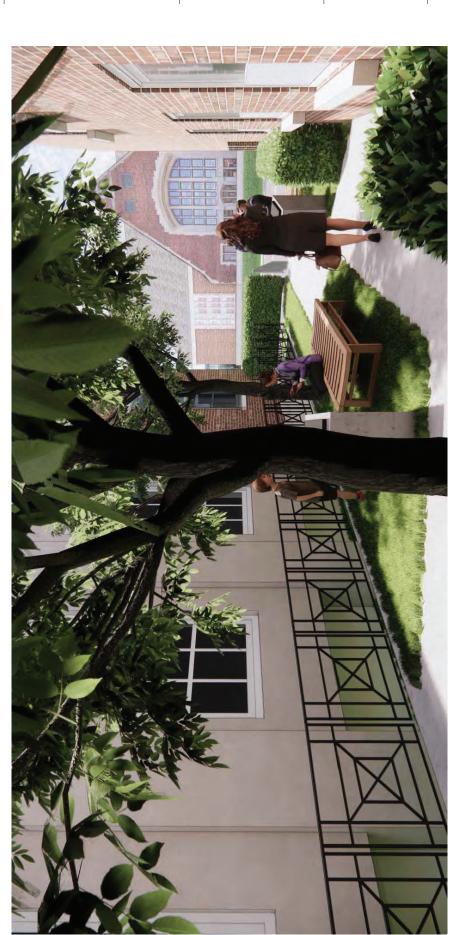


PROPOSED PROJECT FOR: 320 Martin - Additior

PROPOSED 3D IMAGES

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PROFOSED PROJECT FOR: 320 Martin - Additior

PROPOSED 3D IMAGES

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PROFOSED PROJECT FOR: 320 Martin - Additior

PROPOSED 3D IMAGES

A.311

2075.21

COMMUNITY THREAD PARK - MARTIN STREET

PROFOSED PROJECT FOR: 320 Martin - Additior

PROPOSED 3D IMAGES

2075.21

PROPOSED 3D IMAGES- MARTIN ST. SIDEWALK MASSURE

PROPOSED 3D IMAGES

2075.21

VIEW FROM LIBRARY - MARTIN STREET

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PROFOSED PROJECT FOR: 320 Martin - Additior

PROPOSED 3D IMAGES

2075.21

A.316

THE STATE OF





Addition 320 Martin Street Birmingham, MI

Community Impact Study (Combined C.I.S. and Site Plan Review)

P.O. Addition 320 Martin Street Birmingham, MI

Applicant:

Sam Surnow

320 Martin St, Suite 100

MI 48009

(248) 877-4000 sam@surnow.com

Architect:

Kevin Biddison

Biddison Architecture 320 Martin St, LL Suite 10 Birmingham, MI 48009

(248) 554-9500

Civil Engineer:

Patrick Williams

Nowak & Fraus Engineers 46777 Woodward Ave, Pontiac, MI 48342 (248) 332-7931

Land Surveyor:

Nowak & Fraus Engineers 46777 Woodward Ave, Pontiac, MI 48342 (248) 332-7931

Traffic:

Stonefield Engineering & Design, LLC

28454 Woodward Ave., Royal Oak, MI 48067

(248) 247-1115

Acoustical:

Darren Brown Kolano & Saha

3559 Sashabaw Road Waterford, MI 48329 (248) 674-4100

djbrown@kandse.com

Soils:

Amy Schneider G2 Consulting Group 1866 Woodslee St Troy, MI 48083 (248) 680-0400

aschneider@g2consultinggroup.com

Soils: (Existing Study)

Performance Environmental Services, Inc 30553 Wixom Road, Suite 500 Wixom, MI 48393 (248) 926-3800

Air Quality:

BDS Environmental 13845 East Nine Mile Warren, MI 48089 (586) 755-9030

Phase 1 Environmental Study:

Performance Environmental Services, Inc 30553 Wixom Road, Suite 500 Wixom, MI 48393 (248) 926-3800

Community Impact Study (Combined C.I.S. and Site Plan Review)

P.O. Addition 320 Martin Street Birmingham, MI

Table of Contents

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1.	Combined C.I.S. and Site Plan Review & Letters of Approval from neighbors
2.	Proof of Ownership
3.	Vicinity Map
4.	Birmingham Zoning Map
5.	C.I.S. Checklist - Supplemental Information
6.	Zoning Requirements
7.	Noise Impact Study
8.	Traffic Impact Study
9.	Phase 1 Environmental Site Assessment
10.	Soils Investigation
11.	Air Quality Information

Section 5. C.I.S. Checklist - Supplemental Information

Section 6. Zoning Requirements – (see section 4 and survey)

Section 7. Noise Impact Study

Section 8. Traffic Impact Study

Section 9. Phase 1 Environmental Site Assessment

Section 10. Soils Investigation

Section 11. Air Quality Information



Combined CIS & Site Plan Review Application Planning Division

Form will not be processed until it is completely filled out.

1.	Applicant Name: SAM SURNOW	2.	Property Owner Name: 320 INVESTMENT		
	Address: 320 MARTIN ST		Address: 320 MARTIN ST		
	BRIMINGHAM MI 48009		BIRMINGHAM MI 48009		
	Phone Number: 248.877.400		Phone Number: 248.877.400		
	Fax Number: N/A		Fax Number: N/A		
	Email address: SAM@SURNOW.COM		Email address: SAM@SURNOW.COM		
3.	Applicant's Attorney/Contact Person Name: SAME AS ABOVE		Project Designer/Developer Name: BIDDISON ARCHITECTURE		
	Address:		Address: 320 MARTIN ST BRIMINGHAM MI 48009		
	Phone Number:		Phone Number: 248.554.9500		
	Fax Number:		Fax Number: N/A		
	Email address:		Email address: KB@BIDDISON-AD.COM		
5.	Required Attachments				
3.	I. Two (2) paper copies and one (1) digital copy of all project plans including: i. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines; ii. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair; iii. A certified Land Survey; iv. Interior floor plans;		v. A Landscape Plan; vi. A Photometric Plan; vii. Colored elevation de building elevation; II. Specification sheets for all profixtures and mechanical equi III. Samples of all proposed mat IV. Photographs of existing cond including all structures, parking and adjacent structures; V. Current aerial photographs of surrounding properties; VI. Warranty Deed, or Consent of applicant is not the owner; VII. Any other data requested by a Planning Department, or other	rawings for each roposed materials, light pment; erials; itions on the site ng areas, landscaping f the site and of Property Owner if the Planning Board,	
6.	Project Information Address/Location of the property: 320 MARTIN ST BRIMINGHAM MI 48009		Name of Historic District Site is Loca SHAIN PARK	ted in:	
	Name of development:		Date of HDC Approval: Date of DRB Approval:		
	Sidwell #: 19-36-127-004		Area of Site in Acres: 0.57 ACRES		
	Current Use: PARKING LOT		Proposed Use: RETAIL, OFFICE & RESIDENTIAL		
			Will proposed project require the divis		
	Current zoning: B-4 BUSINESS RESIDENTIAL		NO		
			Will proposed project require the com	bination of platted lots?	
	Is the property located in the floodplain? NO		NO		

5 STORY MIXED USE 52,906 SF ADDITON (TOTAL) 2 LEVEL UNDERGROUND PARKING	
Buildings and Structures	
Number of Buildings on Site: 1	Use of Buildings: RETAIL, OFFICE & RESIDENTIAL
Height of Buildings & # of Stories: 5	Height of Rooftop Mechanical Equipment: 10'-6"
Floor Use and Area (in Square Feet)	
Proposed Commercial Structures:	
Total basement floor area: 8,058 - UNDERGROUND PARKING AREA	Office Space: 19,200
Number of square feet per upper floor: 44,848	Retail Space: 5,400
Total floor area: 52,906	Industrial Space: N/A
Floor area ratio (total floor area ÷ total land area): 2.1	Assembly Space: N/A
52,906/ 0.57 ACRES = 2.1	Seating Capacity: N/A
Open space: 1,160	Maximum Occupancy Load: N/A
Percent of open space: 1ST FL. OPEN SPACE: 1,160/9,780 X100 = 11.9%	waximum Occupancy Load:
Drawand Davidantial Chrystynas	
Proposed Residential Structures:	The state of the s
Total number of units: 4TH FLOOR= 4 UNITS; 5TH FLOOR = 2 UNITS	Rental units or condominiums? APARTMENT
Number of one bedroom units: 0	Size of one bedroom units: N/A
Number of two bedroom units: 6	Size of two bedroom units: 1,900 - 2,500
Number of three bedroom units: 0	Size of three bedroom units: N/A
Open space: N/A	Seating Capacity: N/A
Percent of open space: N/A	Maximum Occupancy Load: N/A
Proposed Additions:	
Total basement floor area, if any, of addition: N/A (PARKING)	Use of addition: RETAIL, OFFICE & RESIDENTIAL
Number of floors to be added: 5	Height of addition: 56'-8" EAVE LINE
Square footage added per floor: SEE ATTACHED FLOOR PLANS	Office space in addition: 19,200
Total building floor area (including addition): 52,906	Retail space in addition: 5,400
Floor area ratio (total floor area ÷ total land area): 2.1	Industrial space in addition: N/A
1 1001 area 1atio (total 11001 area · total land area).	Assembly space in addition: N/A
Open Space: 1,160	Maximum building occupancy load (including addition):
Percent of open space: 1ST FL. OPEN SPACE: 1,160/9,780 X100 = 11.9%	waximum bunding occupancy load (including addition).
Required and Proposed Setbacks	
Dagwined fromt authority 0	Duamagad fromt gathagalru
Required from setback: Required rear setback: 0	Proposed front setback: 0
	Proposed rear setback 0
Required total side setback: 0	Proposed total side setback: 0
Side setback: 0	Second side setback: 10'
Required and Proposed Parking	
Required number of parking spaces: 9 RESIDENTIAL	Proposed number of parking spaces: 52 UNDERGROUND AUTOMA
Typical angle of parking spaces: N/A	Typical size of parking spaces: PARKING 2 LEVELS
Typical width of maneuvering lanes: N/A	Number of spaces <180 sq. ft.: N/A
Location of parking on site: N/A	Number of handicap spaces: N/A
Location of parking off site: N/A	Shared parking agreement? N/A
Economical of parking off bite.	Height of light standards in parking area: N/A
Number of light standards in parking area: N/A	Height of light standards in narking area. N/A

12. Landscaping Location of landscape areas: -SIDE YARD: NEW THREAD PARK	Proposed landscape material: SHRUBS, TREES, GRASS, WALKWAY
	_
40.04	
13. Streetscape	Description of honology or plantage EXISTING
Sidewalk width: EXISTING	Description of benches or planters: EXISTING
Number of benches: Number of planters:	Species of existing trees: EXISTING
Number of existing street trees:	
Number of proposed street trees:	Species of proposed trees: EXISTING
Streetscape Plan submitted?	
14. Loading	Duon acad mymber -£11:4
Required number of loading spaces: 1	Proposed number of loading spaces: 1
Typical angle of loading spaces:	Typical size of loading spaces: REFER TO SITE PLAN
Screenwall material:	Height of screenwall:
Location of loading spaces on site:	Typical time loading spaces are used:
15. Exterior Waste Receptacles	
Required number of waste receptacles: 1	Proposed number of waste receptacles: 2
Location of waste receptacles:	
Screenwall material:	Height of screenwall: INTERIOR ENCLOSED ROOM
16. Mechanical Equipment Utilities and Transformers: Number of ground mounted transformers:	Location of all ground mounted utilities: N/A
Size of transformers (L•W•H):	
Number of utility easements:	
Screenwall material: 10'-6"	Height of screenwall: N/A
Ground Mounted Mechanical Equipment:	
Number of ground mounted units: N/A	Location of all ground mounted units: N/A
Size of ground mounted units (L•W•H):	
Screenwall material:	Height of screenwall:
Rooftop Mechanical Equipment:	
Number of rooftop units: 1+ CONDENSING UNITS	Location of all rooftop units: INSIDE SCREEN
Type of rooftop units: GAS FIRED RTU	Size of rooftop units ($L \cdot W \cdot H$): T.B.DVARIES (MAX HT 8' FT + 2' CURI
Type of footop units.	Percentage of rooftop covered by mechanical units: 20 %
Screenwall material: METAL Location of screenwall: ROOFTOP -REFER TO PLANS	Height of screenwall: 10'-6"
I ocation of screenwall: ROOFTOP -REFER TO PLANS	Distance from rooftop units to all screenwalls: 36" MIN
Location of Scientifican.	
47. Accessory Duildings	
17. Accessory Buildings	Circ of accessory by it lim NIA
Number of accessory buildings: N/A	Size of accessory buildings: N/A Height of accessory buildings: N/A
Location of accessory buildings: N/A	Height of accessory buildings: NA
18. Building Lighting	
Number of light standards on building: SEE ATTACHED	Type of light standards on building: -SEE ATTACHED
Size of light fixtures (L•W•H): T.B.D.	
	Height from grade:

Maximum wattage per fixture:	Proposed wattage per fixture:
Light level at each property line:	_
9. Site Lighting	
Number of light fixtures: BOLLARD AT THREAT PARK	Type of light fixtures: BOLLARD AT THREAT PARK
Size of light fixtures (L•W•H): T.B.D.	Height from grade: 42" GRADE
Maximum wattage per fixture: T.B.D.	Proposed wattage per fixture: T.B.D.
Size of light fixtures (L•W•H): T.B.D. Maximum wattage per fixture: T.B.D. Light level at each property line:	Holiday tree lighting receptacles: T.B.D.
O. Adjacent Properties Number of properties within 200 ft.: 6 TOTAL	_
Property #1	
Number of buildings on site: 1	Property Description: 355 W. MAPLE
Zoning district: B-4	ST. JAMES EPISCOPAL CHURCH
Lice Type: Church	
Square footage of principal building: N/A	
Square footage of accessory buildings: N/A	
Number of parking spaces: N/A	North, south, east or west of property? WEST
Number of parking spaces:	North, south, east of west of property?
Property #2	
Number of buildings on site: 1	Property Description: 180 W. MAPLE
Zoning district: B-4	3 STORY, RETAIL & OFFICE
Use type: RETAIL/ OFFICE	_
Square footage of principal building: N/A	
Square footage of accessory buildings: N/A	_
Number of parking spaces: N/A	North, south, east or west of property? NORTH
Property #3	
Number of buildings on site: B-4	Property Description: 247 W. MAPLE
Zoning district: B-4	CURRENT SINGLE STORY RETAIL (5 STORY POSSIBLE)
Use type: RETAIL	
Square footage of principal building: N/A	
Square footage of accessory buildings: N/A	
Number of parking spaces: N/A	North, south, east or west of property? EAST
Property #4	
Number of buildings on site: 1	Property Description: SHAIN PARK
Zoning district: PP	
Use type:	
Square footage of principal building:	
Square footage of accessory buildings: N/A	
Number of parking spaces: N/A	North, south, east or west of property?
Property #5	
Number of buildings on site: 1	Property Description: 250 MARTIN ST.
Zoning district: B-4	5 STORY MIXED USE, RETAIL & RESIDENTIAL
Use type: MIXED USE	
Square footage of principal building: N/A	
Square footage of accessory buildings: N/A	_
Number of parking spaces: N/A	North, south, east or west of property? EAST
Property #6	
Number of buildings on site: 1	Property Description: 300 W. MERRILL
Zoning district: pp	BALDWIN PUBLIC LIBRARY
Liga type: LIBRARY	_
Square footage of principal building:	
Square footage of processory buildings	_
Square footage of accessory buildings:	North couth cost on word -f 2 SOUTH
Number of parking spaces:	North, south, east or west of property? SOUTH

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to

Signature of Owner:

Date: 3/2/22

Print Name: Date: 3/2/22

Date:

BIRM

City of Birmingham

320 Investments, LLC

DATE	INVOICE NO	DESCRIPTION	BALANCE
	22 0302	CIS and Site Plan Review Fee	3150.00
CHECK 3-	-02-22 CHECK	4100 TOTAL >	3150.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

320 Investments, LLC

BIRM

City of Birmingham

DATE	INVOICE NO	DESCRIPTION	BALANCE
	22 0302	CIS and Site Plan Review Fee	3150.00
HECK 3-	-02-22 CHECK NUMBER	4100 TOTAL >	3150.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW 320 Investments, LLC 320 Martin Street, Suite 100 Birmingham MI 48009

JPMorgan Chase Bank, N.A. Detroit, MI

9-32/720/889843371

4100

DATE 03/02/2022

Pay:*******Three thousand one hundred fifty dollars and no cents

****3,150.00

TO THE ORDER OF

City of Birmingham 151 Martin Street P.O. Box 3001

Birmingham, MI 48012



Walk with us in God's love

March 15, 2022

To Whom it May Concern,

This week I had the opportunity to meet with Sam Surnow and Stephen Blum, President and Vice President of Operations and Strategy, respectively, for The Surnow Company. I am grateful for the time they took to both learn about the needs of St. James Episcopal Church and to share their plans. At that time I was able to see some renderings of their proposed five story mixed use addition at 151 Martin St. I believe the building will be a significant upgrade from the parking lot currently in that place and am particularly grateful for the planned 10 foot setback between our buildings that will effectively add to green space, views, and light for both of our buildings. I am happy to discuss this further and am looking forward to staying in regular contact with The Surnow Company so we can help each other accomplish our goals.

Faithfully,

The Rev. Josh Hoover

Jr 9 Hom

(Rector)

Section 2. Proof of Ownership

2021 DECEMBER TAX STATEMENT - RETURN THIS PORTION WITH YOUR REMITTANCE

OCPTA

SCHOOL OPERATING

SCHOOL SUPPLEMNT

ZOO AUTHORITY

ART INSTITUTE

SCHOOL OPER FC

REMIT TO: CITY OF BIRMINGHAM - TAXES • P.O. BOX 671732, DETROIT, MI 48267-1732

Allow at least 10 days when mailing

63008 1936127004 4 001584001

TOTAL.	PENALTY	TOTAL PAID	
15,840.01			

320 INVESTMENTS LLC 320 MARTIN ST STE 100 BIRMINGHAM MI 48009-1485



DUE DEC. 1, 2021 - FEB. 14, 2022

MAKE CHECK PAYABLE TO: CITY OF BIRMINGHAM

Please include phone number or email on check

PARCEL I.D. NUMBER
08-19-36-127-004

1429.85

0.00

0.00

0.00

139.98

277.77

13178.43

WARNING: Check your Parcel I.D. No. before paying your TAXES. You are responsible if you pay on wrong parcel.

CITY OF BIRMINGHAM 2021 DECEMBER TAX STATEMENT

FISCAL YEARS

O.C. PARKS & REC. • ZOO AUTHORITY

H.C.M.A

10-1-2021 to 9-30-2022 1-1-2022 to 12-31-2022 PARTIAL BIRMINGHAM SCHOOLS • O.C.P.T.A. • ART AUTHORITY

7-1-2021 to 6-30-2022

DUE DECEMBER 1, 2021 - FEBRUARY 14, 2022
3% PENALTY AFTER FEBRUARY 14 2022

PAYMENTS BY MAIL WILL BE RECORDED ON THE DATE RECEIVED, NOT ON THE DATE POSTMARKED.

320 INVESTMENTS LLC 320 MARTIN ST STE 100 BIRMINGHAM MI 48009-1485

Property Address:

320 MARTIN ST STE 100

CODE #	P.R.E. TAX BASE	PARCEL I.D. NUMBER / SCHOOL DIST.	
60555	0	08-19-36-1	27-004 63010
% DECLARED AS P.R.E.	*NON-P.R.E. TAX BASE	TAXABLE VALUE	STATE EQUALIZED VALUE
0%	1,464,270	V1,464,27	2,344,280
TA	X DESCRIPTION	RATE PER \$1,000	AMOUNT
COUNTY		0.55590	813.98

0.97650

9.00000

3.03450

0.09560

9.00000

0.18970

ADMIN FEE	0.00000
CBT	
320-01-5111	(m)

*P.R.E. = Principal Residence Exemption

Property taxes are levied on the Taxable Value. The State Equalized Value is provided on this document for your information only and represents 50% of the market value of your properly.

IMPORTANT INFORMATION - SEE REVERSE SIDE.

PARTIAL DESCRIPTION OF PROPERTY

T2N, R10E, SEC 36 MERRILL'S PLAT LOTS 13, 14 & 15, ALSO LOTS 22, 23 & 24

201 COMMERCIAL-IMPROVED

BEGINNING MARCH 1st, 2022 all unpaid 2021 taxes must be paid to the Oakland County Treasurer's office, 1200 N. Telegraph, Pontiac, MI 48341, with additional penalties. During the month of March, a revised statement from the City Treasurer must accompany your remittance to the County Treasurer.

RETAIN THIS LOWER PORTION FOR YOUR RECORDS.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

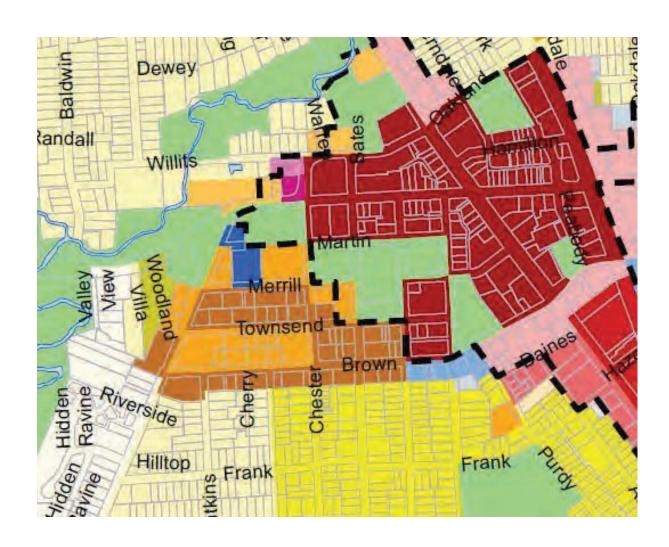
SPECIAL	ASSESSMENTS				
		TOTAL	PENALTY	TOTAL PAID	
	V	15,840.01			

Checks accepted only as a conditional payment. If not honored by bank, tax is unpaid and subject to unpaid tax penalties.

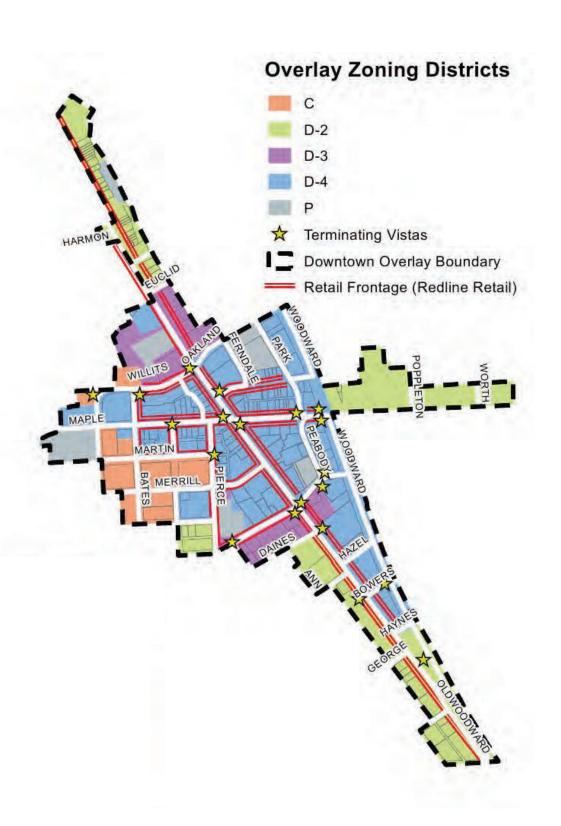
Section 3. Vicinity Map



Section 4. Birmingham Zoning Map – Current Zoning TZ2







Section 5 CIS Checklist Supplemental Information

Post Office Addition 320 Martin Street Birmingham, MI 48009

Combined CIS and Site Plan Review Supplemental Information

General Information

- Name and address of applicant and proof of ownership;
 See Section 2
- 2. Name of Development (if applicable); **Post Office Addition**
- 3. Address and Legal descriptionP.O. Addition320 Martin StreetBirmingham, MISee survey for legal description
- 4. Name and address of the land surveyor; Nowak & Fraus Engineers 46777 Woodward Ave, Pontiac, MI 48342 (248) 332-7931
- 5. Legend and notes, including a graphic scale, north point, and date; **See Site Plan**
- 6. A separate location map;

Please refer to Section 3 for Vicinity and sheet SP.100b and SP.100c for Location map

7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;

Please refer to Section 4 for Zoning Map

- 8. Details of all proposed site plan changes
 - Removal of Previous Dock area renovation and Existing Parking lot.
 - Addition of new glass lobby and entry connector for proposed 5 story retail, office and residential addition.
 - Development of new pedestrian "Thread Park" on the west side of the building between the existing and new Post Office addition and the Church to the west. Connecting Maple rd. sidewalks to Martin St. sidewalks.
 - Grading and landscaping to meet city of Birmingham requirements.

Planning & Zoning Issues

9. Recommended land use of the subject property as designated on the future land use map of the City's Master Plan;

Current Zoning B4 with D4 Overlay; See section 4

- 10. Goals and objectives of the city's Master Plans that demonstrate the city's support of the proposed development;
 - Proposed project is to be constructed within the boundaries of the Birmingham Overlay District and implement the Downtown Birmingham Plan
 - Proposed project encourages a form of development that will achieve the physical qualities necessary to enhance the economic vitality of Downtown Birmingham
 - Proposed project will bring Retail, Office and Residential development to the only existing surface parking lot along the B4 zoning district along Maple Road in the downtown district.
 - The proposed addition fills I the missing tooth along Maple and brings new life to the west side of the site between the existing church and this site with the new pedestrian thread park on the west.
- 11. Whether or not the project site is located within an area of the city for which an The Planning Board in which special design has adopted urban Design Plan criteria or other supplemental development requirements apply;

 Yes
- 12. The current zoning classification of the subject property; Current zoning of the subject property is B4 with D4 Overlay. Property will conform to this zoning.
- 13. The zoning classification required for the proposed development; **B4 with D4 Overlay**
- 14. The existing land uses adjacent to the proposed project: **B4 with D4 Overlay**
- 15. Complete the attached "Zoning Requirements Analysis" chart; **Refer to Section 4**

Land Development Issues

16. A survey and site drainage plan;

Refer to the enclosed site plan of the site, the current parking lot will be fully covered with the new development and the proposed thread park will continue to drain to the north via the existing area drainage system underground to Maple.

17. Identify any sensitive soils on site that will require stabilization or alteration in order to support the proposed development:

No sensitive soils

- 18. Whether or not the proposed development will occur on a steep slope, and if so, the measures that will be taken to overcome potential erosion, slope stability and runoff; Refer to enclosed site plan showing the proposed layout. During construction of the building, care will be taken to prevent sediment laden soils from leaving the site by employing soil erosion best management techniques.
- 19. The volume of excavated soils to be removed from the site and /or delivered to the Site, and a map of the proposed haul routes;

Approximately 5700 CY of in-place soils will be removed from the site for the construction of the new addition on the east. Refer to attached haul route map at the end of this section.

20. Identify the potential hazards and nuisances that may be created by the proposed development and the suggested methods of mitigating such hazards;

No potential hazards and nuisances.

Private Utilities

- 21. Indicate the source of all required private utilities to be provided;
 - Refer to the enclosed utility plan of the site
 - Electricity, Natural and cable/telephone services existing to remain
- 22. Provide verification that all required utility easements have been secured for necessary private utilities:

Refer to the enclosed utility plan of the site.

Noise Levels

23. Provide a reading of existing ambient noise and estimated future noise levels on the site:

Included in the Appendix is a study completed by Kolano and Saha Consulting Engineers for Sound Level Measurements and Noise Impact Assessment,

24. Indicate whether the project will be exposed to or cause noise levels which exceed those levels prescribed in Chapter 50, Division 4, Section 50-71 through 50-77 of the Birmingham City Code, as amended:

The Noise Impact Assessment Study prepared for the property concludes that the proposed development will be able to comply with the Birmingham Noise Ordinance limits.

25. Indicate whether the site is appropriate for the proposed activities and facilities given the existing ambient noise and the estimated future noise levels of the site:

Based on the information provided the Noise Impact Assessment study through deliberate effort to minimize noisy equipment, the proposed development will be able to comply with the Birmingham Noise Ordinance limits

Air Quality

26. Indicate whether the project is located in the vicinity of a monitoring station where air quality violations have been registered and, if so, provide information as to whether the project will increase air quality problems in the area:

The property is located in the Southeast Michigan Air Quality District. The monitoring station is located in Oak Park. Current Ambient Air Quality Standards are under existing minimum standards as set forth by the EPA.

27. Indicate if the nature of the project or its potential users would be particularly sensitive to existing air pollution levels and, if so, indicate how the project has been designed to mitigate possible adverse effects;

The development is consistent with the other downtown Birmingham projects. HVAC equipment units will have filters and the exhausts will be designed to meet all current code requirements.

28. Indicate whether the proposal will establish a trend which, if continued, may lead to violation of air quality standards in the future;

We do not anticipate that the development will establish a trend that will adversely affect air quality within the Downtown District.

29. Indicate whether the proposed project will have parking facilities for more than 75 cars and indicate percentage of required parking that is proposed;

The proposed development will have (52) indoor parking spaces located underground in a new fully automated parking garage. The code requires (9) spaces for the (6) residential units, the current (17) spaces on site will be provided for as well as (26) additional spaces for future Office and Retail tenants.

Environmental Design and Historic Values

30. Indicate whether there will be demonstrable destruction or physical alteration of

the natural or human made environment on site or in the right of way (ie. clearance of trees, substantial regrading etc.);

Refer to enclosed engineering site plans.

The sidewalks and streetscape are existing to meet current standards. Any disruption if these areas during construction will be replaced to meet current standards as well. Bates will have a new garage entrance drive approximately where the existing surface parking lot drive is currently.

31. Indicate whether there will be an intrusion of elements out of character or scale with the existing physical environment (ie. significant changes in size, scale of building, floor levels, entrance patterns, height, materials, color or style from that of surrounding developments);

No, many adjacent buildings with in 200 feet of all sizes and heights including a (5) story building on Shain Park across the street from the current Post Office.

32. Indicate all elements of the project that are eligible for LEED points if the building were to be LEED certified;

We have determined that LEED certification will not be a part of this development.

33. Indicate whether the proposed structure will block or degrade views, change the skyline or create a new focal point;

The structure will not degrade views. We believe that the building will create a new focal point, along Maple Rd. and with the new Thread Park.

34. Indicate whether there will be objectionable visual pollution introduced directly or indirectly due to loading docks, trash receptacles or parking, and indicate mitigation measures for same;

We are requesting a variance from the loading dock requirement. Trash receptacles and recycling are located within the building and will not cause visual pollution. Indoor underground parking is accessed by a new entry/exit from Bates St.

35. Indicate whether there will be an interference with or impairment of ambient conditions necessary for the enjoyment of the physical environment (ie. vibration, dust, odor, heat, glare etc.);

The proposed development will not generate abnormal vibrations, dust, odor, heat, glare or other noxious elements that would prohibit enjoyment of the existing environment.

36. Indicate whether the project area and environs contain any properties listed on the National Register of Historic Places or the city's inventory of historic structures:

This property does not appear on the National Register of Historic Places but the current Post Office is part of the City's inventory of Historic structures.

37. Provide any information on the project area that the State Historic Preservation Office (SHPO) may have:

We The existing Post Office has interior wall murals which are currently protected by SHPO and owned by the USPS.

38. Indicate whether there will be other properties within the boundaries or in the vicinity of the project that appear to be historic and thus require consultation with the SHPO as to eligibility for the National register;

No

39. Indicate whether the Department of the Interior has been requested to make a determination of eligibility on properties the SHPO or HDC deems eligible and affected by the project;

There is no indication that the Department of the Interior has been requested to make a determination on the historic value of the surrounding properties.

40. Provide proof that the HDC has been given an opportunity to comment on properties that are listed on or have been found eligible for the National Register and which would be affected by the project;

Yes, we have been through the HRB review and approval process.

Refuse

41. Indicate whether the existing or planned solid waste disposal system will adequately service the proposed development including space for separation of recyclable materials;

Space for refuse and recycling areas for the building occupants will be provided as per standards of the city and area.

42. Indicate whether the design capacity of the existing or planned solid waste disposal system will be exceeded as a result of the project:

Solid waste generated from this facility will be standard and can be handled easily by local waste management companies

43. Indicate whether existing or planned waste water systems will be able to adequately service the proposed development:

Yes. The existing sewer service flow basis of design and capacity of the combined sewer has been reviewed and confirmed by the City Engineer.

44. Indicate whether the design capacity of these facilities will be exceeded as a result of the project;

It is not anticipated that the design capacity of the municipal combined sewer will be exceeded by the development.

45. Indicate the elements of the project that have been incorporated to reduce the amount of water entering the sewer system (such as low flush toilets, Energy Star appliances, restricted flow faucets, greywater recycling etc.);

Building design will incorporate restricted flow plumbing fixtures and Energy Star appliances wherever possible.

Storm Sewer

46. Indicate whether existing or planned storm water disposal and treatment systems will adequately serve the proposed development:

Yes

47. Indicate whether the design capacity of these facilities will be exceeded as a result of the project;

It is not anticipated that the design capacity of the municipal sewer system will be exceeded by the proposed development.

48. Indicate the elements of the project that have been incorporated to reduce the amount of storm water entering the sewer system (such as the use of pervious concrete, rain gardens, greywater recycling, green paved etc.):

All care will be taken by ownership to use appropriate storm water management techniques, in accordance with the Birmingham Storm water Ordinance. http://www.bhamgov.org/government/departments/treasury/storm_water_utility_ordinance.php

Water Service

49. Indicate whether either the municipal water utility or onsite water supply system is adequate to serve the proposed project;

Existing domestic system to be adequate; new fire suppression system to be added.

50. Indicate whether the water quality is safe from both a chemical and bacteriological standpoint;

The latest published water quality report can be found at the following address: http://www.bhamgov.org/document_center/Engineering/2015_Water_Quality%20R eport.pdf

51. Indicate whether the intended location of the service will be compatible with the location and elevation of the main;

Existing system to remain or be relocated

Public Safety

- 52. Whether or not the project location provides adequate access to police, fire and emergency medical services: **Building is adjacent to three streets, Martin, Bates and Maple right of way lines and offers direct access for emergency personnel.**
- 53. Whether or not the proposed project design provides easy access for emergency vehicles and individuals (ie. are there obstacles to access, such as one way roads, narrow bridges etc.); **Project located on corners of on Martin, Bates, and Maple Roads with direct access to all local arteries.**
- 54. Whether or not there are plans for a security system which can be expanded, and whether approval for same has been granted by the police department;

 A security system is proposed. Approval upon review to meet all police department requirements.
- 55. Detailed description of all fire access to the building, site, fire hydrants and water connections;

Fire department connection to be coordinated per fire department; Full fire suppression throughout; Access to all floors via fire stairs and elevators; Full state of the art alarm system

- 56. Whether or not there are plans for adherence to all city and N.F.P.A. fire codes: **All NFPA codes will be followed.**
- 57. Proof that one elevator has been designed to accommodate a medical cart: **New Elevator to accommodate a medical cart**
- 58. Detailed specifications on all fire lanes/parking lot surfaces/alleys/streets to demonstrate the ability to accommodate the weight of emergency / fire vehicles; **Existing street access on three sides.**
- 59. Detailed description of all fire suppression systems: **To be submitted with Construction Documents**
- 60. Provide completed FORM A –Transportation Study Questionnaire (Abbreviated); See Traffic Impact Assessment as prepared by Stonefield engineering.
- 61. Provide completed FORM B –
 Transportation Study Questionnaire if required by the city's transportation consultant;
 See Traffic Impact Assessment as prepared by Stonefield engineering. Does not apply if absent in the study

- 62. Indicate whether transportation facilities and services will be adequate to meet the needs of all users (i.e. access to public transportation, bicycle accommodations, pedestrian connections, disabled, elderly etc.);
- Bus Stop is located in close proximity on Maple
- A Bike rack will be provided to accommodate (2) bikes
- Pedestrian access available at Martin, Bates and Maple Roads.
- Full Barrier free access to all levels of the building
- 63. Indicate how the project will improve the mobility of all groups by providing transportation choices;

Occupants and visitors can easily access the facility by foot via sidewalks, by car from parking on the street or from nearby parking deck and by bus. A Bike rack will be provided for bikers. The building is located adjacent to the city's neighborhood connector route.

64. Indicate how the users of the building will be encouraged to use public transit and non motorized forms of transportation;

A Bus stop is in close proximity on Maple. A Bike rack will be provided on site for occupants and visitors. The Bike rack will be consistent with Birmingham city standards.

65. Indicate the elements that have been incorporated into the site and surrounding right-of-way to encourage mode shift away from private vehicle trips;

A Bus stop in close proximity on Maple. A Bike rack on site will be provided for (2) bikes

66. Indicate the elements of the project that have been provided to improve the comfort and safety of cyclists (such as secured or covered bicycle parking, lockers, bike lanes/p aths, bicycle share program etc.);

A Bike rack will be provided on site for (2) bikes

- 67. Indicate the elements of the project that have been provided to improve the comfort and safety of pedestrians (such as wheelchair ramps, crosswalk markings, pedestrian activated signal lights, bulb outs, benches, landscaping, lighting etc.);
- Wheelchair and all barrier free access provided
- Additional lighting for sidewalks along Bates and Maple under the new building canopies.
- The new proposed Thread Park will provide a new direct route from Maple to martin with pathway lighting and pedestrian route away from vehicle traffic.

68. Indicate the elements of the project that have been provided to encourage the use of sustainable transportation modes (such as receptacles for electric vehicle charging, parking for scooters/Smart cars etc.):

The underground automated parking garage will have the ability to charge electric vehicles as they are parked.

69. Indicate whether there are any visual indicators of pond and / or stream water quality problems on or near the site;

Not Applicable

- 70. Indicate whether the project will involve any increase in impervious surface area and if so, indicate the runoff control measures that will be undertaken:
- No. The current site is covered by an existing parking lot.
- 71. Indicate whether the project will affect surface water flows on water levels of ponds or other water bodies:

It is not anticipated that the development will impact any existing surface water flows of ponds or other water bodies.

72. Indicate whether the project may affect or be affected by a wetland, flood plain, or floodway;

It is not anticipated that the development will be impacted or propose impact an existing wetland, floodplain, or floodway. Refer to the enclosed engineering site plans

73. Indicate whether the project location or construction will adversely impact unique natural features on or near the site;

It is not anticipated that the development will be impact or propose impact an existing unique natural features on or near the site.

74. Indicate whether the project will either destroy or isolate a unique natural feature from public access;

Current site is private and the development will not impede the public access to amenities that surround it.

75. Indicate whether any unique natural feature will pose safety hazards for the proposed development;

No existing natural feature will pose any safety hazards for the development.

76. Indicate whether the project will damage or destroy existing wildlife habitats; **Proposed project will not destroy and existing wildlife or habitats**

Other Information

77. Any other information as may reasonably be required by the city to assure an adequate analysis of all existing and proposed site features and conditions.

Our office will be happy to supply all additional requested information by the city.

Professional Qualifications

The preparer(s) of the CIS must indicate their professional qualifications, which must include registration in the state of Michigan in their profession where licensing is a state requirement for the practice of the profession (i.e. engineer, surveyor, architect etc.). Where the state does not require licensing (ie. planner, urban designer, economist etc.), the preparer must demonstrate acceptable credentials including, but not limited to, membership in professional societies, university degrees, documentation illustrating professional experience in preparing CIS related materials for similar projects.

Kevin Biddison, AIA

HAUL ROUTE MAP- The Jeffrey



Traffic Impact Assessment of

Proposed Mixed-Use Development

320 Martin Street City of Birmingham, Oakland County, Michigan 48009

> Prepared For: Biddison Architecture 320 Martin Street, Suite 10 Birmingham, MI 48009

Prepared: May 5, 2022

Cl D. Cli

Charles D. Olivo, PE, PTOE Michigan P.E. License #6201058003

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TECHNICAL APPENDIX

- I. Professional Resume
- 2. City of Birmingham Traffic Impact Assessment Form (Form A)
- 3. Traffic Count Data
- 4. Internal Capture Calculations
- 5. Excerpt from City's Multi-Modal Transportation Plan
- 6. SEMCOG Census Data
- 7. Trip Generation Handbook Excerpt
- 8. Capacity Analysis Detail Sheets
- 9. SimTraffic Analysis
- 10. Collision Detail Sheets
- II. Site Plan



Proposed Mixed-Use Development City of Birmingham, Oakland County, Michigan May 5, 2022 Page 1 of 28

Executive Summary

The Applicant is proposing to construct a mixed-use development consisting of six (6) residential dwelling units, 19,200 square feet of office space, 2,450 square feet of retail space, and a two (2)-story below ground automated parking garage located at 320 Martin Street. The subject property is bounded by Bates Street to the east, Maple Road to the north, and Martin Street to the south in the City of Birmingham, Oakland County, Michigan. The subject property's Parcel Identification Number (PIN) is 19-36-127-004.

The existing site is occupied by an approximate 19,000-square-foot office building that was previously a post office and an associated surface parking lot. Existing access is provided via one (1) full-movement driveway along Bates Street accessing the surface parking lot. Under the proposed development program, the existing office building would remain and a mixed-use development consisting of six (6) residential dwelling units, 19,200 square feet of office space, 2,450 square feet of retail space, and a two (2)-story below ground automated parking garage would be constructed in the location of the surface parking lot. Access to the automated parking garage is proposed via one (1) full-movement driveway along Bates Street.

This Traffic Impact Assessment was prepared by Stonefield Engineering & Design, LLC, utilized the City of Birmingham's Traffic Study Questionnaire (Form A), the City's Transportation Impact Study Guidelines, as well as accepted traffic engineering practices for Traffic Impact Assessments.

The key findings and conclusions developed in this study are as follows:

- 1. Under the proposed development program, the existing office building would remain and a mixed-use development consisting of six (6) residential dwelling units, 19,200 square feet of office space, 2,450 square feet of retail space, and a two (2)-story below ground automated parking garage would be constructed on the subject property in the location of the existing surface parking lot.
- 2. Access is proposed via one (1) full-movement driveway along Bates Street.
- 3. The proposed mixed-use development is projected to generate 39 new entering vehicle trips and eight (8) new exiting vehicle trips during the weekday morning peak hour and generate 15 new entering vehicle trips and 44 new exiting vehicle trips during the weekday evening peak hour.
- 4. The proposed development is projected to generate four (4) new entering pedestrian/bicycle trips and two (2) new exiting pedestrian/bicycle trips during the weekday morning peak hour and generate eight (8) new entering pedestrian/bicycle trips and seven (7) new exiting pedestrian/bicycle trips during the weekday evening peak hour.
- 5. The intersection of Maple Road and Bates Street is calculated to operate at capacity constraints throughout the Existing, No-Build, and Build Conditions during the weekday morning and weekday evening peak hours. The turning movements at the site driveway along Bates Street are calculated to operate at Level of Service A during both the weekday morning and weekday evening peak hours.
- 6. The proposed automated parking garage would provide 52 total reserved parking spaces. A minimum of nine (9) spaces would be reserved for the residential portion of the development to satisfy the residential parking requirement and the remaining spaces would be reserved for the existing and proposed office uses. The remaining office employees and retail customers would utilize the Chester Street parking garage. The parking garage operates at about 31% capacity daily, which provides sufficient parking for the proposed development.
- 7. It is expected that a maximum of 19 new vehicle trips would enter or exit the site within one hour.
- 8. The automated parking lift would service vehicles approximately every 90 to 120 seconds. This equates to 30 to 40 vehicles serviced per hour. Based on the existing parking supply on-site and the proposed trip generation expected to utilize the parking garage, the automated parking lift and the proposed queuing area on-site would be sufficient to support the parking operations of the proposed development.



Proposed Mixed-Use Development City of Birmingham, Oakland County, Michigan May 5, 2022 Page 2 of 28

Introduction

The Applicant is proposing to construct a mixed-use development consisting of six (6) residential dwelling units, 19,200 square feet of office space, 2,450 square feet of retail space, and a two (2)-story below ground automated parking garage located at 320 Martin Street.

The subject property is bounded by Bates Street to the east, Maple Road to the north, and Martin Street to the south in the City of Birmingham, Oakland County, Michigan. The site location is shown on **Figure 1**. The subject property's Parcel Identification Number (PIN) is 19-36-127-004. The site has approximately 200 feet of frontage along Bates Street, approximately 120 feet of frontage along Maple Road, and approximately 125 feet of frontage along Martin Street. The existing site is occupied by an approximate 19,000-square-foot office building that was previously a post office and an associated surface parking lot. Under the proposed development program, the existing office building would remain and a mixed-use development consisting of six (6) residential dwelling units, 19,200 square feet of office space, 2,450 square feet of retail space, and a two (2)-story below ground automated parking garage would be constructed in the location of the surface parking lot. Construction and full occupancy are expected by 2024.

Existing access is provided via one (I) full-movement driveway along Bates Street to the surface parking lot. Under the proposed development program, one (I) full-movement driveway along Bates Street would be constructed.

This Traffic Impact Assessment was prepared by Stonefield Engineering & Design, LLC, utilized the City of Birmingham's Traffic Study Questionnaire (Form A), the City's Transportation Impact Study Guidelines, as well as accepted traffic engineering practices for Traffic Impact Assessments.

Existing Conditions

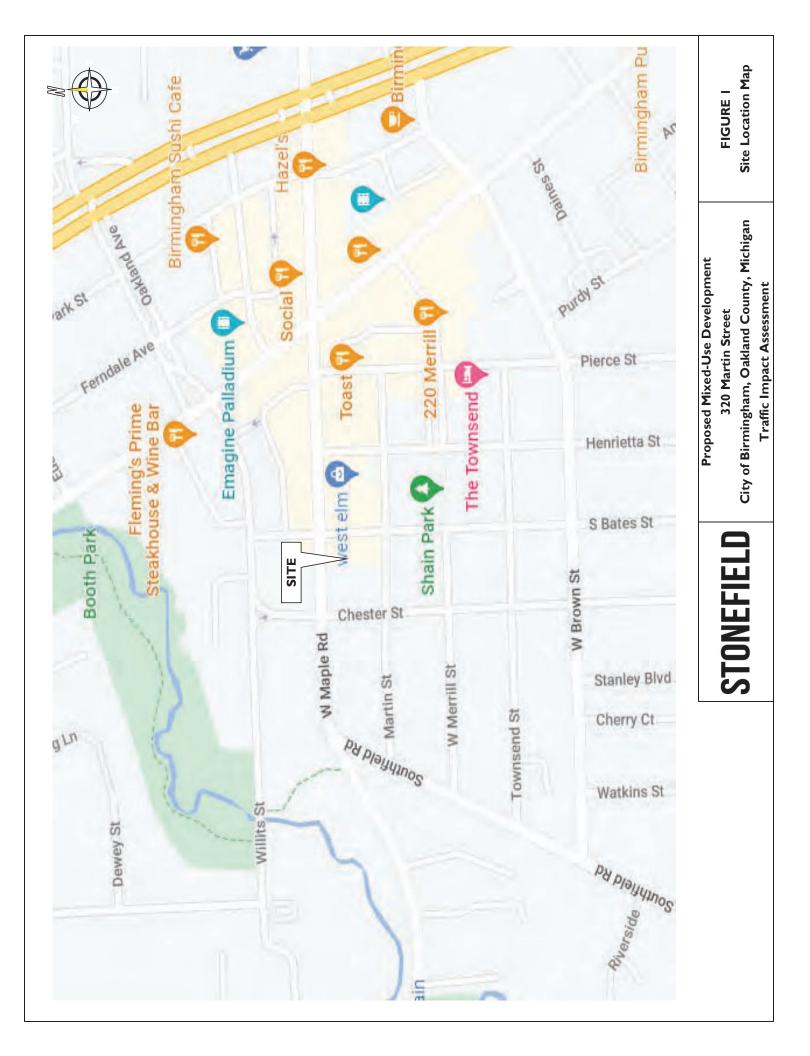
Roadway Characteristics

Maple Road is classified on the National Functional Classification Map as a Principal Arterial roadway. Maple Road is located along the northerly side of the property with a general east-west orientation and provides one (I) lane of travel in each direction, with additional lanes provided at key intersections to facilitate turning movements. The roadway has a posted speed limit of 25 mph in the vicinity of the site. Along site frontage, curb and sidewalk are provided, shoulders are not provided, and on-street metered parking is provided. Maple Road provides east-west mobility throughout the City of Birmingham and surrounding municipalities and provides access to M-I to the east of the site and M-5 to the west of the site for a mix of retail, commercial, residential, and municipal uses along its length.

Bates Street is classified on the National Functional Classification Map as a local roadway. Bates Street has a general north-south orientation and provides one (I) lane of travel in each direction. Bates Street does not have a posted speed limit. Along site frontage, curb and sidewalk are provided, shoulders are not provided, and on-street metered parking is provided. Bates Street provides north-south mobility throughout the City of Birmingham and surrounding municipalities for a mix of residential, retail, and municipal uses along its length.

Martin Street is classified on the National Functional Classification Map as a local roadway. Martin Street has a general east-west orientation and provides one (I) lane of travel in each direction. Martin Street does not have a posted speed limit. Along site frontage, curb and sidewalk are provided, shoulders are not provided, and on-street metered parking is provided. Martin Street provides east-west mobility, from Pierce Street at its easterly terminus to Southfield Road at its westerly terminus, for a mix of residential, retail, and municipal uses along its length.

Maple Road and Bates Street intersect to form a signalized four (4)-leg intersection. The eastbound and westbound approaches of Maple Road each provide one (1) shared through/right-turn lane. The northbound and southbound approaches of Bates Street each provide one (1) full-movement lane. Crosswalks, pedestrian signals, and ADA-ramps are provided across each of the intersection legs.



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Martin Street and Bates Street intersect to form a four (4)-way stop-controlled intersection. The eastbound and westbound approaches of Martin Street each provide one (1) full-movement lane. The northbound and southbound approaches of Bates Street each provide one (1) full-movement lane. Crosswalks and ADA-ramps are provided across each of the intersection legs.

2022 Existing Traffic Volumes

Turning movement counts were collected during the typical weekday morning and weekday evening time periods to evaluate existing traffic conditions and identify the specific hours when traffic activity on the adjacent roadways is at a maximum and could be potentially impacted by the development of the site. Turning movement counts were collected at the intersection of Maple Road and Bates Street on April 5, 2022, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 7:00 p.m.

The study time periods were chosen as they are representative of the peak periods of both the adjacent roadway network and the proposed development. The traffic volume data was collected and analyzed to identify the design peak hour in accordance with HCM and ITE guidelines. Based on the review of the count data the weekday morning peak hour occurred from 8:00 a.m. to 9:00 a.m. and the weekday evening peak hour occurred from 4:45 p.m. to 5:45 p.m. The Technical Appendix contains a summary of the turning movement count data. The 2022 As-Counted weekday morning and weekday evening peak-hour volumes are summarized on appended **Figure 2**.

2022 Pandemic Traffic Volume Adjustment

Due to the current COVID-19 health crisis, vehicular volumes along the roadway network are atypical and as such, the collected turning movement counts were adjusted accordingly. Stonefield utilized a 24-hour traffic volume count provided by the Michigan Department of Transportation's (MDOT's) Transportation Data Management System for comparison purposes. Specifically, the count was conducted on Tuesday, August 20, 2019, along Maple Road, between Southfield Road and Chester Street. The 2019 MDOT count was increased by 0.3% annually for three (3) years to calculate the 2022 traffic volumes. The 2022 MDOT count was compared to the 2022 Stonefield turning movement count at the intersection of Maple Road and Bates Street. **Table I** summarizes the peak hour count comparison between the 2022 MDOT count and 2022 Stonefield count.

TABLE I - COUNT COMPARISON

Time Period	2019 MDOT Traffic Volumes	2022 MDOT Traffic Volumes	2022 Stonefield Traffic Volumes	Percent Difference
Weekday Morning Peak Hour	1,401	1,413	834	-69%
Weekday Evening Peak Hour	1,574	1,588	935	-70%

As shown in Table I, the existing traffic volumes along the roadway are approximately 69% lower during the weekday morning peak hour and 70% lower during the weekday evening peak hour than expected under typical conditions. Based on observations conducted by our office, this is consistent with overarching COVID-19 traffic volume trends as traffic volumes in this area have been significantly lower due to a significant reduction of the number of people commuting to work. As such, the turning movement counts were grown by 69% during the weekday morning peak hour and 70% during the weekday evening peak hour.

The Technical Appendix contains a summary of the turning movement counts and MDOT count summary. The 2022 COVID Adjusted weekday morning and weekday evening peak hour traffic volumes are summarized on **Figure 3.**



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2022 Existing LOS/Capacity Analysis

A Level of Service and Volume/Capacity analysis was conducted for the 2022 Existing Condition during the weekday morning and weekday evening peak hours at the intersection of Maple Road and Bates Street. Under the existing condition, the signalized intersection of Maple Road and Bates Street is calculated to operate under capacity constraints at overall Level of Service F during the weekday morning and weekday evening peak hours. The eastbound and westbound through/right turn movements would each operate at Level of Service F during the weekday morning and weekday evening peak hours.

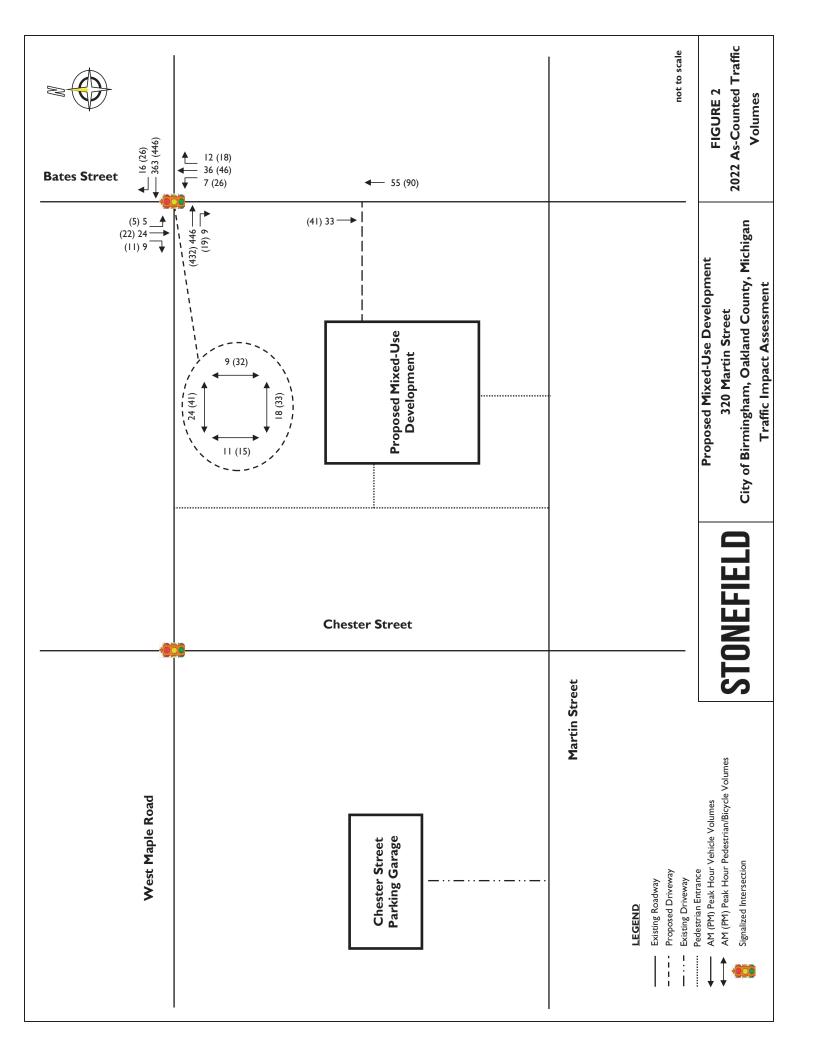
No-Build Conditions

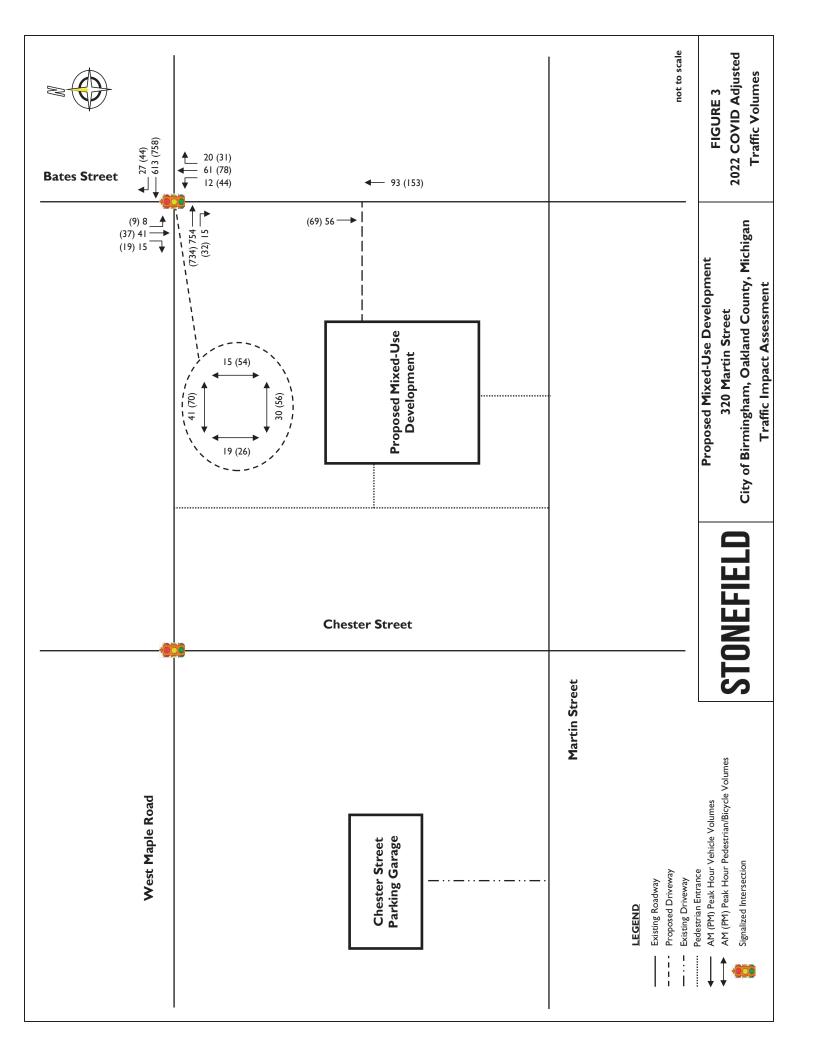
2024 No-Build Traffic Volumes

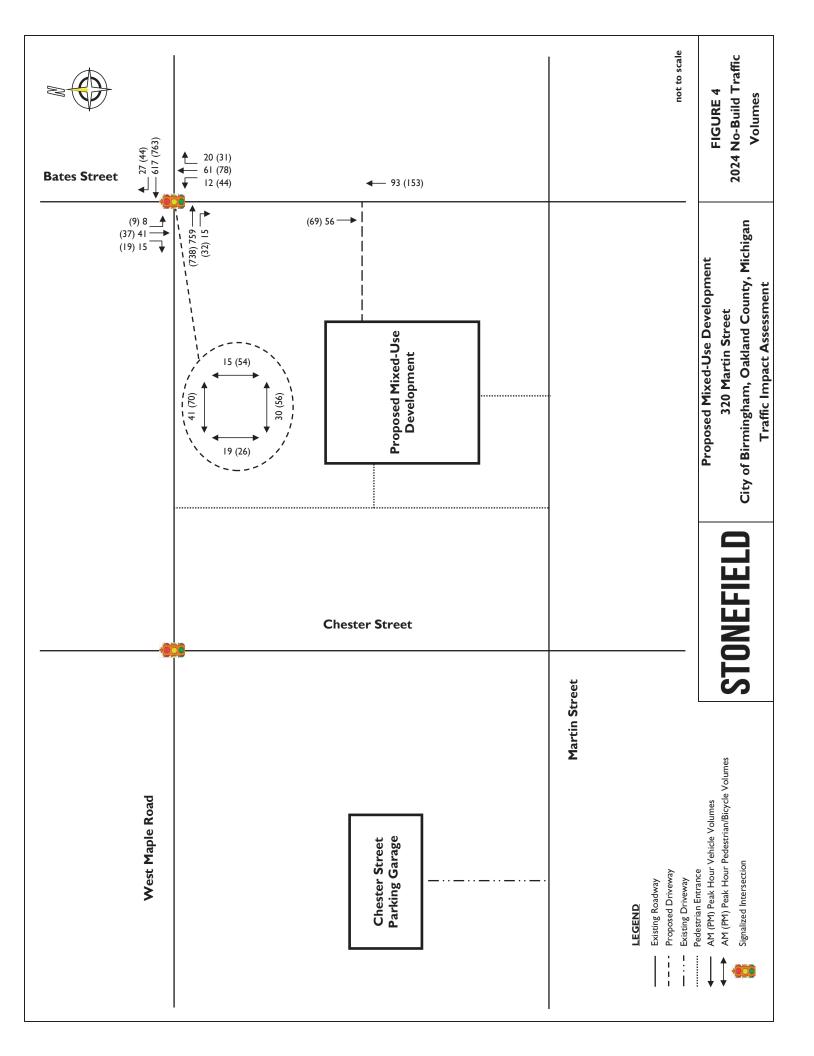
The 2022 Existing Condition traffic volume data was grown to a future horizon year of 2024, which is a conservative estimate for when the proposed mixed-use development is expected to be fully constructed. The Michigan Department of Transportation (MDOT) conducted 24-hour traffic counts along Maple Road, between Southfield Road and Chester Street, in 2016 and 2019. The MDOT traffic counts forecast a 0.3% annual increase in traffic between 2016 and 2019. As such, the existing traffic volumes at the study intersections were increased by 0.3% annually for two (2) years to calculate the 2024 No-Build weekday morning and weekday evening traffic volumes. These volumes are summarized on appended **Figure 4**.

2024 No-Build LOS/Capacity Analysis

A Level of Service and Volume/Capacity analysis was conducted for the 2024 No-Build Condition during the weekday morning and weekday evening peak hours at the intersection of Maple Road and Bates Street. Under the No-Build condition, the signalized intersection of Maple Road and Bates Street is calculated to operate generally consistently with the findings in the Existing condition during both the weekday morning and weekday evening peak hours. The eastbound and westbound through/right turn movements would each operate at Level of Service F during the weekday morning and weekday evening peak hours







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Future Conditions

Proposed Trip Generation

Trip generation projections for the proposed development were prepared utilizing the Institute of Transportation Engineers' (ITE) <u>Trip Generation Manual</u>, I I th Edition. ITE trip generation rates for "General Urban/Suburban" locations for the following land uses were cited for the proposed development:

- 1. Land Use 221 "Multifamily Housing (Mid-Rise)" was utilized for the proposed six (6) apartment units,
- 2. Land Use 710 "General Office Building" was utilized for the proposed 19,200 square feet of office space, and
- 3. Land Use 822 "Strip Retail Plaza" was utilized for the proposed 2,450 square feet of retail space.

For the residential apartments, parking would be provided for residents within the underground garage levels at a minimum rate of 1.5 spaces per unit, consistent with the City's requirement. All trips for residential tenants would utilize the site driveway along Bates Street.

Land Use 710 "General Office Building" "is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted" and includes "a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities." As such, this land use encompasses a variety of potential uses for the space and its trip generation projections would be appropriate for the potential tenants of the space.

Land Use 822 "Strip Retail Plaza" is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA)." As such, this land use encompasses a variety of potential users and would be appropriate for the potential tenants of the space.

Table I provides the weekday morning peak hour, weekday evening peak hour, and weekday daily trip generation volumes associated with the proposed development. The weekend peak trip generation for each of the proposed uses is not simultaneous. Therefore, the weekday morning and weekday evening peak-hour analyses would be sufficient for the evaluation of the traffic impacts of the proposed development.

TABLE I - TRIP GENERATION PROJECTIONS

		kday Mo eak Hou		Weekday Evening Peak Hour					
Land Use	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
6-Unit Multifamily Housing (Mid-Rise) ITE Land Use 221	0	2	2	2	I	3	13	14	27
19,200 SF General Office Building ITE Land Use 710	35	5	40	7	35	42	138	138	276
2,450 SF Strip Retail Plaza Land Use 822	6	5	11	14	15	29	166	166	322
Total Trip Generation	41	12	53	23	51	74	317	318	635

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As stated within Chapter 5 of ITE's <u>Trip Generation Handbook</u>, 3rd Edition, "to adjust for differences in vehicle occupancy and use of pedestrian, bicycle, and transit modes, a trip generation estimate needs to account for each person traveling to and from a site rather than just the number of vehicles entering and exiting the site." Utilizing the methodology within Chapter 5 and the City of Birmingham census data, the baseline person trips were calculated using the baseline vehicle trips and vehicle occupancy for each of the proposed land uses. The vehicle occupancy was calculated to be 1.05 based on census data pertaining to the percentage of workers who drove alone and the percentage of workers who carpooled to work. It was assumed that carpool trips would account for two (2) passengers. It is noted that a large portion of the retail trips are expected to walk to the site due to the walkability of the surrounding area. As such, the "drove alone" trips were split between "drove alone" and "walk" to account for downtown walking trips, which are not captured in SEMCOG/US Census commuting data. **Tables 2** through **4** provide the weekday morning peak hour, weekday evening peak hour, and weekday daily baseline person trip generation volumes associated with the proposed development per land use.

TABLE 2 - RESIDENTIAL PERSON TRIP GENERATION BY MODAL TYPE

	Land Use 221 "Multifamily Housing (Mid-Rise)"							
	Actual Distribution	Calculated Distribution	Weekday Morning Peak Hour	Weekday Evening Peak Hour	Daily			
Drove Alone	83.3%	83.3%	2	3	27			
Carpool	4.0%	4.0%	0	0	I			
Public Transportation	0.2%	0.2%	0	0	0			
Walk	1.7%	1.7%	0	0	I			
Bike	0.2%	0.2%	0	0	0			
Other	0.5%	0.5%	0	0	0			
Work From Home	10.1%	10.1%	0	I	3			
Pe	rson Trips		2	4	32			

TABLE 3 - OFFICE PERSON TRIP GENERATION BY MODAL TYPE

	Land Use 710 "General Office Building"							
	Actual Distribution	Calculated Distribution*	Weekday Morning Peak Hour	Weekday Evening Peak Hour	Daily			
Drove Alone	83.3%	92.7%	40	42	276			
Carpool	4.0%	4.4%	2	2	12			
Public Transportation	0.2%	0.2%	0	0	I			
Walk	1.7%	1.9%	I	I	5			
Bike	0.2%	0.2%	0	0	I			
Other	0.5%	0.6%	0	0	2			
Per	rson Trips		43	45	297			

^{*}Work From Home Trips are excluded from Office trip generation modal distributions

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TABLE 4 - RETAIL PERSON TRIP GENERATION BY MODAL TYPE

	Land Use 822 "Strip Retail Plaza"							
	Actual Distribution	Calculated Distribution	Assumed Modal Distribution	Weekday Morning Peak Hour	Weekday Evening Peak Hour	Daily		
Drove Alone	83.3%	92.7%	45.4%	6	15	163		
Carpool	4.0%	4.4%	4.4%	I	I	16		
Public Transportation	0.2%	0.2%	0.2%	0	0	I		
Walk	1.7%	1.9%	45.4%	5	14	162		
Bike	0.2%	0.2%	4.0%	0	I	14		
Other	0.5%	0.6%	0.6%	0	0	2		
	Person Tri	ps		12	31	358		

^{*}Work From Home Trips are excluded from Office trip generation modal distributions

As stated within Chapter 6 of ITE's <u>Trip Generation Handbook</u>, 3rd Edition, internally captured trips can be a component of the travel patterns at mixed-use developments, such as the one proposed. When combined within a single development, individual land uses tend to interact, and thus attract a portion of each other's trip generation, such as residents visiting the retail stores. Therefore, based on the nature of the proposed uses, an internal capture credit should be considered for this site. Utilizing published ITE data, internal trips were calculated between the proposed uses during the weekday morning peak hour, weekday evening peak hour, and total daily trip generation. It is noted that ITE does not provide data for daily internal capture. For the purpose of this analysis, the daily internal trips were calculated using the published weekday evening peak hour rates. The internal capture portion of the site-generated traffic is shown in **Table 5**.

TABLE 5 - INTERNAL TRIP CAPTURE REDUCTION

		kday Mo eak Hou	_	Weekday Evening Peak Hour		O I Daily			
Land Use	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
6-Unit									
Multifamily Housing (Mid-Rise)	0	2	2	2	2	4	16	16	32
ITE Land Use 221									
Internal Trip Capture Reduction	0	0	0	-1	-1	-2	-8	-8	-16
Subtotal	0	2	2	I	I	2	8	8	16
19,200 SF									
General Office Building	38	5	43	8	37	45	149	148	297
ITE Land Use 710									
Internal Trip Capture Reduction	-1	-1	-2	0	-1	-1	-5	-15	-20
Subtotal	37	4	41	8	36	44	144	133	277
2,450 SF									
Strip Retail Plaza	7	5	12	16	15	31	179	179	358
Land Use 822									
Internal Trip Capture Reduction	-1	-1	-2	-2	-1	-3	-21	-11	-32
Subtotal	6	4	10	14	14	28	158	168	326
Total	43	10	53	23	5 I	74	310	309	619

The site generated person trips associated with each land use was distributed by modal type based on the City of Birmingham census data. The percentage of commuters who work from home was not utilized to calculate the modal distribution for the office or retail uses. It is noted that the commuting census data does not

^{**}Modal Distribution for Retail was adjusted to account for downtown walking trips, which are not captured in SEMCOG/US Census commuting data. "Drove alone" trips were split to be 45.4% drove alone and 45.4% walk

capture the downtown walkable nature of Birmingham. As such, the "drove alone" trips were split between "drove along" vehicle trips and "walk" trips. **Tables 6** through **8** provides the weekday morning peak hour, weekday evening peak hour, and weekday daily person trip generation volumes associated with the proposed development per land use after accounting for internal capture.

TABLE 6 – RESIDENTIAL TRIP GENERATION SUMMARY

				kday Mo eak Ho			kday Ev eak Ho			Daily	
Method of Transportation	Actual Distribution	Calculated Distribution	ln	Out	Total	ln	Out	Total	ln	Out	Total
Drove Alone	83.3%	83.3%	0	2	2	I	I	2	6	7	13
Carpool	4.0%	4.0%	0	0	0	0	0	0		0	I
Public Transportation	0.2%	0.2%	0	0	0	0	0	0	0	0	0
Walk	1.7%	1.7%	0	0	0	0	0	0	0	0	0
Bike	0.2%	0.2%	0	0	0	0	0	0	0	0	0
Other	0.5%	0.5%	0	0	0	0	0	0	0	0	0
Worked From Home	10.1%	10.1%	0	0	0	0	0	0	I	I	2
	·	Person Trips	0	2	2	I	I	2	8	8	16

TABLE 7 - OFFICE TRIP GENERATION SUMMARY

				kday Mo eak Ho	0		kday Ev eak Ho	_		Daily	
Method of Transportation	Actual Distribution	Calculated Distribution	ln	Out	Total	ln	Out	Total	ln	Out	Total
Drove Alone	83.3%	92.7%	34	4	38	8	33	41	132	124	256
Carpool	4.0%	4.4%	2	0	2	0	2	2	6	6	12
Public Transportation	0.2%	0.2%	0	0	0	0	0	0	Ι	0	ı
Walk	1.7%	1.9%	I	0	- 1	0	I	I	3	2	5
Bike	0.2%	0.2%	0	0	0	0	0	0	I	0	I
Other	0.5%	0.6%	0	0	0	0	0	0	I	I	2
	_	Person Trips	37	4	41	8	36	44	144	132	144

TABLE 8 – RETAIL TRIP GENERATION SUMMARY

					kday Mo eak Ho			kday Ev eak Ho			Daily	
Method of Transportation	Actual Distribution	Calculated Distribution	Assumed Modal Distribution	ln	Out	Total	ln	Out	Total	ln	Out	Total
Drove Alone	83.3%	92.7%	45.4%	3	2	5	5	8	13	72	75	147
Carpool	4.0%	4.4%	4.4%	0	0	0	I	0	I	7	8	15
Public Transportation	0.2%	0.2%	0.2%	0	0	0	0	0	0	0	I	I
Walk	1.7%	1.9%	45.4%	3	2	5	7	6	13	72	76	148
Bike	0.2%	0.2%	4.0%	0	0	0	I	0	I	6	7	13
Other	0.5%	0.6%	0.6%	0	0	0	0	0	0	I	I	2
		·	Person Trips	6	4	10	14	14	28	158	168	326

Table 9 summarizes the total trip generation of the entire site based on the modal trip distribution.



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TABLE 9 - TOTAL TRIP GENERATION BY MODAL TYPE

		Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily		
Method of Transportation	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	
Drove Alone	37	8	45	14	42	56	210	206	416	
Carpool	2	0	2	I	2	3	14	14	28	
Public Transportation	0	0	0	0	0	0	I	I	2	
Walk	4	2	6	7	7	14	75	78	153	
Bike	0	0	0	I	0	I	7	7	14	
Other	0	0	0	0	0	0	2	2	4	
Worked From Home	0	0	0	0	0	0	I	I	2	
Total	43	10	53	23	5 I	74	310	309	619	

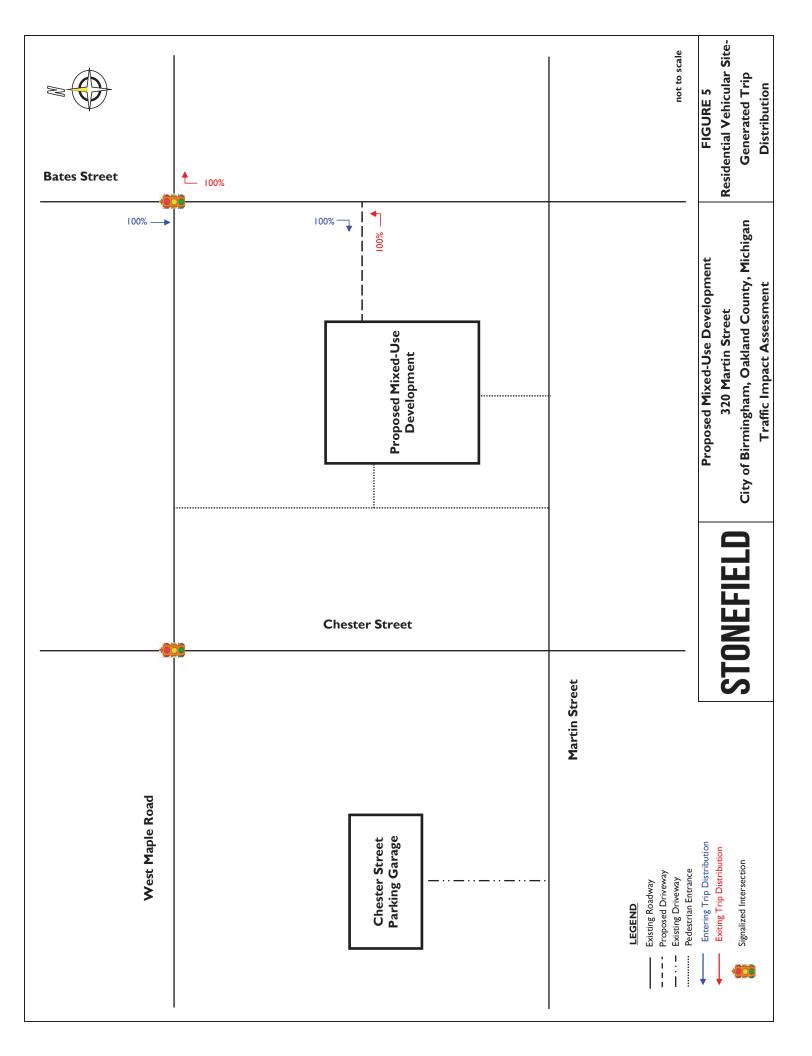
As shown in Table 9, the proposed development is expected to generate 53 new person trips during the weekday morning peak hour, 74 new person trips during the weekday evening peak hour, and 619 daily new person trips.

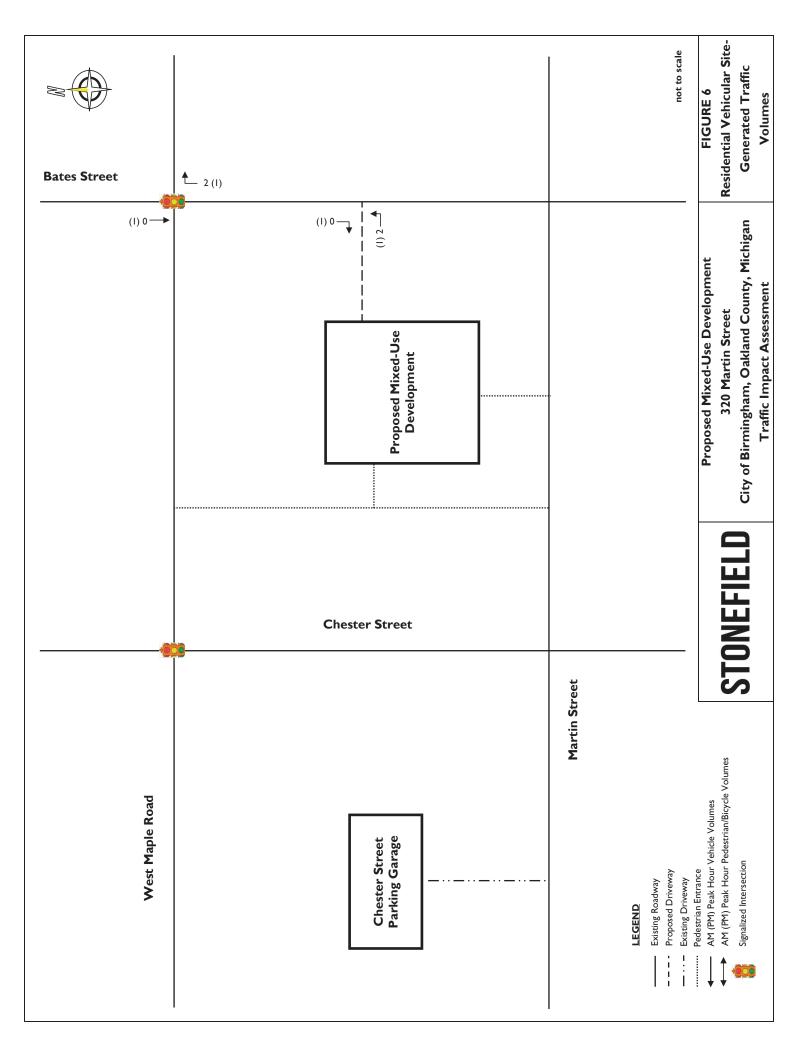
Trip Distribution

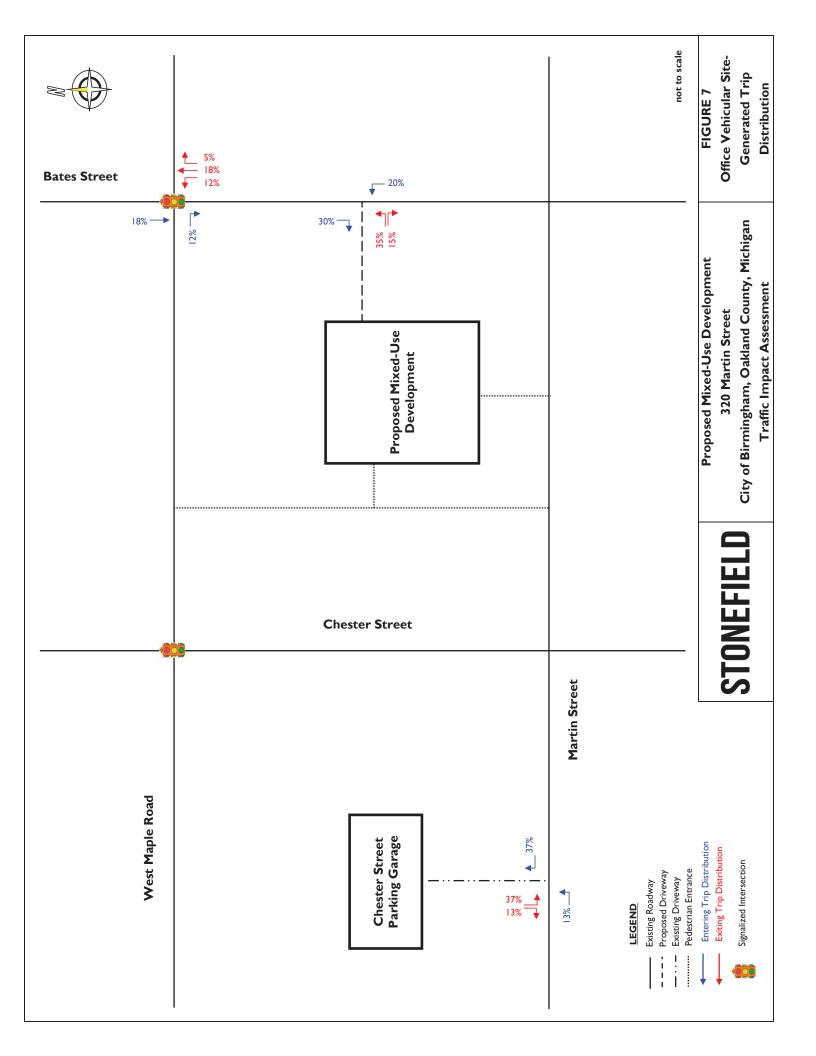
For the purpose of the distribution, the trips were routed according to existing travel patterns along the adjacent roadways, location of major arterial roadways, and the access management plan of the site. It is noted the on-site parking would be reserved for the existing and proposed office buildings and the residential portion of the development. Employees of the existing and proposed office building who do not have a reserved parking space would be routed to the nearby Chester Street parking garage. Figures 5 and 6 illustrate the Residential Vehicular Site-Generated Trip Distribution and Residential Vehicular Site-Generated Traffic Volumes for the proposed development, respectively. Figures 7, 8, and 9 illustrate the Office Vehicular Site-Generated Trip Distribution, the Office Vehicular Site-Generated Traffic Volumes, and the Office Pedestrian Site-Generated Trip Distribution, the Retail Vehicular Site-Generated Trip Distribution, the Retail Vehicular Site-Generated Traffic Volumes, and the Retail Pedestrian Site-Generated Traffic Volumes, respectively. Figures 13 and 14 illustrate the Total Vehicular Site-Generated Traffic Volumes and the Total Pedestrian Site-Generated Traffic Volumes.

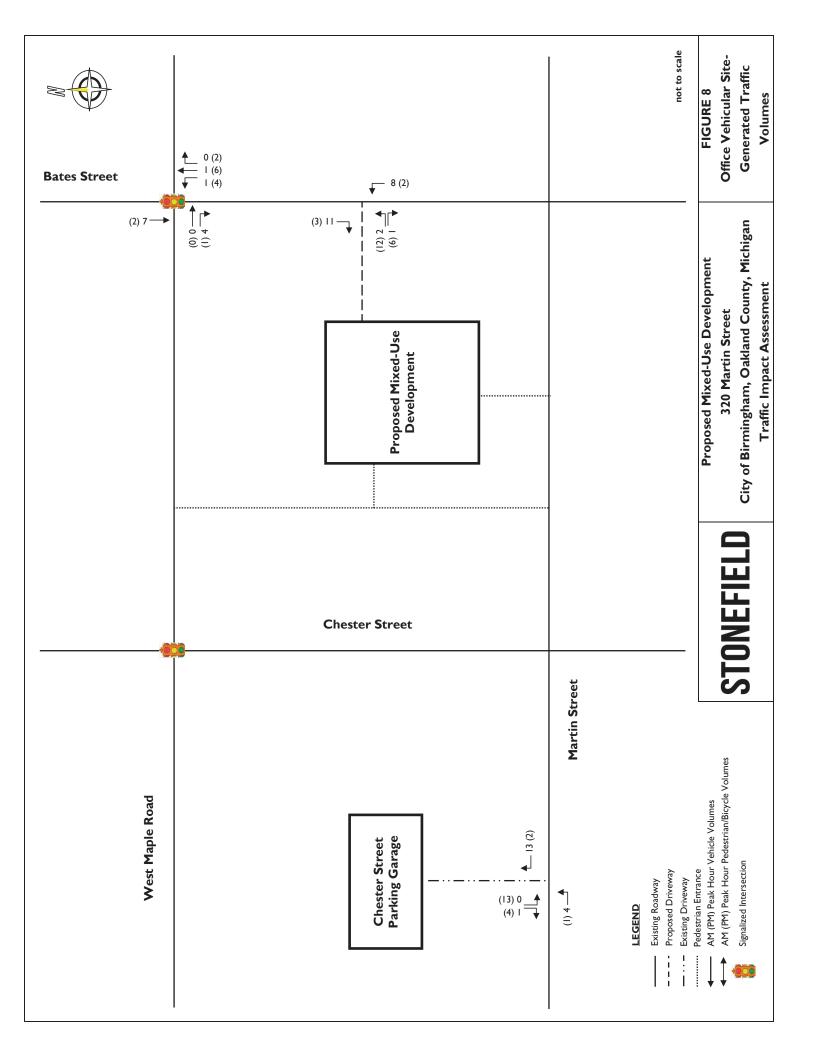
2024 Build Condition

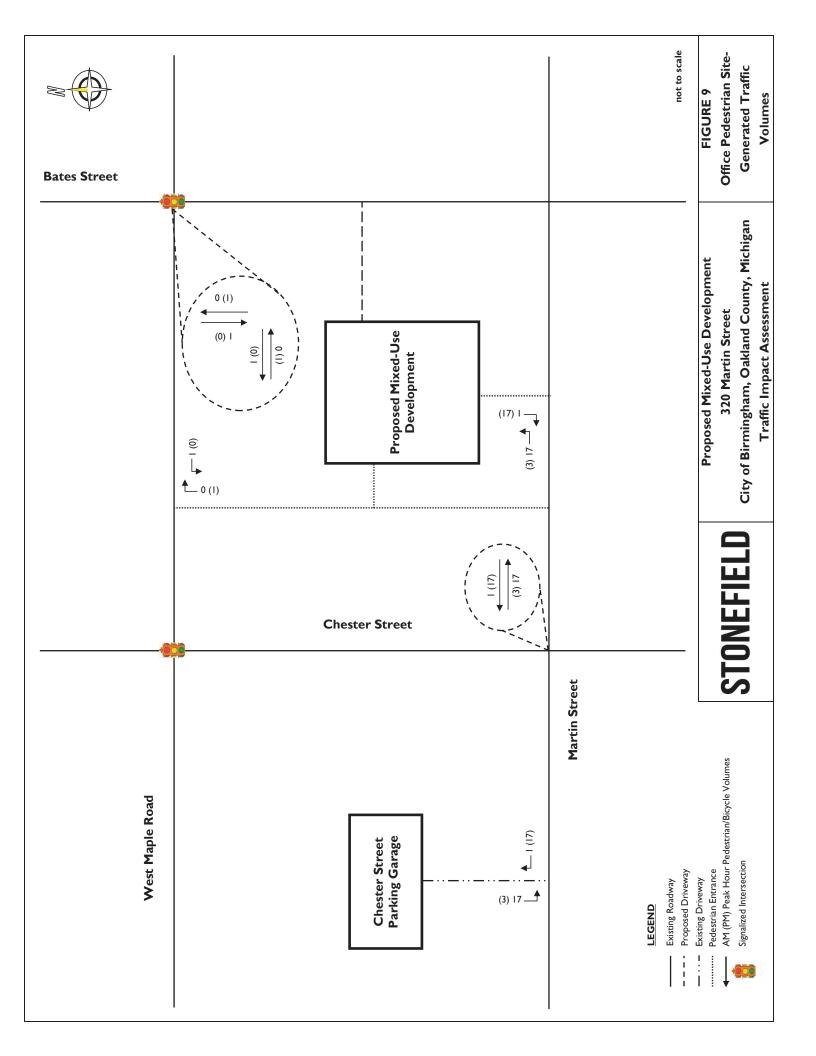
The site-generated trips were added to the 2024 No-Build Traffic Volumes to calculate the 2024 Build Traffic Volumes and are shown on appended **Figure 15.**

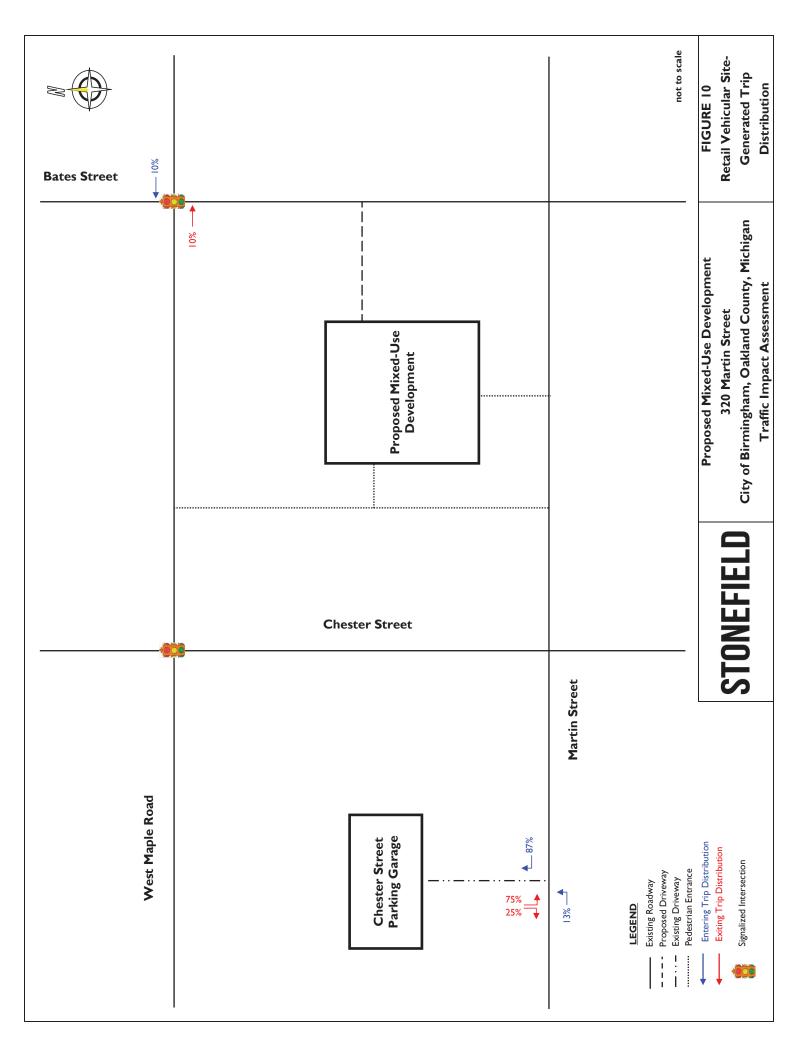


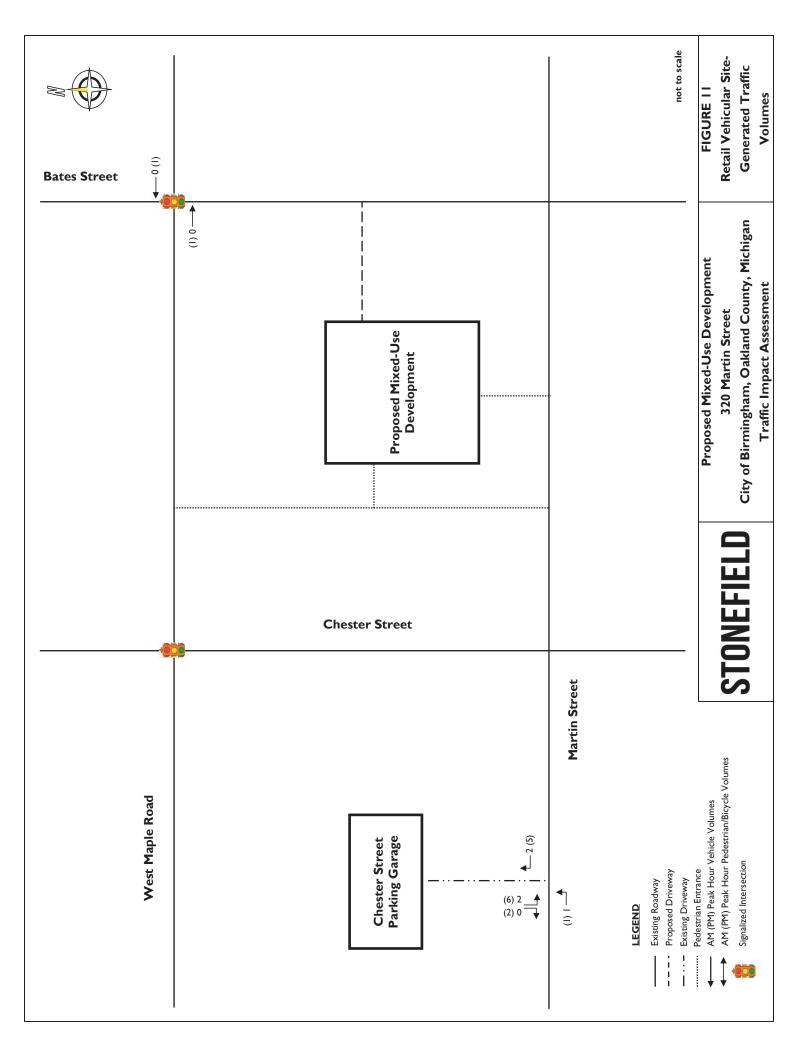


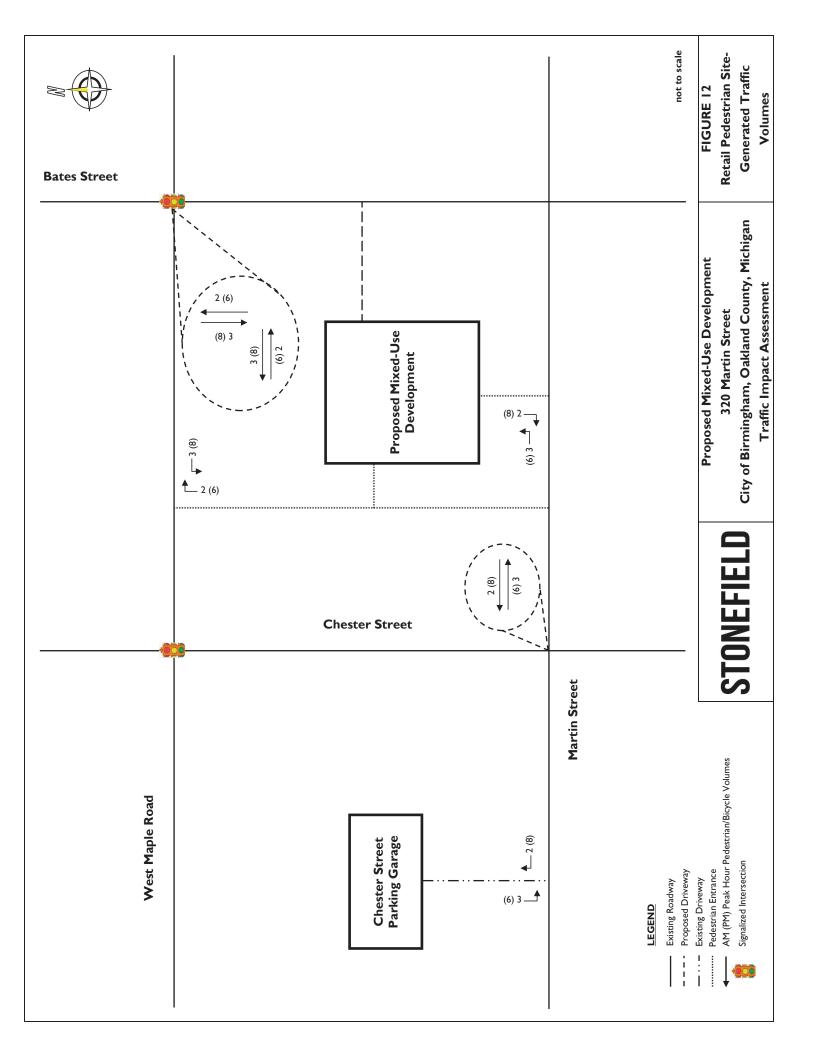


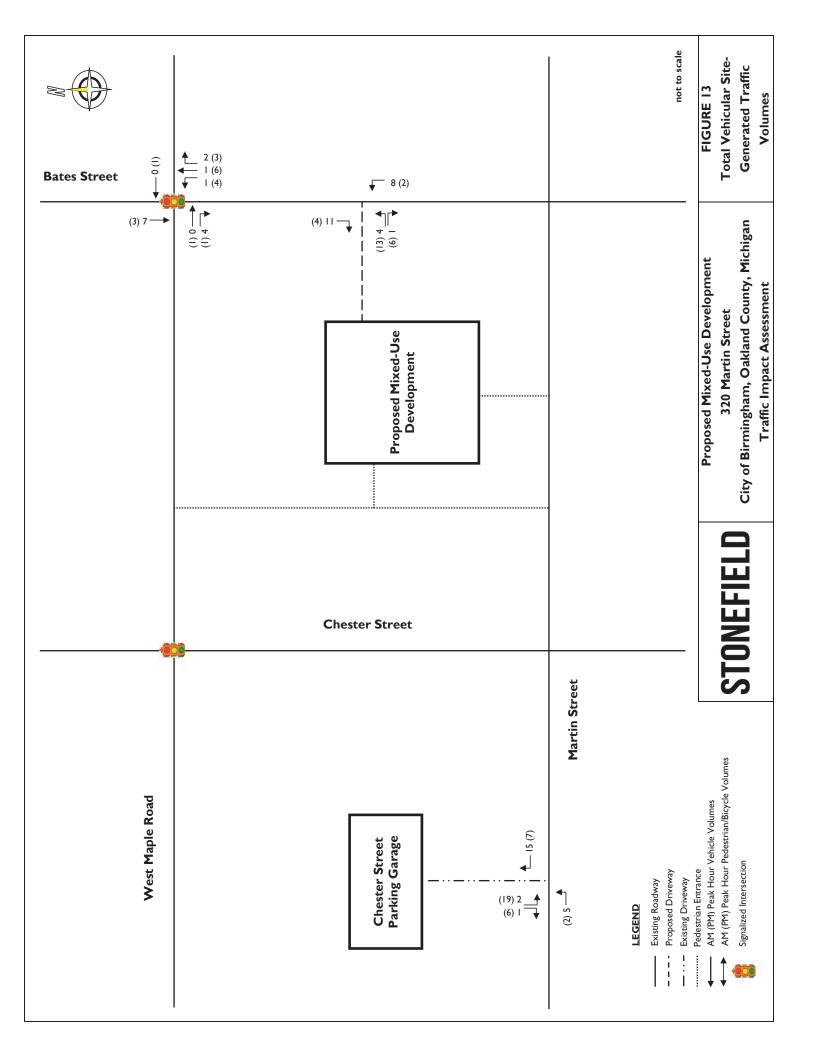


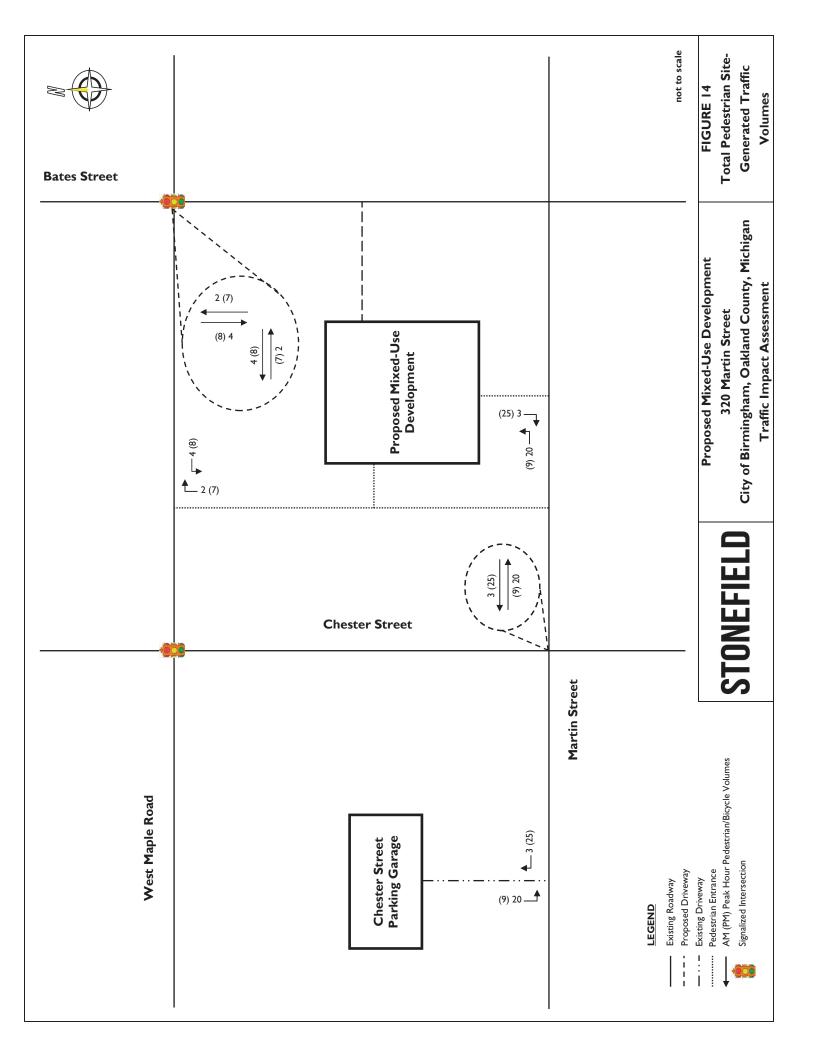


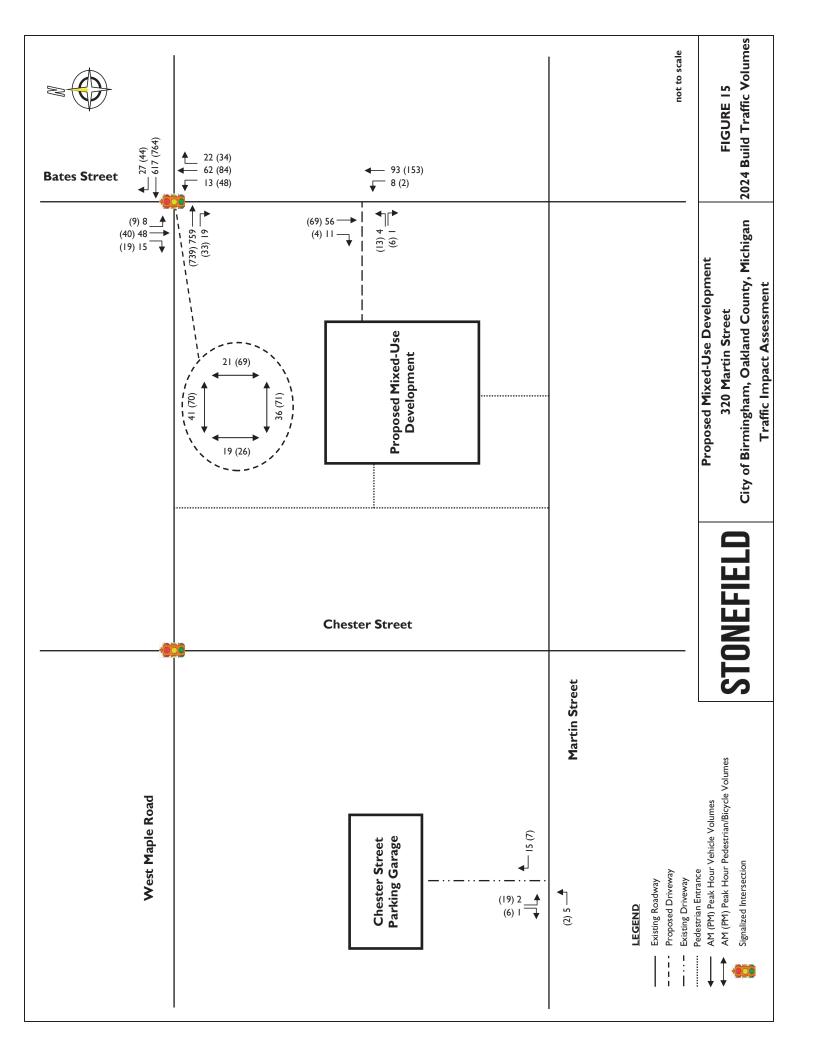












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Level of Service Impacts

A Level of Service and Volume/Capacity analysis was also conducted for the 2024 Build Condition during the weekday morning and weekday evening peak hours at the intersection of Maple Road and Bates Street and the Bates Street site driveway. **Tables 10** and **11** compare the Existing, No-Build, and Build Conditions Level of Service and delay values. The signalized intersection of Maple Road and Bates Street is calculated to operate generally consistent with the findings of the No-Build Condition during the weekday morning and weekday evening peak hours. The eastbound and westbound through/right turn movements would each operate at Level of Service F during the weekday morning and weekday evening peak hours. The turning movements at the site driveway along Bates Street are calculated to operate at Level of Service A during both the weekday morning and weekday evening peak hours.

The proposed development is projected to generate 39 new entering vehicle trips and eight (8) new exiting vehicle trips during the weekday morning peak hour and generate 15 new entering vehicle trips and 44 new exiting vehicle trips during the weekday evening peak hour. Based on <u>Transportation Impact Analysis for Site Development</u> published by ITE, a trip increase of less than 100 vehicle trips would likely not change the level of service of the adjacent roadway system or appreciably increase the volume-to-capacity ratio of an intersection approach. The pedestrian volumes associated with the proposed development are not expected to significantly impact the surrounding roadway network. As such, the proposed development is not anticipated to significantly impact the operations of the adjacent roadway network.

Comparative Level of Service (Delay) Tables

MAPLE ROAD & BATES STREET

EB (Eastbound) and WB (Westbound) approaches are the Maple Road approaches NB (Northbound) and SB (Southbound) approaches are the Bates Street approaches X (n) = Level of Service (seconds of delay)

TABLE 10 - OVERALL LEVEL OF SERVICE COMPARISON

Time Period	2022 Existing	2024 No-Build	2024 Build
Weekday Morning Peak Hour	F (138.0)	F (141.0)	F (142.2)
Weekday Evening Peak Hour	F (167.2)	F (170.0)	F (169.8)

BATES STREET & SITE DRIVEWAY

EB (Eastbound) approach is the site driveway approach NB (Northbound) & SB (Southbound) approaches are the Bates Street approaches X (n) = Level of Service (seconds of delay)

TABLE 11 – 2024 BUILD CONDITION

Lane Group	Weekday Morning Peak Hour	Weekday Evening Peak Hour
EB Left/Right	A (9.4)	A (9.7)
NB Left/Through	A (0.6)	A (0.1)

SimTraffic Analysis

A SimTraffic network analysis was performed at the intersection of Maple Road and Bates Street to assess the traffic conditions along the adjacent roadway network during the No-Build and Build Conditions. The MDOT <u>Electronic Traffic Control Device Guidelines</u> was utilized to conduct the SimTraffic analysis. **Table 12** compares the No-Build and Build Condition total delay, total stops, total travel time, and average speed at the intersection. Based on the analysis conducted there would be no substantial degradation occurring between the No-Build and Build Conditions.



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TABLE 12 - SIMTRAFFIC ANALYSIS COMPARISON

Lane Group		2024 No-Build	2024 Build
	Total Delay (hr)	13.0	12.8
Weekday Morning Peak Hour	Total Stops	873	876
	Total Travel Time (hr)	18.9	20.8
	Average Speed (mph)	4	4
	Total Delay (hr)	12.5	12.8
Weekday Evening Peak	Total Stops	852	849
Hour	Total Travel Time (hr)	20.5	18.8
	Average Speed (mph)	4	4

Collision Analysis

In order to assess the safety of the intersection of Maple Road and Bates Street, five (5) years of motor vehicle collision data were obtained from the SEMCOG crash location data base. The study time period spans from 2016 to 2020. **Table 13** provides a summary of the manner and severity of the motor vehicle collisions reported at the intersection of Maple Road and Bates Street.

TABLE 13 – MOTOR VEHICLE COLLISION SUMMARY (5 YEARS)

Intersection/Corridor	Collision Type	Number of Collisions	Collisions Resulting in Injury	Collisions Resulting in Fatality
	Rear End	5	0	0
Maple Road & Bates	Same Direction - Sideswipe	5	0	0
Street	Outside of Shoulder/Curb	I	0	0
	Total	П	0	0

As shown in Table 13, there was a total of 11 collisions over the past five (5) years at the intersection of Maple Road and Bates Street. It is noted that none of the collisions involved pedestrians or bicyclists. Based on the crash breakdown over the past five (5) years and the trip generation of the proposed development, it is not expected that the development would cause an increase in motor vehicle, pedestrian, or bicycle collisions in the surrounding area.

Site Circulation/Parking Supply

A review was conducted of the proposed mixed-use development using the Architectural Plan prepared by Biddison Architecture and Design, dated May 6, 2022. In completing this review, particular attention was focused on the site access and parking supply.

Under the proposed development program, the existing 19,000-square-foot office building would remain and a mixed-use development consisting of six (6) residential dwelling units, 19,200 square feet of office space, 2,450 square feet of retail space, and a two (2)-story below ground automated parking garage would be constructed in the location of the surface parking lot. Access to the automated parking garage is proposed via one (1) full-movement driveway along Bates Street. The proposed drive aisle would provide sufficient storage for a three (3) vehicle queue on site with an additional vehicle on the loading bay, while also providing sufficient width for a vehicle to also exit the site.

Operations Information

The proposed development would consist of 38,200 total square feet of office space, six (6) residential units, and 2,450 square feet of retail space. Approximately 45 employees currently work in the existing 19,000-



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square-foot office building and the additional office space would account for another 25-35 employees, for a total of 70-80 employees. The office and retail portions of the development would generally operate from 9:00 a.m. to 5:00 p.m. There are no identified tenants of the additional office space or retail space at this time.

Parking Operations

Regarding the parking requirements for the proposed development, the City of Birmingham requires 1.5 parking spaces per residential dwelling unit and does not require parking for non-residential developments. For the proposed mixed-use development consisting of six (6) residential units, this equates to nine (9) required spaces. The site would provide nine (9) residential parking spaces within the parking garage, which meets the parking requirement and would be sufficient to support this project's residential parking demand.

The proposed parking garage would provide reserved parking spaces for a portion of the existing and proposed office buildings and the residential portion of the development. Reserved parking spaces would not be provided for the retail portion of the proposed development and would utilize on-street parking in the vicinity of the site or the Chester Street parking garage. The garage would provide a minimum of 1.5 parking spaces per residential unit, which equates to a minimum of nine (9) residential parking spaces. The remaining garage parking spaces would be reserved for the existing and proposed office uses. It is expected that a maximum of 19 new trips would enter or exit the site within one hour. The remaining peak hour trips would utilize the Chester Street parking garage. Based on consultations with Scott Grewe, Commander of the Birmingham Police Department, the existing Chester Street parking garage operates at about 31% capacity daily. As such, the Chester Street parking garage would provide sufficient parking for the proposed development.

At its quickest, the automated parking lift can service a vehicle in approximately 45 seconds, but more likely would service vehicles every 90 to 120 seconds. This equates to approximately 30 to 40 vehicles serviced per hour. Based on the existing parking supply on-site, the proposed trip generation expected to utilize the parking garage, and the service rate of the parking lift, the automated parking lift and the proposed queuing area on site would be sufficient to support the parking operations of the proposed development.

Multi-Modal Analysis

A review was conducted of the City of Birmingham's Multi-Modal Transportation Plan to identify impacts of the proposed development with respect to non-automobile transportation alternatives. Based on this review, there are several attributes of the proposed development that contribute to positive multi-modal impacts.

Based on the design of the site, the proposed development improves the urban form of the current block as compared to the existing site. Presently, the northerly portion of the development consists of a surface parking lot, which does not encourage pedestrian travel along the property in a downtown environment. The proposed development would be comprised of a five (5)-story building set back directly along the property line, which is consistent with the downtown character of the buildings on adjacent blocks. The construction of the proposed building would help expand the downtown footprint along Maple Street. It is noted that ground-floor retail generally attracts pedestrians in downtown areas, similar to the location of the subject property.

The entrance to the office portion of the site would be located along Martin Street. The primary retail use on site would have an entrance located on the corner of Maple Street and Bates Street and an entrance along Maple Street. The entrances to the residential portion of the development would be along Maple Street and along Bates Street.

Per Figure 3.1E within the Multi-Modal Transportation Plan, Maple Street is designated for shared lane markings for bicycle traffic along the site frontage. The proposed shared lane markings for bicycle traffic encourages non-automobile use via bicycle travel within the vicinity of the site. Crossing improvements are also proposed at the intersection of Maple Street and Bates Street. Under the existing conditions a bicycle rack is



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provided at the northwest corner of Martin Street and Bates Street and another bicycle rack is proposed along the Bates Street site frontage.

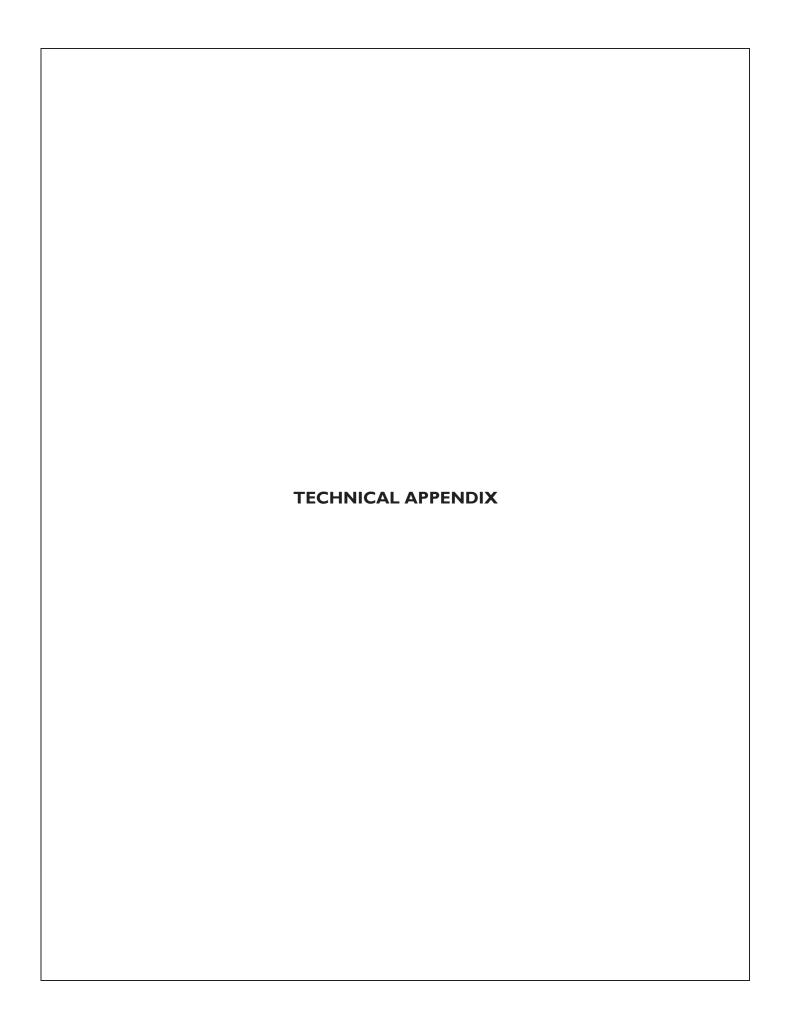
The subject site is located directly adjacent to bus stops that service SMART Bus Route 780. SMART Bus Route 780 provides service to the Oakland Mall, Knollwood Country Club, Bloomfield Hills Shopping Plaza, Downtown Birmingham, Downtown Troy, as well as many residential communities throughout Birmingham and surrounding municipalities.

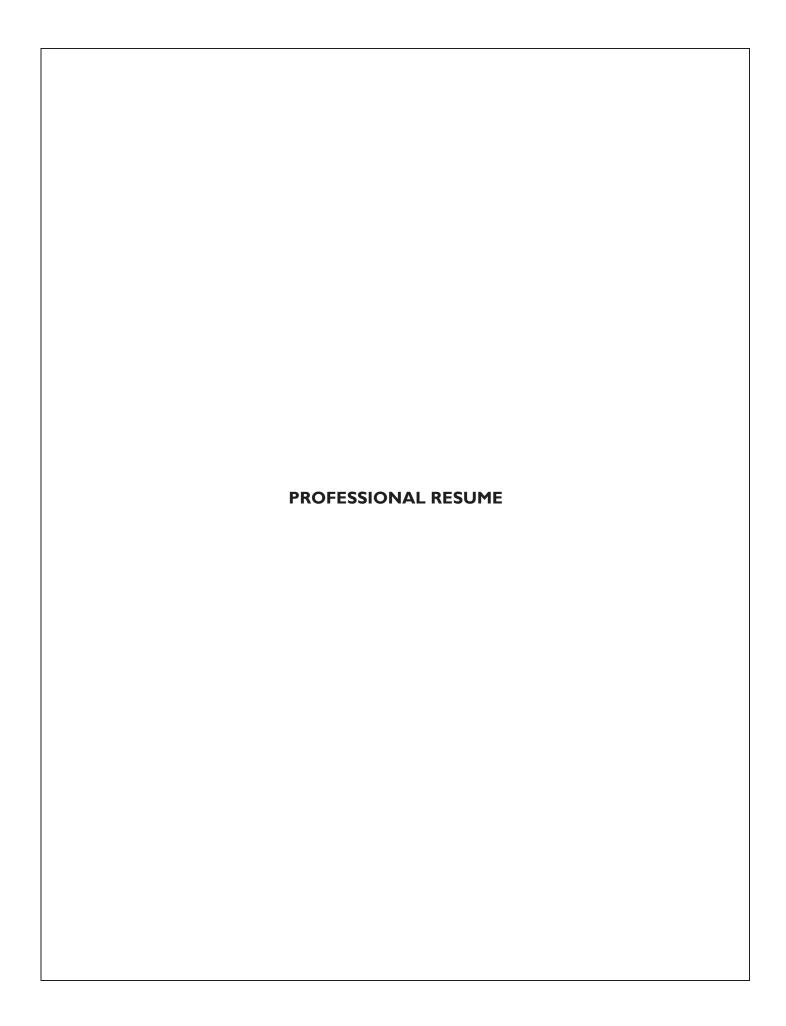
Based on the attributes of development stated above, the proposed development is consistent with the City's Multi-modal Transportation Plan and represents a significant improvement over the existing site

Key Findings and Conclusions

The key findings and conclusions developed in this study are as follows:

- 1. Under the proposed development program, the existing office building would remain and a mixed-use development consisting of six (6) residential dwelling units, 19,200 square feet of office space, 2,450 square feet of retail space, and a two (2)-story below ground automated parking garage would be constructed on the subject property in the location of the existing surface parking lot.
- 2. Access is proposed via one (1) full-movement driveway along Bates Street.
- 3. The proposed mixed-use development is projected to generate 39 new entering vehicle trips and eight (8) new exiting vehicle trips during the weekday morning peak hour and generate 15 new entering vehicle trips and 44 new exiting vehicle trips during the weekday evening peak hour.
- 4. The proposed development is projected to generate four (4) new entering pedestrian/bicycle trips and two (2) new exiting pedestrian/bicycle trips during the weekday morning peak hour and generate eight (8) new entering pedestrian/bicycle trips and seven (7) new exiting pedestrian/bicycle trips during the weekday evening peak hour.
- 5. The intersection of Maple Road and Bates Street is calculated to operate at capacity constraints throughout the Existing, No-Build, and Build Conditions during the weekday morning and weekday evening peak hours. The turning movements at the site driveway along Bates Street are calculated to operate at Level of Service A during both the weekday morning and weekday evening peak hours.
- 6. The proposed automated parking garage would provide 52 total reserved parking spaces. A minimum of nine (9) spaces would be reserved for the residential portion of the development to satisfy the residential parking requirement and the remaining spaces would be reserved for the existing and proposed office uses. The remaining office employees and retail customers would utilize the Chester Street parking garage. The parking garage operates at about 31% capacity daily, which provides sufficient parking for the proposed development.
- 7. It is expected that a maximum of 19 new vehicle trips would enter or exit the site within one hour.
- 8. The automated parking lift would service vehicles approximately every 90 to 120 seconds. This equates to 30 to 40 vehicles serviced per hour. Based on the existing parking supply on-site and the proposed trip generation expected to utilize the parking garage, the automated parking lift and the proposed queuing area on-site would be sufficient to support the parking operations of the proposed development.





CHARLES D. OLIVO, PE PRINCIPAL/FOUNDER

Education

BS Civil Engineering

University of Notre Dame, 2002

Licensure

Professional Engineer

Michigan
Indiana
Ohio
New Jersey
New York
Pennsylvania
Connecticut
Maine
Massachusetts
Rhode Island
Maryland
North Carolina
New Hampshire

Professional Traffic Operations Engineer

Associations

Institute of Transportation Engineers (ITE)

American Society of Civil Engineers (ASCE)

Urban Land Institute (ULI)

Mr. Charles Olivo is accomplished in numerous aspects of Civil, Infrastructure, Highway, and Traffic and Transportation Engineering having completed projects for private development/redevelopment entities, public jurisdictional agencies, and local municipalities. Serving clients throughout the Northeast and Midwest, he has professional experience designing and managing the unique and diverse elements of land development and infrastructure design. Mr. Olivo is involved with engineering design from project inception and conceptual development through the entitlement and construction process. His experience in the Civil Engineering field has involved the shaping of development parcels inclusive of both on-site and off-site impacts and access management features.

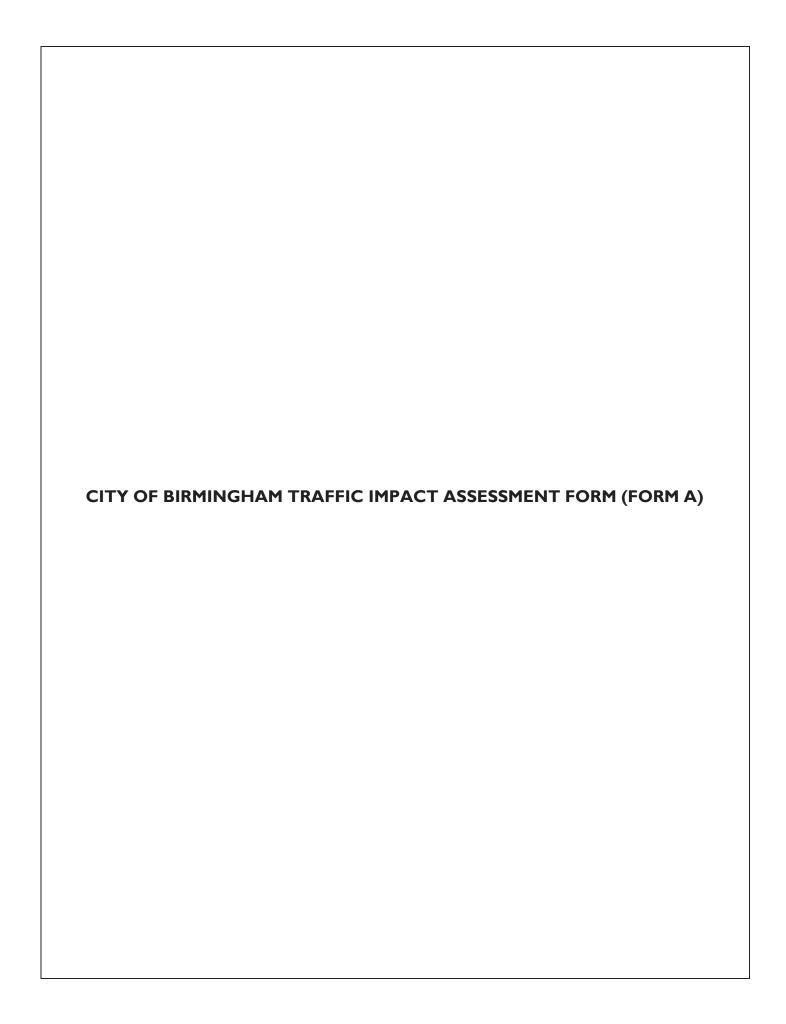
Preparation of detailed traffic and civil engineering findings during the Due Diligence/Site Assessment process for over 300 development sites to serve as the cornerstone of project viability and create a critical reference point during feasibility assessment. Through thorough research of local development codes and an understanding of development opportunities and constraints, Mr. Olivo has successfully prepared numerous Site and Traffic Analyses for development/redevelopment projects and programs.

Preparation of engineered Site Plan and Traffic Roadway Plan documents to serve as essential components in the land use permitting and entitlement process. Mr. Olivo has been integrally involved in the preparation of over 300 construction document sets, studies, analyses, and assessments associated with land development projects. He has established a reputation of high-quality design, innovative thinking, and understanding of client objectives throughout his experience.

Mr. Olivo has been a key advocate in urban infill development and the advancement of smart growth techniques. He has been the transportation engineer of record for numerous development and redevelopment plans.

Mr. Olivo has been qualified as a traffic and site Engineering Expert and provided testimony before approximately 100 Land Use Boards throughout the country. In addition, he has presented to client groups, public governing bodies, and civic associations to explain the impacts of private development/redevelopment projects and the proposed improvement/mitigation measures associated with these projects.

Mr. Olivo's project experience includes traffic analysis, traffic signal and intersection improvement design, zoning review, site investigation and due diligence, concept preparation, stormwater management and stormwater conveyance system design, grading utility design, soil erosion and sediments, control design, and project coordination.





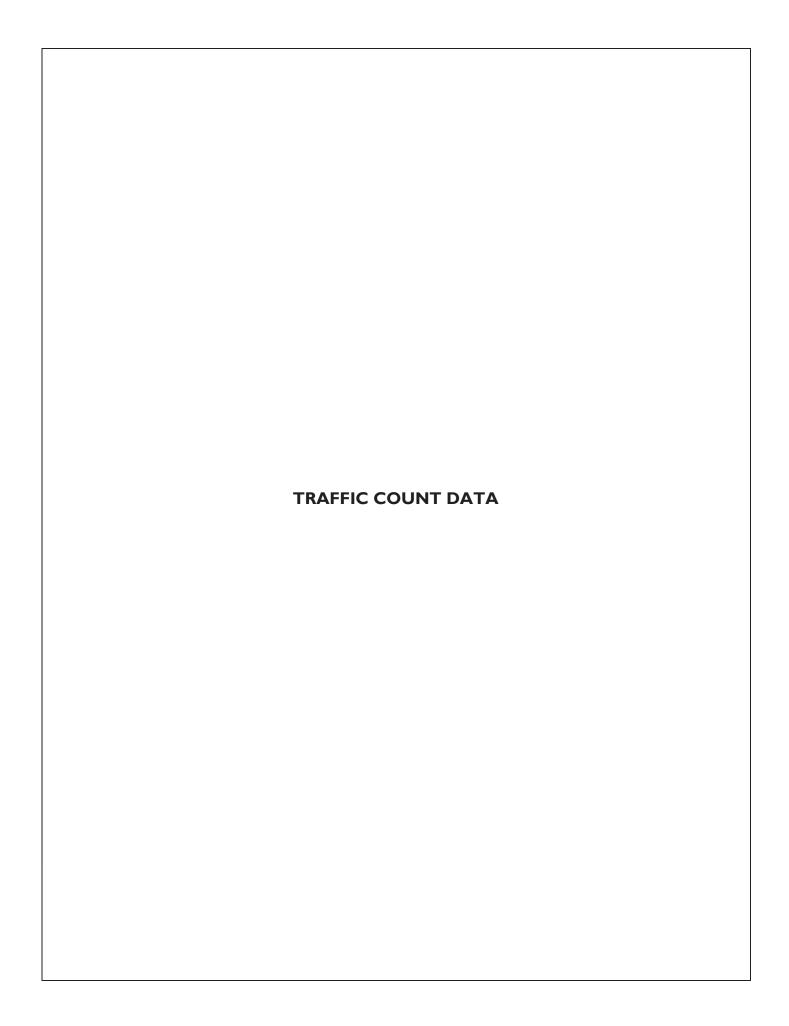
FORM A - TRAFFIC STUDY QUESTIONNAIRE

Applicant:	Case#:
Date: 03/18/2022 Address:	
1. Proposed Project	
development consisting of six (6) residential dwe feet of retail space, and a two (2)-story below gr	existing office building would remain and a mixed-use elling units, 19,200 square feet of office space, 5,400 square round automated parking garage would be constructed in the automated parking garage is proposed via one (1) y along Bates Street.
Use of building(s):residential, retial, office	G 6 4 41 064 SE
Use of building(s): 1 coldental, 1 cold, office	Gross square footage: 41,064 SF
	Net square footage:
Site plan attached: within TIA	Number of parking spaces: 50
Site plan attached: Within TIA	
2. Driveway Movements (a.m. and p.m. Driveway: Bates Street	Driveway:
Left In:	Left In:
Right In: AM - 18, PM - 4	Right In:
Left Out: <u>AM - 3, PM - 12</u>	Left Out:
Right Out: <u>AM - 0, PM - 5</u>	Right Out:
Driveway:	Driveway:
	Left In:
	Right In:
Left Out:	Left Out:
Right Out:	Right Out:
3. Transportation Standards Using the City Design and Construction standards Michigan Department of Transportation standards	s or where appropriate, County Road Commission and s, identify the following:
Passing lanes: N/A	
Tapers: N/A	
Turn Lanes: N/A	

Evaluate sight distances at project driveways: The proposed sight distance would be consistent with existing conditions. It is noted, a valet that is familiar with the operations of the development would retrieve vehicles from the lift and drop them in the queuing area along Bates Street.

Vehicle stacking analysis (if drive-up facilities are proposed):

At its quickest, the automated parking lift can service a vehicle in approximately 45 seconds, but more likely would service vehicles every 90 to 120 seconds. This equates to approximately 30 to 40 vehicles serviced per hour. Based on the existing parking supply on-site, the proposed trip generation expected to utilize the parking garage, and the service rate of the parking lift, the automated parking lift and the proposed queuing area would be sufficient to support the parking operations of the proposed development





Traffic Data Collection, LLC
7504 Sawgrass Drive
www.tdccounts.com Washington, Michigan, United States 48094 Ph. (586) 786-5407 Reliable Traffic Data Count Name: TMC_1 Maple & Bates_4-5-2022 Site Code: TMC_01 Traffic Data Collection, LLC Start Date: 04/05/2022 Page No: 1

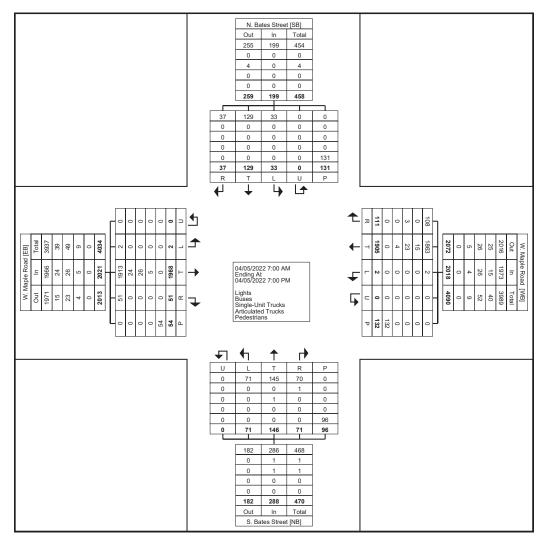
Turning Movement Data

	Turning Movement Data N. Bates Street W. Maple Road S. Bates Street W. Maple Road														me	nt [Data	a											
														S. Bates Street W. Maple Road															
			So	uthbou	und					We	estbou	nd					No	rthbou	ınd			Eastbound							
Start Time	Righ t	Righ t on Red	Thru	Left	U- Turn	Ped s	App. Tota I	Righ t	Righ t on Red	Thru	Left	U- Turn	Ped s	App. Tota I	Righ t	Righ t on Red	Thru	Left	U- Turn	Ped s	App. Tota I	Righ t	Righ t on Red	Thru	Left	U- Turn	Ped s	App. Tota I	Int. Tota I
7:00 AM	0	0	4	0	0	2	4	5	0	68	0	0	1	73	1	0	1	0	0	1	2	1	0	50	0	0	0	51	130
7:15 AM	1	0	1	0	0	2	2	1	2	74	0	0	0	77	0	0	3	0	0	1	3	0	0	78	0	0	1	78	160
7:30 AM	0	0	4	0	0	2	4	1	_1	66	0	0	1	68	2	0	3	2	0	1	7	0	0	81	0	0	0	81	160
7:45 AM	1	0	6	0	0	4	7	2	1	95	0	0	5	98	0	1	10	0	0	3	11	1	0	112	0	0	0	113	229
Hourly Total	2	0	15	0	0	10	17	9	4	303	0	0	7	316	3	_1	17	2	0	6	23	2	0	321	0	0	1	323	679
8:00 AM	0	0	2	1	0	7	3	5	0	93	0	0	4	98	1	2	10	1	0	4	14	5	0	105	0	0	2	110	225
8:15 AM	1	2	6	1	0	6	10	3	1	83	0	0	0	87	1	0	6	2	0	1	9	1	0	129	0	0	3	130	236
8:30 AM	2	1	9	3	0	3	15	1	0	99	0	0	1	100	1	2	12	2	0	5	17	0	0	97	0	0	1	97	229
8:45 AM	2	11	7	0	0	8	10	6	0	88	0	0	4	94	4	1	8	2	0	8	15	2	1	115	0	0	5	118	237
Hourly Total	5	4	24	5	0	24	38	15	1	363	0	0	9	379	7	5	36	7	0	18	55	8	1	446	0	0	11	455	927
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	1	10	7	0	12	18	8	0	102	0	0	8	110	6	0	5	9	0	5 3	20	5	0	110	0	0	5	115	263
4:15 PM	0	0	10 7	0	0	- 8 - 6	10 7	6 7	0	106	1	0	9	112	3 5		8	6	0	6	19 17	2	1 0	104	0	0	0	107 99	248
4:30 PM 4:45 PM	1	0	5	1	0	15	7	6	0	115	0	0	7	112	2	1	<u>5</u> 16	6 4	0	9	23	3	1	98 108	0	0	4	112	235
Hourly Total	1	1	32	8	0	41	42	27	0	427	1	0	37	455	16	4	34	25	0	23	79	11	2	420	0	0	11	433	1009
5:00 PM	4	2	8	2	0	6	16	11	1	97	0	0	9	109	7	0	6	7	0	12	20	3	0	109	0	0	4	112	257
5:15 PM	0	3	6	1	0	10	10	4	0	129	0	0	6	133	5	0	17	7	0	8	29	4	0	114	1	0	3	119	291
5:30 PM	0	1	3	1	0	10	5	4	0	105	0	0	10	109	3	0	7	8	0	4	18	7	1	101	0	0	4	109	241
5:45 PM	3	0	12	4	0	4	19	4	0	101	0	0	18	105	5	1	9	3	0	2	18	4	0	116	0	0	6	120	262
Hourly Total	7	6	29	8	0	30	50	23	1	432	0	0	43	456	20	1	39	25	0	26	85	18	1	440	1	0	17	460	1051
6:00 PM	1	1	6	4	0	7	12	10	1	96	0	0	14	107	2	2	6	7	0	7	17	2	0	101	0	0	5	103	239
6:15 PM	1	3	7	1	0	13	12	6	0	106	1	0	9	113	3	1	5	2	0	6	11	1	0	85	0	0	9	86	222
6:30 PM	2	1	8	7	0	1	18	5	1	96	0	0	7	102	1	2	1	0	0	2	4	4	0	74	0	0	0	78	202
6:45 PM	2	0	8	0	0	5	10	7	1	82	0	0	6	90	2	1	8	3	0	8	14	1	0	81	1	0	0	83	197
Hourly Total	6	5	29	12	0	26	52	28	3	380	1	0	36	412	8	6	20	12	0	23	46	8	0	341	1	0	14	350	860
Grand Total	21	16	129	33	0	131	199	102	9	1905	2	0	132	2018	54	17	146	71	0	96	288	47	4	1968	2	0	54	2021	4526
Approach %	10.6	8.0	64.8	16.6	0.0	-	-	5.1	0.4	94.4	0.1	0.0	-	-	18.8	5.9	50.7	24.7	0.0	-	-	2.3	0.2	97.4	0.1	0.0	-	-	-
Total %	0.5	0.4	2.9	0.7	0.0	-	4.4	2.3	0.2	42.1	0.0	0.0	-	44.6	1.2	0.4	3.2	1.6	0.0	-	6.4	1.0	0.1	43.5	0.0	0.0	-	44.7	-
Lights	21	16	129	33	0		199	100	8	1863	2	0	-	1973	53	17	145	71	0		286	47	4	1913	2	0	-	1966	4424
% Lights	100.	100.0	100.0	100.0	-	-	100.0	98.0	88.9	97.8	100.0	-	-	97.8	98.1	100.0	99.3	100.0	-	-	99.3	100.0	100.0	97.2	100.0		-	97.3	97.7
Buses	0	0	0	0	0		0	0	0	15	0	0		15	1	0	0	0	0		1	0	0	24	0	0	-	24	40
% Buses Single-Unit	0.0	0.0	0.0	0.0	0	-	0.0	0.0	0.0	23	0.0	0	-	26	1.9	0.0	0.0	0.0	0	-	0.3	0.0	0.0	1.2	0.0	0	-	1.2	53
% Single- Unit	0.0	0.0	0.0	0.0	_	_	0.0	2.0	11.1	1.2	0.0	_	-	1.3	0.0	0.0	0.7	0.0	_	_	0.3	0.0	0.0	1.3	0.0	_	_	1.3	1.2
Articulated	0	0	0	0	0	_	0	0	0	4	0	0	-	4	0	0	0	0	0	_	0	0	0	5	0	0	-	5	9
% Articulated Trucks	0.0	0.0	0.0	0.0	-	-	0.0	0.0	0.0	0.2	0.0	-	-	0.2	0.0	0.0	0.0	0.0	-	-	0.0	0.0	0.0	0.3	0.0	-	-	0.2	0.2
Pedestrian	-	-	-	-	-	131	-	-	-	_	-	-	132	_	-	-	_	-	-	96	-	-	-	-	-	_	54	-	_
% Pedestrian s	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	_



Traffic Data Collection, LLC 7504 Sawgrass Drive www.tdccounts.com Washington, Michigan, United States 48094 Ph. (586) 786-5407 Reliable Traffic Data

Count Name: TMC_1 Maple & Bates_4-5-2022
Site Code: TMC_01
Traffic Data Collection,
LLC
Start Date: 04/05/2022
Page No: 2



Turning Movement Data Plot



Traffic Data Collection, LLC
7504 Sawgrass Drive
www.tdccounts.com
Washington, Michigan, United States 48094
Ph. (586) 786-5407
Reliable Traffic Data

Count Name: TMC_1 Maple & Bates_4-5-2022
Site Code: TMC_01
Traffic Data Collection,
LLC
Start Date: 04/05/2022

Page No: 3

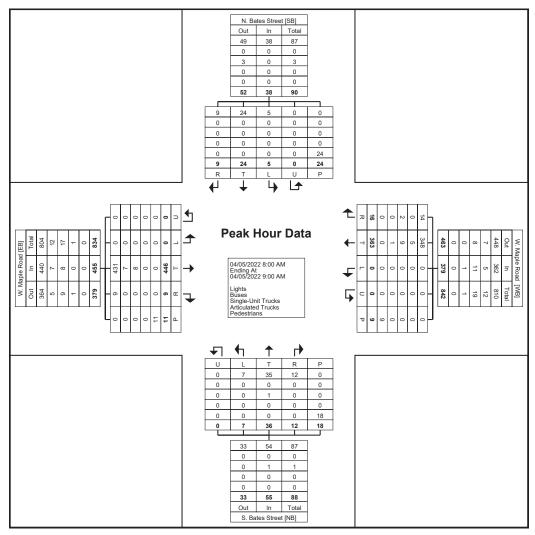
Turning Movement Peak Hour Data (8:00 AM)

	running wovernent Peak i													N HOUL Data (0.00 AIVI)																		
	N. Bates Street W. Maple Ro												d S. Bates Street									W. Maple Road										
			So	uthbou	und					W	estbou	nd			Northbound								Eastbound									
Start Time	Righ t	Righ t on Red	Thru	Left	U- Turn	Ped s	App. Tota I	Righ t	Righ t on Red	Thru	Left	U- Turn	Ped s	App. Tota I	Righ t	Righ t on Red	Thru	Left	U- Turn	Ped s	App. Tota I	Righ t	Righ t on Red	Thru	Left	U- Turn	Ped s	App. Tota I	Int. Tota I			
8:00 AM	0	0	2	1	0	7	3	5	0	93	0	0	4	98	1	2	10	1	0	4	14	5	0	105	0	0	2	110	225			
8:15 AM	1	2	6	1	0	6	10	3	1	83	0	0	0	87	1	0	6	2	0	1	9	1	0	129	0	0	3	130	236			
8:30 AM	2	1	9	3	0	3	15	1	0	99	0	0	1	100	1	2	12	2	0	5	17	0	0	97	0	0	1	97	229			
8:45 AM	2	1	7	0	0	8	10	6	0	88	0	0	4	94	4	1	8	2	0	8	15	2	1	115	0	0	5	118	237			
Total	5	4	24	5	0	24	38	15	1	363	0	0	9	379	7	5	36	7	0	18	55	8	1	446	0	0	11	455	927			
Approach %	13.2	10.5	63.2	13.2	0.0	-	-	4.0	0.3	95.8	0.0	0.0	-	-	12.7	9.1	65.5	12.7	0.0	-	-	1.8	0.2	98.0	0.0	0.0	-	-	-			
Total %	0.5	0.4	2.6	0.5	0.0	-	4.1	1.6	0.1	39.2	0.0	0.0	-	40.9	0.8	0.5	3.9	0.8	0.0	-	5.9	0.9	0.1	48.1	0.0	0.0	-	49.1	-			
PHF	0.62 5	0.500	0.667	0.417	0.000	-	0.633	0.625	0.250	0.917	0.000	0.000	-	0.948	0.438	0.625	0.750	0.875	0.000	-	0.809	0.400	0.250	0.864	0.000	0.000	-	0.875	0.978			
Lights	5	4	24	5	0	-	38	14	0	348	0	0	-	362	7	5	35	7	0	-	54	8	1	431	0	0	-	440	894			
% Lights	100. 0	100.0	100.0	100.0	-	-	100.0	93.3	0.0	95.9	-	-	-	95.5	100.0	100.0	97.2	100.0	-	-	98.2	100.0	100.0	96.6	-	-	-	96.7	96.4			
Buses	0	0	0	0	0	-	0	0	0	5	0	0	-	5	0	0	0	0	0	-	0	0	0	7	0	0	-	7	12			
% Buses	0.0	0.0	0.0	0.0	-	-	0.0	0.0	0.0	1.4	-	-	-	1.3	0.0	0.0	0.0	0.0	-	-	0.0	0.0	0.0	1.6	-	-	-	1.5	1.3			
Single-Unit Trucks	0	0	0	0	0	-	0	1	1	9	0	0	-	11	0	0	1	0	0	-	1	0	0	8	0	0	-	8	20			
% Single- Unit Trucks	0.0	0.0	0.0	0.0	-	-	0.0	6.7	100.0	2.5	-	-	-	2.9	0.0	0.0	2.8	0.0	-	-	1.8	0.0	0.0	1.8	-	-	-	1.8	2.2			
Articulated Trucks	0	0	0	0	0	-	0	0	0	1	0	0	-	1	0	0	0	0	0	-	0	0	0	0	0	0	-	0	1			
% Articulated Trucks	0.0	0.0	0.0	0.0	-	-	0.0	0.0	0.0	0.3	-	-	-	0.3	0.0	0.0	0.0	0.0	-	-	0.0	0.0	0.0	0.0	-	-	-	0.0	0.1			
Pedestrian s	-	-	-	-	-	24	-	-	-	-	-	-	9	-	-	-	-	-	-	18	-	-	-	-	-	-	11	-	-			
% Pedestrian s	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-			



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Count Name: TMC_1 Maple & Bates_4-5-2022
Site Code: TMC_01
Traffic Data Collection,
LLC
Start Date: 04/05/2022
Page No: 4



Turning Movement Peak Hour Data Plot (8:00 AM)



Traffic Data Collection, LLC
7504 Sawgrass Drive
www.tdccounts.com
Washington, Michigan, United States 48094
Ph. (586) 786-5407
Reliable Traffic Data

Count Name: TMC_1 Maple & Bates_4-5-2022
Site Code: TMC_01
Traffic Data Collection,
LLC
Start Date: 04/05/2022

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Turning Movement Peak Hour Data (4:45 PM)

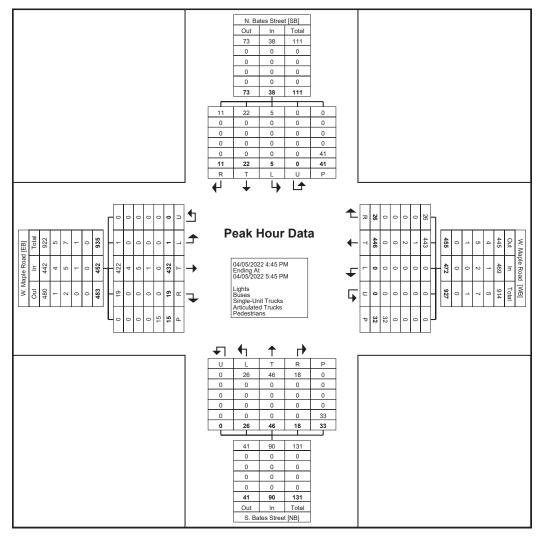
	i urning iviovement Peak H													TOUL Data (4.45 PIVI)																		
			N. B	ates S	treet			W. Maple Road							S. Bates Street								W. Maple Road									
			So	uthbou	ınd					W	estbou	nd			Northbound								Eastbound									
Start Time	Righ t	Righ t on Red	Thru	Left	U- Turn	Ped s	App. Tota I	Righ t	Righ t on Red	Thru	Left	U- Turn	Ped s	App. Tota I	Righ t	Righ t on Red	Thru	Left	U- Turn	Ped s	App. Tota I	Righ t	Righ t on Red	Thru	Left	U- Turn	Ped s	App. Tota I	Int. Tota I			
4:45 PM	1	0	5	1	0	15	7	6	0	115	0	0	7	121	2	1	16	4	0	9	23	3	1	108	0	0	4	112	263			
5:00 PM	4	2	8	2	0	6	16	11	1	97	0	0	9	109	7	0	6	7	0	12	20	3	0	109	0	0	4	112	257			
5:15 PM	0	3	6	1	0	10	10	4	0	129	0	0	6	133	5	0	17	7	0	8	29	4	0	114	1	0	3	119	291			
5:30 PM	0	1	3	1	0	10	5	4	0	105	0	0	10	109	3	0	7	8	0	4	18	7	1	101	0	0	4	109	241			
Total	5	6	22	5	0	41	38	25	1	446	0	0	32	472	17	1	46	26	0	33	90	17	2	432	1	0	15	452	1052			
Approach %	13.2	15.8	57.9	13.2	0.0	-	-	5.3	0.2	94.5	0.0	0.0	-	-	18.9	1.1	51.1	28.9	0.0	-	-	3.8	0.4	95.6	0.2	0.0	-	-	-			
Total %	0.5	0.6	2.1	0.5	0.0	-	3.6	2.4	0.1	42.4	0.0	0.0	-	44.9	1.6	0.1	4.4	2.5	0.0	-	8.6	1.6	0.2	41.1	0.1	0.0	-	43.0	-			
PHF	0.31	0.500	0.688	0.625	0.000	-	0.594	0.568	0.250	0.864	0.000	0.000	-	0.887	0.607	0.250	0.676	0.813	0.000	-	0.776	0.607	0.500	0.947	0.250	0.000	-	0.950	0.904			
Lights	5	6	22	5	0	-	38	25	1	443	0	0	-	469	17	1	46	26	0	-	90	17	2	422	1	0	-	442	1039			
% Lights	100. 0	100.0	100.0	100.0	-	-	100.0	100.0	100.0	99.3	-	-	-	99.4	100.0	100.0	100.0	100.0	-	-	100.0	100.0	100.0	97.7	100.0	-	-	97.8	98.8			
Buses	0	0	0	0	0	-	0	0	0	1	0	0	-	1	0	0	0	0	0	-	0	0	0	4	0	0	-	4	5			
% Buses	0.0	0.0	0.0	0.0	-	-	0.0	0.0	0.0	0.2	-	-	-	0.2	0.0	0.0	0.0	0.0	-	-	0.0	0.0	0.0	0.9	0.0	-	-	0.9	0.5			
Single-Unit Trucks	0	0	0	0	0	-	0	0	0	2	0	0	-	2	0	0	0	0	0	-	0	0	0	5	0	0	-	5	7			
% Single- Unit Trucks	0.0	0.0	0.0	0.0	-	-	0.0	0.0	0.0	0.4	-	-	-	0.4	0.0	0.0	0.0	0.0	-	-	0.0	0.0	0.0	1.2	0.0	-	-	1.1	0.7			
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	0	-	0	0	0	0	0	0	-	0	0	0	1	0	0	-	1	1			
% Articulated Trucks	0.0	0.0	0.0	0.0	-	-	0.0	0.0	0.0	0.0	-	-	-	0.0	0.0	0.0	0.0	0.0	-	-	0.0	0.0	0.0	0.2	0.0	-	-	0.2	0.1			
Pedestrian s	-	-	-	_	-	41	-	-	-	-	-	-	32	-	-	-		-	-	33	-	-		-	-		15	-	-			
% Pedestrian s	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-			



Project: Birmingham Traffic Impact Study Corridor: W. Maple Road Weather: Sunny, Pt. Cldy. Temp 50's Video VCU ID#: SCU8EU SE & SCU4SY SE

Traffic Data Collection, LLC 7504 Sawgrass Drive www.tdccounts.com Washington, Michigan, United States 48094 Ph. (586) 786-5407 Reliable Traffic Data

Count Name: TMC_1 Maple & Bates_4-5-2022
Site Code: TMC_01
Traffic Data Collection,
LLC
Start Date: 04/05/2022
Page No: 6



Turning Movement Peak Hour Data Plot (4:45 PM)





Volume Count Report

LOCATION INF	-O
Location ID	63-5825
Туре	SPOT
Fnct'l Class	3
Located On	MAPLE RD
Direction	2-WAY
County	Oakland
Community	BIRMINGHAM
MPO ID	40720
HPMS ID	
Agency	MDOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Tue 8/20/2019
End Date	Wed 8/21/2019
Start Time	12:00:00 PM
End Time	12:00:00 PM
Direction	2-WAY
Notes	
Station	63-5825
Study	
Speed Limit	
Description	
Sensor Type	Tube Class
Source	TcdsBinToVol
Latitude,Longitude	

INTERVAL:15-MIN								
	18	5-min	Interv	al	Hourly			
Time	1st	2nd	3rd	4th	Count			
0:00-1:00	19	7	17	9	52			
1:00-2:00	11	8	4	8	31			
2:00-3:00	10	7	1	4	22			
3:00-4:00	3	9	5	4	21			
4:00-5:00	4	9	13	17	43			
5:00-6:00	41	36	49	59	185			
6:00-7:00	104	142	158	193	597			
7:00-8:00	289	305	352	344	1,290			
8:00-9:00	315	359	383	268	1,325			
9:00-10:00	248	220	299	252	1,019			
10:00-11:00	288	287	261	299	1,135			
11:00-12:00 📵	281	280	314	296	1,171			
12:00-13:00	302	274	321	282	1,179			
13:00-14:00	291	311	291	300	1,193			
14:00-15:00	291	319	310	314	1,234			
15:00-16:00	343	282	351	338	1,314			
16:00-17:00	325	383	353	387	1,448			
17:00-18:00	451	361	368	356	1,536			
18:00-19:00	329	334	316	248	1,227			
19:00-20:00	277	253	213	231	974			
20:00-21:00	232	177	183	166	758			
21:00-22:00	143	137	103	85	468			
22:00-23:00	84	71	53	52	260			
23:00-24:00	44	35	35	26	140			
Total					18,622			
AADT					18,622			
AM Peak				07	7:45-08:45 1,401			
PM Peak	16:15-17:15 1,574							





Volume Count Report

LOCATION INF	-O
Location ID	63-5825_EB
Туре	SPOT
Fnct'l Class	3
Located On	MAPLE RD
Direction	EB
County	Oakland
Community	BIRMINGHAM
MPO ID	40718
HPMS ID	
Agency	MDOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Tue 8/20/2019
End Date	Wed 8/21/2019
Start Time	12:00:00 PM
End Time	12:00:00 PM
Direction	EB
Notes	
Station	63-5825
Study	
Speed Limit	
Description	
Sensor Type	Tube Class
Source	TcdsBinToVol
Latitude,Longitude	

INTERVAL:15-MIN									
	1:	5-min	Interv	al	Hourly				
Time	1st	2nd	3rd	4th	Count				
0:00-1:00	6	5	6	3	20				
1:00-2:00	5	3	2	3	13				
2:00-3:00	7	2	1	3	13				
3:00-4:00	0	4	3	1	8				
4:00-5:00	1	4	4	6	15				
5:00-6:00	23	20	24	29	96				
6:00-7:00	46	63	75	90	274				
7:00-8:00	137	169	193	203	702				
8:00-9:00	182	209	226	109	726				
9:00-10:00	00 103 88			133	498				
10:00-11:00	150	162	138	161	611				
11:00-12:00	152	148	141	155	596				
12:00-13:00	157	126	170	145	598				
13:00-14:00	133	156	140	152	581				
14:00-15:00	131	149	158	144	582				
15:00-16:00	147	127	169	148	591				
16:00-17:00	146	155	146	156	603				
17:00-18:00	185	142	174	172	673				
18:00-19:00	152	161	154	112	579				
19:00-20:00	125	116	103	104	448				
20:00-21:00	96	66	73	66	301				
21:00-22:00	58	52	41	24	175				
22:00-23:00	34	33	21	14	102				
23:00-24:00	11	15	15	13	54				
Total					8,859				
AM Peak	07:45-08:45 820								
PM Peak				17:	00-18:00 673				



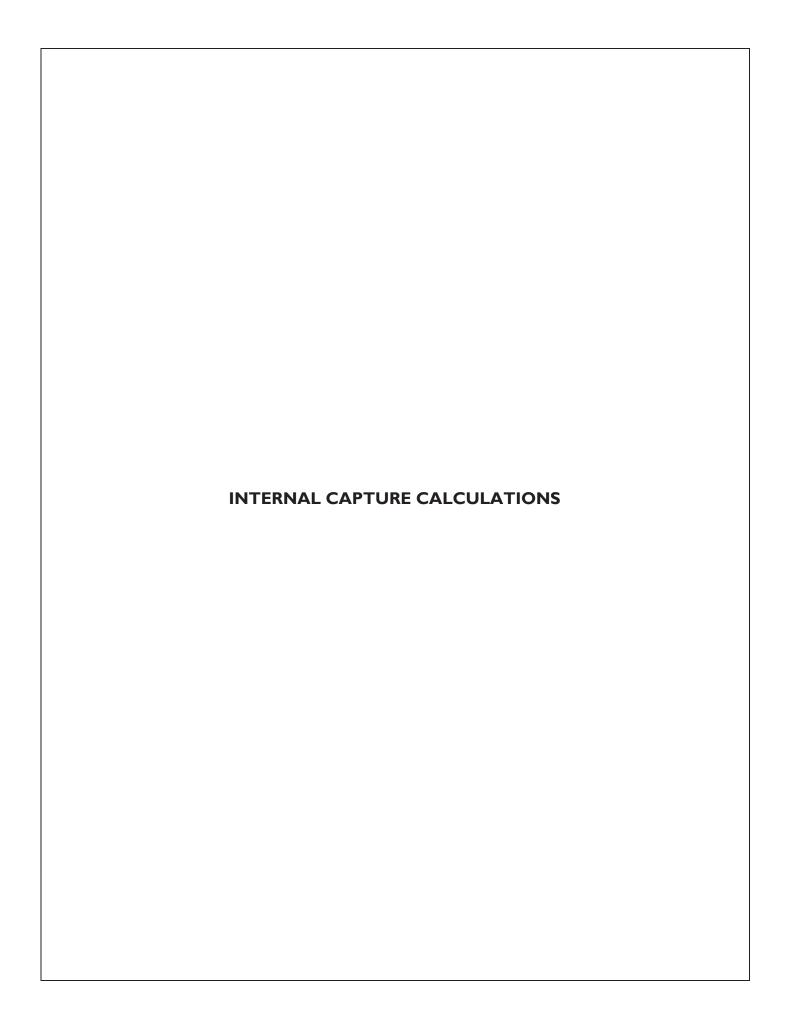


Volume Count Report

LOCATION INF	-O
Location ID	63-5825_WB
Туре	SPOT
Fnct'l Class	3
Located On	MAPLE RD
Direction	WB
County	Oakland
Community	BIRMINGHAM
MPO ID	40719
HPMS ID	
Agency	MDOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Tue 8/20/2019
End Date	Wed 8/21/2019
Start Time	12:00:00 PM
End Time	12:00:00 PM
Direction	WB
Notes	
Station	63-5825
Study	
Speed Limit	
Description	
Sensor Type	Tube Class
Source	TcdsBinToVol
Latitude,Longitude	

INTERVAL:15-MIN									
	1:	5-min	Interv	al	Hourly				
Time	1st	2nd	3rd	4th	Count				
0:00-1:00	13	2	11	6	32				
1:00-2:00	6	5	2	5	18				
2:00-3:00	3	5	0	1	9				
3:00-4:00	3	5	2	3	13				
4:00-5:00	3	5	9	11	28				
5:00-6:00	18	16	25	30	89				
6:00-7:00	58	79	83	103	323				
7:00-8:00	152	136	159	141	588				
8:00-9:00	133	150	157	159	599				
9:00-10:00	145	132	125	119	521				
10:00-11:00	138	125	123	138	524				
11:00-12:00 📵	129	132	173	141	575				
12:00-13:00	145	148	151	137	581				
13:00-14:00	158	155	151 148		612				
14:00-15:00	160	170	152 170		652				
15:00-16:00	196	155	182	190	723				
16:00-17:00	179	228	207	231	845				
17:00-18:00	266	219	194	184	863				
18:00-19:00	177	173	162	136	648				
19:00-20:00	152	137	110	127	526				
20:00-21:00	136	111	110	100	457				
21:00-22:00	85	85	62	61	293				
22:00-23:00	50	38	32	38	158				
23:00-24:00	33	20	20	13	86				
Total				9,763					
AM Peak	08:15-09:15 611								
PM Peak				16:	15-17:15 932				



NCHRP 684 Internal Trip Capture Estimation Tool								
Project Name: Proposed Mixed-Use Development Organization: SE&D								
Project Location:	320 Martin Street, Birmingham, MI		Performed By:	NK				
Scenario Description:	Weekday Morning Peak Hour		Date:	4/26/2022				
Analysis Year:	2024		Checked By:	JC				
Analysis Period:	AM Street Peak Hour		Date:	4/26/2022				

	Developm	Development Data (For Information Only)			timates (Single-Use Site Estimate) Estimated Vehicle-Trips ³			
Land Use	ITE LUCs ¹	Quantity	Units	1	Total	Entering	Exiting	
Office	710	SF	19,200	1 [43	38	5	
Retail	822	SF	2,450	1 [12	7	5	
Restaurant				ĪĪ	0			
Cinema/Entertainment				1 [0			
Residential	221	Units	6	1 [2	0	2	
Hotel				1 [0			
All Other Land Uses ²				1 [0			
				1 [57	45	12	

Table 2-A: Mode Split and Vehicle Occupancy Estimates								
Land Use		Entering Trips			Exiting Trips			
Land Ose	Veh. Occ.4	% Transit	% Non-Motorized		Veh. Occ.4	% Transit	% Non-Motorized	
Office								
Retail								
Restaurant								
Cinema/Entertainment								
Residential								
Hotel								
All Other Land Uses ²								

	Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)									
Origin (France)				Destination (To)						
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel				
Office										
Retail										
Restaurant										
Cinema/Entertainment										
Residential										
Hotel										

Table 4-A: Internal Person-Trip Origin-Destination Matrix*										
Origin (From)				Destination (To)						
Oligili (Floili)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel				
Office		1	0	0	0	0				
Retail	1		0	0	0	0				
Restaurant	0	0		0	0	0				
Cinema/Entertainment	0	0	0		0	0				
Residential	0	0 0 0 0 0								
Hotel	0	0	0	0	0					

Table 5-A	Table 5-A: Computations Summary										
Total Entering Exiting											
All Person-Trips	57	45	12								
Internal Capture Percentage	7%	4%	17%								
External Vehicle-Trips ⁵	53	43	10								
External Transit-Trips ⁶	0	0	0								
External Non-Motorized Trips ⁶	0	0	0								

Table 6-A: Intern	al Trip Capture Percentag	es by Land Use
Land Use	Entering Trips	Exiting Trips
Office	3%	20%
Retail	14%	20%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	N/A	0%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

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Project Name:	Proposed Mixed-Use Development
Analysis Period:	AM Street Peak Hour

	Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends										
Land Use	Tab	le 7-A (D): Enter	ing Trips			Table 7-A (O): Exiting Trips	3				
Land Ose	Veh. Occ.	Vehicle-Trips	Person-Trips*	1	Veh. Occ.	Vehicle-Trips	Person-Trips*				
Office	1.00	38	38	1	1.00	5	5				
Retail	1.00	7	7	1	1.00	5	5				
Restaurant	1.00	0	0	1	1.00	0	0				
Cinema/Entertainment	1.00	0	0	1	1.00	0	0				
Residential	1.00	0	0	1	1.00	2	2				
Hotel	1.00	0	0	1	1.00	0	0				

	Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)										
Origin (Fram)				Destination (To)							
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel					
Office		1	3	0	0	0					
Retail	1		1	0	1	0					
Restaurant	0	0		0	0	0					
Cinema/Entertainment	0	0	0		0	0					
Residential	0	0	0	0		0					
Hotel	0	0	0	0	0						

	Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)										
Origin (Fram)				Destination (To)							
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel					
Office		2	0	0	0	0					
Retail	2		0	0	0	0					
Restaurant	5	1		0	0	0					
Cinema/Entertainment	0	0	0		0	0					
Residential	1	1	0	0		0					
Hotel	1	0	0	0	0						

	Table 9-A (D): Internal and External Trips Summary (Entering Trips)										
D 6 6 1 1 1 1 1 1		Person-Trip Esti	mates			External Trips by Mode*					
Destination Land Use	Internal	External	Total	1	Vehicles ¹	Transit ²	Non-Motorized ²				
Office	1	37	38	1	37	0	0				
Retail	1	6	7	1	6	0	0				
Restaurant	0	0	0	1	0	0	0				
Cinema/Entertainment	0	0	0		0	0	0				
Residential	0	0	0	1	0	0	0				
Hotel	0	0	0		0	0	0				
All Other Land Uses ³	0	0	0		0	0	0				

	T	able 9-A (O): In	ternal and Extern	al T	rips Summary (Exiting	Trips)		
0-1-1-1-11	Person-Trip Estimates				External Trips by Mode*			
Origin Land Use	Internal	External	Total	1	Vehicles ¹	Transit ²	Non-Motorized ²	
Office	1	4	5	1	4	0	0	
Retail	1	4	5	1	4	0	0	
Restaurant	0	0	0	1	0	0	0	
Cinema/Entertainment	0	0	0	1	0	0	0	
Residential	0	2	2	1	2	0	0	
Hotel	0	0	0	1	0	0	0	
All Other Land Uses ³	0	0	0		0	0	0	

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A ²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator *Indicates computation that has been rounded to the nearest whole number.

	NCHRP 684 Internal Trip Capture Estimation Tool								
Project Name:	Project Name: Proposed Mixed-Use Development Organization: SE&D								
Project Location:	320 Martin Street, Birmingham, MI		Performed By:	NK					
Scenario Description:	Weekday Evening Peak Hour		Date:	4/26/2022					
Analysis Year:	Analysis Year: 2024 Checked By: JC								
Analysis Period:	PM Street Peak Hour		Date:	4/26/2022					

	Table 1	-P: Base Vehic	le-Trip Generation	Es	timates (Single-Use Sit	e Estimate)	
Land Use	Developme	ent Data (<i>For In</i>	formation Only)			Estimated Vehicle-Trips ³	
Land Ose	ITE LUCs1	Quantity	Units		Total	Entering	Exiting
Office	710	SF	19,200		45	8	37
Retail	822	SF	2,450		31	16	15
Restaurant					0		
Cinema/Entertainment					0		
Residential	221	Units	6		4	2	2
Hotel					0		
All Other Land Uses ²					0		
					80	26	54

	Table 2-P: Mode Split and Vehicle Occupancy Estimates									
Landllan		Entering Tri	ips			Exiting Trips				
Land Use	Veh. Occ.4	% Transit	% Non-Motorized		Veh. Occ.4	% Transit	% Non-Motorized			
Office										
Retail										
Restaurant										
Cinema/Entertainment										
Residential										
Hotel										
All Other Land Uses ²										

	Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)									
Origin (Form) Destination (To)										
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel				
Office										
Retail										
Restaurant										
Cinema/Entertainment										
Residential										
Hotel										

Table 4-P: Internal Person-Trip Origin-Destination Matrix*										
Origin (Fram)	Destination (To)									
Origin (From)	Office Retail Restaurant Cinema/Entertainment Residential									
Office		1	0	0	0	0				
Retail	0		0	0	1	0				
Restaurant	0	0		0	0	0				
Cinema/Entertainment	0	0	0		0	0				
Residential	0	1	0	0		0				
Hotel	0	0	0	0	0					

Table 5-P: Computations Summary										
Total Entering Exiting										
All Person-Trips	80	26	54							
Internal Capture Percentage	8%	12%	6%							
External Vehicle-Trips ⁵	74	23	51							
External Transit-Trips ⁶	0	0	0							
External Non-Motorized Trips ⁶	0	0	0							

Table 6-P: Internal Trip Capture Percentages by Land Use								
Land Use	Entering Trips	Exiting Trips						
Office	0%	3%						
Retail	13%	7%						
Restaurant	N/A	N/A						
Cinema/Entertainment	N/A	N/A						
Residential	50%	50%						
Hotel	N/A	N/A						

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

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Project Name:	Proposed Mixed-Use Development
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends										
Land Use	Table	7-P (D): Entering	Trips		1	able 7-P (O): Exiting Trips				
Land Use	Veh. Occ.	Vehicle-Trips Person-Trips*		Veh. Occ.	Vehicle-Trips	Person-Trips*				
Office	1.00	8	8	Ī	1.00	37	37			
Retail	1.00	16	16	Ī	1.00	15	15			
Restaurant	1.00	0	0	Ī	1.00	0	0			
Cinema/Entertainment	1.00	0	0	Ī	1.00	0	0			
Residential	1.00	2	2	Ī	1.00	2	2			
Hotel	1.00	0	0	Ī	1.00	0	0			

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)										
Origin (France)	Destination (To)									
Origin (From)	Office Retail Restaurant Cinema/Entertainment Residential									
Office		7	1	0	1	0				
Retail	0		4	1	4	1				
Restaurant	0	0		0	0	0				
Cinema/Entertainment	0	0	0		0	0				
Residential	0	1	0	0		0				
Hotel	0	0	0	0	0					

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)										
Ovinin (Fram)	Destination (To)									
Origin (From)	Office Retail Restaurant Cinema/Entertainment Residential									
Office		1	0	0	0	0				
Retail	2		0	0	1	0				
Restaurant	2	8		0	0	0				
Cinema/Entertainment	0	1	0		0	0				
Residential	5	2	0	0		0				
Hotel	0	0	0	0	0					

	Table 9-P (D): Internal and External Trips Summary (Entering Trips)										
Destination Land Has	Р	erson-Trip Estima	ites		External Trips by Mode*						
Destination Land Use	Internal	al External Total		1	Vehicles ¹	Transit ²	Non-Motorized ²				
Office	0	8	8	1	8	0	0				
Retail	2	14	16	1	14	0	0				
Restaurant	0	0	0	1	0	0	0				
Cinema/Entertainment	0	0	0	1	0	0	0				
Residential	1	1	2	1	1	0	0				
Hotel	0	0	0	1	0	0	0				
All Other Land Uses ³	0	0	0		0	0	0				

	Table 9-P (O): Internal and External Trips Summary (Exiting Trips)										
Origin Land Has	P	erson-Trip Estima	tes			External Trips by Mode*					
Origin Land Use	Internal	External	Total	1 [Vehicles ¹	Transit ²	Non-Motorized ²				
Office	1	36	37	1 [36	0	0				
Retail	1	14	15	1 [14	0	0				
Restaurant	0	0	0	1 [0	0	0				
Cinema/Entertainment	0	0	0	ΤΓ	0	0	0				
Residential	1	1	2	1 [1	0	0				
Hotel	0	0	0	1 [0	0	0				
All Other Land Uses ³	0	0	0		0	0	0				

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

	NCHRP 684 Internal Trip Capture Estimation Tool									
Project Name:	Proposed Mixed-Use Development		Organization:	SE&D						
Project Location:	320 Martin Street, Birmingham, MI		Performed By:	NK						
Scenario Description:	Daily		Date:	4/26/2022						
Analysis Year:	2024		Checked By:	JC						
Analysis Period:	Daily		Date:	4/26/2022						

Table 1-D: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)									
Land Use	Developm	Development Data (For Information Only)				Estimated Vehicle-Trips ³			
Land OSE	ITE LUCs1	Quantity	Units		Total	Entering	Exiting		
Office	710	SF	19,200		297	149	148		
Retail	822	SF	2,450		358	179	179		
Restaurant					0				
Cinema/Entertainment					0				
Residential	221	Units	6		32	16	16		
Hotel					0				
All Other Land Uses ²					0				
					687	344	343		

	Table 2-D: Mode Split and Vehicle Occupancy Estimates								
Land Use		Entering Tri	ps			Exiting Trips			
	Veh. Occ.4	% Transit	% Non-Motorized		Veh. Occ.4	% Transit	% Non-Motorized		
Office									
Retail									
Restaurant									
Cinema/Entertainment									
Residential									
Hotel									
All Other Land Uses ²									

Table 3-D: Average Land Use Interchange Distances (Feet Walking Distance)										
Origin (From)				Destination (To)						
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel				
Office										
Retail										
Restaurant										
Cinema/Entertainment										
Residential										
Hotel										

	Table 4-D: Internal Person-Trip Origin-Destination Matrix*										
Origin (From)		Destination (To)									
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel					
Office		14	0	0	1	0					
Retail	4		0	0	7	0					
Restaurant	0	0		0	0	0					
Cinema/Entertainment	0	0	0		0	0					
Residential	1	7	0 0								
Hotel	0	0	0	0	0						

Table 5-D: Computations Summary									
	Total	Entering	Exiting						
All Person-Trips	687	344	343						
Internal Capture Percentage	10%	10%	10%						
External Vehicle-Trips ⁵	619	310	309						
External Transit-Trips ⁶ 0 0									
External Non-Motorized Trips ⁶	0	0	0						

Table 6-D: Interna	Table 6-D: Internal Trip Capture Percentages by Land Use								
Land Use	Entering Trips	Exiting Trips							
Office	3%	10%							
Retail	12%	6%							
Restaurant	N/A	N/A							
Cinema/Entertainment	N/A	N/A							
Residential	50%	50%							
Hotel	N/A	N/A							

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

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Project Name:	Proposed Mixed-Use Development
Analysis Period:	Daily

Table 7-D: Conversion of Vehicle-Trip Ends to Person-Trip Ends									
Land Use	Table	7-D (D): Entering	g Trips		Table 7-D (O): Exiting Trips				
Land Use	Veh. Occ.	Vehicle-Trips	Person-Trips*	Ī	Veh. Occ.	Vehicle-Trips	Person-Trips*		
Office	1.00	149	149	Ī	1.00	148	148		
Retail	1.00	179	179	Ī	1.00	179	179		
Restaurant	1.00	0	0	Ī	1.00	0	0		
Cinema/Entertainment	1.00	0	0	Ī	1.00	0	0		
Residential	1.00	16	16	Ī	1.00	16	16		
Hotel	1.00	0	0	Ī	1.00	0	0		

	Table 8-D (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)										
Origin (From)				Destination (To)							
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel					
Office		30	6	0	3	0					
Retail	4		52	7	47	9					
Restaurant	0	0		0	0	0					
Cinema/Entertainment	0	0	0		0	0					
Residential	1	7	3 0								
Hotel	0	0	0	0	0						

	Table 8-D (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)										
Origin (From)		Destination (To)									
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel					
Office		14	0	0	1	0					
Retail	46		0	0	7	0					
Restaurant	45	90		0	3	0					
Cinema/Entertainment	9	7	0		1	0					
Residential	85	18	0 0								
Hotel	0	4	0	0	0						

	Table 9-D (D): Internal and External Trips Summary (Entering Trips)									
Destination Land Use	P	erson-Trip Estima	ites			External Trips by Mode*				
	Internal	External	Total	1	Vehicles ¹	Transit ²	Non-Motorized ²			
Office	5	144	149	1	144	0	0			
Retail	21	158	179	1	158	0	0			
Restaurant	0	0	0	1	0	0	0			
Cinema/Entertainment	0	0	0	1	0	0	0			
Residential	8	8	16	1	8	0	0			
Hotel	0	0	0	1	0	0	0			
All Other Land Uses ³	0	0	0		0	0	0			

Table 9-D (O): Internal and External Trips Summary (Exiting Trips)									
Origin Lond Hos	P	erson-Trip Estima	tes			External Trips by Mode*			
Origin Land Use	Internal	External	Total	1	Vehicles ¹	Transit ²	Non-Motorized ²		
Office	15	133	148	Τſ	133	0	0		
Retail	11	168	179	1	168	0	0		
Restaurant	0	0	0	1	0	0	0		
Cinema/Entertainment	0	0	0	Τſ	0	0	0		
Residential	8	8	16	Τſ	8	0	0		
Hotel	0	0	0	Τſ	0	0	0		
All Other Land Uses ³	0	0	0		0	0	0		

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

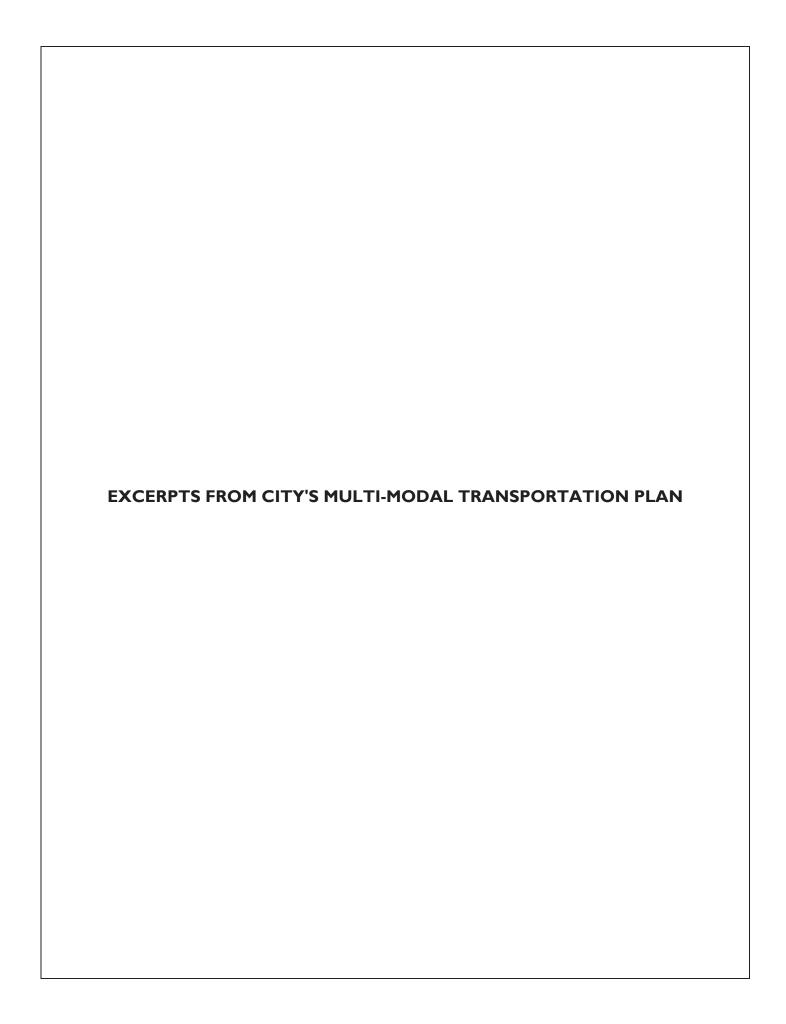
²Person-Trips

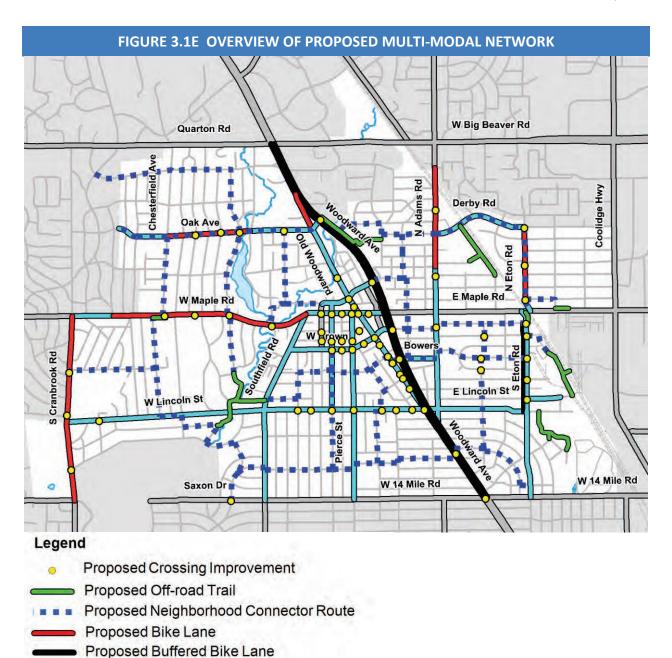
³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Table 7.1a Adjusted l	nternal Trip Capture Rates for Trip O	rigins within a Multi-U	Jse Developmen
Lond	Use Pairs	Wee	ekday
Land	ose Pairs	AM Peak Hour	PM Peak Hour
	To Office	0.0%	0.0%
	To Retail	28.0%	20.0%
F OFFICE	To Restaurant	63.0%	4.0%
From OFFICE	To Cinema/Entertainment	0.0%	0.0%
	To Residential	1.0%	2.0%
	To Hotel	0.0%	0.0%
	To Office	29.0%	2.0%
	To Retail	20.0%	20.0%
5 DETAIL	To Restaurant	13.0%	29.0%
From RETAIL	To Cinema/Entertainment	0.0%	4.0%
	To Residential	14.0%	26.0%
	To Hotel	0.0%	5.0%
	To Office	31.0%	3.0%
	To Retail	14.0%	41.0%
	To Restaurant	0.0%	0.0%
From RESTAURANT	To Cinema/Entertainment	0.0%	8.0%
	To Residential	4.0%	18.0%
	To Hotel	3.0%	7.0%
	To Office	0.0%	2.0%
	To Retail	0.0%	21.0%
	To Restaurant	0.0%	31.0%
From CINEMA/ENTERTAINMENT	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	8.0%
	To Hotel	0.0%	2.0%
	To Office	2.0%	4.0%
	To Retail	1.0%	42.0%
	To Restaurant	20.0%	21.0%
From RESIDENTIAL	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	0.0%
	To Hotel	0.0%	3.0%
	To Office	75.0%	0.0%
	To Retail	14.0%	16.0%
F 110751	To Restaurant	9.0%	68.0%
From HOTEL	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	2.0%
	To Hotel	0.0%	0.0%

Table 7.2a Adjusted Interr	al Trip Capture Rates for Trip Desti	nations within a l	Multi-Use Develo
Land Us	o Poire	Wee	ekday
Land Os	e raiis	AM Peak Hour	PM Peak Hour
	From Office	0.0%	0.0%
	From Retail	4.0%	31.0%
To OFFICE	From Restaurant	14.0%	30.0%
TO OFFICE	From Cinema/Entertainment	0.0%	6.0%
	From Residential	3.0%	57.0%
	From Hotel	3.0%	0.0%
	From Office	32.0%	8.0%
	From Retail	20.0%	20.0%
To RETAIL	From Restaurant	8.0%	50.0%
TORETAIL	From Cinema/Entertainment	0.0%	4.0%
	From Residential	17.0%	10.0%
	From Hotel	4.0%	2.0%
	From Office	23.0%	2.0%
	From Retail	50.0%	29.0%
T- DECTALIDANT	From Restaurant	0.0%	0.0%
To RESTAURANT	From Cinema/Entertainment	0.0%	3.0%
	From Residential	20.0%	14.0%
	From Hotel	6.0%	5.0%
	From Office	0.0%	1.0%
	From Retail	0.0%	26.0%
To CINEMA/ENTERTAINMENT	From Restaurant	0.0%	32.0%
10 CINEWA/ENTERTAINWENT	From Cinema/Entertainment	0.0%	0.0%
	From Residential	0.0%	0.0%
	From Hotel	0.0%	0.0%
	From Office	0.0%	4.0%
	From Retail	2.0%	46.0%
To RESIDENTIAL	From Restaurant	5.0%	16.0%
TO RESIDENTIAL	From Cinema/Entertainment	0.0%	4.0%
	From Residential	0.0%	0.0%
	From Hotel	0.0%	0.0%
	From Office	0.0%	0.0%
	From Retail	0.0%	17.0%
To HOTEL	From Restaurant	4.0%	71.0%
To HOTEL	From Cinema/Entertainment	0.0%	1.0%
	From Residential	0.0%	12.0%
	From Hotel	0.0%	0.0%



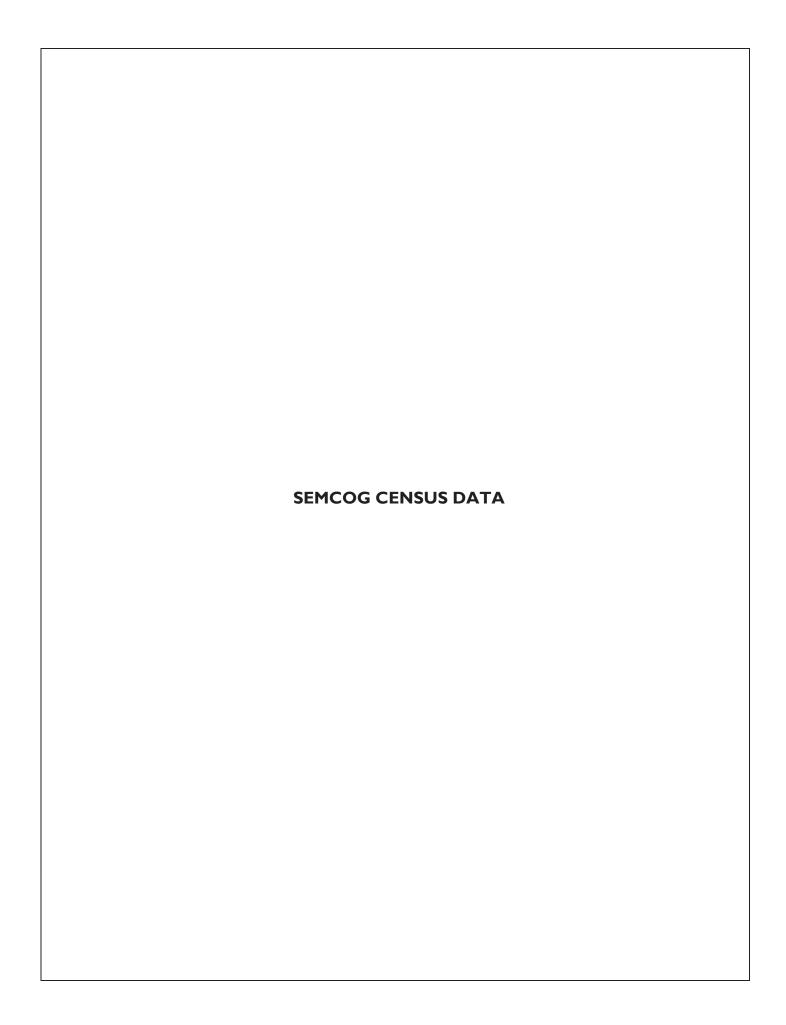


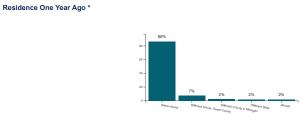
Due to the scale of this map some facilities were not included. Please refer to the following maps for more details.

Proposed Shared-lane Marking

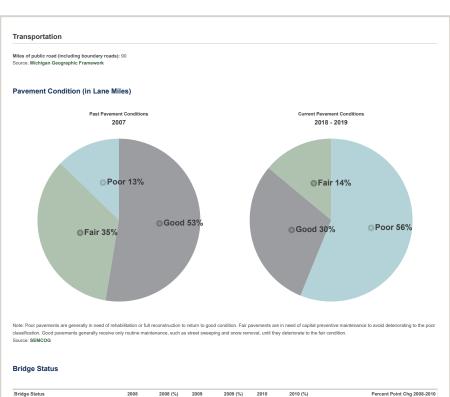
Web Survey Results:

- About 72% of respondents would walk to work and/or do errands if there was a system of sidewalks, pathways, crosswalks, bike lanes, etc.
- Around 84% of respondents feel that a complete network for bicycle facilities such as bike lanes, signed routes and trails are very important or somewhat important to making future bicycling trips actually happen





* This table represents persons, age 1 and over, living in City of Birmingham from 2015-2019. The table does not represent person who moved out of City of Birmingham from 2015-2019.



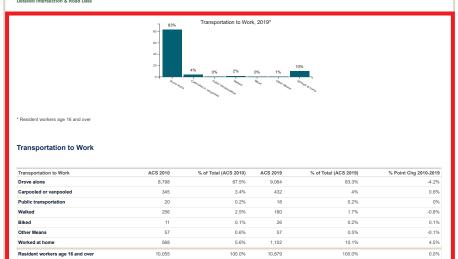
Bridge Status	2008	2008 (%)	2009	2009 (%)	2010	2010 (%)	Percent Point Chg 2008-2010
Open	8	88.9%	6	66.7%	6	85.7%	-3.2%
Open with Restrictions	1	11.1%	3	33.3%	1	14.3%	3.2%
Closed*	0	0%	0	0%	0	0%	0%
Total Bridges	9	100.0%	9	100.0%	7	100.0%	0.0%

Deficient Bridges 3.2% * Bridges may be closed because of new construction or failed condition.

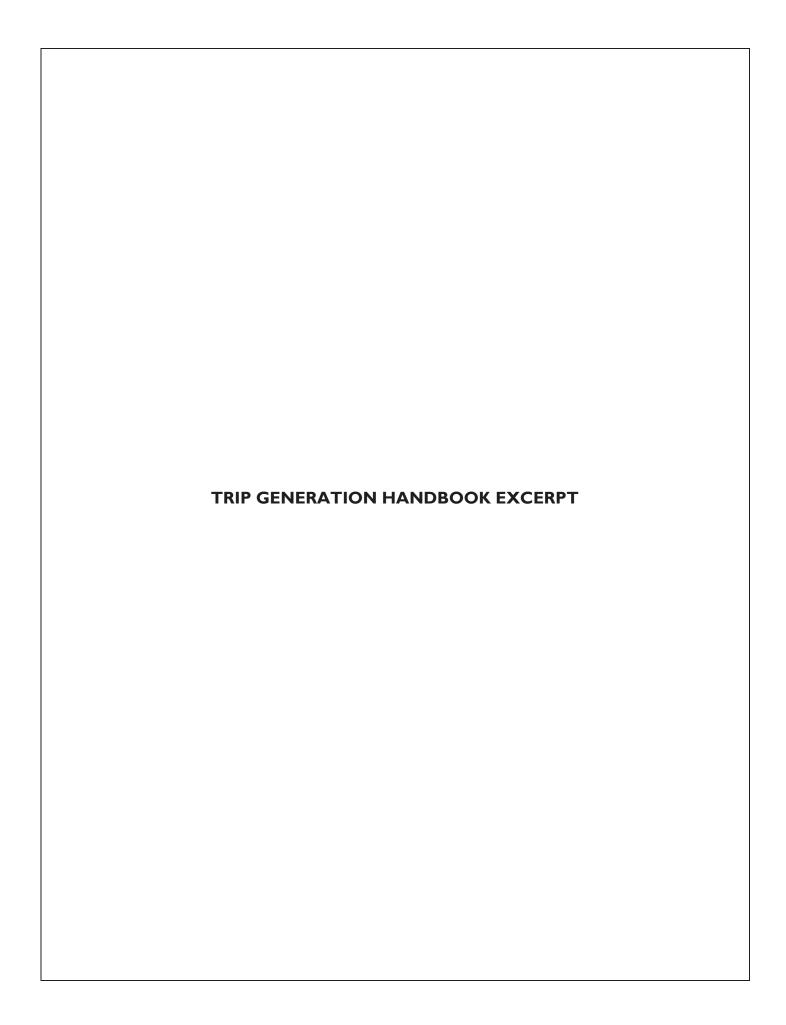
Note: A bridge is considered deficient if it is structurally deficient (in poor shape and unable to carry the load for which it was designed) or functionally obsolete (in good physical condition but unable to support current or future demands, for example, being too narrow to accommodate truck traffic).

Source: Michigan Structure Inventory and Appraisal Database

Detailed Intersection & Road Data



Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates



Person Trips

5.1 Background

Most data presented in the *Trip Generation Manual* data volumes are vehicle-based and have been collected at low-density, single-use, suburban developments with little or no transit service, limited bicycle access, and little or no convenient pedestrian access. These sites are called **baseline** sites because they are the starting points for vehicle trip generation estimation.

As described earlier in Chapter 3, the analyst needs to adjust baseline vehicle trip generation estimates to correctly estimate trip generation for a site

- Surrounded by compact urban development (an infill site);
- Consisting of a mix of complementary land uses (mixed-use development);
- Served by public or corporate transit, in particular if designed specifically to capitalize on transit access to the site (transit-friendly development);
- That attracts walking and bicycling trips with the quality and connectivity of supporting networks (a site in an urban core area; a site near school or senior center);
- That prices on-site parking or that requires patrons to use off-site priced parking; and
- In an area with high vehicle occupancy as a result of an areawide transportation demand management program or preferential treatment for ridesharing.

Adjustments are necessary because trips to sites with these characteristics (termed *multimodal* sites in this *Handbook*) often have different mode shares and vehicle occupancy than the baseline sites. Applying baseline vehicle trip generation to a multimodal site without adjustment may result in an overestimate of vehicle trips for that site. To adjust for differences in vehicle occupancy and use of pedestrian, bicycle, and transit modes, a trip generation estimate needs to account for each person traveling to and from a site rather than just the number of vehicles entering and exiting the site.

This chapter demonstrates how to estimate person trips for both baseline and study sites. This chapter is compatible and complementary with guidance presented in Chapters 6 through 8 for multimodal sites.

Trip Generation Manual, 10th Edition is expected to contain data for both person trips and vehicle trips. The guidance presented in this chapter can be adapted to also apply to the estimation of person trips.

5.2 Assumptions

The following three assumptions form the basis for the use of person trips (and their relationship to vehicle trips) in the development of trip generation estimates. These assumptions are by necessity simplistic and, therefore, are not expected to produce numerically exact results. Nevertheless, these assumptions are both necessary for the trip estimation approaches recommended in Chapters 6 through 8 and appropriate given the limited extent of a national person trip database.

First, the quantity of **person** trips generated by a particular land use and unit of development is assumed to be the same regardless of its context. This means that, on average, the amount of activity for a given quantity of a particular land use is consistent. For example, for a 60,000 square ft. office building, the number of person trips generated during the weekday AM street peak hour does not substantially vary because of its location. This assumption is already basic to the estimation of site trip generation since it supports the use of average rates from baseline sites.

Second, mode shares and vehicle occupancy are assumed to be the same at all sites with a specific land use code (LUC) in the same land use and transportation system context and in the same (localized) area. This assumption is based on the idea that, on average, people respond in the same way to similar conditions. It means, for example, that two adjacent general office buildings with the same mix of tenants, same transit service, same pedestrian and bicycle accessibility, same parking pricing, and same employee and visitor residence and service areas will have the same mode shares and vehicle occupancy for trips generated.

Third, *ITE* baseline vehicle trip generation data are assumed to reflect inherent mode share percentages and vehicle occupancy. Therefore, for typical baseline development (that generally has no or infrequent transit service, free parking, no rideshare program, and no special pedestrian and bicycle facilities or amenities), the mode shares and vehicle occupancy are relatively consistent across the baseline database.

5.3 General Approach for Estimating Multimodal Site Person Trips

The basic approach presented in this *Handbook* for estimating mode shares and vehicle occupancy for a study site is to adapt baseline vehicle trip generation data using appropriate mode share and vehicle occupancy data. This approach enables the analyst to make use of the entire *Trip Generation Manual* database as a source for baseline vehicle trip generation characteristics. As the national and local databases begin to include person trip data based on actual site counts, a more direct calculation (rather than an adjustment to baseline data) may eventually be possible.

The general approach takes the following steps:

- 1. Estimate **baseline vehicle trips** generated for the study site using data from *Trip Generation Manual* or other acceptable source with data representing baseline conditions. Use the procedures presented in Chapters 3 and 4 to guide development of the estimate.
- 2. Convert **baseline vehicle trips to baseline person trips** using baseline mode shares and vehicle occupancy. The conversion process is covered in sections 5.4 and 5.5 of this chapter.
- 3. Determine applicable mode shares and vehicle occupancy representing conditions associated with the characteristics of the study site and its surrounding context. Section 5.5 of this chapter presents a general overview of available methods for determining study site mode shares and vehicle occupancy. Chapters 6, 7, and 8 provide detailed and specific tools for making these adjustments.
- 4. Calculate the **estimated person trips by mode** for the study site using the applicable study site mode shares and vehicle occupancy.



5. Convert the adjusted person trips to **adjusted vehicle trips** (using the equations in section 5.4 of this chapter).

As is described in section 5.5, the availability of potential sources of baseline and proxy site data can affect the final approach taken to estimate study site person trips and vehicle trips.

5.4 Conversion Between Vehicle Trips and Person Trips

The general approach for estimating multimodal site person trips and vehicle trips (presented in section 5.3 of this chapter) requires the conversion between vehicle trips and person trips. The formula for conversion *from vehicle trips to person trips* is

person trips = [(vehicle occupancy) * (vehicle trips)] + transit trips + walk trips + bike trips

$$T_P = (T_V * VO) + T_T + T_W + T_B$$

where

 T_P = person trips

 T_{v} = vehicle trips

VO = vehicle occupancy

 T_{τ} = transit trips

 T_{w} = walk trips

 $T_{\rm R}$ = bicycle trips

The conversion of **study site person trips to study site vehicle trips** (after the analyst makes changes to mode share and vehicle occupancy using the recommended procedures presented in Chapters 6 through 8) uses the following equation:

$$vehicle\ trips = \frac{[(person\ trips)\ ^*\ (percent\ person\ trips\ in\ vehicles)]}{vehicle\ occupancy}$$

$$T_{V} = [T_{P} - (T_{T} + T_{W} + T_{B})] / VO$$

where

 T_{v} = vehicle trips

 T_{P} = person trips

 T_{τ} = transit trips

 T_{w} = walk trips

 T_{R} = bicycle trips

VO = vehicle occupancy

If the percentage of all person trips that are in a vehicle (or 100 percent minus the combined percentage of non-vehicle trips) is known,

$$vehicle\ trips = \frac{[(person\ trips)\ ^*\ (percent\ person\ trips\ in\ vehicles)]}{vehicle\ occupancy}$$

$$T_{V} = (T_{P} * PCT_{V}) / VO$$

where

 T_{v} = vehicle trips

 T_{P} = person trips

 PCT_{v} = percent person trips in vehicles

VO = vehicle occupancy

The following formula combines proxy site mode shares and vehicle occupancy data with estimated baseline person trips in the above formula to produce study site vehicle trips:

study site vehicle trips = $\frac{[(baseline\ person\ trips)\ ^*\ (\%\ person\ trips\ in\ vehicles\ at\ proxy\ site)]}{proxy\ site\ vehicle\ occupancy}$

$$T_{V-SS} = (T_P * PCT_{V-PS}) / VO_{PS}$$

where

 T_{V-SS} = study site vehicle trips

 $T_{\scriptscriptstyle D}$ = person trips

PCT_{V/PS} = percent person trips in vehicles at proxy site

 VO_{PS} = vehicle occupancy at proxy site

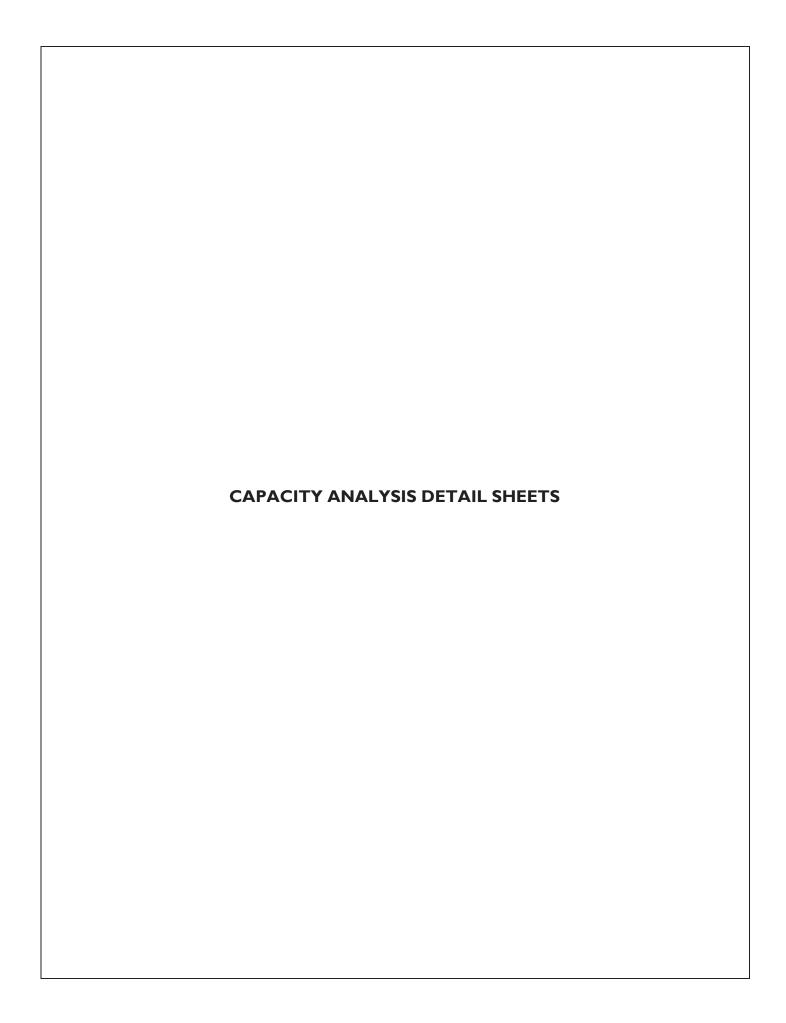
5.5 Study Site and Baseline Mode Shares and Vehicle Occupancy

5.5.1 Selection of Method Based on Data Sufficiency

Table 5.1 lists the available methods for estimating study site and baseline mode shares and vehicle occupancy. Some methods may not be available for a study site due to a lack of sufficient data. The methods are presented in the table in descending order of preference based on their assumed reliability and ease of application.

"Data sufficiency" is used as a qualifying factor in the assessment of the methods in the table. The overall recommendation is to use data from an established trip generation resource (such as the *Trip Generation Manual* data volumes or tables in the *Handbook* chapters or appendices) if the data are sufficient to represent the **study site** characteristics. Sufficient data have three qualities:





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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		ĵ»			1			4			4	
Traffic Volume (vph)	0	754	15	0	613	27	12	61	20	8	41	15
Future Volume (vph)	0	754	15	0	613	27	12	61	20	8	41	15
Ideal Flow (vphpl)	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
Total Lost time (s)		14.7			14.7			9.0			9.0	
Lane Util. Factor		1.00			1.00			1.00			1.00	
Frpb, ped/bikes		1.00			1.00			0.99			0.98	
Flpb, ped/bikes		1.00			1.00			0.99			1.00	
Frt		1.00			0.99			0.97			0.97	
Flt Protected		1.00			1.00			0.99			0.99	
Satd. Flow (prot)		1479			1442			1419			1441	
Flt Permitted		1.00			1.00			0.95			0.96	
Satd. Flow (perm)		1479			1442			1363			1388	
Peak-hour factor, PHF	0.88	0.88	0.88	0.95	0.95	0.95	0.81	0.81	0.81	0.60	0.60	0.60
Adj. Flow (vph)	0	857	17	0	645	28	15	75	25	13	68	25
RTOR Reduction (vph)	0	1	0	0	2	0	0	11	0	0	12	0
Lane Group Flow (vph)	0	873	0	0	671	0	0	104	0	0	94	0
Confl. Peds. (#/hr)	41		30	30		41	19		15	15		19
Heavy Vehicles (%)	3%	3%	3%	5%	5%	5%	2%	2%	2%	0%	0%	0%
Parking (#/hr)		10			10			10			10	
Turn Type		NA			NA		Perm	NA		Perm	NA	
Protected Phases		2			6			8			4	
Permitted Phases							8			4		
Actuated Green, G (s)		38.3			38.3			28.0			28.0	
Effective Green, g (s)		38.3			38.3			28.0			28.0	
Actuated g/C Ratio		0.43			0.43			0.31			0.31	
Clearance Time (s)		14.7			14.7			9.0			9.0	
Lane Grp Cap (vph)		629			613			424			431	
v/s Ratio Prot		c0.59			0.47							
v/s Ratio Perm								c0.08			0.07	
v/c Ratio		1.39			1.10			0.25			0.22	
Uniform Delay, d1		25.9			25.9			23.1			22.9	
Progression Factor		1.00			0.80			1.00			1.00	
Incremental Delay, d2		184.6			60.4			1.4			1.2	
Delay (s)		210.4			81.2			24.5			24.1	
Level of Service		F			F			С			С	
Approach Delay (s)		210.4			81.2			24.5			24.1	
Approach LOS		F			F			С			С	
Intersection Summary												
HCM 2000 Control Delay			138.0	Н	CM 2000	Level of S	Service		F			
HCM 2000 Volume to Capacity	/ ratio		0.91		000	_0.5/0/	2		-			
Actuated Cycle Length (s)	,		90.0	Sı	um of lost	time (s)			23.7			
Intersection Capacity Utilization	n		76.0%		U Level		!		D			
Analysis Period (min)			15	,,,	3 23.01							
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1: Bates Street & Ma	pie R	oad							vve	екаау Е	ening Pea	ak Hour
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		Þ			1≽			4			4	
Traffic Volume (vph)	0	734	32	0	758	44	44	78	31	9	37	19
Future Volume (vph)	0	734	32	0	758	44	44	78	31	9	37	19
Ideal Flow (vphpl)	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
Total Lost time (s)		14.7			14.7			9.0			9.0	
Lane Util. Factor		1.00			1.00			1.00			1.00	
Frpb, ped/bikes		0.99			0.99			0.97			0.97	
Flpb, ped/bikes		1.00			1.00			0.98			0.99	
Frt		0.99			0.99			0.97			0.96	
Flt Protected		1.00			1.00			0.99			0.99	
Satd. Flow (prot)		1482			1489			1391			1399	
Flt Permitted		1.00			1.00			0.87			0.94	
Satd. Flow (perm)		1482			1489			1225			1324	
Peak-hour factor, PHF	0.95	0.95	0.95	0.89	0.89	0.89	0.78	0.78	0.78	0.60	0.60	0.60
Adj. Flow (vph)	0	773	34	0	852	49	56	100	40	15	62	32
RTOR Reduction (vph)	0	2	0	0	2	0	0	10	0	0	17	0
Lane Group Flow (vph)	0	805	0	0	899	0	0	186	0	0	92	0
Confl. Peds. (#/hr)	70	000	56	56	000	70	26	100	54	54	02	26
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	0%	0%	0%	0%	0%	0%
Parking (#/hr)	270	10	270	170	10	170	0,0	10	0,70	0,0	10	0 70
Turn Type		NA			NA		Perm	NA		Perm	NA	
Protected Phases		2			6			8			4	
Permitted Phases							8			4		
Actuated Green, G (s)		38.3			38.3			28.0			28.0	
Effective Green, g (s)		38.3			38.3			28.0			28.0	
Actuated g/C Ratio		0.43			0.43			0.31			0.31	
Clearance Time (s)		14.7			14.7			9.0			9.0	
Lane Grp Cap (vph)		630			633			381			411	
v/s Ratio Prot		0.54			c0.60							
v/s Ratio Perm								c0.15			0.07	
v/c Ratio		1.28			1.42			0.49			0.22	
Uniform Delay, d1		25.9			25.9			25.2			23.0	
Progression Factor		1.00			0.93			1.00			1.00	
Incremental Delay, d2		137.2			194.1			4.4			1.3	
Delay (s)		163.0			218.3			29.6			24.2	
Level of Service		F			F			С			С	
Approach Delay (s)		163.0			218.3			29.6			24.2	
Approach LOS		F			F			С			С	
Intersection Summary												
HCM 2000 Control Delay			167.2	Н	CM 2000	Level of	Service		F			
HCM 2000 Volume to Capacity	ratio		1.03									
Actuated Cycle Length (s)			90.0	S	um of los	t time (s)			23.7			
Intersection Capacity Utilization	า		81.4%			of Service			D			
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		₽.			ĵ»			4			4	
Traffic Volume (vph)	0	759	15	0	617	27	12	61	20	8	41	15
Future Volume (vph)	0	759	15	0	617	27	12	61	20	8	41	15
Ideal Flow (vphpl)	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
Total Lost time (s)		14.7			14.7			9.0			9.0	
Lane Util. Factor		1.00			1.00			1.00			1.00	
Frpb, ped/bikes		1.00			1.00			0.99			0.98	
Flpb, ped/bikes		1.00			1.00			0.99			1.00	
Frt		1.00			0.99			0.97			0.97	
Flt Protected		1.00			1.00			0.99			0.99	
Satd. Flow (prot)		1479			1442			1419			1441	
Flt Permitted		1.00			1.00			0.95			0.96	
Satd. Flow (perm)		1479			1442			1363			1388	
Peak-hour factor, PHF	0.88	0.88	0.88	0.95	0.95	0.95	0.81	0.81	0.81	0.60	0.60	0.60
Adj. Flow (vph)	0	862	17	0	649	28	15	75	25	13	68	25
RTOR Reduction (vph)	0	1	0	0	2	0	0	11	0	0	12	0
Lane Group Flow (vph)	0	879	0	0	675	0	0	104	0	0	94	0
Confl. Peds. (#/hr)	41		30	30		41	19		15	15		19
Heavy Vehicles (%)	3%	3%	3%	5%	5%	5%	2%	2%	2%	0%	0%	0%
Parking (#/hr)		10			10			10			10	
Turn Type		NA			NA		Perm	NA		Perm	NA	
Protected Phases		2			6			8			4	
Permitted Phases							8			4		
Actuated Green, G (s)		38.3			38.3			28.0			28.0	
Effective Green, g (s)		38.3			38.3			28.0			28.0	
Actuated g/C Ratio		0.43			0.43			0.31			0.31	
Clearance Time (s)		14.7			14.7			9.0			9.0	
Lane Grp Cap (vph)		629			613			424			431	
v/s Ratio Prot		c0.59			0.47							
v/s Ratio Perm								c0.08			0.07	
v/c Ratio		1.40			1.10			0.25			0.22	
Uniform Delay, d1		25.9			25.9			23.1			22.9	
Progression Factor		1.00			0.81			1.00			1.00	
Incremental Delay, d2		188.7			62.7			1.4			1.2	
Delay (s)		214.6			83.6			24.5			24.1	
Level of Service		F			F			С			С	
Approach Delay (s)		214.6			83.6			24.5			24.1	
Approach LOS		F			F			С			С	
Intersection Summary												
HCM 2000 Control Delay			141.0	H	CM 2000	Level of	Service		F			
HCM 2000 Volume to Capaci	ty ratio		0.91									
Actuated Cycle Length (s)			90.0		um of lost				23.7			_
Intersection Capacity Utilization	on		76.3%	IC	U Level o	of Service	,		D			
Analysis Period (min)			15									

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		ĵ»			ĵ.			4			4	
Traffic Volume (vph)	0	738	32	0	763	44	44	78	31	9	37	19
Future Volume (vph)	0	738	32	0	763	44	44	78	31	9	37	19
Ideal Flow (vphpl)	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
Total Lost time (s)		14.7			14.7			9.0			9.0	
Lane Util. Factor		1.00			1.00			1.00			1.00	
Frpb, ped/bikes		0.99			0.99			0.97			0.97	
Flpb, ped/bikes		1.00			1.00			0.98			0.99	
Frt		0.99			0.99			0.97			0.96	
Flt Protected		1.00			1.00			0.99			0.99	
Satd. Flow (prot)		1482			1489			1391			1399	
Flt Permitted		1.00			1.00			0.87			0.94	
Satd. Flow (perm)		1482			1489			1225			1324	
Peak-hour factor, PHF	0.95	0.95	0.95	0.89	0.89	0.89	0.78	0.78	0.78	0.60	0.60	0.60
Adj. Flow (vph)	0	777	34	0	857	49	56	100	40	15	62	32
RTOR Reduction (vph)	0	2	0	0	2	0	0	10	0	0	17	0
Lane Group Flow (vph)	0	809	0	0	904	0	0	186	0	0	92	0
Confl. Peds. (#/hr)	70		56	56		70	26		54	54		26
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	0%	0%	0%	0%	0%	0%
Parking (#/hr)		10			10			10			10	
Turn Type		NA			NA		Perm	NA		Perm	NA	
Protected Phases		2			6			8			4	
Permitted Phases							8			4		
Actuated Green, G (s)		38.3			38.3			28.0			28.0	
Effective Green, g (s)		38.3			38.3			28.0			28.0	
Actuated g/C Ratio		0.43			0.43			0.31			0.31	
Clearance Time (s)		14.7			14.7			9.0			9.0	
Lane Grp Cap (vph)		630			633			381			411	
v/s Ratio Prot		0.55			c0.61							
v/s Ratio Perm								c0.15			0.07	
v/c Ratio		1.28			1.43			0.49			0.22	
Uniform Delay, d1		25.9			25.9			25.2			23.0	
Progression Factor		1.00			0.94			1.00			1.00	
Incremental Delay, d2		139.9			197.5			4.4			1.3	
Delay (s)		165.7			221.7			29.6			24.2	
Level of Service		F			F			С			С	
Approach Delay (s)		165.7			221.7			29.6			24.2	
Approach LOS		F			F			С			С	
Intersection Summary												
HCM 2000 Control Delay			170.0	Н	CM 2000	Level of	Service		F			
HCM 2000 Volume to Capacity	ratio		1.03									
Actuated Cycle Length (s)			90.0		um of lost				23.7			
Intersection Capacity Utilization	1		81.6%	IC	U Level o	of Service	,		D			
Analysis Period (min)			15									
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		Þ			₽.			4			4	
Traffic Volume (vph)	0	759	19	0	617	27	13	62	22	8	48	15
Future Volume (vph)	0	759	19	0	617	27	13	62	22	8	48	15
Ideal Flow (vphpl)	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
Total Lost time (s)		14.7			14.7			9.0			9.0	
Lane Util. Factor		1.00			1.00			1.00			1.00	
Frpb, ped/bikes		1.00			1.00			0.98			0.98	
Flpb, ped/bikes		1.00			1.00			0.99			0.99	
Frt		1.00			0.99			0.97			0.97	
Flt Protected		1.00			1.00			0.99			0.99	
Satd. Flow (prot)		1477			1442			1411			1447	
Flt Permitted		1.00			1.00			0.95			0.96	
Satd. Flow (perm)		1477			1442			1351			1399	
Peak-hour factor, PHF	0.88	0.88	0.88	0.95	0.95	0.95	0.81	0.81	0.81	0.60	0.60	0.60
Adj. Flow (vph)	0	862	22	0	649	28	16	77	27	13	80	25
RTOR Reduction (vph)	0	1	0	0	2	0	0	12	0	0	11	0
Lane Group Flow (vph)	0	884	0	0	675	0	0	108	0	0	107	0
Confl. Peds. (#/hr)	41		36	36		41	19		21	21		19
Heavy Vehicles (%)	3%	3%	3%	5%	5%	5%	2%	2%	2%	0%	0%	0%
Parking (#/hr)		10			10			10			10	
Turn Type		NA			NA		Perm	NA		Perm	NA	
Protected Phases		2			6			8			4	
Permitted Phases							8	_		4		
Actuated Green, G (s)		38.3			38.3			28.0			28.0	
Effective Green, g (s)		38.3			38.3			28.0			28.0	
Actuated g/C Ratio		0.43			0.43			0.31			0.31	
Clearance Time (s)		14.7			14.7			9.0			9.0	
Lane Grp Cap (vph)		628			613			420			435	
v/s Ratio Prot		c0.60			0.47			120			100	
v/s Ratio Perm		00.00			0.17			c0.08			0.08	
v/c Ratio		1.41			1.10			0.26			0.25	
Uniform Delay, d1		25.9			25.9			23.2			23.1	
Progression Factor		1.00			0.81			1.00			1.00	
Incremental Delay, d2		192.8			62.7			1.5			1.3	
Delay (s)		218.6			83.6			24.7			24.5	
Level of Service		F			F			C C			C C	
Approach Delay (s)		218.6			83.6			24.7			24.5	
Approach LOS		F			F			C			C C	
Intersection Summary												
HCM 2000 Control Delay			142.2	H	CM 2000	Level of	Service		F			
HCM 2000 Volume to Capacity	ratio		0.92									
Actuated Cycle Length (s)			90.0	Sı	um of lost	t time (s)			23.7			
Intersection Capacity Utilization			76.5%			of Service			D			
Analysis Period (min)			15									
c Critical Lane Group												

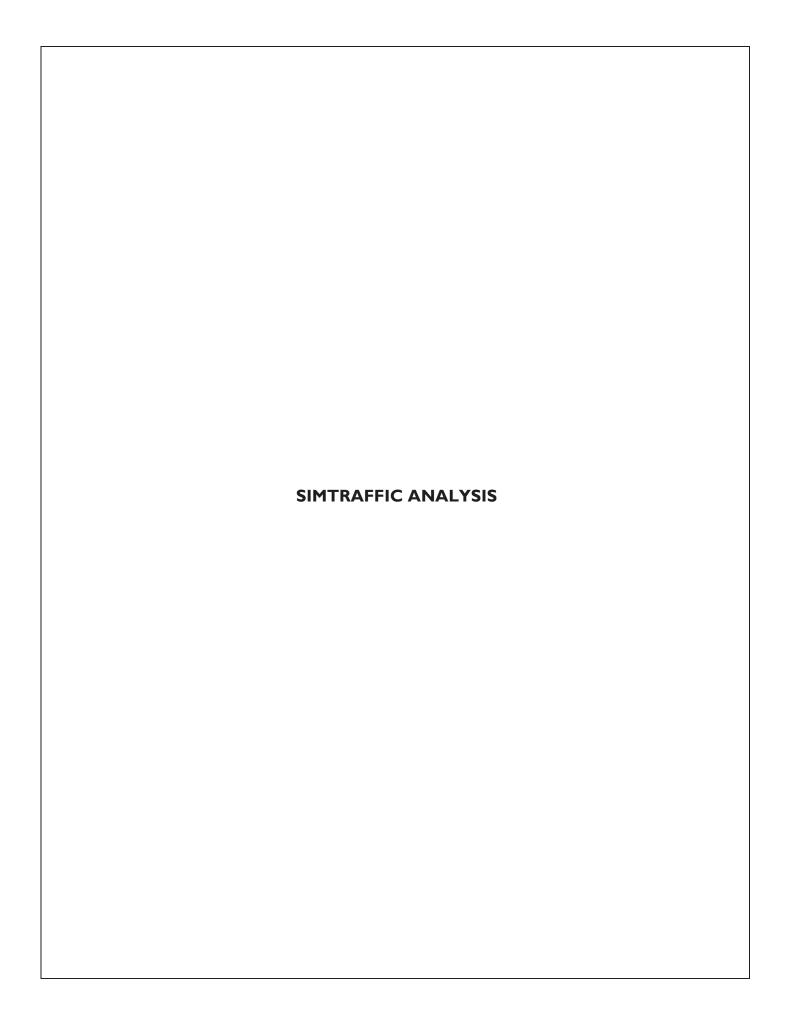
	۶	•	•	†	 	4
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			4	1>	
Traffic Volume (veh/h)	4	1	8	93	56	11
Future Volume (Veh/h)	4	1	8	93	56	11
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.81	0.81	0.83	0.83
Hourly flow rate (vph)	4	1	10	115	67	13
Pedestrians		•			•	
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)				140116	140116	
Upstream signal (ft)					95	
pX, platoon unblocked					90	
vC, conflicting volume	208	74	80			
vC1, stage 1 conf vol	200	77	00			
vC2, stage 2 conf vol						
vCu, unblocked vol	208	74	80			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)	0.4	0.2	7.1			
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	100	99			
cM capacity (veh/h)	779	994	1531			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	5	125	80			
Volume Left	4	10	0			
Volume Right	1	0	13			
cSH	814	1531	1700			
Volume to Capacity	0.01	0.01	0.05			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	9.4	0.6	0.0			
Lane LOS	Α	Α				
Approach Delay (s)	9.4	0.6	0.0			
Approach LOS	Α					
Intersection Summary						
Average Delay			0.6			
Intersection Capacity Utiliza	ition		20.9%	IC	CU Level o	f Service
Analysis Period (min)			15	10	, c Lovoi o	. 501 1100
Analysis i Gilou (IIIII)			10			

1: Bates Street & N	Maple Ro	oad							We	ekday Ev	ening Pea	ak Hour
	•	→	\rightarrow	•	←	*	4	†	1	\	Ţ	4
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		ĵ _a			ĵ _a			4			4	
Traffic Volume (vph)	0	739	33	0	764	44	48	84	34	9	40	19
Future Volume (vph)	0	739	33	0	764	44	48	84	34	9	40	19
Ideal Flow (vphpl)	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
Total Lost time (s)		14.7			14.7			9.0			9.0	
Lane Util. Factor		1.00			1.00			1.00			1.00	
Frpb, ped/bikes		0.99			0.99			0.96			0.97	
Flpb, ped/bikes		1.00			1.00			0.98			0.98	
Frt		0.99			0.99			0.97			0.96	
Flt Protected		1.00			1.00			0.99			0.99	
Satd. Flow (prot)		1479			1489			1378			1400	
Flt Permitted		1.00			1.00			0.86			0.94	
Satd. Flow (perm)		1479			1489			1205			1325	
Peak-hour factor, PHF	0.95	0.95	0.95	0.89	0.89	0.89	0.78	0.78	0.78	0.60	0.60	0.60
Adj. Flow (vph)	0	778	35	0	858	49	62	108	44	15	67	32
RTOR Reduction (vph)	0	2	0	0	2	0	0	10	0	0	16	0
Lane Group Flow (vph)	0	811	0	0	905	0	0	204	0	0	98	0
Confl. Peds. (#/hr)	70		71	71		70	26		69	69		26
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	0%	0%	0%	0%	0%	0%
Parking (#/hr)		10			10			10			10	
Turn Type		NA			NA		Perm	NA		Perm	NA	
Protected Phases		2			6			8			4	
Permitted Phases							8			4		
Actuated Green, G (s)		38.3			38.3			28.0			28.0	
Effective Green, g (s)		38.3			38.3			28.0			28.0	
Actuated g/C Ratio		0.43			0.43			0.31			0.31	
Clearance Time (s)		14.7			14.7			9.0			9.0	
Lane Grp Cap (vph)		629			633			374			412	
v/s Ratio Prot		0.55			c0.61							
v/s Ratio Perm								c0.17			0.07	
v/c Ratio		1.29			1.43			0.54			0.24	
Uniform Delay, d1		25.9			25.9			25.7			23.1	
Progression Factor		1.00			0.94			1.00			1.00	
Incremental Delay, d2		142.1			198.2			5.6			1.4	
Delay (s)		167.9			222.4			31.3			24.4	
Level of Service		F			F			С			С	
Approach Delay (s)		167.9			222.4			31.3			24.4	
Approach LOS		F			F			С			С	
Intersection Summary												

Intersection Summary				
HCM 2000 Control Delay	169.8	HCM 2000 Level of Service	F	
HCM 2000 Volume to Capacity ratio	1.05			
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	23.7	
Intersection Capacity Utilization	82.6%	ICU Level of Service	Е	
Analysis Period (min)	15			

c Critical Lane Group

	۶	*	1	†	ļ	4
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			4	1	
Traffic Volume (veh/h)	13	6	2	153	69	4
Future Volume (Veh/h)	13	6	2	153	69	4
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.78	0.78	0.93	0.93
Hourly flow rate (vph)	14	7	3	196	74	4
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)					95	
pX, platoon unblocked						
vC, conflicting volume	278	76	78			
vC1, stage 1 conf vol	210	70	70			
vC2, stage 2 conf vol						
vCu, unblocked vol	278	76	78			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)	0.1	0.2	1.1			
tF (s)	3.5	3.3	2.2			
p0 queue free %	98	99	100			
cM capacity (veh/h)	715	991	1533			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	21	199	78			
Volume Left	14	3	0			
Volume Right	7	0	4			
cSH	788	1533	1700			
Volume to Capacity	0.03	0.00	0.05			
Queue Length 95th (ft)	2	0	0			
Control Delay (s)	9.7	0.1	0.0			
Lane LOS	А	Α				
Approach Delay (s)	9.7	0.1	0.0			
Approach LOS	А					
Intersection Summary						
Average Delay			0.8			
Intersection Capacity Utiliza	ation		19.2%	ıc	U Level o	f Convice
	111011			IC	O Level o	Service
Analysis Period (min)			15			



Movement	EBT	EBR	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All	
Movement	EDI	EDI	VVDI	WDI	NDL	INDI	INDIA	ODL	SDI	SDN	All	
Denied Delay (hr)	0.1	0.0	3.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	3.4	
Total Delay (hr)	4.1	0.1	7.6	0.3	0.1	0.2	0.0	0.1	0.4	0.2	13.0	
Total Stops	343	7	425	15	7	21	9	5	29	12	873	
Travel Time (hr)	5.3	0.1	11.8	0.5	0.1	0.3	0.1	0.1	0.5	0.2	18.9	
Avg Speed (mph)	6	6	3	3	1	4	6	2	2	2	4	

2: Bates Street & Site Driveway Performance by movement

Movement	NBT	SBT	All
Denied Delay (hr)	0.1	0.0	0.1
Total Delay (hr)	0.6	0.0	0.6
Total Stops	35	0	35
Travel Time (hr)	0.8	0.1	0.8
Avg Speed (mph)	3	16	4

Denied Delay (hr)	3.5	
Total Delay (hr)	13.6	
Total Stops	908	
Travel Time (hr)	19.8	
Avg Speed (mph)	4	

								0.71				
Movement	EBT	EBR	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All	
Denied Delay (hr)	0.1	0.0	5.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	5.5	
Total Delay (hr)	4.1	0.1	7.6	0.3	0.1	0.2	0.0	0.1	0.3	0.1	12.8	
Total Stops	346	9	423	16	6	23	9	5	28	11	876	
Travel Time (hr)	5.3	0.1	13.7	0.7	0.1	0.3	0.1	0.1	0.4	0.1	20.8	
Avg Speed (mph)	5	7	3	3	3	4	6	3	3	3	4	

2: Bates Street & Site Driveway Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All	
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay (hr)	0.0	0.0	0.0	0.3	0.0	0.0	0.4	
Total Stops	5	1	2	34	0	0	42	
Travel Time (hr)	0.0	0.0	0.0	0.4	0.1	0.0	0.6	
Avg Speed (mph)	2	9	8	6	15	12	7	

Denied Delay (hr)	5.5
Total Delay (hr)	13.2
Total Stops	918
Travel Time (hr)	21.4
Avg Speed (mph)	4

M	EDT	EDD	MOT	MDD	NIDI	NDT	NDD	ODI	ODT	ODD	A 11	
Movement	EBT	EBR	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All	
Denied Delay (hr)	0.0	0.0	5.1	0.2	0.0	0.0	0.0	0.0	0.0	0.0	5.4	
Total Delay (hr)	3.3	0.1	7.6	0.5	0.3	0.3	0.0	0.1	0.2	0.1	12.5	
Total Stops	298	14	418	27	22	21	8	9	21	14	852	
Travel Time (hr)	4.4	0.2	13.9	0.8	0.3	0.3	0.1	0.1	0.2	0.1	20.5	
Avg Speed (mph)	6	7	3	3	2	4	7	2	3	3	4	

2: Bates Street & Site Driveway Performance by movement

Movement	NBT	SBT	All
Denied Delay (hr)	0.2	0.0	0.2
Total Delay (hr)	1.3	0.0	1.3
Total Stops	78	0	78
Travel Time (hr)	1.6	0.1	1.6
Avg Speed (mph)	3	14	3

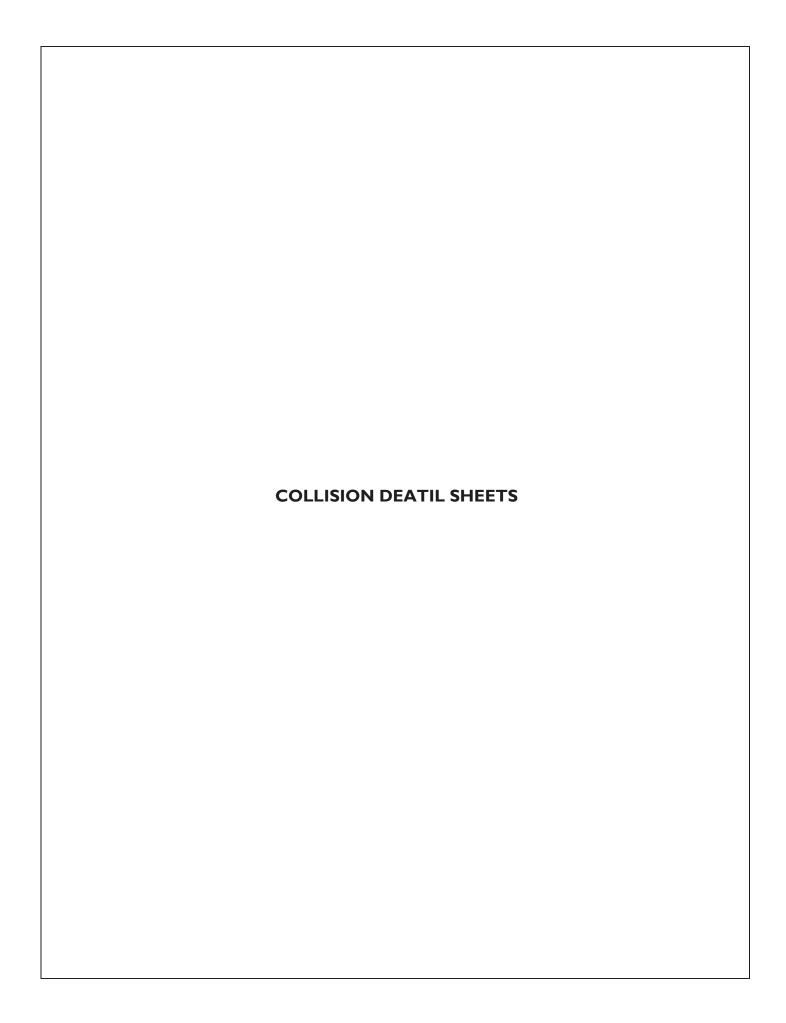
Denied Delay (hr)	5.5	
Total Delay (hr)	13.8	
Total Stops	930	
Travel Time (hr)	22.1	
Avg Speed (mph)	4	

Movement	EBT	EBR	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All	
Denied Delay (hr)	0.0	0.0	3.1	0.3	0.0	0.0	0.0	0.0	0.0	0.0	3.5	
Total Delay (hr)	3.2	0.1	7.8	0.4	0.3	0.3	0.0	0.1	0.3	0.2	12.8	
Total Stops	295	14	417	23	23	22	8	5	26	16	849	
Travel Time (hr)	4.4	0.2	12.0	8.0	0.4	0.4	0.1	0.1	0.3	0.2	18.8	
Ava Speed (mph)	7	7	3	3	2	4	6	2	2	2	4	

2: Bates Street & Site Driveway Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	1.1	0.0	0.0	1.1
Total Delay (hr)	0.4	0.0	0.0	1.9	0.0	0.0	2.4
Total Stops	9	4	0	89	0	0	102
Travel Time (hr)	0.4	0.1	0.0	3.1	0.1	0.0	3.7
Avg Speed (mph)	0	2	2	2	14	15	2

Denied Delay (hr)	4.6
Total Delay (hr)	15.1
Total Stops	951
Travel Time (hr)	22.5
Avg Speed (mph)	4



C	uthority: 1949 PA 300, Sec.25 ompliance: Required Mi enalty: \$100 and/or 90 days	7.622 SP UD-10E (Rev 01/20	16)		Extern 06367			Crash ID 0653663				"	e 01 of 01			
S	STATE OF	MICH	IIGAN	TRAF	FIC C	RAS	H R	EPOF	RT				lent # 600023	343		
0	rı MI 6325900]	Department Na Birmingha	me Im Police Do	epartment	t						iewer 'ALD (0	00016)		
	rash Date 03/01/2016	Crash Time 11:29	No. of Units 01	Crash Type Single Motor		ecial Circum None O Fleeing Po	C	Hit and Run Unknown	0 S 0 A	chool Bus nimal	1	Special Check O Fatal		-Traffic Area	o orv	/Snowmobile
	_{ounty} 63 - Oakland	Traffic Cor None	ntrol		Relation to F Outside	Roadway of Should	der/Cur	Weather Cloudy	/		Are		/Y Strai	ight Road	lway	
	ity/Twsp 80 - Birmingham	Contributin 1st	ng Circumstances		2nd		Ligh D	aylight		Road Surfac Dry	e Condi	ition	Tota 02		eed Limit 25	Posted No
W	/ork Zone (if applicable) Type	Wor	kers Present	Activ	ity			Location								
	Prefix	Primary Road N				Road Type				Su	en.			Divided Road		
OCATION	W Distance / Direction	MAPLE	anie		Trafficway	RD "	1			Su	IIIX			Divided Road	way	
ر A	50 Feet NW	Intersecting Roa	d Nama			sically Di				Su	ec.			Divided Deed		
_		BATES				ST								Divided Road		
	Unit Number Unit Known 01 Yes	1	icense Number		Date of Birth (A		License Opi O Cha	erator	indorsen O Cycle O Farm O Recre		Sex M	Total Occup		mproper -		
	#######	<i></i>	######################################	##### ##### ##) ###-####		Dri	ver is Owr	er Injury O	Position From	nt - Left		•	Restrain Shou	^{nt} ulder and	Lap Beli	t
~	Driver Condition at Time of Cast Appeared Norma	Crash	2nd	,		Driver Dis	tracted By			Ej	ected	Trapped		Deployed Deployed		
7 F	Hospital NONE					_	Ambula									
<u>_</u>	Alcohol Suspected Contrit No	outing Factor A		Blood O Urine	ed • Not Offere	O Per	Test Resul	s Test Resi	ults:		Interloc No	k Device				
J / D	Drug Suspected Contrib No No	outing Factor D	Orug Test Type O Blood O	Urine			st Results iding	Test Resi	ults:		Ha	Issued				
_ Z	Vehicle Registration		O Field O nicle scription	Refused O Not Of Year 2006	Make INTERNAT	IONA			Model		O Ot	ner		Color ELLOW		
	VIN ####################################	Vehicl	le Type ick / Bus		Special Vehic	les		Private	Trailer T	уре		Vehi	cle Defect			
	Insurance Company ####################################	 ###############################	Insu	rance Policy#	<u> </u>	·/////////////////////////////////////	Towed	Ву				Towed	То			
	Location of Greatest Damage 04		xtent of Damage Minor Dama	(Power Unit and/or	Trailers) Vehic	cle Direction	Vehicle U Comr	se nercial (Bu	siness)		Action Pr Turni	ior ng Righ	ht		
	Sequence of Events (● indicates MOST harmful	First • 21 - Ot event)	her Non-Fix	ed Object	Second			Thir	d	·			Fourth			
Ī	Passenger Information				Date of E	Birth (Age)	Sex	Position				Res	traint			
					Injury	Ejected	Trapped	Airbag Deploye	ed							
	Hospital						Ambula	ance								
С. В	Passenger Information				Date of E	Birth (Age)	Sex	Position				Res	traint			
C Z					Injury	Ejected	Trapped	Airbag Deploye	ed							
PASSENGERS	Hospital						Ambula	ance								
А	Passenger Information				Date of E	Birth (Age)	Sex	Position				Res	traint			
					Injury	Ejected	Trapped	Airbag Deploye	ed							
	Hospital						Ambula	ance								
v.	Carrier Information	TICC					USDO	Г			MC		MPSC	C		
TRUCK/BU	SURFACE LOGIST 28529 GODDARD ROMULUS, MI 48	BLDG 5 ST	E.					CDL Type		sements OP OT		DL Exempt D Farm				
	GVWR/GCWR				Vehicle Configu		1 0.10	Cargo Body T		OS OX Medical Car	_		ous Materia		ID#	Class#
_		10,001 - 26,00	0 lbs. O Greate	er than 26,000 lbs.	Single-Uni	t 2 Axles	Io.	1		Yes		O Plac	ard OC	Cargo Spill		
OWNERS	Owner Information						Owner	Information								
Š	5															
	amaged Property CEMENT PLANTER	ON N/W C	ORNER S			Public No	Owner 8 #### (###)	Phone ####################################			####	#				

	Unit Number	Unit K	(nown	State Di	river Lice	nse Nun	nber		Da	te of Birth	(Age)		License O Op O Chi O Mo	erator auffeur	Endorse O Cycle O Farm O Recr	9	Sex	Total Occ	cupants	Hazardous A	ction]
	Unit Type	Driver	· Informa	ation					•			Driv	er is Owr	ner Injury	Position	on			Res	straint]
2	Driver Condit 1st	tion at T	ime of 0	Crash			2nd				Dri	iver Distr	acted By			E	jected	Trapped	Airb	pag Deployed			
_ 	Hospital												Ambul	ance									1
П	Alcohol Susp	ected	Contrib	outing Fact	0	hol Test Breath Field	Type O Blo O PB		Urine Refused	O Not Offe		O Pend			Results:		Interloc	k Device					1
_ / D	Drug Suspec	ted	Contrib	outing Fact	tor Drug	Test Ty Blood	/pe O Urir	ne				orug Test O Pend		Test	Results:			zardous					1
_ _ Z	Vehicle Regis	stration	<u> </u>	State	Vehicle Descrip		O Rei	Year	Not Offere	Make					Model		O Oti	ner		Color			1
$ \cap $	VIN			<u> </u>	Vehicle T	уре			S	pecial Vel	nicles			Pri	vate Trailer	Туре		Ve	hicle De	efect			1
	Insurance Co	ompany					Insuran	nce Policy	/#				Towed	Ву				Towe	d To				1
	Location of Greatest Dan	nage		First Impa	ct Exter	nt of Da	mage (Po	ower Unit	and/or Tra	ilers) Vel	hicle Dire	ection	/ehicle L	se				Action	Prior				1
	Sequence of Events (• indicates l		narmful	First event)	· •				S	econd					Third			'	Fo	urth			
	Passenger In	formati	on							Date o	f Birth (A	∖ge)	Sex	Position				R	estraint]
										Injury	Ejed	cted T	apped	Airbag De	ployed								1
S	Hospital									•	•	•	Ambul	ance									1
PASSENGERS	Passenger In	formati	on							Date o	f Birth (A	∖ge)	Sex	Position				R	estraint				1
Z Ш S										Injury	Ejed	cted T		Airbag De	ployed								
ASS	Hospital												Ambul										
Д	Passenger In	formati	on								f Birth (A		Sex	Position				R	estraint				
										Injury	Ejed	cted T		Airbag De	ployed								
	Hospital												Ambul	ance									
SUS	Carrier Inforn	nation											USDO				MC		N	IPSC			
UCK/BUS													Driver'	s CDL Typ	ОН	rsements OP OT OS OX		L Exempt Farm Other					
TRU	GVWR/GCW O 10,000 II		ess C	10,001 - :	26,000 lb	s. 00	Greater th	han 26,00		icle Config	guration			Cargo Bo	dy Type	Medical Ca	ard		dous M lacard	aterial O Cargo Spil	ID#	Class#	
OWNERS	Owner Inform	nation							•				Owner	Informatio	n			-			•	-	Ī
NO NO																							
WITNESS	Witness Infor	//////////////////////////////////////	#####	######	#####	####	<i>!####</i> ,	,## ##		 (##	##) ##;	#-###		s Informati	on								
Inv	estigated Scene Ye			ate (Time)				ame (Bad	ge)				<u> </u>	gator Name	e (Badge)			Pho	otos Io]
() ()	rative RIVER 1 WAS ATTEMPTING TO PULL AWAY FROM THE CURB AND WUNG TOO FAR CAUSING THE RIGHT REAR OF HIS TRUCK TO STRIKI EMENT PLANTER ON THE N/W CORNER OF MAPLE & BATES. PLANTEI //AS KNOCKED OVER AND BROKE ONTO SIDEWALK. \NDRIVER 1 WAS SSUED TICKET FOR IMP. TURN. \NLAUREN WOOD (BIRMINGHAM DPW) //AS NOTIFIED OF COMPLAINT # AND DAMAGED PLANTER. \N1 WITNES													am	PLANTER UNA 1				MAPLE		Νότ το	SCALE	
																		BATES					A

Authority: 1949 PA Compliance: Requ Penalty: \$100 and	uired N	57.622 MSP UD-10E (Rev 0	1/2016)			External 079696			Cras					1 *	e 01 of 02 Class 9300-1		
		•		N TRAF	FIC	CF	RAS	Н	REI	POF	RT			- 1	dent # 70007748		
ORI MI 6325900				Department											iewer EARNEY (00	0008)	
Orash Date 07/12/2017		Crash Time	e No. of Uni 03	ts Crash Type Rear End			cial Circun None Fleeing P		es O Hit a O Unk	and Run nown		chool Bus nimal		ecial Check O Fatal	O Non-Traffic	Area O O	RV/Snowmob
County 63 - Oaklan	ıd	Traffic Sigi	Control nal	•		tion to Ro			١	Veather Clear			Area N(/Y Straight F	Roadway	
City/Twsp 80 - Birming	gham		outing Circumsta 1st ackup - Red	ances g. Congestion	2nd				Light Dayli	ght		Road Surfa Dry	ce Conditi	on	Total Lanes	Speed Lim	it Posted Yes
Work Zone (if app Type	licable)	_	Workers Preser		ctivity				Lo	cation							
Prefix W		Primary Roa	ad Name				Road Typ	e				Sı	uffix		Divided	Roadway	
	/ Direction	MAPLE			Tra		RD "										
Distance 25 Fee		Intersecting	Road Name			t Phys	Road Typ		d			Sı	uffix		Divided	Roadway	
N Unit Number	Unit Known	BATES	ver License Num	hor	Data of		ST		ense Type		indorsem		Sex	Total Occup			
01	Yes	MI ##	//////////////////////////////////////			#/####	(22)		Operator Chauffet Moped	Jr	O Cycle O Farm O Recrea	ation	M	01	Unabl	e to Stop	
Unit Type MV	######	######################################	######################################	########	/#) ###-#	//////		river is No	Owner I	njury O	Position Fron	it - Left			Restraint Shoulder	and Lap B	elt
		f Crash		2nd	,		Driver Di					E	Ejected	Trapped	Airbag Deploye Not Deplo		
Hospital NONE									mbulance NONE								
Alcohol Suspe No	cted Contr	ributing Facto)	r Alcohol Test O Breath O Field	O Blood O Urin	ie used ● No	t Offered	Alcohol O Pe	Test Rending		Test Resu	ults:		Interlock No	Device			
Drug Suspecte No	No				Offered		Drug Te	est Res Inding		Test Resu			Citation I Haz O Othe	ardous			
Vehicle Regist	ration ####		Vehicle Description	Year 2001	Make BMW	,					Model DR				Color SILVEF	₹	
VIN ########	""""""	### Ve	^{ehicle} Type Passenger	Car, SUV, Van		Nehicles Applic				Private	Trailer T	/pe		Vehi	cle Defect		
Insurance Con			<i> </i>	Insurance Policy #	#######	<i> </i>	######		owed By BOB AI	DAMS	TOWIN	IG		Towed BOE	To B ADAMS TO	OWING	
Location of Greatest Dama	age 01	First Impact 01		mage (Power Unit and g Damage	or Trailers)	Vehicle W	Direction		cle Use ivate					Action Pr Going	_{ior} g Straight Ah	nead	
Sequence of Events (• indicates M	IOST harmfu	First • 17 - Il event)	Motor Veh	in Transport	Second	d				Thir	rd			•	Fourth		
Passenger Info	ormation				Di	ate of Birt	th (Age)	S	Sex Pos	ition				Res	straint		
					In	jury	Ejected	Trapp	ed Airba	g Deploye	ed						
Hospital								Ar	mbulance								
Passenger Info	ormation				Di	ate of Birt	th (Age)	S	Sex Pos	ition				Res	straint		
					In	jury	Ejected	Trapp	ed Airba	g Deploye	ed						
Hospital								Ar	mbulance								
Passenger Info	ormation				Di	ate of Birt	th (Age)	S	Sex Pos	ition				Res	straint		
					In	jury	Ejected	Trapp	ed Airba	g Deploye	ed						
Hospital								Ar	mbulance								
Carrier Informa	ation							U	SDOT				MC		MPSC		
								Dr	river's CDI	_ Type		ements		. Exempt			
GVWR/GCWR	R				Vehicle C	Configurati	ion		Carr	o Body T		OP OT OS OX Medical Ca	0	Farm Other Hazardo	ous Material	ID#	Class #
И		O 10,001 - 26	6,000 lbs. O G	Greater than 26,000 lbs	1	garat			Jaig	, , Ody 1;	,				card O Cargo S		0.033 #
Owner Informa	######################################	######################################	!#####################################					0	wner Infor	mation							
#######	4477777777777 444747777777777777777777	######################################	!#####################################	####, ## ####	#-####	(###)	###-##	##									
Damaged Propert	у						Public	Owr	ner & Pho	ne							

Unit Number 02	Vnit Kn Yes			ver License Nun			Date of Birth (##/##/##		5)	License T	rator uffeur	Endorsements O Cycle O Farm O Recreation	Sex F	Total Occup	ants Hazardous None	Action	
Unit Type MV	###	####	####### ########	########### ########## 150-3293	<i>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</i>	## ## !##-####				er is Owne	er Injury C	Position Front - Left	t	•	Restraint Shoulder a	nd Lap B	elt
Driver Condit 1st Appea	tion at Tir	me of C			2nd			Dri	iver Distr Not Dis	acted By stracted		1	Ejected	Trapped	Airbag Deployed Not Deploy	/ed	
Hospital REFUSE		omman								Ambular REF	nce USED						
Alcohol Susp No	ected	Contrib No	uting Facto	O Breath	O Blood				lcohol Te	L est Results ling	Test Res	ults:	Interloc No	k Device			
Drug Suspec	ted	Contrib No	uting Facto	O Field r Drug Test Ty O Blood	O Urine	÷	d • Not Offer	_	rug Test		Test Res	ults:		Issued zardous			
Vehicle Regis	stration		State MI	O Field Vehicle Description	Y	sed Not Off ear 005	ered Make HYUNDAI					Model LANTRA	O Oti	her	Color SILVER		
VIN ######		####	I V	ehicle Type Passenger			Special Vehi	icles	le			Trailer Type		Vehic	le Defect		
Insurance Co		#####			Insurance	e Policy#				Towed B	By ADAMS	TOWING		Towed BOB	O ADAMS TO	WING	
Location of Greatest Dan	nage (01 F	First Impact	Extent of Dar	nage (Pov	ver Unit and/or		nicle Dire		Vehicle Us Private				Action Pr Stopp	or ed on Roadv	vay	
Sequence of Events			First 17 -	Motor Veh	in Tran	sport	Second • 17 - Moto	or Vel	n in Tra	ansport	Thi	rd			Fourth		
(indicates I			event)				Date of	Birth (A	\ge)	Sex	Position			Res	traint		
							Injury	Ejec	cted T	rapped A	Airbag Deploy	ed					
Hospital										Ambular	nce						
Passenger In	nformation	n					Date of	Birth (A	Age)	Sex	Position			Res	traint		
							Injury	Ejed	cted T	rapped A	Airbag Deploy	ed					
Hospital										Ambular	nce						
Passenger In	nformation	n					Date of	Birth (A	\ge)	Sex	Position			Res	traint		
							Injury	Ejec	cted T	rapped A	Airbag Deploy	ed					
Hospital										Ambular	nce						
Carrier Inform	nation									USDOT			MC		MPSC		
										Driver's	CDL Type	Endorsements OH OP O		DL Exempt D Farm			
GVWR/GCW	'R						Vehicle Configu	uration			Cargo Body T	ON OS O	X C	Other	us Material	ID#	Class#
		ess O	10,001 - 20	6,000 lbs. O 0	Greater tha	n 26,000 lbs.								O Plac	ard O Cargo Sp	ill	
	/ ///////////////////////////////////			!#####################################						Owner I	nformation						
######	711111111	#####			####, #	######-#	#### (##	#) ###	#-####	#							
Witness Infor	mation									Witness	Information						
nvestigated it Scene Ye			te (Time) 017 (16:		gator Nam	ne (Badge) ' (8)			2n	d Investiga	ator Name (Ba	adge)		Photo:			
larrative #2 AND #3 TRAFFIC I COLLISIO ISSUED F SORE NEG	HAD S N SEN OR FT CKS, E	RE ST STOP NT #2 FSW# BUT F	FORWACDA.\N	ON W/B W ID REAR-E ARD, STRII INDRIVER ED MEDICA ED.\N\NALL	V. MAPI NDED : KING T S OF #:	LE. \N\N#1 #2. THE F HE REAR (2 AND #3 (ENTION OI	ORCE FRO OF #3.\N\N COMPLAIN N SCENE.	OM T N#1 NED (\N\N	THE OF INO	Diagram	n		und of the control of	2 DM 1	₫₽	NOT TO	SCALE

authority: 1949 PA Compliance: Requ Penalty: \$100 and/	iired N	57.622 ISP UD-10E (Rev 01/	(2016)			ternal # 96967			Crash ID 1093373				1 "	e 02 of 02 Class 9300-1		
	OF	MIC	HIGA	N TRAF		CR/	ASI	1 R	EPO	RT				0007748		
DRI MI 6325900)			Department N Birmingh	_{ame} am Police	e Depar	tment						Revie KE	ewer EARNEY (00	0008)	
Orash Date 07/12/2017		Crash Time 16:39	No. of Unit	s Crash Type Rear End		● No	Circums one eeing Pol	(Hit and Run Unknown		chool Bus nimal		ecial Check O Fatal	s O Non-Traffic A	Area O O	RV/Snowmob
County 63 - Oakland	d	Traffic C Sign		•		to Roadw he Roa			Weather Clear			Area N(Y Straight R	oadway	
City/Twsp 80 - Birming	gham	1	uting Circumsta 1st ckup - Rea	nces . Congestion	2nd			Ligi C	ht Daylight		Road Surfa Dry	ce Condition	on	Total Lanes 02	Speed Lim	it Posted Yes
Vork Zone (if appl Type	licable)		Vorkers Present		vity				Location							
Z Drofiv		Drimon, Dood	I Nama			Dog	ad Type							Divided	Doodway	
Prefix W		Primary Road MAPLE	i Name		T . (f)	RI					5	uffix		Divided F	Roadway	
Distance /					Traffic Not I	Physica		vided								
Prefix N		Intersecting R BATES	Road Name			Roa ST	ad Type				s	uffix		Divided F	Roadway	
Unit Number U	Unit Known Yes		er License Numl		Date of Bir ##/##/	th (Age) #### (6	61)		erator auffeur	Endorsem O Cycle O Farm O Recre		Sex M	Total Occupa	ants Hazardous None	Action	
Unit Type [######	######### ##########	######################################	#######	#) ###-## 	##		er is Owi es	ner Injury C	Position Fror	nt - Left			Restraint Shoulder a	and Lap B	elt
Driver Condition 1st Appeare	n at Time of		:	2nd				racted By stracte		•	E	ected	Trapped	Airbag Deployed Not Deploy		
Hospital REFUSEI								Ambul RE	ance FUSED					<u> </u>		
Alcohol Suspec		ibuting Factor	Alcohol Test	Type O Blood O Urine		A	Alcohol To O Pend	est Resul		sults:		Interlock No	Device			
Drug Suspecte	d Contr	ibuting Factor	O Field Drug Test Typ	O PBT O Refus	sed ● Not C		Orug Test	t Results				Citation I				
No Vehicle Registr	No		O Blood O Field /ehicle	O Urine O Refused ● Not C	Offered Make		O Pend	ding	Test Res	sults: Model		O Haz O Othe		Color		
######### VIN	####	MI	Description	2015	JEEP Special V	ehicles					CHERC	KEE	Vehic	RED		
######################################		### P	assenger (Car, SUV, Van		pplicab	le	Tower		c rrailer r	, pc		Towed T			
########		//////////////////////////////////////		#######################################				ВО	B ADAMS	NOT	NG		ВОВ	ADAMS TO	WING	
Location of Greatest Dama	age 05	First Impact 05		nage (Power Unit and/o g Damage		/ehicle Dir	ection	Vehicle L Priva	te				Action Pri Stopp	ed on Road	way	
Sequence of Events (• indicates Mo	OST harmfu	First • 17 - N I event)	Motor Veh i	n Transport	Second				Th	ird				Fourth		
Passenger Info	ormation				Date	of Birth (A	Age)	Sex	Position				Rest	traint		
					Injur	y Ejed	cted T	rapped	Airbag Deplo	yed						
Hospital								Ambul	ance							
Passenger Info	ormation				Date	of Birth (A	Age)	Sex	Position				Rest	traint		
					Injun	y Ejed	cted T	rapped	Airbag Deplo	yed						
Hospital								Ambul	ance							
Passenger Info	ormation				Date	of Birth (A	Age)	Sex	Position				Rest	traint		
					Injur	y Ejec	cted T	rapped	Airbag Deplo	yed						
Hospital								Ambul								
Carrier Informa	ntion							USDO	Т			MC		MPSC		
								Driver'	s CDL Type		op ot	0	. Exempt Farm Other			
GVWR/GCWR		O 10 001 00	000 lbs 0 0	rooter than 26 000 !!	Vehicle Con	ifiguration			Cargo Body		Medical Ca	_	Hazardo	us Material	ID#	Class #
		∪ 10,001 - 26,	.000 ibs. O Gi	reater than 26,000 lbs.				Ourse	Information				O Place	ard O Cargo S _l	Pill	
#######	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	//////////////////////////////////////					Owner	mormation							
######## ########	///////////////////////////////////////	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	!!!!!!!!!!!!!	####, ## #####	-#### (#	###) ##	#-###	#								
amaged Property	у					Pu	blic	Owner 8	Phone							

	Unit Number	Unit Kr	nown	State D	river L	icense Nur	mber			Date	of Birth (A	Age)		License O Op O Ch O Mo	Typ perate	e or eur	Endorsem O Cycle O Farm		Sex	Total Occ	upant	s Hazardous Actio	n	
-	Unit Type	Driver	Informa	tion									Driv	O Mo			O Recre				R	estraint		
~	Driver Condition 1st	on at Ti	me of C	rash			2nd					Dri	ver Dist	racted By	/			E	jected	Trapped	Ai	irbag Deployed		
A E	Hospital													Ambu	lance	e								
_ د	Alcohol Suspe	ected	Contrib	uting Fac	ctor A	lcohol Tes O Breath O Field	0	Blood PBT	O Urin O Refu		Not Offere		Icohol T O Pen	est Resu ding	ılts	Test Re	sults:		Interlock	Device				
ا / F	Drug Suspecte	ed	Contrib	uting Fac	ctor D	orug Test T O Blood O Field	0	Urine Refuse	d O Not	Offered		D	rug Tes O Pen	t Results ding		Test Re	sults:		Citation I O Haz O Oth	ardous				
z	Vehicle Regist	tration		State	Veh Des			Yea			ake						Model					Color		
	VIN				Vehicl	е Туре				Spe	cial Vehic	cles				Privat	te Trailer T	уре		Ve	hicle I	Defect		
L	Insurance Cor	mpany						ırance F						Towe						Towe				
L	Location of Greatest Dam	age	F	irst Impa		xtent of Da	amage	(Power	Unit and			cle Dire	ection	Vehicle	Use					Action				
	Sequence of Events (indicates N	10ST h	armful e	Firs event)	it					Sec	ond					Th	nird				F	ourth		
j	Passenger Inf	ormatio	n								Date of E	Birth (A	(ge)	Sex	Po	sition				R	estrai	nt		
											Injury	Ejec	ted T	rapped	Airt	ag Deplo	yed							
S	Hospital										l			Ambu	lance	9								
Ϋ́	Passenger Inf	senger Information											(ge)	Sex	Po	sition				R	estrai	nt		
D Z H										Injury	Ejec	ted T	rapped	Airt	ag Deplo	yed			•					
∢	Hospital												Ambu											
т	Passenger Inf	ormatio	n								Date of E			Sex		sition				R	estrai	nt		
											Injury	Ejec	ted T			ag Deplo	yed							
	Hospital													Ambu	lance	•								
5	Carrier Informa	ation												USDO	T				MC			MPSC		
K/B														Driver	's CI	DL Type	ОН	Sements OP OT OS OX	0	. Exempt Farm Other				
R U L	GVWR/GCWF O 10,000 lb	s. or Le	ess O	10,001 -	26,00	0 lbs. O	Great	er than 2	26,000 lbs		e Configu	ıration			Са	rgo Body		Medical Ca		Hazar		Material O Cargo Spill	D#	Class#
ξŞ 	Owner Informa	ation												Owne	r Info	ormation		<u> </u>						
WNE	Owner Informa																							
	Witness Inform													Witne	ss In	formation								
MINE																								
_	estigated Reported Date (Time) 1st Investigator Name (Badge)												21	nd Invest	igato	r Name (E	Badge)			Pho	itos			
	Scene													Diag	ram									
IVA	rative												Blag	iaiii										

Co Per	thority: 1949 P/ mpliance: Requ nalty: \$100 and	uired I/or 90	MSP days	UD-10E (Rev 01/2			1	External 03265	6		18	Crash ID 320597				Fi	age 01	s 93001		
S		E C)F I	MICI	HIGAI	V TRAF		CF	RAS	H	RE	EPOF	RT		_	L		15013		
٨	//I 6325900 ash Date)	Ic	rash Time	No. of Units	1 '	nam Polic		oartme		2000					- 1	LYON	V (00152)		
0	19/21/2019 unty			15:30	02	Sideswipe-			None Fleeing		01	Hit and Run Unknown Weather	0 S 0 A	School Bus Inimal	Area	O Fatal		Non-Traffic Are	a O ORV	//Snowmobile
6	3 - Oaklan	ıd		Signa	al			the R			II :	Clear		D Ourfe	IN	NTR Wi	thin Ir	ntersection	0	Destad
8	y/Twsp 80 - Birming			Nor		ces	2nd				Light Da	ylight		Road Surface Dry	ce Condit	lion		03	Speed Limit 25	Yes
VVC	ork Zone (if app Type	nicable)	W	orkers Present	Ac	tivity					Location								
N 0	Prefix W		Prir M <i>i</i>	mary Road APLE	Name				Road Ty RD	pe				Sı	ıffix			Divided Ro	adway	
CAT	Distance 15 Fee		ion				Traf No	_{ficway} t Phys	ically [Divid	led									
0	Prefix N		Inte B <i>A</i>	ersecting Ro	oad Name				Road Ty ST	ре				Sı	ıffix			Divided Ro	adway	
	Unit Number 01	Unit Kr Yes	- 1		r License Numb		Date of E	Birth (Age		L	Oper O Chau O Mope	ator iffeur	ndorsen O Cycle O Farm O Recre		Sex F	Total Occ	cupants		ction r Lane Us	е
	Unit Type MV	### ###	#####	####### #######	/#####################################	<i>!#####</i>	###			Yes	is Owne	n Injury O	Positio Froi	nt - Left				straint Shoulder an	d Lap Bel	t
	Driver Condition 1st Appear			ash	21	nd			Driver D		ted By racted	'	•	E	jected	Trapped		bag Deployed Not Deploye	ed	
Ш Ш	Hospital NONE										Ambular NON					•				
>	Alcohol Suspe No	cted	Contributi No	ing Factor	Alcohol Test Ty O Breath O Field	O Blood O Urine	e sed • Not	Offered		ol Test endin	t Results g	Test Resu	ılts:		Interlock No	Device				
/ D R	Drug Suspecte No	ed	Contributi No	ing Factor	Drug Test Type O Blood O Field			Ollered		Test R endin	tesults g	Test Resu	ılts:		Citation Haz	zardous				
- -	Vehicle Regist EAL9715				ehicle escription	Year 2019	Make JEEP						Model OMPA	\SS				Color BLACK		
∠ ⊃	VIN 3C4NJD0	CB8k	T6514	.23 Veh	^{icle Type} assenger C	ar, SUV, Van		Vehicles Applic				Private	Trailer T	уре		Ve	ehicle D	efect		
ľ	Automation Sy	rstem(s) in Vehic	le Autom	ation System Le	vel in Vehicle	I					Autor	nation S	ystem Level	Engaged	at Time o	f Crash	1		
	Insurance Con		4#####		#######	nsurance Policy #	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	#####	#####	##	Towed B	Ву				Towe	ed To			
	Location of Greatest Dama	age		st Impact)3	Extent of Dama Minor Dar	ige (Power Unit and/ nage	or Trailers)	Vehicle E	Direction		hicle Use Private					Action Cha		g Lanes		
	Sequence of Events (• indicates M	IOST h	armful eve		Notor Veh ir	Transport	Second	ĺ				Thire	d				Fo	ourth		
	Passenger Info	####	4#####	<i> </i>	#######			te of Birt	th (Age) ### (2	:1)	Sex F	Position Front - R	ight				Restrain	t elts Availal	ole	
R S	######## DEARBC					##-####		ury O	Ejected	Trap		irbag Deploye Not Deplo								
N G E	Hospital NONE						I			1	Ambular NON									
SE	Passenger Info	ormatio	n				Da	ite of Birt	h (Age)	_	Sex	Position				R	Restrain	t		
PAS							Inj	ury	Ejected	Trap	pped A	irbag Deploye	d							
	Hospital										Ambular	nce								
S	Carrier Informa	ation								T	USDOT				MC		N	MPSC		
:K/B(ŀ	Driver's	CDL Type		sements OP OT OS OX	0	L Exempt Farm Other				
TRUC	GVWR/GCWR O 10,000 lbs		ss 010	0,001 - 26,0	000 lbs. O Gre	eater than 26,000 lbs	Vehicle C	onfigurat	ion		C	Cargo Body Ty	/ре	Medical Ca	_	Hazar	rdous M lacard	Material O Cargo Spill	ID#	Class #
OWNERS	Owner Informa ######### ##########################	4### 4###	4#####	########	#######	###, ## #####	· ####	(###)	###-##		Owner Ir	nformation		•		•			•	•
	maged Propert	у							Public	<u> </u>	wner & F	Phone								

	Unit Number 02	Yes	5	MI ##	er License Num			of Birth (A #/##/####)	O Mo	erator auffeur oed	Endorsem O Cycle O Farm O Recrea		Sex 1	Total Oc	cupants	Hazardous Acti None	on	
	Unit Type MV	### ### WE	#### ST BI	######## ######### _OOMFI	######################################	#######	/##) ##	#-####		Ye	r is Own S	er Injury O		nt - Left				^{straint} Shoulder and	Lap Belf	:
	Driver Condit 1st Appea			rash	:	2nd			Drive	r Distra ot Dist	cted By racted	d		E	Ejected	Trapped	d Airt	oag Deployed lot Deployed		
ш Ш	Hospital NONE										Ambula NOI	ΝE								
~ - >	Alcohol Susp No		No	uting Factor	O Breath O Field	O Blood O Ui O PBT O Re		Not Offere	d C	ohol Tes Pendir	ng		Results:		No Interlock I					
Q / _	Drug Suspec No		No	uting Factor	O Blood O Field	O Urine O Refused ● No				g Test F Pendir		Test	Results:		Citation Is O Haza O Othe	ardous				
_ _ _	Vehicle Regis DC2265	stration 55		MI	Vehicle Description hicle Type	Year 2015	BM	ake // ecial Vehicl	00			ID	Model X1 rivate Trailer Tr	vne.		Iv/	ehicle D	Color BLACK		
	WBAVL Automation S			5869 F		Car, SUV, Var		lot Appli					Automation Sy		Engaged a					
	Insurance Co					Insurance Policy #					Towed	Ву				Towe	ed To			
	Location of Greatest Dan		F	irst Impact 07	Extent of Dam Minor Da	######################################			II	tion V	ehicle U Privat					Action		raight Ahead	1	
	Sequence of Events			First • 17 -		in Transport	Sec	cond			riivai		Third			Go		urth	.	
Ī	Passenger In	nformatio	n					Date of B	irth (Age	e)	Sex	Position				F	Restraint	t		
E R S								Injury	Ejecte	d Tra	pped	Airbag De	eployed							
ENGE	Hospital										Ambula									
PASSE	Passenger In	nformatio	on					Date of B	irth (Age		Sex	Position Airbag De				F	Restraint	t		
РА	Hospital							injury	Ljeoto		Ambula		эргоуса							
(0	Carrier Inforn	nation									USDO	г			Тмс		IN	MPSC		
/BUS											Driver's	CDL Typ		ements		Exempt				
TRUCK/BU	GVWR/GCW	'R					Vehic	le Configur	ation			Cargo Bo	ON	OP OT OS OX Medical Ca	0.0	arm Other Haza	rdous M	1aterial	ID#	Class#
			ess O	10,001 - 26	,000 lbs. O G	reater than 26,000 I	os.				Ourner	Informati				0 F	lacard	O Cargo Spill		
OWNERS	######################################	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	#####	H######	######### ############################	####, ## ###	 	# (###) ###-	####	Owner	moman	JII							
WITNESS	Witness Infor	mation									Witnes	s Informa	tion							
Ξ	vestigated	Reno	orted Da	te (Time)	1st Investig	gator Name (Badge)				2nd	Investic	ator Nam	ne (Badge)			I Ph	otos			
at	Scene No		19 (15:5									- 1	10							
	DRIVER OF CONTINUE HER RIGHT LANE FOR I BEHIND VE STRAIGHT ADRIVER OF DRIVER OF LOCATION, INFORMATI VEHICLE #1	STRAIN TURN EB MAHICLE LEFT THE AND WE VEHICLE AND THE	CLE #1 GHT C I SIGN. PLE, S #1 ON URN L /AS SII CLE #1 ESTED CLE #1 FHAT S EFORE E INTO	WAS ON ON EB MA AL TO CO OTTRIKING I EB MAP ANE. DR DESWIPE ATTEMP HER LICH SAID SH CHE FELT DRIVER BIPD TO CIDENT.	ILY PARTIAL PLE. DRIVE DITINUE STI VEHICLE #2 LE WHEN HE IVER OF VEHIC PTED TO LEA ENSE/INSUR E WAITED T THREATEN OF VEHICLE D REPORT IN VERY MININ	MERGING INTO LY IN THE LEFT R OF VEHICLE RAIGHT AND PI L NORIVER OF HICLE #2 STATI LEE #1. NDRIVE ANCE BEFORE OPULL OVER I ED INTO PROV E #2 LEFT THE S ICIDENT; DRIVE MAL DAMAGE. (HANE, HASID HANE, HASID HE PROFESTA HE LEFUL HE LEFUL HE LEFUL HE LEFUL HE LEFUL HASID HAS	AND DEC SHE AC ACK INT E #2 SAII #1 BEGII ROCEEE EHICLE # /HEN SH T THE S HE WAS ER PERS \NDRIVE EHICLE #	CIDED TIVATI O THE V N TO F DED 2 STA E PUL CENE. IN A S. SONAL ER OF	TO ED WAS PULL TED LED AFE	Diagra	im .	3	\$ 1 \$ \$	B	0	Rd 13 13 13 13 13 13 13 13 13 13 13 13 13	N Bartes St		

Authority: 1949 PA 300, Compliance: Required Penalty: \$100 and/or 90	MSP	22 UD-10E (Rev 01/20	016)		(External 078972			Crash 1072					- 1	ge 01 of 0			
STATE (•				CF	RAS	Н	REF	POF	RT		_	- 1	ident # 700066	882		
MI 6325900				Department N Birmingh		ice Dep	oartmer	nt						- 1	viewer VALD (I	00016)		
Orash Date 06/16/2017		ash Time 13:10	No. of Units 02	Crash Type Sideswipe-		0	cial Circun None Fleeing P		es ● Hit aı O Unkn		O So O Ar	hool Bus imal	S	Special Ched O Fatal		-Traffic Are	a O OF	RV/Snowmobil
County 63 - Oakland		Traffic Co None	ntrol			tion to Ro n-Stree	_{adway} t Parkir	ng		^{reather} Clear			Are N	a ION-FRV	VY Stra	ight Roa	adway	
^{City/Twsp} 80 - Birminghar	n	1st	ng Circumstan t nown	ces	2nd				Light Daylig	jht		Road Surface Dry	ce Condi	tion	Tot 0		Speed Limit 25	Posted Yes
Work Zone (if applicable Type	e)	Wo	rkers Present	Act	tivity				Loc	ation					!			
Prefix W		nary Road N	lame				Road Typ	e				Sı	ıffix			Divided Ro	adway	
		APLE				fficway	RD											
Distance / Direct V 10 Feet W		rsecting Roa	ad Name		No		Road Typ		ed			Sı	ıffix			Divided Ro	adway	
, S		ate Driver	License Numb	er	Date of	Birth (Age	ST	Lice	ense Type	E	ndorsem	ents	Sex	Total Occu	ipants Ha	azardous A	ction	
01 Ye	s I	MI ####				#/####	(18)	0	Operator Chauffeur Moped	r	O Cycle O Farm O Recrea	ition	F	01		mprope	r Lane U	se
MV ##	#######	!####### !########	######################################	\ 	/##) ###			river is No		ijury O	Fron	t - Left			Restrai Sho		d Lap Be	elt
Driver Condition at 1 1st Unknown				nd	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Driver Di Unkn		d By			E	jected	Trapped		Deployed Deploye	ed	
Hospital NONE									mbulance NONE			•		•				
Alcohol Suspected No	Contributii No	ng Factor	Alcohol Test T O Breath O Field	O Blood O Urine	e sed ● No	at Offered	Alcohol O Pe	Test F nding		Γest Resι	ults:		Interloci No	k Device				
Drug Suspected	Contribution	ng Factor I	Drug Test Type O Blood O Field			i Onorca	Drug Te O Pe	est Res		Test Resu	ults:		Citation Ha O Otl	zardous				
Vehicle Registration	# S		hicle scription	Year 2005	Make CHRY					P	Model ACIFIC	A			В	Color LUE		
VIN ####################################		Vehic Pa	ele Type Issenger C	ar, SUV, Van		al Vehicle: : Applic				Private	Trailer Ty	rpe		Veh	nicle Defec	:t		
Insurance Company				nsurance Policy# ###################################			######		owed By					Towed	То			
Location of Greatest Damage	01 Firs		Extent of Dama Minor Da	age (Power Unit and/o mage	or Trailers)	Vehicle E	Direction		icle Use ivate					Action F Goin		ght Ahea	ad	
Sequence of Events (• indicates MOST	harmful eve	First • 17 - Ment)	otor Veh ir	n Transport	Secon	d				Thir	rd			•	Fourth			
Passenger Informati	ion				D	ate of Birt	th (Age)	8	Sex Posit	tion				Re	estraint			
					In	jury	Ejected	Trapp	ed Airbag	g Deploye	ed							
Hospital								Aı	mbulance									
Passenger Informati	ion				D	ate of Birt	th (Age)	18	Sex Posit	tion				Re	estraint			
					In	jury	Ejected	Trapp	ed Airbag	g Deploye	ed							
Hospital						· ·		Aı	mbulance									
Passenger Informati	ion				D	ate of Birt	th (Age)	15	Sex Posit	tion				Re	estraint			
					In	jury	Ejected	Trapp	ed Airbag	g Deploye	ed							
Hospital						l		Aı	mbulance									
Carrier Information								U:	SDOT				MC		MPS	С		
								Di	river's CDL	Туре	Endors O H			DL Exempt				
GVWR/GCWR					Vehicle C	Configurat	ion		Carac	o Body T	0 N	OS OX Medical Ca	(Other .	lous Mater	rial	ID#	Class#
III.	ess O10	,001 - 26,00	00 lbs. O Gre	eater than 26,000 lbs.						, '.			-	- 1		Cargo Spill		
Owner Information	·/////////////////////////////////////	#######	·/////////////////////////////////////					0	wner Inforn	nation								
4	########	######	#######	·	-####	(###)	###-##	##										
Damaged Property							Public	Owi	ner & Phon	e								

	Unit Number 02	Unit Ki No		####	er License Numl		Date of Birth (/			License Ty O Opera O Chau O Mope	ator iffeur ed	ndorsements O Cycle O Farm O Recreation	Sex	Tota Of	0		Hazardous Action	
	Unit Type MV	###	(###)	######### ############################	######################################	####### ########			N		r Injury	Position				Restra		
~	Driver Conditi 1st	on at Ti	me of C	rash	2	2nd			iver Distr Jnkno	racted By WN			Ejected	Tra	apped	Airbag	g Deployed	
М Н	Hospital NONE							1		Ambulan NON			_					
<u>-</u>	Alcohol Suspe No	ected	Contribi No	uting Factor	Alcohol Test 1 O Breath O Field	O Blood O Urine	e sed O Not Offer		O Pend	est Results ding	Test Resi	ults:	Interio	ock Dev	/ice			
_ / D	Drug Suspect No	ed	Contribi No	uting Factor	Drug Test Typ O Blood O Field	oe O Urine O Refused O Not 0	Offered	D	orug Test O Pend	t Results ding	Test Resi	ults:	01	on Issue Hazardo Other				
z	Vehicle Regis	tration ####			/ehicle Description	Year 2016	Make LAND RO\	/ER			LI	Model R4				\	Color WHITE	
	VIN #######		####	## Ve	hicle Type Passenger (Car, SUV, Van	Special Vehic Not App		le			Trailer Type				e Defe	ect	
		mpany #####			"""""""	Insurance Policy # ###################################									Towed T			
ı	Location of Greatest Dam	age		irst Impact 01	Extent of Dam Minor Da	age (Power Unit and/ mage	E	cle Dire	ection	Vehicle Use Private					Parke	d		
	Sequence of Events (● indicates N	//OST h	armful e	First • 17 - I event)	Motor Veh i	n Transport	Second				Thir	rd				Fourt	th	
	Passenger Int	formatio	n				Date of I	Birth (A	(ge)	Sex	Position				Restr	aint		
							Injury	Ejec	cted T	rapped A	irbag Deploye	ed						
S	Hospital									Ambulan	ice							
ъ Ш	Passenger Int	formatio	n				Date of I	Birth (A	\ge)	Sex	Position				Restr	aint		
D Z H							Injury	Ejec	cted T	rapped A	irbag Deploye	ed						
	Hospital							-		Ambulan	ice							
	Passenger Int	formatio	n				Date of I	Birth (A	\ge)	Sex	Position				Restr	aint		
							Injury	Ejec	cted T	rapped A	irbag Deploye	ed			,			
	Hospital						•		•	Ambulan	ice							
s O	Carrier Inform	ation								USDOT			MC			MPS	SC	
Y Y										Driver's	CDL Type	Endorsement	ОТ	CDL Ex O Fari	m			
Ω Ω ~	GVWR/GCWI			10.001.00	000 11	00.000 lb	Vehicle Configu	ration			Cargo Body T	ON OS ype Medi	O X cal Card	O Oth	Hazardou			Class #
S	O 10,000 lb		ess O	10,001 - 26	,000 lbs. O Gi	eater than 26,000 lbs.				Owner In	nformation				O Placa	ira C	Cargo Spill	
OWNER	#######	#### ####	#####	/#######	######## #############################			N 1111			normation							
	######## Witness Inform		#####		<i>'''''''''''''''''''''''''''''''''''''</i>	*###, ## #####	-#### (###	f) ## 1	#-###	<u> </u>	Information							
NES	withess infor	nauon								Withess	mormation							
<u> </u>																		
	estigated Scene Yes			te (Time) 017 (13:1		ator Name (Badge) YRE (74)			2r	nd Investiga	tor Name (Ba	adge)			Photos No			
	rative INIT 1 WA	S TR	AVEL	ING EB	ON MAPLE	, APPROACHII	NG BATES.\	NUN	IT 2	Diagram	1							
						RKING ON MAF			-D TO		N)						
						E REAR, LEFT, SHE HAD JUS				No	77 TO S	CALE						
						SLER PACIFIC	•			.				MAP	LE			
						TACT WITH DE E HER INFORM				•					_			
						L PARK, BUT S							Unit	1	_			
						EVER MAKING O THE REAR,								Unit	2			
			OF U	NIT 1.\N	\ND1 WAS	CITED FOR CA	USING THE											
Δ	CCIDEN1																BATES	
																		A

Authority: 1949 F Compliance: Rec Penalty: \$100 an	quired id/or 90	MSP days	UD-10E (Rev 01/2				099	ernal # 8297			172	sh ID 2873						ss 9300-1		
STATI	E	OF N	ЛIC		N TRA	AFF		CRA	\SF	1 F	RE	PO	RT		_		Incident 1900 Reviewe	07964		
MI 632590 Crash Date	0	Cr	ash Time	No. of Un	Birm	ningham	n Police	Special (Circumsta	ances						Special (KEAI	RNEY (000	08)	
05/25/2019 County	9		16:32 Traffic Co	02		vipe-Sa		Nor	ne eing Polic		O Uni	and Run known Weather	0 S 0 A	chool Bus nimal	I Are	O Fata		Non-Traffic Are	a O ORV	//Snowmobile
63 - Oaklaı City/Twsp	nd		Signa		ances			e Road		Li	ight	Cloud	у	Road Surfa			Other R	Total Lanes	Speed Limit	Posted
80 - Birmin			1s Nor	st		2nd	d			- 1	Dayl	ight		Wet				02	25	Yes
Vork Zone (if ap Type	plicable)	Wo	orkers Prese	nt	Activity	,				Lo	ocation								
Prefix W			nary Road I	Name				Roa RD	d Type					S	uffix			Divided Ro	adway	
Distance 5 Feet		tion					Trafficw Not P	_{ray} Physical	lly Divi	ided										
Prefix N			rsecting Ro	oad Name				Roa ST	d Type					s	uffix			Divided Ro	adway	
Unit Number 01	Unit K Yes	S 1	MI ###	License Nur		С	Date of Birth ##/##/#		2)	• C • C • N	se Type Operato Chauffe Moped	or	Endorsen O Cycle O Farm O Recre	ation	Sex F	Total 0	Occupants	Imprope		
Unit Type MV	### ###	####### 3HLANE	####### ######## D, MI 48	######## ######## 3356-193	######## ######### 7 (###) ###	#-####			Ye			Injury O	Position From	nt - Left				straint Shoulder ar	ıd Lap Bel	t
Driver Condit 1st Appea			sh		2nd				ver Distra lot Dis					E	Ejected	Trapp		bag Deployed Not Deploye	ed	
Hospital NONE										NO	ulance ONE									
No Alcohol Susp	ected	Contributir No	ng Factor	Alcohol Test O Breath O Field	O Blood O O PBT O	O Urine O Refused	Not Off		ohol Te O Pendi		sults	Test Res	ults:		No	k Device	Э			
No Drug Suspect	ted	Contributir No	ng Factor	Drug Test T O Blood O Field	ype O Urine O Refused	Not Offer	red	Di	rug Test O Pendi		S	Test Res	ults:			n Issued azardous her	8			
Vehicle Regis	stration 35			ehicle escription	Year 2012	А	Make CURA						Model					Color GRAY		
19UUA9			59 Pa		Car, SUV, V	′an	Special Ve Not Ap	ehicles oplicabl	е				e Trailer T				Vehicle E			
Automation S		s) in Vehicle	e Automa	ation System	Level in Vehicle	,,				1-		Auto	omation S	ystem Level	Engage			1		
Insurance Co					Insurance Polic	######					ed By						owed To			
Location of Greatest Dan	nage	02 0		Minor D	0 (ehicle Dire		/ehicle Priva		Th	ind				on Prior urning	Right		
Sequence of Events (• indicates I	MOST H		• 17 - N	lotor Veh	in Transport		Second					- 111	iiu				11	ourui		
Passenger In	formation	on					Date of	of Birth (A	ge)	Sex	Po	sition					Restrair	nt		
0 K							Injury	Ejec	ted Tr	apped	Airb	ag Deploy	red							
Hospital										Amb	ulance	•								
Passenger In	formation	on					Date of	of Birth (A	ge)	Sex	Po	sition					Restrair	nt		
Í.							Injury	Ejec	ted Tr	apped	Airb	ag Deploy	red							
Hospital										Amb	ulance	•								
Carrier Inform	nation									USD	ОТ				МС			MPSC		
										Drive	er's CD	L Type	ОН	sements OP OT OS OX	- 1	DL Exem D Farm D Other	npt			
GVWR/GCW O 10,000 II		ess O 10	,001 - 26,0	000 lbs. O	Greater than 26,0	- 1	ehicle Confi	iguration		_	Car	go Body 1		Medical Ca		На	zardous N	Material O Cargo Spill	ID#	Class#
Owner Inform ####################################	//////////////////////////////////////	######	######	#######	#####, ## ##	<u> </u>	''## (#	##) ###	#-####		er Info	rmation		<u>I</u>					1	1
Damaged Prope								Pub		Owner	· & Pho	one								

	Unit Number 02	Unit Kn Yes			r License Num			of Birth (Ag		L	● Ope O Cha O Mop	rator uffeur	O Cy	ements cle m creation	Sex F	Total C 01	Occupants	Hazardous Act None	tion	
	Unit Type MV	### ### FAF	##### RMIN0	######################################	######################################	########	#) ###	t-####		No	is Own	er Inju		tion ront - Left				straint Shoulder and	d Lap Belt	
	Driver Condition 1st Appear			rash		2nd			Driver D Not [ted By racted	ł			Ejected	Trapp	ed Airt	pag Deployed lot Deployed	d	
E	Hospital NONE								•		Ambula NON			•		•				
R V	Alcohol Suspe No		Contribu No	uting Factor	Alcohol Test O Breath O Field	O Blood O Urine		Not Offered	O Po	ol Tes endin	t Result g		est Results:		Interlock No	Device				
/	Drug Suspecte No	ed	Contribu No	uting Factor	Drug Test Ty O Blood O Field	/pe O Urine O Refused ● Not 0	Offered			est R endin	Results g	Te	est Results:		Citation I O Haz O Oth	ardous	;			
_ _ N	Vehicle Regis DPY4629	tration 9		MI D	ehicle escription	Year 2013	Ma AUD	I					Mode					Color SILVER		
D	WAURG			34074 P		Car, SUV, Van		ot Appli					Private Traile				Vehicle D	efect		
	Automation Sy Insurance Cor) in ven	icle Autom	nation System	Level in Vehicle Insurance Policy #					Towed	Rv	Automation	System Leve	I Engaged		wed To			
	######################################	#####		irst Impact		######################################			####### Direction	##	ehicle Us						on Prior			
	Greatest Dam Sequence of	age (08 First	Minor Da	amage	Seco	W			Privat		Third				oing St	raight Ahea	d	
	Events (• indicates M	MOST ha	armful e	● 17 - N	Motor Veh	in Transport														
	Passenger Inf	ormatio	n					Date of Bi			Sex	Position					Restrain	t		
ERS	Hospital							Injury	Ejected	Ira	Ambula		Deployed							
ENG ENG	Passenger Inf	ormatio	n					Date of Bi	rth (Age)		Sex	Position	on				Restrain	1		
ASS	r accongo ini							Injury	Ejected	Tra			Deployed				rtootrani	•		
۵	Hospital									Ц	Ambula	ince								
m	Carrier Inform	ation								_	USDOT	г			MC		I N	MPSC		
/ B U §										ŀ	Driver's	CDL T		lorsements		Exem	pt			
U C K	GVWR/GCWF	₹					Vehicle	Configura	ition			Cargo		H OP OT N OS OX	0	Farm Other Ha	zardous M	laterial	ID#	Class#
ΗR			ss O	10,001 - 26,0	000 lbs. O G	Greater than 26,000 lbs.										0	Placard	O Cargo Spill		
OWNERS	Owner Informa ######## ###########################	##### #####				!### , ## #####	-####	(###)	###-##		Owner	Informa	ation							
ESS	Witness Inforr	nation								Ì	Witness	s Inforn	nation							
NIIM																				
	estigated Scene Yes			te (Time) 019 (16:3		igator Name (Badge) ARNEY (8)			2nd	Investig	ator Na	ame (Badge)			F	Photos No				
# C P F	DECIDED TAND PROCE ORIVER STAND IT CO RIGHT IN TAN RIGHT ANI	TO QI CEED TATEI OME T THE A D SID	UICKI BAC D SH O A S VAIL ESW	LY MOVE K TO HE E OBSEF STOP, TH ABLE WI	E TO THE R DESTIN RVED #1'S HEREFOR ESTBOUN AS IT WA	E W/B LANE, WI RIGHT IN ORDE JATION SHE HAI S LEFT TURN SI RE STARTED PA ND LANE. \N\N# S PASSING.\N\N EPORTED.	TURN SSED.\N ACTIV ON TH	AROUN IN#2 ATED HE URNED		Diagra	ım	g g	\$ 1 \$	N Chester St	V Mapi	e Rd	Un Win	it 2	Source	

C	uthority: 1949 PA 300, Sec.25 compliance: Required Menalty: \$100 and/or 90 days	7.622 SP UD-10E (Rev 01/201	16)		Exter 0738			Crash ID 9914686				Page 0	01 of 01 ass 93001		
S	TATE OF	MICH	IGAN	I TRAF	FIC C	RAS	H R	REPO	RT			Incident	t# 014442		
0	RI MI 6325900			Department Na Birmingha	_{ime} am Police D	epartment	t					Review	er _D (00016)		
	rash Date 12/19/2016	Crash Time 16:07	No. of Units 02	Crash Type Rear End	\$	Special Circum: None O Fleeing Po		O Hit and Rur O Unknown	n 0.8	ichool Bus		al Checks atal C	O Non-Traffic A	ea O OR	V/Snowmobile
	ounty 63 - Oakland	Traffic Cont Signal	trol		Relation to On the	Roadway		Weather			Area INTF	R Within	Intersection	1	
	ty/Twsp 80 - Birmingham	1st	g Circumstanc	2	2nd			ght Daylight		Road Surfac	e Condition		Total Lanes 02	Speed Limit	Posted Yes
w	ork Zone (if applicable) Type	_	kers Present	Congestion	rity			Location							
L															
LOCATION	Prefix W	Primary Road Na MAPLE	ame			Road Type RD	•			Su	ffix		Divided R	oadway	
C A T	Distance / Direction AT				Trafficwa Not Ph	y ysically Di	vided								
ŏ L	Prefix S	Intersecting Road BATES	d Name			Road Type ST	•			Su	ffix		Divided R	oadway	
	Unit Number Unit Known 01 Yes	1	icense Numbe		Date of Birth (O C	e Type perator hauffeur oped	O Cycle O Farm O Recre		Sex Tot		ts Hazardous / Unable		
	#######	ation ////////////////////////////////////	########	###### ######) ###-####			iver is Ov es	vner Injury O	Positio Froi	nt - Left	'		_{estraint} Shoulder a	nd Lap Be	elt
~	Driver Condition at Time of the State Appeared Norma	Crash	2n	,		Driver Dist				Ej	ected Tr		irbag Deployed Not Deploy	ed	
E F	Hospital NONE							ulance ONE							
۳ _	Alcohol Suspected Contril No No	outing Factor A		O Blood O Urine		O Pen	Test Resi	ults Test Re	esults:		Interlock De	vice			
<u>م</u> /	Drug Suspected Contril	outing Factor D	rug Test Type	O PBT O Refuse	ed Not Offe	Drug Tes O Pen	st Results	S Test Re	esults:		Citation Issu Hazard				
⊢	Vehicle Registration	State Vehi		O Refused Not Of Year	Make				Model		O Other		Color		
\supset	VIN ####################################	Vehicle	е Туре	2017 ar, SUV, Van	FORD Special Vehi				EDGE te Trailer T	уре		Vehicle	WHITE		
	Insurance Company		In	surance Policy #			Towe	d By				Towed To			
	Location of Greatest Damage 01	First Impact Ex	xtent of Damag	ge (Power Unit and/or		icle Direction	Vehicle Priva					Action Prior	Stroight Abo	and a	
	Sequence of Events	First	Minor Dan otor Veh in		Second		PIIV		hird				Straight Ahe	au	
	(● indicates MOST harmful		nor verrin	Тапэроп	Data of	Dinth (Acc)	Ica	Incition				IDeatrai			
	Passenger Information					Birth (Age)	Sex					Restrai	nt		
					Injury	Ejected	Trapped	Airbag Deple	oyea						
S	Hospital						Ц	ulance							
GER	Passenger Information					Birth (Age)	Sex	Position				Restrai	int		
Z E					Injury	Ejected		Airbag Deple	oyed						
PASSENGERS	Hospital							ulance							
Δ.	Passenger Information					Birth (Age)	Sex					Restrai	int		
					Injury	Ejected		Airbag Deple	oyed						
	Hospital						Ambı	ulance							
S N	Carrier Information						USD	TC			MC		MPSC		
K/B							Drive	r's CDL Type	ОН	sements OP OT OS OX	CDL Ex O Far O Oth	m			
TRUCK/BU	GVWR/GCWR O 10,000 lbs. or Less	0 10,001 - 26,000) lbs. O Grea		Vehicle Configu	uration		Cargo Body		Medical Car	rd	Hazardous O Placard	Material I O Cargo Sp	ID#	Class #
=		#########	######################################	<u>'</u>			Owne	er Information		•				•	
OWNERS	######################################	##########	######	###, ## ##### 	#### (##	#) ###-###	#								
=	amaged Property					Public	Owner	& Phone							

Unit Number 02	Unit Kr Yes	- 1	State Driv MI ##		ense Nur #####						of Birth (<i>F</i> ##/###		32)	0.0	se Ty Opera Chauf Mope	ator ffeur	0	lorseme Cycle Farm Recrea		Sex F	Tota 0	al Occupa 1	ants I	Hazardoi None		on	
Unit Type MV	###	#####	ion ####### ####### 3, MI 48	####	#####	####	#### #### ###) #	#	<u>-</u>					river is C Yes)wner	Injury O	F	Position Fron	t - Left				Restr		and	Lap B	elt
Driver Condit 1st Appea	ion at Ti	me of Cr		3011	1000	2nd								stracted istract		<u> </u>				Ejected	Tra	apped	Airba No	g Deploy t Depl	_{ed} oyed		
Hospital NONE															ouland												
Alcohol Susp No	ected	Contribu No	iting Facto		ohol Tes O Breath O Field	0	e Blood PBT		Irine Refused	1 • N	lot Offer		Alcohol O Pe	Test Rea	sults	Test	Results	s:		Interior No	ck De	vice					
Drug Suspect	ted	Contribu No	iting Facto		ig Test T D Blood D Field	0	Urine Refuse	ed • N	lot Offe	ered			Orug Te O Pe	st Resul	lts	Test	Results	s:		Citatio O H O O	lazard						
Vehicle Regis	stration		State MI	Vehic Descr	le		Ye 20	ar		Mal- OR								odel PLOR	ER	1 - 0			;	Color SILVE			
VIN #######		#####	# 1	ehicle Pass	_{Type} senger						ial Vehic ot App		le				ivate Tr	ailer Ty	ре				le Defe	ect			
Insurance Co						#		#####	#####		<i> </i>			#	ed By						_	Towed T					
Location of Greatest Dan Sequence of	est Damage 05 05 Minor Damage E ence of s First Second s 17 - Motor Veh in Transport														e Use ate	1	Third					Slowir			Roa	dway	
Events	● 17 - Motor Veh in Transport sates MOST harmful event)																TIIII						roun				
Passenger In	et a 17 - Motor Veh in Transport cates MOST harmful event) Date of Birth (Age													Se	x F	Position						Rest	raint				
											Injury	Eje	cted	Trapped		rbag De	ployed										
Hospital															ouland												
Passenger In	formatio	n									Date of E			Se		Position						Rest	raint				
Hagnital											Injury	Eje	cted	Trapped	ouland	rbag De	ployed										
Hospital Passenger In	formatio	n								- 1	Date of E	Rirth (Age)	Se		Position						Rest	raint				
i assenger in	ioimatio	""									Injury		cted	Trapped		rbag De	ploved					IVEST	. ann				
Hospital												Ĺ			ouland		,										
Carrier Inform	nation					_								USE	OOT					MC			MP	SC:			
	idadii															CDL Typ	e l	Endorse	ements		DL Ex	empt					
CVAMBICCIA	D								- Iv	'alaiala	Confini							OH ON	OP 01 OS 0) Medical (O Far O Oth	er	14-4			ID #	Class #
GVWR/GCW O 10,000 II		ess O	10,001 - 20	5,000	bs. O	Greate	er than	26,000	- 1	enicie	Configu	irauon			C	argo Bo	ау гур	9	Medical C	Jard		Hazardou O Placa		eriai Cargo		ID#	Class #
Owner Inform ######## ###########################	/#### /####	#####	++++++++++++++++++++++++++++++++++++	###	4####			# ###	!##-#	###	(###	#) ##	#-##		ner Ini	formatio	on										
Witness Infor	mation					_								Witr	ness I	nformat	ion										
vestigated Scene Yes			te (Time) 116 (16:		BOU(*)					2nd Inve	stigat	or Nam	e (Badg	je)				Photos No	5				
arrative VEHICLES SLOWED TO STOP GREEN LI CAME TO	TO A AND S GHT.	STOP STRU DRIVI	, DUE ⁻ CK VEH	TO F	REGUL E 2. B	AR OTH	CON H DRI	GES ⁻ VER	TION	. VE VISE	HICLE D TH	E 1 F	AILE	D A	oram		МАР	LE	ľ	BATES Ont 1	ф Unit	2		^	ו אסד ד	Î N	N.E

Authority: 1949 P Compliance: Req Penalty: \$100 and	uired	MSF	622 UD-10E (Rev 01/	(2016)		(External 081915				ash ID 61473				- 1	Page 01 File Clas			
STATI	E C)F I	MIC	HIGA	N TRAF		CF	RAS	SH	RE	POF	₹T					11642		
ORI MI 6325900	0				Department N Birmingh			<u> </u>									H (00006)		
Crash Date 09/29/2017	,		rash Time 16:48	03	ts Crash Type Rear End			ecial Circu ● None ⊃ Fleeing l		O Hit	t and Run nknown	O So O Ar	chool Bus nimal		Special C O Fata		Non-Traffic Are	ea O OR\	//Snowmobile
County 63 - Oaklar	nd		Traffic C Sign	al			tion to Ro				Weather Clear				ION-F	RWY S	Straight Ro		
City/Twsp 80 - Birmin	gham		1 1	uting Circumsta 1st I KNOWN	ances	2nd				Light Day	light		Road Surfa Dry	ce Condi	tion		Total Lanes 03	Speed Limit 25	Yes
Work Zone (if apı Type	plicable)	v	Vorkers Presen	t Acti	vity				L	ocation								•
Prefix W Distance 15 Fee		Pri M	mary Road APLE	l Name				Road Tyl	ре				S	uffix			Divided Ro	adway	
Distance		ion					ifficway ot Phys	sically [Divide	d									
Prefix N			ersecting R ATES	Road Name				Road Tyl	ре				S	uffix			Divided Ro	oadway	
Unit Number 01	Unit Kr Yes			er License Num			Birth (Ag			ense Typ Operat Chauffe	or eur	ndorsem O Cycle O Farm		Sex M	Total O 01	ccupants	Hazardous A Unable		
Unit Type MV	###		######							O Moped Owner	Injury O	Position Fron		<u> </u>			l straint Shoulder ar	nd Lap Be	lt
Driver Conditi 1st Appear	BLC on at Ti	me of Cra	ELD HII	LLS, MI 48		#) ###-#	###	Driver D Unkr	istracte	d By			E	Ejected	Trappe		pag Deployed lot Deploye	ed	
Hospital NONE		omai								mbulance									
Alcohol Suspe	ected	Contribut No	ing Factor	Alcohol Test	Type O Blood O Urine				ol Test R		Test Resu	ults:		Interloc	k Device				
Drug Suspect	ed		ing Factor	O Field	O PBT O Refus	sed ● No	ot Offered	d Drug T	est Res	sults	Test Resu			Citation	Issued zardous				
Vehicle Regis	tration			O Field /ehicle	O Refused Not C	Offered Make)	1 0 5	enaing		rest Rest	Model		O Otl			Color		
Z ######## > VIN			Vel	Description	2012		al Vehicle					GT CO Trailer Ty	/pe	'F'		/ehicle D	WHITE efect		
######### Insurance Cor	mpany			Pickup Truc	Insurance Policy #		Applic			owed By					Tov	ved To			
Location of		Fii	st Impact		######################################		Vehicle	e Direction	n Vehi	cle Use						n Prior			
Sequence of Events (• indicates N			First 17 - I		nal Damage in Transport	Secon	d W		Co	ommei	rcial (Bu		1		G		raight Ahe	ad	
Passenger Inf			ent)			D	ate of Bir	rth (Age)	S	Sex Po	osition					Restrain	t		
						In	ijury	Ejected	Trapp	ed Airt	oag Deploye	ed							
Hospital									Ar	mbulance	е								
Passenger Inf	formatio	n				D	ate of Bir	rth (Age)	S	Sex Po	osition					Restrain	t		
Э Z						In	njury	Ejected	Trapp	ed Airt	oag Deploye	ed							
Hospital									Ar	mbulance	е								
Passenger Inf	formatio	n				D	ate of Bir	rth (Age)	S	Sex Po	osition					Restrain	t		
						In	njury	Ejected	Trapp	ed Airt	oag Deploye	ed							
Hospital									Ar	mbulance	е								
Carrier Inform	ation								US	SDOT				МС		N	MPSC		
) 									Dr	river's CI	DL Type		ements OP OT OS OX		L Exemp Farm O Other	ot			
GVWR/GCWF		ess O1	0,001 - 26,	000 lbs. O G	ireater than 26,000 lbs.	Vehicle (Configura	ation		Са	rgo Body T		Medical Ca		Haz	ardous M Placard	faterial O Cargo Spil	ID#	Class #
	#### ####	#####	+######	########		шии	(411111)	44 W W		wner Info	ormation								
		n####	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	************	####, ## #####	-####	(###)	###-##											
Damaged Proper	ıy							Public	Owi	ner & Ph	one								

	Unit Number 02	Yes	- 1		ver License Num		Date of Birth (39)	License Op O Ch O Mo	erator auffeur	O Cycle O Farm O Recreat		Sex F	Total Occu	pants	Hazardous Act None	ion	
	Unit Type MV	###	<i> </i>	###### #######	######################################	#######	 			ver is Owi 'es	ner Injury O	Position Front	- Left				_{traint} houlder and	l Lap Be	elt
	Driver Conditi 1st Appea	ion at Ti	ime of C	rash		2nd				racted By stracte			Ej	ected	Trapped	Airb N	ag Deployed ot Deployed	d	
E R	Hospital NONE									Ambul NO									
~ _ ~	Alcohol Suspi No	ected	Contrib No	uting Facto	O Breath	O Blood O Urine			Alcohol T O Pen	est Resul	lts Test R	esults:		Interlock No	Device				
☐ /	Drug Suspect	ted	Contrib No	uting Facto	O Blood	oe O Urine	ed ● Not Offe	\rightarrow	Drug Tes	t Results ding	Test R	esults:			zardous				
⊢ - z	Vehicle Regis	stration		State MI	O Field Vehicle Description	O Refused Not C	Make NISSAN					Model ALTIMA		O Oth	er		Color BLACK		
Z	VIN #######				L ehicle Type Passenger (Car, SUV, Van	Special Veh Not App		ble			ate Trailer Typ	De .		Vehi	icle De			
	Insurance Co		#####	_	····	Insurance Policy #	<u> </u>	####	'	Towed BO		S TOWING	 G		Towed	То			
	Location of Greatest Dam	nage	03 F	First Impac		nage (Power Unit and/o	r Trailers) Veh		irection	Vehicle U Priva					Action P Slow		Stop on Roa	ndway	
	Sequence of Events (• indicates	MOST h	narmful e	First • 17 -	Motor Veh i	n Transport	Second				7	hird				Fou	urth		
-	Passenger In			Sventy			Date of	Birth ((Age)	Sex	Position				Res	straint			
							Injury	Eje	ected 1	rapped	Airbag Depl	oyed							
	Hospital									Ambul	ance								
E R	Passenger In	formatio	on				Date of	Birth ((Age)	Sex	Position				Res	straint			
E N G							Injury	Eje	ected 1	rapped	Airbag Depl	oyed							
PASSENGERS	Hospital									Ambul	ance								
۵	Passenger In	formatio	on				Date of	Birth ((Age)	Sex	Position				Res	straint			
							Injury	Eje	ected 1	rapped	Airbag Depl	oyed							
	Hospital									Ambul	ance								
s N	Carrier Inform	nation								USDO	т			MC		М	PSC		
RUCK/BU										Driver'	's CDL Type		ments DP OT DS OX	0	L Exempt Farm Other				
RUC	GVWR/GCWI O 10,000 lb		ess O	10,001 - 2	6,000 lbs. O G	reater than 26,000 lbs.	Vehicle Config	uration	ı	<u>!</u>	Cargo Body		Medical Car	rd	Hazardo O Pla		aterial O Cargo Spill	ID#	Class #
SS F	Owner Inform									Owner	Information								
OWNERS	######	4####	#####	<i>\\\\\\\\\</i>	######### ##########################	####, ## #####	-#### (##	#) ##	/ #-###	#									
=	Witness Infor	mation								Witnes	ss Informatio	า							
WITNESS																			
In	vestigated Scene Yes	Repo		ate (Time)		gator Name (Badge)			21	nd Investi	gator Name	(Badge)			Photo				
Na	arrative					PED AT THE TF	AEEIC SIC	NIAI	/PED	Diagr	am								
ı						WESTBOUND.\			`			PN)							
ı						APPROACHING COND AND DIE				_ _	NOT TO	SCAL	<u>-</u> 1			DA IEG G	BATES ST		
1						LIGHT. \N\NUN			ED			APLE RD				╣ -	-		
ı						UNIT 3. UNIT 1 JED A CITATIOI			E TO	-			Ħ	◄ €	>		Unit 3—Ur	it 2—Unit	1
ı						CE AHEAD (AC VAS TOWED BY	,		NIT 2	-				◄ €	7				
1	TOWING (,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2027.27			-					\Box				
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									-						A6!				

Authority: 1949 P							ternal #			Cras					Р	age 0	2 of 02			
Compliance: Req Penalty: \$100 and	d/or 90	days	P UD-10E (Rev 01/				19152			116		_			L	ile Clas	# 93001			
STATI	EC)F I	MIC	HIGA	N TRAF		CR	<u>AS</u>	HI	RE	POF	RT		_		1700 eviewe	11642			
MI 6325900 Crash Date	0	10	Crash Time	No. of Unit	Birmingh	am Police	<u> </u>	artment							- 1	KOC	H (00006)			
09/29/2017	7		16:48	03	Rear End		O F	lone leeing Po		O Hit a			chool Bus nimal		O Fatal		Non-Traffic A	rea O OR	V/Snow	mobile
County 63 - Oaklar	nd		Traffic C Sign	al			to Road he Roa				Veather Clear				ION-FR	WY:	Straight R			
City/Twsp 80 - Birmin	gham	1	1 1	iting Circumsta Ist known	nces	2nd				^{Light} Dayli	ght		Road Surface Dry	ce Condit	tion		Total Lanes 03	Speed Limit 25	Poste Ye:	
Nork Zone (if app	plicable)		/orkers Present	Acti	vity				Lo	cation							1		
Z Duefer		D.		Mana				d T						.ec			District			
Prefix W		M	imary Road IAPLE	Name			R	oad Type RD	•				51	uffix			Divided F	oadway		
15 Fee						Traffice Not F	Physic	ally Di		t										
Prefix N			tersecting R ATES	load Name				oad Type T	•				Sı	uffix			Divided F	loadway		
Unit Number	Unit Ki			er License Num		Date of Birt		(37)		nse Type Operato	. (ndorsem O Cycle	ents	Sex M	Total Occ	cupants	s Hazardous None	Action		
Unit Type	Driver	Informati	ion							Chauffer Moped	njury	O Farm O Recre Position				Īρε	estraint			
MV	###	!##### !######	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	######################################	#######				es	Swile	O		nt - Left			- 1	Shoulder a	nd Lap Be	elt	
Driver Conditi				48076-10	82 (###) ###-# 2nd	'###		Driver Dis					E	jected	Trapped		rbag Deployed			-
Appear Hospital					Ella			Not D		bulance						ľ	Not Deploy	/ea		
NONE	1	0 12	F F	IAL LITTER	-			A111	١	IONE				I						
No Alcohol Suspe	ectea	No	ting Factor	Alcohol Test ^a O Breath O Field	O Blood O Urine	ed • Not O	ffered	Alcohol O Per			Test Resu	Its:		Interlock No	K Device					
Drug Suspect No	ed	Contribu No	ting Factor	Drug Test Typ O Blood O Field	oe O Urine O Refused ● Not C	ffored		Drug Te: O Per			Test Resu	Its:		Citation O Ha: O Oth	zardous					
Vehicle Regis				rehicle Description	Year 2013	Make AUDI					Q!	Model		0 011	iei		Color WHITE			
VIN #######	·####	I #####	# Ver	nicle Type Passenger (Car, SUV, Van	Special V		ble			Private 1		ype		Ve	ehicle [
Insurance Cor	mpany			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Insurance Policy #					wed By					Towe	ed To				
Location of Greatest Dam		Fi	rst Impact		nage (Power Unit and/o	r Trailers) V	ehicle D		Vehic	le Use vate					Action		/Stop on R	loadway		
Sequence of Events		00	First		n Transport	Second	**		1	vate	Thire	i			1 010		ourth	Oadway		
(• indicates N			vent)	violor verri	П Папороп															
Passenger Inf	formatic	on					of Birth	(Age)	Se		ition				<u> </u>	Restrair	nt			
						Injury	y Ej	ected	Trappe	d Airba	g Deploye	d								
Hospital									Am	bulance										
Passenger Inf	formatic	on				Date	of Birth	(Age)	Se	ex Pos	ition				F	Restrair	nt			
						Injury	y Ej	ected	Trappe	d Airba	g Deploye	d								
Hospital						<u> </u>			Am	bulance										
L Passenger Inf	formatic	on				Date	of Birth	(Age)	Se	ex Pos	ition				F	Restrair	nt			
						Injury	у Еј	ected	Trappe	d Airba	g Deploye	d								
Hospital									Am	bulance										
Carrier Inform	nation								US	DOT				MC			MPSC			
O Q									Driv	ver's CDI	. Type		ements		L Exempt					
GVWR/GCWF	P					Vehicle Cont	figuretic:	n		I.Ca	o Body Ty	ΟN	OP OT OS OX Medical Ca	С	O Farm O Other	rdous *	Material	ID#	Class	e #
		ess O	10,001 - 26,	000 lbs. O G	reater than 26,000 lbs.	venicie Con	mgurati0i			Caro	P POUN IN	he	wiedical Ca	u			viateriai O Cargo Sp		Ciass	3#
Owner Inform		#####	#######	·*************************************					Ow	ner Infor	mation				•			ē	•	
Ž #######	####	#####	#######	 	####, ## #####	-#### (#	###) ##	##-###	#											
Damaged Proper	rty						P	ublic	Owne	er & Pho	ne									=

Unit Number	Unit Known	State D	river License Nun	nber	Date	of Birth (Ag	e)	License O Ope	rator	O Cycle		Sex	Total Occup	ants Hazardous	Action	
Unit Type	Driver Infor	mation					Driv	O Mor	ed	O Farm O Recre				Restraint		
"																
Driver Condition	on at Time o	f Crash		2nd			Driver Distr	acted By		_	1	Ejected	Trapped	Airbag Deployed	l	
Hospital								Ambula	nce							
Alcohol Suspe	ected Con	ributing Fac	tor Alcohol Test				Alcohol T	est Result	8			Interlock	Device			
Y		7. C E.	O Breath O Field	O PBT O F	Jrine Refused O	Not Offered			Test Re	sults:		071-171				
Drug Suspect	ed Con	ributing Fac	tor Drug Test Ty O Blood O Field	ype O Urine O Refused O N	Not Offered		Drug Tes O Pend	Results ling	Test Re	sults:		O Haz	ardous			
Vehicle Regis	tration	State	Vehicle Description	Year		ake				Model				Color		
VIN			Vehicle Type		Spe	cial Vehicle	s		Privat	te Trailer T	уре		Vehic	ele Defect		
Insurance Cor	mpany			Insurance Policy	#			Towed	Ву				Towed 1	Го		
Location of		First Impa	ct Extent of Dar	mage (Power Unit a	and/or Traile	rs) Vehicle	Direction	Vehicle U	se				Action Pri	or		
Greatest Dam Sequence of	age	Firs			Sec	ond			TF	nird				Fourth		
Events (• indicates M	//OST harmf		`		000	ond			''	iii d				round		
Passenger Inf	formation					Date of Bir	th (Age)	Sex	Position				Res	traint		
						Injury	Ejected T	rapped .	Airbag Deplo	yed						
Hospital								Ambula	nce							
n	fti					I D-44 D:-	4b (A)		Position				In-	traint		
ш Б	omation					Date of Bir		Sex					Res	trairit		
Passenger Inf						Injury	Ejected T	rapped	Airbag Deplo	yed						
Hospital								Ambula	nce							
Passenger Inf	formation					Date of Bir	th (Age)	Sex	Position				Res	traint		
						Injury	Ejected T	rapped	Airbag Deplo	yed						
Hospital								Ambula	nce							
														_		
Carrier Inform	ation							USDOT				MC		MPSC		
) N								Driver's	CDL Type	ОН	sements OP OT	0	. Exempt Farm	•		
GVWR/GCWF						e Configura	tion		Cargo Body		OS OX Medical C			us Material	ID#	Class#
		O 10,001 -	26,000 lbs. O 0	Greater than 26,000	lbs.								O Plac	ard O Cargo Sp	pill	
Owner Information	ation							Owner	Information							
Witness Inform								Witness	Information							
O I I																
<u> </u>																
nvestigated at Scene	Reported	Date (Time)	1st Investi	igator Name (Badge	e)		2r	d Investig	ator Name (E	Badge)			Photos	6		
Narrative	-							Diagra	m				!			

Co	thority: 1949 Pa empliance: Requestrativ: \$100 and	uired M:	7.622 SP UD-10E (Rev 01/20	216)			External				Crash ID 156529				"	01 of 01 class 93001		
_			· · · · · · · · · · · · · · · · · · ·		I TRAFI	FIC	CF	RAS	H	RE	EPOF	RT			Incide	ont # 0011350		
OF]	Department Na Birmingha	me									Revie KE	wer ARNEY (000	008)	
	ash Date 09/25/2017		Crash Time 07:10	No. of Units	Crash Type Rear End			ecial Circur None Fleeing F		0 1	Hit and Run Jnknown		chool Bus		ecial Checks O Fatal	O Non-Traffic Ar	rea O ORV	//Snowmobile
	ounty 63 - Oaklar	nd	Traffic Co Signa		•		ion to Ro the R	adway			Weather Clear			Area NO	ON-FRWY	/ Straight Ro	oadway	
	ty/Twsp 30 - Birming	gham	1st	ng Circumstanc t nown	es 2	2nd				Light Da	ylight		Road Surface Dry	ce Conditio	on	Total Lanes 02	Speed Limit	Posted Yes
W	ork Zone (if app	olicable)		rkers Present	Activ	ity					Location							ļ
	Prefix		Primary Road N	lama				Road Typ					6.	ıffix		Divided R	a a di u a u	
LOCATION			MAPLE	varrie		Trof	fficway	Road Typ	e				31	IIIX		Divided K	oauway	
CAS	20 Fee	et E	Intersecting Roa	ad Nama				Road Typ		ed			S.	ıffix		Divided R	oodway	
0			BATES															
	01	Unit Known Yes	MI ####	License Numbe			Birth (Ag #/####	[‡] (48)		● Oper O Chau O Mope	ator iffeur ed	ndorsen O Cycle O Farm O Recre	ation	F F	Total Occupa	Unable		
	Unit Type MV	######	H#####################################	######### ######### 2663 (###	###### #######) ###-####				Yes	s Owne	r Injury O	Positio Froi	nt - Left			Restraint Shoulder a	nd Lap Bel	t
	Driver Condition 1st Appear	on at Time of 0		2n	d			Driver Di Unkn			•		E	jected	Trapped	Airbag Deployed Not Deploy	ed	
'ER	Hospital NONE								1	Ambular NON								
R - >	Alcohol Suspe	ected Contrib	outing Factor		O Blood O Urine			O Pe	Test ending	Results	Test Resu	ılts:		Interlock No	Device			
_ D	Drug Suspecte No	ed Contrit	outing Factor I	Drug Test Type	O PBT O Refuse	ed • Not	t Offered	Drug T	est Re		Test Resu	ılts:		Citation Is O Haza				
\vdash \mid \mid	Vehicle Regist	tration			O Refused Not Of Year	fered Make HYUN						Model ONAT	^	O Othe	er	Color BLACK		
\Box	VIN	 ##########	Vehic	cle Type	ar, SUV, Van	Specia	l Vehicle Applic					Trailer T			Vehicle	e Defect		
	Insurance Cor	mpany	######################################	In	surance Policy #					Fowed B	Ву				Towed To)		
	Location of Greatest Dam	Т			ge (Power Unit and/or				Veh	nicle Use Private					Action Prio	Straight Ahe	ad	
	Sequence of Events	1OST harmful	First • 17 - Me event)	otor Veh in		Second	d		<u> </u>		Thir	d			1 -	Fourth		
_	Passenger Inf		########	#######		Da #	ate of Bir	th (Age) #### (16	3)	Sex F	Position Front - R	light			Restr Sh	aint oulder and L	ap Belt	
	####### TROY, M		########## ###) ###-#			Inj		Ejected	Trap		irbag Deploye	ed						
S	Hospital NONE					!			<u> </u>	Ambular NON								
田田	Passenger Info	ormation				Da	ate of Bir	th (Age)	İ	Sex	Position				Restr	aint		
U И						Inj	jury	Ejected	Trap	ped A	irbag Deploye	ed			'			
PASSENG	Hospital								<u> </u>	Ambular	nce							
۵	Passenger Info	ormation				Da	ate of Bir	th (Age)		Sex	Position				Restr	aint		
						lnj	jury	Ejected	Trap	ped A	irbag Deploye	ed						
	Hospital								1	Ambular	ice							
SI	Carrier Informa	ation							1	JSDOT				MC		MPSC		
K/B									Ī	Oriver's	CDL Type	ΟН	sements OP OT	01	Exempt Farm			
TRUCK/BUS	GVWR/GCWF		0 10.001 - 26.00	00 lbs. O Grea	ater than 26,000 lbs.	Vehicle C	Configura	tion			Cargo Body T	/pe	OS OX Medical Ca	_	Other Hazardou O Placa	s Material rd O Cargo Spi	ID#	Class#
=	Owner Informa	ation							10	Owner Ir	nformation		<u> </u>					
OWNERS	#######	#########	######### ########## ##########	<i> </i>	!##, ## #####-1	####	(###)	###-##	##									
=	maged Proper	ty						Public	Ov	vner & F	Phone							

	Unit Number 02	Unit Kr Yes			er License Num ####################################		Date of Birth		(48)	License Op O Ch O Mo	erat	or	ndorsements O Cycle O Farm O Recreation	Sex F	Tota 03	al Occupa 3		zardous Ad None	ction		
	Unit Type MV	### ###	#####	4 <i>1111111111</i> 411111111111	######################################	#######	###			Driver is Owi Yes	ner	Injury O	Position Front - Le	ft			Restrair Shou		d Lap B	elt	
	Driver Condition 1st Appear	on at Ti	me of C			2nd			Oriver I Not	Distracted By Distracte	d		ı	Ejected	Tra	apped	Airbag [Not l	Deployed Deploye	ed		1
/ E R	Hospital NONE									Ambul											1
R	Alcohol Suspe No	ected	Contribu No	uting Factor	O Breath	O Blood O Urine	ed • Not Of	fored		ol Test Resu Pending	Its	Test Resu	Its:	Interlo	ck Dev	rice					
[/ D	Drug Suspecte No	ed	Contribu	uting Factor		oe O Urine		ilered		Test Results Pending		Test Resu	lts:	Citatio O H O O	azardo						1
_ Z	Vehicle Regist	tration			Vehicle Description	O Refused Not Off Year 2016	Make HONDA						Model DYSSEY	1 00	tner		ВІ	Color _UE			1
	VIN ########	####	#####	# Ve	hicle Type Passenger (Car, SUV, Van	Special Ve Not Ap		ble			Private	Trailer Type			Vehicle	e Defect	t			1
	Insurance Cor	npany ####			########	Insurance Policy #						•				Towed To					
	Location of Greatest Dam	age		irst Impact 05	Extent of Dan Minor Da	nage (Power Unit and/or amage	'	ehicle D W	irectio	n Vehicle l Priva						Stoppe	ed on	Roadwa	ay		
	Sequence of Events (• indicates N	10ST h	armful e	First • 17 - event)	Motor Veh i	n Transport	Second					Thin	d				Fourth				
	#######	#### ####	4### 4####	#######	######################################			of Birth ##/##		4) Sex F	:	osition 2nd Row				Restr		r and La	ap Belt		
	BIRMING	SHAM	1, MI	### (###) ###-##	'##	O		ecteu	Ambul	Ν	lot Deplo									-
S S	NONE Passenger Info	ormatio	n				Date of	of Birth	(Age)	NO Sex	NE					Restr	aint				-
PASSENGERS	####### ####### BIRMING	####	4####	#######	######### ########## \$##) ###-##	!##	Injury	##/## Ej	## (1 ected	6) M	Airl	Front - R	d			Sh	oulde	r and La	ap Belt		-
SSE	Hospital NONE	21 17 (17	1, 1911				0			Ambul NO	lanc		yed								1
РА	Passenger Info	ormatio	n				Date	of Birth	(Age)	Sex		osition				Restr	aint				1
							Injury	Ej	ected	Trapped	Airl	bag Deploye	d								1
	Hospital									Ambul	lanc	е									1
S N	Carrier Informa	ation								USDC	Т			MC			MPSO)			ĺ
RUCK/BU										Driver	's Cl	DL Type	Endorsements OH OP ON OS	эт 📗	DL Exe O Farr O Othe	n					1
RUC	GVWR/GCWF O 10,000 lb		ss O	10,001 - 26	i,000 lbs. O G	reater than 26,000 lbs.	Vehicle Confi	iguratio	n		Ca	irgo Body Ty		al Card	П	Hazardou		ial Cargo Spill	ID#	Class #	1
RS =	Owner Informa				########					Owner	r Info	ormation]
OWNERS	#######	####	4###h	<i> </i>	########	####, ## #####-1	#### (#	##) ##	##-#	###											
IESS	Witness Inform	nation								Witnes	ss In	formation]
WITNESS																					
	restigated Scene Yes			te (Time) 017 (07:1	١ ،	gator Name (Badge) YRE (74)				2nd Investi	gato	or Name (Ba	dge)			Photos No					
\ \\ \(\)	WAS STOF WAS UNAE CENTER.\\\ FIME WHE LIGHT.\N\\\	PPED BLE T NNDI N SH ITHE	ON N O ST RIVEF E NO RE W	MAPLE A TOP IN T R OF UN TICED T AS MIN	AT A RED L IME AND S IIT 1 STATE THE VEHIC	E, APPROACHIN IGHT, JUST E O ITRUCK UNIT 2 II ED SHE WASNT LES STOPPED A GE TO THE FROM	F BATES N THE RI ABLE TO AT THE R	S.\NUN EAR, O STO RED	NIT 1		am		BATES			Unit 2	Unit		(P) N I	BCALE	
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L													- '								\rfloor_{A69}

Complia	/: 1949 P/ nce: Requ \$100 and	uired	MSF	UD-10E	1/2016)			Extern 0925				ash ID 92201				- 1		1 of 02 ss 54001		
ST	ATE	Ξ ()F I	MIC	HIG	AN	TRAFI	FIC C	RA	SH	RE	PO	₹T					15778		
	325900)						m Police D										er BB (00020)		
	ate 0/2018			12:54	02	Units	Crash Type Sideswipe-S	ame	O None O Fleein		● Hi	t and Run	0 S 0 A	chool Bus nimal		ecial Che O Fatal		Non-Traffic Are	ea O OR\	//Snowmobile
	Oaklan	nd		Sig				Relation to On the			1	Weather Rain				TR Otl	her F	Related		
City/Tws 80 -	sp Birming	gham			buting Circur 1st Ione	nstances	2	nd			Light Day	light		Road Surface Wet	e Conditio	on		Total Lanes 02	Speed Limit 25	Yes
	ne (if app ype	olicable)		Workers Pre	sent	Activi	ty			L	ocation								
	Prefix W		Pr M	imary Roa APLE	ad Name				Road 1 RD	уре				Su	iffix			Divided Ro	adway	
_ <	Distance 25 Fee		ion					Trafficway Not Ph	, ysically	Divid	ed									
	Prefix S			ersecting ATES	Road Name				Road 1 ST	ype				Su	iffix			Divided Ro	adway	
Unit 01	Number	Unit Ki No	nown S		ver License I			Date of Birth (Li	cense Typ O Operat O Chauff O Moped	or eur	Endorsen O Cycle O Farm O Recre		Sex	Total Occ	cupant	s Hazardous A Unknow		
Unit M		###	#####	#####	######################################					Driver No	is Owner	Injury	Position	1	•			estraint Restraint Us	se Unknov	vn
Drive	er Condition		,			2nd				Distract KNOWI			!	Ej	jected	Trapped	d Ai	rbag Deployed Unknown		
Hosp NO	oital ONE									,	Ambulanc NONE									
> Alcol	nol Suspe	ected	Contribu No	ting Facto	O Brea	th O	Blood O Urine	d O Not Offer	0	hol Test Pending	Results	Test Resi	ults:		Interlock No	Device				
Drug No	Suspecte)	ed	Contribu No	ting Facto	or Drug Tes O Bloo	t Type d O	Urine		Drug	Test Re		Test Resi	ults:		Citation Is	ardous				
Vehic	cle Regist	tration			O Field Vehicle Description	1 0	Refused O Not Off Year	Make Make					Model		O Othe	er		Color		
VIN					ehicle Type Truck / B	us		Special Vehi				Private	Trailer T	уре		Ve	ehicle (Defect		
Auto	mation Sy	/stem(s) in Vehic	cle Auto	omation Syste	em Level	in Vehicle	<u> </u>				Auto	mation S	ystem Level I	Engaged a	at Time o	of Cras	h		
Insur ##	ance Con	npany ####	#####	"""""	<i>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</i>	Insu	rance Policy # ###################################	***************************************	"""""		Towed By	<u> </u>				Towe	ed To			
	tion of test Dama	age		rst Impact 11	t Extent of Unkne		(Power Unit and/or	Trailers) Vehi	cle Directi	on Vel	hicle Use					Action		ing or Pass	ing	
Even	ience of its dicates M	10ST h	armful ev		Motor Ve	eh in T	ransport	Second				Thir	rd				F	ourth		
Pass	enger Info	ormatic	n					Date of	Birth (Age		Sex P	osition				F	Restraii	nt		
n Y								Injury	Ejected	Trap	pped Airl	oag Deploye	ed							
ロ Hosp Z	ital							'		<u>'</u>	Ambulanc	е								
口 Pass の	enger Info	ormatic	n					Date of	Birth (Age		Sex Po	osition				F	Restraii	nt		
T								Injury	Ejected			oag Deploye	ed							
Hosp	oital									,	Ambulanc	e								
ő	er Informa	ation								I	USDOT				MC			MPSC		
У У										Ī	Driver's C	OL Type	ОН	op ot	0	. Exempt Farm Other				
	/R/GCWR 10,000 lb:		ess O1	0,001 - 2	6,000 lbs.	O Greate	er than 26,000 lbs.	Vehicle Configu	ıration		Ca	rgo Body T		Medical Ca	_	Hazai		Material O Cargo Spil	ID#	Class #
Ý	er Informa	ation									Owner Info	ormation		•		•			•	
OWN																				
	d Propert	ty							Public	01	wner & Ph	one								

NUMBER AT TIME OF REPORT.

	I the St. No. on the st. of	Llait Karana	Totale Date	Lie Ni	In-tt ni-	41- /A \		Lucia	nse Tv		F1	. 1	0 17	-+-! 0			
	Unit Number 02	Unit Known No		er License Number 	Date of Bir ##/##/			0	Opera Chau Mope	ator ffeur	O Cycle O Farm O Recreation		Sex T	00	ants Hazardous Action	on	
	Unit Type	Driver Inform			1		Dr			r Injury	Position				Restraint		
	MV	######	######################################	######################################			1	No									
	Driver Condition 1st	on at Time of	f Crash	2nd			Driver Dis Unkno		Ву	•	•	E	jected	Trapped	Airbag Deployed		
Ш	Hospital NONE							N	bulan ION								
R -	Alcohol Suspe No	No		O Breath O Blood O Urine O Field O PBT O Refus	ed O Not C	Offered	Alcohol O Per	nding		Test Res	sults:		No No				
	Drug Suspecti No	ed Conti No	ributing Factor)	O Blood O Urine O Field O Refused O Not O	ffered		Drug Te O Per		ılts	Test Res	sults:		Citation Is O Haza O Othe	rdous			
⊢	Vehicle Regis GKZ1908	tration B		Vehicle Year Description 2016	Make FORD					E	Model SCAPE				Color GRAY		
	1FMCU0	GX9GU		hicle Type Passenger Car, SUV, Van	Special V Not A	^{ehicles}	ble			Privat	e Trailer Type			Vehic	cle Defect		
	Automation Sy		ehicle Auton	nation System Level in Vehicle						Auto	omation Syste	m Level	Engaged a	t Time of C	rash		
	Insurance Cor		########			#####	#####	# B		ADAMS	TOWING				ADAMS TOWII	٧G	
	Location of Greatest Dam	age 08	First Impact 08	Extent of Damage (Power Unit and/or Disabling Damage		/ehicle D W	Direction	Vehicl Priv	le Use vate					Action Pr Parke	ed		
	Sequence of Events (• indicates N	MOST harmfu	First • 17 - I ul event)	Motor Veh in Transport	Second					Th	ird				Fourth		
	Passenger Inf	ormation			Date	of Birth	(Age)	Se	ex F	Position				Res	traint		
RS					Injur	у Еј	ected	Trappe	d Ai	irbag Deploy	yed						
<u>В</u>	Hospital					_		Am	bulan	се							
S E S	Passenger Inf	ormation			Date	of Birth	(Age)	Se	ex F	Position				Res	traint		
PASS					Injur	у Еј	ected	Trappe	d Ai	irbag Deploy	yed						
	Hospital							Am	bulan	се							
SO	Carrier Inform	ation						US	DOT				MC		MPSC		
K/B								Driv	ver's (CDL Type	Endorsem O H O	Р ОТ	O F	Exempt arm			
TRUC	GVWR/GCWF O 10,000 lb		O 10,001 - 26	,000 lbs. O Greater than 26,000 lbs.	Vehicle Con	nfiguratio	n		С	Cargo Body ⁻	ON O	s OX edical Ca			us Material ard O Cargo Spill	ID#	Class #
VNERS		####### #########	######################################		****** /4	###\ #			ner In	formation	•			•			
OWN	Witness Inforn				#### (#		##-###		ness	Information							
LNESS	####### ########	######## #########	######### ###########	########				##	### ###	####### ########	'#####################################	######	H######	ŧ			
MTIM	ļ.	_		######################################	#### (#	###) #	##-###					#####	!#######		## #####-####	(###) #	##-####
	vestigated Scene Yes		Date (Time) 2018 (12:5	1st Investigator Name (Badge) ZALE (63)				end Inve	estiga	tor Name (B	eadge)			Photo: No	s 		
	arrative W1 ADVISI	ED SHE	WAS ON T	THE NORTH SIDEWALK OF	MAPLE	EAST	ΓOF	Dia	aaram	1							
1				ED TO MANEUVER AROUN								2			z		
1				IAPLE TO SB BATES AND S							100		3		Bates		
1				S ALSO ON THE N SIDEW. EMI TRUCK. W3 ADVISED							φ.						
1				APLE. SHE MADE CONTA							<i></i>		W	Maple Rd		Unit 2	
1				HE WAS IN AN ACCIDENT			"I'M				_[5		
;	SORRY BL	JT I'M NC	T GOING	BACK THERE". W3 ADVIS	SED THE	DRIV	ER	-	_		9		B			Witnes	
1				XIMATELY 55-65 YOA. HE							3	الم	11	1 1			L
1				E TRUCK WAS A WHITE R							\vdash		- N		, s		
1				ACK BUT THE LICENSE PL AS A LOGO FOR "PACE" A								Chester			Bates		
1				ONTACTED RYDER. THEY								iter s					
1				BY RYDER AND WERE UN				.			Į.	1 1 19					
1				WNER OF LINIT 2 DID NOT													

A71

Authority: 1949 PA 300, Compliance: Required Penalty: \$100 and/or 90	MSP	522 UD-10E (Rev 01/2	2016)			External #				ash ID 92201				- 1	Page 0	2 of 02 ss 54001		
-	-			N TRAF	FIC	CR	RAS	Н	RE	PC	DRT				ncident 1800	#)15778		
ORI MI 6325900				Department Na Birmingha	ame										Reviewe	er BB (00020)		
Crash Date 09/20/2018		rash Time 12:54	No. of Ur 02	Crash Type Sideswipe-	Same	0	cial Circur None Fleeing F		● Hi	it and Runknown	un O	School Bus Animal		ecial Ch O Fatal		Non-Traffic Are	a O OR	V/Snowmobile
County 63 - Oakland		Traffic C Signa				ion to Roa the Ro				Weath Rai			Area IN	TR Ot	ther F	Related		
City/Twsp 80 - Birminghar	n		iting Circums st ne	tances	2nd				Light Day	light		Road Surfa Wet	ice Conditio	on		Total Lanes 02	Speed Limit 25	Posted Yes
Work Zone (if applicable Type	∍)	W	orkers Prese	ent Acti	vity				L	ocation.								
Prefix W	Pri M.	mary Road APLE	Name				Road Typ RD	е				S	uffix			Divided Ro	adway	
Prefix W Distance / Direct 25 Feet E Prefix	ction				Trat	fficway ot Physi	ically D	ivide	d									
Prefix S		ersecting R	oad Name				Road Typ ST	е				S	uffix			Divided Ro	adway	
Unit Number Unit F	(nown S	tate Drive	r License Nu	mber	Date of	Birth (Age	9)		ense Typ Opera O Chauff O Mopec	tor feur	Endorse O Cycl O Farr O Rec	le n	Sex 1	Total Oc	cupants	s Hazardous A	ction	
Unit Type Drive	· Information	on					D		Owner		Positi	on			Re	estraint		
Driver Condition at 1	ime of Cra	ash					Driver Di	istracte	d Bv			Te	Ejected	Trappe	d Air	rbag Deployed		
1st	inic or ore	2011		2nd			Dilver Di		,				_jooled	тарро	7.11	bug Deployed		
Y Hospital ⊔									mbulanc	e								
Alcohol Suspected	Contribut	ing Factor	Alcohol Tes O Breath O Field	O Blood O Urine	ed O No	t Offered	Alcohol O Pe	I Test F ending	Results	Test F	Results:		Interlock I	Device				
Drug Suspected	Contribut	ing Factor	Drug Test T O Blood O Field	ype O Urine O Refused O Not C	iffered		Drug To	est Res ending	sults	Test F	Results:		Citation Is O Haza O Othe	ardous				
Vehicle Registration			ehicle escription	Year	Make						Model		T O Out	<u>,, , , , , , , , , , , , , , , , , , ,</u>		Color		
VIN		Veh	nicle Type		Specia	l Vehicles	3			Priv	vate Trailer	Туре		V	ehicle [Defect		
Automation System(s) in Vehic	le Autom	ation System	Level in Vehicle							Automation	System Level	Engaged a	at Time	of Crasl	h		
Insurance Company				Insurance Policy #				To	wed By	,				Tow	ed To			
Location of Greatest Damage	Fir	st Impact	Extent of Da	amage (Power Unit and/o	r Trailers)	Vehicle	Direction	Vehi	cle Use					Action	n Prior			
Sequence of Events (• indicates MOST	harmful ev	First			Second	d					Third			'	F	ourth		
Passenger Informati		ent)			Da	ate of Birtl	h (Age)	S	Sex P	osition				I	Restrair	nt		
o O					Inj	jury E	Ejected	Trapp	ed Air	bag Dep	oloyed							
Hospital								Aı	mbulanc	e								
Passenger Informati	on				Da	ate of Birtl	h (Age)		Sex P	osition				1	Restrair	nt		
n K					Inj	jury E	Ejected	Trapp	ed Air	bag Dep	oloyed							
Hospital								Aı	mbulanc	e								
Carrier Information								U:	SDOT				MC			MPSC		
) 0 2								Di	river's C	DL Type		prsements		Exempl	t			
GVWR/GCWR					Vehicle C	:onfigurati	ion		l Ca	argo Boo	01	Medical Ca	00	Farm Other	ardous I	Material	ID#	Class #
	ess O1	0,001 - 26,0	000 lbs. O	Greater than 26,000 lbs.		garati					., ., , , , , ,					O Cargo Spill		5.300 #
Owner Information								0	wner Inf	ormation	1	·					·	
Owner Information																		
Damaged Property							Public	Owi	ner & Ph	none								

	Unit Number	Unit Known	State Driv	er License Nur	mber	Date	e of Birth (Ag	e)	License O Op O Ch O Mo	erator auffeur	Endorsem O Cycle O Farm O Recre		Sex T	otal Occup	ants Hazardous	Action	
	Unit Type	Driver Inforn	nation					Di	river is Ow						Restraint		
	Driver Condition 1st	on at Time of	Crash		2nd			Driver Dis	stracted By			E	≡jected	Trapped	Airbag Deploye	d	
ш	Hospital								Ambu								
≥ - >	Alcohol Suspe		ibuting Factor	O Breath O Field	O Blood O O PBT O	Urine Refused C	Not Offered	O Pe			Results:		Interlock [
☐ / .	Drug Suspecte		ibuting Factor	O Blood O Field	O Urine O Refused O			O Pe	est Results nding	Test	Results:		Citation Is O Haza O Othe	rdous			
	Vehicle Registr	ration		Vehicle Description	Year		lake ecial Vehicle			Inc	Model ivate Trailer T			Lyabi	Color cle Defect		
\supset	Automation Sy	rstem(s) in V		ehicle Type	Level in Vehicle	Sp	eciai veriicie				Automation S		l Engaged a				
	Insurance Con				Insurance Policy	#			Towe					Towed			
	Location of		First Impact	Extent of Da	mage (Power Unit	and/or Traile	ers) Vehicle	e Direction	Vehicle l	Jse				Action Pr	ior		
	Greatest Dama	age	First			Se	cond				Third				Fourth		
	Events (indicates M		l event)				Date of Bir	4b /A \	Ic	Position				In-	traint		
(0	Passenger Info	ormation						Ejected	Sex	Airbag De	ploved			Res	traint		
E R	Hospital						,,		Ambu								
PASSENGERS	Passenger Info	ormation					Date of Bir	th (Age)	Sex	Position				Res	traint		
ASS							Injury	Ejected	Trapped	Airbag De	ployed						
Ф	Hospital								Ambu	ance							
S O	Carrier Informa	ation							USDC	Т			MC		MPSC		
K/BUS		ation								T s CDL Typ	ОН	sements OP OT	CDL O F	Exempt Farm	MPSC		
TRUCK/BUS		·	O 10,001 - 2 0	5,000 lbs. O	Greater than 26,000		ole Configurat	tion			0 H 0 N		CDL OF	arm Other Hazardo	MPSC us Material ard O Cargo S	ID#	Class#
JERS TRUCK/BU	GVWR/GCWR O 10,000 lbs Owner Informa	R s. or Less	O 10,001 - 26	5,000 lbs. O (Greater than 26,000		cle Configurat	tion	Driver	s CDL Typ	O H O N dy Type	OP OT OS OX	CDL OF	arm Other Hazardo	us Material		Class#
OWNERS TRUCK/BU	GVWR/GCWR O 10,000 lbs Owner Informa	s. or Less	O 10,001 - 26	6,000 lbs. O 0	Greater than 26,000		ele Configurat	tion	Driver	s CDL Typ Cargo Bo	O H O N dy Type	OP OT OS OX	CDL OF	arm Other Hazardo	us Material		Class#
SS OWNERS TRUCK/BU	GVWR/GCWR O 10,000 lbs Owner Informa	s. or Less ation		######################################	Greater than 26,000	0 lbs.		tion	Owne Witne:	s CDL Typ Cargo Bo	O H O N dy Type	OP OT OS OX	CDL OF	arm Other Hazardo	us Material		Class#
WITNESS OWNERS TRUCK/BU	GVWR/GCWR O 10,000 lbs Owner Informa	s. or Less ation		######################################		###-###		###-##	Owne Witnes	s CDL Typ Cargo Bo	O H O N dy Type	OP OT OS OX	CDL OF	arm Other Hazardo	us Material ard O Cargo S		Class#
WITNESS OWNERS TRUCK/BU	GVWR/GCWR O 10,000 lbs Owner Informa Witness Inform ####################################	s. or Less ation	######################################	######################################	#####, ## ##	###-###		###-##	Owne Witnes	Cargo Bo Information Informat	O H O N dy Type	OP OT OS OX	CDL OF	arm Other Hazardo O Plac	us Material ard O Cargo S		Class#
WITNESS OWNERS TRUCK/BU	GVWR/GCWR O 10,000 lbs Owner Informa Witness Inform ####################################	s. or Less ation	######################################	######################################	#####, ## ##	###-###		###-##	Owne Witnes	Cargo Bo Information Informat	O H O N dy Type	OP OT OS OX	CDL OF	arm Other Hazardo O Plac	us Material ard O Cargo S		Class#
WITNESS OWNERS TRUCK/BU	GVWR/GCWR O 10,000 lbs Owner Informa Witness Inform ####################################	s. or Less ation	######################################	######################################	#####, ## ##	###-###		###-##	Owne Witnes	Cargo Bo Information Informat	O H O N dy Type	OP OT OS OX	CDL OF	arm Other Hazardo O Plac	us Material ard O Cargo S		Class#
WITNESS OWNERS TRUCK/BU	GVWR/GCWR O 10,000 lbs Owner Informa Witness Inform ####################################	s. or Less ation	######################################	######################################	#####, ## ##	###-###		###-##	Owne Witnes	Cargo Bo Information Informat	O H O N dy Type	OP OT OS OX	CDL OF	arm Other Hazardo O Plac	us Material ard O Cargo S		Class#
WITNESS OWNERS TRUCK/BU	GVWR/GCWR O 10,000 lbs Owner Informa Witness Inform ####################################	s. or Less ation	######################################	######################################	#####, ## ##	###-###		###-##	Owne Witnes	Cargo Bo Information Informat	O H O N dy Type	OP OT OS OX	CDL OF	arm Other Hazardo O Plac	us Material ard O Cargo S		Class#
WITNESS OWNERS TRUCK/BU	GVWR/GCWR O 10,000 lbs Owner Informa Witness Inform ####################################	s. or Less ation	######################################	######################################	#####, ## ##	###-###		###-##	Owne Witnes	Cargo Bo Information Informat	O H O N dy Type	OP OT OS OX	CDL OF	arm Other Hazardo O Plac	us Material ard O Cargo S		Class#
WITNESS OWNERS TRUCK/BU	GVWR/GCWR O 10,000 lbs Owner Informa Witness Inform ####################################	s. or Less ation	######################################	######################################	#####, ## ##	###-###		###-##	Owne Witnes	Cargo Bo Information Informat	O H O N dy Type	OP OT OS OX	CDL OF	arm Other Hazardo O Plac	us Material ard O Cargo S		Class#
WITNESS OWNERS TRUCK/BU	GVWR/GCWR O 10,000 lbs Owner Informa Witness Inform ####################################	s. or Less ation	######################################	######################################	#####, ## ##	###-###		###-##	Owne Witnes	Cargo Bo Information Informat	O H O N dy Type	OP OT OS OX	CDL OF	arm Other Hazardo O Plac	us Material ard O Cargo S		Class #
WITNESS OWNERS TRUCK/BU	GVWR/GCWR O 10,000 lbs Owner Informa Witness Inform ####################################	s. or Less ation	######################################	######################################	#####, ## ##	###-###		###-##	Owne Witnes	Cargo Bo Information Informat	O H O N dy Type	OP OT OS OX	CDL OF	arm Other Hazardo O Plac	us Material ard O Cargo S		Class #

Authority: 1949 PA 300, Sec.257.622 External # Compliance: Required MSP UD-10E Penalty: \$100 and/or 90 days (Rev 01/2016) External # 1062119									9		1	Crash 9141	43					Page 01 File Class	93001					
ORI			OF N	/IIC	HIGA	λN	Departme			CR	AS	SH.	RI	ΞΡ	OF	RT		\neg		19001 Reviewer				
MI 63 Crash Da	325900 ate)	Cr	ash Time	No. of U	nits (Birmin Crash Type	ngham	Police	Spec	ial Circu		ces					Is	Special C	Checks	RNEY (000			
12/18 County	3/2019		2	23:28 Traffic C	03 Control		Rear En	nd	Relation		None Fleeing idway	Police		Hit and Unkno		0 S 0 A	chool Bus nimal	Are	O Fata	10 1	Non-Traffic A	ea 00	RV/Sno	wmobile
	Oaklan	ıd		None		stances				he Ro			Light	C	Clear		Road Surfa			RWY S	traight Ro	adway	it Pos	ted
80 - E	3irmin(Ist			2nd						ark-L	ighted	t	Dry				02	25		es
	ne (if app ype	olicable)	W	orkers Prese	ent		Activity						Loca	tion									
	Prefix V			nary Road PLE	Name						Road Ty RD	/pe					Sı	ıffix			Divided R	oadway		
_ [Distance 50 Fee		tion						Traffic Not	way Physi	cally	Divide	ed											
	Prefix N			rsecting R	load Name						Road Ty ST	/pe					Sı	ıffix			Divided R	oadway		
Unit N	Number	Unit K Yes			er License Nu				ate of Bir ##/##/				ense T ● Ope O Chai O Mop	ator uffeur		ndorsem O Cycle O Farm O Recre		Sex F	Total C	occupants	Hazardous /	Action er Lane U	Jse	
									Priver i Yes		er Inju		Position Fror	nt - Left				traint houlder a	nd Lap B	elt				
Α	Appear		me of Cras ormal	sh		2nd					Driver I Not	Distra	acted				E	jected	Trapp		ag Deployed eployed -	Combina	ation	
	DNE												NON											
> Alcoh No	iol Suspe	cted	Contributir No	ng Factor	Alcohol Tes O Breath O Field			Urine Refused	● Not C	Offered		ol Test Pending			est Resu	ılts:		No No	k Device	1				
Drug No	Suspecte	ed	Contributir No	ng Factor	Drug Test 7 O Blood O Field	ΟU	Irine lefused ● N	Not Offere	ed			Test Re Pending		Te	est Resu	ılts:		Citation Ha O Oth	zardous					
	le Regist .Z7059				ehicle Description		Year 2008	ВІ	Make MW						32	Model 28XI					Color			
VIN	BAVC7	735X	8KX920		nicle Type 'assengel	r Car,	SUV, Va		Special V Not A						Private	Trailer T	уре			Vehicle De	efect			
Auton No		/stem(s	i) in Vehicl		nation Systen Automati		n Vehicle									nation S Autor	ystem Level nation	Engaged	at Time	of Crash				
	ance Con		######	""""	///////////////////////////////////////	Insura ###	ance Policy #	# ######	#####	#####			owed BOB		AMS -	TOWIN	1G		То	wed To				
	ion of test Dam	age	01 Firs	t Impact 1	Extent of Da Disabli		Power Unit a mage	and/or Tra	ailers) \	/ehicle [W	Directio		icle Us rivate							on Prior oing Sti	raight Ahe	ad		
Event		IOST h	armful eve		Parked M	otor V	ehicle	\$	Second						Thir	d				Foi	urth			
Passe	enger Info	ormatio	n						Date	of Birth	n (Age)		Sex	Position	on					Restraint				
n Y									Injur	у Е	jected	Trap	ped /	irbag	Deploye	ed								
Ноspi	ital											1	Ambula	nce										
∠ ∐ Passe ທ	enger Info	ormatio	n						Date	of Birth	n (Age)	_	Sex	Position	on					Restraint				
の な 上									Injur	у Е	jected	Trap	ped A	virbag	Deploye	ed								
Hospi	ital								!			1	Ambula	nce										
Carrie	er Informa	ation										T	JSDOT					MC		M	PSC			
) V												ī	Driver's	CDL 7	Гуре	ОН	sements OP OT OS OX	c	L Exem Farm O Other	pt				
	R/GCWF 10,000 lb		ess O 10	,001 - 26,	000 lbs. O	Greater	than 26,000		hicle Cor	ifiguratio	on		ľ	Cargo	Body Ty		Medical Ca	_	Ha	zardous M Placard	aterial O Cargo Sp	II ID#	Cla	iss#
### ### ###	#####	//////////////////////////////////////	######	######		ŧ	¥, ## ###	. -	## (†	###) # 	###-#;	###	####	\### \### \###	###### ###### ######	######	 	######	##	##, ##	#####-##	## (##	#) ###	7-####
Jamage	ч гюреп	ıy									r uplic	Ov	wilef &	-none										

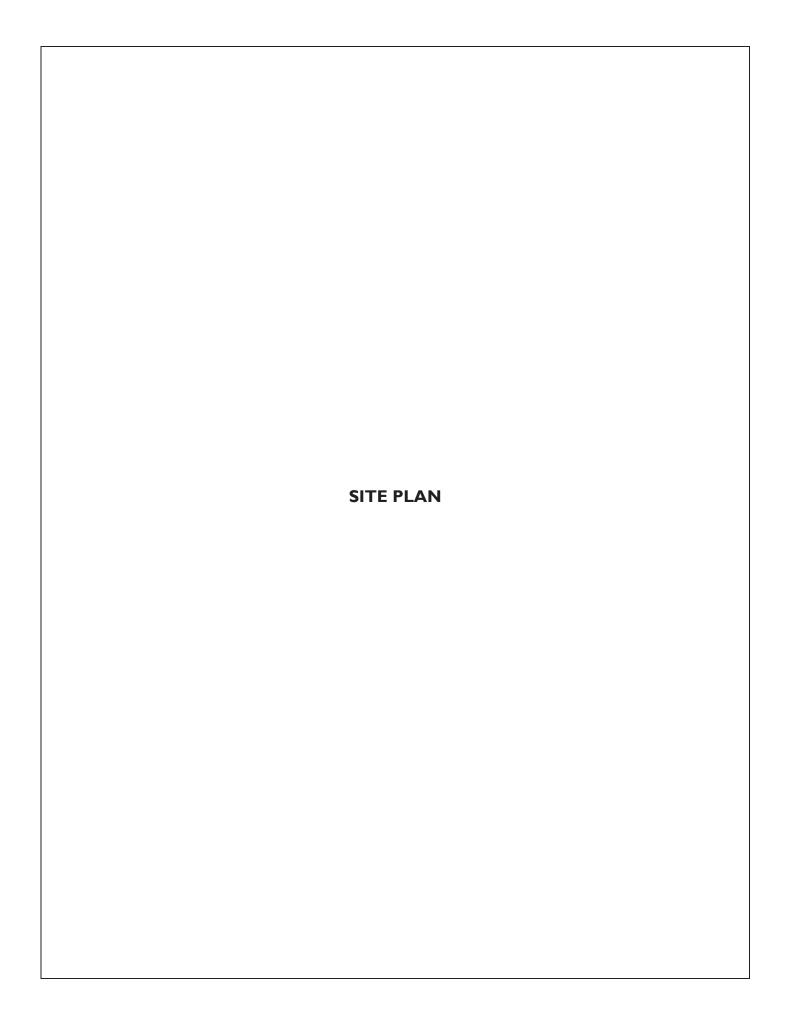
Unit Number 02	Unit K No	nown		river License Nur			e of Birth (<i>F</i> #/##/###			License T O Oper O Chau O Mope	ator iffeur	Endorsemen O Cycle O Farm O Recreation		Sex	Total Oc	cupants	Hazardous Ad	tion	
Unit Type MV	###	#####	######		######## #############################				Drive N C	er is Owne	r Injury	Position				Res	straint		
Driver Condit 1st				····	2nd				Distra know	cted By /n			E	Ejected	Trapped	d Airt	pag Deployed		
Hospital NONE										Ambular NON	E					-			
No	ected	Contrib No	outing Fact	tor Alcohol Test O Breath O Field	O Blood	O Urine O Refused C	Not Offere	0	hol Te: Pendii	st Results ng	Test Res	ults:		No Interlock	Device				
Drug Suspect No	ted	Contrib No	outing Fact	tor Drug Test T O Blood O Field	O Urine	O Not Offered			Test I Pendi	Results ng	Test Res	ults:		Citation Is O Haza O Othe	ardous				
Vehicle Regis	stration 8		State MI	Vehicle Description	Year 2017	JEE						Model OMPAS					Color		
1C4NJC			5925		Car, SUV, \	√an Î	ecial Vehic					Trailer Type				ehicle De	efect		
Automation S		s) in Vel		tomation System Jnknown						ITama d	U	mation Syst nknown	em Level	Engaged a					
	mpany 			######################################	Insurance Police ####################################	<i>```</i>					ADAMS	TOWING	€		Action	ed To			
Location of Greatest Dan	nage	05	05	Disablin	g Damage		W	de Directi		Private		rd				rked	urth		
Events	Sequence of First Second Events ● 17 - Motor Veh in Transport 18 - Parked Mo (● indicates MOST harmful event)						ed Moto	or Ve	ehicle	1111	ra				FO	urth			
Passenger In	formatio	on					Date of E	Birth (Age))	Sex	Position				F	Restraint			
n Y							Injury	Ejected	Tra	apped A	irbag Deploy	ed							
Hospital										Ambular	ice								
Passenger In	formatio	on					Date of E	Birth (Age))	Sex	Position				F	Restraint			
A A							Injury	Ejected	i Tra	apped A	irbag Deploy	ed							
Hospital										Ambular	ice								
Carrier Inform	nation									USDOT				MC		N	IPSC		
 ∠∠ Ω										Driver's	CDL Type	Endorser O H O O N O		01	Exempt Farm Other				
GVWR/GCW O 10,000 II		ess C	10,001 - :	26,000 lbs. O	Greater than 26,0		de Configu	ration			Cargo Body T	ype M	Medical Ca	ard		rdous M Placard	aterial O Cargo Spill	ID#	Class#
	#####	####	######	""""""		•				Owner Ir	nformation	·			'				•
Z ####### M ######## M ################	'##### '#####	#### ####	####### ########	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	<i> </i>	<i> </i>	# (###) ###-#	//////										
Witness Infor	mation									Witness	Information								
Z = 																			
Investigated at Scene Yes			ate (Time) 019 (23		igator Name (Ba JMBER (71)				2nd	I Investiga	itor Name (B	adge)				otos No			
GLASSES CAUSED (AND J1 TC (ED U	IN DO REA J3. U1	OING S AR END 1 AND I	1 STATED S SO DRIFTED O THE PARK U2 WERE T ED.	TO THE R	IGHT. THI	S ACTI	ON ENDEI		Diagram				8	V Maple	Rd J		N Bates St S Bates Ct 2	

Con	nority: 1949 P. npliance: Req alty: \$100 and	uired	MSP	322 UD-10E (Rev 01	/2016)			External #				rash ID 11414	3				File C	02 of 02 Class 93001			
3	TAT	Ξ ()F I	MIC	HIGAN	Department Nar		CR	RAS	H	RE	EP(OR ⁻	Γ		7	19 Revie	0019917			
	I 6325900)	Ic	rash Time	No. of Units	Birmingha Crash Type			artme		ces					Speci		ARNEY ((80000)		_
1:	2/18/2019 nty)		23:28	03	Rear End	Relati	_ `●	None Fleeing		0 F	lit and F Inknowr Weatl	1	O School Book O Animal	us		atal	O Non-Traff	fic Area O OF	RV/Snowmob	ile
6	3 - Oaklar	nd		Non		es		the Ro			Light	Cle		Road S	urface C		I-FRW	Y Straight	Roadway	Posted	
8) - Birmin			1	1st one	2	nd					rk-Lig	hted	Dry				02	25	Yes	
Voi	k Zone (if app Type	olicable)	٧	Workers Present	Activi	ty					Location	n								
2	Prefix W			mary Road	d Name				Road Ty RD	/pe					Suffix			Divide	ed Roadway		
ξ (Distance / Direction Trafficway 50 Feet E Not Physically									Divide	ed										
Prefix Intersecting Road Name Road Type N BATES ST									rpe					Suffix			Divide	ed Roadway			
Unit Number Unit Known State Driver License Number Date of Birth (Age) No ###################################)		cense Ty O Opera O Chau O Mope	ator	0 C 0 F	orsements Cycle arm Recreation	Sex	Tot	al Occupa 0	ants Hazardo	ous Action		
	Jnit Type MV	###	#####	<i>4#####</i>						Driver is No	s Owner	Injury	Po	osition				Restraint			
	Driver Condition				2nd				Driver I Unk	Distracte NOWN					Eject	ed Tr	apped	Airbag Deplo	pyed		
L	lospital NONE										mbulan NON										
> /	No No	ected	Contributi No	ing Factor	O Breath C	e D Blood O Urine D PBT O Refuse	d O Not	Offered		ol Test l Pending	Results	Test	Results:			erlock De	vice				
ם ו	Orug Suspecti No	ed	Contributi No	ing Factor	O Blood C	O Urine O Refused O Not Off	ered			Test Re Pending		Test	Results:			ation Issu O Hazard O Other					
	/ehicle Regis DEL2656				Vehicle Description	Year 2001	Make LINCO						TOW	^{del} /N CAR				Cold	or		
	^{/IN} 1LNHM8			747 F	hicle Type Passenger Ca			Vehicles Applica					ivate Trai					e Defect			
L	Automation Sy		i) in Vehic		nation System Leventh								Automati Unkn	on System L OWN	evel Eng	aged at T					
L		mpany ####			############# #	urance Policy #				##	owed B	-					Towed T				
Ľ	ocation of Greatest Dam	age		st Impact)5	Functional	e (Power Unit and/or Damage		Vehicle W	Directio		icle Use rivate)					Parke	d			
ŀ	Sequence of Events indicates M	MOST h	armful eve		Parked Motor	Vehicle	Second						Third					Fourth			
	Passenger Inf	ormatic	n				Da	te of Birtl	h (Age)		Sex F	Position					Rest	raint			
2							Inj	ury E	Ejected	Trap	ped Ai	rbag De	ployed								_
	Hospital									Δ	mbulan	се									
ц 0	Passenger Inf	ormatic	n				Da	te of Birtl	h (Age)	İ	Sex F	Position					Rest	raint			
Ĺ							Inj	ury E	Ejected	Trap	ped Ai	rbag De	ployed								
	Hospital									Α	mbulan	ce									
0	Carrier Inform	ation									JSDOT				МС	:		MPSC			Ī
0 / V											Oriver's C	CDL Typ	(ndorsements OH OP (ΤC	ODL Ex O Far O Oth	m	•			
	GVWR/GCWF O 10,000 lb		ess O 10	0,001 - 26	i,000 lbs. O Grea		Vehicle C	onfigurati	on		С	argo Bo	dy Type		al Card	_	Hazardou	ıs Material ırd O Cargo	o Spill	Class #	_
MAINERS	#######	#### ####	######	######	######################################	##, ## #####-1	 +###	(###) #	###-# <u>-</u>		Owner In	formatio	on							1	_
Dar	naged Proper					.,			Public		vner & P	hone									_

Unit	Number Unit Known State Driver License Number Date of Birth (Age))	0	nse Ty _l Opera Chaufi	tor eur	Endorsem O Cycle O Farm		Sex	Total Occup	pants	Hazardous Act	on						
Unit	Туре	Driver	Informa	ation							Dr		Moped Owner	Injury	O Recrea				Rest	raint		
Date				D							Driver Dis	44I	D.:				Eiti	IT	A lab	- Dealessed		
Ш	er Condition	on at 1	ime or C	Jrasn			2nd				Driver Dis						Ejected	Trapped	Airba	ag Deployed		
⊬ Hosp		1	0				-				I		buland	е			T					
_ Y	hol Suspe			outing Fa		Alcohol Test O Breath O Field	O Blood O PBT	O Urine O Refused	O Not (Offered	Alcohol O Per	nding		Test R	Results:		Interlock					
Drug	Suspecte	ed	Contrib	outing Fa	ctor [Drug Test Ty O Blood O Field	O Urine	O Not Offere			Drug Te O Per	st Resunding	ilts	Test R	Results:		Citation O Haz O Oth	zardous				
	cle Regist	tration		State	Des	hicle scription	Year		Make						Model			1		Color		
VIN	mation Sy	uatam/s	v) in V/ol	hiolo A		tion System I	aval in Vahial		Special	Vehicles					ate Trailer Ty		LEngagod		cle Def	fect		
L	ance Cor		s) III vei	nicie A	utoma	uon system t	evel in Vehicle					Tov	ved By		utomation sy	rstern Leve	Engaged	Towed				
L	tion of	припу	I	First Imp	act E	Extent of Dan	nage (Power L		ailers)	Vehicle [Direction	Vehic						Action P				
Grea	Greatest Damage Sequence of First Second											-	Third				Four	rth				
	idicates N			event)																		
Pass	enger Inf	ormatio	on							e of Birth		Se		osition				Res	straint			
Mosi	vital								Inju	iry E	jected	Trappe	d Air	bag Dep	loyed							
2 Z	enger Inf	ormatic	on						Date	e of Birth	ı (Age)	Se		osition				Res	straint			
N N									Inju			Trappe		bag Dep	loyed							
Hosp	oital											Am	buland	e								
Carr	er Inform	ation										US	DOT				MC		MF	PSC		
, , , ,												Driv	ver's C	DL Type		ements		L Exempt				
S GW	/R/GCWF	₹						IVe	hicle Co	nfiguratio	on		I Ca	argo Bod	0 N	OP OT OS OX	. 0	Farm Other Hazardo	ous Ma	iterial	ID#	Class #
10			ess O	10,001	- 26,00	00 lbs. O G	reater than 26													O Cargo Spill		
Own	er Informa	ation										Ow	ner Inf	ormation	l							
Ω	ess Inforn	nation										Wit	ness Ir	nformatio	on							
Z 																						
Investig at Scen		Repo	orted Da	ate (Time	*)	1st Investig	gator Name (B	adge)			2	nd Inve	estigate	or Name	(Badge)			Photo	os			
Varrativ	е											Dia	agram									

Authority: 1949 PA 300, Sec.257.622 External # Compliance: Required MSP UD-10E Penalty: \$100 and/or 90 days (Rev 01/2016) Denalty: \$100 and/or 90 days (Rev 01/2016)										rash ID 98030				Fil		s 93001		
STATE	Ξ (OF I	MICI	HIGAI	V TRAFI		RA	SH	IRE	POI	RT		_		ident# 1900(eviewer	06219		
MI 6325900)	Ic	rash Time	No. of Units	Birmingha Crash Type		Departn Special Ci		inces				15		-YON	N (00152)		
04/25/2019 County)		14:40	02	Sideswipe-S		None O Fleeir Roadway	ng Police	ОН	it and Run nknown Weather	0 S 0 A	chool Bus nimal	Are	O Fatal		Non-Traffic Are	ea O OR	V/Snowmobile
63 - Oaklar	nd		Signa		200		e Road		Light	Cloud	У	Road Surfac	11	NTR Driv	vewa	y Related	Speed Limit	Posted
80 - Birmin			1: Nor	st	2	nd				/light		Dry	30 001101			02	25	Yes
Nork Zone (if app Type	olicable	*)	W	orkers Present	Activi	ty			ι	_ocation								
Prefix W		Prir M /	mary Road APLE	Name			Road RD	Туре				Sı	ıffix			Divided Ro	adway	
Distance						Trafficwa Not PI	nysically		ded									
Prefix N			ATES	oad Name		Road ST	Туре				Sı	ıffix			Divided Ro	adway		
Unit Number 01											ndorsen O Cycle O Farm O Recre		Sex M	Total Occi 03	upants	Hazardous A Failed to		
Unit Type MV	###		4###### 4#######	//////////////////////////////////////	<i>######</i>) ###-###	 	Priver Ye:	r is Owner S	Injury O	Position	nt - Left			- 1	straint Shoulder ar	nd Lap Be	lt
Driver Condition 1st Appear	on at T	ime of Cra		21	,	, , , , , , , , , , , , , , , , , , , ,	Drive	r Distract ot Dist	cted By racted			E	jected	Trapped		pag Deployed lot Deploye	ed	
Hospital NONE									Ambuland NONE					<u> </u>				
Alcohol Suspe	ected	Contributi No	ing Factor	Alcohol Test Ty O Breath O Field	O Blood O Urine	d ● Not Offe		ohol Tes Pendin	st Results	Test Res	ults:		Interloci No	k Device				
Drug Suspecti No	ed	Contributi No	ing Factor	Drug Test Type			Dru	g Test F Pendin		Test Res	ults:		Citation Ha O Otl	zardous				
Vehicle Regis DYJ7947		1		ehicle escription	Year	Make SUBARU					Model		0 01			Color WHITE		
VIN JF2SJA0	GC1J	H54639		^{icle Type} assenger C	ar, SUV, Van	Special Veh Not Ap	nicles plicable			Private	Trailer T	уре		Vel	hicle De	efect		
Automation Sy	ystem(:	s) in Vehic	le Autom	ation System Le	vel in Vehicle					Auto	mation S	ystem Level	Engageo	at Time of	Crash			
Insurance Cor	mpany ####	######		#######	nsurance Policy # ###################################	""""""""	///////////////////////////////////////	####	Towed By PRIVA	ATE TO	V			Tower	d To			
Location of Greatest Dam	age		st Impact)8	Extent of Dama Functiona	ge (Power Unit and/or I Damage	Trailers) Vel	nicle Direct V		ehicle Use Private					Action I Lea		Parking		
Sequence of Events (• indicates M	10ST I	narmful eve	First • 17 - N ent)	lotor Veh ir	Transport	Second				Thi	rd				Fo	urth		
Passenger Inf	####	######					f Birth (Age #/####			osition 2nd Rov	v - Left				estraint Shou	lder and L	ap Belt	
				####### 3317-1852	(###) ###-###	# Injury O	Ejecte	d Tra	. 1	bag Deploy Not Deplo								
NONE									Ambuland NONE	<u> </u>								
Passenger Inf ######### ########################	####	######		#######		##/#	f Birth (Age	(0)	М	osition 2nd Rov		nt			estraint Child	- Rear Fa	cing	
				3317-1852	(###) ###-###	# Injury O	Ejecte	d Ira		Not Deploy								
NONE									NONE									
Carrier Inform	ation								USDOT				МС		N	MPSC		
										DL Type	ОН	OP OT OS OX		L Exempt Farm O Other				
GVWR/GCWF O 10,000 lb		ess O 10	0,001 - 26,0	000 lbs. O Gre	eater than 26,000 lbs.	Vehicle Config	juration		Ca	argo Body T	уре	Medical Ca	ird		dous M acard	laterial O Cargo Spil	ID#	Class#
Owner Information	####	######	///////////////////////////////////////	#######					Owner Inf	formation								
######## #############################					###, ## #####-1	#### (##	#) ###-	####										
Damaged Proper	ty						Public	C	Owner & Ph	none								

	Unit Number 02	Unit K Yes	- 1		river License N				rth (Age /####			ense ● Ope O Cha O Mop	rator uffeur	Endorsem O Cycle O Farm O Recre		Sex M	Total Occ	cupants	Hazardous Acti None	on	
	Unit Type MV	### ### NE	#### W HU	##### ##### DSON	######################################	######### ######### 5-9446 (#	: : !##) ###-###	##			No	s Own	er Injury O	Position Fron	nt - Left				straint Shoulder and	Lap Belt	
	Driver Conditi 1st Appear			rash		2nd				Driver Di Not E	istracte Distra	ed By acted			E	Ejected	Trapped		bag Deployed Not Deployed	l	
E E	Hospital NONE											NON									
<u>۸</u> - ۸	No No	ected	Contrib No	uting Fac	tor Alcohol Te O Breat O Field		O Urine O Refused	• Not 0	Offered	Alcohol O Pe	Test ending		Test Res	ults:		Interlock No	Device				
_ D	Drug Suspect No	ed	Contrib No	uting Fac	tor Drug Test O Blood O Field	O Urine	I ● Not Offere	d		Drug Te O Pe	est Re ending		Test Res	ults:		Citation Hai	zardous				
- -	Vehicle Regis BB56155	tration		State MI	Vehicle Description	Yea 200	r	Make ETERI	BILT	!				Model			01		Color BLUE		
∠ ! ⊃	VIN 1XP5DB	0X15	D862	841	Vehicle Type Truck / Bu	ıs			/ehicles				Private	Trailer T	ype		Ve	ehicle D	efect		
ľ	Automation S	ystem(s	s) in Veh	nicle Au	tomation Syste	m Level in Vehi	cle						Auto	omation S	stem Level	Engaged	at Time o	of Crash	ı		
	Insurance Cor	mpany ####	#####	·***********	· · · · · · · · · · · · · · · · · · ·	Insurance P	olicy #		#####	/#####	## T	owed	Ву				Towe	ed To			
	Location of Greatest Dam	age		irst Impa 03		Damage (Power Onal Damag	Unit and/or Tra	ilers)	Vehicle I	Direction		nicle Us rivate					Action Goi		raight Ahead	d d	
	Sequence of Events (• indicates N	MOST h	narmful e	Firs • 17 event)	t - Motor Ve	h in Transp	ort	econd			-		Thi	ird			-	Fo	ourth		
	Passenger Inf	ormatio	on					Date	e of Birth	n (Age)		Sex	Position				F	Restrain	t		
R S								Injur	ry E	jected	Trap	ped /	Airbag Deploy	red							
E G E	Hospital							-			A	Ambula	nce								
SSE	Passenger Inf	ormatio	on					Date	e of Birth	n (Age)		Sex	Position				F	Restrain	t		
ΡĄ								Injur	ry E	jected	Trap	ped /	Airbag Deploy	red							
	Hospital								·		A	Ambula	nce								
S N	Carrier Inform	SITE	E DEV	/ELOP	MENT LLC						- 1	JSDOT 0000	00188845	9		MC		N	MPSC		
K/B	5941 MA FENTON											Oriver's Grou	CDL Type	ОН	ements OP OT OS •X	0	L Exempt Farm Other				
r r u c	GVWR/GCWF O 10,000 lb		ess O	10,001 -	26,000 lbs. •	Greater than 2			nfiguration	_{on} ni-Trail	ler		Cargo Body T		Medical Ca Yes		Hazaı	rdous M Placard	Material O Cargo Spill	ID#	Class #
	Owner Inform	ation										Owner	nformation						!		
OWNEF																					
	Witness Inforr	nation									Ī	Vitness	Information								
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PROPERTY CONDITION REPORT

320 Martin Street Birmingham, Michigan 48009

September 10, 2018 Partner Project Number: 18-224890.1

Prepared for:

United Farm Family Life Insurance Company & United Farm Family Mutual Insurance Company Indianapolis, Indiana 46202





September 10, 2018

Jason Krcmery
United Farm Family Life Insurance Company &
United Farm Family Mutual Insurance Company
225 South East Street, Suite 735
Indianapolis, Indiana 46202

Subject: Property Condition Report

320 Martin Street

Birmingham, Michigan 48009 Partner Project No. 18-224890.1

Dear Mr. Krcmery:

Partner Engineering and Science, Inc. is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and as specified in the engagement agreement that initiated this work.

The purpose of this assessment is to provide sufficient information to evaluate the condition of the real property in order to facilitate completion of due diligence as a secured lender. The findings of this report are intended to be used in support of securing the debt created through the prospective financing for which the subject property serves as collateral. This report may not be used for any other purpose, including, without limitation, use by owner, borrower or tenant for the purpose of evaluating specific building components and systems, or as an instrument in negotiations related to the acquisition or disposition of the property.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Nick Swan at (248) 835-2711 or NSwan@Partneresi.com.

Sincerely,

Partner Engineering and Science, Inc.

Douglas Jambard-Sweet

Reviewer

Nick Swan

01,20

Senior Project Manager

EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

Executive Summary

Partner Engineering and Science, Inc. (Partner) has performed a property condition assessment (PCA) of the parcel and improvements defined in the following table (the "subject property"). The assessment was performed in accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". The purpose of this Property Condition Assessment was to observe and document readily-visible materials and building system defects that might significantly affect the value of the subject property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

Property Data	
Name	320 Martin Street
Address	320 Martin Street
City, State and Zip Code	Birmingham, Michigan 48009
Property use	Office
Land acreage (acres)	0.567
Number of buildings	One
Number of floors	Three
Year built	1939, renovated 2010
Gross building area (sf)	18,903
Net rentable area (sf)	16,933
Number of tenant spaces	11
Foundation / Substructure	Concrete slab-on-grade with perimeter and interior footings under
	load bearing structures
Superstructure	Steel columns, Concrete load bearing walls;
	Metal deck on steel beams and joists at second floor structure
	Wooden decking supported by steel beams
Façade	Brick masonry and limestone
Roof type	Flat, mechanically-fastened, single-ply thermoset membrane on
	additions; Flat, built-up roofing on main building; Pitched, standing
	seam metal panel clerestory roof
Parking area	Asphalt pavement at grade
Parking space count	22
ADA-designated parking count	No ADA-designated spaces
HVAC system	Split system units
Water supply piping	Copper
Electrical branch wiring	Copper
Number of elevators	One
Fire suppression	Wet-pipe sprinkler system
Fire alarm	Central system with outside dialer



Overall Condition

Based on the systems and components observed during the site visit, the subject property appeared to be in good condition. The overall level of preventative maintenance appeared to be good. The detailed observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented in the Appendices.

The information provided in the completed pre-survey questionnaire appeared to be accurate.

Reported Capital Expenditures

No recent or planned capital improvements were reported by property management. Building underwent a total renovation in 2010.

Immediate and Short-Term Repair Items

This report presents opinions of costs for items or conditions that require immediate action as a result of the following: Material existing or potentially unsafe conditions, material code violations, or any other physical deficiencies that if left uncorrected would be expected to result in or contribute to the failure of critical elements or systems within one year or may result in a significant increase in remedial costs. These items should be addressed at the first practical opportunity.

In addition, this report presents opinions of costs for items or conditions that may not require immediate action, but should be conducted on a priority basis above and beyond routine maintenance. Generally, the recommended time frame for addressing these items is two years.

Deferred maintenance items and/or physical deficiencies that are considered significant are also identified in Table 1 - Immediate Repair and Deferred Maintenance Cost Opinion.

Replacement Reserve Items

In accordance with the terms under which this assessment was performed, this report includes opinions of costs for capital replacement reserve items that are anticipated to occur during a specified evaluation period. These items are identified in Table 2 – Long-Term Cost Opinion. Systems or components that are present at the subject property, but not listed in Table 2, are expected to realize a useful life that exceeds the evaluation period.

Cost Exclusions

This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and replace, that are generally associated with the normal operation of the subject property, that are part and parcel of a building renovation program, for enhancements to reposition the subject property within the marketplace, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes, and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.



Deviation from ASTM E2018

The deviations listed below are part of the Partner standard operating procedures or were specified in the Addressee's scope of work.

- This report includes seismic zone information that is not required by the Standard.
- This report includes an opinion of costs for anticipated capital expenditures for an evaluation period defined by the Addressee. The costs are presented in Table 2.
- This report includes an evaluation of the condition of the observed components and systems.
- This report combines the opinions of immediate and short-term costs included in Table 1.

Recommendations for Additional Investigations

There were no issues observed or reported that indicate the need for additional investigations.



TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

320 Martin Street

20 Martin Street

Birmingham, Michigan 48009

Partner Project No. 18-224890.1 September 10, 2018

Sect. No.	Deficiency o	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Total Cost
2.0	Regulatory Compliance					
	None Noted					
3.0	3.0 Site Improvements					
	None Noted					
4.0	Structural Frame and Building Envelope					
	None Noted					
5.0	5.0 Mechanical and Electrical Systems					
	None Noted					
0.9	Interior Elements					
	None Noted					
7.0	Accessibility					
	None Noted					
8.0	Water Intrusion and Microbial Growth					
	None Noted					
					\$ TOTAL \$	0 \$



TABLE 2 - LONG-TERM COST OPINION

0.5 ≥ mir	320 Martin Street 320 Martin Street Birmingham, Michigan 48009	Partner Project No. 18-224890.1 September 10, 2018	et No. 18-), 2018	-224890.1											Site eff	Rentable area (sf): Site effective age (years): Inflation rate: Evaluation period (years):		16,933 68 2.5% 12
Sect. No.	Avg Eff EUL Age RUL Description (YR) (YR)	On Site Qty ii Qty Pei	Qty in Eval Period Uni	Unit Unit Cost	t YR 1	YR 2	YR 3	YR 4	YR 5	YR 6		YR7 YI	YR 8	YR 9	YR 10	YR 11 YR 12		Total Cost
3.0	Site Improvements																-	
	Notice attrict pared																↔ •	1 1
4.0	Structural Frame and Building Envelope	ope			-													
4.4.1	Roof replacement - EPDM 20 18 2	5,475	5,475 SF	F \$3.00		\$ 16,425	2										- ↔	\$ 16,425
																	₩ ₩	1 1
5.0	Mechanical and Electrical Systems																_	
	None anticipated																↔ •	1 1
0.9	Interior Elements																	
6.1	Common area carpeting, 7 5 2	1,000	2,000 SF	F \$3.00		\$ 3,000	0						⇔	3,000			\$	0000'9
6.1	Common area wall finishes, Replace 10 7 3	2,000	5,000 SF	F \$1.00			0′5 \$	2,000									₩.	2,000
																	₩.	ı
																	↔	ı
			_	Uninflated Totals: \$ Inflated Totals: \$	als: \$	- \$ 19,425 \$ - - \$ 19,911 \$		5,000 \$	↔ 	↔ ↔ : :	↔ ↔	↔ ↔		3,000 \$		\$ \$	↔ ↔	27,425 28,819



\$0.13 \$0.14

Uninflated cost per square foot per year:

Inflated cost per square foot per year:

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FIGURES AND APPENDICES

The following report Figures and Appendices are attached at the end of this report.

Figure 1: Site Location Map

Figure 2: Site Plan

Appendices Appendix A: Site Photographs

Appendix B: Supporting Documentation

Appendix C: Qualifications



1.0 INTRODUCTION

1.1 Purpose

The purpose of this assessment is to provide information to evaluate the condition of the subject property in order to facilitate completion of due diligence by the addressee. The purpose is accomplished by describing the primary systems and components of the subject property, identifying conspicuous defects or material deferred maintenance, and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

The findings of this report are intended to be used in support of securing the debt created through the prospective financing for which the subject property serves as collateral. This report may not be used for any other purpose, including, without limitation, use by owner, borrower or tenant for the purpose of evaluating specific building components and systems, or as an instrument in negotiations related to the acquisition or disposition of the property.

1.2 Scope of Work

This assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (the Standard) and as specified in the engagement agreement that initiated this work. Specific requirements or deviations from the minimum ASTM standard are described herein.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

1.3 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, Partner's experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, Addressee-provided information, and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.

Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount



of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

1.4 Descriptive Qualifiers

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

Good In working condition and does not require immediate or short term repairs above an

agreed threshold.

Fair In working condition, but may require immediate or short term repairs above an agreed

threshold.

Poor Not in working condition or requires immediate or short term repairs substantially above

an agreed threshold.

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appeared to be satisfactory.

1.5 User Reliance

Partner was engaged by 320 Investments, LLC to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of 320 Investments, LLC and **United Farm Family Life Insurance Company & United Farm Family Mutual Insurance Company** (collectively, the "Addressee"). This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted Partner's standard Terms and Conditions, a copy of which can be found at https://www.partneresi.com/terms-conditions.



2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

2.1 Site Reconnaissance

Date: August 29, 2018 Weather: 78 degrees F., cloudy

Field Assessor: Steve Cooper

Escort: Rob Krochmal, Director of Operations, The Surnow Company, (248) 867-3304

Limiting Conditions

The performance of this assessment was limited by the following conditions:

 Observed tenant areas were selected by the escort. The observed conditions are presumed to be indicative of areas throughout the subject property.

2.2 Property Personnel Interviewed/Contacted

The site escort, Rob Krochmal, was interviewed during the course of the survey. Additional site personnel were not available for interview. Mr. Krochmal has been associated with the subject property for eight years and was cooperative during the property observations. Mr. Krochmal appeared to be knowledgeable about the subject property history and maintenance practices.

2.3 Regulatory Compliance Inquiry

Building Codes		City of Birmir	ngham Building	Department		
Contact:	Bruce Johnson			Telephone:		(248) 530-1850
Findings:	☐ No Violatio	ns	☐ Violations		\boxtimes	Awaiting response
	Awaiting respo	nse. A written	request for in	formation was	sub	mitted on August 28,
	2018; no respo	nse was receiv	ed prior to the	preparation of	this	report.
Fire or Life Safe	ety	City of Birmin	ngham Fire Dep	artment		
Contact:	John Connaug	hton		Telephone:		(248) 530-1903
Findings:	No Violatio	ns	Violations			Awaiting response
	Awaiting response. A written request for information was submitted on August 28,					
	2018; no response was received prior to the preparation of this report.					
Zoning		City of Birmir	ngham Planning	g Department		
Contact:	Jana Ecker			Telephone:	(24	8) 530-1850
Findings:	According to	a review of th	e zoning map	obtained from	Cit	y of Birmingham, the
	subject proper	ty is zoned B-3	Office - Reside	ential.		

This information does not constitute a detailed regulatory-compliance investigation and any code compliance issues noted in this report are based on information provided by the regulatory agencies noted above. If possible, the provided information was confirmed with on-site observations.

2.4 Document Review

The following documents were readily available or provided to Partner for reference as part of this assessment:



- City of Birmingham Tax Assessor property information
- City of Birmingham Zoning Map
- Federal Emergency Management Agency (FEMA) flood hazard layer map
- Capital Improvements listing



3.0 PROPERTY CHARACTERISTICS

3.1 Parcel Configuration

The subject property improvements are placed upon one parcel. The parcel is rectangular and comprises approximately 0.567 acres.

3.2 Site Improvements

3.2.1 Topography and Storm Water Drainage

The general vicinity is in a developed urban area. The subject property slopes to a catch basin located at the south end of the parking lot.

Storm water runoff from the roofs of the subject building is directed to roof drains connected to internal leaders that exit through the exterior walls and directly into the storm drain collection system. Storm water from the landscaped and paved areas is removed primarily by sheet flow action across the paved surfaces to on-site storm water drains.

The subject property is connected to a storm sewer system that is owned and maintained by the municipality.

Survey Condition and Analysis

The topography appeared to be in good overall condition and appeared to adequately accommodate the built improvements. Routine maintenance is anticipated during the evaluation period.

Precipitation was not present during the walk-through survey; consequently, direct observation of the operation of the storm water drainage system was not possible. Evidence of improper operation was not readily apparent. Routine maintenance, including clearing of debris from inlets, channels, piping, and outlets, is anticipated throughout the evaluation period.

3.2.2 Vehicular Access, Paving

Vehicular access is provided by two-way drive lanes leading from the adjacent public right-of-way to the on-site parking areas and drive aisles. Signalization is not provided at the entrance points to the subject property.

Concrete pavement is provided at the right-of-way approaches. Asphalt pavement is utilized throughout the property.

According to the property management, parking areas provide a total of 22 spaces, none of which are ADA-designated spaces.

Curbing is not provided. Concrete wheel stops are present at the head of each space.

Survey Condition and Analysis

Pavement appeared to be in good structural condition.



Pavement markings and striping appeared to be in good condition. Reapplication of markings and striping is anticipated during the evaluation period as part of routine maintenance, due to the nominal quantity and nominal cost involved.

Asphalt seal coat appeared to be in good condition. Reapplication of the seal coat is anticipated during the evaluation period as part of routine maintenance, due to the nominal quantity and nominal cost involved.

3.2.3 Walkways, Grade-Level Steps and Ramps

Building entrance flatwork and pedestrian walkways consist of cast-in-place concrete construction. Ramps and steps accommodate sidewalk grade changes.

Survey Condition and Analysis

The pedestrian concrete walkways appeared to be in good overall condition. Limited cracking was noted throughout. Routine maintenance, including minor sectional replacement, is anticipated throughout the evaluation period.

3.2.4 Landscaping and Irrigation

Landscaped areas consisting of grass-covered lawns, floral plantings, trees, and shrubs are provided in areas not occupied by the building, walkways, or pavement. An underground automatic irrigation system is provided.

Survey Condition and Analysis

Vegetative materials appeared to be in good overall condition. Routine maintenance, including as-needed replacement of vegetation, is anticipated throughout the evaluation period.

Although operation of the sprinkler system was not directly tested, components are assumed to be in proper working order, based on the general appearance and as reported by management. The overall conditions of the landscaping and maintenance practices by the landscape service appeared to be adequate. Routine maintenance is anticipated during the evaluation period.

3.2.5 Retaining Walls

Retaining walls were observed in landscaped areas and at the eastern and western sides of the building at the perimeter of lower level window wells and seating areas. The landscaping walls are constructed with concrete masonry units and the walls at window wells and seating areas are constructed with cast-in-place concrete.

Survey Condition and Analysis

The retaining walls appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

3.2.6 Site and Building Signage

Building address identification is primarily provided by wall-mounted monument signage positioned at the southeast and northeast corners of the subject property.



Survey Condition and Analysis

The signage appeared to be sufficient and in good condition. Sign painting or replacement can be conducted on an as-needed basis during the evaluation period as part of routine maintenance.

3.2.7 Perimeter Walls, Gates, and Fences

Decorative metal railings were observed at the top of the retaining walls and walls of the ramp leading to the north entrance.

A brick wall was observed at the north perimeter of the parking lot.

Survey Condition and Analysis

The metal railings and perimeter wall appeared to be in good and operational condition. Routine maintenance is anticipated during the evaluation period.

3.2.8 Exterior Lights

Outdoor lighting is provided by city-owned street lighting.

3.2.9 Site Amenities

A freestanding carport is provided on the west side of the north parking lot. The open-sided carport consists of a metal-framed canopy with pitched, metal deck roofing supported by metal columns.

Survey Condition and Analysis

The carport appeared to be in good overall condition. Painting of the carports is anticipated during the evaluation period and can be conducted as part of the building exterior maintenance as discussed in Section 4.4.

3.2.10 Special Utility Systems

Special utility systems are not present.



4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

4.1 Foundation/Substructure

Cast-in-place concrete foundation walls were observed at the perimeters of the below grade structures.

Survey Condition and Analysis

Evidence of structural distress indicative of foundation settlement was not observed. Foundations appeared to be in functional condition. Normal monitoring of the foundation is anticipated during the evaluation period.

4.2 Building Frame

The building is constructed with load-bearing concrete perimeter walls with conventional interior steel columns. Upper floors are constructed of concrete filled metal decking supported by CMU exterior walls, and interior steel columns and beams. The roof is constructed of wood decking supported by CMU exterior walls, and interior steel columns and beams.

Survey Condition and Analysis

Evidence of structural distress indicative of framing failure was not observed. The framing appeared to be in functional condition. Normal monitoring of the framing is anticipated during the evaluation period.

4.3 Facades or Curtain Walls

4.3.1 Exterior Walls

The exterior walls of the building consist of limestone and brick masonry.

Soffits are stained wood.

Survey Condition and Analysis

The exterior walls appeared to be in generally good condition. Routine maintenance is anticipated during the evaluation period.

4.3.2 Windows

Windows appeared to be double-pane, fixed and operable units. Window framing appeared to be aluminum. Windows on the north side of the building part of an aluminum-framed window system consisting of full height, low-e or solar tinted glazing in aluminum frames.

Survey Condition and Analysis

Windows were reported and appeared to be in good overall condition. No signs of window leaks or condensation were evident during the observation. Window sealants appeared to be intact, with no signs of deterioration. Routine maintenance is anticipated during the evaluation period.



4.3.3 Doors

The main entrance on the north side of the building is constructed of a pair of aluminum-framed doors with full-height glazing set in an aluminum storefront system. An inner pair of doors of the same basic configuration form a vestibule with sides constructed of aluminum-framed storefront windows.

The entrance on the south side of the building is constructed of a pair of aluminum-framed doors with full-height glazing set in an aluminum storefront system.

Secondary doors are aluminum-framed doors with full-height glazing set in an aluminum frame.

Survey Condition and Analysis

Doors were reported and appeared to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

4.3.4 Parapets

Exterior walls extend above the roof plane as parapets and are capped with EPDM roofing. Roof materials cover the inboard sides of the parapets. The materials terminate under the metal counterflashing.

Survey Condition and Analysis

Parapets appeared to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

4.4 Roof

4.4.1 Roofing Materials

Roof coverings on the main building consist of a rolled asphalt roofing system.

Roof coverings on the lower roofs consist of an adhered, single-ply thermoset membrane.

The roofing materials of the main building extend vertically up the inboard side of the parapet walls, terminating under counter-flashings.

Flashing materials appeared to be similar to the roofing membrane.

Sloping metal roofs are present at clerestories.

Roof type	Approximate area	Installation date
Metal roof	1,250	1939
Asphalt roof	5,475	1985 (estimate)
EPDM roof	1,800	2010

Survey Condition and Analysis

The roofing systems appeared to be in good overall condition.

Isolated areas of patching were noted. Based on EUL, replacement of the asphalt roof is anticipated during the evaluation period with an opinion of the cost for this work included in Table 2. The metal panel roofing is expected to require only routine maintenance during the evaluation period.



According to the site escort, roof maintenance and repairs are conducted by a roofing contractor, Bruttell Roofing.

4.4.2 Roof Drainage

Storm water runoff for the roof is directed to roof drains connected to internal leaders that exit through the exterior walls and directly into the storm drain collection system. Emergency overflow scuppers are provided at the north side of the building.

Survey Condition and Analysis

Roof drains appeared to be in good overall condition. Roof drains should be repaired or replaced as needed during roof replacement activities. Evidence of water damage indicative of roof leaks was not observed.

4.5 Fire Escapes, Stairs or Balconies

Balconies and fire escapes are not present.

Concrete exterior stairs are provided at the south and north entrances, as well as the lower level seating area. Open sides are protected by steel pipe guardrails and steel pipe handrails are located on walls at closed sides. All observed steel components are painted and the concrete treads are exposed.

Interior stairs are constructed of steel stringers and closed risers with concrete-filled steel pan treads. Open sides are protected by steel pipe guardrails and steel pipe handrails are located on walls at closed sides. All observed steel components are painted and the concrete treads are exposed.

The feature stair at the atrium is constructed of steel stringers and open risers with concrete-filled steel pan treads. An ornamental wooden guardrail is located on the open side and wooden handrails are secured to the glass panels. The handrails are stained.

Survey Condition and Analysis

Stairs appeared to be in good condition. Routine maintenance is anticipated throughout the evaluation period. Painting of the stairs and guard rails can be performed in conjunction with the painting of the building exterior or interior common areas.



5.0 MECHANICAL AND ELECTRICAL SYSTEMS

5.1 Plumbing, Domestic Hot Water, and Sewer Systems

Observation of visible piping at water heaters and plumbing stub-outs indicates that the piping is copper and mixing valves are not reportedly in place.

Observation of visible vent piping indicates that the piping is cast iron and PVC.

Domestic hot water to the building is provided by a 50-gallon electric unit.

Survey Condition and Analysis

The plumbing systems were reported to be in good overall condition. Evidence of leaks or faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The sanitary drainage and vent system was reported to be in good overall condition. Evidence of leaks or faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The water heater appeared to be in good overall condition. Replacement of the water heater is anticipated during the evaluation period as part of routine maintenance, due to the nominal quantity and nominal cost involved.

5.2 Heating, Air Conditioning, and Ventilation

Heating and cooling are provided by direct expansion HVAC split systems. Each system has a condensing unit located at grade and a fan coil/furnace unit located in each tenant space and common area. Manufactured by Bryant, the condensing units have a typical input capacity of three tons and use R-401 A refrigerant. The furnace units provide heat through gas-fired heating coils. Distribution of the conditioned air is by concealed sheet metal ductwork and temperature control is by a local thermostat.

Accessory areas such as warehouse areas, mechanical rooms, office areas that require additional heating, and vestibules are heated by electric resistance, cabinet unit heaters that are either floor mounted, ceiling-hung or wall-mounted.

Ventilation is provided by individual and common area fans that vent through the roof.

Survey Condition and Analysis

According to property management, the mechanical equipment is maintained by in-house staff / an outside vendor, Sun Heating and Cooling.

Roof-mounted exhaust fans appeared to be in good condition. Routine maintenance, including regular inspection, testing, and minor repair is anticipated throughout the evaluation period.

The HVAC equipment components are reported to be eight years old and generally in good condition. Routine maintenance, including regular inspection, testing, and minor repair is anticipated throughout the evaluation period.



5.3 Electrical

Electrical service is delivered via several pad-mounted, utility-owned transformers located at the southwest corner of the building. Main electrical service is rated at 800 amp, 120/240 volt, three phase main distribution panels. Breaker panels for lighting and power controls are located in mechanical rooms and tenant spaces. Observed panels were manufactured by Siemens.

Wiring appeared to be copper in the mechanical room. Ground fault circuit interrupter (GFCI) outlets were observed in kitchens and bathrooms.

Survey Condition and Analysis

The electrical service was reported to be adequate for the current demands of the facility. The switchgear, circuit breaker panels, electrical meters, and wiring appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

5.4 Vertical Transportation

5.4.1 Elevators

A hydraulic passenger elevator is provided. According to posted signs and placards, the elevator was manufactured by ThyssenKrupp and the capacity is 2,000 pounds.

The interior cab finishes consist of a carpeted floor and laminate wood panel walls.

The control panel is provided with illuminated push button floor indicators, alarm button, emergency pull button, and emergency phone. The elevator is provided with audible floor indicators and optical sensors that automatically open the doors when an obstruction is encountered.

Survey Condition and Analysis

The elevator appeared to be in good overall condition. According to the operating permit, the elevator was last inspected in November 2017. The elevator was reportedly last load tested in November 2017. Inspection and test certificates were observed within the elevator room.

The elevator is reportedly maintained through a service contract with ThyssenKrupp. The service contract reportedly provides for minor repairs and maintenance activities. The date of last service was June 27, 2018.

Routine maintenance, including inspection, testing and minor repairs, is anticipated throughout the evaluation period.

5.4.2 Escalators

Escalators are not provided.



5.5 Life Safety and Fire Protection

5.5.1 Fire Suppression Systems

The building is protected by an automatic fire protection system consisting of a wet-pipe automatic sprinkler system. Water is supplied via a fire sprinkler line from the municipal main that is reportedly fitted with flow and tamper switches and a backflow prevention device.

Fire sprinkler piping appeared to be steel. Sprinkler heads in the spares cabinet appeared to be manufactured by Viking.

Fire extinguishers were observed in corridors, elevator lobbies, and in mechanical/electrical spaces. They are reportedly inspected on a yearly basis, with the last inspection having occurred in July 2018. Fire hydrants are located at several points adjacent to the parking lot.

Survey Condition and Analysis

The fire suppression system appeared to be in good overall condition. The system is reportedly tested on an annual basis. Current inspection tags were observed on the riser. Routine maintenance, including regularly-scheduled testing, is anticipated during the evaluation period.

Current inspection tags were observed on the fire extinguishers. Routine maintenance, including regularly-scheduled testing and as-needed replacement, is anticipated during the evaluation period.

5.5.2 Alarm Systems

The fire alarm system is reportedly comprised of heat detectors, pull stations, and alarm horn/strobes. Hardwired smoke detectors are located in each tenant space and are connected to a central panel. A central fire alarm control panel monitors the smoke detectors, pull stations, and sprinkler system flow switches. The panel was manufactured by Honeywell and includes a remote dialer. The system is fully-addressable and is reportedly monitored by Guardian Alarm.

Survey Condition and Analysis

The fire alarm system appeared to be in good overall condition and is reportedly tested on an annual basis. Current inspection tags were not observed on the main control panel. Routine maintenance, including regularly-scheduled testing, is anticipated during the evaluation period.

5.5.3 Other Systems

Emergency lighting is typically provided by wall- and ceiling-mounted battery-operated fixtures. Emergency means of egress locations are indicated by illuminated exit signs.

Survey Condition and Analysis

The observed components appeared to be in good overall condition. Routine maintenance, including regularly-scheduled testing and as-needed replacement, is anticipated during the evaluation period.



6.0 INTERIOR ELEMENTS

6.1 Common Areas

Significant common areas at the subject property consist of the building lobby, elevator cab, stairwells, corridors, and elevator lobbies. In addition, restrooms are provided on each floor.

Common area finishes consist of wood and carpet flooring, painted gypsum board walls, and gypsum board ceilings. Lighting consists of recessed fixtures.

Stairwell and interior corridor doors are solid-wood doors equipped with panic-bar hardware and closers. The restroom finishes consist of marble floors and walls, painted gypsum board ceilings, and plastic laminate toilet partitions.

Survey Condition and Analysis

Common area finishes appeared to be in good condition. According to the property manager, the finishes were renovated in 2010. Based on the EUL, replacement of some finishes is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

6.2 Amenities and Special Features

The building is constructed with a kitchen and dining area. Common area furnishings consist of sofas, chairs, and tables.

The kitchen/dining area is finished with wood flooring, painted gypsum board walls, and gypsum board ceilings. The kitchen is provided with a refrigerator, dishwasher, sink, two microwaves and wall hung wooden cabinetry. New kitchen equipment was installed in 2010.

Survey Condition and Analysis

Amenities and furnishings appeared to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

Furnishings and equipment appeared to be in good overall condition. Based on the expected useful life, replacement of a portion of the furnishings and equipment is anticipated during the evaluation period as part of the normal operating budget.

6.3 Support Areas

No support areas are present.

6.4 Commercial Tenant Spaces

Tenant occupancy includes multi-tenant floors. According to property management, the building is currently configured for eleven tenants.

Observed tenant space flooring consists of carpet, ceramic tile, granite, and wooden plank flooring. Walls are typically painted gypsum board; areas of vinyl wall covering, stained wooden panels, and various tiles are also present. Ceilings are typically painted gypsum board ceilings.



Entrance doors range from conventional, stained, solid core doors set in metal frames to glass systems. Interior doors are typically stained, solid core wood set in metal frames. Miscellaneous cabinetry is located at break and office areas.

Tenant Space ID	Square Footage	Tenant	Occupied	Condition Notes
LL10	1,433	Biddison Architects	Υ	Observed – good condition
LL30	3,691	Everdays	Υ	Observed – good condition
LL60	1,183	Dynamic Metals	Υ	Not observed
100	2,545	The Surnow Company	Υ	Observed – good condition
110	1,983	NNG	Υ	Not observed
120	261	Jay Sielfman	Υ	Observed – good condition
140	2,423	Everdays	Υ	Observed – good condition
200	1,989	CFM	Υ	Observed – good condition
220	573	Stanislaw	Υ	Observed – good condition
240	308	Tripod 3D	Υ	Not observed
210	544	REM Management	Υ	Not observed
Total	16,933			

Survey Condition and Analysis

The tenant finishes and furnishings appeared to be in good condition. Maintenance, repair, and replacement of the tenant area finishes are generally tenant responsibilities, and as such an opinion of cost for this work is not included in this report.



7.0 ACCESSIBILITY

Americans with Disabilities Act

As part of this assessment, a limited, visual, accessibility survey was conducted. The survey did not include taking measurements or counting accessibility elements. The scope of the survey was limited to determining the existence of architectural barriers or physical attributes of the subject property, which affect on-site parking, path of travel into and through public areas of the building, and elevators, as applicable. Furthermore, the scope of our survey includes only the federal requirements of the ADA; it is not intended to address state or local codes. Our observations were limited to the places of public accommodation on the subject property.

Survey Condition and Analysis

Based on current use, the subject property is a "public accommodation".

Parking areas that provide self-parking for visitors must provide ADA-compliant parking spaces. However, the parking lot on the subject property has no public parking. There is a sign posted at the entrance drive of the onsite parking lot indicating that unauthorized vehicles will be towed. Therefore, no ADA parking is required onsite.

Exterior routes from public transportation stops, accessible parking spaces, and public sidewalks at the subject property appeared to be generally accessible. Exterior entrances provided at the subject property appeared to be generally accessible.

Interior routes connecting all common areas within the subject building appeared to be generally accessible.

The elevator within the subject building appeared to be generally accessible.

Toilet facilities in the building appeared to be generally accessible.

No ADA deficiency was observed.



8.0 SUSPECT WATER INTRUSION AND MICROBIAL GROWTH

As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspect mold growth. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

Survey Condition and Analysis

Visual or olfactory indications of suspect microbial growth were not observed.



9.0 NATURAL HAZARD INFORMATION

Partner reviewed readily-available materials to obtain the following information. Determination of site-specific conditions is not within the scope of this report and may require additional investigation.

9.1 Flood Zone

According to Flood Insurance Rate Map, Community Panel Number 26125C0537F, dated September 29, 2006, the subject property appears to be located in Zone X, which is not a Special Flood Hazard Area.

9.2 Seismic Zone

According to the seismic zone map, published in the Uniform Building Code 1997, Volume 2, Table 16.2, the subject property appears to be located in Seismic Zone 1.



10.0 OUT OF SCOPE CONSIDERATIONS

These following items are categorically excluded from the scope of work.

- Utilities: Operating conditions of any systems or accessing manholes or utility pits.
- Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
- Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
- Plumbing: Determining adequate pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems.
- Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Entering of plenum or confined space areas.
- Air conditioning & Ventilation: Process-related equipment or condition of tenant owned or maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow.
- Electrical: Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating any electrical devices. Opining on process related equipment or tenant-owned equipment.
- Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/ escalator pits or shafts.
- Life Safety/ Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, paths of travel, construction groups or types, or use classifications.
- Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Activity Exclusions- These activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide (ASTM 2018-15). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

- Providing opinions of costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items unless specifically requested by the addressee.
- Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes;
- Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstruct access or visibility;
- Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground drains;



- Determining NFPA hazard classifications, identifying, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, accessible routes, construction groups or types, or use classifications;
- Preparing engineering calculations to determine any system's, component's or equipment's
 adequacy or compliance with any specific or commonly accepted design requirements or
 building codes, or preparing designs or specifications to remedy any physical deficiencies;
- Identification of code or OSHA compliance beyond what has been reported through communication with local regulatory offices.
- Taking measurements or quantities to establish or confirm any information provided by the owner or user;
- Reporting on the presence or absence of pests or insects;
- Reporting on the condition of subterranean or concealed conditions as well as items or systems
 that are not permanently installed or are tenant-owned and maintained;
- Entering or accessing any area deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observer's health or safety;
- Performing any procedure, that may damage or impair the physical integrity of the property, any system, or component;
- Providing an opinion on the operation of any system or component that is shut down;
- Evaluating the Sound Transmission Class or acoustical or insulating characteristics of systems or components;
- Providing an opinion on matters regarding security and protection of occupants or users from unauthorized access;
- Evaluating the flammability of materials and related regulations;
- Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access;
- Operating or witnessing the operation of lighting or any other system controlled by a timer, operated by the maintenance staff, or operated by service companies;
- Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within the agreed scope;
- Evaluating systems or components that require specialized knowledge or equipment;
- Entering of plenum or confined space areas.



11.0 LIMITATIONS

This assessment is based upon the guidelines set forth by the ASTM Standard current to the issuance of this report and subject to the limitations stated therein. Our review of the subject property consisted of a visual assessment of the site, the structure(s) and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator's judgment of the physical condition of the subject property components, their ages and their EUL. Consequently, this report represents the condition of the subject property at the time of observation. Acceptance and use of this report infers acknowledgment that the condition of the property may have changed subsequent to site observations and/or that additional information may have been discovered, and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems, and damages that may occur as a result of the changes or failures.

Information regarding the subject property is obtained from a site walk-through survey, local government agency records review, interviews and Addressee-, tenant- or property owner-provided documents. No material sampling, invasive or destructive investigations, equipment or system testing was performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Information regarding operations, conditions, and test data provided by the Addressee, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily-available sources, including internet research and interview of municipal officials or representatives is assumed to be factual and complete. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally-accepted practices applicable at the time and location of the study.

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. This assessment, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

The report does not identify minor, inexpensive repairs or maintenance items, which should be part of the subject property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

The assessment of the roof, façade and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.



Performance of a comprehensive building, fire or zoning code review is outside of the scope of work for this report. Information provided within this report is based on readily-available information or interview of municipal officials.

This report presents an evaluation of the accessibility of the subject property as specified in the engagement agreement. This report does not present an audit of all components specified in federal, state or local accessibility regulations. Instead, this review observed general design components such as routes of travel, door hardware, plumbing amenities, elevator controls and signals, basic emergency alarm components and signage. This report is not a comprehensive Americans with Disabilities Act review.

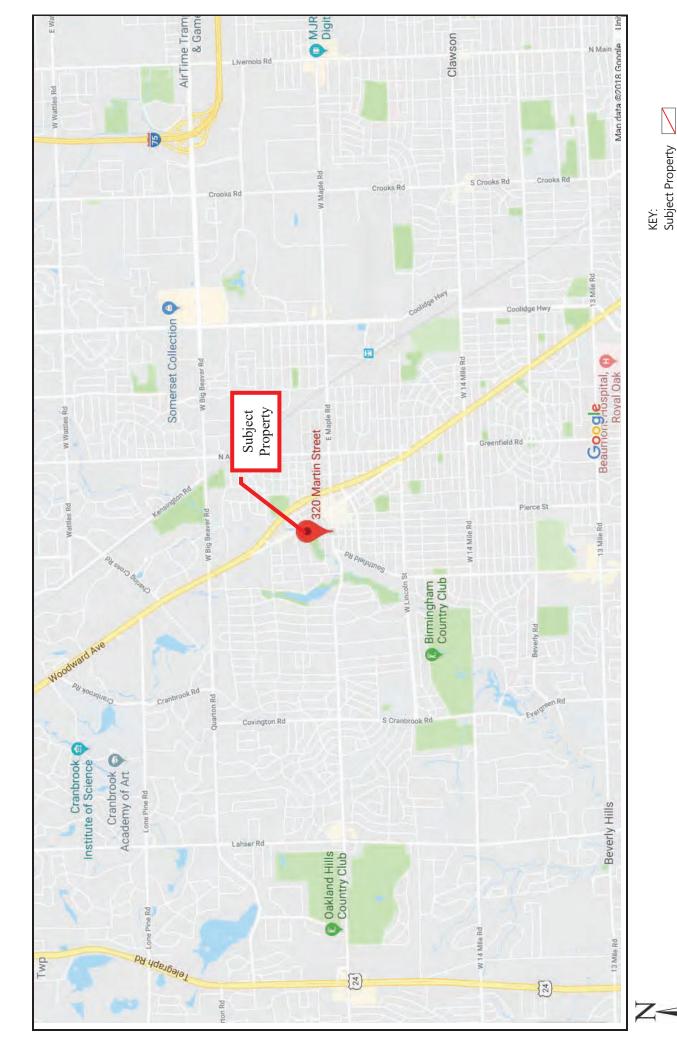
Acceptance and use of this report infers acknowledgment that the condition of the property may have changed and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems, and damages that may occur as a result of the changes or failures.



FIGURES

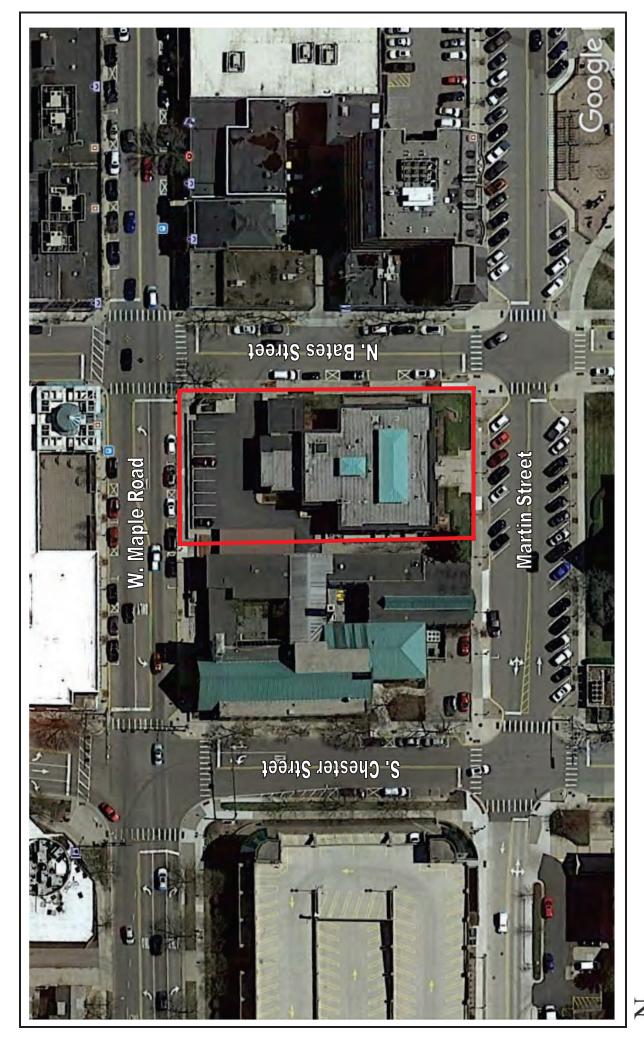
- 1. SITE LOCATION MAP
- 2. SITE PLAN













PARTNER



FIGURE 2: SITE PLAN Project No. 18-224890.1

APPENDIX A: SITE PHOTOGRAPHS

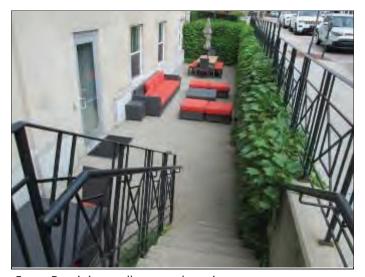




South building elevation 1.



Retaining wall at landscaped area 3.



Retaining walls around seating area



2. Catch basin



Retaining wall at basement level



Parking lot on north side of building





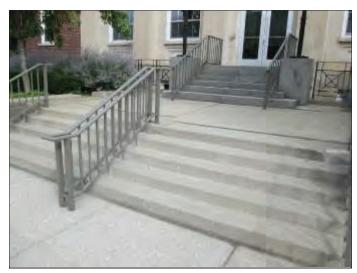
Carport on west side of parking lot 7.



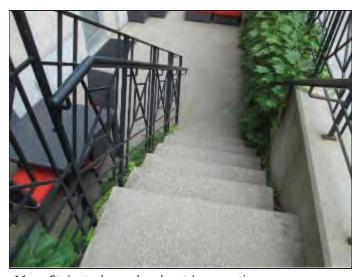
Sidewalk on south side of building



9. Concrete walkway to building entrance



Stairs at south entrance to building



11. Stairs to lower level outdoor seating area



Concrete ramp from parking lot 12.





13. Concrete ramp from parking lot



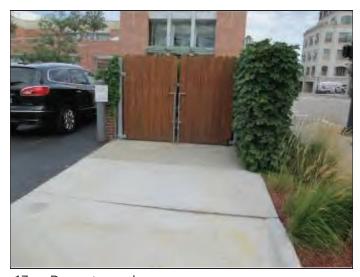
14. Wall at north property line and parking lot



15. Monument sign on south side of building



16. Monument sign on north side of building



17. Dumpster enclosure



18. Concrete foundation wall and waterproofing





19. Metal deck and steel beam of second floor



20. Wood roof deck and metal beams



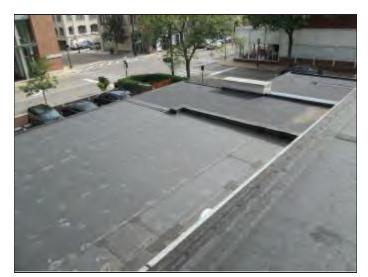
21. Asphalt roofing on main building



22. Roof drain



23. Clerestory roof and roof-mounted equipment



24. EPDM roof over addition





25. Roof scupper and downspout



26. Windows on east elevation



27. East building elevation



28. North building elevation



29. West building elevation

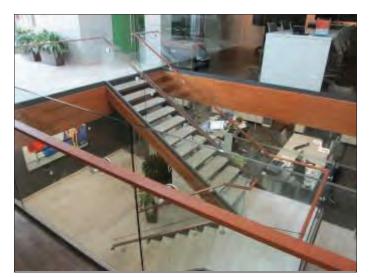


30. South entry doors and windows

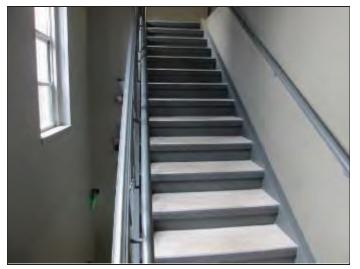




31. Windows on north elevation



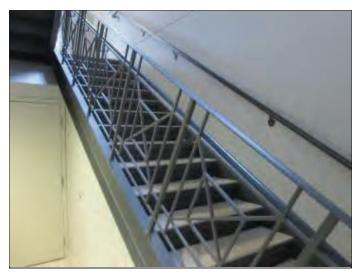
33. Interior at atrium



35. Stairs to third floor from north entrance



32. Building gas meter



34. Stairs to first floor from north entrance



36. Air conditioning condensers





37. HVAC unit for each tenant suite and common areas



38. Fire suppression riser



39. Building water heater



40. Electrical sub panel



41. Electrical transformer



42. Electrical switchgear





43. Elevator cab



45. Elevator equipment



47. Fire alarm panel



44. Elevator floor indicator



46. Common toilet room on first floor



48. Fire alarm annunciator





49. Interior common corridor on second floor



50. Common kitchen and dining area



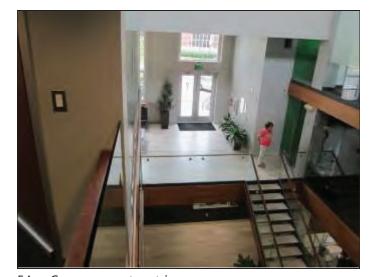
51. South lobby on second floor



52. Tenant finishes – The Surnow Company



53. Common kitchen and dining area

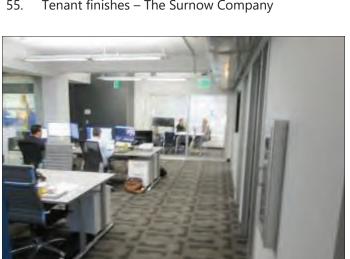


54. Common center atrium space

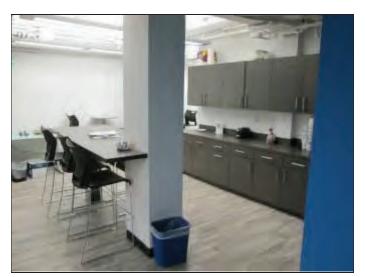




55. Tenant finishes – The Surnow Company



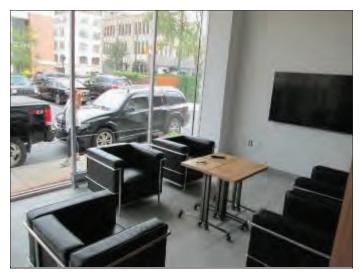
Tenant finishes – Suite 110



59. Tenant finishes – Suite 110



Tenant finishes – The Surnow Company 56.



Tenant finishes – Suite 140



APPENDIX B: SUPPORTING DOCUMENTATION



This questionnaire is to assist Partner in the evaluation of the subject property. Please provide as much information as possible, as it will be part of the PCA report. Thank you for taking the time to provide this information.

GENERAL PROPERTY INFORMATION				
Property Name	370 INVESTMENTS, LLC			
Property Address(es)	320 MARTIN STREET BIRMINGHAM, MI 48009			
City, County, State, Zip	SEEABORE			
Tax Parcel Number	08-19-36-127-004			
On-Site Contact Name	ROB KNOCHMAL			
On-Site Contact Number	248-867-3304			
Property Owner Name	SAM SJANOW			
Property Owner Number	248-877-4000			

PROPERTY DESCRIPTION INFORMATION					
Property Acreage	. 567	Building Area	18,903		
Number of Buildings		Number of Stories	3		
Construction Date	12/2010	Renovation Date	12/2010		
Parking Space Count	22	ADA Parking Count	0		

		TENAN	T PROFILE		
Office %	100	Retail%	_	Research and Development %	-
Manufacturing %	-	Warehousing %	-	Data Center %	-

TENANT LIST					
Suite Number	Tenant Name	Square Footage	Suite Number	Tenant Name	Square Footage
1110	BIDDISON ARCHITECTS	1, 4 33	220	STANISLAW	573
LL 30	EVERDAMS	3,691	240	TRIPOD 30	308
460	DYNAMIC METALS	1,183	210	REM Management	544
100	SIERRA MEMT	3,545			
110	NNG	1,983			
120	JAH SIEFMAN	261			
140	EVERDAYS	2,423	1		
200	CFM	1,989			

PROPERTY UTILITY PROVIDERS				
Electricity	DTE	Water	CITY OF BIRMINGHAM	
Natural Gas	CONSUMERS	Sewer	CITY OF BIRMINGHAM	
Telephone	ATOT	Trash	CAR TRUCKING	

PROPERTY PROBLEMATIC MATERIALS			
Check each component known to be present on the subject property.			
ABS Sanitary Lines			
Galvanized Steel Piping			
Omega or Central Brand Sprinkler Heads			
Aluminum Wiring			
Fire Retardant Treated Plywood (FRT)			
Polybutylene Piping			
Wood Fiber Siding			
Imported Drywall			

Item	Year Replaced	Cost
Asphalt Pavement Sealing and Striping	2010	2 0,000
Exterior Painting	7010	8,000
Roof Replacement	2010	36,000
HVAC Equipment	7010	125,000
Plumbing Equipment	2010	150,000
Common Area Flooring	2010	80,000
Common Area FF&E (Fixtures Furnishings & Equipment)	2010	40,000
Other Major Items		



EQUIPMENT MAINTENANCE				
Item	Maintenance Contractor	Contact Number	Maintenance Responsibility	
non,	111411111111111111111111111111111111111		Tenant	Owner
HVAC (Chillers, etc)	Sun Heating 4 cooling	248-335-4555		X
Plumbing (Beilers, etc)	Condor lifting	248-305-5195		\boxtimes
Electrical	E.L. Electric	248-475-4662		X
Fire Sprinkler	Falson File Protection	517-764-1332		X
Fire Alarm	AU	10		X
Elevators	Thysun krull Elevator	734-953-3734		X
Roofing	Bruttell Roofing	248-543-3040		X

Property Completion & Designation
Property Condition & Deficiencies
Please list any deficiencies / violations reported by the building, fire, or health department during the last three years
NONE
Please list, to the best of your knowledge, any structural, water infiltration, mold, roof, plumbing, HVAC, fire alarm, or electrical problems
NONE
Are there any down tenant suites? Total number and reason? No. No.
Have any major capital improvements been made to the site or building(s) in the last five years? Please list or provide extra sheet with approximate cost



PROPERTY CONDITION & DEFICIENCIES

Are there any future major capital improvements planned Please list or provide extra sheet with approximate cost	ed for the property with	hin the next five years?
	NO	
Additional Docume	ntation	
Please provide the following (check the box, if available):	NIA	
☐ Rent Roll ☐ Brochure		
☐ Alta Survey		
☐ Roof Warranty ☐ Floor Plans		
☐ Site Layout Plan☐ Construction Documents / Plans		
 Certificate of Occupancy Wood Destroying Pests & Organisms Inspection 	n Report	
☐ Fire Sprinkler Testing Report ☐ Fire Alarm Testing Report	Total Parties	
Fire Department Inspection Report		
Completed By: SAM SAMOW	Contact No.	248-877-4000

SAM SURVOW



248-877-4000

The following questionnaire is required by the ASTM Standard E 1527-13, which adheres to the All Appropriate Inquiries (AAI) Rule (United States Environmental Protection Agency) (40 CFR 312).

As defined by ASTM, the User of the report is the "party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice."

PROPERTY ADDRESS:		320 MARTIN STREET
PR	ROPERTY CITY, STATE ZIP:	BIRMINGHAM, MI 48009
1.	Did a search of recorded land title rec	recorded against the property (40 CFR 312.25) cords (or judicial records) identify any environmental erty under federal, tribal, state or local law?
2.	filed or records against the property Did a search of recorded land title recorded land title recorded land use restrict	that are in place on the property or that have been (40 CFR 312.26(a)(1)(v) and (vi)) cords (or judicial records) identify any AULs, such as tions or institutional controls that are in place at the orded against the property under federal, tribal, state or
3.	CFR 312.28) Do you have any specialized knowle properties? For example, are you inv	edge or experience related to the property or nearby olved in the same line of business as the current or adjoining property so that you would have specialized sees used by this type of business?

4.	contaminated (40 CFR 312.29) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? YES NO
5.	Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30) 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? YES NO
	a. Do you know the past uses of the property? YES NO
	b. Do you know of specific chemicals that are present or once were present at the property? YES NO
	c. Do you know of spills or other chemical releases that have taken place at the property? YES NO
	d. Do you know of any environmental cleanups that have taken place at the property? YES NO
	e. Do you have any prior knowledge that the property was developed as a gas station, dry cleaner, manufacturing/industrial facility in the past? YES NO
	f. Are you aware of historical use of hazardous materials or petroleum products used or present on the property? YES NO

	g. Do you know if the property is currently or was formerly equipped with underground storage tanks (USTs) or septic tanks? YES NO
	h. Do you know of any past, threatened or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property? YES NO
6.	The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31) Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property? YES NO
Na Tit Ph	gnature of User/Person Interviewed: SAM SULVOW tle/Relationship to Property: one Number/Email: Z48.877-4000 Same Survow.com tte: 8/28/18
- CH	

ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

Please complete to the best of your knowledge. For those questions that are not applicable, please respond with an "N/A". For those questions that are unknown, please respond with "unknown".

1.	PROPERTY	INFORMATION:
1.	LKULEKII	THE OWNER THOU

Property Name: 320 WVE	STMENTS LLL	
Property Address: 300 MARTI	N SYNEET	
City BIRMWGHAM	State M1	Zip 48009
Assessor's Parcel Number 08-1	7-36-127-004	
Property Owner & Contact Information	SAM SURNOW	248-877-4000
Date Property Owner Purchased:	4/30/2010	
Key Site Manager & Contact Information	n: ROB KROCHMAL	248-867-3304

2. COMPLETED BY

Signature had	Date 8/28/18
Printed Name SAM SURNOW	Relation to Subject Property

3. PREVIOUS INVESTIGATIONS

II Subsurface surveys? PHASE	Investigations,	Remediation,	Asbestos	or	Lead-Based	Paint
				(If ye	es, please provide	copies)
4. PROPERTY DE						
Property Size:	.567_ACRES	Number of B	uilding(s):	1		
Size of Building(s):	18	,103				
Date of Construction:	12/2	2010				
Property Type: (pleas	e circle)					
Multi-Family Hotel	Mobile Home Park	Retail/Commercia	al Industrial	Offi	ce	
Other:						
Please provide Rent R	oll if Applicable.					
Historical Use of Prop	perty: Post	offict				

5. SURROUNDING PROPERTY USES

DIRECTION	USE
North	OFFICE
South	MUNICIPAL
East	KETAIL
West	CHURCIS

Are you aware of any p	potential environmental concerns a	associated with surround	ding properties?
If yes, please describe:	N/A		
6. UTILITIES & SI	ERVICES		
Please provide the nam	e of the utility or contractor provi	ding the following:	100000000000000000000000000000000000000
Electric	DIE	Bio-hazardous Waste	THISEN FALAP
Gas	CONSUMERS	Elevator Maintenance	THISEN FAURP
Potable Water	CITY OF BIRAWWHAM	Used Grease	NIA
Sanitary Sewer	CITY OF BIRMWHAM	Hazardous Waste	CAR TRUKING

7. ON SITE OPERATIONS

Condition	Response	If yes, please describe
1. Stored Chemicals	□ Yes □No	
2. Underground Storage Tanks	☐ Yes ☑ No	
3. Aboveground Storage Tanks	☐ Yes No	
4. Spills or Releases	☐ Yes \ No	
5. Dump Areas/Landfills	☐ Yes No	
6. Waste Treatment Systems	☐ Yes \ No	
7. Clarifiers/Separators	☐ Yes No	
8. Vents/Odors	☐ Yes No	
9. Floor Drains/Sumps	✓ Yes □ No	Sunf purp for storm water of floor drains
10. Stained Soil	☐ Yes ВNo	
11. Electrical Transformers	Yes No	I wated west side of building outside
12. Hydraulic Lifts/Elevators	¥Yes □ No	
13. Dry Cleaning Operations	□ Yes □No	
14. Oil/Gas/Water/Monitoring Wells	☐ Yes BNo	
15. Environmental Permits	☐ Yes ŊNo	

Assessed Value: \$1,843,630 | Taxable Value: \$1,383,930 > Property Tax information found > Utility Billing information found ٨ Property Owner: 320 INVESTMENTS LLC - # of Buildings: 2 > Commercial/Industrial Building Summary > 49 Building Department records found 7 Invoices Found, Amount Due: 0.00 > 10 Special Assessments found (Property Address) Summary Information Total Sq.Ft.: 11,090 Yr Built: 1950 Parcel Number: 08-19-36-127-004 Account Number: 03332-18358 **320 MARTIN ST** BIRMINGHAM, MI 48009-1485 0 Images / 1 Sketch Item 1 of 1

11 Associated Properties Found for This Parcel

Currently viewing 320 MARTIN ST. Click here to select a different property.

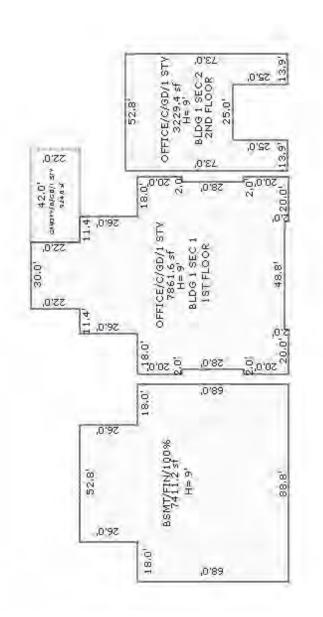
Owner Information		
320 INVESTMENTS LLC 320 MARTIN ST STE 100 BIRMINGHAM, MI 48009-1485		
Attachments		
Date Created	Title	Record
No records to display.		

Displaying items 0 - 0 of 0

1/2

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Image/Sketch for Parcel: 08-19-36-127-004



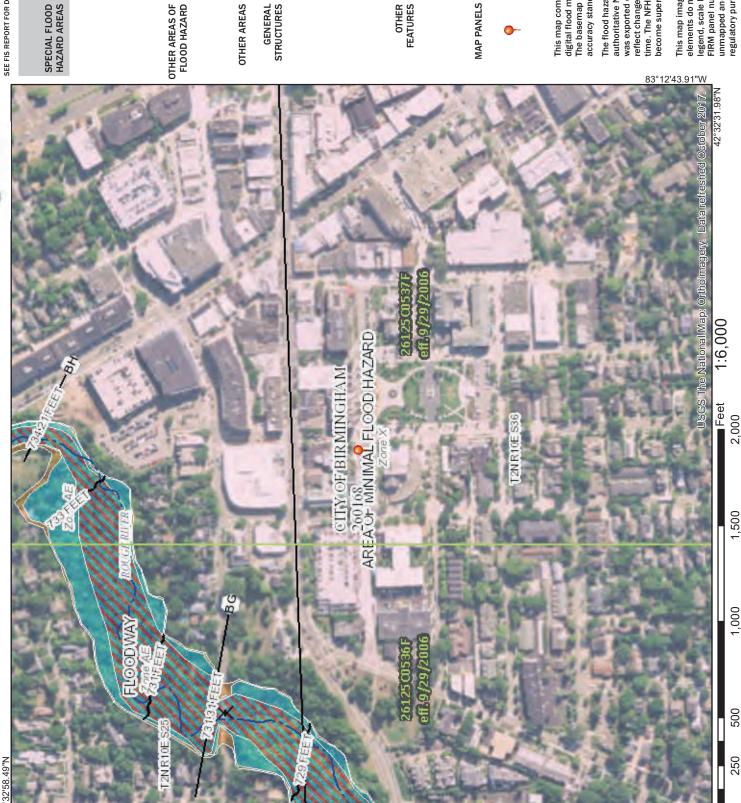
Sketch by Apex Medina 104

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National Flood Hazard Layer FIRMette





Legend

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

Without Base Flood Elevation (BFE)

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas depth less than one foot or with drainage of 1% annual chance flood with average Zone A, V, A39
With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway

areas of less than one square mile Zone X Future Conditions 1% Annual

Area with Reduced Flood Risk due to Chance Flood Hazard Zone X Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

Channel, Culvert, or Storm Sewer GENERAL | - -- - Channel, Culvert, or Storn STRUCTURES | 1111111 Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Base Flood Elevation Line (BFE) Coastal Transect

Jurisdiction Boundary

Coastal Transect Baseline

OTHER

FEATURES

Hydrographic Feature

Digital Data Available

No Digital Data Available Unmapped 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 The basemap shown complies with FEMA's basemap digital flood maps if it is not void as described below accuracy standards

authoritative NFHL web services provided by FEMA. This map reflect changes or amendments subsequent to this date and was exported on 9/6/2018 at 11:00:58 PM and does not time. The NFHL and effective information may change or The flood hazard information is derived directly from the 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

(Property Address) **320 MARTIN ST STE 100** BIRMINGHAM, MI 48009-1485

Parcel Number: 08-19-36-127-004 Account Number: 03332-18358



Property Owner: 320 INVESTMENTS LLC

Summary Information

- # of Buildings: 2 > Commercial/Industrial Building Summary Yr Built: 1950
- Total Sq.Ft.: 11,090

> Utility Billing information found

> Property Tax information found

> Assessed Value: \$1,843,630 | Taxable Value: \$1,383,930

- > 10 Special Assessments found
- > 49 Building Department records found
 - > 7 Invoices Found, Amount Due: 0.00

Owner and Taxpayer Information

SEE OWNER INFORMATION		
Taxpayer		85
320 INVESTMENTS LLC	320 MARTIN ST STE 100	BIRMINGHAM, MI 48009-148
Owner		

General Information for Tax Year 2018

	201 Bus Imp	Unit	08 City of Birmingham
	030 Birmingham City Sch	Assessed Value	\$1,843,630
	POST	Taxable Value	\$1,383,930
PPBusCode	0	State Equalized Value	\$1,843,630
User Alpha 1	Not Available	Date of Last Name Change	06/20/2011
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
User Alpha 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

omestead Date No Data to Disp	ılay	
Date No Data to	isp	
Date		
Date	2	
Date	ata	
Date	0	
omestead Date	9	
0	mestead Date	

Principal Residence Exemption	June 1st	Final
2018	% 00000	% 000000

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2017	\$1,648,370	\$1,648,370	\$1,355,470
2016	\$1,516,430	\$1,516,430	\$1,343,380
2015	\$1,399,990	\$1,399,990	\$1,339,370
and Information			

Land Information

Zoning Code	Bl	Total Acres	0.567
Land Value	\$1,133,560	Land Improvements	\$4,405
Renaissance Zone	No	Renaissance Zone Expiration No Data to Display Date	No Data to Display
ECF Neighborhood	E.C.F. Table COF	Mortgage Code	00000
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No
Lot(s)		Frontage	Depth
No lots found.			
		Total Frontage: 0.00 ft	Average Depth: 0.00 ft

Legal Description

T2N, R10E, SEC 36 MERRILL'S PLAT LOTS 13, 14 & 15, ALSO LOTS 22, 23 & 24

Land Division Act Information

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

Sale History

Liber/Page	
Terms of Sale	
Grantee	
Grantor	
Sale Price Instrument	
Sale Date	

Liber/Page	42139:295
Terms of Sale	1-ValidSale
Grantee	320 INVESTMENTS
Grantor	UNITED STATES OF AMERICA
Sale Price Instrument	WD
Sale Price	\$1,450,000.00 WD
Sale Date	04/30/2010

Building Information - 7861.00 sq ft Office Buildings (Commercial)

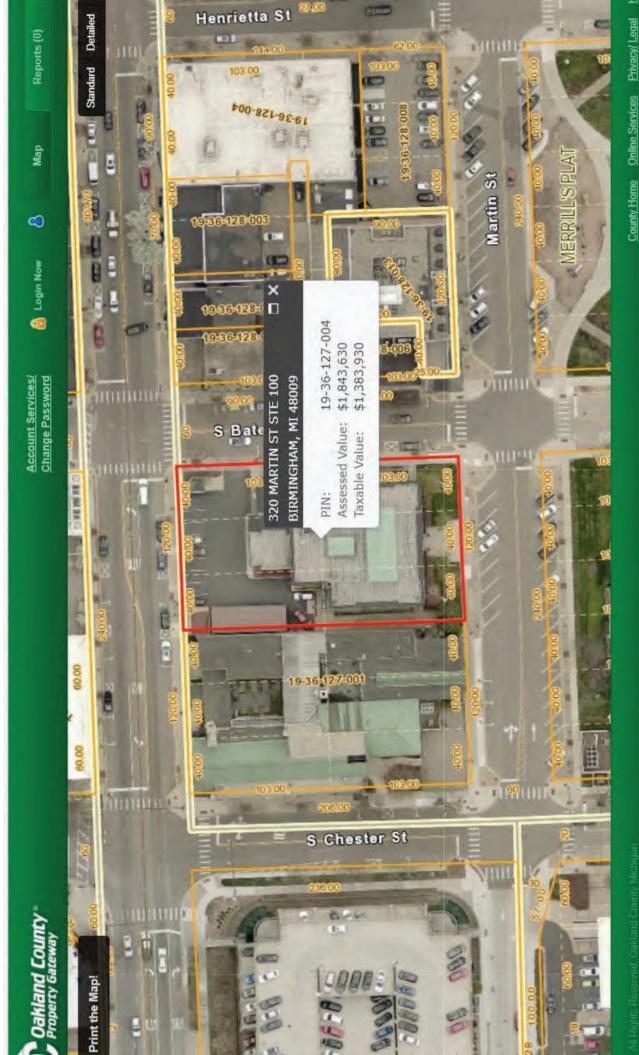
OccupancyOffice BuildingsClassStories Above Ground1Average Story HeiglBasement Wall Height9 ftIdentical UnitsYear Built1950Year RemodeledPercent Complete100%Heat	Class C Average Story Height 9 ft Identical Units Not Available
1 9 ft 1950 100%	01 2
Wall Height 9 ft 1950 1950 100% 100%	
1950 100% 100% 1	
100%	Year Remodeled 2010
	Heat Zoned A.C. Warm & Cooled Air
Physical Percent Good 77% Functional Percent (Functional Percent Good 100%
Economic Percent Good 100% Effective Age	Effective Age 13 yrs

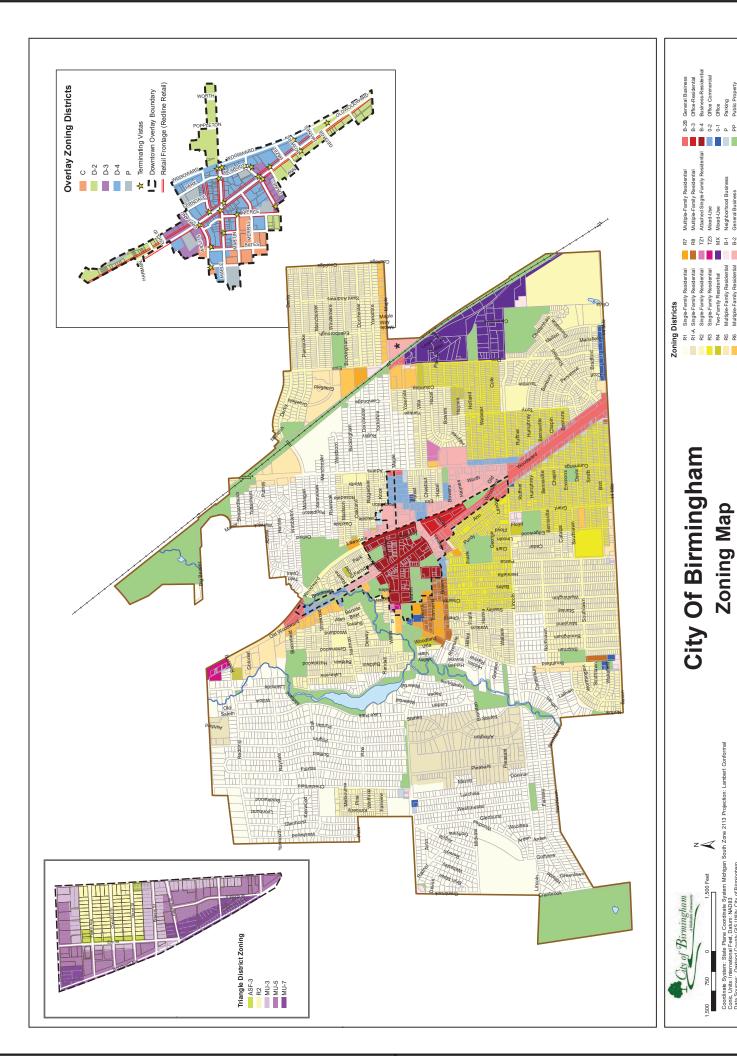
Building Information - 3229.00 sq ft Office Buildings (Commercial)

Floor Area	3,229 sq ft	Estimated TCV	Not Available
Occupancy	Office Buildings	Class	O
Stories Above Ground	1	Average Story Height	9 ft
Basement Wall Height	0 ft	Identical Units	Not Available
Year Built	1950	Year Remodeled	2010
Percent Complete	100%	Heat	Zoned A.C. Warm & Cooled Air
Physical Percent Good	77%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	13 yrs

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APPENDIX C: QUALIFICATIONS





Education

Bachelor of Architecture, University of Detroit

Highlights

25 years in the Architecture Field 5 years performing Property Condition Assessments 3+ years performing Fannie Mae assessments Construction Risk Management Probable Maximum/Seismic Risk Assessments

Experience Summary

Mr. Cooper is a Project Assessor for Partner Engineering and Science, Inc. (Partner) and has 25 years of experience in the architecture industry. He has significant experience completing due diligence assessments for a variety of property types in accordance to the needs and requirements of a variety of reporting standards, including ASTM standards and customized client formats. Specifically, Mr. Cooper has performed Property Condition Assessments (PCAs), Construction Progress Monitoring, QA/QC, and Probable Maximum Loss (PML) assessments.

Mr. Cooper has completed hundreds of PCA's for Partner, as well as PCA's for college campuses and hospitals in Michigan, retail properties, offices, restaurants, shopping malls, hotels, and multi-family housing. Cooper's experience in architecture includes specialties in healthcare, schools, municipal and custom residential. Duties included performing site analysis, preparation of reports and future need analysis. Duties also included architectural design and detailing, working with construction and budgeting teams to review provide budget numbers for required building and site improvements.

Project Experience

Fannie Mae Property Condition Assessment, Multi-family Housing, Holt, Michigan. Mr. Cooper completed a PCA for Fannie Mae and a conventional financing client on an 86,895 SF apartment complex that was built on 6.56 acres. The property ended up needing all HVAC units, and all interior common area finishes replaced, as well as having the parking lot resurfaced.

Construction Progress Monitoring, MASCO World Headquarters, Livonia, Michigan. Mr. Cooper performed Construction Progress Monitoring for a 91,220-square-foot facility situated on a 12-acre site between Six and Seven Mile Roads, adjacent to Schoolcraft College.

Construction Progress Monitoring, The Elliott, Detroit, Michigan. Mr. Cooper performed Construction Progress Monitoring for the historic Elliott Building in Detroit. Built in 1894, the original building was converted into 15 high-end loft-style condominiums.

Property Condition Assessment, Light-industrial/ Office Property, Madison Heights, Michigan. As part of a 17 property portfolio, Mr. Cooper completed the PCA for the light-industrial, retail operator. More than a general PCA, the report covered detailed information regarding zoning requirements and the design and installation of the fire sprinkler system. The 14,282 SF building needed a roof replacement, common area finishes, as well as building painting and cleaning.

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Property Condition Assessment, DoubleTree Suites Hotel, Grand Rapids, Michigan. Mr. Cooper was responsible for assessing the 135,696 SF building that was built in 1980 on 6.61 acres in order to secure a loan for the 226 guestroom hotel property that was being converted into a Hilton Hotel. Mr. Cooper was able to provide recommendations regarding ADA improvements to public toilet rooms, parking lot improvements, roof, HVAC, and elevator replacements, as well as EIFS repair at entries.

Property Condition Assessment, Domino's Farms Office Building, Ann Arbor, Michigan. Mr. Cooper was responsible for assessing the 939,774SF building that was built between 1985 and 2006 on 84.17 acres with 62 tenant spaces. Mr. Cooper was able to provide recommendations replacement of building systems including boilers, chillers, snow melt systems, elevators and interior finishes and equipment.

Property Condition Assessment, Fairlane Town Center, Dearborn, Michigan. Mr. Cooper solely completed the site walk and report for the 1,386,000 SF retail shopping center that was built between 1974 and 1976 on 108 acres. The property consisted of 150 leased spaces including four anchors and an AMC Theater. Mr. Cooper was able to coordinate ongoing roof replacement, parking lot repairs, HVAC replacement, elevator, water heater and common area finish replacement.

Finance type – Conventional Lender – Morgan Stanley – Fixed Income and Commodities

Property Condition Assessment, Cinnamon Pointe, Canton, Michigan. Mr. Cooper completed a Freddie Mac assessment of a 27.25 acre, 19 building property with 194 residential units.

Property Condition Assessment, CMU Campus Analysis, Mount Pleasant, Michigan. As part of a team, Mr. Cooper assessed 90 buildings on CMU Campus to identify future needs and new campus master planning.

Property Condition Assessment, Spectrum Health Hospital Portfolio, Grand Rapids, Michigan. Working with a project team, Mr. Cooper completed PCA's on six hospitals throughout the Grand Rapids area. He helped in the development of future needs, budgets for renovation, and new hospital expansions and renovations.

Contact

scooper@partneresi.com





Education

B.S. Biology, University of Massachusetts at Boston, 1985 Civil Engineering Courses, University of Toledo, 1994-1997

Registrations

Ohio Certified Asbestos Hazard Evaluation Specialist

Training

OSHA 40-Hour Training and Annual Refreshers

Highlights

- 25 years of experience in the environmental and engineering industry
- 25 years of experience in the industrial hygiene service industries
- 20 years of experience performing environmental site assessments
- 12 years of experience performing property condition assessments
- 12 years of environmental and property due diligence experience for multifamily apartment properties

Experience Summary

Mr. Jambard-Sweet has significant experience completing due diligence assessments for a variety of property types in accordance to the needs and requirements of a varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats including Fannie Mae and Freddie Mac. Specifically, Mr. Jambard-Sweet has performed Phase I Environmental Site Assessments (ESAs), Environmental Transaction Screens, Phase II and III Subsurface Investigations, Remediation Design, Property Condition Assessments (PCAs), Small Loan PCAs, Regulatory Compliance Assessments, Asbestos Surveys, Lead-based Paint Surveys, Radon Studies, Mold Assessments, and Lead-inwater sampling.

As a Project Manager for Partner Engineering and Science, Inc. (Partner), Mr. Jambard-Sweet performs, manages, and reviews Phase I and II Environmental Assessments (ESAs), Transaction Screens, and Property Condition Assessments (PCAs).

ENVIRONMENTAL ASSESSMENT

Mr. Jambard-Sweet has performed and managed hundreds of Phase I ESAs of manufacturing, commercial, and industrial sites in accordance with ASTM and client standards. Project activities involved Phase I ESA task management, regulatory agency and owner/operator interviews, performance of historical research, site reconnaissance, identification of recognized environmental conditions (RECs) associated with the current and historical uses of the subject property and surrounding areas, and report writing. Experience includes ASTM E 1527-15 Phase I ESAs, Phase II ESAs, Baseline Environmental Assessments, and Due Care Plans. In addition, Mr. Jambard-Sweet is qualified for both Freddie Mac and Fannie Mae Phase I ESAs.

PROPERTY CONDITION ASSESSMENT

Mr. Jambard-Sweet has managed and/or performed hundreds of PCAs of sites for commercial, industrial, and residential portfolio due diligence in accordance with ASTM standards. Project activities involved site inspection, local agency research, interviews, report writing, and reserve analysis.

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ASBESTOS SURVEYS

Mr. Jambard-Sweet has managed and/or performed numerous asbestos surveys of sites for commercial store development and/or plant renovations in accordance with client-specified standards. Project activities involved survey, sampling, reporting, and generation of sampling and material location plans.

Project Experience

Office Tower Portfolio, Suburban Chicago, Illinois. Performed PCAs of seven office tower properties comprising over six million square feet in suburban Chicago. Properties included multiple tower and multiple tenant locations, parking structures, and a wide variety of mechanical and building systems.

Ohio Voluntary Action Program (VAP) Phase I and Phase II Property Assessments, City of Toledo, 215 City Park Avenue, Toledo, Ohio. Completed a Phase I Property Assessment (PA) for, an abandoned former asphalt plant, truck repair facility, and freight transport terminal. Prepared the Phase II PA Work Plan, and performed the Phase II PA, which included advancement of soil borings; monitoring well installation; sampling and surveying; geophysical survey for possible abandoned underground storage tanks, and soil and groundwater sampling and analysis. The investigation identified arsenic, polynuclear aromatic hydrocarbons (PNAs) and volatile organic compounds (VOCs) in excess of applicable VAP standards.

Ohio VAP Phase I and Phase II Property Assessments, City of Toledo, Proposed Veterans Administration Outpatient Clinic, Toledo, Ohio. Completed a Phase I PA for an abandoned property that had previously been occupied by the Toledo State Mental Hospital. The Phase II PA included Geoprobe soil borings, monitoring well installation, test pit investigations, and soil and groundwater sampling and analysis. The investigation identified metals and buried asbestos insulation and debris above applicable VAP standards.

Environmental Remediation, City of Toledo, Proposed Veterans Administration (VA) Outpatient Clinic, Toledo, Ohio. The Project involved the environmental remediation of approximately 10.46 acres of undeveloped land for redevelopment as a VA outpatient clinic. Previous site investigations indicate that many of the former site buildings contained basements filled with building debris including asbestos-containing materials (ACM) and lead in excess of the applicable VAP standard. In addition, buried abandoned steam lines were identified. Over 2,000 linear feet of buried steam lines containing asbestos insulation were uncovered and abated prior to site redevelopment. Demolition debris contained in former basements was excavated and transported off-site for disposal. The soil was visually inspected for indications of ACM and air monitoring for airborne levels of lead and asbestos was conducted during cleanup activities. Confirmatory soil testing was conducted for asbestos and lead after the demolition debris was removed.

Environmental Remediation, Former Asphalt Plant, Sylvania, Ohio. Completed a Phase I ESA for a former asphalt plant identifying fill on the site as an REC. Performed a Phase II ESA scope of work consisting of the excavation of eight test pits and collection and laboratory analysis of soil samples. Several PNAs exceeding their respective VAP Generic Direct Contact Standards (GDCS) for Residential Properties were identified. Supervised the horizontal and vertical delineation/remediation of petroleum-impacted soil utilizing an onsite mobile laboratory. Upon completion of the remediation, approximately 5,000 cubic yards of petroleum-impacted soils were removed and transported for disposal.

Contact

djambardsweet@partneresi.com





Education

Master of Architecture Program, Rensselaer Polytechnic Institute (RPI), 1999-2002 B.A., Chemistry, Williams College, 1999

Training

U.S. Department of Housing and Urban Development (HUD), Multifamily Accelerated Processing (MAP) Certifications of Training:

- 2011 ASTM Training on Property Condition Assessments (Detroit Multifamily Hub)
- 2010 Advanced 3rd-party Architectural/Cost/PCNA Training (Columbus Multifamily Hub)

Asbestos Building Inspector Certificate, IL, 2004

World of Concrete Convention, Certification of Training, Las Vegas, 2003

Highlights

14 years of experience in the environmental, engineering, and/or construction management industries.

12 years of experience in Property Condition Assessments (PCAs), and Phase I Environmental Site Assessments (ESAs)

2 years of experience in construction management

Experienced in CMBS, Equity, Fannie, Freddie, HUD, and State Housing Authority PCAs and ESAs

Experience Summary

Mr. Swan serves as a Project Manager for Partner Engineering and Science, Inc. (Partner), managing Property Condition Assessments (PCAs), and Phase I Environmental Site Assessments in accordance with EPA's All Appropriate Inquiry (AAI).

Mr. Swan has served in the environmental and engineering due diligence industry as a Relationship Manager, Project Manager, and Staff Assessor while based in Chicago (2004-2005), and Metro Detroit (2005-Present). Responsibilities focused on direct contact with select national and local clients, and all aspects of project management, field work and report preparation regarding various types of ESAs, PCAs, as well as Construction Contract Management, and Construction Progress Monitoring.

Prior to entering the due diligence industry, Mr. Swan served as a Construction Project Manager (2002-2004), based in Downtown Chicago and Northwest Indiana. Responsibilities focused on managing facade and parking garage restoration projects for several high-rise condominium clients in Chicago and Florida. Mr. Swan bid on restoration projects designed by several Chicago structural engineering firms; negotiated change orders, project costs, schedules and proposals with owners, engineers, and subcontractors; and, managed all other aspects including estimates, submittals, cost management, ordering, progress meetings, quality control, quantity inspection, and invoicing.

Project Experience

Construction Management, Residential Condominiums, Chicago and Florida. Construction Project Manager of \$3 million of high-rise residential condominium façade and parking garage restoration projects in Chicago and Florida, including the +\$1 million façade and rooftop pool deck restoration of a 95-unit 25-story condo building in Lincoln Park, Chicago, and the concrete balcony restoration of a 5-story oceanfront resort in Cape Canaveral, FL.

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Project Management, Grocery Store Retail Equity ESA/PCA Portfolio, National. Project Manager of 498-site national grocery store portfolio as part of a \$9.2 billion acquisition by the second largest supermarket chain in North America.

Project Management, Parking Garage ESA/PCA CMBS Portfolio, National. Project Manager of a 125-site national parking garage portfolio as part of a \$1 billion acquisition by a private equity investor group financed through two major lenders.

Project Management, Industrial ESA/PCA Equity Portfolio, National. Project Manager of 40-site national industrial portfolio of primarily single-tenant manufacturing.

Project Management, Office ESA/PCA CMBS Reports (Acquisition Financing), Detroit, MI. Project Manager of Compuware Building in Downtown Detroit, a one-million-square-foot high-rise office headquarters, as part of a \$142-million acquisition.

Reviewer, Hotel PCA Bank/Debt Reports, Florida. Reviewer of five-site portfolio of Florida oceanfront highrise hotels totaling 1,000 quest rooms.

Project Management, Multifamily ESA/PCA Fannie Mae Reports

- 229-unit multifamily property near Birmingham, AL.
- 315-unit, 8-story seniors housing property, including commercial space in Oakland, CA
- 3-site portfolio of multifamily properties near Houston, TX (740 units total).

Project Management, Multifamily ESA/PCA Freddie Mac Reports (Refinance), National. Project Manager of 8-site portfolio of multifamily properties across the country (992 units total).

Project Management, GSA ESA/PCA Bank/Debt Portfolio (Acquisition Financing), National. Project Manager of national six-site governmental service portfolio including FBI, CBP & DOT.

Project Management, Peer Review of Phase I and II ESA Bank/Debt Reports, Chicago. Project Manager of a peer review project involving the peer review of Phase I and II ESA reports prepared by a third-party consulting firm who was not on the lender's preferred vendor list. The Chicago site was vacant land and formerly occupied by heavy manufacturing.

Contact

nswan@partneresi.com





Walk with us in God's love

March 15, 2022

To Whom it May Concern,

This week I had the opportunity to meet with Sam Surnow and Stephen Blum, President and Vice President of Operations and Strategy, respectively, for The Surnow Company. I am grateful for the time they took to both learn about the needs of St. James Episcopal Church and to share their plans. At that time I was able to see some renderings of their proposed five story mixed use addition at 151 Martin St. I believe the building will be a significant upgrade from the parking lot currently in that place and am particularly grateful for the planned 10 foot setback between our buildings that will effectively add to green space, views, and light for both of our buildings. I am happy to discuss this further and am looking forward to staying in regular contact with The Surnow Company so we can help each other accomplish our goals.

Faithfully,

The Rev. Josh Hoover

In a Home

(Rector)

THE APPRAISAL OF THE THE SURNOW BUILDING @ 320 MARTIN STREET BIRMINGHAM, MICHIGAN 48009

Prepared for:

United Farm Family Life Insurance Company & United Farm Family Mutual Insurance Company 225 South East Street, Suite 735 Indianapolis, Indiana 46202 Attention: Jason Kremery

Prepared by: The William Fall Group 300 Madison Avenue Suite 900 Toledo, Ohio 43604 Real Estate Valuation and Analysis

August 13, 2018

United Farm Family Life Insurance Company & United Farm Family Mutual Insurance Company c/o Jason Kremery
225 South East Street, Suite 735
Indianapolis, Indiana 46202

RE: The Surnow Building

@ 320 Martin Street

Birmingham, Michigan 48009

Dear Mr. Kremery:

At your request, we have performed an appraisal report of the real property named above. The appraisal states our opinion of the Market Value as defined by USPAP of the Leased Fee Interest in the property "As Is" subject to various Assumptions and Limiting Conditions described in the accompanying report. The physical viewing and analysis that form the basis of the valuation have been conducted by the undersigned.

The function of the appraisal is to assist in underwriting or credit decision making. The client and intended-user is United Farm Family Life Insurance Company & United Farm Family Mutual Insurance Company and/or affiliates.

This valuation consists of an appraisal conforming to generally accepted appraisal standards as evidenced by Title XI of FIRREA and the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation. It is presented under Standards Rule 2-2(a).

No responsibility has been assumed for matters legal in nature, nor has any opinion on title been rendered and this appraisal assumed marketable title. Liens and encumbrances, if any, have been disregarded and the property appraised as though free of indebtedness.

Employment in and compensation for making this report are in no way contingent upon the value reported and we certify that we have no present or future interest in the subject property.

Based on the analysis presented in the following report, it is our opinion that the Market Value of the Leased Fee Interest in the subject property, "As Is," as of July 31, 2018, was:

\$5,700,000

Five Million Seven Hundred Thousand Dollars

This valuation is for 100% real estate.

We hereby certify that to the best of our knowledge and belief, the statements contained within this appraisal report and upon which the opinions expressed herein are based, are correct, subject to the limiting conditions.

Implicit within this valuation is an exposure time of 12 to 24 months for the proposed subject improvement, which is believed reasonable for this type of property.

We trust that this report meets with your requirements, but if further service is needed, please contact us.

On behalf of The William Fall Group,

MIDIST

Michael D. Stout

Ohio General Appraiser 2006006974 Michigan Certification 1201073216 Indiana Certification CG41001297 Pennsylvania Certification GA004103

William Fall MAI, SRA, ASA

Ohio General Appraiser 380178

Michigan Certification 1201000227

California General Certified, Certification No. AG043881

Indiana General Certified, License # CG40901110





The William Fall Group





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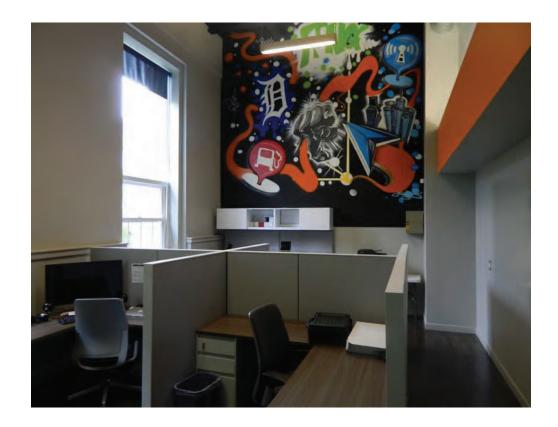


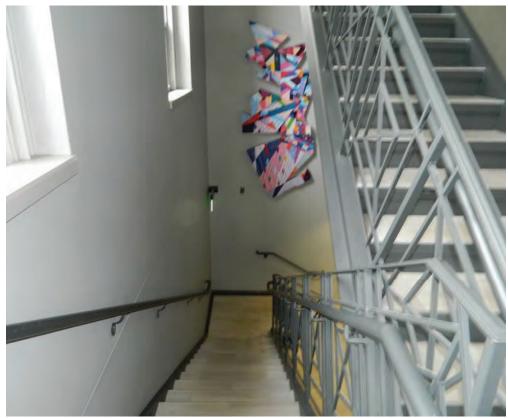
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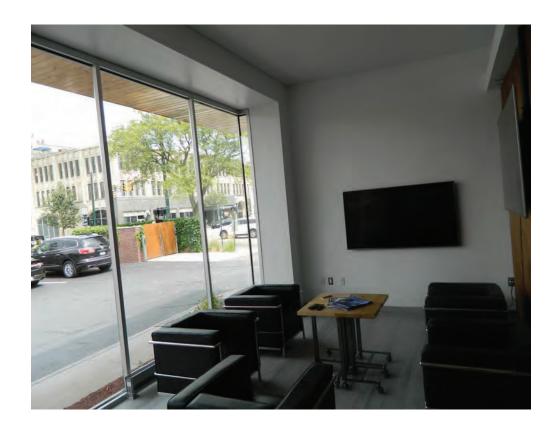


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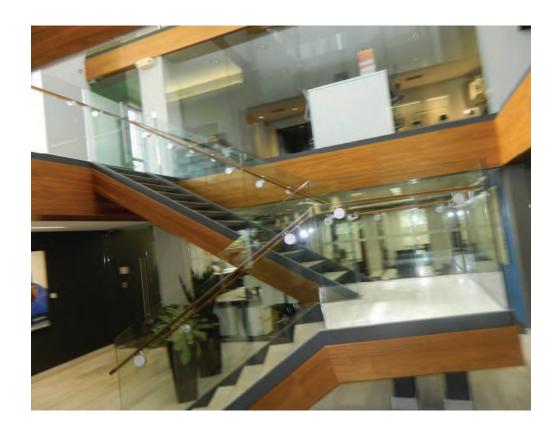


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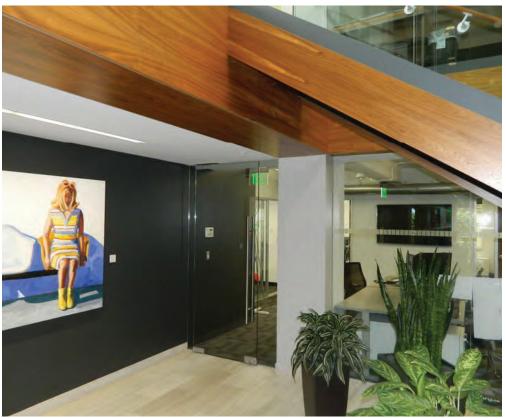
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Letter of Transmittal Photographs of Subject Property Table of Contents

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SUMMARY OF SALIENT FACTS

LOCATION: 320 Martin Street, Birmingham, Oakland County, Michigan

48009

EFFECTIVE DATE OF VALUE: July 31, 2018 As Is

DATE OF VIEWING: July 31, 2018 As Is

PROPERTY INTEREST APPRAISED: Leased Fee

SITE DATA:

LAND AREA: 0.57 +/- acres (assessor records)

ZONING: B4-Business Residential by the City of Birmingham

TOXIC WASTE: None noted by or reported to the appraiser

HIGHEST AND BEST USE:

AS VACANT: Commercial development
AS IMPROVED: Multi tenanted office use

IMPROVEMENT DATA:

TYPE: Single Story Office Building

YEAR BUILT: 1935, 2010 renovation of approximately \$2,078,000

SIZE: 20,000 SF GBA

16,933 SF NRA 84.7% efficient

OCCUPANCY: 100%

OVERALL CONDITION: Above Average

VALUE INDICATORS

COST APPROACH......Not Developed

SALES COMPARISON APPROACH\$5,800,000

INCOME APPROACH.....\$5,650,000

MARKET VALUE OF THE LEASED INTEREST

AS OF THE APPRAISAL DATE\$5,700,000

SPECIAL ASSUMPTIONS: Please refer to the complete list of Assumptions

and Limiting Conditions included in this report.

I hereby certify that I did not personally view the subject property, have considered the factors affecting its valuation, and have formed an opinion of value, of a specified amount as of a specified time. Except as otherwise noted in this report, I hereby certify that to the best of my knowledge and belief:

- 1. The statements of fact contained in this report, upon which the analysis, opinions and conclusions are based, are true and correct.
- 2. The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, (imposed by the nature of the assignment or the undersigned) and are my personal, impartial and unbiased professional analysis, opinions and conclusions.
- 3. I have no present or prospective future interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- 4. I have no bias with respect to the property that is the subject matter of this appraisal report or the parties involved with this assignment.
- 5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6. My 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 appraisal.
- 7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, the American Society of Appraisers and the Appraisal Foundation which include the Uniform Standards of Professional Appraisal Practice.
- 8. No one other than the undersigned and Michael Stout provided significant professional assistance to the person signing this report.
- 9. I hereby certify that I have not previously performed any services regarding the subject property within the prior three years of the effective report date (per the Conduct Section of 2018-2019 USPAP).
- 9. As of the date of this report, I, William Fall, have completed the requirements under the continuing education program of the Appraisal Institute.
- 10. I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 11. I am presently certified under the continuing education program of the American Society of Appraisers.

12. I am presently certified by the State of Ohio as a Class GA Real Estate Appraiser, Certification No. 380178 through June 18, 2019 and by the State of California as a Certified General Real Estate Appraiser, Certification No. AG043881 through September 24, 2019. I am certified by the State of Michigan as a State Certified Real Estate Appraiser through July 31, 2020, Permanent ID No. 1201000227 and by the State of Indiana as a Certified General Real Estate Appraiser, License # CG40901110, through June 30, 2020. Appraisers in the State of Michigan are required to be licensed by the Department of Licensing and Regulatory Affairs in the State of Ohio by the Division of Real Estate and Professional Licensing., in Indiana by The Indiana Real Estate Board and in California by the Office of Real Estate Appraisers.

William Fall, MAI, SRA, ASA

I hereby certify that I did personally view the subject property and have considered the factors affecting its valuation, and have formed an opinion of value with William Fall of a specified amount as of a specified time. Except as otherwise noted in this report, I hereby certify that to the best of my knowledge and belief:

- 1. To the best of my knowledge and belief, the statements of fact contained in this report, upon which the analysis, opinions and conclusions are based, are true and correct.
- 2. The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, (imposed by the nature of the assignment or the undersigned) and are my personal, impartial and unbiased professional analysis, opinions and conclusions.
- 3. I have no present or prospective future interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- 4. I have no bias with respect to the property that is the subject matter of this appraisal report or the parties involved with this assignment.
- 5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6. My 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 appraisal.
- 7. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute and the Appraisal Foundation which include the Uniform Standards of Professional Appraisal Practice.
- 8. No one other than the undersigned, and William Fall provided significant professional assistance to the person signing this report.
- I hereby certify that I have not previously performed any services regarding the subject property within the prior three years of the effective date (per the Conduct Section of 2018-2019 USPAP).
- 10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

11. I am presently certified by the State of Ohio as a General Certified Real Estate Appraiser through January 10, 2019 Certification No. 2006006974. I am certified by the State of Michigan as a State Certified Real Estate Appraiser through July 31, 2020, Permanent ID No. 1201073216, by the State of Indiana as a Certified General Real Estate Appraiser, License # CG41001297, through June 30, 2020 and by the Commonwealth of Pennsylvania as Certified General Real Estate Appraiser #GA004103. Appraisers in the State of Michigan are required to be licensed by the Department of Licensing and Regulatory Affairs, in the State of Ohio by the Division of Real Estate and Professional Licensing, in Indiana by The Indiana Real Estate Board and by the Commonwealth of Pennsylvania by the Department of State Bureau of Professional and Occupational Affairs.

Michael D. Stout

Mr De 87

Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions.

- 1) The appraiser undertook no survey of the subject property.
- 2) No responsibility is assumed by the appraisers for matters which are of a legal nature, nor is any opinion on the title rendered herewith. Good and marketable title is assumed.
- The information contained herein has been gathered from sources deemed to be reliable. No responsibility can be taken by the appraisers for its accuracy. Correctness of estimates, opinions, dimensions, sketches and other exhibits which have been furnished and have been used in this report are not guaranteed. The value estimate rendered herein is considered reliable and valid only as of the date of the appraisal due to rapid changes in the external factors that can significantly affect the property value.
- 4) This study is to be used in whole and not in part. No part of it shall be used in conjunction with any other appraisal. Publication of this report or any portion thereof without the written consent of the appraiser is not permitted.
- 5) The appraisers herein, by reason of this report, are not required to give testimony in court with reference to the property appraised unless notice and proper arrangements have been previously made therefore.
- The value estimate assumes responsible ownership and competent management. The appraiser assumes no responsibility for any hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions, or for engineering which are required to discover such factors.
- Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the appraisers, or the firm with which they are connected, or any reference to the Appraisal Institute or the Appraisal Foundation.
- 8) That all mortgages, liens, encumbrances and leases have been disregarded except as specified within the report.
- 9) That it is assumed that all applicable zoning and use regulations and restrictions have been complied with unless a nonconformity has been stated, defined, and considered in the appraisal report.
- 10) That it is assumed that all required licenses, consents 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 values contained in this report are based.
- 11) That it is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment, trespass, or easement unless stated within the report.
- 12) That this appraisal involves the real estate only and does not include equipment or personal property, unless otherwise stated.

- The projections of income and expenses, including the reversion at time of resale, are not predictions of the future. Rather, they are the best estimate of current market thinking of what future trends will be. No warranty of representation is made these projections will materialize. The real estate market is constantly fluctuating and changing. It is not the task of the appraiser to estimate the conditions of a future real estate market, but rather to reflect what the investment community envisions for the future in terms of expectations of growth in rental rates, expenses, and supply and demand.
- 14) Unless otherwise stated within this report, the existence of any hazardous material, which may or may not be present on the subject property, was not observed by the appraiser. The Market Value Estimate is predicated on the assumption that there is not a significant amount of hazardous material on or in the subject property that would cause a loss in value. However, no responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. Thus, we recommend engaging an expert in this field to determine if any such conditions exist.
- That no environmental impact studies were either requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise or rescind any of the value opinions, based upon any subsequent environmental impact studies, research or investigation.
- That this appraisal was prepared for stated purposes and will not be used for any other purpose, or published, in whole or in part, without the written consent of the appraisers.
- 17) The improvement is considered to be within the lot line and except as noted herein, is in accordance with local zoning and building ordinances. Any plots, diagrams and drawings found herein are to facilitate and aid the reader in picturing the subject property and are not meant to be used as references in matters of survey.
- 18) The property is appraised as though under reasonable ownership and competent management.
- 19) The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.
- 20) That acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing limiting conditions.

PROPERTY IDENTIFICATION/PURPOSE/FUNCTION/DATE

PROPERTY IDENTIFICATION

320 Martin Street, Birmingham, Oakland County, Michigan 48009

The property is identified for real estate tax purposes as Oakland County Parcel no.: 08-19-36-127-004

LEGAL DESCRIPTION

See addendum.

PROPERTY OWNERSHIP AND RECENT SALES HISTORY

The subject property is presently owned by 320 Investments, LLC. The property was purchased as a post office for \$1,879,000 in 2010. Since the purchase, the ownership has put in \$2,078,000 in renovation costs to upgrade and turn this into a multi-tenant building. The building is a Class A Office building in the heart of Birmingham. There

have been no transfers in the past three years. There are no offers pending or listing on the subject currently.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the Leased Fee Interest of the subject property.

FUNCTION OF THE APPRAISAL

The function of this appraisal is to assist in the loan underwriting process. The client and intended user is United

Farm Family Life Insurance Company & United Farm Family Mutual Insurance Company and / or its assigns.

DATE OF VALUE AND PROPERTY VIEWING

The effective date of the appraisal: July 31, 2018 As Is.

The date of the observation: July 31, 2018.

The scope of this appraisal is to view the subject property, consider market characteristics and trends, collect and analyze pertinent data and develop a conclusion about the property's market value, "as is" as of the effective date utilizing the Sales Comparison Approach and the Income Approaches to Value. The insurable value was also provided. Many considerations will be indirectly implied even when not mentioned in this report due to the nature of this assignment. Market research for this appraisal was gathered from numerous sources including but not limited to the following:

Public records of Oakland County and Birmingham

Owner representative – Sam Surnow

Associate appraisers from within the William Fall Group

Local real estate brokers, appraisers and market participants

LoopNet, CoStar Commercial Comparable Database and internal files

Our primary emphasis in the data research process originally centered on the area in which the subject property is located, which is the Birmingham and Metro Detroit, Michigan market area. We also expanded our search to include other comparable suburban communities with similar demographics, growth patterns and locational features located in the Greater Detroit region.

We personally reviewed each improved sale and lease used in this report and made a determination of comparability based on factors including but not limited to; location, design/quality, size, shape, amenities and market conditions. Similar office sales were utilized, we verified with individuals involved or familiar with each transaction to determine if they were arm's length and to discover other factors such as availability of utilities, time on the market, financing and buyer seller motivation, when possible. The sales researched were also verified through the local auditor's office, multiple listing services, brokers, sellers or purchasers if possible.

The appraiser considered all three approaches to value, and in this instance as noted above based upon the appraiser's research and analysis, which included considering the expectations from peer appraisers for the subject assignment, the sales and income approaches were considered relevant to develop a credible value conclusion.

<u>The Cost Approach</u> begins with an estimate of land value. An adequate number of vacant land sales are presented followed by adjustments as necessary. Then, the cost to reproduce or replace the existing structure and its related site improvements is estimated (including direct costs, indirect costs, and entrepreneurial incentive or developer's profit). There are several techniques available from which to estimate costs, and selection of an appropriate method is dependent upon many variables. This method is not developed in this appraisal of an older building.

The Sales Comparison Approach is most viable when an adequate number of properties of similar types have been sold. In this approach, a value indication is derived by comparison of properties comparable to the subject property. Adjustments are made, indicating a range in which the value of the subject falls. Adjustments are made according to condition of sale, financing terms, market conditions (time), location, physical characteristics, and income characteristics. These adjustments will be developed into a unit of measure applied against the subject to give the estimated most probable selling price. The Sales Comparison Approach was developed in conjunction with this appraisal and was given emphasis.

The Income Approach measures the present value of future benefits. Cash flows and reversion of the property upon sale are capitalized into a present value, explicitly over a designated holding period or capitalized implicitly using direct capitalization against the first years' stabilized net operating income. The Income Approach, like the Sales Comparison and Cost Approaches, requires extensive research. The appraiser estimates gross potential income, allows for vacancy and credit allowance, adds other income relative to the project, and deducts operating fixed and variable expenses, arriving at net operating income before income taxes and depreciation allowances. It is the NOI that is capitalized using either a ratio model such as direct capitalization, or a yield model such as Discounted Cash Flow. The subject as a leased property has income producing characteristics, which would appeal to a local or regional investor/purchaser wanting to have a return on their investment. Therefore, the Income Approach was utilized and has been given emphasis.

In the final step, the approaches to value applied in this instance were reconciled based upon the appropriateness and strengths and weaknesses of each approach and thereafter are weighted against one another and a single dollar amount or range was concluded.

Competency of Appraiser

Michael D. Stout and William Fall have prior experience and familiarity with this property type, hence it is reasonable to conclude that the stated appraiser(s) comply with the Competency Provision of USPAP. Additionally, input was sought from market participants active in this type of property that further reinforced the background and conclusions developed. Appropriate sources are identified as needed.

PROPERTY INTEREST APPRAISED

LEASED FEE INTEREST (aka Leased Fee Estate) (Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015)).

Leased Fee Interest is "the ownership interest held by the lessor, which includes the right to receive contract rent specified in the lease plus the reversionary right when the lease expires."

MARKET VALUE

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after a reasonable exposure in a competitive under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress

Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised, and acting in what they consider their best interests;
- 3) A reasonable time is allowed for exposure in the open market;
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto, and
- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Sources: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015) and *The Code of Federal Regulations* (12 CFR 34.42 2 [g]).).

AS IS MARKET VALUE (as defined in *The Federal Register*, Volume 75, No. 237, p. 77471)

The estimate of the market value of real property in its current physical condition, use and zoning as of the appraisal date. (Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015).

(Proposed Interagency Appraisal and Evaluation Guidelines, OCC-4810-33-P 20%)



NEIGHBORHOOD DATA

A neighborhood may be defined as a group of complimentary land uses. Social, economic, governmental and environmental forces all affect property value in the vicinity of a subject property, which, in turn, directly affects the value of the property itself. Thus, it is common practice to delineate a neighborhood's boundaries, which is an area within which the forces affect all surrounding properties in the same way they affect the subject. The subject is in an established suburban submarket that is 95-100% built up.

The subject is a single story Class A multi-tenant general office building that is located on south side of the northwest corner of Martin Street and Bates Street in downtown Birmingham, Michigan. east side of North Old Woodward, south of Euclid Avenue in Birmingham, Michigan. The building is just south of Maple the main through fare traveling east and west through Birmingham. There is good onsite parking of 23 spaces with 8 covered, on street parking and a public parking garage 500 feet west of the subject. Visibility is strong.

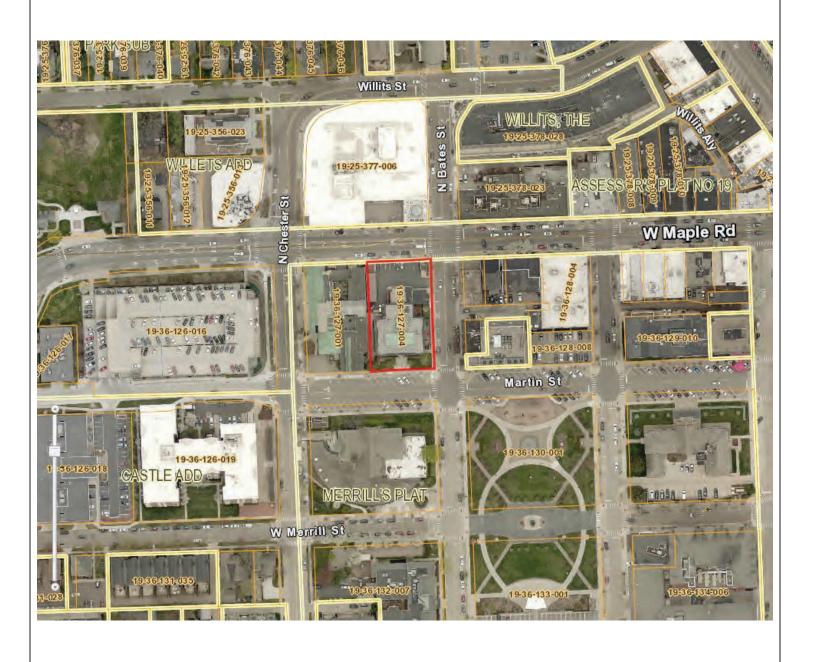
The downtown area of Birmingham is a vibrant upscale shopping area with shops, restaurants and service oriented retail, such as salons. The overall area/neighborhood is generally located in central, southern Oakland County. The immediate market and neighborhood is considered the City of Birmingham, however the subject is located in southern Oakland County and is influenced by communities in both areas. Strong market influences include neighboring Bloomfield Hills, Sterling Heights, Royal Oak and Troy. Overall the property is located along a downtown commercial corridor within a commercial/retail area that is primarily influenced by the surrounding neighborhoods and population base. Other nearby uses is retail with residential neighborhoods on interior parcels. Although there are few vacant parcels in the area for development, some older properties in the area have been recently redeveloped with signs of new, modern retail construction that is primarily along major roads and near major intersections.

The subject has a good connection to the surrounding area freeway system. I-75 is approximately two miles west of the subject and connects to the Metro-Detroit freeway network. These highways as a collective group provide good accessibility to the overall Metro-Detroit Metropolitan Area and Southern Michigan. The uses surrounding the subject include office, retail and residential uses.

The subject's immediate area consists of a general mix of commercial/retail facilities with various uses of retail and some office. Along Martin is the Municipal offices, including the police station, a large park and the public library. The subject is the former post office until 2009. To the east and south of the subject are retail developments with restaurants, offices and parking structures. Levels of vacancy in the surrounding area have been minor over recent years however, in many cases vacancy is within acceptable levels, although reaching highest levels in recent decades. In many cases, the properties that have experienced extended vacancy are older, special use properties (i.e. furniture, carpet stores and restaurants/bars, etc.).

This vicinity is about 95% to 100% built-up with most development having occurred in the 1900's to 1990's. Remaining vacant siteage would probably be developed along previously determined trends that being commercial or residential. Residential properties are some of the highest priced values per square foot in the State of Michigan with most development coming from the razing of existing homes and new construction. Overall prospects for the surrounding area remain adequate for development of above average quality, modern commercial types of properties.

Plat Map



Location:

The subject property is situated on the northwest corner of Martin Street and Bates Street, in Birmingham, Oakland County, Michigan.

Shape/ Frontage:

The subject is rectangular in shape and has frontage along both Martin and Bates Streets.

Area:

The subject has a total area of about 0.57 acres (assessor's records).

Topography:

The subject property is level and is at normal grade with the adjoining properties and at street level.

Street Improvements:

Martin Street and Bates Street are both two lane asphalt paved roadway with curbs and stop signs signs at major intersections, including the subject corner. There is angled street parking along Martin Street in front of the subject.

Soil Condition:

No soil report of the subject property has been made available or reviewed; however, it is assumed and appears that the soil is of satisfactory load-bearing capacity to support the proposed structure. No evidence to the contrary was observed upon the physical viewing of the property. Drainage of the site appears to be adequate.

Utilities:

The subject site is serviced by electric, natural gas, public water/sewer and telephone. Utilities are assumed adequate.

Access:

Access to the subject site is from a single curb cut along Bates Street to the rear of the building.

Land Use Restrictions:

Although no authoritative report of title was provided or reviewed, for this report, there does not appear to be any easements, encroachments, or restrictions that would adversely affect the utilization of the site. A survey is recommended for final determination of any such adverse conditions.

Zoning:

The subject is zoned B4- Business Residential District. The subject's use as a multi tenanted office facility is a legally conforming use per the City of Birmingham zoning code and the B4 classification.

Flood Hazard:

The subject is in a flood plain according to Community Panel #260168-26125C0537F of the National Flood Insurance Rate Map, effective date 9/29/2016. The subject is in Flood Hazard Zone X and therefore, does not appear to require flood insurance. However, further inquiry is recommended.

Toxic Waste:

No toxic waste was noted by the appraisers.

Environmental Disclaimer:

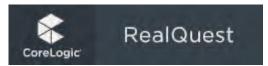
Unless otherwise stated within this report, the existence of any hazardous material, which may or may not be present on the subject property, was not observed by the appraiser. The Market Value Estimate is predicated on the assumption that there is not a significant amount of hazardous material on or in the subject property that would cause a loss in value. However, no responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. Thus, it is recommended to engage an expert in this field to determine if any such conditions exist. There was no evidence that any surrounding or nearby land uses poses any hazard or has a detrimental influence on the subject site.

Conclusion:

The subject site is sufficient in size to support the improvements and has ample onsite parking for employees and customers. The site is at normal grade, drainage and utilities appear to be adequate. The use is a legal conforming use per zoning code. Ingress and egress to the site are adequate. Frontage and depth relationship is adequate. Overall site rating is considered above average.

Flood Map Report

For Property Located At



320 MARTIN ST 100, BIRMINGHAM, MI 48009-1486

Report Date: 08/01/2018 County: OAKLAND, MI

Flood Zone Code Flood Zone Panel Panel Date

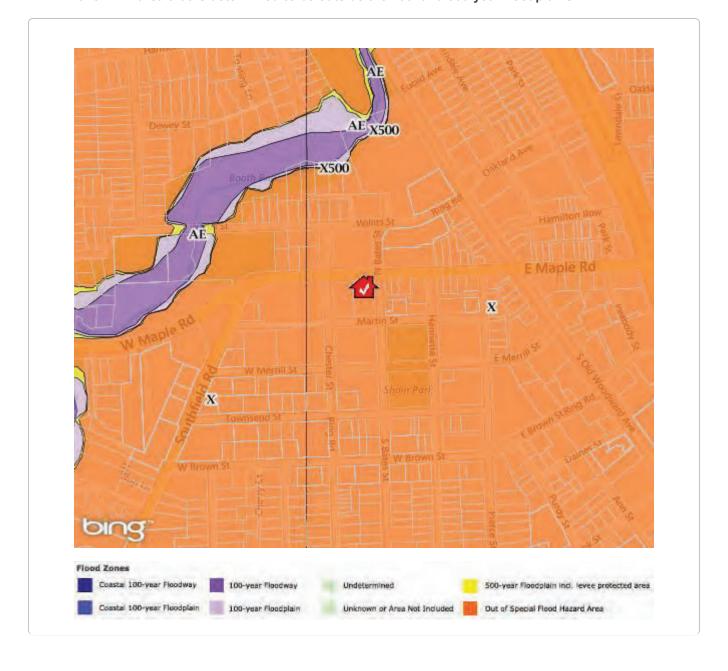
X 260168 - 26125C0537F 09/29/2006

Special Flood Hazard Area (SFHA) Within 250 ft. of multiple flood zones? Community Name

Out No BIRMINGHAM

Flood Zone Description:

Zone X-An area that is determined to be outside the 100- and 500-year floodplains.



BUILDING IMPROVEMENT DESCRIPTION

The subject facility is a 20,000 SF (gross building area) with 16,933 rentable. The building is a former post office with brick, stone and concrete block construction. Floor and roof structures are steel beam construction. There is a full basement that has a common area with tables, chairs and kitchen in the center with surrounding office suites, two restrooms are on this floor. The main floor has an open staircase with a larger foyer and individual office suites. There is a mezzanine level that is included in the square footage.

The building was renovated in 2009 after the purchase from the US Post office. The mezzanine level was exposed and the entire building was renovated with very few elements of the original post office remaining. The office spaces have glass walls and doors for a very modern look. The common areas and the foyer areas provide a community style break areas and common conference rooms throughout the building. HVAC are furnaces and heat pumps with full gas powered heat and air condition. The general condition is above average for its age.

General Data:

Year Built 1936 as a US post office, extensive renovations were

completed in 2009, in the amount of \$2,078,000.

Building Area 20,000 SF Gross Building area

16,933 SF Net Rentable area (84.7%)

Eave Height 20'

Building Efficiency Average, common areas are shared work spaces, including

conference rooms, kitchen areas and break rooms

Remaining Economic Life: 35 years

Deferred Maintenance/Obsolescence: No functional or economic obsolescence is noted.

Construction Detail:

Foundation Concrete walkout basement level

Framing Masonry/steel

Floors Concrete/steel

Exterior Walls Standard brick, and stone

Roof Structure Steel truss and deck

Roofing Rubber Membrane

Windows Vinyl windows that are functional. Replace in the 1990s

Doors Exterior Entrance – Glass / Steel / Wood

Interior – Solid core wood and glass

Mechanical Detail:

Heating and Cooling 14 Gas forced air & central air conditioning (roof mounted)

Electrical Service Adequate

Plumbing Multiple restrooms (five)

Fire Protection Fire extinguishers, full wet sprinkler system

Elevator None

Interior Finish:

Layout Individual suites with nicely furnished and designed common

areas. Scattered restrooms in common areas. Kitchen area in

basement level common area.

Ceilings All open to the metal trusses and wood structure

Walls Painted drywall, brick, concrete and unique tenant improved

glass and wood

Floor Covering Carpet, open concrete tile and wood

Lighting Fluorescent, incandescent

Site Improvements:

Lighting Building lights

On-Site Parking Asphalt paved parking spaces, 23 total, 8 are covered spaces

with metal canopy

Landscaping Above Average

According to Michigan law, property taxes are initially established based on fifty percent of the true cash value (TCV) of a property. However, in 1994, the State of Michigan passed a tax reform act that substantially affected the calculation of taxes. According to this new legislation, effective for 1995, property taxes will be calculated based on Taxable Value, which is defined as the lesser of:

- 1. The State Equalized Value (SEV), defined as the AV (50 percent of TCV), adjusted by equalization factors, or
- 2. The Capped Value, defined as the previous years Taxable Value, minus capital losses, increased by the lessor of the CPIU or five percent, plus capital additions.

The exception to this rule takes effect when the property is sold. Upon a sale of the property, the Taxable Value reverts to the SEV. The sale of a property includes any of the following actions.

- 1. Transfer by deed.
- 2. Transfer by land contract.
- 3. Conveyance by lease, if the total duration of the lease, including the initial term and all options, is longer than 35 years; or the lease grants the lessee the right to purchase the property at less than 80 percent of the property's projected true cash value at the termination of the lease.
- 4. Transfer of more than a 50 percent interest in a corporation or partnership that owns the property.

A transfer by foreclosure or forfeiture of a recorded instrument is not however, considered a change in ownership for the calculation of taxes.

2018 State Equalized Value = \$1,843,630 (50% of market value assessment)

2018 Taxable Value = \$1,383,930

2018 Actual Taxes = \$72,817.70

MARKET ANALYSIS (General Summary)

General Market: Detroit MSA
Sub-Class/Type: General Office

Market Analysis (General Summary)

The objective of this section is to gather, analyze, and present as many market components as reasonably possible. The conclusions contained in this section are based on the best judgments of the analyst; we make no guarantees or assurances that the projections or conclusions will be realized as stated. It is our function to provide our best effort in data collection and to express opinions based on our evaluations. At all times, we are acting as an unbiased, third party principal.

2018 MID YEAR COSTAR DETROIT OFFICE MARKET REPORT

The Detroit Office market ended the first quarter 2018 with a vacancy rate of 9.9%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 292,832 square feet in the first quarter. Vacant sublease space increased in the quarter, ending the quarter at 542,587 square feet. Rental rates ended the first quarter at \$19.03, a decrease over the previous quarter. A total of six buildings delivered to the market in the quarter totaling 58,230 square feet, with 1,673,811 square feet still under construction at the end of the quarter.

Absorption

Net absorption for the overall Detroit office market was positive 292,832 square feet in the first quarter 2018. That compares to positive 343,520 square feet in the fourth quarter 2017, positive 274,063 square feet in the third quarter 2017, and positive 864,739 square feet in the second quarter 2017. Tenants moving out of large blocks of space in 2018 include Thomas Reuters moving out of 40,648 square feet at 5400 Data Ct in Avis Farms Building VIII, in Ann Arbor and CoreSource moving out of 24,700 square feet at 35501-35735 Mound Rd in Liberty Professional Center Building C. Tenants moving into large blocks of space in 2018 include Microsoft Technology Centers moving into 43,794 square feet at One Campus Martius and Google moving into 30,085 square feet at 52 E Henry St in the Detroit Events Center, adjacent to Little Caesars Arena. The Class-A office market recorded net absorption of negative (69,481) square feet in the first quarter 2018, compared to positive 151,630 square feet in the fourth quarter 2017, positive 91,687 in the third quarter 2017, and positive 108,889 in the second quarter 2017. The Class-B office market recorded net absorption of positive 391,168 square feet in the first quarter 2018, compared to positive 100,149 square feet in the fourth quarter 2017, positive 97,917 in the third quarter 2017, and positive 640,195 in the second quarter 2017. The Class-C office market recorded net absorption of negative (28,855) square feet in the first quarter 2018 compared to positive 91,741 square feet in the fourth quarter 2017, positive 84,459 in the third quarter 2017, and positive 115,655 in the second quarter 2017. Net absorption for Detroit's central business district was negative (178,860) square feet in the first quarter 2018. That compares to negative (51,214) square feet in the fourth

quarter 2017, positive 48,133 in the third quarter 2017, and positive 11,263 in the second quarter 2017. Net absorption for the suburban markets was positive 471,692 square feet in the first quarter 2018. That compares to positive 394,734 square feet in fourth quarter 2017, positive 225,930 in the third quarter 2017, and positive 853,476 in the second quarter 2017.

Vacancy

The office vacancy rate in the Detroit market area decreased to 9.9% at the end of the first quarter 2018. The vacancy rate was 10.0% at the end of the fourth quarter 2017, 10.2% at the end of the third quarter 2017, and 10.3% at the end of the second quarter 2017, end of the first quarter 2018, 11.7% at the end of the fourth quarter 2017, and 12.1% at the end of the third quarter 2017 as well as at the end of the second quarter 2017. Class-B projects reported a vacancy rate of 10.8% at the end of the first quarter 2018, 11.1% at the end of the fourth quarter 2017, 11.3% at the end of the third quarter 2017, and 11.2% at the end of the second quarter 2017. Class-C projects reported a vacancy rate of 6.2% at the end of the first quarter 2018, 6.1% at the end of fourth quarter 2017, 6.3% at the end of the third quarter 2017, and 6.6% at the end of the second quarter 2017. The overall vacancy rate in Detroit's central business district at the end of the first quarter 2018 increased to 8.6%. The vacancy rate was 7.9% at the end of the fourth quarter 2017, 8.4% at the end of the third quarter 2017, and 8.5% at the end of the second quarter 2017. The vacancy rate in the suburban markets decreased to 10.1% in the first quarter 2018. The vacancy rate was 10.3% at the end of the fourth quarter 2017, and 10.5% at the end of the third quarter 2017 as well as 10.5% at the end of the second quarter 2017.

Largest Lease Signings

The largest lease signings occurring in 2018 included: the 165,750-square-foot sublease signed by Health Alliance Plan of Michigan at 1414 E Maple Rd in the Troy market; the 276,250-square-foot direct deal signed by Henry Ford Health System at 1414 E Maple Rd in the Troy market; and the 68,305-squarefoot lease signed by Jackson-Dawson Communications at 1 Parklane Blvd – Parklane Towers East in the Dearborn market.

Sublease Vacancy

The amount of vacant sublease space in the Detroit market increased to 542,587 square feet by the end of the first quarter 2018, from 345,591 square feet at the end of the fourth quarter 2017. There was 337,769 square feet vacant at the end of the third quarter 2017 and 293,515 square feet at the end of the second quarter 2017. Detroit's Class-A projects reported vacant sublease space of 316,217 square feet at the end of first quarter 2018, up from the 167,618 square feet reported at the end of the fourth quarter 2017. There were 175,475 square feet of sublease space vacant at the end of the third quarter 2017, and 154,401 square feet at the end of the second quarter 2017. Class-B projects reported vacant sublease space of 191,469 square feet at the end of the first quarter 2018, up from the 152,841 square feet reported at the end of the fourth quarter 2017. At the end of the third quarter 2017, there were 144,071 square feet, and at the end of the second quarter 2017 there were 120,691 square feet vacant. Class-C projects reported increased vacant sublease space from the fourth quarter 2017 to the first quarter 2018. Sublease vacancy went from 25,132 square feet to 34,901 square feet during that time. There was 18,223 square feet at the end of the

third quarter 2017, and 18,423 square feet at the end of the second quarter 2017. Sublease vacancy in Detroit's central business district stood at 54,253 square feet at the end of the first quarter 2018. It was 50,962 square feet at the end of the fourth quarter 2017, and zero square feet was available at the end of the third quarter 2017 as well as at the end of the second quarter 2017. Sublease vacancy in the suburban markets ended the first quarter 2018 at 488,334 square feet. At the end of the fourth quarter, 2017 sublease vacancy was 294,629 square feet, was 337,769 square feet at the end of the third quarter 2017, and was 293,515 square feet at the end of the second quarter 2017.

Rental Rates

The average quoted asking rental rate for available office space, all classes, was \$19.03 per square foot per year at the end of the first quarter 2018 in the Detroit market area. This represented a 0.8% decrease in quoted rental rates from the end of the fourth quarter 2017, when rents were reported at \$19.18 per square foot. The average quoted rate within the Class-A sector was \$21.75 at the end of the first quarter 2018, while Class-B rates stood at \$18.73, and Class-C rates at \$15.53. At the end of the fourth quarter 2017, Class-A rates were \$21.82 per square foot, Class-B rates were \$18.76, and Class-C rates were \$15.99. The average quoted asking rental rate in Detroit's CBD was \$21.34 at the end of the first quarter 2018, and \$18.86 in the suburban markets. In the fourth quarter 2017, quoted rates were \$21.11 in the CBD and \$19.02 in the suburbs.

Deliveries and Construction

During the first quarter 2018, six buildings totaling 58,230 square feet were completed in the Detroit market area. This compares to four buildings totaling 111,285 square feet that were completed in the fourth quarter 2017, three buildings totaling 168,977 square feet completed in the third quarter 2017, and 228,518 square feet in five buildings completed in the second quarter 2017. There were 1,673,811 square feet of office space under construction at the end of the first quarter 2018. Some of the notable 2018 deliveries include: 2775 E Grand River Ave, a 13,000-square-foot facility that delivered in first quarter 2018 and is now 74% occupied, and 16310 W 12 Mile Rd, a 11,556-square-foot building that delivered in first quarter 2018 and is now 100% occupied. The largest projects underway at the end of first quarter 2018 were 1206 Woodward Ave, the former J.L. Hudson's site, a 1,000,000-square-foot mixed use building that will contain 366,000-square-foot of office space within the building, and 2125 Woodward Ave, the future Little Caesars Headquarters, a 234,000-square-foot facility that is 100% pre-leased.

Inventory

Total office inventory in the Detroit market area amounted to 216,440,522 square feet in 11,488 buildings as of the end of the first quarter 2018. The Class-A office sector consisted of 9,775,761 square feet in 234 projects. There were 3,761 Class-B buildings totaling 111,557,652 square feet, and the Class-C sector consisted of 55,107,109 square feet in 7,493 buildings. Within the Office market there were 493 owner-occupied buildings accounting for 24,584,807 square feet of office space.

Sales Activity

Tallying office building sales of 15,000 square feet or larger, Detroit office sales figures fell during the fourth quarter 2017 in terms of dollar volume compared to the third quarter of 2017. In the fourth quarter, 18 office transactions closed with a total volume of \$156,664,462. The 18 buildings totaled 1,924,980 square feet and the average price per square foot equated to \$81.38 per square foot. That compares to 17 transactions totaling \$205,224,744 in the third quarter 2017. The total square footage in the third quarter was 1,986,649 square feet for an average price per square foot of \$103.30. Total office building sales activity in 2017 was up compared to 2016. In the twelve months of 2017, the market saw 62 office sales transactions with a total volume of \$614,965,212. The price per square foot averaged \$84.39. In the same twelve months of 2016, the market posted 75 transactions with a total volume of \$433,163,366. The price per square foot averaged \$85.68.

Cap rates have been higher in 2017, averaging 9.57% compared to the same period in 2016 when they averaged 8.57%. One of the largest transactions that has occurred within the last four quarters in the Detroit market is the sale of 2600 W Big Beaver Rd, formerly known as the Bank of America Building in Troy. This 422,155-square-foot office building sold for \$74,000,000, or \$175.29 per square foot. The property sold on 8/10/2017, at a 9% cap rate.

Submarket

The subject is part of the Bloomfield submarket, that includes the Birmingham, Bloomfield, West Bloomfield and Farmington Hills. The West Bloomfield Submarket has a vacancy of 9.4% for all office buildings, just under the 9.55 vacancy rate average for the 14 submarkets. The Birmingham area has office vacancy in the 2.9%. The Detroit metropolitan area has 217,047,203 SF in 11,510 buildings. The submarket consists of 795 buildings with 17,460,038 square feet. This is a strong area with increasing home prices and high demand for office and commercial space. This area will be strong community for the foreseeable future. Construction of new retail, office and residential space has been strong over the past several years with a new condominium development along Old Woodward. Birmingham has strong district controls over redevelopment, which allows the city to enjoy good looking buildings and uses throughout the city.

Micro Analysis

The subject is located on Martin Street in the DBD of downtown Birmingham, Michigan. This is an above average location across from the municipal building and Birmingham Public Library. No expense was spared in the renovation and tenant improvements to the spaces. This building has been meticulously maintained buy the developer and current owner.

Conclusion

The subject is 100% occupied with 11 tenants including the owner space. The owner's suite is considered slightly below market rate of \$25.00 PSF on a modified gross lease (15% of overall NRA). The average rent is \$32.76 PSF on modified gross leases. As noted above, the Birmingham market is very strong with the immediate area being particularly strong in regard to rental rates and occupancy. In summary, the surrounding vicinity is certainly sufficient in character and natural demographics to support multi tenanted office use for the subject property at a high occupancy and higher rental rate. Marketability and appeal factors are also considered above average for office properties. Overall marketability and appeal are above average.

HIGHEST AND BEST USE

According to <u>The Appraisal of Real Estate</u>, Fourteenth Edition a publication of the Appraisal Institute, highest and best use may be defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

Implied in these definitions is that the determination of highest and best use is shaped by the competitive forces within the market where the property is located. Therefore, the analysis and interpretation of highest and best use is an economic study of market forces focused on the subject property.

Within this analysis we evaluated the subject sites highest and best use both as though vacant and as currently improved.

Highest and Best Use of Land as Though Vacant:

Highest and Best Use of land or a site as though vacant assumes that a parcel of land is vacant or can be made vacant by demolishing any improvements. With this assumption uses that create value in the marketplace can be identified, and the appraiser can begin to select comparable properties and estimate land value. Land as though vacant is a fundamental concept of valuation theory and the basis for the Cost Approach. Because many appraisals include an allocation of value between the land and the buildings associated with it, a highest and best use analysis of the land as though vacant is frequently performed.

Legally Permissible

The first test concerns permitted uses. The subject's site is zoned B4 – Business Residential District. There do not appear to be any private or deed restrictions, building codes, historic district controls, or environmental regulations imposed on the site that are not typical to the area or that impair its use. There do not appear to be any easements or encroachments that affect the utilization of the subject's site. Most commercial uses are allowable.

Physically Possible

The second test is for what use would be physically possible. As discussed in the "Property Description," the subject's site size, shape, accessibility, soil and topography are believed adequate and do not physically limit its use. The subject site is considered physically adequate for many uses. Its utility is good with good accessibility. The subject site size is 0.57 acres. All utilities are present. The subject site is physically adequate for a number of property types including commercial uses.

Financially Feasible

The third test concerns financial feasibility. Uses that meet the test of physically possible and legally permissible were analyzed for their financial competitiveness. As such, qualified properties were analyzed as to their income potential as though newly constructed. Vacancies and expenses were also estimated, resulting in net operating incomes (cash flows). Rates of return were then calculated and compared with probable cost estimated for each use. Elements of risk and timing were also factored. Currently rents are not high enough to justify new speculative office or retail construction. Therefore, a commercial development use is financially feasible.

Maximally Productive

The fourth test is for maximum productivity, or the use which would bring the greatest benefit along with the highest inherent return to the land. Commercial use is maximally productive as the site is in a desirable suburban location in Northville. As noted earlier rents strong as is occupancy. Therefore, a commercial development use is financially feasible. Therefore, a commercial development use is maximally productive.

Conclusion:

The subject site was considered on a legal, physical and financially feasible basis, as well as one that is maximally productive. Upon full consideration of all the attributes of the subject site, the highest and best use for the subject 0.57 acre site, as vacant, is considered to be for commercial development.

Highest and Best Use as Improved:

The highest and best use of a property as improved pertains to the use that should be made of an improved property in light of its improvements. The use that maximizes an investment property's value, consistent with the long term rate of return and associated risk, is its highest and best use as improved.

Legally Permissible

The first test concerns permitted uses. The subject's site is zoned B4, Business Residential District and according to our understanding of this zoning, the subject's site may be improved with an office facility. There do not appear to be any private or deed restrictions, building codes, historic district controls, or environmental regulations imposed on the site that are not typical to the area or that impair its use. There do not appear to be any easements or encroachments that affect the utilization of the subject's site. The subject's current office use is in compliance with zoning regulations and therefore, is legally permissible.

Physically Possible

The second test is what is physically possible. Land to building densities appear to be within permitted levels. The site is improved with an 20,000 SF multi-tenant office building. The improvements are within market parameters for such a building. The subject's utility is reasonably good and contribute positively to the land. The subject site is considered physically adequate on an improved basis.

Financially Feasible

The third test concerns financial feasibility. Other alternate uses that meet the test of physically possible and legally permissible were analyzed for their financial competitiveness with the subject's use as an office building. Alternative use properties were analyzed as to their income potential. Vacancies and expenses were estimated, resulting in net operating incomes (cash flows). Rates of return were then calculated. The subject's rate of return was positive and indicated that the subject's office use is financially feasible. Other allowed uses of retail or commercial configuration would not generate equivalent cash return to the property owner. Therefore, the current office use is financially feasible.

Maximally Productive

The fourth test is for maximum productivity. The subject property is competitive with other alternative uses. No alternative use surpasses the income producing ability of the subject office use, once accounting for conversion or razing costs as well as factoring elements of risk. Land use for this project is considered to be long-term for the economic life of the improvements. The use as office space is maximally productive. The subject only being a 20,000 SF building may be undersized for the optimal improvement, but the demolition and redevelopment of this side is not financially feasible. Therefore, the current office use is maximally productive.

Conclusion:

Exterior design and interior floor plan appear to be suitable and functional as well as site configuration in downtown Birmingham. Conversion to another use would not appear practical. Therefore, upon full consideration of the criteria involved in highest and best use analysis, the subject's highest and best use as improved would be that of a commercial office facility, similar to that currently existing. The current use and configuration is considered feasible given the high occupancy tenant nature of the subject. The most likely buyer is a local or regional investor. The most likely user is a local or regional business in need of office space.

Exposure Time and Marketing Period

The concept of exposure time is historical in nature and is presumed to have occurred prior to the effective date of the appraisal. Alternatively, marketing period occurs after the effective date of the appraisal and may or may not be directly related to the value presented.

The actual sale price could increase, decrease, or remain static during the marketing period depending upon market conditions and the type of property being appraised.

Since most investors' perceptions and estimates of marketing period are based largely on exposure times that they have recently encountered in similar transactions, it stands to reason that there should be some correlation between marketing periods and exposure times. In fact, in the absence of perceived changes in the market or other extenuating circumstances, marketing period and exposure time should be identical. That is to say, if all other things are held constant, a property that (retrospectively) required an exposure time of say one year should be expected to have a marking period (prospectively) also of one year.

Differences in the two concepts should appear when there is a perceived change in the market. To use the same example presented above, if a property required an exposure time of one year but perceived market conditions are improving, an appropriate estimate of marketing period could reasonably be expected to be less than one year. Conversely, if market conditions were anticipated to worsen, marketing period might exceed exposure time.

Objectively quantifying such differences would be virtually impossible; however, understanding the relationship between the two concepts and how they are affected by perceived changes in the market allows one to better estimate (subjectively) a reasonable period for exposure time and marketing period. This is especially important during periods when actual market evidence is limited by a lack of transactions. Extracting transaction-driven estimates can also be tenuous since many properties are often originally placed on the market at inflated asking prices. It is then necessary to decide if exposure time began when the property was first offered for sale or when the price was dropped to (or near) the ultimate sale price. Further complicating the issue is the question of whether exposure time ends when a sale contract is signed or whether it ends at the closing date of a sale.

Giving consideration to the physical design, quality and location of the subject, we estimate that a marketing period of between twelve and twenty-four months is reasonably appropriate for the subject. Furthermore, it is our opinion that the exposure time commensurate with our estimates of value for the subject would also be approximately twelve to twenty-four months.

SALES COMPARISON APPROACH

Methodology

In the Sales Comparison Approach, the appraiser estimates the value of a property by comparing it with similar, recently sold properties in the surrounding or competing area when available. Inherent in this approach is the principle of substitution, which holds that when a property is replaceable in the market, its value tends to be set at the cost of acquiring an equally desirable substitute property with similar utility, assuming that no costly delay is encountered in making the substitution.

By analyzing sales that qualify as arms-length transactions between willing and knowledgeable buyers and sellers, we can identify market value and price trends. The sold properties should be as comparable to the subject in physical, locational, financial, and economic characteristics as possible.

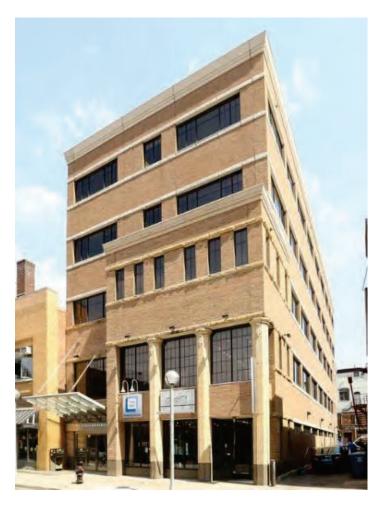
The most widely-used and market-oriented units of comparison for properties such as the subject are the sales price per square foot or unit and gross income multiplier. All comparable sales were analyzed using price per square foot.

Sales were analyzed for:

- (1) property rights conveyed such as leases etc. and other income characteristics including the following;
- (2) financing terms which are above or below typical financing terms at the time of sale;
- (3) condition of sale atypical market conditions such as a family sale, special tax consideration, or other incentive;
- (4) market conditions (time trending) appreciation/depreciation due to changing supply and demand, or interest rate variances between the sale date and appraisal date;
- (5) locational differences between the comparable and the subject property and its relative relationship between income potential, supply and demand, and desirability for the specific improved property type;
- (6) physical characteristics such as class, quality, design, size, age, condition, desirability, utility, etc.
- (7) other amenities different from the subject property.

On the following pages are the individual sales, an analysis of sales and a summary of these properties we compared with the property appraised. No sales were considered 100% comparable, but were chosen to provide the best mix of available property types similar to the subject to help assist us in reaching a value indication. The following sales were considered comparable to a reasonable degree to the subject property and will be adjusted accordingly. Those adjustments that were made were believed reasonable and fully representative of the pricing relationships as they correspond to the subject facility.

Improved Sale No. 1



Property Identification

Record ID 5822

Property Type Office, Multi-tenant Office

Property Name The Collegian

Address 333 Maynard Street, Ann Arbor, Washtenaw County, Michigan

48104

Tax ID09-29-400-042Market TypeSuburban

Sale Data

Grantor Collegian LLC

Grantee Collegian Venture LLC
Sale Date October 28, 2015
Property Rights Leased Fee
Conditions of Sale Arms Length

Financing Cash to Seller

Verification Broker; Washtenaw County Assessor

Improved Sale No. 1 (Cont.)

 Sale Price
 \$6,925,000

 Cash Equivalent
 \$6,925,000

Land Data

Land Size 0.160 Acres or 6,970 SF

Zoning C2A Topography Level Utilities All

General Physical Data

Building Type Single Tenant

Gross SF 26,293

Construction TypeSteelStories5Year Built2003

Indicators

Sale Price/Gross SF \$263.38 Floor Area Ratio 3.77 Land to Building Ratio .27:1

Improved Sale No. 2



Property Identification

Record ID 7597

Property Type Office, Multi-tenant Office

Address 178-182 E Brown St, Birmingham, Oakland County, Michigan

48009

Tax ID 19-36-203-011 Market Type Suburban

Sale Data

Grantor Chalex LLC

Grantee Purdy Street Partners LLC

Sale DateJanuary 11, 2016Property RightsLeased FeeConditions of SaleArms LengthFinancingCash to Seller

Verification Oakland County Assessor; August 01, 2018; Other sources:

CoStar, Confirmed by Mike Stout

 Sale Price
 \$1,825,000

 Cash Equivalent
 \$1,825,000

Land Data

Land Size 0.220 Acres or 9,583 SF

Zoning CBD
Topography Level
Utilities All

General Physical Data

Building Type Multi Tenant

Gross SF 4,681

Construction Type Masonry

Stories 1 Year Built 1968

Improved Sale No. 2 (Cont.)

Building Class В

Indicators Sale Price/Gross SF \$389.87 Floor Area Ratio 0.49 **Land to Building Ratio** 2.05:1

Improved Sale No. 3



Property Identification

Record ID 7598

Property Type Office, Multi-tenant Office

Address 915 E Maple Rd, Birmingham, Oakland County, Michigan

48009

Tax ID 19-25-486-014 Market Type Suburban

Sale Data

Grantor
Grantee
George Maple LLC
George Maple LLC
June 01, 2016
Property Rights
Leased Fee
Marketing Time
Conditions of Sale
Financing
Albinaya LLC
George Maple LLC
June 01, 2016
Arms Leased Fee
Arms Length
Cash to Seller

Verification Oakland County Assessor; August 01, 2018; Indigo Property

Group - Dan Jacob, 248.258.6400, Other sources: CoStar,

Confirmed by Mike Stout

Sale Price \$950,000 Cash Equivalent \$950,000

Land Data

Land Size 0.220 Acres or 9,583 SF

Zoning B1 Topography Level Utilities All

General Physical Data

Building Type Multi Tenant

Gross SF 2,206

Construction Type Masonry

Stories 2

Improved Sale No. 3 (Cont.)

Year Built 1952

8 surface spaces 3 covered spaces **Parking**

Building Class В

Indicators

Sale Price/Gross SF \$430.64 0.23 Floor Area Ratio **Land to Building Ratio** 4.34:1

Improved Sale No. 4



Property Identification

Record ID 7599

Property Type Office, Multi-tenant Office

Address 339 S Main St, Rochester, Oakland County, Michigan 48307

Market Type Suburban

Sale Data

Grantor EFN Rochester Property LLC

Grantee TopSpot LLC

Sale Date September 28, 2017

Property RightsLeased FeeMarketing Time398 DOMConditions of SaleArms LengthFinancingCash to Seller

Verification Oakland County Assessor; August 01, 2018; Thomas Duke Co-

Chip Egbert, 248.476.3700, Other sources: Costar, Confirmed

by Mike Stout

 Sale Price
 \$4,160,000

 Cash Equivalent
 \$4,160,000

Land Data

Land Size 0.830 Acres or 36,155 SF

Zoning CBD
Topography Level
Utilities All

General Physical Data

Building Type Multi Tenant Gross SF 17,064

Construction Type masonry

Stories 2 Year Built 1968

Improved Sale No. 4 (Cont.)

Parking 8 surface spaces

Building Class C

Indicators Sale Price/Gross SF \$243.79 Floor Area Ratio 0.47 **Land to Building Ratio** 2.12:1

		SALES C	OMPA	SALES COMPARISON GRID					
		320 Martin Stre	et, Bin	320 Martin Street, Birmingham, Michigan					
ltem	Subject	Sale #1		Sale #2		Sale #3		Sale #4	
7	320 Martin Street	333 Maynard Street		178-182 E Brown Street,		915 E Maple Road		339 S Main Street	
Addless	Birmingham, MI	Ann Arbor, MI		Birmingham, MI		Birmingham, MI		Rochester, MI	
Sale Price		\$6,925,000		\$1,825,000		\$950,000		\$4,160,000	
Unit Price / SF		\$263.38		\$389.87		\$430.64		\$243.79	
Property Rights Conveyed	Leased Fee	Leased Fee		Leased Fee		Leased Fee		Leased Fee	
Financing	Cash to Seller	Cash to Seller		Cash to Seller		Cash to Seller		Cash to Seller	
Conditions of Sale	Arm's-Length	Arm's-Length		Arm's-Length		Arm's-Length		Arm's-Length	
Market Conditions	Jul-18	Oct-15	%6	Jan-16	%9	Jun-16	%9	Sep-17	3%
Subtotal Adjusted Unit Price for Cumulative Adjustments		\$287.08	%6	\$413.26	%9	\$456.48	%9	\$251.10	3%
Location	Birmingham, MI	Ann Arbor, MI		Birmingham, MI		Birmingham, MI		Rochester, MI	10%
Design / Quality	1 Story with Lower Level and mezzanine	Masonry / Above		Single Story Masonry		2 Story above		2 Story Masonry	
Site Size (acres)	0.570	0.160		0.220		0.220		0.830	
Site Density	2.48	1.59		2.05		13.03	-10%	2.12	
Building Size (SF)	20,000	26,293		4,681	-10%	2,206	-10%	17,064	
Year Built (age) / Condition	1936, 2009 Renovaiton	2003		1968 renovated		1952, Renovated		1968, renovation	
Visibility	Above average	Above Average		Above Average		Above Average		Fair	
Utility	Mulit tenant office	Multi-tenant office		Multi-tenant office		Multi-tenant office		Multi tenant office	
Subtotal Adjustments			%0		-10%		-20%		10%
Adjusted Base Price		\$287.08		\$413.26		\$456.48		\$251.10	
Indicated Unit Price		\$287.08		\$371.93		\$365.18		\$276.21	

Improvement Sale 1 is a multi-tenanted office facility located in Ann Arbor, Michigan. The property was found to be conveyed Leased Fee under terms cash to the seller on an arm's length basis. After adjustment, this comparable has a value of \$287.08 per square foot, and is inferior to the subject.

Improvement Sale 2 is a multi-tenanted office facility located in Birmingham, Michigan. The property was found to be conveyed Leased Fee under terms cash to the seller. This comparable was chosen for its location multi-tenant use. After adjustment, this comparable has a value of \$371.93 per square foot and is superior to the subject based on it's smaller size.

Improvement Sale 3 is a multi-tenanted office facility located in Birmingham, Michigan. The property was found to be conveyed Leased Fee under terms cash to the seller. This sale was chosen for its location. After adjustment, this comparable has a value of \$365.18 per square foot

Improvement Sale 4 is a multi-tenanted office facility located in Rochester, Michigan. The property was found to be conveyed Leased Fee under terms cash to the seller. After adjustment this sale has a value of \$276.21 per square foot and is inferior to the subject.

Summary

After application of all adjustments, the range of unit pricing is from about \$276.21 per square foot to \$371.93 per square foot. These sales are from general multi-tenanted office type properties. These sales are believed to be reasonable value indicators for this type of facility for the subject property. All the sales receive some consideration. In regard to reconciliation we have considered the relative strengths of the individual sales and the magnitude and number of adjustments to the sales. We will apply ranking at this point.

		RANKING ANALYSIS
Sale #2	\$371.93 per SF	Superior
Sale #3	\$365.18 per SF	Superior
Subject		
Sale #1	\$287.08 per SF	Inferior
Sale #4	\$276.21 per SF	Inferior

Based on ranking the subject is between about \$287.08 and \$365.18 per SF. Occupancy and the general market have improved. The subject has 20,000 SF of gross space and 16,933 of net rentable area, however most of the common space is shared, the kitchen, conference rooms, break areas and meeting spaces. This is an unusual concept that really works well in the subject building. It forms a sense of community among the tenants. This is an efficiency ratio of 84.7% is offset by the use of the common areas. The Subject is a high quality we designed and renovated, desirable office building in downtown Birmingham. A value near the middle of the range is appropriate due to the, smaller sizes of comparable sales #2 and #3. We will use a value of \$290.00 per square foot of gross building area. Taking all the data and aspects of the subject into account we estimate the value of the subject at \$290 per SF.

The following calculation will apply:

20,000 sq. ft. x \$290 sq. ft. = \$5,800,000

Value Conclusion via Sales Comparison Approach, \$5,800,000 Rounded

Methodology

The Income Capitalization Approach is a method of converting the anticipated economic benefits of real property into a value estimate through capitalization. The principle of "anticipation and change" underlying this approach is that prudent investors recognize a relationship between income flow and an asset's value. Other considerations for application of the Income Capitalization Approach are supply and demand factors, the principles of substitution, balance and other positive and/or negative external forces.

There are a number of steps in the Income Capitalization Approach, but the two main steps are income estimation to derive a net operating income through estimating and combining gross income, vacancy and collection losses, rent ups or sell outs, absorption, pass thru expenses, other income, and operating expenses both fixed and variable. Step two is the capitalization of the net operating income using a yield model or a ratio model. The capitalization method used determines if capitalization occurs by discounting over a specified holding period or is capitalized directly against stabilized net operating income.

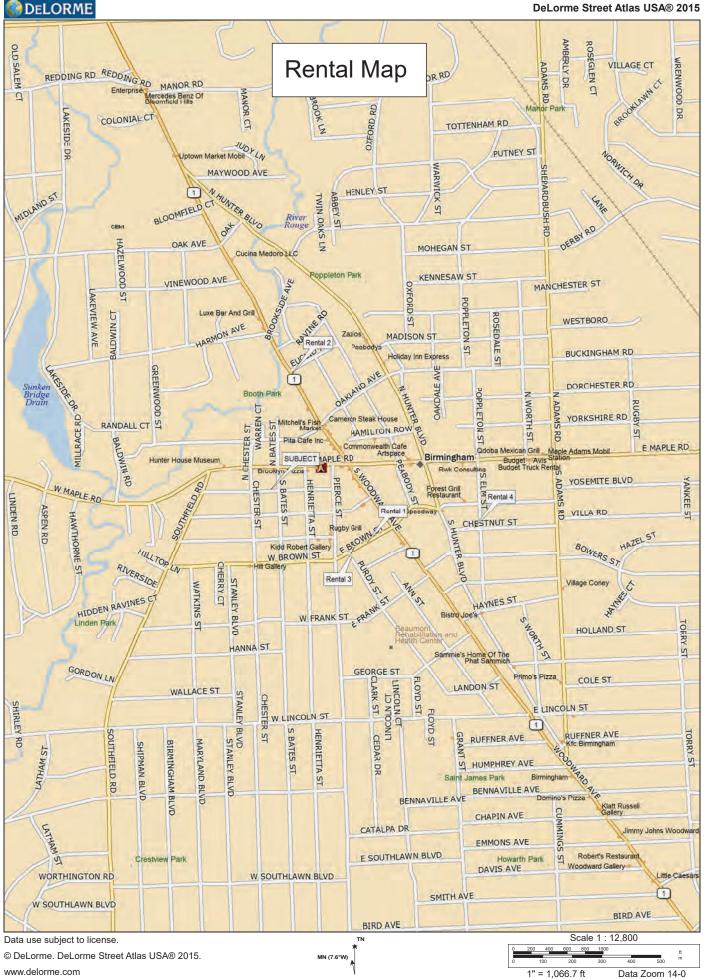
The reliability of this procedure depends upon a careful analysis at each step. The prime concern is the quantity, quality and durability of the income stream and the quality of the rate selection. The method of conversion is decided and dictated by the nature of the valuation problem and the property type and data available. Various forms and techniques of direct and yield capitalization exist.

Following is our analysis in which we will estimate net operating income and then capitalize this income into a present value using the techniques and formulas described in the capitalization section of this report.

Potential Gross Income

Subject is a multi-tenanted office building. Market rents will be analyzed to support the actual rents in the subject building that is determine an appropriate rent for the subject property. The appraiser studied and analyzed existing, asking and quoted rentals of other similar office units and buildings in the competitive area of the subject. Rents typically depend on type of space, age, location, quality, condition and the "netness" of the leases.

Following is a summary of comparable office rents and description of each. An analysis follows leading to our estimation of gross potential income for the subject.





Property Identification

Record ID 4123

Property Type Office, Multi-tenant Office

Address 260 E Brown St, Birmingham, Oakland County, Michigan

48009

Market Type Suburban

Physical Data

Land Size 0.570 Acres or 24,829 SF

Gross SF 87,890 Leasable SF 5,418

Parking 91 Covered Surfaces

8 surface spaces

Masonry

Construction Type

Stories

Year Built 1986 Renovated 2016

Tenant Rent Roll

<u>Suite</u> <u>Tenant Name</u> <u>Size</u> <u>Rent/SF</u> <u>Lease Type</u> <u>Beg. Date</u> <u>Term</u> <u>No.</u>

Office 5,418 \$32.00 MG 7/2018

General Tenant Summary

Verification Newmark Knigh Frank - Dan Canvasser; 248.350.8141, Other

sources: CoStar, Confirmed by Mike Stout

Rent Analysis

Actual Rent \$32.00/SF Average

Occupancy 100%



Property Identification

Record ID 3165

Property Type Office, Multi-tenant Office

Address 380 N Old Woodward Ave, Birmingham, Oakland County,

Michigan 48009

Tax ID 19-25-379-024

Market Type Urban

Physical Data

Land Size 0.550 Acres or 23,958 SF

Gross SF 41,681 Leasable SF 4,823

Parking 50 covered spaces

Construction Type Masonry
Sprinklers Yes
Stories 4

Office 1 Elevator Year Built 1985

Tenant Rent Roll

<u>Suite</u> <u>Tenant Name</u> <u>Size</u> <u>Rent/SF</u> <u>Lease Type</u> <u>Beg. Date</u> <u>Term</u>

No.

Office 4,823 \$30.00 MG 5/2018

General Tenant Summary

Verification Oakland County Auditor; Newmark Knight Frank - Dan

Canvasser, 248.350.9500, Confirmed by Mike Stout

Rent Analysis

Actual Rent \$30.00/SF Average



Property Identification

Record ID 4124

Property Type Office, Multi-tenant Office

Address 255 E Brown St, Birmingham, Oakland County, Michigan

48009

Market Type Suburban

Physical Data

Land Size 0.620 Acres or 27,007 SF

Gross SF 69,000 **Leasable SF** 26,017

Parking 25 surface spaces

Construction Type Masonry

Stories 4 Year Built 1983

Tenant Rent Roll

<u>Suite</u> <u>Tenant Name</u> <u>Size</u> <u>Rent/SF</u> <u>Lease Type</u> <u>Beg. Date</u> <u>Term</u>

No.

Office 26,017 \$31.00 MG 1/2018

General Tenant Summary

Verification Baily Schmidt & Assoc - Drew Schmitdt; 248.594.8500, Other

sources: CoStar, Confirmed by Mike Stout

Rent Analysis

Actual Rent \$31.00/SF Average



Property Identification

Record ID 4125

Property Type Office, Multi-tenant Office

Address 751 Chestnut St, Birmingham, Oakland County, Michigan

48009

Market Type Suburban

Physical Data

Land Size 0.490 Acres or 21,344 SF

Gross SF 10,000 Leasable SF 3,040

Parking 38 surface spaces

Construction Type Masonry

Stories 1

Year Built 1968

Tenant Rent Roll

<u>Suite</u> <u>Tenant Name</u> <u>Size</u> <u>Rent/SF</u> <u>Lease Type</u> <u>Beg. Date</u> <u>Term</u> <u>No.</u>

Office 3,040 \$24.00 FS 1/2018

General Tenant Summary

Verification Kolar Commercial Group - Mike Lasky; 248.647.7600, Other

sources: CoStar, Confirmed by Mike Stout

Rent Analysis

Actual Rent \$24.00/SF Average

		_	EASE	LEASES GRID				
		235 East Main	Street,	235 East Main Street, Northville, Michigan				
Subject		Lease #1		Lease #2		Lease #3		Lease #4
320 Martin Street	260	260 East Brown Street		380 Old Woodward		255 East Brown Street	et	751 Chestnut Street
Birmingham, MI	ш	Birmingham, MI		Birmingham, MI		Birmingham, MI		Birmingham, MI
		\$32.00		\$30.00		\$31.00		\$24.00
Jul-18		Jul-18	%0	May-18	%0	Jan-18	%0	Jan-18
Modified Gross		MG		MG		MG		FS
		\$32.00	%0	\$30.00	%0	\$31.00	%0	\$24.00
Birmingham, MI		Birmingham, MI		Birmingham, MI	%0	Birmingham, MI		Birmingham, MI
2 story with lower level / Above		3 Story above avg		4 Story Masonry above avg		4 story above average		1 Story average
16,933		5,418		4,823		26,017		3,040
20,000		87,890		41,681		69,000		10,000
1936, renovated 2009	1986	1986, 2014 renovation		1985		1983		1968
Above Average		Above Average		Average to above		Above Average		Average
Multi tenant Office		Multi tenant office		Multi-tenant office		Multi tenant office		Multi tenant office
			%0		%0		%0	
		\$32.00		\$30.00		\$31.00		\$24.00
		\$32.00		\$30.00		\$31.00		\$28.80

SUMMARY OF RENTS

The rents will be analyzed for the quantity, quality, and durability of the income stream, and amount of netness. Condition of rent such as concessions were considered. Market conditions at the time rents were consummated, such as supply and demand factors were also considered. Locational differences were analyzed. The subject's immediate location was analyzed in relation to the rent comparables. Physical characteristics such as class, quality, condition, design, size, age, desirability and utility were analyzed.

The rental data evaluated and presented represents a cross section of general office facilities in Birmingham and the surrounding communities. The properties reviewed are representative of area locations, which are viable alternatives to the subject location. These buildings are suburban in nature. The comparables were favorable to the subject in regard to physical traits such as quality, design, utility and desirability. Overall, the rentals reviewed provide a cross section of value expectations for general buildings similar to the subject property. The subject has modified gross leases. The comparable rents have not been adjusted for their expense reimbursements.

Market Rent

Comparable #1 is located in Birmingham and is a larger property. This lease was chosen for its location in Birmingham and the quality of the building. No adjustments were made to this lease. This is a MG lease with the tenant paying the electric expense. The lease rate via this comparable is \$32.00 per square foot.

Comparable #2 is located in Birmingham and is a larger property. This lease was chosen for its location in Birmingham and the quality of the building. No adjustments were made to this lease. This is a MG lease with the tenant paying the electric expense. The lease rate via this comparable is \$30.00 per square foot.

Comparable #3 is located in Birmingham and is a larger property. This lease was chosen for its location in Birmingham and the quality of the building. No adjustments were made to this lease. This is a MG lease with the tenant paying the electric expense. The lease rate via this comparable is \$31.00 per square foot.

Comparable #4 is located in Birmingham and is a small property. This lease was chosen for its location in Birmingham and the size of the building. Adjustments were made for the inferior age and condition of the building and the quality. This is a MG lease with the tenant paying the electric expense. The lease rate via this comparable is \$28.80 per square foot.

Rental Conclusion

After adjustment the range is from \$28.80 to \$32.00 PSF on a modified gross terms. All of the comparables are from Birmingham. Adjustments were generally not required, but minimal. The rent roll shows rents from \$25.00 PSF (owner suite) to \$61.57 PSF (smallest suite). The subject has average rents of \$32.76 with modified gross leases. The lowest rent is the owner space at \$25.00, but it is the largest tenant in the building. The smaller spaces demand higher lease rates per square foot. Neighborhood rents are reaching \$33.00 PSF. The average rent at the subject is \$32.76 PSF. Therefore, based on its' age, location and features of the subject we estimate the rent roll is at market and will be used to estimate PGI. In addition, reimbursement income is \$4.59 per square foot based on the March 2018 rent roll and is projected at \$87,000 for the projected upcoming year as stabilized.

Therefore PGI is as follows:

 Rents (see rent roll)
 \$554,791

 Reimbursements
 \$87,000

 PGI
 \$641,791

320 Martin Street, Birmingham, Michigan

Square Foot	Dont/SE	Torm Start	Torm Duration	Evnoncos	Annual Pont	Add Pont	
2,545	\$25.00	1/1/2011	1/31/2021	Gross	\$63,635	\$12,838.44	
1,983	\$41.50	10/28/2014	10/31/2013	Gross	\$82,295	\$14,730.48	
261	\$61.57	2/1/2011	1/31/2021	Gross	\$16,070	\$1,849.92	
2,423	\$33.98	1/1/2018	2/29/2020	Gross	\$82,339	\$8,686.20	
1,989	\$31.50	12/10/2010	12/31/2020	Gross	\$62,653	\$8,623.08	
545	\$30.41	12/10/2010	6/30/2020	Gross	\$16,573	\$3,360.84	
573	\$31.91	1/1/2011	12/31/2020	Gross	\$18,286	\$4,335.60	
308	\$48.70	8/1/2015	7/31/2019	Gross	\$15,000	\$2,299.56	
1,432	\$22.51	12/9/2010	12/31/2020	Gross	\$32,234	\$11,494.92	
3,691	\$34.00	1/1/2018	2/29/2020	Gross	\$125,484	\$6,398.04	
1,183	\$34.00	10/9/2017	12/31/2020	Gross	\$40,222	\$3,086.76	
16,933					\$554,791.00	\$77,703.84	
					\$32.76	\$4.59	
	261 2,423 1,989 545 573 308 1,432 3,691 1,183	2,545 \$25.00 1,983 \$41.50 261 \$61.57 2,423 \$33.98 1,989 \$31.50 545 \$30.41 573 \$31.91 308 \$48.70 1,432 \$22.51 3,691 \$34.00 1,183 \$34.00	2,545 \$25.00 1/1/2011 1,983 \$41.50 10/28/2014 261 \$61.57 2/1/2011 2,423 \$33.98 1/1/2018 1,989 \$31.50 12/10/2010 545 \$30.41 12/10/2010 573 \$31.91 1/1/2011 308 \$48.70 8/1/2015 1,432 \$22.51 12/9/2010 3,691 \$34.00 1/1/2018 1,183 \$34.00 10/9/2017	2,545 \$25.00 1/1/2011 1/31/2021 1,983 \$41.50 10/28/2014 10/31/2013 261 \$61.57 2/1/2011 1/31/2021 2,423 \$33.98 1/1/2018 2/29/2020 1,989 \$31.50 12/10/2010 12/31/2020 545 \$30.41 12/10/2010 6/30/2020 573 \$31.91 1/1/2011 12/31/2020 308 \$48.70 8/1/2015 7/31/2019 1,432 \$22.51 12/9/2010 12/31/2020 3,691 \$34.00 1/1/2018 2/29/2020 1,183 \$34.00 10/9/2017 12/31/2020	2,545 \$25.00 1/1/2011 1/31/2021 Gross 1,983 \$41.50 10/28/2014 10/31/2013 Gross 261 \$61.57 2/1/2011 1/31/2021 Gross 2,423 \$33.98 1/1/2018 2/29/2020 Gross 1,989 \$31.50 12/10/2010 12/31/2020 Gross 545 \$30.41 12/10/2010 6/30/2020 Gross 573 \$31.91 1/1/2011 12/31/2020 Gross 308 \$48.70 8/1/2015 7/31/2019 Gross 1,432 \$22.51 12/9/2010 12/31/2020 Gross 3,691 \$34.00 1/1/2018 2/29/2020 Gross 1,183 \$34.00 10/9/2017 12/31/2020 Gross	2,545 \$25.00	2,545 \$25.00 1/1/2011 1/31/2021 Gross \$63,635 \$12,838.44 1,983 \$41.50 10/28/2014 10/31/2013 Gross \$82,295 \$14,730.48 261 \$61.57 2/1/2011 1/31/2021 Gross \$16,070 \$1,849.92 2,423 \$33.98 1/1/2018 2/29/2020 Gross \$82,339 \$8,686.20 1,989 \$31.50 12/10/2010 12/31/2020 Gross \$62,653 \$8,623.08 545 \$30.41 12/10/2010 6/30/2020 Gross \$16,573 \$3,360.84 573 \$31.91 1/1/2011 12/31/2020 Gross \$18,286 \$4,335.60 308 \$48.70 8/1/2015 7/31/2019 Gross \$15,000 \$2,299.56 1,432 \$22.51 12/9/2010 12/31/2020 Gross \$32,234 \$11,494.92 3,691 \$34.00 1/1/2018 2/29/2020 Gross \$40,222 \$3,086.76 16,933 \$34.00 10/9/2017 12

Total NRA	16,933	0.0%	0.0%
Vacant	0	0.00%	#DIV/0!

Both the investor and the appraiser are primarily interested in the annual revenue an income property is likely to produce over a specified period of time, rather than the income it could produce if it were always 100 percent occupied and all tenants were paying their rent in full and on time. It is normally a prudent practice to expect some income loss as tenants vacate, fail to pay rent, or pay rent late.

The subject property is 100% occupied and had been since the 2009 renovation. The Birmingham market office vacancy is 2.9% with a five year average of 4.1% according to Costar. With stable inventory available and little new construction coming online, vacancy is expected to remain steady or decline. The subject is fully occupied primarily by long standing tenants and is expected to be so in the future. Taking into account the subject's good overall quality/design, age/condition and competitive position in comparison to similar projects in the primary market area, a 2.0% vacancy and collection loss has been estimated.

EXPENSES

Operating Expenses

In the Income Capitalization Approach a comprehensive analysis of the annual expenses of property operation is essential whether the value indication is derived from estimated net operating income or pre-tax cash flow. Operating expenses are the periodic expenditures necessary to maintain the real property and continue the production of the effective gross income.

An operating statement that conforms to this definition of operating expenses is used for appraisal purposes; this statement may differ from a statement prepared for an owner or an accountant. Operating statements provide valuable factual data and can be used to identify trends in operating expenses.

Expenses may be recorded in categories selected by the property owner, or the records may follow a standard system of accounting established by an association of owners or by accounting firms that serve a particular segment of the management market. In any case, an appraiser analyzes and reconstructs expense statements to develop a typical expense expectancy for the property on an annual accrual basis.

Operating expense estimates usually list fixed expenses, variable expenses, and a replacement allowance.

In our analysis rents are estimated on a modified gross basis. The landlord is also responsible for management fees and reserves.

Three years of income or expense statements were provided by the owner. Since the rental rate is estimated with Modified Gross terms, expenses will be itemized. We will compare the historical and market data in estimating expenses for the subject.

Fixed Expenses

Fixed expenses are operating expenses that generally do not vary with occupancy and have to be paid whether the property is occupied or vacant. Real estate taxes and building insurance costs are typically considered fixed expenses. Although these expenses rarely remain constant, they generally do not fluctuate widely from year to year, do not vary in response to changing occupancy levels, and are not subject to management control. Therefore, an appraiser can usually identify a trend and legitimately estimate these expense items.

Real Estate Taxes

Real estate taxes were estimated in the tax section. Taxes have ranged from about \$77,950 to \$78,252. The current real estate tax liability for 2018 is \$79,000. We estimate \$79,000 for this category as real estate taxes tend to increase on an annual basis.

Insurance

Insurance costs have ranged from \$5,257 to \$6,454 at the subject. We will employ \$5,500.

Variable Expenses

Variable expenses are operating expenses that generally vary with the level of occupancy or the extent of services provided. Individual variable expense items may vary greatly from year to year, but similar types of property may reflect a reasonable consistent pattern of variable expenses in relation to gross income. Because fewer services are provided to the tenants of retail and industrial properties, these properties usually have a much lower ratio of expenses to gross income than apartments and office buildings. Typical categories include: utilities, janitorial, repairs and maintenance, administration, miscellaneous, management fees, reserves for replacement, and leasing commissions. Tenant attraction/alteration costs are included if applicable.

Repairs and Maintenance

This expense has ranged from \$70,665 to \$67,304 at the subject. We will employ \$68,000.

Grounds and Janitorial

This expense has ranged from \$13,795 to \$14,961 at the subject. We will employ \$15,000.

Professional Fees

This expense has ranged from \$2,400 to \$2,760 at the subject. We will employ \$2,500.

Utilities

This expense has ranged from \$29,812 to \$29,848 at the subject. We will employ \$30,000.

Tenant Parking Deck

This expense has ranged from \$5,387 to \$7,430 at the subject. We will employ \$7,500. This is for tenant parking in the nearby parking deck.

Management Fees

The typical fee for managing a property such as this is 2%-5% of effective income. This fee includes collection, supervision and budget preparation and we estimate 5% for a property like the subject. Administration costs are included in this category.

General & Administrative

This expense has ranged from \$6,868 to \$19,503 at the subject. We will employ \$19,000.

Reserves for Replacements

A replacement allowance provides for the periodic replacement of building components that wear out more rapidly than the building itself and must be replaced periodically during the building's economic life. These components may include: roof covering; carpeting; kitchen, bath, and laundry equipment; compressors; elevators; boilers; specific structural items and equipment that have limited economic life expectancies; interior improvements to tenant space that are made periodically by the landlord, usually at lease renewal; sidewalks; driveways and parking areas; and exterior painting.

The annual allowance for each component is usually estimated as the anticipated cost of its replacement, prorated over its anticipated remaining economic life, provided this does not exceed the remaining economic life of the structure. New elevators or other components that are expected to have economic lives that equal or exceed the remaining economic life of the structure do not require an allowance for replacement.

The scope of items to be covered in a replacement allowance is a matter of appraisal judgment based on market evidence; however, the extent of the replacement allowance is based on the annual repair and maintenance expenses of the property. Historical operating statements prepared on a cash basis may include periodic replacement expenses under repair and maintenance.

It is customary and prudent to deduct an annual sum from the effective gross revenues to establish a reserve for replacing short-lived items. Our projection is \$.20 per gross square foot and is considered a reasonable annual amount to cover the cost of replacing the roof, the mechanical systems, and parking lot surface restorations.

Following is a reconstructed operating statement showing estimated income and expenses for the first year operating income on an "as is" basis.

RECONSTRUCTED OPERATING STATEMENT

STABILIZED

Potential Income		Projected		2017	2016
Base Rental	,	\$554,791		\$ 534,368	\$ 557,456
Reimbursed Income		\$50,000		\$ 49,811	\$ 44,768
Other Income		\$37,000		\$ 37,383	\$ 14,384
Total Income	,	\$641,791		\$ 621,562	\$ 616,608
Vac & Collection	2.0%	\$ (12,836)	_	\$ -	\$ -
Effective Income	·	\$628,955	_	\$ 621,562	\$ 616,608
Operating Expenses					
Fixed Expenses					
Real Estate Taxes		\$ 79,000		\$ 78,252	\$ 77,950
Insurance		\$ 5,500		\$ 5,257	\$ 6,454
Variable Expenses					
Repairs & Maintenance		\$ 68,000		\$ 67,304	\$ 70,665
Grounds and Janitorial		\$ 15,000		\$ 13,795	\$ 14,961
Professional Fees		\$ 2,500		\$ 2,760	\$ 2,400
Utilities		\$ 30,000		\$ 29,812	\$ 29,848
Tenant Parking Deck		\$ 7,500		\$ 7,430	\$ 5,387
Management	5%	\$ 31,448		\$ 36,530	\$ 25,200
General & Administrative		\$ 19,000		\$ 19,503	\$ 6,868
Reserves (\$.20/SF)		\$ 4,000	_	\$ -	\$
Total Operating Expenses		\$ 261,948	_	\$ 260,643	\$ 239,733
Year 1 Net Operating Income		\$ 367,007		\$ 360,919	\$ 376,875

This is before income tax, depreciation, and debt service cash flow.

cap rate	6.50%
Value via the Income approach	\$ 5,646,262

Expense Ratio 41.65%

CAPITALIZATION (before income tax and depreciation)

Several different capitalization methods and techniques are used to process present or future income streams into a

present worth estimate. The method used depends on the characteristics of the forecast income stream itself. Each

technique incorporates specific assumptions about the character of that income stream, the form of the appropriate

rate of return or discount rate, and the time period involved.

In order to value the anticipated economic benefits of a particular property, the net operating income estimated must

now be capitalized using the most appropriate capitalization method selected. The two most common methods of

converting net income into value are direct capitalization and discounted cash flow analysis expressed in terms of

two categories of valuation models:

Ratio Models (direct capitalization, using an overall rate or factor)

The direct capitalization formula that applies to this type of valuation is:

Valuation = <u>Stabilized Net Operating Income</u>

Overall Capitalization Rate

An overall capitalization rate can be estimated with various techniques; the techniques used depend on the quantity

and quality of data available. Accepted techniques include:

1) derivation from comparable sales

2) derivation from effective gross income multipliers

3) band of investment - mortgage and equity components

4) band of investment - land and building components, and

5) the debt coverage formula.

Yield Models (discounted cash flow or econometric modeling, using a yield (IRR) or discount rate)

V = PW Cash Flow + PW Reversion

(Value = present worth cash flow + present worth reversion)

Yield capitalization is used to convert future benefits into present value by applying an appropriate yield rate. To

select an appropriate yield rate for a market value appraisal, market evidence of the yields anticipated by typical

investors is analyzed. When investment value is sought, the yield rate used should reflect the individual investor's

requirements, which may differ from the requirements typical in the market.

Yield capitalization is performed by:

- 1) selecting an appropriate holding period;
- 2) forecasting all future cash flows or cash flow patterns;
- 3) choosing an appropriate yield, or discount, rate; and
- 4) converting future benefits into present value by discounting each annual future benefit or by developing an overall rate that reflects the income pattern, value change, and yield rate.

The application of capitalization rates that reflect an appropriate yield rate, the use of present value factors, and discounted cash flow analysis are all yield capitalization procedures. Mortgage-equity formulas and yield rate or value change formulas may be used to derive overall capitalization rates. Like direct capitalization, yield capitalization may also employ residual techniques. To apply the discounting procedure, income patterns, capital return concepts, the mathematics of discounting, investor requirements or assumptions (i.e., holding period, anticipated market growth, and inflation), and the appropriateness of discount rates all must be familiarized.

In discounted cash flow models, time is specifically and explicitly incorporated. Timing of cash flows and of payments are beginning of year or end of year.

This method isolates differences in timing and variability of cash flows and discounts them to a present value (PV). This is a yield model. The net income, plus the capitalized reversionary value of the property, is discounted to an indication of present worth by utilization of an appropriate discount rate.

In valuing this property, it is our opinion that direct capitalization is the appropriate method to apply in the analysis of the subject property.

DIRECT CAPITALIZATION

Direct capitalization is a method used to capitalize a single years income into a value indication in the Income

Approach.

In direct capitalization, no allocation is made between the return on or the return of an investment. Holding periods,

cash flow trends and patterns are not forecast. The overall rate implicitly contains these considerations and factors.

Income rates and factors reflect a direct relationship between income and value.

The direct capitalization formula is:

Value = Net Operating Income

Overall Capitalization Rate

The primary factors influencing overall rates include financing terms, yields required by investors, potential for

income increases or decreases over both the short term and long term, and risk inherent in the property itself.

In our analysis using direct capitalization, we will utilize the band of investment using mortgage and equity

components taken from the market, the debt coverage formula, and capitalization rates derived from comparable

sales where available.

BAND OF INVESTMENT METHOD (Mortgage and Equity Components)

Because most properties are purchased with debt and equity capital, the return of investment component of the

overall capitalization rate must satisfy the market return requirements of each investment position. Lenders must

anticipate receiving a competitive interest rate commensurate with the perceived risk or they will not make funds

available. Similarly, equity investors must anticipate receiving compensation for risk or they will divert their

investment funds elsewhere. The band of investment or weighted average formula for deriving an overall rate when

the mortgage constant and equity dividend rates are known is:

Ro = $(M \times Rm) + (1 - M) \times Re$

where:

Ro = Overall Capitalization Rate

M = Debt Portion of the Investment

Rm = Mortgage Constant (Capitalization Rate for Debt)

1-M = Equity Portion of the Investment

Re = Equity Dividend Rate (Capitalization Rate for Equity)

The mortgage constant (Rm) is a rate that reflects the relationship between debt service and the principal amount of the mortgage loan. It is a function of the interest rate, the frequency of amortization and the term of the loan.

A survey of local lending institutions has revealed that an investor in this type of property, under current market conditions, could anticipate obtaining a first mortgage loan at 80% of a property value, at an interest rate of 4.00% with a 5 year rollover and payments based upon a 25 year term, with monthly principal and interest payments

EQUITY DIVIDEND RATE

The equity dividend rate is the ratio of the annual pre-tax cash flow to the amount of the equity investment. The equity capitalization rate is the rate of return both on and of capital. Since the data necessary to accurately derive this rate was not available from the sales used for comparison, a rate will need to be estimated from among investment alternatives.

Market Rates and Bond Yields—%	Dec 2017	June 2017	Dec 2016	June 2016	Dec 2015	Dec 2014	
Reserve Bank Discount Rate	1.90	1.75	1.25	1.00	0.87	0.75	
Prime Rate (monthly average)	4.40	4.25	3.75	3.50	3.37	3.25	
Federal Funds Rate	1.30	1.16	0.55	0.38	0.24	0.12	
3-Month Treasury Bills	1.32	1.03	0.50	0.27	0.23	0.03	
6-Month Treasury Bills	1.47	1.13	0.61	0.40	0.49	0.11	
LIBOR-3 month rate	1.69	1.30	0.99	0.66	0.62	0.26	
U.S. 5-Year Bond	2.18	1.92	1.93	1.17	1.70	1.64	
U.S. 10-Year Bond	2.40	2.33	2.45	1.64	2.04	2.21	
U.S. 30 Year Bond*	2.77	2.85	3.06	2.45	2.97	2.83	
Municipal Tax Exempts (Aaa)†	2.91	2.95	3.47	3.42	3.02	3.02	
Municipal Tax Exempts (A)†	3.41	3.50	4.05	9.94	3.60	3.06	
Corporate Bonds (Aaa)	3.51	3.68	4.06	3.50	4.03	3.79	
Corporate Bonds (A)†	3.79	3.93	4.28	3.80	4.38	4.05	
Corporate Bonds (Baa)	4.22	4.37	4.83	4.53	5.48	4.74	

Therefore, for a property investment such as the subject, management and risk are relatively modest. An 8% equity dividend rate is deemed reasonable.

Mortgage Interest Rate 4.0%
Loan Amortization Term 25 Years
Loan to Value Ratio 80%
Equity Dividend Rate 8%

Band Of Investment Calculation for Going-In Cap Rate

Mortgage Constant	0.063340	X	80%	=	0.050672
Equity	0.08	X	20%	=	<u>0.016000</u>

0.066672 or 6.67%

Rates from Sales (Office Bldgs.) Location	SF	Date	OAR
Auburn Hills, MI	10,008	3/2017	6.50%
Troy, MI	23,436	5/2016	7.38%
Auburn Hills, MI	55,528	3/2018	6.0%
Southfield, MI	12,700	5/2017	7.15%
Rochester, MI	17,064	9/2017	7.0%

Overall Capitalization Rate Surveys

In addition we will employ national surveys to produce an appropriate overall capitalization rate.

Survey	<u>Date</u>	<u>Type</u>	Range	<u>Average</u>
Korpacz	1st Quarter 2018	National Secondary Office Non institutional	5.0%-9.5%	7.51%

Conclusion

The survey indicated a range from 5.0% to 9.5% for secondary office markets. The average is 7.51%. The rates from the sale of area office buildings range from 6.0% to 7.38%. This is a fairly typical range for a general office building in the Detroit area. Review of office buildings for sale indicates a similar range of capitalization rates. The Band of Investment produced an overall rate at 6.67%. The subject is a well designed and developed building with high end finishes, strong occupancy and rental rates. The subject also has 15% owner occupancy with a slightly under market lease rate, which pushes the cap rate to the lower end of the range. Given the quality, location and risk, the overall capitalization rate should fall below the mid-point of the range at 6.50%. Based on these three methods an overall rate of 6.5% is selected.

The first year's net operating income divided by the going-in capitalization rate is:

\$367,007/.065 = \$5,646,262

Valuation indication using Direct Capitalization = \$5,650,000 Rounded

V. RECONCILIATION AND FINAL VALUE ESTIMATE

VALUE INDICATORS

SALES COMPARISON APPROACH \$5,800,000

INCOME APPROACH \$5,650,000

MARKET VALUE OF THE LEASED INTEREST

AS OF THE APPRAISAL DATE\$5,700,000

The subject is a high quality multi tenanted office building located in Birmingham, Michigan, an established high end Detroit suburb. The facility is 100% occupied. Physically and locationally, the subject meets or exceeds current market expectations in terms of quality, design, utility and exposure/accessibility. Overall marketability is above average and long term prospects for the subject are positive.

The valuation includes development and consideration of all three approaches to value. The cost approach is not developed for this facility. The quality and quantity of data available for sales and income approaches to value is considered good with recent and proximate sales and rental comparables available.

Based on the analysis presented in this report, it is our opinion that the Market Value of the Leased Fee Interest in the subject property, "As Is," as of July 31, 2018, was:

\$5,700,000

Five Million Seven Hundred Thousand Dollars

This valuation is for 100% real estate. Hence, does not include any personal property; such as furniture, fixtures and equipment (F.F. & E.). Furthermore, implicit within this valuation is an exposure time of 12 to 24 months, which is believed reasonable for this type of property.

The William Fall Group

July 30, 2018

320 Investments, LLC 320 Martin Street Birmingham, Michigan 48009 Attn: Sam Surnow

RE:

The Surnow Building
320 Martin Street

Birmingham, Michigan 48009

Dear Mr. Surnow,

We are pleased to provide valuation services for you related to the property listed above. This letter both engages the services of The William Fall Group, Inc. (WFG) and defines the scope of the project.

Client

The sole client and intended user of the appraisal is United Farm Family Life Insurance Company & United Farm Family Mutual Insurance Company and / or its assigns. The appraisal report will be addressed as follows:

United Farm Family Life Insurance Company & United Farm Family Mutual Insurance Company c/o Jason Kremery 225 South East Street, Suite 735 Indianapolis, Indiana 46202

Contact

The contact to gain access to the property is: Sam Surnow, 320 Investments, LLC.

Purpose

The purpose of the assignment is to estimate the market value of the leased fee interest in "as is" basis as of the valuation date.

Scope

We will use commercially accepted and reasonable efforts to acquire sufficient information to determine a valid opinion of value as of the effective date of the report. WFG will prepare a report in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP), the laws of the State of Michigan, and the appraisal requirements of the Financial Institution Reform, Recovery and Enforcement Act (FIRREA). The Scope of Work used to develop the appraisal includes the following:

Viewing of the property
Analysis of market conditions affecting value
Comparison of competitive sales in the market and correlation of value
Reconciliation opinion of value based on methodologies used

Our report will be a narrative appraisal report including appropriate application of the three generally accepted approaches to valuation, if relevant. The report will include a description and analysis of the real

estate, sales history, market trends and conditions, an analysis of highest and best use, the appropriate methods of valuation and final reconciliation.

This engagement letter will be included in the addendum of the appraisal report.

Performance

Our report will be completed within 2 weeks of the signed engagement, by an appraiser holding an appropriate license in the state where the subject property is located. All work will also be reviewed by a member of our Senior Appraiser Staff. One (1) original copy of the appraisal report will be delivered to Client via electronic delivery.

Our fee for this assignment is \$2,600. Payment terms: All payments are due within 30 days from the completion date of the appraisal, unless otherwise specified. The William Fall Group reserves the right to add a 1.5% finance charge, compounded monthly, to any charge if not paid within 60 days. In the event that it becomes necessary for us to take recovery action you will be liable for all debt collection costs and disbursements in addition to any unpaid balance. Please note: Although you may expect to be reimbursed by a third party for our fees and disbursements and although our invoice may be directed to a third party for payment, you remain responsible for payment to us in the event that the third party fails to make payment. Fees are specific for the valuation services related to our report and do not include any other services that may be required for depositions, expert testimony, or court appearances. Fees for such services, if required, will be negotiated separately.

Thank you for your time and consideration of us as a real estate valuation provider. Upon your authorization we will proceed. Please contact me if you have any questions.

Respectfully,

THE WILLIAM FALL GROUP

MI DI

Ву:

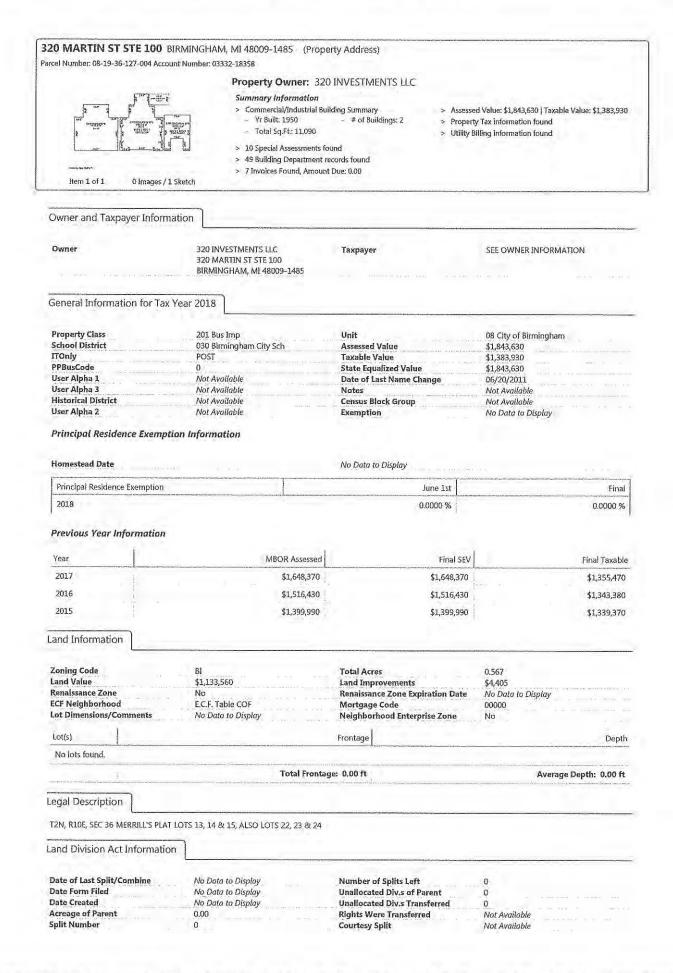
Printed Name: Michael D. Stout

ACCEPTED BY:

320 Investments, LLC

Printed Name: Sam Surnow

Date: 7-20-18

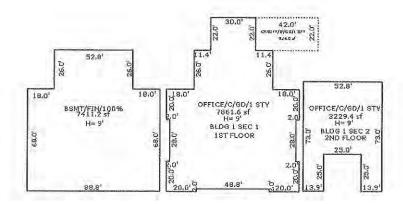


Parent Parcel		No Data to Dis	play					
Sale History								
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page		
04/30/2010	\$1,450,000.00	WD	UNITED STATES OF AMERICA	320 INVESTMENTS	1-ValidSale	42139:295		
Building Informatic	n - 7861.00 s	sq ft Office Bu	ildings (Commercial)					
Floor Area		7,861 sq ft	:	Estimated TCV	Not Available			
Occupancy		Office Building	\$	Class	C			
Stories Above Ground	1	1		Average Story Height	9 ft			
Basement Wall Heigh	t	9 ft		Identical Units Not Available				
Year Built		1950		Year Remodeled 2010				
Percent Complete		100%		Heat	Zoned A.C. Warm & Cooled Air			
Physical Percent Good	4	77%		Functional Percent Good	100%			
Economic Percent Go	od	100%		Effective Age	13 yrs			
Building Informatio	n - 3229.00 s	sq ft Office Bu	ildings (Commercial)					
Floor Area		3,229 sq ft	ı	Estimated TCV	Not Available			
Occupancy		Office Building	s (Class	C			
Stories Above Ground	1	1		Average Story Height	9 ft			
Basement Wall Heigh	t	0 ft		dentical Units	Not Available			
Year Built		1950		Year Remodeled	2010	,,,		
Percent Complete		100%		Heat	Zoned A.C. War	rm & Cooled Air		
Physical Percent Good	1	77%		Functional Percent Good	100%			

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Image/Sketch for Parcel: 08-19-36-127-004



Sketch by Apex Medina™

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320 MARTIN ST STE 100 BIRMINGHAM, MI 48009-1485 (Property Address)

Parcel Number: 08-19-36-127-004 Account Number: 03332-18358

Property Owner: 320 INVESTMENTS LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1950
- # of Buildings: 2
- Property Tax information foundUtility Billing information found

- Total Sq.Ft.: 11,090
- > 10 Special Assessments found
- > 49 Building Department records found
- > 7 Invoices Found, Amount Due: 0.00

Owner and Taxpayer Information

Owner

320 INVESTMENTS LLC 320 MARTIN ST STE 100 BIRMINGHAM, MI 48009-1485

Taxpayer

SEE OWNER INFORMATION

> Assessed Value: \$1,843,630 | Taxable Value: \$1,383,930

Legal Description

item 1 of 1

T2N, R10E, SEC 36 MERRILL'S PLAT LOTS 13, 14 & 15, ALSO LOTS 22, 23 & 24

Recalculate amounts using a different Payment Date

0 Images / 1 Sketch

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date 8/1/2018

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2018	Summer	\$58,270.87	\$58,270.87	07/05/2018	\$0,00	
2017	Winter	\$14,545.80	\$14,545.80	12/31/2017	\$0.00	
2017	Summer	\$57,441.12	\$57,441.12	07/10/2017	\$0.00	
2016	Winter	\$14,434.59	\$14,434.59	12/27/2016	\$0.00	
2016	Summer	\$57,243.93	\$57,243.93	08/18/2016	\$0.00	
2015	Winter	\$14,404.62	\$14,404.62	01/04/2016	\$0,00	
2015	Summer	\$57,274.24	\$57,274.24	08/20/2015	\$0.00	
2014	Winter	\$14,179.53	\$14,179.53	01/30/2015	\$0.00	
2014	Summer	\$60,609.18	\$60,609.18	08/28/2014	\$0.00	
2013	Winter	\$13,478.67	\$13,478.67	02/12/2014	\$0.00	
2013	Summer	\$56,171.79	\$56,171.79	08/28/2013	\$0,00	
2012	Winter	\$13,665.52	\$13,665.52	01/29/2013	\$0.00	
2012	Summer	\$56,832.39	\$56,832.39	08/29/2012	\$0.00	
2011	Winter	\$12,582.76	\$12,582.76	12/20/2011	\$0.00	
2011	Summer	\$53,009.25	\$53,009.25	08/30/2011	\$0.00	
2010	Winter	\$0,00	\$0.00		\$0.00	
2010	Summer	\$0.00	\$0.00		\$0.00	•
2009	Winter	\$0.00	\$0.00		\$0,00	
2009	Summer	\$0.00	\$0.00		\$0.00	
2008	Winter	\$0.00	\$0.00		\$0,00	
2008	Summer	\$0,00	\$0.00		\$0.00	
2007	Winter	\$0.00	\$0.00		\$0,00	·
2007	Summer	\$0.00	\$0.00		\$0.00	
2006	Winter	\$0.00	\$0.00		\$0.00	
2006	Summer	\$0.00	\$0.00	:	\$0.00	•

2005	Winter	\$0,00	\$0.00	\$0.00
2005	Summer	\$0.00	\$0.00	\$0.00
2004	Winter	\$0,00	\$0,00	\$0.00
2004	Summer	\$0.00	\$0.00	\$0.00
2003	Winter	\$0.00	\$0.00	\$0.00
2003	Summer	\$0.00	\$0.00	\$0.00
2002	Winter	\$0.00	\$0,00	\$0.00
2002	Summer	\$0.00	\$0.00	\$0.00
2001	Winter	\$0.00	\$0.00	\$0.00
2001	Summer	\$0.00	\$0.00	\$0.00
2000	Winter	\$0.00	\$0.00	\$0.00
2000	Summer	\$0.00	\$0.00	\$0.00
1999	Winter	\$0.00	\$0.00	\$0.00
1999	Summer	\$0.00	\$0.00	\$0.00

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320 MARTIN ST STE 100 BIRMINGHAM MI 48009-1485



Commercial and Industrial Property Profile

Oakland County®

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

ier int	

Owner(s)

: 320 INVESTMENTS LLC

Mailing Address

: 320 MARTIN ST STE 100 BIRMINGHAM MI 48009-1485

Location Information

Site Address

: 320 MARTIN ST STE 100 BIRMINGHAM MI 48009-1485

PIN

: 19-36-127-004

Neighborhood Code

: COF

Municipality

: City of Birmingham

School District

: 030 BIRMINGHAM CITY SCH

Use

: 201 BUS IMP (Commercial Business Imp.)

Water Indicator

· Y

Sewer Indicator

Well Indicator

: N

Septic Indicator

: N

Property Description

T2N, R10E, SEC 36 MERRILL'S PLAT LOTS 13, 14 & 15, ALSO LOTS 22, 23 & 24

Split/Combination Information

Added Status

: Added Parcel

Added Date

: 12/14/1976

Added To

: FROM 36-127-002/003

Most Recent Sale Since 1994

Date

: 04/30/2010

Amount

: \$1

Liber

: 42139:295

Grantor

: UNITED STATES OF

Grantee

: 320 INVESTMENTS

AMERICA

Tax Information

Taxable Value

: \$1,383,930

State Equalized Value

: \$1,843,630

Current Assessed Value

: \$1,843,630

Capped Value

: \$1,383,930

Effective Date For Taxes

Principal Residence

: 07/01/2018

: 0%

Exemption 2018 Taxes

2017 Taxes

: \$57,441.12

Summer

: \$58,270.87

Summer Winter

Winter

Village

: \$14,545.80

Village

Lot Information

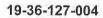
Description

: LEVEL

Acres

: 0.567

320 MARTIN ST STE 100 BIRMINGHAM MI 48009-1485



Square Feet

Oakland County Commercial and Industrial Property Profile

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

		Building/Section 1	
Building	31	Used As	: Office Buildings
Year Built	: 1950	Effective Year	: 2005
Class	:C	Quality	: Average
No of Stories	:1	Height Per Story (feet)	:9
Avg Square Feet	: 7,861	Elevators	: Y
Sprinklers	;Y	Identical Units	:1
Total Building Square	: 7,861		
Footage			
	Building/Sect	ion 1 Lump Sum Adjustmen	ts
Description	: CPY 42X22		

Building/Section 1 Yard Adjustments

Units

Description : Paving (Asphalt)

: 924

Square Feet : 5,645 Units : 0

320 MARTIN ST STE 100 BIRMINGHAM MI 48009-1485



19-36-127-004

Commercial and Industrial Property Profile

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

	Buildir	g/Section 2	
Building	: 2	Used As	: Office Buildings
Year Built	: 1950	Effective Year	: 2005
Class No of Stories	; C	Quality Height Per Story (feet)	: Average : 9
Avg Square Feet Sprinklers	: 3,229 : Y	Elevators Identical Units	Y Year year and a
Total Building Square Footage	: 3,229		

No lump sum improvements Data Available for Building/Section2

No yard improvements Data Available for Building/Section2



2.37 B4 (Business-Residential) District Intent, Permitted Uses, and Special Uses

District Intent

A district intent is not available for this zoning district.

Permitted Uses

Residential Permitted Uses

- dwelling multiple-family
- · dwelling one-family*
- · dwelling two-family*
- · live/work unit

Institutional Permitted Uses

- church
- · community center
- garage public
- · government office
- government use
- · loading facility off-street
- · parking facility off-street
- · school private
- · school public
- social club

Recreational Permitted Uses

- bowling alley
- outdoor amusement*
- recreational club
- · swimming pool public, semiprivate

Commercial Permitted Uses

- auto sales agency
- bakery
- bank
- barber shop/beauty salon
- catering
- child care center
- clothing store
- delicatessen
- · department store
- drugstore
- · dry cleaning
- · flower/gift shop
- · food or drink establishment*
- furniture
- greenhouse
- grocery store
- · hardware store
- hotel
- · jewelry store
- motel
- · neighborhood convenience store
- office
- paint
- · party store
- retail photocopying
- school-business
- · shoe store/shoe repair
- · showroom of electricians/plumbers
- tailor
- · theater*

Other Permitted Uses

utility substation

* = Use Specific Standards in Section 5.12 Apply

Other Use Regulations

Accessory Permitted Uses

- alcoholic beverage sales*
- · laboratory medical/dental*
- · loading facility off-street
- outdoor cafe*
- outdoor display of goods*
- outdoor sales*
- · parking facility off-street
- · retail fur sales cold storage facility
- sign

Uses Requiring a Special Land Use Permit

- alcoholic beverage sales (on-premise consumption)
- · assisted living
- · continued care retirement community
- · independent hospice facility
- · independent senior living
- · skilled nursing facility

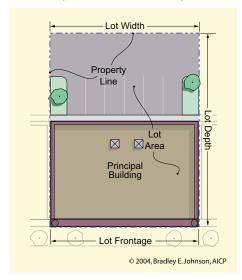
Uses Requiring City Commission Approval

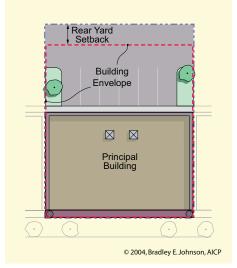
regulated uses*

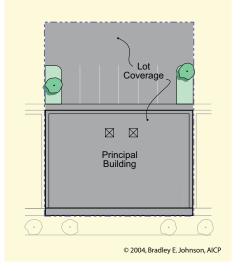
* = Use Specific Standards in Section 5.12 Apply



2.38 B4 (Business-Residential) District Development Standards







Minimum Lot Area Per Unit:

n/a

Minimum Open Space:

n/a

Maximum Lot Coverage:

n/a

Minimum Front Yard Setback:

• 0 feet

Minimum Rear Yard Setback:

- 10 feet when the rear open space abuts a P, B1, B2, B2B, B2C, B3, B4, O1, or O2 Zoning District
- 20 feet when adjacent to a residential zoning district

Minimum Combined Front and Rear Setback: • n/a

Minimum Side Yard Setback:

- 0 feet for commercial, office or parking stories
- O feet for residential stories with walls facing side lot lines which do not contain windows or front on a street
- 10 feet when any wall in residential stories which contain windows and when side lot lines abut a street

Minimum Floor Area Per Unit:

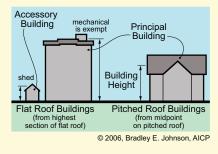
- 600 sq ft (efficiency or one bedroom)
- 800 sq ft (two bedroom)
- 1,000 sq ft (three or more bedroom)

Maximum Total Floor Area:

• 100% for commercial/office uses

Maximum Total Floor Area:

- 100% for offices except in parking assessment districts
- 100% in parking assessment district
- · not applicable for residential and parking uses



Maximum Building Height:

- 60 feet (residential uses only)
- 5 stories (residential uses only)
- 48 feet (all other buildings)
- 4 stories (all other buildings)
- 5 stories (multiple-family)



•	evelopment 8	Stanuarus i	nat Appiy	
_	Loading (LD) • LD-01 Lot (LO) • LO-01 Open Space (OS)	Page 4-22 Page 4-24	Setback (SB) • SB-01 Storage and Disp • SD-01	play (SD) . Page 4-42
	• OS-01	Page 4-25	Structure (SS)	agoo
	• OS-06		• SS-01	. Page 4-45
	• OS-10		• SS-03	
	Outdoor Dining (OD)	• SS-07	. Page 4-46
	• OD-01		Temporary Use (TU)
	Parking (PK)		• TU-01	
	• PK-01	Page 4-30	• TU-04	Page 4-51
	• PK-02	Page 4-32	Utility (UT)	
	• PK-03	Page 4-32	• UT-01	. Page 4-52
	• PK-07	Page 4-33	Vision Clearance	
	Screening (SC)		• VC-01	. Pagé 4-55
	• SC-01	Page 4-37	Window (WN) • WN-01	. Page 4-56

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RICK SNYDER GOVERNOR

N440216 STATE OF MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS BUREAU OF PROFESSIONAL LICENSING

CERTIFIED GENERAL APPRAISER LICENSE

LICENSE NO. 750704357P°°° atad Moitariqua

AUDIT NO 3348106 THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN

MICHAEL D. STOUT

PROFESSIONAL EXPERIENCE

• 2002 - Present The William Fall Group - Vice President

• 2000 - 2002 Bank One - Vice President

1999 - 2000 Fifth Third Bank
 1998 - 1999 Capital Bank, N.A.

1993 - 1998 KeyBank, N.A.

ACADEMIC BACKGROUND

1993 The University of Toledo - Bachelor of Business Administration, Finance

CERTIFICATION / LICENSING

State of Ohio Certified General Real Estate Appraiser - License/Certificate No. 2006006974

• State of Michigan Certified General Appraiser - Permanent Identification No. 1201073216

State of Indiana
 Certified General Appraiser - License No. CG41001297

• State of Pennsylvania Certified General Appraiser - License No. GA004103

COURSES / SEMINARS

Appraisal Institute Standards Of Professional Practice Part A (USPAP)

• Appraisal Institute Standards Of Professional Practice Part B (USPAP)

Appraisal Institute Appraisal Procedures (120)

• Appraisal Institute Basic Income Capitalization (310)

• Appraisal Institute Highest and Best Use Analysis (520)

Appraisal Institute Computer Enhanced Cash Flow Modeling (810)

• Appraisal Institute Advanced Income Capitalization (510)

Appraisal Institute Advanced Sales Comparison and Cost Approaches (530)

Appraisal Institute Report Writing and Valuation Analysis(540)

• Appraisal Institute Advanced Applications (520)

Appraisal Institute Fair Housing

Ohio Association of Realtors[®] Business Valuation

Appraisal Institute Analyzing Operating Expenses

Appraisal Institute Golf Course Property Valuation

Appraisal Institute Appraising Cell Towers

Appraisal Institute Small Hotel / Motel Valuation

CROSS SECTION OF APPRAISAL / ANALYSIS WORK

- Community/Neighborhood Shopping Centers
- Golf Courses
- Industrial Buildings
- Residential Condominium Projects
- Subdivision Analysis
- Parks
- Commercial/Industrial Land
- Funeral Homes
- Marinas

- Mixed Use Properties
- Churches
- Apartment Buildings
- Agricultural Properties
- Mobile Home Communities
- Office Buildings
- Office Condominium

STATE OF MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS P.O. BOX 30670 LANSING, MI 48909

Please tell us about your licensing experience by completing our anonymous customer survey at: www.michigan.gov/larasurvey

STATE OF MICHIGAN-DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
CERTIFIED GENERAL APPRAISER
LICENSE

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WILLIAM FALL

M120507

1201000553

N7/31/2020

ON TIGUA 3306907

JJAR MAIJJIW BUNBVA NOZIDAM DDE DOP BTIUZ 404E4 HO ODBJOT

Inquiries Regarding this License
Please provide your license number on all correspondence,
and when contacting the Department.

www.michigan.gov/bpl

Bureau of Professional Licensing Department of Licensing and Regulatory Affairs P.O. Box 30670 Lansing, MI 48909

(517) 373-8068

Complaint Information
The issuance of this license or permit should not be construed as a waiver or dismissal of any complaints or violations pending against the licensee, its agents, employees or qualifying officer.

RICK SNYDER GOVERNOR STATE OF MICHIGAN N303473

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

BUREAU OF PROFESSIONAL LICENSING

CERTIFIED GENERAL APPRAISER LICENSE

WILLIAM FALL

7507000553

EXPIRATION DATE

3306907

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WILLIAM FALL MAI, SRA, ASA

PROFESSIONAL EXPERIENCE

•	2002 - Present	The William Fall Group - Chief Executive Officer
•	2000 - 2002	LandAmerica OneStop (formerly Primis, Inc.) - General Manager for Central Region
•	1999 - 2000	Primis, Inc Midwest Regional Manager
•	1990 - 1999	The William Fall Group - Owner & President
•	1976 - 1990	SeaGate Appraisal Services, Inc Owner & President
•	1973 - 1976	The Lathrop Company - Design Build, Construction Management

ACADEMIC BACKGROUND

• 1971 The University of Toledo - Bachelor of Science, Civil Engineering

CERTIFICATION / LICENSING

•	Appraisal Institute	Continuing Education Program
•	American Society of Appraisers	Continuing Education Program
•	State of Ohio	Certified General Real Estate Appraiser, License/Certificate No. 000380178
•	State of Michigan	Certified General Appraiser, Permanent Identification No.1201000227
•	State of Indiana	Certified General Appraiser, License No. CG40901110
•	State of California	Certified General Real Estate Appraiser, Identification No. AG 043881
•	Commonwealth of Virginia	Certified General Real Estate Appraiser, License No. 4001017130

PROFESSIONAL ASSOCIATIONS

- Appraisal Institute National Experience Reviewer, National Peer Reviewer, MAI & SRA designations
- American Society of Appraisers Senior Member designation
- Cardinal Ohio Chapter of the Appraisal Institute Past Education/Experience Review Committee
- Industry Advisory Council of the Appraisal Foundation
- Collateral Risk Network
- National Appraisal Congress, Executive Committee
- Mortgage Bankers Association

COMMUNITY ASSOCIATIONS

- University of Toledo Foundation Former Treasurer
- The University of Toledo Board of Trustees Former Board Chairman
- Real Estate Corporation for The University of Toledo Foundation Former Board Member
- Toledo Community Foundation Board Member
- Rocket Innovations Corporation Chairman
- Toledo Chamber of Commerce
- Better Business Bureau
- Erie Shores Boy Scout Council Former President
- University of Toledo Alumni Association Former President
- Toledo Cultural Arts Center (Valentine Theatre) Former Vice Chairman
- Toledo Museum of Art Business Council

2020 CONSUMERS ANNUAL REPORT ON WATER QUALITY ATTENTION: THIS IS AN IMPORTANT REPORT ON WATER QUALITY AND SAFETY

The City of Birmingham, The Southeastern Oakland County Water Authority (SOCWA) and the Great Lakes Water Authority (GLWA) are proud of the fine drinking water they supply and are honored to provide this report to you. The 2020 Consumers Annual Report on Water Quality shows the sources of our water, lists the results of our tests, and contains important information about water and health. We will notify you immediately if there is ever any reason for concern about our water. We are pleased to show you how we have surpassed water quality standards as mandated by the Environmental Protection Agency (EPA) and the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

About the System

The City of Birmingham purchases water from the Southeastern Oakland County Water Authority (SOCWA) at four locations. SOCWA provides GLWA water through its member distribution systems to a population of 210,000 within a 56 square mile area. Current members are Berkley, Beverly Hills, Bingham Farms, Birmingham, Clawson, Huntington Woods, Lathrup Village, Pleasant Ridge, Royal Oak, Southfield, and Southfield Township.

Your source water comes from the Detroit River, situated within the Lake St. Clair, Clinton River, Detroit River, Rouge River, Ecorse River, watersheds in the U.S. and parts of the Thames River, Little River, Turkey Creek and Sydenham watersheds in Canada. The Michigan Department of Environmental Quality in partnership with the U.S. Geological Survey, the Detroit Water and Sewerage Department, and the Michigan Public

Health Institute performed a source water assessment in 2004 to determine the susceptibility of GLWA's Detroit River source water for potential contamination. The susceptibility rating is based on a seven-tiered scale and ranges from very low to very high determined primarily using geologic sensitivity, water chemistry, and potential contaminant sources. The report described GLWA's Detroit river intakes as highly susceptible to potential contamination. However, all four GLWA water treatment plants that service the city of Detroit and draw water from the Detroit River have historically provided satisfactory treatment and meet drinking water standards.

GLWA has initiated source-water protection activities that include chemical containment, spill response, and a mercury reduction program. GLWA participates in the National Pollutant Discharge Elimination System permit discharge program and has an emergency response management plan. In 2016, the Michigan Department of Environmental, Great Lakes and Energy approved GLWA's Surface Water Intake Protection plan for the Belle Isle intake. The plan has seven elements that include: roles and duties of government units and water supply agencies, delineation of a source water protection areas, identification of potential sources of contamination, management approaches for protection, contingency plans, siting of new water sources, public participation, and public education activities. GLWA is in the process of updating the plan which should be completed by September 2021. If you would like to know more information about the Source Water Assessment report please, contact GLWA at (313 926-8102).

And/or

Your source water comes from the lower Lake Huron watershed. The watershed includes numerous short, seasonal streams that drain to Lake Huron. The Michigan Department of Environmental Quality in partnership with the U.S. Geological Survey, the Detroit Water and Sewerage Department, and the Michigan Public Health Institute performed a source water assessment in 2004 to determine the susceptibility of potential contamination. The susceptibility rating is a seven-tiered scale ranging from "very low" to "very high" based primarily on geologic sensitivity, water chemistry, and contaminant sources. The Lake Huron source water intake is categorized as having a moderately low susceptibility to potential contaminant sources. The Lake Huron water treatment plant has historically provided satisfactory treatment of this source water to meet drinking water standards.

In 2016, the Michigan Department of Environmental, Great Lakes and Energy approved GLWA's Surface Water Intake Protection plans for the Lake Huron water intake. The plan has seven elements: roles and duties of government units and water supply agencies, delineation of a source water protection areas, identification of potential sources of contamination, management approaches for protection, contingency plans, siting of new water sources, public participation and public education activities. GLWA is in the process of updating the plan which should be completed by September 2021. If you would like to know more information about the Source Water Assessment report please, contact GLWA at (313 926-8102).

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline (800-426-4791).

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolve naturally occurring minerals and, in some cases, radioactive materials, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharge, oil and gas production, mining, or farming.

Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.

Organic chemical contaminants, including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff and septic systems.

Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.

Key to the Detected Contaminants Table

Symbol	Abbreviation	Definition/Explanation					
AL	Action Level	The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.					
°C	Celsius	A scale of temperature in which water freezes at 0° and boils at 100° under standard conditions.					
>	Greater than						
HAA5	Haloacetic Acids	HAA5 is the total of bromoacetic, chloroacetic, di-bromoacetic, dichloroacetic, and trichloroacetic acids. Compliance is based on the total.					
Level 1	Level 1 Assessment	A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our system.					
LRAA	Locational Running Annual Average	The average of analytical results for samples at a particular monitoring location during the previous four quarters.					
MCL	Maximum Contaminant Level	The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.					
MCLG	Maximum Contaminant Level Goal	The level of contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow a margin of safety.					
MRDL	Maximum Residual Disinfectant Level	The highest level of disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.					
MRDLG	Maximum Residual Disinfectant Level Goal	The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLG's do not reflect the benefits of the use of disinfectants to control microbial contaminants.					
n/a	not applicable						
ND	Not Detected						
NTU	Nephelometric Turbidity Units	Measures the cloudiness of water.					
pCi/L	Picocuries Per Liter	A measure of radioactivity					
ppb	Parts Per Billion (one in one billion)	The ppb is equivalent to micrograms per liter. A microgram = 1/1000 milligram.					
ppm	Parts Per Million (one in one million)	The ppm is equivalent to milligrams per liter. A milligram = 1/1000 gram.					
RAA	Running Annual Average	The average of all analytical results for all samples during the previous four quarters.					
SMCL	Secondary Maximum Contaminant Level						
TT	Treatment Technique	A required process intended to reduce the level of a contaminant in drinking water.					
TTHM	Total Trihalomethanes	Total Trihalomethanes is the sum of chloroform, bromodichloromethane, dibromochloromethane and bromoform. Compliance is based on the total.					
µohms	Microohms	Measure of electrical conductance of water					
Symbol	Abbreviation	Definition/Explanation					

In order to ensure that tap water is safe to drink, EPA prescribes regulations, which limit the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.



2020 Springwells Regulated Detected Contaminants Table

Regulated Contaminant	Test Date	Unit	Health Goal MCLG	Allowed Level MCL	Highest Level Detected	Range of Detection	Violation yes/no	Major Sources in Drinking Water
Fluoride	3-10-2020	ppm	1	4	0.63	n/a	no	Erosion of netural deposit; Water additive, which promotes strong teeth Discharge from fertilizer and aluminur factories
Nitrate	3-10-2020	spm	-0	10	0.37	n/a	no	Runoff from fertilizer use: Leaching from sectic tanks, sewage; Erosion o natural depoeits.
Barium	5-16-2017	ppm	2	2	0.01	n/a	no	Discharge of crilling wastes: Dischargi from metal refineries; Erosion of natu deposits.

2020 Disinfection R	2020 Disinfection Residual - Monitoring in the Distribution System												
Regulated Test Confaminant Data Health Allowed Level RAA Quarterly Range of MAI Detection yes/no yes/no per test of the confaminant Data No. 1 (1) (1) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4													
Total Chlorine Residual	2020	pom	4	4	0.70	0.60-0.79	no	Water additive used to control microbes					

2020 Turbidity - Monitored Every	4 Hours at the Plant Finished Water Tap		
Highest Single Measurement Cannot exceed 1 NTU	Lowest Monthly % of Samples Meeting Turbidity Limit of 0.3 NTU (minimum 95%)	Violation yes/no	Major Sources in Drinking Water
0.21 NTU	100%	no	Sail Ruraff

Turbidity has no health effects. However, furbidity can interfere with distritection and provide a medium for microbial growth. Turbidity may indicate the presence of disease-causing organisms. These organisms include becteria, viruses, and parasiles that can cause symptoms such as nausea, pramps, damnee, and associated headaches.

Regulated Contaminant	Treatment Technique	Typical Source of Contaminant
Total Organic Carbon ppm	The Total Organic Carbon (TOC) removal ratio is calculated as the ratio between the social TOC removal and the TOC removal requirements. The TOC is measured each quarter and bocause the level is low, there is no requirement for TOC removal.	Eroalon of natural deposits

2020 Special Monito	2020 Special Monitoring												
Contaminant	Test Date	Unit	MCLG	MCL	Highest Level Detected	Source of Contaminant							
Sodium	3-10-2020	ppm	n/a	n/a	5.37	Ercsion of natural decosits							

These failubs are based on finish concluded by GLMA in the year 2020 or the road recent leading three within the had liver calcular years. SLMM condition better throughout the year only tests that show the pressure of a substance or require septial resoluting are presented to the calcular tables. The Slade advant as to recent for certain confidence better once prepared because the concernite fixes of continuous the certain confidence better once prepared to the confidence of the state or continuous the certain of the confidence of the visiter quality. Earl state are not better once year of the confidence of the visiter quality. Earl state are not believed to the visiter quality. Earl state are not believed to the visiter quality. Earl state are not believed to the visiter quality. Earl state are not believed to the visiter quality. Earl state are not believed to the visiter quality. Earl state are not believed to the visiter quality. Earl state are not believed to the visiter quality. Earl state are not believed to the visiter quality. Earl state are not believed to the visiter quality. Earl state are not believed to the visiter quality. Earl state are not believed to the visiter quality. Earl state are not believed to the visiter quality. Earl state are not believed to the visiter quality. Earl state are not believed to the visiter quality. Earl state are not believed to the visiter quality and the visiter quality. Earl state are not such as a second to the visiter quality and the visiter quality and the visiter quality. Earl state are not such as a second to the visiter quality and the visiter quality are not such as a second to the visiter quality and the visiter quality are not such as a second to the visiter quality and the visiter quality are not such as a second to the visiter quality and the visiter quality are not such as a second to the visiter quality and the visiter quality are not such as a second to the visiter quality are not such as a second to the visiter quality and the visiter quality are not

2020 Springwells Mineral Analysis

					,				
Parameter	Units	Max.	Min.	Avg.	Avg. Parameter		Max.	Min.	Avg.
Turbidity	NTU	0.19	0.03	0.08	Chloride	pom	11.6	8.5	9.8
Total Solids	ppin	165	76	136	Phospharus	pani	1.17	0.16	0.53
Total Dissolved Solids	ppm	140	98	121	Free Carbon Dioxide	pam	10.4	5.7	7.4
Aluminum	ppm	0.106	0.014	0.045	Total Hardness	pom	108	98	102
Iron	ppm	0.177	CN	0.110	Total Alkalinity	pom	74	66	70
Copper	ppin	0.008	ND.	0.001	Carbonate Alkalinity	poni	ND	ND	ND
Magnesium	ppm	7.82	5.93	7.32	Bi-Carbonate Alkalinity	pam	74	66	70
Calcium	ppm	31.2	23.5	27.3	Non-Carbonate Hardness	pom	39	26	32
Sodium	ppm	5.91	4.51	5.01	Chemical Oxygen Demand	pom	13.5	ND	2.8
Potassium	ppm	1.08	0.89	0.98	Dissolved Oxygen	pom	13.8	8.8	11.1
Manganese	ppm	ND	ND	ND	Nitrite Nitrogen	pom	ND	ND	ND
Lead	ppm	ND	ND	ND	Fluorida	pom	0.77	0.49	0.62
Zinc	ppm	ND	ND	ND	pH		7.41	7.12	7.29
Silica	ppin	2.4	ND	1.8	Specific Conductance @ 25 °C.	polims	243	213	224
Sulfate	ppm	31.8	21.9	25.9	Temperature	*0	24.6	3.5	13.4

Questions:

Local Distribution: City of Birmingham (248) 530-1700

Southeastern Oakland County Water Supply System – Water Authority offices: (248) 288-5150. Visit our web site at www.socwa.org

Great Lakes Water Authority: www.glwater.org

Michigan Department of Environment, Great Lakes, and Energy (EGLE): (586) 753-3755 – www.michigan.gov/egle

U.S. Environmental Protection Agency – Safe Drinking Water Hotline: (800) 426-4791.

Water quality data for community water systems throughout the United States is available at www.epa.gov/wqs-tech

2020 Northeast Regulated Detected Contaminants Table

2020 Inorganio	2020 Inorganic Chemicals - Annual Monitoring at Plant Finished Tap											
Regulated Contaminant	Test Date	Unit	Health Goal MCLG	Allowed Level MCL	Highest Level Detected	Range of Detection	Violation	Major Sources in Drinking Water				
Fluoride	3-10-2020	ppm	4	4	0.80	n/a	no	Erosion of natural deposit; Water additive, which promotes alrong teeth; Discharge from fortilizer and sluminum factories				
Nitrate	3-10-2020	ppn	10	10	0.36	n/a	no	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erceion of natural deposits.				
Barlum	5-16-2017	ppm	2	2	0.01	n/a	no	Discharge of drilling wastes, Discharge from metal refinenes; Erosion of natural deposits				

2020 Disinfection Residual - Monitoring in the Distribution System

Regulated Confaminant	Test Date	Unit			Highest Level RAA	Range of Quarterly Results	Violation	Major Sources in Drinking Water
Total Chlorine Residual	2020	рот	4	4	0.76	0.67-0.84	no	Water additive used to control microbes

2020 Turbidity - Monitored Every 4	Hours at the Plant Finished Water Tap		
Highest Single Measurement Cannot exceed 1 NTU	Lowest Monthly % of Samples Meeting Turbidity Limit of 0.3 NTU (minimum 95%)	Violation	Major Sources in Drinking Water

Turbidity has no health effects. However, turbidity can interfere with distribution and provide a medium for microbial grow.h. Turbidity may indicate the preserve of disease-causing organisms. These organisms include bacteria, viruses, and parasites that can cause symptoms such as nauses, camps, diarrhea, and associated headances.

Regulated Contaminant	Treatment Technique	Typical Source of Contaminant
Total Organic Carbon ppm	The Total Organic Carbon (TOC) removal ratio is calculated as the milio between the signal TOC removal and the TOC removal requirements. The TOC is measured each quarter and because the level is low, there is no requirement for TOC comoval.	Ercs on of natural deposits

2020 Special Monitoring											
	Contaminant	Test Date	Unit	MCLG	MCL	Highest Level Detected	Source of Contaminant				
	Sodium	3-10-2020	ppm	n/a	n/a	5.92	Frosion of natural deposits				

These labels are linear on feed an index constructed by GLWA in the year 2000 or the count record inding down while the had for colorable years GLWA consists stats throughout they year only tests that who is the research of a substance or records appoint invalidating are presented in these tables. The Clate allows are to invalid to contain and accommission was then one pay year occasing the accommissions of these accommissions are not consisted to very agrationally from year in year. An of the data is representative of the vertex quality, but some an invalidation flag or the containing the part of the containing t

2020 Northeast Mineral Analysis

		202	0 1101	nicasi
Parameter	Units	Мах.	Min.	Avg.
Turbidity	NTU	0.10	0.05	0.07
Total Solids	ppm	165	109	141
Total Dissolved Solids	ppm	148	87	128
Aluminum	ppm	0.149	0.024	0.065
Iron	ppm	0.181	ND	0.113
Copper	ppm	ND	ND	ND
Magnesium	ppm	8.11	6.83	7.46
Calcium	ppm	30.9	24.3	27.6
Sodium	ppm	5.93	4.46	5.12
Potassium	ppm	1.06	0.91	0.99
Manganese	ppm	ND	ND	ND
Lead	ppm	ND	ND	ND
Zinc	ppm	ND	ND	ND
Silica	ppm	2.4	1.4	2.0
Sulfate	ppm	43.0	21.9	26.2

Parameter	Units	Max.	Min.	Avg.
Chloride	ppm	11.6	8.5	9.8
Phosphorus	ppm	1.17	0.16	0.53
Free Carbon Dioxide	ppm	10.4	5.7	7.4
Total Hardness	ppm	108	98	102
Total Alkalinity	ppm	74	66	70
Carbonate Alkalinity	ppm	ND	ND	ND
Bi-Carbonate Alkalinity	ppm	74	66	70
Non-Carbonate Hardness	ppm	39	26	32
Chemical Oxygen Demand	ppm	13.5	ND	2.8
Dissolved Oxygen	ppm	13.8	8.8	11.1
Nitrite Nitrogen	ppm	ND	ND	ND
Fluoride	ppm	0.77	0.49	0.62
рН		7.41	7.12	7.29
Specific Conductance @ 25 °C	μοhm s	243	213	224
Temperature	*C	24.6	3.5	13.4

2020 Lake Huron Tap Water Mineral Analysis

ZUZU Lake Huron Tap									
Parameter	Unite	Max.	Min.	Avg.		F			
Turbidity	NTU	9.11	0.05	0.07		ď			
Total Solids	ppm	164	53	128		F			
Total Dissolved Solids	ppm	138	56	117		F			
Aluminum	ppm	0.242	0.057	0.182		1			
Iron	ppm	0.192	ND	0.112		T			
Copper	ppm	ND	ND	ND		G			
Magnesium	ppm	8.22	6.88	7.50		E			
Calcium	ppm	30.8	24.7	27.3		١			
Sodium	ppm	5.94	4.39	4.92		G			
Potassium	ppm	1.11	0.91	1.00		0			
Manganese	ppm	ND	ND	ND		١			
Lead	ppm	ND	ND	ND		F			
Zinc	ppm	ND	ND	ND		þ			
Silica	ppm	2.4	1.7	2.1					
Sulfate	ppm	24.3	17.9	19.9		Т			

Parameter	Units	Max.	Min.	Avg
Chloride	ppm	11.9	7.9	9.4
Phosphorus	ppm	1.23	0.12	0.51
Free Carbon Dioxide	ppm	8.2	4.2	5.5
Total Hardness	pom	106	96	100
Total Alkalinity	ppm	82	70	75
Carbonate Alkalinity	ppm	ND	ND	ND
Bi-Carbonate Alkalinity	ppm	52	70	75
Non-Carbonale Hardness	ppm	30	22	25
Chemical Oxygen Demand	ppm	4.1	ND	1.5
Dissolved Oxygen	ppm	13.0	8.2	10.5
Nitrite Nitrogen	ppm	ND	ND	ND
Fluoride	ppm	0.87	0.60	0.7
pH		7.57	7.30	7.4
Specific Conductance @ 25 °C.	pulms	285	201	221
Temperature	10	23.9	5.5	13.9

2020 GLWA Cryptosporidium – Giardia Statement:

GLWA voluntarily memitors our source water for the presence of Cryptosporidium and Glardia In 2020. The presence of Cryptosporidium and Glardia were detected in the source water at the Belle Isle Detroit River Intake serving Water Works Park, Springwells and the Northeast treatment plants. Cryptosporidium was detected once in March and Glardia once in April. All other samples monitored in 2020 were absent for the presence of Cryptosporidium and Glardia. Current lest methods do not enable us to determine if these organisms are dead or if they are capable of causing disease. Symptoms of infection include nausea, diarrhea, and abdominal cramps. Most healthy individuals are able to overcome the disease within a few weeks. However, immuno-compromised people have more difficulty and are at greater risk of developing sever, life threatening illness. Immuno-compromised individuals are encouraged to consult their doctor regarding appropriate precautions to take to prevent infection. Cryptosporicium must be ingested for it to cause disease and may be passed through other means than drinking water. Surface water treatment systems like GLWA must provide treatments so that 99.9% Glardia is removed or inactivated.

2020 Lake Huron Regulated Detected Contaminants Table

2020 Inorganic Chemicals - Annual Monitoring at Plant Finished Tag

Regulated Contaminant	Test Date	Unit	Health Goal MCLG	Allowed Level MCL	Highest Level Detected	Range of Detection	Violation	Major Sources in Drinking Water
Fluoride	5 10 2020	ppm	4	4	0.72	n/a	по	Erosion of natural deposit; Water additive, which promotes strong teath. Discharge from tertilizer and a uninum factories.
Nitrate	3-10-2020	ppm	10	10	0.30	rv/a	по	Runoff from fertilizer dee Leaching from septicitenke, sewage Eroston of natural deposits.
Barium	5 16 17	bbu	2	2	0.01	n/a	na	Discharge of drilling wastes; Discharge from metal refineries; Eresion of natural deposits.

2020 Disinfection Residual - Monitoring in the Distribution System												
	Regulated Contaminant	Test Date	Unit		Level		Range of Quarterly Results	Violation	Major Sources in Drinking Water			
	Total Chlorine Residuel	2020	рρπ	4	4	0.77	0.70-0.85	по	Water additive used to control microbes			

	2020 Turbidity - Monitored Every 4 Hours at the Plant Finished Water Tap										
Highest Single Measurement Cannot											
	0.10 NTU	100%	по	Seil Runoff							
		, broidily can interfere with disinfection and provide pergenisms. These organisms inducts becters, virus socialist headsches.									

Regulated Contaminant	Treatment Technique	Typical Source of Contaminant
	The Lotal Organic Carbon (TOC) removal ratio is daktulated as	
Total Owenic Carbon page	the ratio between the actual TOC removal and the TOC removal	English of net yel dooretts

Radionuclidas - Mon	itored at th	he Plant	Finished	Tap in 20	14		
Regulated Contaminant	Test Date	Unit	MCLG	MCL	Level Detected	Violation	Major Sources in Drinking Water
Combined Radium Radium 226 and 228	5/13/14	pC/	0	5	0.86 ± 0.55	no	Frosion of natural deposits

2020 Special Monitoring									
Contaminant	Test Date	Unit	MCLG	MCL	Highest Level Detected	Source of Contaminant			
Sodium	3-10-2020	ppm	าห	n/a	4.91	Frosion of natural deposits			

Tables habits and based on hade conducted by GETMA in the year 2020 or the most monet feeling done value the risk that consider years. GETMA conducts hade throughout the year only trans had show the presence of a substance or right special incretifying and presented of these datase. The State allows us to moneton construct content incretified is not only per year hades the consentation or table content and only appeals to any significantly data year in year. All of the data is impresentant and its water quality, but

CITY OF BIRMINGHAM

2020 Microbiological Contaminants - Monthly Monitoring in Distribution System								
Regulated Contaminant	MCLG	MCL	Higheet Number Detected	Violation yea/no	Major Sources in Drinking Water			
Total Coliform Bectaria	C	Presence of Coliforni bactona > 5% of morphly samples	3	no	Naturally present in the environment			
E. coli Bacteria	c	A routine earripte and a repeat sample are total collform positive, and one is	3	ne	Senilary defecte			

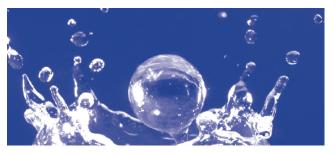
2820 Disinfection By-Products - Monitoring in Distribution System, Stage 2 Disinfection By-Products

Regulated Contaminant	Teel Date	Unit	Health Goal MCLG	Allowed Level MCL	Highest LRAA	Range of Detection	Violation yes/no	Major Sources in Drinking Water
Total Trihalomethanes (TTHM)	2020	apb	rla	83	28	16.6 – 24	no	By-productiof drinking water philodrigation
Haloacetic Acids (HAAS)	2020	apb	n/a	63	16	11 - 192	ne	By-product of drinking water disinfection

Regulated Contaminant	Test Date	Unit	Health Goal MCLG	Action Level AL	90" Percentile Value*	Number of Samples Over AL	Range of Individual Samples Results	Violation	Major Sources in Drinking Wate
Lead	2020	ppb	0	15	ė	11	0 57	по	Lesd services lines, condition of houset do, plumbing including fillings and fixtures; erosion of natural deposits.
Copper	2020	ppm	13	1.3	11.3	0	00-07	по	Conceion of noticelloid plumbing system. Ensign of halural deposits; leaching from wood preservatives.

Regulated Contaminant	Test Date	Unit	Health Goal MCLG	Action Level AL	90" Percentile Value*	Number of Samples Over AL	Range of Individual Samples Results	Violation	Major Sources in Drinking Water
Lead	2020	ррь	0	15	e	8	0 - 63	по	Less services lines, compaion of household, plumbing including titlings and fixtures; erosion of natural deposits
Gopper	2020	ttu	13	1.3	0.2	0	00-07	па	Corrosion of nousehold plumbing system. Brosion of natural deposits; leaching from wood preserva, ves.

Number of Water Service Connections by Service Line Material						
Number of Lead Service Lines	Number of Service Lines of Unknown Material	Total Number of Service Lines				
574	Ü	7979				



The UCMR program provides the EPA and other interested parties with nationally representative data on the occurrence of particular contaminants in drinking water, the number of people potentially being exposed and an estimate of the levels of that exposure. In accordance with SDWA, EPA will consider the occurrence data from UCMR4 and other sources, along with the peer reviewed health effects assessments, to support a regulatory determination on whether to initiate the process to develop a national primary drinking water regulation.

The table lists the minimum reporting level, level detected, average and range of each contaminant detected.

Detection levels are in micro grams per Liter ($1\mu g/L = 1ppb$)

	Minimum Reporting Level		
Contaminant	μg/L	AVG	Range
Manganese	0.4	0.67	.046- 0.80
HAA5	NA	12.00	10.77 - 13.04
HAA6Br	NA	5.95	5.57 - 6.53
HAA9	NA	17.50	16.45 - 18.24

Lead

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The City of Birmingham is responsible for providing high quality drinking water but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using the water for drinking or cooking. If you have a lead service line it is recommended that you run your water for 5 minutes to flush water from both your home plumbing and the lead service line. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline 1-800-462-4791 or at www.epa.gov/safewater/lead.

Infants and children who drink water containing lead could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities. Adults who drink this water over many years could develop kidney problems or high blood pressure.

People with Special Health Concerns

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking Water Hotline at (800) 426-4791.



Kolano and Saha Engineers, Inc.

Consultants in Acoustics, Noise and Vibration

2021-137 September 22, 2021

Mr. Kevin Biddison, AIA Biddison Architecture 320 Martin Street, Suite 10 Birmingham, MI 48009

Subject: Birmingham CIS - Sound Level Measurements and Noise Impact Assessment

re: 320 Martin Development

Birmingham, MI

Mr. Biddison:

At your request and authorization, Kolano and Saha Engineers, Inc. (K&SE) conducted an investigation to evaluate the environmental noise associated with the proposed 320 Martin development. This investigation includes a review of the measurements at the development site to understand the current ambient noise condition with an evaluation of the proposed development to help assess if noise associated with this development will be compatible at this location.

On-Site Sound Level Measurements

We conducted measurements using a Brüel & Kjær 2270 environmental noise analyzer with a precision outdoor microphone assembly. This instrumentation was calibrated before and after measurements using an acoustic calibrator traceable to the National Institute for Standards and Technology.

Measurements were conducted near the proposed site for a 24-hour period to capture the existing ambient sound levels. Measurements were conducted on the proposed 320 Martin development site, at a location 32-feet south of W. Maple Road and 18-feet west of S. Bates Street. Details of this measurement position are provided in **Exhibit 1**.

The measurement equipment captured sound levels for a continuous 24-hour period on Aug. 19, 2021. The measurement results are provided in **Exhibit 2**. The results of the measurements are presented in a graph of sound level versus time. These graphs contain three plot lines; the 5-minute L_{eq} (energy average level), the hourly L_{eq} and the daytime and nighttime averaged sound levels.

From this data we calculated the DNL or day-night sound level average. The DNL is an average of both the daytime and nighttime sound levels where the nighttime sound levels have been raised by 10 dB to account for people's greater sensitivity to noise in the nighttime hours. Measurement results, in terms of the day-night sound level average (DNL), were determined and compared to U.S. Government guidelines promulgated by the U.S. Environmental Protection Agency (EPA) and the department of Housing and Urban Development (HUD). EPA guidelines define DNL 55dB (or less) as a desirable goal for residential land use; HUD guidelines consider outdoor noise levels up to DNL 65dB as "normally acceptable" for residential land use. HUD guidelines consider outdoor noise levels between 65dB and 75dB as "normally unacceptable" for residential land use. For the 320 Martin development, we measured a site sound level of **71dB(A) DNL**.

The ambient noise at this location, which is essentially at the corner of the proposed north and east façades of the building that would face W. Maple Road and S. Bates Street, falls within the "normally unacceptable" range. This is due to the large volume of traffic on W. Maple Road as well as traffic on S. Bates Street, with both having notable events that include emergency and other loud vehicles. This traffic noise has a high potential to create an adverse noise impact to future residents of the 320 Martin development. At the 4th and 5th floor residential levels, sound levels are expected to be somewhat lower, though due to reflections from nearby buildings, the sound level is still expected to be in the "normally unacceptable" range. We recommend improving the façade construction for areas exposed to high levels of traffic noise from W. Maple and S. Bates Steet to reduce the exposure of noise to the proposed residential spaces. Windows and balcony doors are typically the easiest path for noise to pass through, and could be upgraded with sound rated assemblies. We recommend that the façade construction or sound barrier elements be designed to provide sufficient sound attenuation to produce interior traffic noise levels no higher than DNL 45 dB(A). For luxury construction, even lower interior traffic noise levels not exceeding DNL 35 dB(A) should be considered. Additional acoustical evaluation for vehicle noise sound isolation is recommended.

City of Birmingham Noise Ordinance

The City of Birmingham addresses noise in their ordinance under Part II - City Code, Chapter 50 - Environment, Article II. Nuisances, Division 4 - Noise. This ordinance provides information of definitions, general prohibitions, specific prohibitions, decibel level prohibitions, general exemptions and test procedures.

The objective limits cited in this ordinance (as Table 1) are:

Use of Property Producing the Sound	Use of Property Receiving the Sound	Sunday to Saturday 7:00 a.m. to 7:00 p.m.	Sunday to Saturday 7:00 p.m. to 7:00 a.m.
Residential	Residential	75	60
Commercial	Residential	80	60
Residential	Commercial	80	60
Commercial	Commercial	90	75

Exemptions to these limits include power equipment operations between 7AM and 7PM that do not exceed 100 dB(A) at or beyond the property line, construction noise between 7AM and 7PM Monday-Saturday excluding holidays (with additional provisions), and snow removal which does not exceed 90 dB(A) at or beyond the property line.

The properties adjacent to this development are other mixed-use type buildings containing retail, office, and residential uses. The noise associated with the development is expected to be similar to other buildings in the area.

Proposed Development Noise Impact

The proposed mixed-use building is generally similar to other buildings in Birmingham. The proposed 5-story building is expected to have a retail and parking access on the ground level floor. The second and third floors are planned to be office space. The fourth and fifth floors are planned to be residential. At this preliminary stage of development, the details for mechanical systems, which are the primary sources of noise expected for this development, are not yet established. The sources of noise expected from the building include the following:

Building Wide & Individual Unit Heating and Cooling Mechanical Systems

Like other large buildings in Birmingham, centralized roof mounted heating and cooling equipment are expected to control the climate of building areas separate from individual residential units. If located sufficiently away from the property lines and shielded with screen walls, these elements are not expected to exceed the ordinance limits.

Emergency Power Generator

Currently, the location for an emergency power generator is unknown. Given the relatively small footprint of the site and other buildings nearby, careful consideration of location and noise control elements (enclosure and engine exhaust silencing) will be critical to ensure noise from this equipment does not adversely impact adjacent properties. Deliberate noise control designs will be needed for successful compliance of ordinance requirements.

Sub-Terranean Parking

An automated vehicle parking system is currently planned for the 320 Martin development. This system will require vehicles to be turned off before transference to the lower parking level. As a result, a significantly lower volume of air circulation will be required compared to parking decks that require the vehicles to be driven to the parking spaces. Due to this automated operation, minimal noise is expected for the ventilation of the subterranean parking level.

Building Services

Deliveries to the 320 Martin development building are expected to be similar to other multi-use buildings in the city and therefore not imposing. Garbage collection can be another source of noise, similar to deliveries. Design considerations these service activities should take into account the potential impact to neighboring buildings, particularly those with residential spaces.

Conclusion

Based on the information we have been provided, we anticipate that the proposed development can be designed to meet the City of Birmingham ordinance noise limits. Furthermore, we recommend improving the north and east facing building façades to protect future residents of the proposed development from traffic noise on W. Maple and S. Bates Street.

Should there be any questions or need for additional assistance on this development, don't hesitate to contact us.

Sincerely,

KOLANO AND SAHA ENGINEERS, INC.

Darren Brown, P.E. INCE Board Certified Senior Consultant

EXHIBIT 1

SITE PLAN SHOWING THE LOCATION OF AMBIENT SOUND LEVEL MEASUREMENTS FOR A COMMUNITY IMPACT STUDY OF THE 320 MARTIN DEVELOPMENT

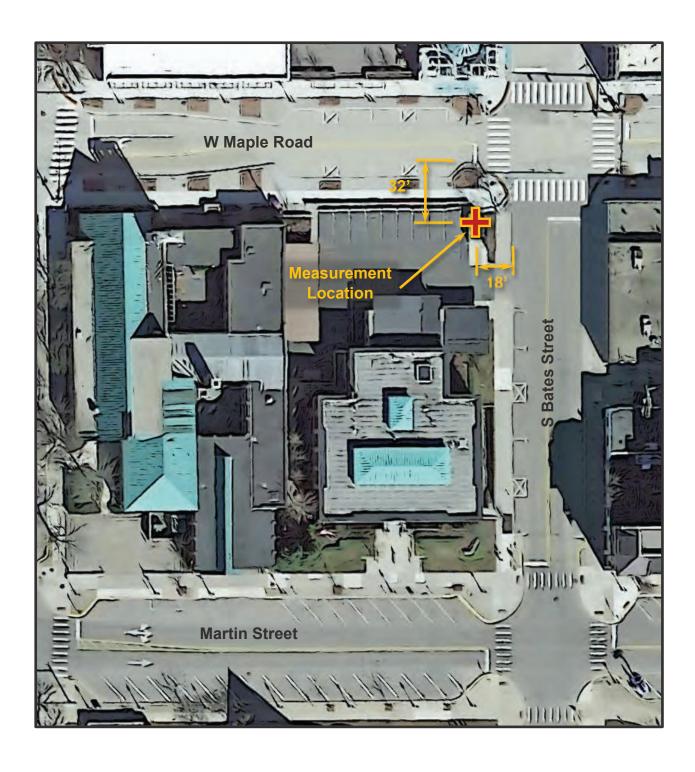
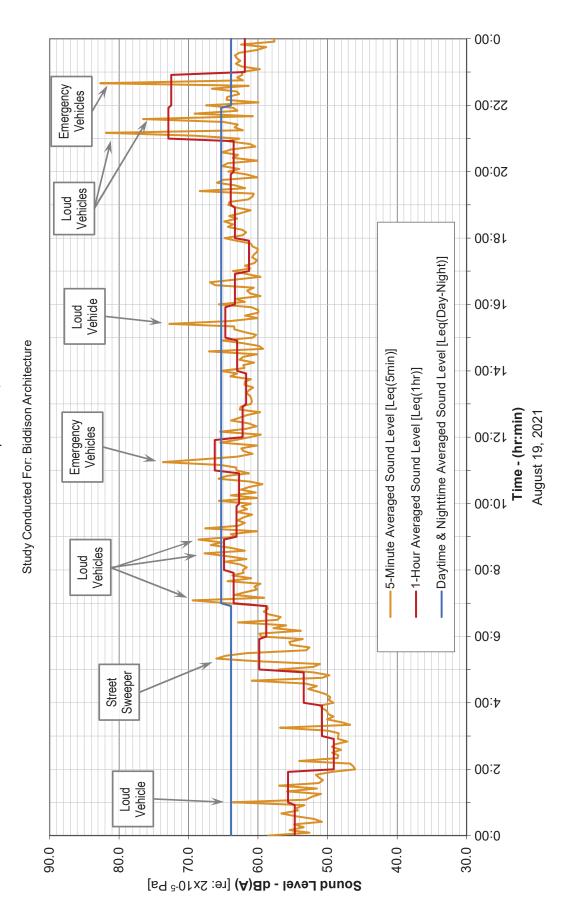


EXHIBIT 2

Ambient Sound Levels at the Proposed 320 Martin Development Site

Measured at a Position 32-ft South of W Maple Road, and 18-ft West of Bates Street



Phase I Environmental Site Assessment 320 Martin Street Birmingham, Michigan

320 Investments, LLC

October 14, 2013

ASTI ENVIRONMENTAL





Phase I Environmental Site Assessment 320 Martin Street Birmingham, Michigan

October 14, 2013

Report Prepared For:

320 Investments, LLC 320 Martin, Suite 100 Birmingham, Michigan 48009

Report Prepared By:

ASTI Environmental 10448 Citation Drive, Suite 100 Brighton, Michigan 48116 1-800-395-ASTI

ASTI Project No. 8554

Report Prepared by:

David Isabell, EP Project Manager Report Reviewed by:

Manager - Phase I ESAs



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Executive Summary

ASTI Environmental (ASTI) was retained by 320 Investments, LLC to conduct a Phase I Environmental Site Assessment (ESA) of 320 Martin Street in Birmingham, Oakland County, Michigan (Property). The Phase I ESA was conducted in accordance with the United States Environmental Protection Agency (US EPA) Standards and Practices for All Appropriate Inquiries (AAI) and ASTM Practice E 1527-05. The information and opinions rendered in this report are exclusively for reliance by 320 Investments, LLC.

Property Overview					
Location/Address	Location/Address 320 Martin Street, Birmingham, Michigan				
Parcels and Acreage	19-36-127-004; ~0.57 acre				
Current Use	Office building with various tenants				

The Phase I ESA included (1) a site inspection on September 30, 2013, (2) interviews with knowledgeable site contacts, (3) review of pertinent Michigan Department of Environmental Quality (DEQ), Department of Licensing and Regulatory Affairs (LARA), Birmingham, Oakland County records, (4) acquisition and review of a federal and state database search, (5) review of historical aerial photographs, Sanborn maps, and city directories, and (6) review of a prior Environmental Review report. Below is a summary table representing our findings and recommendations.

Re	Report Section		R E C	De Minimis	No Action	Recommended Action
2.3	Current Use of Property				х	
2.5	Current Adjoining Property Use				х	
4.1	Regulatory Database Review				х	
4.2	Regulatory/ Agency Records Review				х	
4.4.1	Historic Use Summary of the Property				х	
4.5	Historic Use Summary of the Adjoining Properties				х	



Re	Report Section		REC	De Minimis	No Action	Recommended Action
5.0	Hazardous Substances/ Petroleum Products				Х	
5.0	Basic & Specialized Systems Including PCBs				х	
5.0	Indications of Releases/ Potential Releases				х	
5.0	Drainage & Waste Collection Systems				Х	

^{*} A discussion of data gaps and data failures resulting in data gaps is located in Section 7.0.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of 320 Martin Street in Birmingham, Oakland County, Michigan, referred to as the "Property". Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property.



1.0 INTRODUCTION

ASTI Environmental (ASTI) was retained by 320 Investments, LLC to conduct a Phase I Environmental Site Assessment (ESA) of 320 Martin Street in Birmingham, Oakland County, Michigan (Property). The Phase I ESA was conducted in accordance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (E 1527-05) and 40 CFR Part 312: Standards and Practice for All Appropriate Inquiries; Final Rule (AAI).

1.1 Purpose

The assessment was conducted to identify *recognized environmental conditions* and (RECs), *historical recognized environmental conditions* (HRECs) associated with the historical uses of the Property, current site operations, and the condition of surrounding properties. This Phase I ESA can be used by 320 Investments, LLC for a Property refinance.

1.2 <u>Detailed Scope of Services</u>

Information required to complete the Phase I ESA was obtained from personal interviews and review of *practically reviewable* and *reasonably ascertainable* records. Informational sources include the following:

Section	Source	Adequate	Inadequate/ Data Gap	Source
6.0	Interviews	Х		Seller Interview
3.0	User-Provided Information	x		Questionnaire
4.4.5	Assessing Documents	x		City of Birmingham
4.2.3	Building Permits	Х		City of Birmingham
2.2	Zoning	Х		City of Birmingham
4.2.2	Fire Department Records	х		Birmingham Fire Department
4.2.1	Health Department Records	х		Oakland County
4.2.4	Liens Search	Х		DEQ
4.4.2	Aerial Photographs	Х		EDR
4.4.3	Sanborn Map Search	Х		EDR
4.4.4	City Directories	Х		Library of Michigan
4.1	Regulatory Database	Х		EDR



Section	Source	Adequate	Inadequate/ Data Gap	Source
	Review			
4.4.7	Prior Investigation	Х		User

1.3 Significant Assumptions

Information obtained during this assessment, to the extent it was relied on to form our opinion, was assumed to be complete and accurate. ASTI cannot be held responsible for the quality or content of information obtained from interviews and standard sources. Since ASTI cannot warrant or guarantee that the information provided by interviews and standard sources is accurate or complete, the intention of this Phase I ESA is to reduce, but not eliminate, uncertainty for the potential for RECs and HRECs on the Property.

1.4 Limitations and Exceptions

The information and opinions included in this report were given in response to a limited scope of work, being a Phase I ESA per ASTM Practice E 1527-05 and AAI, and should be considered and implemented only in light of that particular scope of work. The services provided by ASTI in completing this assessment have been provided in a manner consistent with the normal standards of the profession. No other warranties, expressed or implied, are made.

Non-scope issues are considered by ASTM E1527-05 as beyond the scope of a Phase I ESA. These issues may affect business environmental risk at the Property. These non-scope issues may warrant assessment based on the type of Property transaction. If requested by the User, these non-scope issues are discussed in Section 12.0.

No testing or sampling of materials (for example, soil, water, and air) was included in this assessment. No limiting conditions were identified during the site reconnaissance.

Responses received from regulatory agencies or other secondary sources of information after the issuance of this report may alter the facts, findings, conclusions, or recommendations to this ESA.

1.5 Special Terms and Conditions

The Phase I ESA was performed in conformance with the scope and limitations of ASTM Practice E 1527-05 and AAI. No special terms and conditions outside ASTM Practice E



1527-05 and AAI have been addressed. Under the AAI Rule and ASTM Practice E 1527-05, all appropriate inquiries must be conducted within one year prior to the date of transaction of the Property. However, certain components of the all appropriate inquiries (interviews, liens searches, records review, and visual inspections) must be conducted or updated within 180 days prior to the date of the Property transaction.

1.6 User Reliance

The Phase I ESA was performed for the benefit of 320 Investments, LLC and ASTI acknowledges that said party may rely on the contents and conclusions presented in this report. ASTI acknowledges the fact that the scope of work was sufficient in ASTI's opinion to uncover, to the extent of ASTI's services, potential environmental liabilities at the Property.

This effort was performed per authorization of 320 Investments, LLC on September 24, 2013. The information and opinions rendered in this report are exclusively for use by 320 Investments, LLC and ASTI will not distribute or publish this report without the consent of 320 Investments, LLC, except as required by law or court order.

Any use a third party makes of this report, or any reliance upon it, or any decisions based on it, is the sole responsibility of the third party. A third party is not afforded the status of a third party beneficiary unless ASTI expressly agrees to such status in writing. ASTI has no responsibility for any damages that may be suffered by a third party as a result of any decision made, or action taken by a third party, based on this report.



2.0 SITE DESCRIPTION

2.1 <u>Location and Legal Description</u>

General Location	Eastern half of city block bound by West Maple Road to the north, Martin Street to the south, South Bates Street to the east, and South Chester Street to the west
Quarter Section &	NW ¼ of Section 36; T2N R10E
Township and Range	
City/Township; County;	City of Birmingham, Oakland County, Michigan 48009
State; Zip Code	
Parcel Number(s)	19-36-127-004

A Site Location Map is provided as Appendix A. A copy of the assessment record with the legal description is included in Appendix D.

2.2 <u>Site and Vicinity General Characteristics</u>

Acreage	~0.57 acre
Topography	Relatively flat
Zoning	Office - Residential (B-3)
Local Development	Commercial, residential, and recreational
Utilization	

A Site Features Map is included in Appendix A. Photographs of the Property and adjoining properties were taken during the site inspection and are provided as Appendix B.

2.3 Current Use of the Property

The Property is occupied by a leasable office building. Tenants at the Property currently include Biddison Architecture and Design; Commercial Financial Management; Core Partners; Copper Street Cookies; Cynergy; Elastic Outreach; Pacific Management, Inc.; REM Management, Inc.; Sherman Immigration Lawyers P.C.; Jay N. Seifman, P.C.; David Stanislaw, LMSW, BCD; and Stanislaw Consulting, LLC.

2.4 <u>Descriptions of Structures, Roads, Other Improvements on the Site</u>

The Property contains one type of building with the description as follows.



	Building Descriptions					
#	Building	Primary Use	Functional Spaces	#	Built	Stories
	Type			Present	Date	
1	Office	Office	Offices, lobby, break room, bathrooms, mechanical/electric	1	1939	3
			rooms			

Building Construction							
Building #	Square Footage	Primary Construction	Interior Finishes				
1 - Office	~18,951	Poured concrete foundation, concrete and steel framing, brick and limestone masonry	Wood trim, carpet, drywall, wood paneling				

	Roads and Other Improvements				
Access	Access drive via South Bates Street				
Paved Areas	Parking areas north and northwest of the subject building				
Maintained Lawn	Southern and eastern portions of the Property				
Landscaped	Limited areas around the perimeter of the subject building				
Areas					
Surface Water	None				

Municipal Services and Utilities				
Service or Utility	Present	Provider	Comments	
Potable Water	v	City of Pirmingham		
Source	Х	City of Birmingham		
Irrigation Well				
Sewage	Х	City of Birmingham		
Storm Sewer	Х	City of Birmingham		
Electrical	Х	DTE Energy		
Natural Gas	Х	Consumers Energy		
Solid Waste	v	SOCRRA	Dumpster on northeastern	
Disposal	Х	SOURKA	portion of the Property	
Heating & Cooling	Х	N/A	Forced-Air System	



2.5 <u>Current Uses of Adjoining Properties</u>

ASTI observed adjoining properties during the site inspection to evaluate the potential risk these properties may pose to the Property. Observations were made from the Property and public access areas, as appropriate. Each is described as follows.

	Adjoining Property Use			
Direction from Property	Occupant & Address	Üse	Potential Concerns	
North	McCann Worldgroup 360 North Maple Road	Offices	None	
Northeast	Backcountry North 284 West Maple Road	Commercial - Retail	None	
	Vacant office space	Offices	None	
East	Elm Design 299 West Maple Road	Commercial - Retail	None	
	Tallulah Wine Bar 155 South Bates Street	Restaurant	None	
	Residential Lofts 250 Martin Street	Residential	None	
Southeast	Shain Park	Park	None	
South	Baldwin Public Library 300 West Merrill Street	Library	None	
West	St. James Episcopal Church 355 West Maple Road	Church	None	



3.0 User Provided Information

Mr. Rob Krochmal of 320 Investments, LLC, User, completed a User Questionnaire on September 26, 2013. The following responses were provided by the User (Appendix C).

		Question	Response
1	Are you aware of environmental cleanup liens against the property that are filed or recorded under federal, tribe, state, or local law?		No
2	Are you aware of Activity and Land Use Limitations such as engineering controls, land use restrictions, or institutional controls that are in place and/or have been filed in a recorded registry under federal, tribe, state, or local law?		Mr. Krochmal indicated that the Property contains a historic building
3	Do you have specialized knowledge or experiences related to the property, nearby properties, or are you involved in the same line of business as the current or former occupant so that you have knowledge of the chemicals and process used?		Yes; Mr. Krochmal indicated that he is a current tenant of the Property building
4	Is the purchase price lower than the fair market value? If you conclude there is a difference, have you considered whether a lower price is due to contamination known or believed to be present?		No Not Applicable
5	Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of a release or threatened release?		No
	5a Do you know past uses of the property?		Mr. Krochmal indicated that the Property was previously used as a Post Office administrative building and as a public Post Office
	Do you know specific chemicals that are present or once were present at the property?		No
	Do you know of spills or chemical releases that have occurred at the property?		No



	Question	Response
5d	Do you know of any environmental cleanups that have taken place at the Property?	No
5e	Are there any obvious indicators that point to the presence or likely presence of contamination at the property?	No

3.1 Chain-of-Title Documentation

A chain-of-title was not conducted for this ESA by ASTI nor was one provided by the User.

3.2 Reason for Performing the Phase I ESA

The purpose of this Phase I ESA was to identify existing or potential recognized environmental conditions (as defined by ASTM Standard E-1527-05) in connection with the Property and to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "Brownfields Amendments").



4.0 RECORDS REVIEW

4.1 <u>Standard Environmental Record Sources</u>

ASTI ordered a government records search for the Property from Environmental Data Resources, Inc. (EDR) in Milford, Connecticut. A copy of The EDR Radius Map Report with GeoCheck®, dated October 1, 2013, is included in Appendix D. A description of the databases, search distances, and results are presented in the report.

Database List	Property Listing	Adjoining Property Listing	Total Applicable Radius Listings
Federal NPL (1 mile)	No	No	0
Delisted NPL (0.5 mile)	No	No	0
Federal CERCLIS (0.5 mile)	No	No	0
Federal CERCLIS NFRAP (0.5 mile)	No	No	0
Federal RCRA CORRACTS (1 mile)	No	No	0
Federal TSD Facility (0.5 mile)	No	No	0
Federal RCRA Generator (Property/Adjoining)	No	No	0
Federal Inst./Eng. Controls (Property only)	No	No	0
Federal ERNS (Property Only)	No	No	0
State/Tribal Hazardous Waste Sites (1 mile)	No	No	0
State/Tribal Equivalent CERCLIS (SHWS) (0.5 mile)	No	No	0
State/Tribal Landfill or Solid Waste Facility (0.5 mile)	No	No	0
State/Tribal LUST (0.5 mile)	No	No	8
State/Tribal Registered UST (Property/Adjoining Properties)	No	Yes	1
State/Tribal Inst./Eng. Controls (Property only)	No	No	0
State/Tribal Voluntary Cleanup Sites (0.5 mile)	No	No	0
State/Tribal Brownfield Sites (0.5 mile)	No	No	0
Michigan Baseline Environmental Assessment Sites (Property or Adjoining Property)	No	No	0



Database List	Property Listing	Adjoining Property Listing	Total Applicable Radius Listings
Additional Non-ASTM Databases (Property or Adjoining Property)	No	No	0
Historical Auto Stations (1/10 mile)	No	No	0
Historical Dry Cleaners (1/3 mile)	No	No	0
Orphans	No	No	0

4.1.1 <u>Discussion of Property Listings</u>

There are no Property listings.

4.1.2 <u>Discussion of Sites of Potential Environmental Concern</u>

Listings that represented potential environmental concern are discussed below. For the remaining listed sites, ASTI considers select criteria to determine which sites represent an environmental concern to the Property. The criteria include but are not limited to the following.

- Database type
- Topography relative to the Property
- Direction and distance
- Soil profile identified in available sources
- Known or inferred groundwater depth and flow direction
- Status of applicable investigation
- Surface and subsurface conditions including but not limited to buildings, pavement, utility corridors, and surface water features
- Potable water source (well or municipal)

An evaluation of these criteria is completed to determine the level of risk associated with each site. Sites that are found to have the potential to represent an elevated or high risk are requested through FOIA to applicable agencies.

Using the referenced criteria and based upon the information contained within the EDR report, ASTI did identify adjoining property listings and/or nearby sites that were considered to represent the potential to represent an elevated or high risk to the Property.



Site Name	Wabeek Assoc Gen Partnership
Databases	UST
Address	280 W. Maple
Distance and Direction	Adjoining across intersection to northeast
Documentation Requested/Reviewed	EDR report
Summary of Findings	A fuel oil UST installed around 1928 was removed in 1993. Based on its distance across the intersection, location inferred to be downgradient, and general lithology known to this area, this listing is considered to represent minimal environmental risk.

4.2 <u>Additional Agency/Regulatory Sources</u>

4.2.1 <u>Local Health Department</u>

ASTI requested information for the Property from the Oakland County Health Division for information on the Property. A response dated September 27, 2013, indicated that the OCHD did not have any information pertaining to on-site sewage disposal permits, well logs, water well permits, on-going groundwater monitoring or landfill activity for the Property (Appendix D).

4.2.2 <u>Local Fire Department</u>

ASTI reviewed Birmingham Fire Department files on September 30, 2013. Files maintained by the Fire Department consisted of fire inspection sheets and no evidence of environmental concerns in association with the Property was identified during the review.

4.2.3 Building Permit/Inspections

Building Department files from the City of Birmingham were reviewed. Files included general construction permits and inspection sheets (Appendix D).

4.2.4 DEQ RRD Environmental Liens

The DEQ maintains a listing of environmental liens on properties in the State. No environmental liens were listed for the Property (Appendix D).

4.2.5 Oil and Gas Wells

According to Michigan Department of Technology, Management, and Budget Mineral Lease Information, no oil or gas wells are located on or adjoining to the Property.



4.3 **Physical Setting Sources**

A Physical Setting Sources Map, which includes an overlay of the United States Geological Survey (USGS) topographic map (7.5-minute series) for the Birmingham, Michigan quadrangle, which includes the Property, is provided in the EDR report in Appendix D. The USGS map is also the basis of the Site Location Map in Appendix A.

Average Elevation (feet above mean sea level)	784
Local Gradient	Northwest
Regional Gradient	Northwest
Nearest Surface Water Body	River Rouge; approximately 900 feet northwest
Groundwater Depth	Based on ASTI's knowledge of the lithology of this area through prior assessments, saturated soils commonly known as perched areas of groundwater are present within upper soils and are not considered to be groundwater in an aquifer.
Groundwater Flow Direction	Potentially to northwest

Soil composition information for the Property is included in the EDR report (Appendix D) on pages A-4 through A-8. The soil component for the Property is described as follows.

Soil Component	Soil Texture	Infiltration Rate	Drainage	Hydric
Urban land	Not reported	Not reported	Not reported	Unknown

4.4 <u>Historical Use Information</u>

Reasonably ascertainable standard historical sources as found in Section 8.3.4 of ASTM Practice E1527-05 were used to determine the previous use of the Property and surrounding area. A chronological summary of the sources used may include, but is not limited to aerial photographs, Sanborn maps, city directories, agency records, and prior environmental assessments. ASTI made a *good faith* effort to identify the obvious uses of the Property from the present back to the Property's first developed use, or back to 1940, whichever is earlier.



4.4.1 <u>Historical Use Summary of the Property</u>

Year(s)	Improvements/Use	Source Referer	ice(s)
1910-1921	The Property contains a residential dwelling on its northeastern portion and part of a residential dwelling on its northwestern portion.	Sanborn maps	App. E
1921-1939	The Property contains a YMCA community building on its northeastern portion and part of a residential dwelling on its northwestern portion.	Sanborn map	App. E
1939-2013	The subject building was constructed in approximately 1939 for use as a Post Office. The building was historically used as a Post Office public and administration building until 2010, when the subject building was renovated for office use.	Aerials Sanborn maps City Directories	App. E App. E

Data failures were encountered as part of this assessment and are discussed in Section 7.0 as a data gap.

4.4.2 Aerial Photographs

ASTI reviewed available aerial photographs of the Property provided by EDR and are summarized below. Copies of the aerial photos are provided as Appendix E.

Date of Aerial	Observations	Environmental Conditions Identified
1940, 1949,	The Property is improved with the current subject building. Residential dwellings are observed on the northern and eastern adjoining properties. The library and park to the south and southeast appear in their current configuration, respectively. A commercial building is observed on the northeastern potion of the Property. A church exists on the northern portion of the western adjoining property.	None
1957	Maple Road, north of the Property, is widened. A commercial building is constructed on the northern adjoining property. The church on the western adjoining property has expanded. No other significant changes are observed.	None
1961	Commercial buildings are observed on the eastern adjoining property. The northern adjoining commercial building has expanded westward. The church to the west of the Property has expanded to its current	None



Date of Aerial	Observations	Environmental Conditions Identified
	configuration. No other significant changes are observed.	
1967,	The northern adjoining commercial building has	None
1972,	expanded northward. No other significant changes are	
1980,	observed.	
1993		
1999,	The Property and adjoining properties are observed in	None
2005,	their current configurations.	
2009,		
2010,		
2012		

4.4.3 Sanborn Maps

EDR conducted a search of Sanborn maps for the Property from the years 1893, 1910, 1915, 1921, 1926, 1931, 1949, and 1960 (Appendix E). The Property is not evident on the 1893 and 1900 Sanborn maps. The Sanborn maps indicated that the Property was improved with portions of two residential dwellings from at least 1910 to at least 1921; however, the southern portion of the Property is covered by a key in 1910 and not observable. The southern portion of the Property is vacant in 1910 and 1921. The residence on the northeast portion of the Property is labeled as a community house in 1926 and a YMCA building in 1931. The subject building is evident in the 1949 and 1960 Sanborn maps and labeled as a Post Office. Observations of the adjoining properties based on a review of the Sanborn maps are included in Section 4.5.

4.4.4 City Directories

A city directory search was conducted at the Library of Michigan for the years 1960, 1970, 1980, 1990, 2000, and 2010. The city directory research indicated that the U.S. Post Office occupied the Property from at least 1960 to at least 2010. Results of the findings from the city directory search for adjoining properties are incorporated into Section 4.5.

4.4.5 Property Tax Files

A current assessing record is provided in Appendix D. No potential RECs were identified as a result of review of the assessing files.

4.4.6 Title Search

Refer to Section 3.1.



4.4.7 Previous Environmental Reports

An Environmental Review report was completed for the Property on January 30, 2009. The investigation included historical review, regulatory file review, and a visual inspection of the Property. Review of municipal assessing, building, and fire department records were not completed as part of the 2009 investigation. Based on a site reconnaissance and environmental review, no significant environmental concerns regarding the Property were identified.

4.5 <u>Historical Use Summary of the Adjoining Properties</u>

The historic uses of adjoining properties are summarized as follows.

Summary of Historic Uses of Adjoining Properties					
Direction	Historical Use Summary	Environmental Concerns Identified	Source(s)		
North	Residential dwellings from at least 1910 to at least 1926, after which a gasoline filling station was constructed immediately north of the Property. The gasoline filling station and two residential dwelling to the west existed until at least 1949, after which a commercial/retail building was constructed. The retail building was occupied by Jacobson's clothing until at least 2010, after which it was converted to an office building.	Former filling station	Sanborn maps Aerials City Directories		
Northeast	Residential until at least 1926, after which a commercial building was constructed. The commercial building has expanded and former tenants include beauty salons, dentists, architects, a pharmacy, and a music store.	None	Sanborn maps Aerials City Directories		
East	Residential until at least 1949, after which commercial development began. Various commercial and office tenants have occupied the eastern adjoining property including a laundry, a church annex, and a watch shop.	None	Sanborn maps Aerials City Directories		
Southeast	Residential until at least 1926, after which the current library building was constructed. The southeastern portion of the property contained a Township Hall from at least 1910 until at least 1915. Residential until at least 1931, after which	None	Sanborn maps Aerials City Directories Sanborn		
South Southeast	the current library building was constructed. The southeastern portion of the property contained a Township Hall from at least	None None	n Ad Oire		



Summary of Historic Uses of Adjoining Properties					
Direction	Historical Use Summary	Source(s)			
	the property was improved with Shain Park.		maps Aerials		
West	A church existed on the northern portion of the property with residential dwellings on the southern and northeastern portions of the property from at least 1910 to at least 1931, after which the church expanded to its current configuration.	None	Sanborn maps Aerials City Directories		

Based on its distance across West Maple Road, location inferred to be downgradient, lithology present in the area generally lacking groundwater in an aquifer in upper soils, and at least two redevelopments of the site, the former north adjoining gas station is considered to represent minimal environmental risk.



5.0 Site Reconnaissance

5.1 <u>Methodology and Limiting Conditions</u>

Assessor Name and Title	David Isabell, Site Assessor
Date of Inspection	September 30, 2013
Weather Conditions	Seasonal temperatures and cloudy
Methodology	Systematic: Inspected all interior spaces, exterior of Property including all property boundaries, and adjoining properties from Property and public access areas.
Access Limitations	None

5.2 **General Site Settings**

General Location	Eastern half of city block bound by West Maple Road to the north, Martin Street to the south, South Bates Street to the east, and South Chester Street to the west.		
Quarter Section &	NW 1/4 of Section 36; T2N R10E		
Township and Range			
City/Township; County;	City of Birmingham, Oakland County, Michigan 48009		
State; Zip Code			
Acreage	~0.57 acre		
Local Development	Commercial, residential, and recreational		
Utilization			

5.3 Exterior Observations

The following table summarizes the site exterior observations. Items observed are discussed further following the table.

Category	Item	Item Observed
Above Ground	Drums, barrels or containers >=5 gallons in connection with identified uses	No
Hazardous Substances and Petroleum	Drums, barrels or containers >=5 gallons not in connection with identified uses	No
Products	Unidentified Substance Containers	No
	ASTs	No
Underground	USTs (fill ports and/or vent pipes)	No
Hazardous Substances	Fuel dispensers	No
and Petroleum Products	Natural gas or petroleum pipelines/wells	No



Category	Item	Item Observed
Basic & Specialized	Pole-mounted transformers	No
Systems (Electrical,	Pad-mounted transformers	Yes
Hydraulic,	Capacitors	No
Refrigeration, & PCBs)	Hydraulic equipment	No
	Emergency generator	No
	High-power transmission lines (EMF)	No
	Stained soil or pavement	No
Indications of Dalacce	Stressed vegetation	No
Indications of Releases or Potential Releases	Pools of liquid	No
or Potential Releases	Strong or pungent odors	No
	Filled Land	No
	Unregulated/Unauthorized Waste Disposal	No
	Pits	No
	Ponds	No
	Lagoons	No
Drainage & Waste	Sumps	No
Collection Systems	Monitor wells	No
	Dry wells/crocks	No
	Oil-water separators	No
	Regulated/Authorized Waste Removal (Dumpsters)	No

Basic and Specialized Systems - Transformers

One DTE Energy-owned pad-mounted transformer is located on southwestern Property boundary. The transformer is in good condition. Even though not all DTE Energy-owned transformers have been tested, according to DTE Energy Personnel, their transformers are not "PCB transformers" as defined by the United States Environmental Protection Agency (US EPA). In the unlikely event of a spill or leak from any DTE Energy-owned equipment, the Property will be properly cleaned and, as nearly as possible, returned to its condition before the spill by DTE Energy.

5.4 <u>Interior Observations</u>

The following table summarizes the site interior observations. Items observed are discussed further following the table.



Category	Item	Item Observed
Above Ground	Drums, barrels or containers >=5 gallons in connection with identified uses	No
Hazardous Substances and Petroleum	Drums, barrels or containers >=5 gallons not in connection with identified uses	No
Products	Unidentified Substance Containers	No
	ASTs	No
Underground Hazardous Substances and Petroleum Products	USTs (fill ports and/or vent pipes)	No
	Transformers	No
	Capacitors	No
	Elevators	Yes
Basic & Specialized	Compressors	No
Systems (Electrical, Hydraulic,	Compactors	No
Refrigeration, & PCBs)	Hydraulic Hoists	No
reingeration, a robs)	Hydraulic Equipment other than those above	No
	Emergency generators	No
	Refrigeration/chillers	No
	PCB ballasts	Unlikely
Indications of Releases	Staining	No
or Potential Releases	Pools of liquid	No
	Strong or pungent odors	No
	Pits	No
	Standard floor drains	Yes
	Sumps/manhole covers	Yes
Drainage & Waste	Trench drains	No
Collection Systems	Monitor wells	No
	Dry wells/crocks	No
	Oil-water separators	Yes
	Wastewater discharge systems	No

Basic & Specialized Systems (Electrical, Hydraulic, Refrigeration, & PCBs) – Elevator

A hydraulic elevator services the subject building. ASTI observed the elevator mechanical system and did not observe spills or leaks associated with the hydraulic equipment. The elevator was reportedly installed in 1991.

<u>Basic & Specialized Systems (Electrical, Hydraulic, Refrigeration, & PCBs) – PCB Ballasts</u>
Fluorescent lighting was observed in the subject building. However, most lighting was replaced during the remodel in 2010 for energy efficient fixtures, so it is unlikely that existing ballasts are PCB-containing.



Drainage & Waste Collection Systems

An oil-water separator was observed in connection with the elevator at the Property building. According to Mr. Krochmal, the oil-water separator is utilized in the event of flooding within the building basement and has not been needed as of the time of the site reconnaissance. The oil-water separator was empty and ASTI did not observe spills or leaks in association with the equipment.

In addition, a sump pump was observed within the basement of the Property building and floor drains were observed within restrooms within the building, which are connected to the municipal storm sewer. No staining was observed in connection with the sump pump or floor drains.



6.0 INTERVIEWS

6.1 <u>Interview with Owner</u>

Mr. Krochmal, representing the seller, indicated that the seller has owned the Property for approximately three years. A previously completed Environmental Review report was provided and contains the extent of any environmental knowledge available to the seller.

6.2 <u>Interview with Site Manager</u>

Refer to Section 6.1.

6.3 Interview with Occupants

Tenants of the Property completed Occupant Questionnaires (Appendix G). No environmental conditions were identified.

6.4 <u>Interviews with Local Government Officials</u>

Conversations with local government officials were limited to requesting assessment and building department records.

6.5 <u>Interviews with Others</u>

No others were interviewed as part of this assessment.



7.0 DATA FAILURE AND DATA GAPS

Data gaps occur when the EP is unable to obtain information required despite a *good faith* effort. Data failure is one type of data gap. According to ASTM Practice E1527-05, data failure occurs when all of the standard historical sources that are *reasonably ascertainable* and likely to be useful have been reviewed and yet the objectives have not been met. Historical sources are required to document property use back to the Property's first developed use or back to 1940, whichever is earlier. Data gaps were encountered during the investigation consisting of the following.

Data Gap	Inability to interview prior owner(s) and occupants.				
Does this da one of the follow	ta gap constitute owing:	Yes	No		
REC			X		
HREC			X		
Rationale	Information from oth past use.	er sources provided sufficie	ent information regarding		

Data Gap	Inability to determine the first date of development.				
Does this da	ta gap constitute owing:	Yes	No		
REC			x		
HREC			X		
Rationale	Earliest records from	n the early 1900s indicate or	nly residential use.		

Data Gap	Historical Assessing Department records were not available.			
Does this data gap constitute one of the following:		Yes	No	
REC			x	
HREC			X	
Rationale	Information from other sources provided sufficient information regarding past use and there was no indication of former heating oil use identified.			



8.0 FINDINGS

Re	Report Section		REC	De Minimis	No Action	Comment
2.3	Current Use of Property				х	
2.5	Current Adjoining Property Use				х	
4.1	Regulatory Database Review				Х	
4.2	Regulatory/ Agency Records Review				x	
4.4.1	Historic Use Summary of the Property				х	
4.5	Historic Use Summary of the Adjoining Properties				x	
5.0	Hazardous Substances/ Petroleum Products				х	
5.0	Basic & Specialized Systems Including PCBs				Х	
5.0	Indications of Releases/ Potential Releases				Х	
5.0	Drainage & Waste Collection Systems				х	

^{*} A discussion of data gaps and data failures resulting in data gaps is located in Section 7.0.



9.0 OPINION

In the professional opinion of ASTI, an appropriate level of inquiry has been made into the previous ownership and uses of the Property consistent with good commercial and customary practice in an effort to minimize liability. No evidence or indication of recognized environmental conditions has been revealed on the Property.



10.0 CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of 320 Martin Street in Birmingham, Oakland County, Michigan, referred to as the "Property". Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property.



11.0 DEVIATIONS

No deletions, deviations, or additions to E 1527-05 or AAI have occurred during this assessment.



12.0 ADDITIONAL SERVICES

Non-Scope Considerations under Section 13 of ASTM E 1527-05 were not addressed in this investigation. The following are several prevalent non-scope considerations. The list of non-scope considerations is not intended to be all-inclusive.

Item	Comment	
Asbestos	Asbestos-containing materials (ACMs) may be present in any structure including but not exclusive to wallboard systems, joint compounds, caulkings, roofing materials, and flooring materials. According to the 2009 Environmental Review conducted at the Property, ACM removal was performed in 1996 and 1997; however, documentation of the removal activities was not available for review. Additionally, original building materials were removed during renovation activities at the Property in 2010. Observed materials appeared to be in good condition during ASTI's site reconnaissance.	
Lead-Based Paint (LBP)	Structures built after 1978 do not typically contain LBP. The subject building was built in ~1939. According to the 2009 Environmental Review conducted at the Property, LBP removal activities occurred at the Property in 1997 and 2000; however, documentation of the removal activities was not available for review. The 2009 Environmental Review recommended additional LBP testing be conducted; however, ASTI was not provided with documentation of LBP removal.	
Radon According to EDR, Oakland County is classified by the EPA as Zone 2 waverage indoor air levels of >2 pCi/L and <4 pCi/L.		
Mold No obvious signs or indication of mold was observed. No water stain other signs of water intrusion were observed.		
Wetlands	No obvious wetland features were observed.	



13.0 REFERENCES

The following references were used in preparing this Phase I ESA.

- Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-05
- 40 CFR Part 312: Standards and Practice for All Appropriate Inquiries; Final Rule (AAI), November 1, 2005
- The EDR Radius Map Report with GeoCheck, October 1, 2013
- The EDR Aerial Photo Decade Package, October 2, 2013
- EDR Certified Sanborn Map Report, September 30, 2013
- User Questionnaire
- City of Birmingham Offices
- Oakland County Environmental Health Division
- Birmingham Building Department
- Birmingham Fire Department
- DEQ Perfected Environmental Liens List, August 19, 2013
- City Directories, Library of Michigan
- Michigan Department of Technology, Management, and Budget Mineral Lease Information, http://www.michigan.gov/cgi/0,4548,7-158-52927_53037_12540_13818-30992--,00.html



14.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

I declare that, to the best of our 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.

David Isabell, EP

Project Manager

Glossary

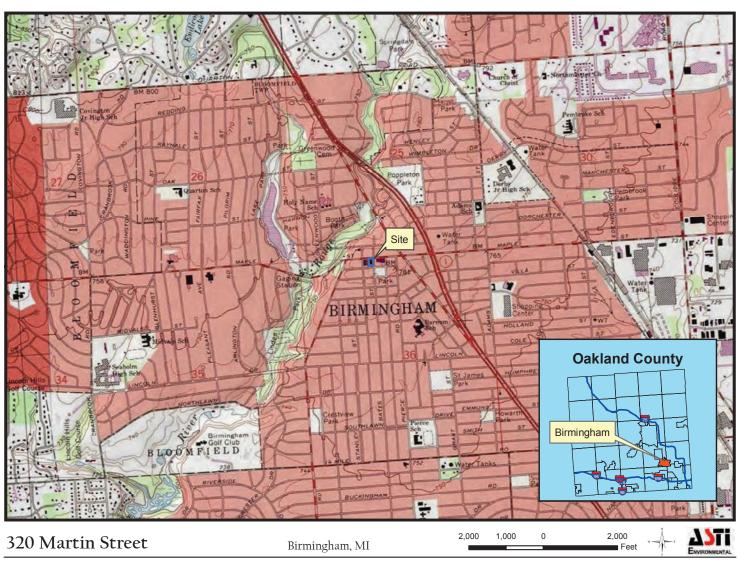
- Recognized Environmental Condition: The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into ground, groundwater, or surface water of the property.
- Historical Recognized Environmental Condition: An environmental condition which in the past would have been considered to be a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently.
- Hazardous Substance: A substance defined as A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, B) any element, compound, mixture, solution, or substance designated to section 9602 of this title, C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the RCRA Act of 1976, as amended, D) any toxic pollutant listed under section 1317(a) to Title 33, E) any hazardous air pollutant listed under section 112 of the Clean Air Act, and F) any imminently hazardous chemical substance or mixture with respect to which the Administrator of the EPA has taken action pursuant to section 2606 of Title 15.
- Petroleum Product: Petroleum including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. 9601 (14), natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).
- De minimis: Conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.
- *Material Threat:* A physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the EP, is threatening and might result in impact to the public health or the environment.
- Reasonably Ascertainable: Information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.
- Practically Reviewable: Information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the Property without the need for extraordinary analysis of irrelevant data.
- Business Environmental Risk: A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in Practice E1527.
- Data Gap: A lack of or inability to obtain information required by this practice despite good faith efforts by the EP to gather such information.
- Good Faith: The absence of any intention to see an unfair advantage or to defraud another party; an honest and sincere intention to fulfill one's obligations in the conduct or transaction concerned.



APPENDIX A

FiguresSite Location Map
Site Features Map

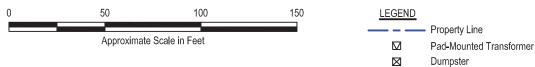




Created for: 320 Investments, LLC Created by: LJD, October 9, 2013, ASTI Project 8554

Figure 1 - Site Location Map





320 Martin Street

Birmingham, MI



APPENDIX B

Site Photographs





Photo 1. Southern view of Property building, facing north



Photo 2. Eastern view of Property building basement level, facing north



Photo 3. Northern view of Property building, facing southeast





Photo 4. Western view of Property building, facing southeast



Photo 5. General interior view of Property building common area



Photo 6. Typical view of office area within Property building





Photo 7. Typical view of a lavatory



Photo 8. Cleaning supply storage area



Photo 9. Oil-water separator in connection with elevator in basement level of Property building





Photo 10. Pad-mounted transformer on western Property boundary



Photo 11. Dumpster enclosure area on northeastern portion of the Property



Photo 12. Northern adjoining property (360 North Maple)







Photo 13. Northeastern adjoining property (200-300 West Maple)



Photo 14. Eastern adjoining property (299 West Maple)



Photo 15. Eastern adjoining property (151 South Bates and 250 Martin)





Photo 16. Southeastern adjoining property (Shaun Park)



Photo 17. Southern adjoining property (300 Merrill)



Photo 18. Western adjoining property (355 Martin)



APPENDIX C

User-Provided InformationUser Questionnaire



E1527 USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "Brownfields Amendments"), the report User is requested to provide the following information (to the best of their knowledge and in good faith) to ASTI Environmental. Failure to provide knowledge pertaining to this information could result in a determination that "all appropriate inquiry" is not completed. Please complete this questionnaire and return via email or fax to 810-225-3800. Details regarding "yes" responses should be provided with a brief explanation in the comment section.

bi	rief explanation in the comment section.			A	
	espondent Name: flob Krochma ({	Signatu	re: full - frogets mana for 320 Froses	ge- trut,ccc
S	ubject Property Address: 320 Markin	street	Barni	1 1 ham, MI 48009	
A	STI Project #				
	lease answer all questions to the best of your omments to "yes" responses.	knowled	lge and	in good faith. Please provide details on	
	Question	Resp	onse	Comment (Places provide for Vec	
	Question	Yes	No	(Please provide for Yes responses)	
1	Are you aware of environmental cleanup liens against the property that are filed or recorded under federal, tribe, state, or local law?		X		
1	Are you aware of Activity and Land Use Limitations		7	WA = 1 (
2	such as engineering controls, land use restrictions, or institutional controls that are in place and/or have been filed in a recorded registry under federal, tribe, state, or local law?	X		Historic building (is what I was told)	

		Question	Resp	onse	(Please provide for Yes
		Question	Yes	No	responses)
1	the tribe	you aware of environmental cleanup liens against property that are filed or recorded under federal, e, state, or local law?		X	
2	sucl insti filed	you aware of Activity and Land Use Limitations h as engineering controls, land use restrictions, or itutional controls that are in place and/or have been I in a recorded registry under federal, tribe, state, or al law?	X		Historic building (is what I was
3	relation	you have specialized knowledge or experiences ted to the property, nearby properties, or are you olved in the same line of business as the current or ner occupant so that you have knowledge of the micals and process used?	X		Fam a front in the building on the property.
4	valu diffe	ne purchase price significantly lower than fair market the of the property? If you conclude there is a perence, have you considered whether a lower price the to contamination known or believed to be present?		X	
5	asce help cond	you aware of commonly known or reasonably ertainable information about the property that would the environmental professional to identify ditions indicative of a release or threatened ase?		X	
9	5a	Do you know past uses of the property?	X		Previously used as administrative post
	5b	Do you know specific chemicals that are present or once were present at the property?		X	opproved the for other.
	5c	Do you know of spills or chemical releases that have occurred at the property?		X	
Ą	5d	Do you know of any environmental cleanups that have taken place at the Property?		X	
3	5e	Are there any obvious indicators that point to the presence or likely presence of contamination at the property?		X	
6		you aware of any prior environmental investigation orts that may be available for review?	X		Sintreport to ASTI from 2001

ASTI Environmental Phase I ESA

SELLER'S QUESTIONNAIRE

Respondent Name: lob krocknal Signature: Alt M - frogerty mayor for 320 truckments	illo
Time of Association with the Property: 3 years Title frogety range	
Date: 1/26//3	
Phone Number and/or Email Address: 248-867-3304 Cob Kesurnow.com	
Subject Property Address: 320 Martin street, Birmingham, MI 48009	

Please answer all questions to the best of your knowledge and in good faith.

	Question	Res	ponse	Comment (Please provide for Yes responses)
		Yes	No	
1	Is the Property currently used for manufacturing or industrial use?		X	
2	Is an adjacent property currently used for manufacturing or industrial use?		X	
3	Has the property or adjoining property been used for manufacturing or industrial purposes in the past?		X	
4	To the best of your knowledge, has the property been used as a gas station, motor repair facility, print shop, dry cleaner, photo lab, junkyard, recycling facility, or landfill?		X	
5	To the best of your knowledge, has an adjacent property been used as a gas station, motor repair facility, print shop, dry cleaner, photo lab, junkyard, recycling facility, or landfill?		X	
6	Are there any pesticides, herbicides, automotive or industrial batteries, paints or other chemicals stored on the property (exclude those <5 gallons unless in large quantities of >25 gallons total)?		X	
7	Have pesticides, herbicides, or other agricultural chemicals been stored, mixed, or applied to the property?		X	
8	Are there any plastic or metal drums (typically 55-gallon) located on the property?		X	
9	Has fill dirt from an offsite source been placed on the property that may be contaminated or from an unknown source?		X	
10	Has any construction debris, substances identified as hazardous substances, unidentified wastes, tires, batteries, or other wastes been dumped above grade, buried, or burned at the property?		X	
11	Is there any soil on the property that has been obviously stained?		X	
12	Does the property discharge waste water, on or adjacent to the property, other than storm water into a sewer system or retention/detention pond?		X	
13	Is the property served by a private well or non-public water system? Include potable and irrigation wells.		X	
14	Do you know of former water (potable or irrigation) wells associated with the property?		X	
15	Is there currently or has there been in the past a septic system for the property?		X	
16	Are there or have there been in the past any pits, ponds, or lagoons associated with waste treatment or		X	

	Question	Resp	onse	Comment (Please provide for Yes responses)
		Yes	No	
17	Are there storage tanks, above ground or underground, located on the property?		X	
18	In the past, have there been storage tanks, above ground or underground, located on the property?		X	
19	Have polychlorinated biphenyls (PCBs) been used in electrical transformers, capacitors, or other equipment at the property?		X	
20	Is there a transformer on the property that is not owned by a public or private utility company for which there are no records indicating the absence of PCBs?		X	
21	Do you have any knowledge of environmental liens or government notification relating to past or recurrent violations of environmental laws with respect to the property?		X	
22	Are there currently or have there been in the past any floor drains, sumps, and/or oil-water separators on the property?	X		floor drains as unf pump
23	If yes, to question 22, do the drains/sumps discharge to the sewer system?	X		
24	Are you aware of the presence of asbestos-containing materials?		X	
25	Are you aware of the presence of lead-based paint?		X	
26	Is there an asbestos and/or lead-based paint Operations & Maintenance Program in place?		X	
27	Has the water ever been tested for lead?		X	
28	Has radon testing ever been conducted?		X	
29	Is there now or has there been evidence of mold or mildew present?		X	
30	Are there any prior environmental investigations (Phase I ESAs, Phase II ESAs, geotechnical reports, remedial reports, etc.) available?	X		enailed environmental review to ASTI from 2009
31	Please provide a brief description of the historical use of the property including construction dates, past operations, former buildings, etc.	builter	roughly	as public post office. Administrative Post office 20 years until 2009. Heavily removated 2010-2011+0 existing office building.

ASTI Environmental - Fax Number 810-225-3800 Phone Number 810-225-2800

APPENDIX D

Regulatory Records Documentation

Assessing Records
Building Department Records
EDR Radius Map™ Report with GeoCheck (10-1-13)
Oakland County Health Division Response (9-27-13)
DEQ Environmental Liens List (8-19-13)



320 MARTIN ST STE 100 BIRMINGHAM MI 48009-1485



Commercial and Industrial Property Profile

Oakland County

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s) : 320 INVESTMENTS LLC

Mailing Address : 320 MARTIN ST STE 100 BIRMINGHAM MI 48009-1485

Location Information

Site Address : 320 MARTIN ST STE 100 BIRMINGHAM MI 48009-1485

PIN : 19-36-127-004 Neighborhood Code : COF

Municipality : City of Birmingham

School District : 030 BIRMINGHAM CITY SCH

Use : 201 BUS IMP (Commercial Business Imp.)

Water Indicator : Y Sewer Indicator : Y
Well Indicator : N Septic Indicator : N

Property Description

T2N, R10E, SEC 36 MERRILL'S PLAT LOTS 13, 14 & 15, ALSO LOTS 22, 23 & 24

Split/Combination Information

Added Status : Added Parcel

Added Date : 12/14/1976 Added To : FROM 36-127-002/003

Most Recent Sale Since 1994

Date : 04/30/2010

Amount : \$1 Liber : 42139:295

Grantor : UNITED STATES OF Grantee : 320 INVESTMENTS

AMERICA

Tax Information

Taxable Value : \$1,302,780 State Equalized Value : \$1,302,780

Current Assessed Value : \$1,302,780 Capped Value : \$1,352,540

No. 10 Control of the

Effective Date For Taxes : 07/01/2013 Principal Residence : 0%

Exemption

2012 Taxes 2013 Taxes

Summer : \$56,832.39 Summer : \$56,171.79

Winter : \$13,665.52 Winter : \$0.00

Village : \$0.00 Village : \$0.00

Lot Information

Description : LEVEL Acres : 0.567

320 MARTIN ST STE 100 BIRMINGHAM MI 48009-1485



19-36-127-004

Commercial and Industrial Property Profile

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

		Building/Section 1	
Building	:1	Used As	: Office Building
Year Built	: 1950	Effective Year	: 2005
Class	: C	Quality	: Average
No of Stories	:1	Height Per Story (feet)	: 9
Avg Square Feet	: 7,861	Elevators	: Y
Sprinklers	: Y	Identical Units	:1
Total Building Square Footage	: 7,861		

	Building/Sect	tion 1 Lump Sum Adju	stments	
Description	: CPY 42X22			
Square Feet	: 924	Units	: 0	

Building/Section 1 Yard Adjustments

Description : Paving (Asphalt)

Square Feet : 5,645 Units : 08



320 MARTIN ST STE 100 BIRMINGHAM MI 48009-1485

19-36-127-004

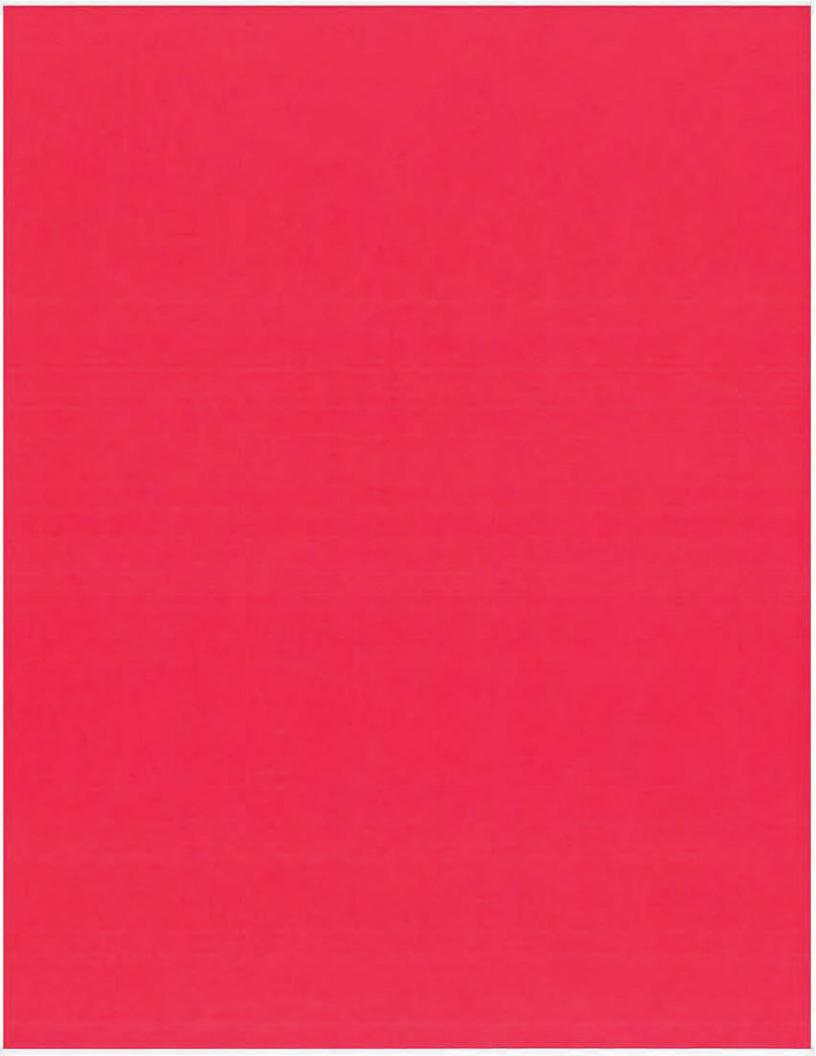
Commercial and Industrial Property Profile

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

AND THE PROPERTY.	LITER STATE	Building/Section 2	
Building	: 2	Used As	: Office Building
Year Built	: 1950	Effective Year	: 2005
Class	; C	Quality	: Average
No of Stories	: 1	Height Per Story (feet)	: 9
Avg Square Feet	: 3,229	Elevators	; Y
Sprinklers	; Y	Identical Units	:1
Total Building Square Footage	: 3,229		

No lump sum improvements Data Available for Building/Section2

No yard improvements Data Available for Building/Section2



INSPECTION RECORD

DAIL	APPROVALS — VIOLATIONS — REMARKS — PROGRESS	INSPECTED BY
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PM 07 340		
0-11-5	FINAL INSPECTION — COMPLETED AND APPROVED	In

☐ Send C.O.

☐ Send C.A.

Technical Characteristics	Précontraint 502 serie 8000	Standards . Met
Yarn •	1100 Dtex PES HT	 -
Firshed coated weight	17 Oz/sqyd	NF EN ISO 2286-2
Grab tensile strength (warp/weft)	433/420 lbs	Method 5100
Strip tensile strength (warp/weft)	243/251 lbs/L. Inch	Method 5102
Tongue tear strength (warp/weft)	48/40 lbs	Method 5134
Trapezoid tear strength (warp/weft)	32/25 lbs	Method 5136
Adhesion	20 lbs/2"	
Finish	Varnish both sides	2
Flame retardancy	NFP 92.503 M2 - DIN 4102 I NFPA 701 - Small Scale Test California State Fire Marshal	1 - BS 7837
Elongation under load	≤1%	404 lbs/yd 24 hours (73.4° F)
Maximum temperatures (while handling)	- 22°F/+ 158°F	
Coating thickness on top of yarns	6 mll.	_
Optical-solar values		ASHRAE standard 74.73 F5 : Solar factor in % TV : visible transmittance in %
Reference TV FS	Reference TV FS	Reference TV FS

18.6 502-1013 502-8116 15.9 502-8341 < 1 5.5 502-1016 16.9 < 1 502-8151 8.3 18.4 502-8358 < 1 502-1125 < 1 24.8 502-8199 7.6 21.0 502-8390 < 1 502-8001 21.5 < 1 502-8204 5.9 27.9 502-8400 < 1 502-8003 19.8 502-8250 <1. 1.0 28.9 502-8450 < 1 502-8053 2.2 20.3 502-8255 1.6 30.6 502-8518 < 1 502-8056 < 1 23.0 502-8256 18.1 502-8552 < 1 < 1 502-8060 22.2 502-8265 < 1 21.2 502-8611 < 1

502-8284

502-8296

< 1

< 1

33.4

20.6

Quality insurance

502-8102

502-8115

ISO 9002

Technical characteristics are average values

10.1

< 1

14.2

23.6





CORPORATE OFFICE: 2937 West 25th Street . Cleveland, OH 44113 . (216) 696-2820 . www.astrup.com

ATLANTA. GA (800) 786-7606 FAX: (800) 743-3469

DALLAS, TX (800) 786-7610 (800) 786-7608 FAX: (800) 776-9483

FAX: (800) 829-3797

CLEVELAND, OH (800) 786-7601 FAX: (800) 473-5034

DENVER, CO (800) 786-7609 FAX: (800) 895-2719

EDISON, NJ

(800) 786-7602

FAX: (800) 488-4968

HAYWARD, CA (800) 786-7607 FAX: (800) 767-9398

(800) 786-7603

FAX: (800) 659-1937

FAX: (800) 735-6770 ST. LOUIS, MO

SANTA FE SPRINGS, CA (800) 786-7604 FAX: (800) 729-2551

MIAMI, FL (800) 786-7605

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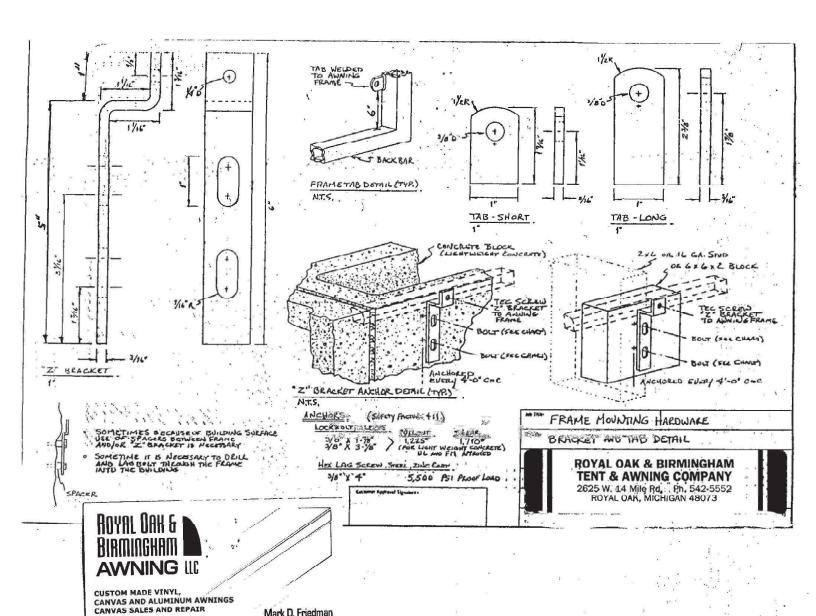
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502-8861

502-8875

SEATTLE, WA (800) 786-7612 FAX: (800) 927-5697

TRICAN CORPORATION (800) 387-2851 FAX: (905) 795-1526



Mark D. Friedman (248) 542-5552

(248) 549-7860 Fax

2625 W. 14 Mile Rd. Royal Oak, MI 48073 royaloak-bhamawning.com

Historie Passervation Ordenance

December 11, 1998

MEMORANDUM

To: Tom Markus

From: Russ

Plane Jelen y

RE: "BLUEPRINTS" ON FILE

I'd like to pursue some investigations regarding how the post office building might be used if the city was able to acquire it.

Could the Community Development Department check to see what's on file? Site Plan, Floor Plan, Elevations, Etc.

No hurry, but if I could have this early next year, I'd be grateful.

322

Thanks,

Russ

Mistere - look in micro Lilm and street \$16.

Jem - Conduct p.o. for any plans.

269-68

Common Name BIRMINGHAM POST OFFICE

District Name

Street and Number 320 MARKIN

3lock Number

Sub-unit Municipal Unit Biem, HGHAM

County OAKLAND (BLOOMFIELD Tup.)

Driginal Usage

Posi OFFICE. Present Usage

Dwnership

Photography: Neg. No. OK 86:8

Date 12-5-80

View SE

Survey/Date OAKLAND Co. Survey 1980

Surveyor NAMCY LANG

Recorder/Date Lynn PLOPA 1-20-81

NR__ SR__ NHL__ CF__ G____ TR____ ER___ WF__ SF___



MH-6 B) 37810000-SPHT

Mail-dint

BUILDING INSPECTION DEPARTMENT

CITY OF BIRMINGHAM

No. 269-68

GA5-0660

APPLICATION FOR PERMIT

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To:	ALTER			Birmingna	m, Mich., _	<u> </u>	<u> </u>	**************************************
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Buildin	ng Located	North	Side of	Martin		No	320	
X 000000000000000000000000000000000000	9	North, E. W. or S.			Street		House No.	
Betwee	en	Bates		and	?			<u> </u>
•	0	Street	5			Street	*	
Lot	No			A 0550,440	Subdiv	lsion		
TWO STATES	s NC	•	C					
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Applic	ant MID-	-CON-CO., INC.		P.O. B	ox 5086	Dearborn	Michigar	<u> </u>
: Owner	GENI	ERAL SERVICES	ADMINIST	RATION I	Region	5; Chicago	Illinois	6060
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		City Building Inspector) •)		.000.00	ilder's License No	0. 0340	
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RECEIVED

JAN 22 1991

CITY OF BIRMINGHAM BUILDING DEPARTMENT

1825 METAMORA

OXFORD, MICHIGAN 48051

(313) 628-1778

January 14, 1991

City of Birmingham Mr. Glen Bartoni 151 Martin Street Birmingham, MI 48012

Dear Sir:

Cadillac Carports, Inc. has a contract to build eight (8) carports at the Birmingham Post Office, located at 320 Martin St. However, we have been informed by the General Contractor that a building permit is not required for the construction of the carports, and we would appreciate a letter stating that the City of Birmingham has no authority on the Federally owned property.

Sincerely,

David Wilson

1-22-91

THE CITY OF BIRMINGHAM HAS NO AUTHORITY ON FEDERAL PROPERTY AND THUS CAN NOT REQUIRE A PERMIT,

BLDG. OFFICIAL CITY OF BIRMWCHAM

320 ortin RECEIVED

OCT 17 1989

NOTICE OF FURNISHING

CITY OF BIRMINGHAM I BUILDING DEPARTMENT

TO: City of Birmingham 151 Martin Birmingham, MI 48009

Bond # (Unknown)

YOU ARE HEREBY NOTIFIED that the undersigned is furnishing certain labor/materials consisting of ready mixed concrete and related materials to:

Kelly Trenching, Inc. 10 S. Gratiot, Suite 101 Mt. Clemens, MI 48043

for use in the construction, alteration or repair of a certain public building or project, situated in the City of Birmingham, County of Oakland, State of Michigan, described as:

BIRMINGHAM-POST OFFICE

This notice is being given pursuant to the Provisions of Act 213, Public Acts of 1963.

SUPERIOR REDI MIX, INC. P.O. Box 4920 Auburn Hills, MI 48057

.

Jaime L. Kurzman, Agent 1263 W. Square Lake Road

Bloomfield Hills, MI 48013

(313) 335-9431

Dated: October 14, 1989

UNITED STATES POST OFFICE

Birmingham, MI 48012-9998

TE:

October 19, 1981

EF:

BB:ks

CT:

OCT 20 1981

Mr. Pat Murphy 151 Martin Birmingham, MI 48011

Dear Mr. Murphy:

In order for the Birmingham Post Office to continue to provide our customers with efficient and economical postal service, itis important to keep abreast of all new housing developments and building construction in our delivery area.

Planning for mail delivery service should begin as early in the developmental stages as possible, preferably before the initial building plans are made. It would, therefore he appreciated if for could advise me whenever a building permit assued and the dur-ders/developers name and phone number so contact may be made by my start to assist with the planning for mail delivery service.

Thank you for your assistance in this matter.

Sincerely,

Central Park Properties How's this? (Briggs Bldg.) 300 E. Maple, Owner H. Deeb, 210 S. Woodward, Owner Andy Anderson, Bldr. (Continental) is Paul Johnson, 646-7500 409-411 S. Woodward, Owner Paul Johnson, Gen'l.

Partner, 646-7500 Owner Tony Brown, A. Lutz, and Postmaster Birmingham, MI 48012-999 Radnor Corp., Contr. is Regal Telephone: 646-4431

Bldg. 564-5657 400 W. Maple, Owner (Dressner Bldg.) Bldr., Seligman & Assoc. 355-2400

P. M. Murphy Bldg, Official

pmm/ef

P. S. In the future will be glad to keep you informed more readily.

May 1, 1956

Mr. Roland W. Reese Postmaster, City of Birmingham Birmingham, Michigan

320 martin Street

Dear Sir:

On April 5, 1954, an Ordinance was passed by the Birmingham City Commission known as Ordinance #450 Air Pollution Ordinance. Since the passage of the above named Ordinance there has been a smoke abatement program operated by this department.

During the past few months there has been a cooperative effort on the part of the owners of the buildings in violation of Ordinance #450 to eliminate the smoke nusiance. As we go into the next heating season there will be less than six buildings where steps have not been taken to eliminate the excessive smoke nusiance.

We would recommend that if any plans for alteration of the Fost Office building are contemplated, that the present method of firing and your present heating plant be thoroughly investigated, and consideration given to our smoke abatement problem.

Yours very truly,

A. F. Butt Building Inspector

AFB/jad

320	Martin		35 G 030 O O T
House No.	Street	(Account 11R1320)	50000 W 1000 W 1 W 1000
668-68	9-5-68	Receip	No.78307
Permit No.			
NOT VALID UNTIL STAMP	ED PAID BY CITY TREASURER	_	Inspection Department of Birmingham
	<u>HEATING</u>	PE	TIMS
	of Inspection Hereby Grants Permiss		
Zeni and Ma30850 Indus	iguire co. strial Road, Livonia,	Michigan on the applicat	se of doing the work as described tion and plans submitted and placed g this Permit Number, at the loca-
Tel. No. 261-320	00	EST. C	COST \$
DESCRIPTION OF WORK:	new gas furnace	9	TA
LOT NO \$L	JBDIVISION		
	U. S. Post Office	REGUI	AR FEE 20.00
OWNER'S NAME AND	U. S. Post Office		TY FEE
ADDRESS		PLAN	CHECK FEE
			TOTAL FEE \$ 20.00
		ISSUED BY H. C. We	her s f
INSPECTOR'S COPY			Building Official
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WAR City of Birmingham Building Inspection Department

REFRIGERATION PERMIT NO. 21/-8/ DATE 3-2-81

Application is hereby made for a permit to INSTALL ALTER REPLACE a refrigeration system on the property described herein:
LOCATION: STREET & NO. MARTIN ST. 320
LOT NO. SUBDIVISION_
NAME OF APPLICANT TEMPERATURE ENGINEERING CORP. Phone 547-2400
ADDRESS 10710 GALAXIE FERNDALE Number Street City
NAME OF OWNER U.S. POST OFFICE, CENTRAL REG. OFFICE ADDRESS Number Street City (
Number Street On City
Ready Signature of Applicant /// ////on
Will Call License or Registration No. 16
DESCRIPTION OF WORK
CLASS Residential Commercial X Industrial Other
TYPE New Convert or Alter Replace
SYSTEM SIZE 614 HP (Please draw sketch)
METHOD Self-Contained Remote (showing location of any) (outdoor equipment on)
REFRIGERANT GROUP 1 X 2 3 (the reverse side of this application.)
REFRIGERANT NUMBER $12^{1/2}$ lbs. of Refrigeration charge $R-22$
SYSTEM Make TRANS Model RAUC-B626
•
Approved by Q. F. Radthe Regular Fee
Total Fee
Permits also needed Bldg. Elec Plb Heat Sign

#30

City of Birmingham REFRICE Building Inspection Department CATE	GERATION PERMIT NO. 210-81
Application is hereby made for a permit to INSTALL refrigeration system on the property described herei	ALTER REPLACE a
LOCATION: STREET & NO. MARTIN ST., 320	
LOT NO. SUBDI	VISION
NAME OF APPLICANT TEMPERATURE ENGINEERING C	ORP. Phone 547-2400
ADDRESS 10710 GALAXIE Number Street	FERNDALE City
NAME OF OWNER U.S. POST OFFICE, CENTRAL	
ADDRESS CHIC	AGO, JLLINOIS
Number Street	Applicant Million
Will Call License or Re	egistration No. 16
DESCRIPTION OF WORK	
CLASS Residential Commercial Industrial	Other
TYPE New X Convert or Alter Rep	place
SYSTEM SIZE $12^{1/2}$ HP-2 Complessers $6^{1/4}/\epsilon A$. METHOD Self-Contained Remote \times REFRIGERANT GROUP 1 \times 2 3	(Please draw sketch) (showing location of any) (outdoor equipment on) (the reverse side of) (this application.
REFRIGERANT NUMBER	charge R-22
SYSTEM Make TRANE Model RA	1UE-C126_
。 	
	egular Feeenalty Fee
Т	otal Fee
Permits also needed Bldg. Elec_	PlbHeatSign

UILDING
WRECKING
10VING
WIMMING POOL Const.
Oper.

(DESCRIPTION OF WORK OR REMARKS)

320 Martin	BUICCU			
House No.	Street	(Accor	15 0 0 0 2020 0 0 0 0 0 0 0 0 0 0 0 0 0 0	250 £ 09
211-81 Permit No.	March 9, 19	81	Receipt	Nº 65073
	PED PAID BY CITY TREASU		City of I	ection Department Birmingham eet - P.O. Box 3001 Michigan 48012
Marie and Marie		PERMIT	Telephoi	ne - 644-1800
Temperatur10710 Gala	tion Hereby Grants Permission to The Engineering Cor Exie Michigan 48220		on the application ar	doing the work as described and plans submitted and placed Permit Number, at the location
Tel. No. 547-24	-00		FST COST	\$
100-100-100 - 100-100-100-100-100-100-10		Pofnimonation		
DESCRIPTION OF WORK:	Commercial	Refrigeration	1	AT
LOT NO.	UBDIVISION			
OWNER'S NAME AND ADDRESS INSPECTORS CORY	U.S. Post		PENALTY FEE TOTA	FEE
AND \	ILY THESE PERA	ISSUEI	PLAN CHECK PENALTY FEE TOTAL D BY P. M. Murephy	L FEE \$ 15.00
AND ADDRESS INSPECTOR'S COPY This permit issued on	ILY THESE PERA	ISSUEI MITS WILL ALSO BE NE	PLAN CHECK PENALTY FEE TOTA D BY P. M. Mur ⁸ phy	L FEE \$ 15.00
AND ADDRESS INSPECTOR'S COPY THIS PERMIT ISSUED ON FOR THE SERVICE INDICA	THESE PERA Heating	ISSUEI MITS WILL ALSO BE NE Plumbing Electrical Sign Building ELECTR Service Size: Fixtures Sub-Panels Total No. of Circ. Signs Sizes	PLAN CHECK PENALTY FEE TOTAL P. M. Mursping EEDED RICAL Temp. Repr. Resid New No. of Circ. Type Heater Steam Ond. Steam O	HEATING CLASS COMM. Ind. TYPE Conv. Repl. FLUE "A" "B" "C" FUEL METHOD

OIL TANKS

Outside 🗆 |

Below Ground □ |

Inside 🗆

Above Ground 🗆

Sanitary Sewer

Water Service

water Distr.

Non-Elec. 🗆

Wood □

Glass \square

ZE:_

Flectric □

*Aaterials: Metal 🗆

Plastic 🗀

320 Martin	Street			820	18	30×0c		350 8	0.4
House No.	Street		(Acco	ount 101-00	00-502)	1			
210-81 Permit No.	March 9, 1981					Rece	ipt N	· 65	072
	ED PAID BY CITY TREASURER]	1	City	of Birm	n Depar ingham P.O. Box	
REFRIG	ERATION	PERMI	T			irmingh	am, Mici	higan 480 44-1800	
The Department of Inspecti	on Hereby Grants Permission to				1900				
 10710 Galax 	e Engineering Corp. Kie Michigan 48220				on th on fi	e application	on and plan	the work as is submitted a Number, at th	nd placed
Tel. No. 547 24	100					EST. C	\$ T2C		
DESCRIPTION OF WORK:	Commercial Refrigera	ation		_		<u>y v</u>	··		AT
LOT NOSU	JBDIVISION								
OWNER'S NAME AND ADDRESS INSPECTOR'S COPY THIS PERMIT ISSUED ON: FOR THE SERVICE INDICA		ng	D BE N	al		₽. Yr P. M	1. M	wpk	0.00
REFRIGERATION	PLUMBING		ELECT	rical				HEATING	
New XIX Alier □ Replace □	New □ Alter □ Replace □	3 New □	Alter	□ Terr	p. D	Repr. 🗆	*	CLASS	L
CLASS	Water Closets	- Contractor - Co				Amps.	Resid. 🗆	Comm. 🗆	Ind. □
Res. 🗆 Comm. 🕱 Ind. 🗆	Bath Tubs							TYPE	
System Size 12½ H.P.	Lavatories					100	New 🗆	Conv. 🗆	Repi. □
Self-contained Remote Remote		-		No. of			~ 0.21 F	FLU£	ı nen ett
REFR. GROUP IXIX 2 II 3 II		-		t			Түрс "А" [1 "C" []
Refr. No. 26 lbs. Refr. Chg. R-2 SYSTEM: Make Trane	ZZ Laundry lubs	-	Rar	nge			Gas 🗆	FUEL	п
Model RAUC-C126	UC-C126 Garbage Grinder Water Heater		003 []	METHOD					
Testing Lab:	Testing light Dishwasher Dryer		Steam 🗆	METHOD	Hot Water []				
	Stack - Vent	Air Cond.		Warm Air D	3	Electric []			
SIGN	Stack - Waste			igh Inspec	tion		Unit Make_		
TYPE	Floor Drain	٠					Unit Model_		
illboard □ Grnd. □	200	- 7	AOTORS	A POW	ER UN	ITS	Unit Model_		
*tarquee □ Roof □ Wall □		No.	Туре	T	Volt	Ph	BTU Input_		
Proj. □ Temp. □ NZE:x	Crock to Iron	-	0,000				BTU Output_		-
lectric Non-Elec.		-						OIL TANKS	
Acterials: Metal ☐ Wood ☐	New Agreement Control of the Control	_	1				Inside 🗆		Outside 🗆 !
Plastic 🗅 Glass 🗆	Water Distr.		1	l .	1	t l	Above Grou	ind 🗆 🛮 Bel	low Ground []

2 compressers - 6½eac.

Below Ground [1]

City of Birmingham Building Inspection Department

APPROVED BY

Date 7-23-74
Building Permit# 105674

TWO COPIES OF ALL PLANS ARE REQUIRED

Application is hereby made for a permit to CONSTRUCT ENLARGE ALTER REPAIR IMPROVE or CONVERT a building or structure on the property described herein:

LOCATION: STREET & NO. Martin ft = 320

LOCATION: STREET &	NO. 1107114 116 32	0
LOT	SUBDIVISION	
NAME OF APPLICANT: _/ ADDRESS: <u>2</u>	(Company, name)	Phone 547-31310 60 Phone 547-7878 Birm. 4609 (Street) (City)
NAME OF HOMEOWNER:	Berningham Post	· Office
ADDRESS:	320 Martin	(Street) (City)
Type or kind of Occu General_Type_of_Cons	D VALUE of the proposed work pancy truction ter Size Sewer Size	REGULAR FEE
mater Sizene	bewel buze	PENALTY FEE
DESCRIPTION OF WORK:	Describe and identify in detail:	PLAN CHECK FEE
Remove We	sterly dock doors 11	nterior & exterior
and Block in 1	nterior, block & brie	k extenor opening.
Ramore ess	torly int & ext. dock	Loors & replace
with new doors	: supplied by Gove	2 hours
I hereby certify tha	t the proposed work is autho	rized by the owner of record
and that I have been	authorized by the owner to	make this application as his
authorized agent. SIGNATURE OF OWNER O	R AGENT M. K. Duy	e Ble.
License No. 0171	by by Mt. Day	Title

(Building Official)

DATE

ROUTING	ORDER	DATE TO	DATE FROM
PLANNING			E .
PLAN BOARD			
STRUCTURAL			
BUILDING			
FIRE MARSHALL			
ELECTRICAL			
PLUMBING			
HEATING			
POLICE	3		
ENGINEER			
BD. APPEALS			
		e su	* *
		Bu B	

	2	Jamu US D	M Y CAME TO C. T. F.
320 Martin	Street	(Account 11R1320)	
741 71 Dat	• 5/25/71	Receip	No. 83816
	D PAID BY CITY TREASURER	B # 1	
NOT VALID ONTE STAMPE	D FAID BY CHT IREASURER	-	nspection Department of Birmingham
	Electric	a1 PER	MIT
The Department of	Inspection Hereby Grants Permissi	7937	
George Prota653 South EtBirmingham, I	on	on the applicati	e of doing the work as described on and plans submitted and placed this Permit Number, at the loca-
Tel. No. <u>646=7739</u>		EST. C	OST \$
DESCRIPTION OF WORK:	CommE1	ectrical	AT
LOT NO su	BDIVISION74-	22	
OWNER'S NAME AND ADDRESS •		PENAL	AR FEE TY FEE CHECK FEE TOTAL FEE \$ 9.00
INSPECTOR'S COPY		ISSUED BY HCWebe	er, ef Building Official
REFRIGERATION	RefrigerationSig		HEATING
ew Alter Replace			
CLASS	New ☐ Alter ☐ Replace ☐ Water Closets	New ☐ Alter X Temp. ☐ Repr. ☐ Service Size: Amps.	CLASS Resid. □ Comm. □ Ind.
es. 🗆 Comm. 🗖 Ind. 🗖	Bath Tubs	Fixtures	TYPE
rstem SizeH.P.	Lavatories	Sub-Panels	New Conv. Repl.
If-contained Remote	Sinks	Total No. of Circ	FLUE
FR. GROUP 1 2 2 3 11 1fr. No bs. Refr. Chg	Water Heater	SignsNo. of Circ	Type '`A" □ "B" □ "C"
STEM: Make	Laundry Tubs	Range	FUEL
Model	Garbage Grinder	Water Heater	Gas 🔲 Oil 🗆
Testing Lab:	Stack - Waste	Dryer	METHOD WAS NOT THE
	Stack - Vent	Air Cond.	Steam ☐ Hot Water Warm Air ☐ Electric
SIGN	Sump	Furnace	Unit Make
TYPE	Floor Drain		Unit Model
Ilboard □ Grnd. □		MOTORS & POWER UNITS	Unit Model
Pro: D Town D		No. Type HP-KW Volt Ph	BIU Input
Proj. □ Temp. □ ∠E: x			BTU Output
ectric 🗆 Non-Elec. 🗆	Sanitary Sewer		OIL TANKS
aterials: Metal □ Wood □ □ Plastic □ Glass □	Storm Drain		Inside ☐ Outside Above Ground ☐ Below Ground
			ribote dicelle El below dicelle
UILDING			
RECKING	 }		
MOVING			
WIMMING POOL Const. Oper.		(DESCRIPTION OF WORK OR REMA	ARKS)
OCATION - 322 Mai	ctin	DATE 5/25/71	741-71
011 Hul		0/20//1	PERMIT No.

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			- 1	S		
S		3 XVII				

FINAL INSPECTION - COMPLETED AND APPROVED

APPROVALS - VIOLATIONS - REMARKS - PROGRESS

DATE

☐ Send C.O.

☐ Send C.A.

INSPECTED BY

OCATION -

YZE:

PERMIT NO.

INICPECTIC	PECOPD

DAIL	APPROVALS — VIOLATIONS — REMARKS — PROGRESS	INSPECTED BY
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	n 7 - m - 20	
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/.	7-77 FINAL INSPECTION — COMPLETED AND APPROVED	9-20
10-24	FANS TIME INSTECTION - COMPLETED AND AFFINOVED	0/61

☐ Send C.O.

☐ Send C.A.

INSPECTION REC	ORD
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DATE	APPROVALS - VIOLATIONS - REMARKS - PROGRESS	INSPECTED BY
		•
		,
1		
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8-20	5-70 FINAL INSPECTION - COMPLETED AND APPROVED	DP

☐ Send C.O.

☐ Send C.A.

City	of	Birmingham	
Builo	ling	Inspection	Department

City of Birmingham Building Inspection Department	HEATING PERMIT 68-68 APPLICATION NO. 68-68
	Date 9/5/68
Application is hereby made for a permit to INSTALL producting appliances or space heating systems on the productions are productions.	property described herein:
LOCATION: Street & No. U-S- Post Office 320 Man	ton
LotSubdiv	vision
NAME OF APPLICANT: Beni- Maguine (W- Maguine)	phone 261-3200
NAME OF APPLICANT: Zeni- Maguine (W- Maguine) ADDRESS: 30850 Industrial Road	Livonia 48150
NAME OF OWNER: U.S. Post Office (Street)	(City)
ADDRESS: 320 Martin (Number) (Street)	B. Ham. (City)
(Number) (Street)	(City)
Signature of App	licant W. Maguino
	tration No
DESCRIPTION OF WORK	
CLASS: ResidentialCommercialOther	C. * **
TYPE: NEW CONVERT OR ALTER REPLACE	
BURNER ONLY HEATING SYSTEM	
FLUE: TYPE "A" "B" "C" FUEL: GAS 0	II OTHER
METHOD: STEAM HOT WATER WARM AIR V ELI	ECTRIC
UNIT: Make Bryant Mode	
UNIT: Make Bryant Mode BTU: Input 75000 Output	
OIL TANKS: Total Capacity Gals.	
TANK LOCATION: Inside Outside Above Ground	d Relow Ground

APPROVED BY

DATE____

Regular Fee 20.00

Penalty Fee____

Total Fee 20.00

Permits also needed: __BLDG__ELEC__PLMB__REFRIG__SIGN

City of Birmingham		BLOCCOTRICAL PAR	
Building Inspection Depart Application is hereby made	e Cor e panier Co L	nstall - alder - ex	PEND - Electrically
Wiring, Fixtures or Emigi LOCATION:		y described berein. O Marrin - Blancache	
	Home Miesbyte, Inc.		յութ 5կ2 - 9կկկ
ADDRESS:	2615 W. 12 Mile (SMBGT) (SMBGTM)	Berkley Must (CLLy) x	#_Ц8072 -(СБр)
NAME OF PRODURTY OFNER:		<u>See</u>	
ADDROSKI Rođe	ing designation (Since (I))	(cstay) =	
	SIGVATUR	E OF APPLICANT	
NOTE: Ready Per Tue:	estion LICENSE	OR RECESSIRATION #	
GEASS OF WORKS NEW (20)		MEGRANY ()	((A)
	DISCHAPTION OF	CORE	
Total Number Serv	ice Size:	and the second s	Fee
	19 y rich ich State Valutore ich oder		
	negalen di nijoje glipoje i se od Nijoje pregalen i swovi Odine di koje siloje siloje se iškary		
	and in the Commence of the Com	° ÷Wē yisan ayang dalam salagan Salagan	
)
		তি ভা <u>সূত্রি স্থানি ।</u>	
· · · · · · · · · · · · · · · · · · ·	NORS: POVER and HE	ATING UNITS	
Total No. of each	DE SOPREMENT	võttaags oo	3730
NOTOR I			9*

APPROVED BY C. F. Called

BATE 2-10-28/assurement

Regular Fee \$ Pepakty Fee

TOTAL PER

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320 Mar	tin	269-68	_ Receipt		
House No.	Street	Permit No.			
This permit conveys reither temporarily or p		et, alley or sidewalk, or any Application Date 6-5	BOOKSON IN THE STATE OF THE STA	Nº 57881	2000
City of E	ction Department Birmingham		gham, Mich., 6 - 1	8-68 , 19	_ 0
The Building Inspection	on Department hereby grant	ts permission to Mi	d-Con-Co. Inc		7
P O Box	5086, Dearborn	ts permission to Mi	r Name US	Post Office Store, Residence, etc.	- [
		, and shall be of type			
	foundation, 23 & 24 Merri	Roof Sto		rage	7
Lot No.			Subdivision		₋ α
Birmingham, Mich., a Certificate of occupant	nd may be revoked at any ry to be obtained previous t	that the said work shall conf time upon the violation of a o building being occupied.	form to the ordinances and ny of the provisions of said	ordinances or standards	s. <u>†</u>
Cubic Feet	Estim	ated Cost \$ 20,000	Permit Fee \$	<u>x</u> /4.00	- <u>`</u>
	eipt when receipted by City		·		:I
General	Services Admin	istration Region	5 Chicago Ill	60604	_ r
	Owner's Name	dock, interior a	Owner's Addre	rec .	
			Howard C Weber	/nas	_
Ov	mer or Agent's Signature		Bullding tospec	tor	

INSPECTION RECORD

Date	Notes — Progress — Criticisms and Remarks						
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FILE

City of Birmin Michigan	gham S	ewer Servi	ice Per	mit No.		Date	0-12-08	Rec.	No	386	63
Location	320 House No.	Martin	Sh		betw	reen		and			· ·
							Premis				
Owner or Builder	US	POST OFF	ICE		Add	ress		*******			
Type of Street Surface	con	crete AC	~	***************************************		118	1321 Inspection		\$		
							-101 Construction				
Water Service if in same tren	No.						ų į	Total	\$ #	\$ 465.	00
Location of Wye											
New Service		Replacement		Inspection	only		Storm Sewer		Sanitar	y Sewer	
If the City finds	this part ore refund ply for the	of the service und is made. above described 5:	bstructed an	d in good co	ndition,	no replac	ervice is obstructed fement will be made a he rules, regulations a	nd entire o	ost of work v	vill be ded	ucted
Term respect to the	10 030 01 11	ns doi ricoi				Ија	-Con-Co		***-**	**********	
								vner-Agen c			
Approved	*******		19		••			aty City Cle	rk		CERTE

NOT VALID UNTIL STAMPED PAID BY CITY TREASURER

House No.	Str	eet .	-269-63 Permit No.	(eceipt				and the same of th
This permit conveys either temporarily or		any street, alley or	sidewalk, or any par n Date	t thereof,		N	Ō	5788 1
Building Inspe	ction Departi Birmingham	ment Tel. No. GA	5-0660 B		5900			
			Birminghar	n, Mich.,	6-1	16-56		_, 19
The Building Inspection	an Donartmont har	ahy arante narmissio	64 A_1	on-Co				
P G Box	5056. Deal	tdorn	to alter	N	lame US	Post	Off	1ce
This building to be								
Basement walls and Lots 22	foundation	Roof_	Stories		G	Garage		
Lots 22	, 23 & 24	derrillis Pl	Sub	division				
This permit is granted Birmingham, Mich., a	d on the express ond may be revoke	ondition that the said at any time upon	Subdiverse subdiverse shall conform the violation of any conformation of any conformat	division to the ordin	ances an	d standa	ards of	the City o
Lots 22 Lot No. This permit is granted	d on the express ond may be revoke cy to be obtained p	ondition that the said at any time upon previous to building b	Subdiverse subdiverse shall conform the violation of any ceing occupied.	division to the ordin f the provisio	ances an	d standa id ordina	ards of ances o	the City o
Lots 22 Let No. This permit is granted Birmingham, Mich., a Certificate of occupant	d on the express ond may be revoke cy to be obtained p	ondition that the said at any time upon previous to building b	Subdiverse subdiverse shall conform the violation of any ceing occupied.	division to the ordin f the provisio	ances an	d standa id ordina	ards of ances o	the City o
Lots 22 Let No. This permit is granted Birmingham, Mich., a Certificate of occupant Cubic Feet This acts as a valid rec	d on the express ond may be revoke cy to be obtained p	ondition that the said at any time upon previous to building build	Subdiverse subdiverse shall conform the violation of any ceing occupied.	division to the ordin f the provision Permit	ances an ons of sa Fee \$	id standa id ordina	ards of ances o	the City o
Lots 22 Let No. This permit is granted Birmingham, Mich., a Certificate of occupant Cubic Feet This acts as a valid rec General	d on the express of the country to be obtained precipt when receipted Sorvices	ondition that the said at any time upon previous to building building building building building building building building building building building building building building building building building building building	Sub d work shall conform the violation of any c eing occupied. 20,000	division to the ordin f the provision Permit	ances anons of sa	d standa id ordina g	ards of ances of 74.0	the City o
Lots 22 Lot No. This permit is granted Birmingham, Mich., a Certificate of occupan Cubic Feet This acts as a valid rec	d on the express of the country to be obtained precipt when receipted Sorvices	ondition that the said at any time upon previous to building building building building building building building building building building building building building building building building building building building	subdiverse subdiverse shall conform the violation of any ceing occupied. 20.000	division to the ordin f the provision Permit	ances anons of sa	d standa id ordina g	ards of ances of 74.0	the City o
Lots 22 Let No. This permit is granted Birmingham, Mich., a Certificate of occupan Cubic Feet This acts as a valid rec General	d on the express of the country to be obtained precipt when receipted Sorvices	ondition that the said at any time upon previous to building building building building building building building building building building building building building building building building building building building	subdiverse subdiverse violation of any claim of any claim of any claim of any claim of any claim occupied. 20.000 on Region Conterior alternation	division to the ordin f the provision Permit	ances an ons of sa Fee \$ wner's Add	d standard ordinates	ards of ances o	the City o

8-19-68- Bedy insp 1-22-69 Final Drop WP

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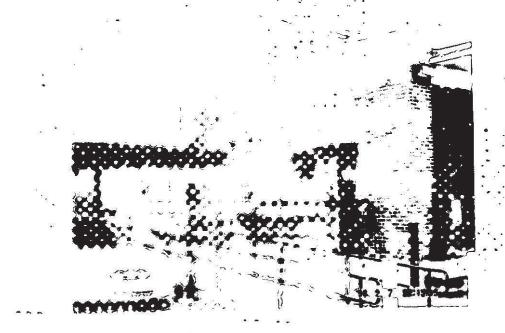
320 Martin		269-63	Receipt	
House No.	Street	Permit No.	= .	
This permit conveys no right to either temporarily or permanently		Sidewalk, or any		Nº 57 88: -
Building Inspection De City of Birmingh	partment _{Tel. No.} <u>CA</u> am			NG PERMIT
The Building Inspection Departme	ar barakan anakaran			
P 0 Box 5056.	Cathorn	to alter	Name	US POST DITIES
. Ad This building to bex_				protoj nestacijes, etc.
Basement walls and foundation_	Roof_	Stc	ories	Garage
Lot No.			Subdivision	
This permit is granted on the exp Birmingham, Mich., and may be a Certificate of occupancy to be obta	evoked at any time upon th	ne violation of a ing occupied.	ny of the provisions	of said ordinances or standards
Cubic Feet	Estimated Cost \$	20,000	Permit Fee	s # 74.00
This acts as a valid receipt when re	ceipted by City Treasurer.	oa Region	5 Chicago I	11 60604
REMARKS:	Atpping dock, to	nterior a	teretion 8 wns	WAsidrey 1 & B.
			Howard C No	ber/nas
Owner or Agent's	Signature	**	Building	g Inspector

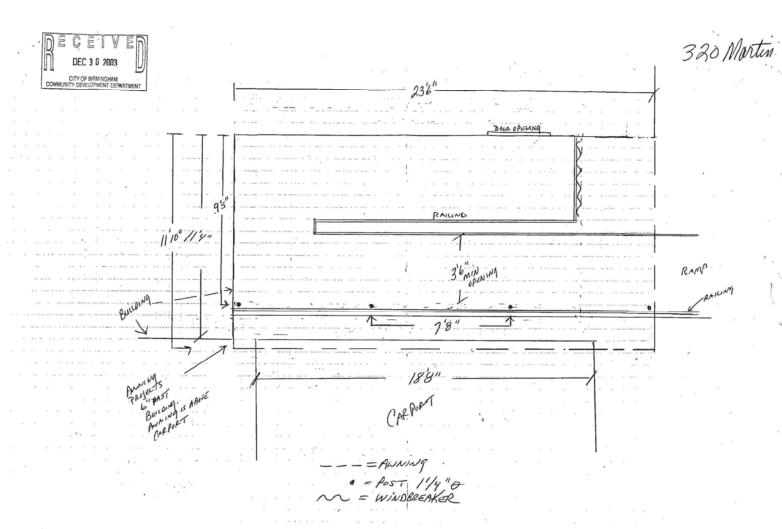
LOCATION	Man	ton - Portaff	DATE		7/23
INSPECTION COMPLAINT INVESTIGATION	[] T	0Elu	BY	E	L
BUILDING [] ELECTRIC [] PLUMBING [] HEATING [] HOUSING [] MOVING [] REFRIGER. [] SIGNS [] SWIM POOL [] WRECKING [] ZONING []		ROUGH FINAL ELEC. SERVICE FRAME LATHING OPERATION PRE-MOVE OR WRECK SHOP INSP. UNDERGROUND FORM OR UTILITY	TRENCH	וייורייוריין	VIOLATION RE-INSPECTION WORK IN PROGRESS TRADESMAN ON PREMISES
REMARKS.					

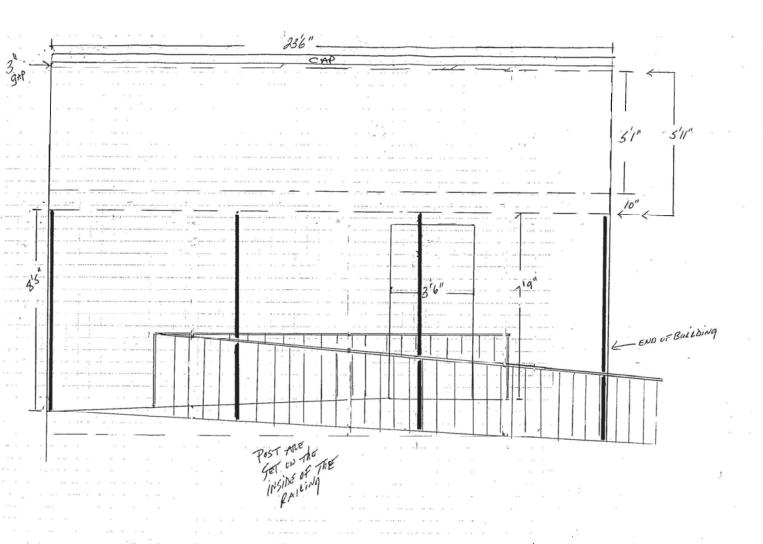
O.K. JUL 2 3 1968

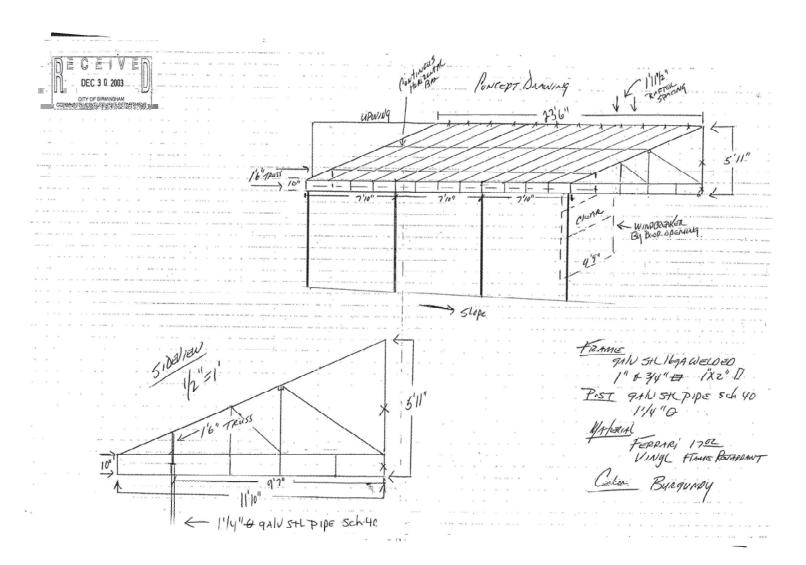
Electrical Permit No. 443	
City of Birmingham, Michigan Date	9±28-66 Rec. Nº 38224
320 Martin Location Post Office House No. Street	_betweenand
Lot NoSubdivision	Premises used for
Owner	_Address
Occupant	-
Description of work	
Number of circuits 2	Number of fixtures
No. Motors and H.P. <u>2 under 10 hp</u> I hereby apply for the above described Permit and agree to now in force.	comply with all of the requirements of the Birmingham Electrical Cod Gilbert John Firlik Adams Electrical Sectorical
Rough Inspection19	Deputy City Clerk
Final Inspection	8.50 A N Dug A Specifical Inspector
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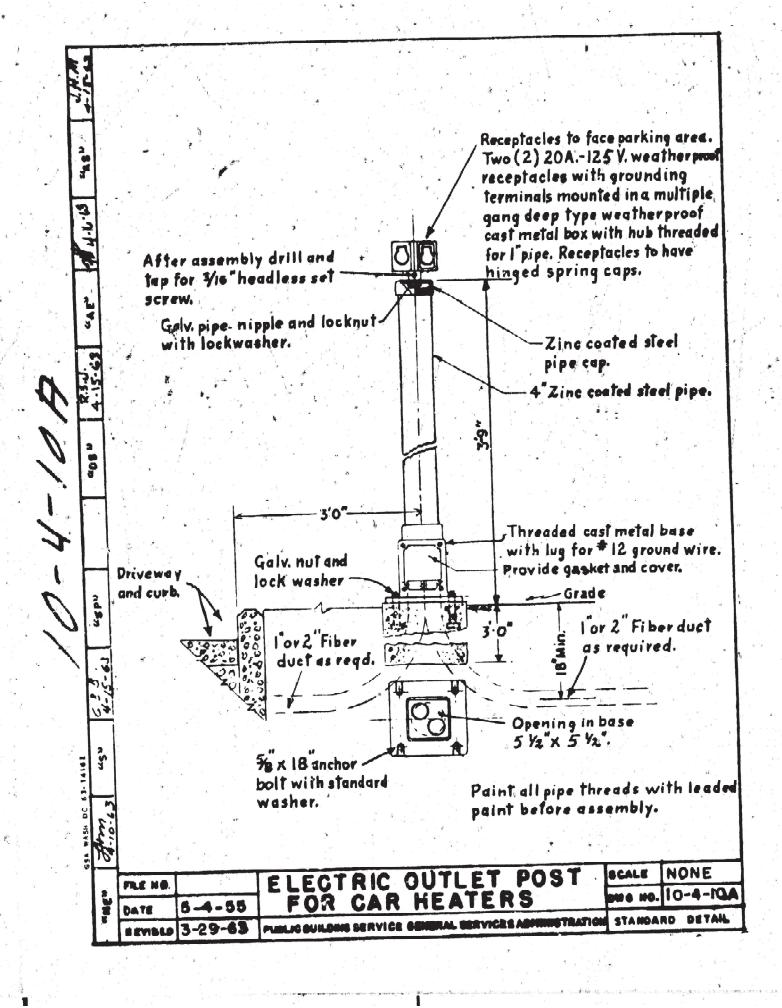


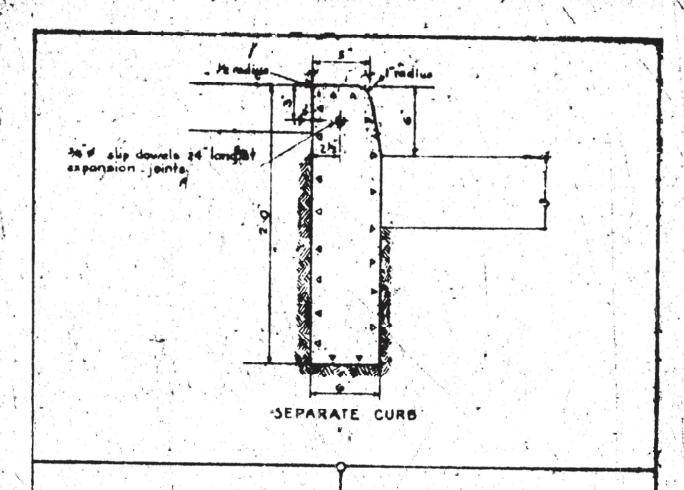


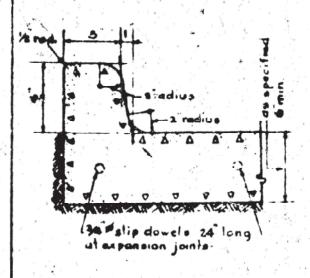
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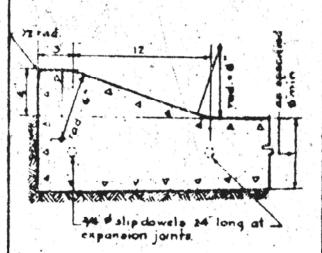






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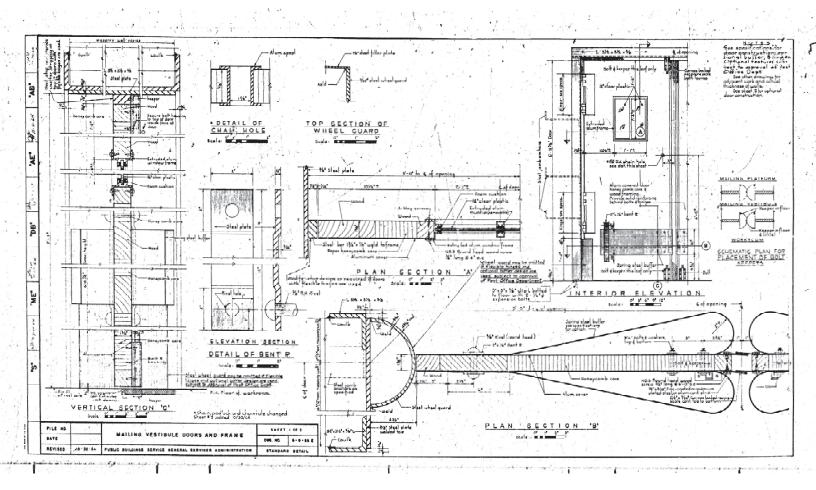
NOTE: Curb joints as specified.

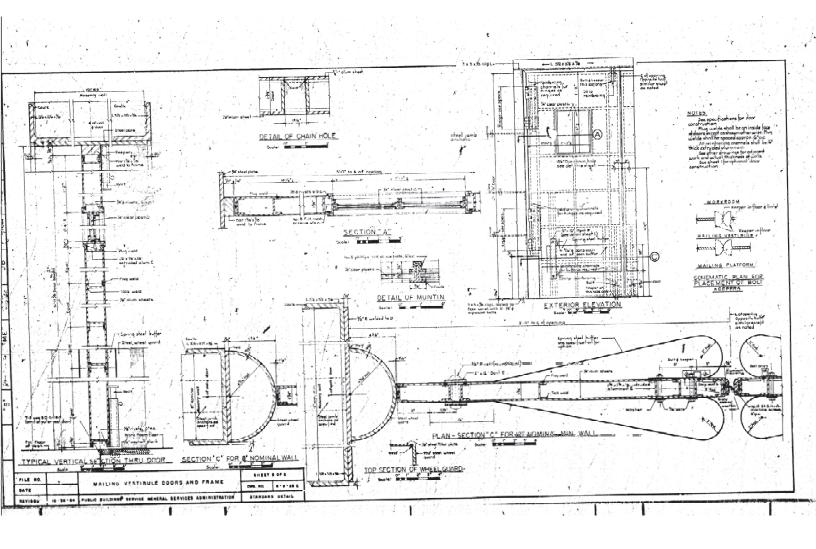


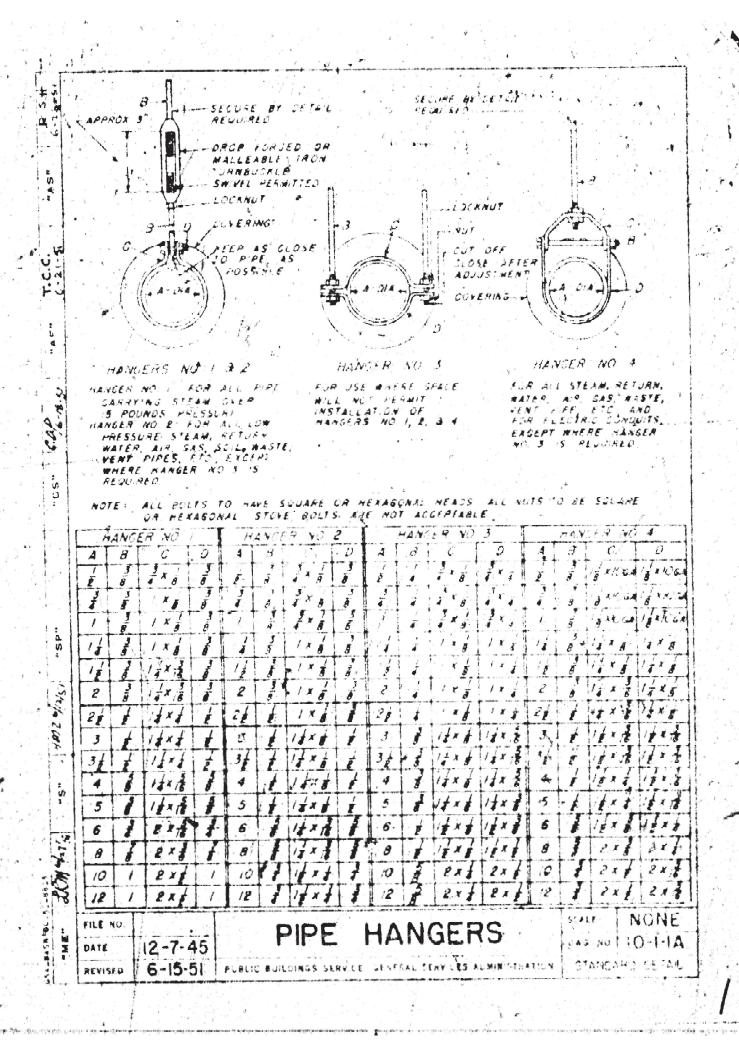
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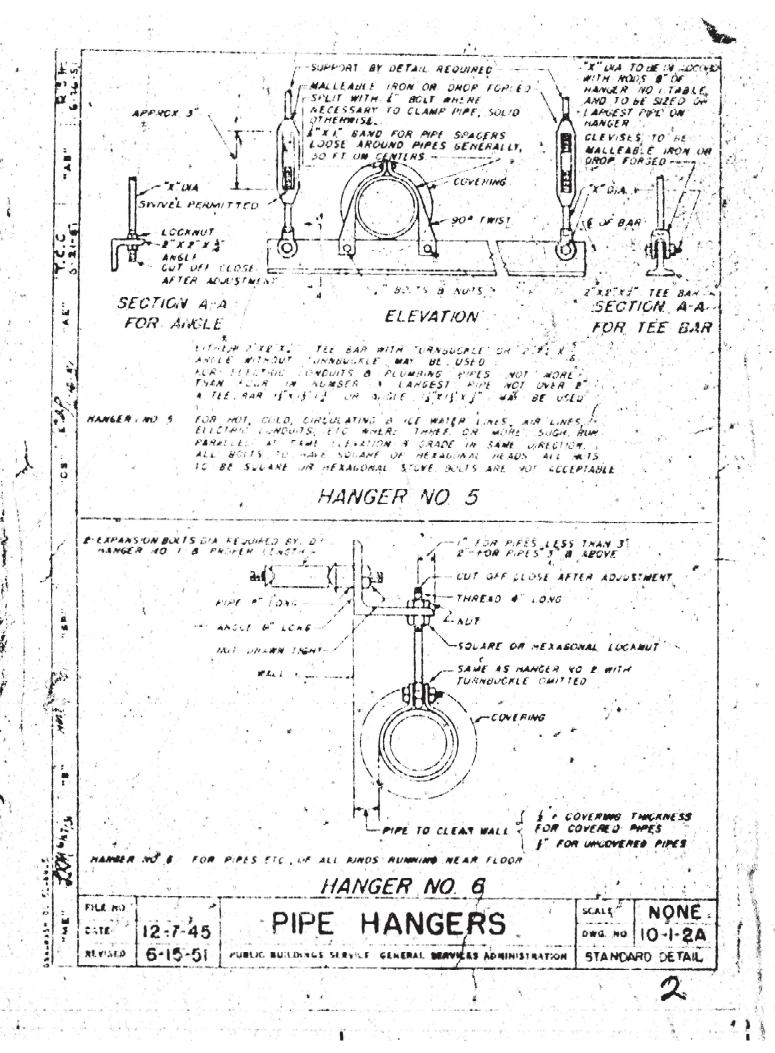
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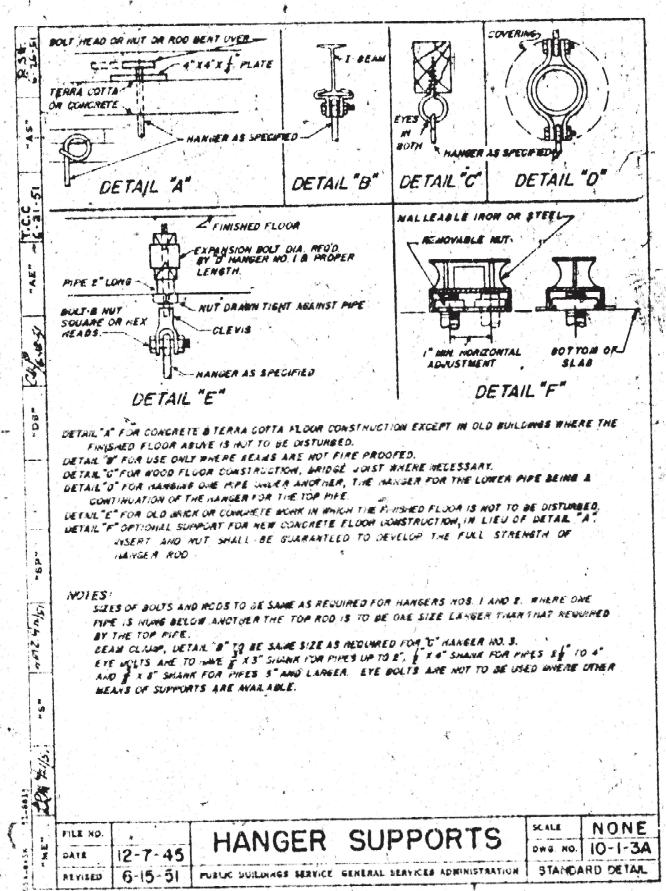
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	MENIOED 6-1-80	PUBLIC BUILDINGS SERVICE SEMERAL SERVICES ADMINISTRATION	STANDARE SETTING	ij,











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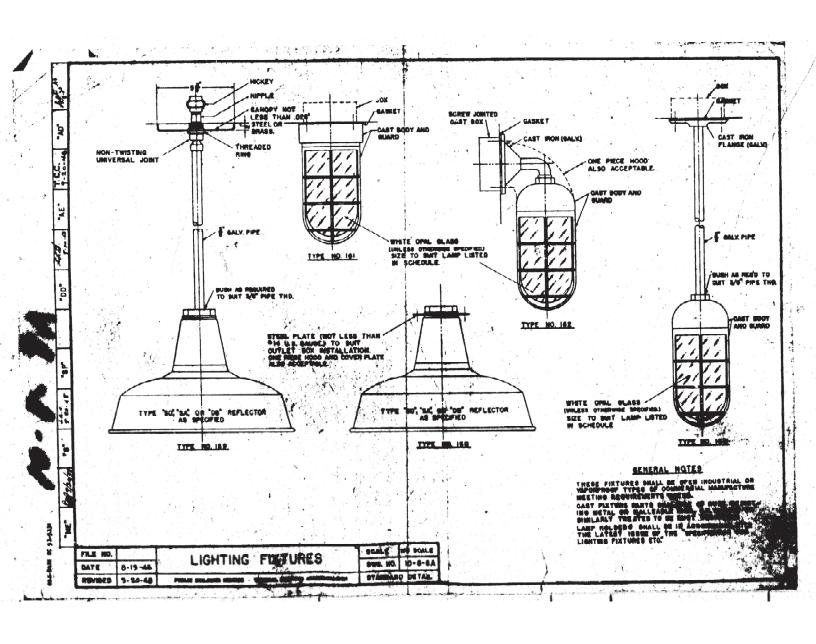
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d window trip shall match the wall color. ctio. with wainscors shall match door

dicated shall be painted color of door. al finish wood, disregard color listed for

FILE NO.			ž.	
DATE		INTERIOR COLOR SCHEMES	SCALE	
			DWG. HO.	6-50-11
REVISED	11-10-64	PUBLIC BUILDINGS SERVICE GENERAL SERVICES ADMINISTRATION	STANDA	RD DETAIL

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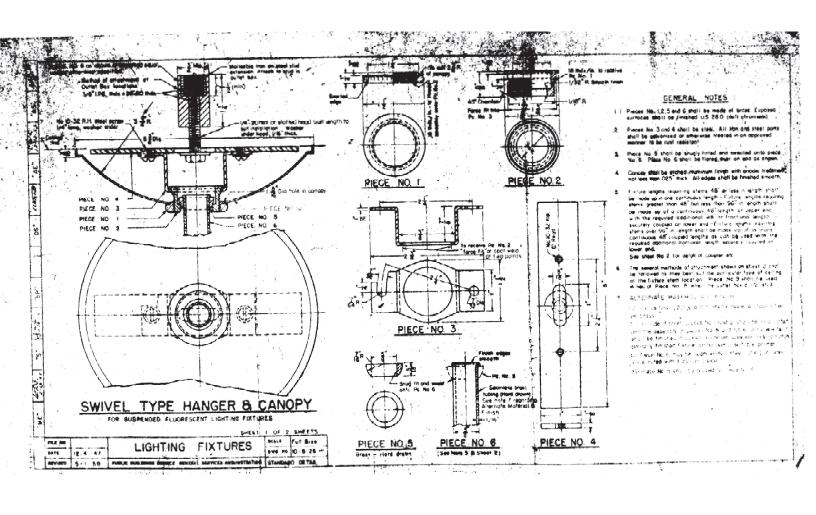
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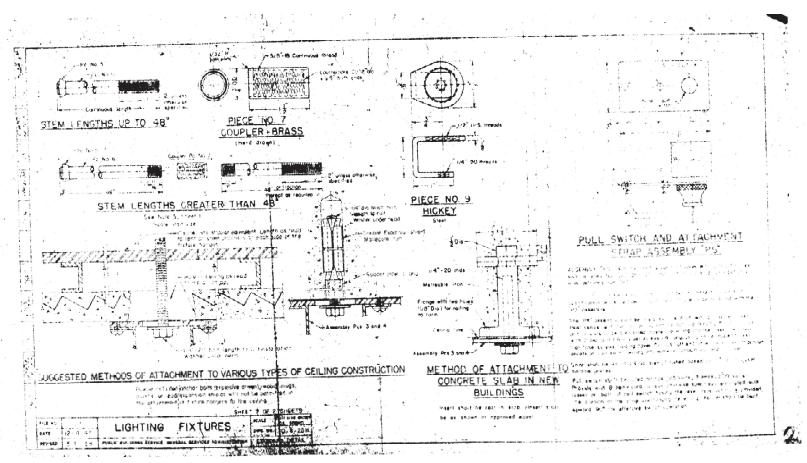
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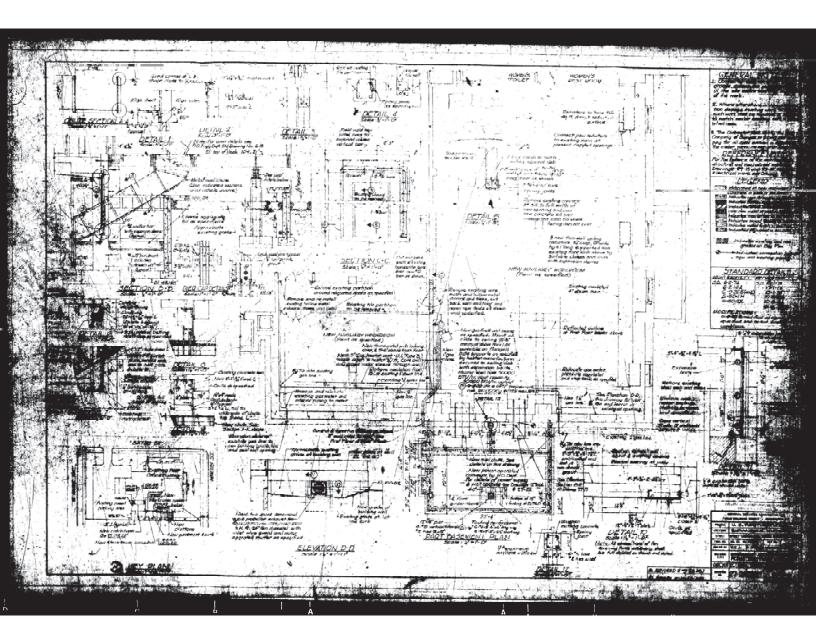
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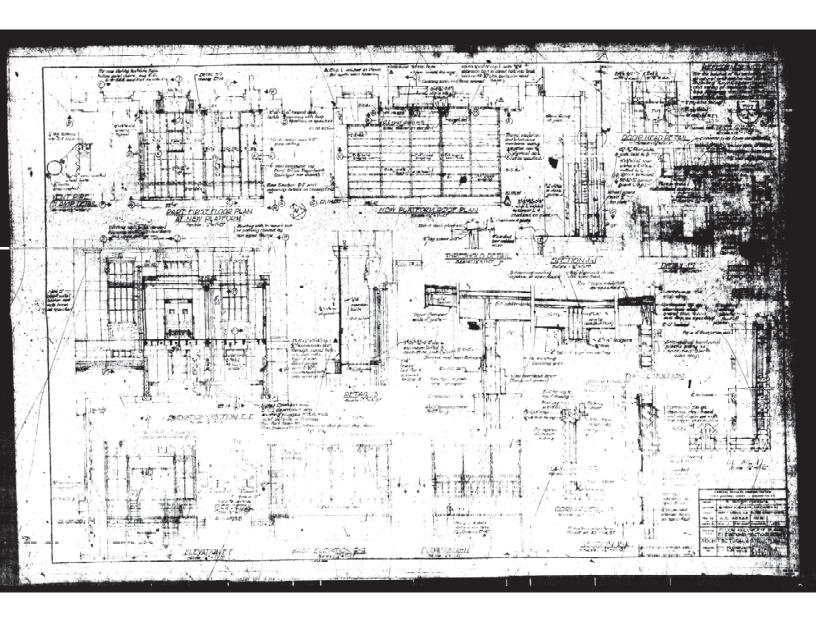
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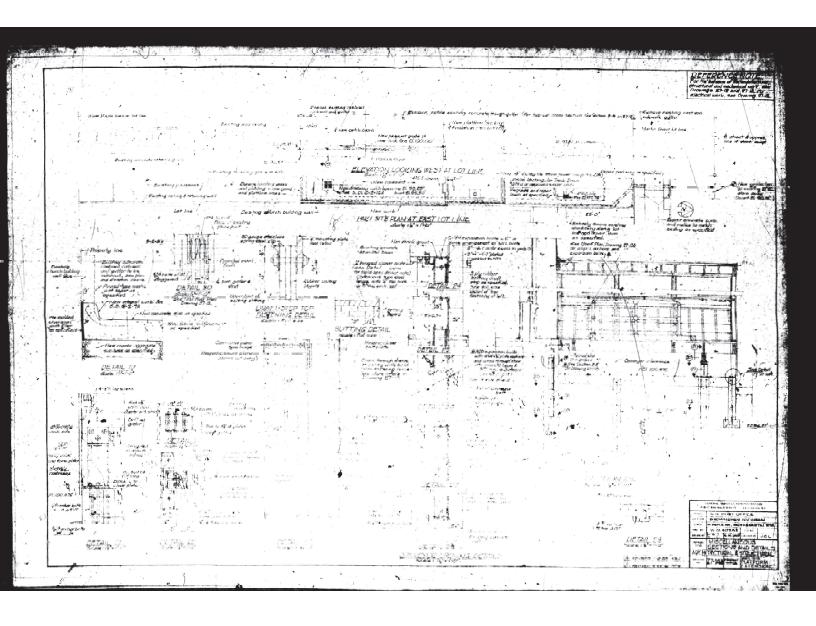
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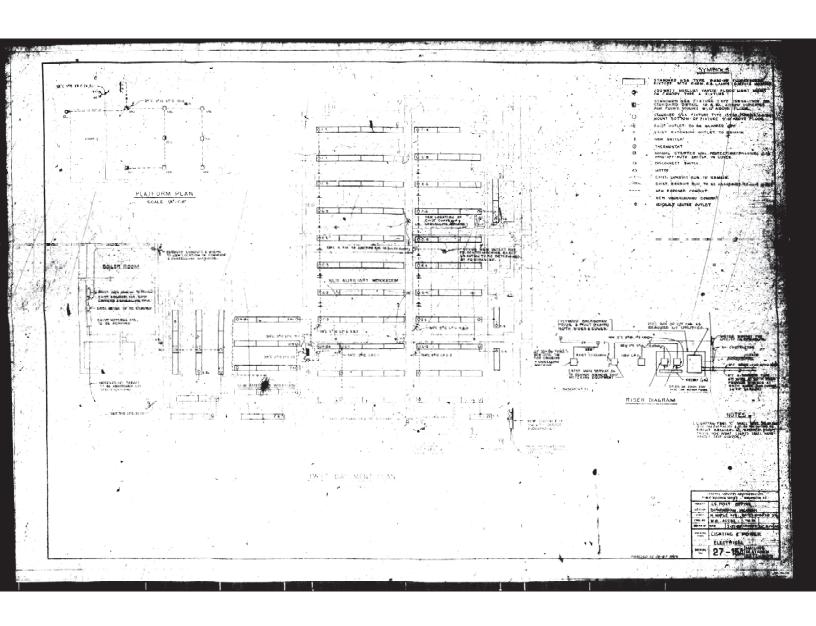










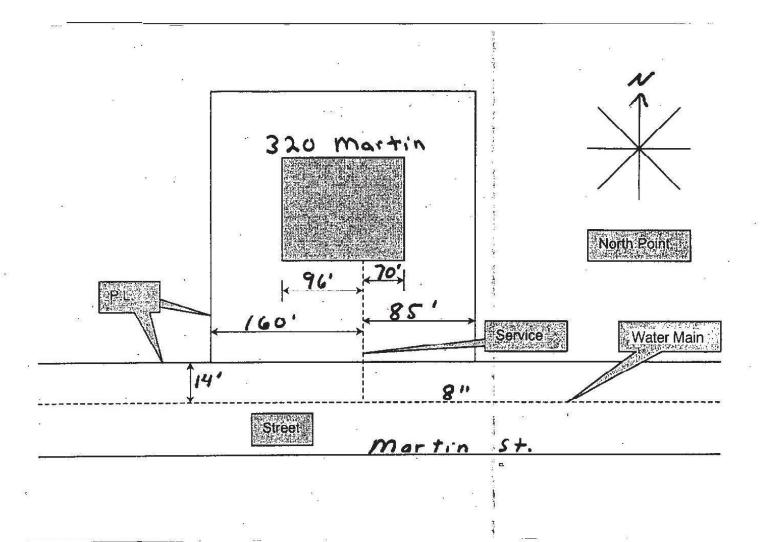


WATER LOCATION CARD

Address 320 Martin	
Location of Service 160' E of ER Chest	er 85' Wot W R Bates
Size of Service 6" DucTile Iron	Remarks Eng. Project 5-19-10
Size of Main 8" Ductile Iron	inspector B. Wing
Depth of Main 6 1/2	All bends restrained
Stop Box Location	with Threaded rod.
Depth at P.L. 6	
Materials Used	

8-8-11Date

S. Shilling
Signature

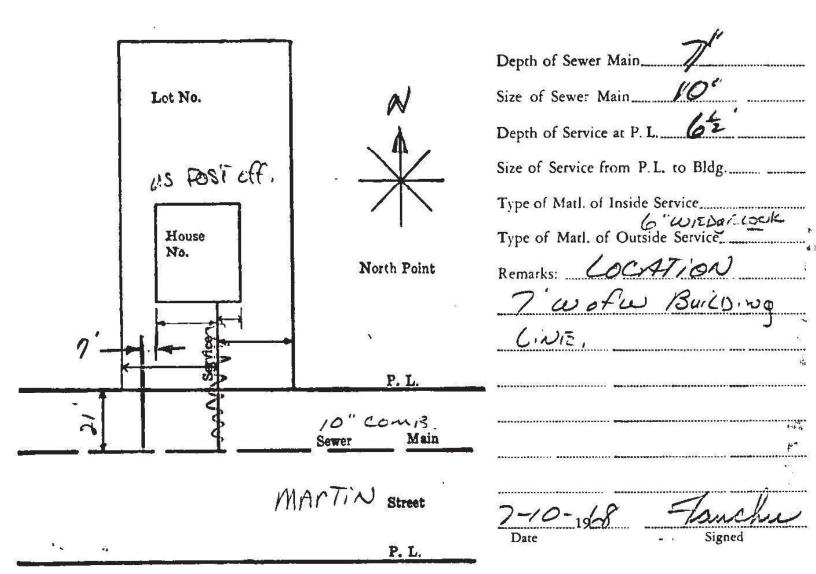


Post Office	1-27-06
Address 320 mont	Date 3-30-28
Phone No.	1-19-94
MATERIAL: Copper_	LeadIron
Service Size Me	eter Size /"
Remote PRS RGS MW	WP MB BW AAWD
Curb Box Location	R570-X
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converted to 12" main al	roso Myse 6-94
Remarks Lewice of	
seer no. 2641 cly	25.1-19.94 Creases putter
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Size of Service Property Line	e from to Bldg	(5 ^w				101 Construction				-
Water Service if in same trea	No.							otal			
Location of Wye					•					**	Ą
New Service	ž	Replace	ment		Inspection of	only 🗆	Storm Sewer		Sanitary	Sewer	o (
If the City finds	s this part	of the serv	ice unob	structed , a	nd in good cond	ition, no replace	rvice is obstructed fr ement will be made ar	nd entire cost	of work w	ill be dedu	cted
t hereby ap with respect to t	ply for the	above descr	ibed Sev	ver Servic	e and agree to co		ne rules, regulations at -Con-Co				· ·
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Approved			1	/			Daniel				

NOT VALID UNTIL STAMPED PAID BY CITY TREASURER



320 Martin

06-16-94 -- 27' 2" E. of W. Bldg. line (not metal shed) 3' S. of walk energized line straight from building line to about 8' south of walk then curves east to 27' 2" mark on sidewalk, box is under asphalt or broken off?? Please locate and raisesto grage.

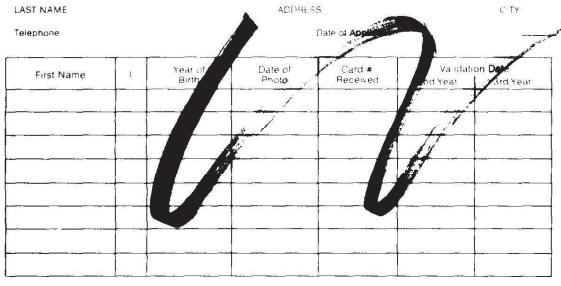
...Service off W. Maple St. found box, work valve and put new stop box over and raised to grade, same location:

851 South Eton Birmingham, MI 48009

CITY OF BIRMINGHAM

Department of Public Services

Application for Leisure Activity Pass (with photo)



Your Leisure Activity Pass is for the exclusive use of residents and taxpayers of the City of Birmingham only. This pass entitles the card holder to enter and use municipal recreation facilities in accordance with the established rules and regulations. Where applicable, minimum user fees will be charged the holder upon presentation of this pass. This pass is valid for one (1) year and can be revalidated for a second and third year by presentation at the Department of Public Services and payment of the renewal fee.

This east remains the property of the City of Birmingham and may be revoked under conditions of improper or fraudulent use. This pass is not transferable and fees are not returnable.

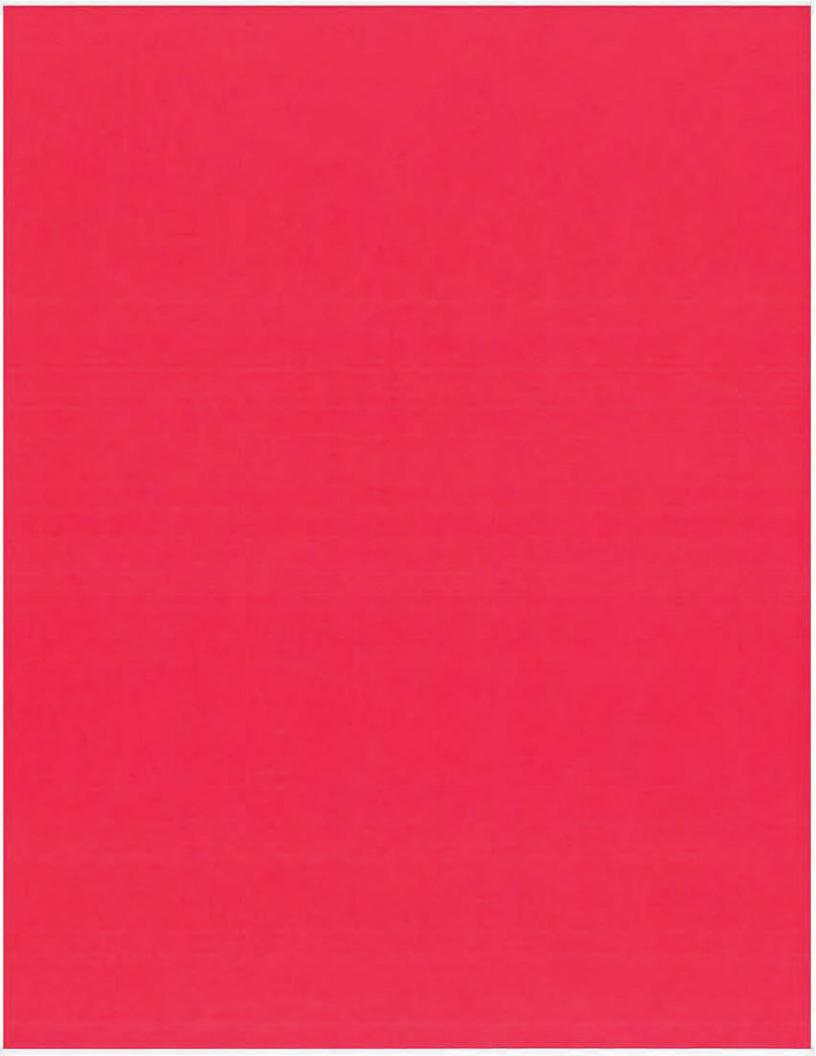
I hereby make application for a Leisure Activity Pass for the persons listed. I certify that the persons named stillive full time at the above address and that the cards are for myself and members of my immediate family only. I acknowledge that latisfication of any portion of this application may subject all passes to immediate revocation.

phone: 644-1807

642-6888

Signature of Applicant

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Residency	verification used:
fits	H/2 *#
Other	



320 Martin St. 320 Martin St. Birmingham, MI 48009

Inquiry Number: 3742366.2s

October 01, 2013

The EDR Radius Map™ Report with GeoCheck®

Prepared using the EDR FieldCheck® System

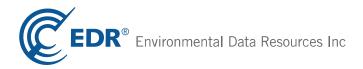


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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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A search of the environmental records was conducted by Environmental Data Resources, Inc. (EDR). APPLIED SCIENCE & TECHNOLOGY used the EDR FieldCheck System to review and/or revise the results of this search, based on independent data verification by APPLIED SCIENCE & TECHNOLOGY. The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

320 MARTIN ST. BIRMINGHAM, MI 48009

COORDINATES

Latitude (North): 42.5462000 - 42° 32' 46.32'' Longitude (West): 83.2175000 - 83° 13' 3.00''

Universal Tranverse Mercator: Zone 17 UTM X (Meters): 317921.8 UTM Y (Meters): 4712592.0

Elevation: 784 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 42083-E2 BIRMINGHAM, MI

Most Recent Revision: 1981

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2012 Source: USDA

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No sites were identified in following databases.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list	
NPL	National Priority List

Proposed NPL.....Proposed National Priority List Sites NPL LIENS..... Federal Superfund Liens Federal Delisted NPL site list Delisted NPL..... National Priority List Deletions Federal CERCLIS list Comprehensive Environmental Response, Compensation, and Liability Information System CERCLIS FEDERAL FACILITY..... Federal Facility Site Information listing Federal CERCLIS NFRAP site List CERC-NFRAP..... CERCLIS No Further Remedial Action Planned Federal RCRA CORRACTS facilities list CORRACTS..... Corrective Action Report Federal RCRA non-CORRACTS TSD facilities list RCRA-TSDF..... RCRA - Treatment, Storage and Disposal Federal RCRA generators list RCRA-LQG..... RCRA - Large Quantity Generators RCRA-SQG..... RCRA - Small Quantity Generators Federal institutional controls / engineering controls registries US ENG CONTROLS..... Engineering Controls Sites List US INST CONTROL..... Sites with Institutional Controls LUCIS..... Land Use Control Information System Federal ERNS list ERNS..... Emergency Response Notification System State- and tribal - equivalent CERCLIS SHWS..... Contaminated Sites State and tribal landfill and/or solid waste disposal site lists SWF/LF..... Solid Waste Facilities Database State and tribal leaking storage tank lists INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land State and tribal registered storage tank lists AST..... Aboveground Tanks

INDIAN UST...... Underground Storage Tanks on Indian Land

FEMA UST...... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields and UST Site Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9...... Torres Martinez Reservation Illegal Dump Site Locations

ODI...... Open Dump Inventory HIST LF..... Inactive Solid Waste Facilities

INDIAN ODI...... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs

DEL SHWS..... Delisted List of Contaminated Sites

CDL..... Clandestine Drug Lab Listing

US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

LIENS____Lien List

Records of Emergency Release Reports

HMIRS...... Hazardous Materials Information Reporting System

SPILLS_____ Pollution Emergency Alerting System

Other Ascertainable Records

DOT OPS..... Incident and Accident Data DOD...... Department of Defense Sites FUDS..... Formerly Used Defense Sites

CONSENT...... Superfund (CERCLA) Consent Decrees

ROD...... Records Of Decision UMTRA..... Uranium Mill Tailings Sites US MINES..... Mines Master Index File

TRIS...... Toxic Chemical Release Inventory System

TSCA..... Toxic Substances Control Act

FTTS______FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide

Act)/TSCA (Toxic Substances Control Act)

HIST FTTS.....FIFRA/TSCA Tracking System Administrative Case Listing

SSTS..... Section 7 Tracking Systems

ICIS......Integrated Compliance Information System

PADS......PCB Activity Database System MLTS..... Material Licensing Tracking System

RADINFO...... Radiation Information Database

FINDS..... Facility Index System/Facility Registry System RAATS.....RCRA Administrative Action Tracking System

RMP..... Risk Management Plans

UIC..... Underground Injection Wells Database

DRYCLEANERS..... Drycleaning Establishments NPDES..... List of Active NPDES Permits AIRS..... Permit and Emissions Inventory Data

INDIAN RESERV...... Indian Reservations SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing US AIRS...... Aerometric Information Retrieval System Facility Subsystem

PRP..... Potentially Responsible Parties

LEAD SMELTERS..... Lead Smelter Sites Waste Data System EPA WATCH LIST..... EPA WATCH LIST

US FIN ASSUR..... Financial Assurance Information PCB TRANSFORMER...... PCB Transformer Registration Database 2020 COR ACTION...... 2020 Corrective Action Program List

COAL ASH...... Coal Ash Disposal Sites

COAL ASH DOE..... Steam-Electric Plant Operation Data

COAL ASH EPA...... Coal Combustion Residues Surface Impoundments List

Financial Assurance Information Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants EDR US Hist Cleaners...... EDR Exclusive Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in **bold italics** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting

the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

An online review and analysis by APPLIED SCIENCE & TECHNOLOGY of the RCRA-CESQG list, as provided by EDR, and dated 07/11/2013 has revealed that there are 4 RCRA-CESQG sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CENTRAL PARKING SYSTEM	180 CHESTER ST	WSW 0 - 1/8 (0.046 mi.)	A2	7
BALDWIN HOUSE	200 CHESTER ST	WSW 0 - 1/8 (0.049 mi.)	A4	10
MICHIGAN BELL TELEPHONE COMPAN	155 HENRIETTA ST	E 0 - 1/8 (0.074 mi.)	B5	12
FULLER CENTRAL PARK PROPERTIES	111 S OLD WOODWARD	E 1/8 - 1/4 (0.171 mi.)	9	16

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Leaking Underground Storage Tank (LUST) Database.

An online review and analysis by APPLIED SCIENCE & TECHNOLOGY of the LUST list, as provided by EDR, and dated 08/01/2013 has revealed that there are 8 LUST sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PROPOSED BALDWIN HOUSE SITE Facility Status: Closed	200 CHESTER	SW 0 - 1/8 (0.049 mi.)	A3	9
BIRMINGHAM PUBLIC SCHOOLS Facility Status: Open	550 W MERRILL	WSW 1/8 - 1/4 (0.157 mi.)	8	15
SUNOCO #0008-4178 Facility Status: Closed	35001 WOODWARD AVE	E 1/4 - 1/2 (0.305 mi.)	17	23
SHELL - HUNTER Facility Status: Open Facility Status: Closed	34977 WOODWARD AVE	E 1/4 - 1/2 (0.312 mi.)	D18	26
JAX KAR WASH #048 Facility Status: Open	34745 WOODWARD	E 1/4 - 1/2 (0.340 mi.)	22	35
SPEEDWAY LLC Facility Status: Closed	34750 WOODWARD AVE	ESE 1/4 - 1/2 (0.372 mi.)	23	37
ESTATE MOTORS LTD Facility Status: Closed	464 S OLD WOODWARD AVE	ESE 1/4 - 1/2 (0.379 mi.)	24	42
MOBIL #03-K9Q Facility Status: Open Facility Status: Closed	1065 W MAPLE RD	W 1/4 - 1/2 (0.450 mi.)	26	43

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Michigan UST database.

An online review and analysis by APPLIED SCIENCE & TECHNOLOGY of the UST list, as provided by EDR, and dated 08/01/2013 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WABEEK ASSOC GEN PARTNERSHIP	280 WEST MAPLE RD	NE 0 - 1/8 (0.038 mi.)	1	7
PROPOSED BALDWIN HOUSE SITE	200 CHESTER	SW 0 - 1/8 (0.049 mi.)	A3	9
BIRMINGHAM CO	155 HENRIETTA	E 0 - 1/8 (0.074 mi.)	B6	14

State and tribal institutional control / engineering control registries

AUL: A listing of sites with institutional and/or engineering controls in place.

An online review and analysis by APPLIED SCIENCE & TECHNOLOGY of the AUL list, as provided by EDR, and dated 03/26/2013 has revealed that there is 1 AUL site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CATALYST DEVELOPMENT CO 8 LLC	34977 WOODWARD AVE	E 1/4 - 1/2 (0.312 mi.)	D19	29

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

An online review and analysis by APPLIED SCIENCE & TECHNOLOGY of the US BROWNFIELDS list, as provided by EDR, and dated 06/24/2013 has revealed that there is 1 US BROWNFIELDS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WEISS SAMONA	34901 WOODWARD AVENUE	E 1/4 - 1/2 (0.324 mi.)	E21	31

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling center locations.

An online review and analysis by APPLIED SCIENCE & TECHNOLOGY of the SWRCY list, as provided by EDR, and dated 11/24/2009 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CORE INDUSTRIES GROUP, LLC	330 EAST MAPLE RD., STE	E 1/8 - 1/4 (0.246 mi.)	C15	21

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

An online review and analysis by APPLIED SCIENCE & TECHNOLOGY of the RCRA NonGen / NLR list, as provided by EDR, and dated 07/11/2013 has revealed that there are 3 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page	
BIRMINGHAM CAMERA SHOP	168 S OLD WOODWARD AVE	E 1/8 - 1/4 (0.195 mi.)	11	17	
HOLLYWOOD SHERIDAN ASSOCIATES	185 OAKLAND AVE	NE 1/8 - 1/4 (0.209 mi.)	13	19	
BURTON KATZMAN	336 E MAPLE RD	E 1/8 - 1/4 (0.247 mi.)	C16	21	

BEA: Baseline Environmental Assessment.

An online review and analysis by APPLIED SCIENCE & TECHNOLOGY of the BEA list, as provided by EDR, and dated 08/21/2013 has revealed that there are 9 BEA sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BROWN STREET OFFICE BUILDING	200 EAST BROWN	SE 1/8 - 1/4 (0.228 mi.)	14	21
SUNOCO #0008-4178	35001 WOODWARD AVE	E 1/4 - 1/2 (0.305 mi.)	17	23
CATALYST DEVELOPMENT CO 8 LLC	34977 WOODWARD AVE	E 1/4 - 1/2 (0.312 mi.)	D19	29
WOODWARD BROWN ASSOCIATES, LLC	34901 WOODWARD AVENUE	E 1/4 - 1/2 (0.324 mi.)	E20	31
JAX KAR WASH #048	34745 WOODWARD	E 1/4 - 1/2 (0.340 mi.)	22	35
HAMILTON FUNERAL HOME PROPERTY	820 EAST MAPLE ROAD	E 1/4 - 1/2 (0.450 mi.)	25	43
CHINESE RESTAURANT	856 NORTH OLD WOODWARD	DN 1/4 - 1/2 (0.466 mi.)	27	46
GOLLING MOTORS, INC.	34500 WOODWARD AVENUE	ESE 1/4 - 1/2 (0.470 mi.)	28	46
JIMMIES RUSTICS	690 SOUTH OLD WOODWARD	OSE 1/4 - 1/2 (0.498 mi.)	29	46

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station,

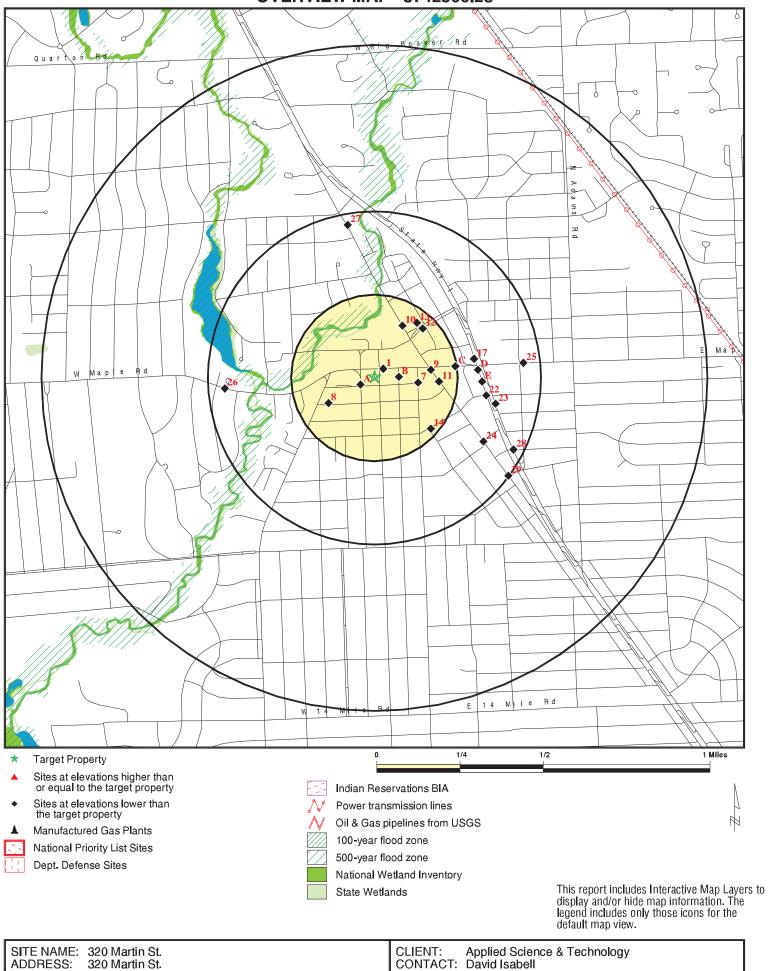
service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

An online review and analysis by APPLIED SCIENCE & TECHNOLOGY of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 3 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page	
Not reported	199 PIERCE ST	E 1/8 - 1/4 (0.132 mi.)	7	15	
Not reported	322 N OLD WOODWARD AVE	NNE 1/8 - 1/4 (0.178 mi.)	10	17	
Not reported	180 OAKLAND AVE	NE 1/8 - 1/4 (0.208 mi.)	12	19	

There were no unmapped sites in this report.

OVERVIEW MAP - 3742366.2s



Birmingham MI 48009

42.5462 / 83.2175

LAT/LONG:

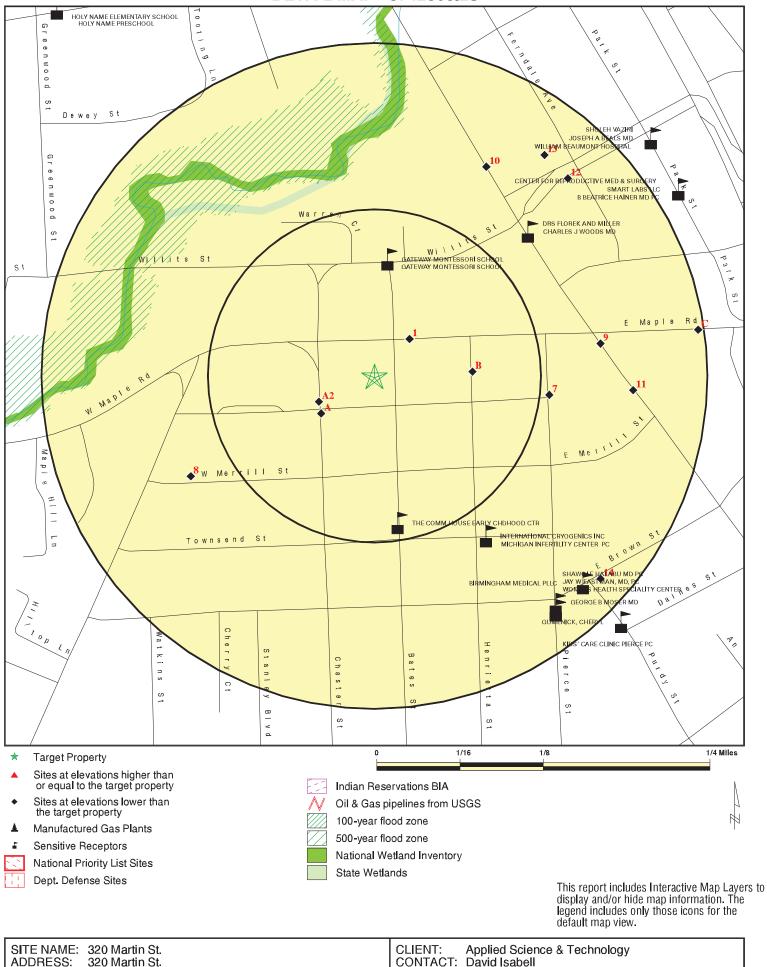
E: October 01, 2013 6:32 pm

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INQUIRY#: 3742366.2s

DATE:

DETAIL MAP - 3742366.2s



October 01, 2013 6:33 pm

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INQUIRY#: 3742366.2s

DATE:

Birmingham MI 48009

42.5462 / 83.2175

LAT/LONG:

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENT	AL RECORDS							
Federal NPL site list								
NPL Proposed NPL NPL LIENS	1.000 1.000 TP		0 0 NR	0 0 NR	0 0 NR	0 0 NR	NR NR NR	0 0 0
Federal Delisted NPL site	e list							
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS FEDERAL FACILITY	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
Federal CERCLIS NFRAF	site List							
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACT	TS facilities li	st						
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generator	s list							
RCRA-LQG RCRA-SQG RCRA-CESQG	0.250 0.250 0.250		0 0 3	0 0 1	NR NR NR	NR NR NR	NR NR NR	0 0 4
Federal institutional contents reg								
US ENG CONTROLS US INST CONTROL LUCIS	0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equiva	lent CERCLIS	;						
SHWS	1.000		0	0	0	0	NR	0
State and tribal landfill a solid waste disposal site								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking s	torage tank li	ists						
LUST INDIAN LUST	0.500 0.500		1 0	1 0	6 0	NR NR	NR NR	8 0
State and tribal registere	d storage tan	k lists						
UST	0.250		3	0	NR	NR	NR	3

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AST INDIAN UST FEMA UST	0.250 0.250 0.250		0 0 0	0 0 0	NR NR NR	NR NR NR	NR NR NR	0 0 0
State and tribal institutio control / engineering cor								
AUL	0.500		0	0	1	NR	NR	1
State and tribal voluntary	/ cleanup sites	s						
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfie	lds sites							
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMEN	TAL RECORDS							
<u> </u>	.,							
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	1	NR	NR	1
Local Lists of Landfill / S Waste Disposal Sites	Solid							
DEBRIS REGION 9 ODI SWRCY HIST LF INDIAN ODI	0.500 0.500 0.500 0.500 0.500		0 0 0 0	0 0 1 0	0 0 0 0	NR NR NR NR NR	NR NR NR NR NR	0 0 1 0
Local Lists of Hazardous Contaminated Sites	s waste /							
US CDL DEL SHWS CDL US HIST CDL	TP 1.000 TP TP		NR 0 NR NR	NR 0 NR NR	NR 0 NR NR	NR 0 NR NR	NR NR NR NR	0 0 0 0
Local Land Records								
LIENS 2 LIENS	TP TP		NR NR	NR NR	NR NR	NR NR	NR NR	0 0
Records of Emergency R	Release Report	ts						
HMIRS SPILLS	TP TP		NR NR	NR NR	NR NR	NR NR	NR NR	0 0
Other Ascertainable Rec	ords							
RCRA NonGen / NLR DOT OPS DOD FUDS CONSENT ROD UMTRA	0.250 TP 1.000 1.000 1.000 1.000 0.500		0 NR 0 0 0 0	3 NR 0 0 0 0	NR NR 0 0 0 0	NR NR 0 0 0 0 NR	NR NR NR NR NR NR	3 0 0 0 0 0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
US MINES TRIS TSCA FTTS HIST FTTS SSTS ICIS PADS MLTS RADINFO FINDS RAATS RMP UIC DRYCLEANERS NPDES AIRS BEA INDIAN RESERV SCRD DRYCLEANERS US AIRS PRP LEAD SMELTERS WDS EPA WATCH LIST US FIN ASSUR PCB TRANSFORMER 2020 COR ACTION COAL ASH COAL ASH DOE COAL ASH EPA Financial Assurance	0.250 TP TP TP TP TP TP TP TP TP TP TP TP TP	Floperty	ORRENT NEW NEW NEW NEW NEW NEW NEW NEW NEW NEW	ORRERE NEW NEW NEW NEW NEW NEW NEW NEW NEW NE	NRRRRRRRRRRRRRRRRRRRRRRRRRRRRRRRRRRRRR	NR R R R R R R R R R R R R R R R R R R		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
EDR Exclusive Records								
EDR MGP EDR US Hist Auto Stat EDR US Hist Cleaners	1.000 0.250 0.250		0 0 0	0 3 0	0 NR NR	0 NR NR	NR NR NR	0 3 0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID MAP FINDINGS

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

WABEEK ASSOC GEN PARTNERSHIP UST U003834374 NE 280 WEST MAPLE RD N/A

BIRMINGHAM, MI 48084 < 1/8

0.038 mi. 202 ft.

UST: Relative:

Facility ID: 00034440 Lower Facility Type: **CLOSED**

Actual: Owner Name: MUTUAL BENEFIT LIFE

783 ft. Owner Address: C/0 MORRIS & BERKE 901 WILSHIRE DR SUITE 370

> Owner City, St, Zip: TROY, MI 48084

Owner Country: USA Owner Contact: Not reported (734) 362-6808 Owner Phone: Contact: A LYLE BECKWITH (734) 362-6808 Contact Phone: 01/11/2001 Date of Collection: 100 Accuracy: Accuracy Value Unit: FEET Horizontal Datum: NAD83

STATE OF MICHIGAN Source:

Point Line Area: **POINT**

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Latitude: 42.54669 Longitude: -83.21687

Tank ID:

Tank Status: Removed from Ground

Capacity: Not reported Product: FUEL OIL 01/01/1928 Install Date: Remove Date: 12/02/1993 Tank Release Detection: Not reported Pipe Realease Detection: Not reported Piping Material: Unknown Piping Type: Gravity Fed? Construction Material: Unknown Impressed Device: No

CENTRAL PARKING SYSTEM RCRA-CESQG 1010321290 **A2** MIK937473619

WSW 180 CHESTER ST < 1/8 BIRMINGHAM, MI 48009

0.046 mi.

243 ft. Site 1 of 3 in cluster A

RCRA-CESQG: Relative:

Date form received by agency: 03/02/2006 Lower

CENTRAL PARKING SYSTEM Facility name:

Actual: Facility address: 180 CHESTER ST 783 ft.

BIRMINGHAM, MI 48009

EPA ID: MIK937473619 Contact: CATHERINE BURCH Contact address: 180 CHESTER ST BIRMINGHAM, MI 48009

Contact country:

(248) 540-9690 Contact telephone: Contact email: Not reported

EPA Region: 05 Map ID MAP FINDINGS

Direction Distance Elevation

Site Database(s) EPA ID Number

CENTRAL PARKING SYSTEM (Continued)

1010321290

EDR ID Number

Classification: Conditionally Exempt Small Quantity Generator

Description: Handler: generates 100 kg or less of hazardous waste per calendar

month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely

hazardous waste

Owner/Operator Summary:

Owner/operator name: CITY OF BIRMINGHAM

Owner/operator address: Not reported

Not reported

Owner/operator country:
Owner/operator telephone:
Legal status:
Owner/Operator Type:
Owner/Op start date:
Owner/Op end date:
Not reported
Municipal
Owner
Owner
Owner
Owner
Not reported

Owner/operator name: CENTRAL PARKING SYSTEM

Owner/operator address: Not reported

Not reported

Owner/operator country:

Owner/operator telephone:

Legal status:

Owner/Operator Type:

Owner/Op start date:

Owner/Op end date:

Not reported

Private

Operator

Operator

Othor/Op/1989

Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: Nο Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: Nο Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No Used oil transporter: No

Hazardous Waste Summary:

Waste code: D001

Map ID MAP FINDINGS

Direction Distance

Elevation Site Database(s) EPA ID Number

CENTRAL PARKING SYSTEM (Continued)

1010321290

U001777213

N/A

LUST

UST

WDS

EDR ID Number

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF

LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT

WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

A3 PROPOSED BALDWIN HOUSE SITE

SW 200 CHESTER

< 1/8 BIRMINGHAM, MI 48034

0.049 mi.

258 ft. Site 2 of 3 in cluster A

Relative: LUST:

Lower Facility ID: 00037464

Source: STATE OF MICHIGAN

Actual: Owner Name: Birmingham Ltd Divided Assc Ptn 782 ft. Owner Address: 29777 Telegraph Rd Ste 2100

Owner City, St, Zip: Southfield, MI 48034-7637
Owner Contact: Not reported
Owner Phone: (313) 358-2323

Country: USA

District: SE Michigan District Office

Site Name: Baldwin House Site

 Latitude:
 42.54567

 Longitude:
 -83.21853

 Date of Collection:
 01/11/2001

Method of Collection: Address Matching-House Number

Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Leak Number: C-0628-93
Release Date: 05/19/1993
Substance Released: Heating Oil
Release Status: Closed
Release Closed Date: 03/23/1995

UST:

Facility ID: 00037464
Facility Type: CLOSED

Owner Name: BIRMINGHAM LTD DIVIDED ASSC PTN
Owner Address: 29777 TELEGRAPH RD STE 2100
Owner City, St, Zip: SOUTHFIELD, MI 48034-7637

Owner Country: USA

Owner Contact: Not reported
Owner Phone: (313) 358-2323
Contact: MARV RUBIN
Contact Phone: (313) 358-2323
Date of Collection: 01/11/2001
Accuracy: 100
Accuracy: Accuracy: FEET

Accuracy Value Unit: FEET
Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

PROPOSED BALDWIN HOUSE SITE (Continued)

U001777213

Point Line Area: **POINT**

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Latitude: 42.54567 Longitude: -83.21853

Tank ID:

Tank Status: **Closed in Ground** Capacity: Not reported Product: UNK Install Date: Not reported 01/01/1969 Remove Date: Tank Release Detection: Not reported Pipe Realease Detection: Not reported Piping Material: Unknown Piping Type: Not reported Construction Material: Unknown Impressed Device: No

WDS:

Site Id: MIK756294448 WMD Id: 489340

Site Specific Name: **BALDWIN HOUSE** Mailing Address: 200 CHESTER ST

Mailing City/State/Zip: 48009 Mailing County: OAKLAND

Α4 **BALDWIN HOUSE** wsw 200 CHESTER ST < 1/8 BIRMINGHAM, MI 48009

0.049 mi.

Actual:

261 ft. Site 3 of 3 in cluster A

RCRA-CESQG: Relative:

Date form received by agency: 04/12/2011 Lower

Facility name: **BALDWIN HOUSE** Facility address: 200 CHESTER ST

782 ft. BIRMINGHAM, MI 48009

> EPA ID: MIK756294448 DON DURR Contact: Contact address: Not reported Not reported Contact country: Not reported

Contact telephone: (248) 540-4555 Contact email: SEAN.KELLY@WASTE365.COM

EPA Region:

Classification: Conditionally Exempt Small Quantity Generator

Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time;

or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any

RCRA-CESQG

1014925103

MIK756294448

Map ID MAP FINDINGS

Direction Distance Elevation

ance EDR ID Number vation Site Database(s) EPA ID Number

BALDWIN HOUSE (Continued)

1014925103

time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: BALDWIN HOUSE - DON DURR

Owner/operator address: Not reported Not reported Owner/operator country: Not reported Owner/operator telephone: Not reported

Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 04/11/2011
Owner/Op end date: Not reported

Owner/operator name: BALDWIN HOUSE - DON DURR

Owner/operator address: Not reported

Not reported Not reported

Owner/operator telephone: Not reported Legal status: Private Owner/Operator Type: Owner Owner/Op start date: 04/11/2011 Owner/Op end date: Not reported

Handler Activities Summary:

Owner/operator country:

U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: No Used oil fuel marketer to burner: No Used oil Specification marketer: Nο Used oil transfer facility: No Used oil transporter: No

Hazardous Waste Summary:

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF

LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT

WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

Map ID MAP FINDINGS

Direction Distance

Distance Elevation Site EDR ID Number Database(s) EPA ID Number

B5 MICHIGAN BELL TELEPHONE COMPANY RCRA-CESQG 1000237764
East 155 HENRIETTA ST FINDS MIT270013519

East 155 HENRIETTA ST < 1/8 BIRMINGHAM, MI

0.074 mi.

389 ft. Site 1 of 2 in cluster B

Relative: RCRA-CESQG:

Lower Date form received by agency: 12/05/2002

Facility name: MICHIGAN BELL TELEPHONE COMPANY

Actual: Facility address: 155 HENRIETTA ST 783 ft. RIRMINGHAM MI 48

BIRMINGHAM, MI 48009 EPA ID: MIT270013519

Mailing address: 36 S FAIRVIEW - 4TH FLOOR

PARK RIDGE, IL 60068

Contact: ZANKHANA SHAH
Contact address: 155 HENRIETTA ST

BIRMINGHAM, MI 48009

Contact country: US

Contact telephone: (847) 384-5694 Contact email: Not reported

EPA Region: 05

Classification: Conditionally Exempt Small Quantity Generator

Description: Handler: generates 100 kg or less of hazardous waste per calendar

month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of

any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely

hazardous waste

Owner/Operator Summary:

Owner/operator country:

Owner/operator name: MICH BELL TELEPHONE

Owner/operator address:

Owner/operator country:

Owner/operator telephone:
Legal status:

Not reported
Not reported
Not reported
Private

Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 06/21/1998
Owner/Op end date: Not reported

Owner/operator name: MICH BELL TELEPHONE

Owner/operator address: Not reported Not reported

Not reported

Owner/operator telephone: Not reported Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 06/21/1998
Owner/Op end date: Not reported

Map ID MAP FINDINGS
Direction

Distance

Elevation Site Database(s) EPA ID Number

MICHIGAN BELL TELEPHONE COMPANY (Continued)

1000237764

EDR ID Number

Handler Activities Summary:

U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: Nο Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No Used oil transporter: Nο

Historical Generators:

Date form received by agency: 06/01/1981

Facility name: MICHIGAN BELL TELEPHONE COMPANY

Classification: Not a generator, verified

Hazardous Waste Summary:

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF

LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT

WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

FINDS:

Registry ID: 110003719183

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and

corrective action activities required under RCRA.

Direction Distance

Elevation Site Database(s) EPA ID Number

B6 BIRMINGHAM CO UST U003322266
East 155 HENRIETTA N/A

< 1/8 BIRMINGHAM, MI 75202

0.074 mi.

389 ft. Site 2 of 2 in cluster B

Relative: Lower UST:

Facility ID: 00011669
Facility Type: ACTIVE

Actual: 783 ft.

Owner Name: AT&T MICHIGAN
Owner Address: 308 S AKARD STE 1700
Owner City,St,Zip: DALLAS, TX 75202

Owner Country: USA

Lisa Espinosa Owner Contact: Owner Phone: (877) 648-2073 Contact: Stephen Sparks (800) 566-9347 Contact Phone: Date of Collection: 01/11/2001 100 Accuracy: Accuracy Value Unit: FEET Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Latitude: 42.54619 Longitude: -83.21589

Tank ID:

Tank Status: Currently In Use

Capacity: 4000
Product: Diesel
Install Date: 05/08/1969
Remove Date: Not reported

Tank Release Detection: Automatic Tank Gauging, Manual Tank Gauging Pipe Realease Detection: Interstitial Monitoring/Second Containment

Piping Material: Unknown

Piping Type: Suction: Valve at Tank
Construction Material: Fiberglass Reinforced plastic

Impressed Device: No

Tank ID: 2

Tank Status: Currently In Use

Capacity: 4000
Product: Diesel
Install Date: 05/08/1969
Remove Date: Not reported

Tank Release Detection: Automatic Tank Gauging, Manual Tank Gauging Pipe Realease Detection: Interstitial Monitoring/Second Containment

Piping Material: Unknown

Piping Type: Suction: Valve at Tank
Construction Material: Fiberglass Reinforced plastic

Impressed Device: No

Tank ID: 3

Tank Status: Currently In Use

Capacity: 4000

EDR ID Number

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

BIRMINGHAM CO (Continued) U003322266

Product: Diesel 05/08/1969 Install Date: Remove Date: Not reported

Tank Release Detection: Automatic Tank Gauging, Manual Tank Gauging Pipe Realease Detection: Interstitial Monitoring/Second Containment

Piping Material: Unknown

Piping Type: Suction: Valve at Tank Construction Material: Fiberglass Reinforced plastic

Impressed Device: No

EDR US Hist Auto Stat 1015298290

East 199 PIERCE ST N/A

1/8-1/4 BIRMINGHAM, MI 48009

0.132 mi. 697 ft.

EDR Historical Auto Stations: Relative:

AUTOMOTIVE ADVISORY PARTNERS LLC Name: Lower

Year: 2009

Actual: 199 PIERCE ST Address:

781 ft.

BIRMINGHAM PUBLIC SCHOOLS LUST S102851783

8 **WSW** 550 W MERRILL

1/8-1/4 BIRMINGHAM, MI 99999

0.157 mi. 830 ft.

LUST: Relative: Lower

Facility ID: 50000584

Source: STATE OF MICHIGAN

Actual: Owner Name: Nrt Owner 779 ft. Owner Address: Unknown

Owner City,St,Zip: Unknown, MI 99999 Owner Contact: Not reported Owner Phone: Not reported Country: USA

District: SE Michigan District Office Birmingham Public Schools Site Name:

Latitude: 42.54592 Longitude: -83.21942 Date of Collection: 01/11/2001

Method of Collection: Address Matching-House Number

Accuracy: 100 Accuracy Value Unit: **FEET** Horizontal Data: NAD83

Point Line Area: **POINT**

Desc Category: Plant Entrance (Freight)

Leak Number: C-1462-90 08/08/1990 Release Date: Substance Released: Not reported Release Status: Open Release Closed Date: Not reported

N/A

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

FULLER CENTRAL PARK PROPERTIES LLC RCRA-CESQG 1016142307 MIK478599987

East 111 S OLD WOODWARD 1/8-1/4 BIRMINGHAM, MI 48009

0.171 mi. 905 ft.

RCRA-CESQG: Relative:

Date form received by agency: 03/12/2013 Lower

> Facility name: FULLER CENTRAL PARK PROPERTIES LLC

Actual: Facility address: 111 S OLD WOODWARD 782 ft.

BIRMINGHAM, MI 48009 MIK478599987

EPA ID: 112 PEABODY ST Mailing address:

BIRMINGHAM, MI 48009

Contact: STEVEN G QUINTAL

Contact address: Not reported

Not reported Not reported

Contact country: (248) 642-0024 Contact telephone:

Contact email: STEVE@FULLERCENTRALPARK.COM

EPA Region:

Conditionally Exempt Small Quantity Generator Classification:

Description: Handler: generates 100 kg or less of hazardous waste per calendar

month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of

any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely

hazardous waste

Owner/Operator Summary:

FULLER CENTRAL PARK PROPERTIES LLC Owner/operator name:

Owner/operator address: Not reported Not reported Not reported Owner/operator country:

Owner/operator telephone: Not reported Legal status: Private Owner/Operator Type: Owner Owner/Op start date: 06/01/1976 Owner/Op end date: Not reported

Owner/operator name: FULLER CENTRAL PARK PROPERTIES LLC

Owner/operator address: Not reported Not reported

Not reported

Owner/operator country: Owner/operator telephone: Not reported Legal status: Private Owner/Operator Type: Operator Owner/Op start date: 06/01/1976 Owner/Op end date: Not reported

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

FULLER CENTRAL PARK PROPERTIES LLC (Continued)

1016142307

Handler Activities Summary:

U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: Nο Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No Used oil transporter: Nο

Hazardous Waste Summary:

D001 Waste code:

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF

LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT

WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

10 **EDR US Hist Auto Stat** 1015424241

322 N OLD WOODWARD AVE N/A

NNE 1/8-1/4 BIRMINGHAM, MI 48009

0.178 mi. 941 ft.

EDR Historical Auto Stations: Relative:

Lower Name: LONG LAKE AUTO LLC

2005 Year:

Actual: 322 N OLD WOODWARD AVE Address:

771 ft.

11 **BIRMINGHAM CAMERA SHOP** RCRA NonGen / NLR 1000828149 East 168 S OLD WOODWARD AVE FINDS MID985652064

1/8-1/4 **BIRMINGHAM, MI**

0.195 mi. 1027 ft.

RCRA NonGen / NLR: Relative: Date form received by agency: 06/20/1994 Lower

Facility name: BIRMINGHAM CAMERA SHOP Actual: 168 S OLD WOODWARD AVE Facility address:

779 ft. BIRMINGHAM, MI 48009 EPA ID: MID985652064

WILLIAM DAY Contact:

168 S OLD WOODWARD AVE Contact address:

BIRMINGHAM, MI 48009

US Contact country:

Direction Distance Elevation

ance EDR ID Number vation Site Database(s) EPA ID Number

BIRMINGHAM CAMERA SHOP (Continued)

1000828149

Contact telephone: (248) 644-0510 Contact email: Not reported

EPA Region: 05

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary: Owner/operator name:

Owner/operator address:

Owner/operator country:
Owner/operator telephone:
Legal status:
Owner/Operator Type:
Owner/Op start date:
Owner/Op end date:

Not reported
Not reported
Not reported
Out reported
Owner owner
Owner
Owner
Not reported
Not reported

Owner/operator name: DAY WILLIAM Owner/operator address: Not reported

Not reported

DAY WILLIAM

Owner/operator country:

Owner/operator telephone:

Legal status:

Owner/Operator Type:

Owner/Op start date:

Owner/Op end date:

Not reported

Not reported

Operator

Operator

Other/Op end date:

Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: No Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No Used oil transporter: No

Historical Generators:

Date form received by agency: 10/01/1992

Facility name: BIRMINGHAM CAMERA SHOP Classification: Small Quantity Generator

Hazardous Waste Summary:

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF

LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET,

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

BIRMINGHAM CAMERA SHOP (Continued)

1000828149

WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

FINDS:

Registry ID: 110003675443

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and

corrective action activities required under RCRA.

12 EDR US Hist Auto Stat 1015277420

180 OAKLAND AVE N/A

NE 1/8-1/4 BIRMINGHAM, MI 48009

0.208 mi. 1096 ft.

EDR Historical Auto Stations: Relative:

Name: CLASSIC AUTO EXCHANGE INC Lower

Year: 2004

Actual: 180 OAKLAND AVE Address:

776 ft.

13 **HOLLYWOOD SHERIDAN ASSOCIATES LLC** RCRA NonGen / NLR 1014392513 NE MIK674636881

185 OAKLAND AVE 1/8-1/4 **BIRMINGHAM, MI 48009**

0.209 mi. 1105 ft.

RCRA NonGen / NLR: Relative:

Date form received by agency: 06/24/2010 Lower

HOLLYWOOD SHERIDAN ASSOCIATES LLC Facility name:

Actual: Facility address: 185 OAKLAND AVE

773 ft. BIRMINGHAM, MI 48009

EPA ID: MIK674636881 Mailing address: 5700 CROOKS RD

TROY, MI 48098 Contact: JOHN PITRONE

Contact address: 185 OAKLAND AVE BIRMINGHAM, MI 48009

Contact country: US

(248) 879-7777 Contact telephone: Contact email: Not reported

EPA Region: 05

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: HOLLYWOOD SHERIDAN ASSOCIATES LLC Map ID MAP FINDINGS
Direction

Distance Elevation

on Site Database(s) EPA ID Number

HOLLYWOOD SHERIDAN ASSOCIATES LLC (Continued)

1014392513

EDR ID Number

Owner/operator address:

Not reported Not reported Not reported Not reported Not reported Not reported Not reported Not reported Not reported Not reported Not reported Not reported Private Owner/Operator Type:

Owner/Op start date:

Owner/Op end date:

Not reported Not reported Not reported

Owner/operator name: HOLLYWOOD SHERIDAN ASSOCIATES LLC

Owner/operator address: Not reported

Not reported

Owner/operator country:
Owner/operator telephone:
Legal status:
Owner/Operator Type:
Owner
Owner/Op start date:
Owner/Op end date:
Not reported
Not reported
Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: Nο Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: Nο Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No Used oil transporter: No

Hazardous Waste Summary:

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF

LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT

WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

14 **BROWN STREET OFFICE BUILDING** S109094147 SE

200 EAST BROWN N/A

1/8-1/4 BIRMINGHAM, MI

0.228 mi. 1204 ft.

BEA: Relative:

Secondary Address: Not reported Lower

BEA Number: 3891 Actual: District:

Southeast MI 769 ft. Date Received: 05/02/2008

> Submitter Name: SMS & Associates, LLC

Petition Determination: Affirmed Petition Disclosure:

Category: No Hazardous Substance(s)

Determination 20107A: No Request Reviewer: tiernang Division Assigned: RRD

C15 **CORE INDUSTRIES GROUP, LLC** SWRCY S110533436 N/A

East 330 EAST MAPLE RD., STE. 162 1/8-1/4 BIRMINGHAM, MI 48009

0.246 mi.

1297 ft. Site 1 of 2 in cluster C

SWRCY: Relative:

Contact Name: JOE COTANT, PARTNER Lower

(248) 225-1419 ext. Contact Phone1: Contact Phone2: Not reported

Actual: 780 ft. Fax Number: Not reported

EMail: Not reported

Website: www.coreindustriesgroup.com

Company Type: COLLECTOR, PROCESSOR, EXPORTER Sections: METALS, PALLETS, PAPER, PLASTICS MISC.

BURTON KATZMAN C16 RCRA NonGen / NLR 1007990194

East 336 E MAPLE RD **BIRMINGHAM, MI 48009** 1/8-1/4

0.247 mi.

1306 ft. Site 2 of 2 in cluster C

RCRA NonGen / NLR: Relative:

Date form received by agency: 11/01/2005 Lower

Facility name: **BURTON KATZMAN** Actual: Facility address: 336 E MAPLE RD

780 ft. BIRMINGHAM, MI 48009

EPA ID: MIK851343467

Mailing address: 30100 TELEGRAPH RD BINGHAM FARMS, MI 48025

Contact: COLLEEN LOREDO Contact address: 336 E MAPLE RD

BIRMINGHAM, MI 48009

Contact country: US

Contact telephone: (313) 382-2500 Contact email: Not reported

EPA Region: 05

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste MIK851343467

Direction Distance Elevation

Site Database(s) EPA ID Number

BURTON KATZMAN (Continued)

1007990194

EDR ID Number

Owner/Operator Summary:

Owner/operator name: NO ACTIVE O/OP AS NOT GENERATING WASTE

Owner/operator address: Not reported

Not reported

Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 11/02/2005
Owner/Op end date: Not reported

Owner/operator name: NO ACTIVE O/OP AS NOT GENERATING WASTE

Owner/operator address: Not reported Not reported

Owner/operator country:

Owner/operator telephone:

Legal status:

Owner/Operator Type:

Owner

Owner/Op start date:

Owner/Op end date:

Not reported

Not reported

11/02/2005

Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: Nο Transporter of hazardous waste: Nο Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: No Used oil fuel marketer to burner: No Used oil Specification marketer: Nο Used oil transfer facility: No Used oil transporter: No

Historical Generators:

Date form received by agency: 02/22/2005

Facility name: BURTON KATZMAN
Classification: Small Quantity Generator

Date form received by agency: 01/01/1980

Facility name: BURTON KATZMAN
Classification: Not a generator, verified

Hazardous Waste Summary:

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF

LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT

Direction Distance

17

Elevation Site Database(s) EPA ID Number

BURTON KATZMAN (Continued)

1007990194

EDR ID Number

WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

SUNOCO #0008-4178 LUST U003320721

East 35001 WOODWARD AVE UST N/A
1/4-1/2 BIRMINGHAM, MI 48009 BEA
0.305 mi.
1608 ft.

Relative: LUST:

Lower Facility ID: 00005935
Source: STATE OF MICHIGAN

Date of Collection:

Actual: Owner Name: Sunoco Inc (R&M)
779 ft. Owner Address: 1735 Market St 12nd Floor
Owner City,St,Zip: Philadelphia, PA 19103

Owner Contact: Environmental Compliance Officer

Owner Phone: (215) 246-8513

Country: USA

District: SE Michigan District Office Site Name: Sunoco #0008-4178

Latitude: 42.54698 Longitude: -83.21428

Method of Collection: Address Matching-House Number

01/11/2001

Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Leak Number: C-0924-96
Release Date: 11/07/1996
Substance Released: Unknown
Release Status: Closed
Release Closed Date: 06/08/2010

UST:

Facility ID: 00005935 Facility Type: CLOSED

Owner Name: SUNOCO INC (R&M)

Owner Address: 1735 MARKET ST 12ND FLOOR Owner City,St,Zip: PHILADELPHIA, PA 19103

Owner Country: USA

Owner Contact: Environmental Compliance Officer

Owner Phone: (215) 246-8513
Contact: Kathleen McCaney
Contact Phone: (215) 246-8513
Date of Collection: 01/11/2001
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Latitude: 42.54698 Longitude: -83.21428

Direction Distance

Elevation Site Database(s) EPA ID Number

SUNOCO #0008-4178 (Continued)

U003320721

EDR ID Number

Tank ID: 1

Tank Status: Removed from Ground

Capacity: 6000
Product: Diesel,6
Install Date: 05/05/1982
Remove Date: 04/01/1988
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported

Piping Material: Fiberglass reinforced plastic

Piping Type: Pressure

Construction Material: Composite(Steel w/Fiberglass), Fiberglass Reinforced plastic

Impressed Device: No

Tank ID: 2

Tank Status: Removed from Ground

Capacity: 1000
Product: Used Oil
Install Date: 05/05/1970
Remove Date: 04/01/1988
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported

Piping Material: Bare Steel, Fiberglass reinforced plastic

Piping Type: Gravity Fed?

Construction Material: Asphalt Coated or Bare Steel, Composite (Steel w/Fiberglass)

Impressed Device: No

Tank ID: 3

Tank Status: Removed from Ground

 Capacity:
 6000

 Product:
 Gasoline

 Install Date:
 05/05/1981

 Remove Date:
 10/01/2003

Tank Release Detection: Automatic Tank Gauging, Inventory Control, Tank Tightness Testing

Pipe Realease Detection: Automatic Line Leak Detectors, Line Tightness Testing

Piping Material: Fiberglass reinforced plastic

Piping Type: Pressure

Construction Material: Composite(Steel w/Fiberglass)

Impressed Device: No

Tank ID: 4

Tank Status: Removed from Ground

 Capacity:
 8000

 Product:
 Gasoline

 Install Date:
 05/05/1982

 Remove Date:
 10/01/2003

Tank Release Detection: Automatic Tank Gauging, Inventory Control, Tank Tightness Testing

Pipe Realease Detection: Automatic Line Leak Detectors, Line Tightness Testing

Piping Material: Fiberglass reinforced plastic

Piping Type: Pressure

Construction Material: Composite(Steel w/Fiberglass), Fiberglass Reinforced plastic

Impressed Device: No

Tank ID: 5

Direction Distance

Elevation Site Database(s) EPA ID Number

SUNOCO #0008-4178 (Continued)

U003320721

EDR ID Number

Tank Status: Removed from Ground

 Capacity:
 8000

 Product:
 Gasoline

 Install Date:
 05/05/1982

 Remove Date:
 10/01/2003

Tank Release Detection: Automatic Tank Gauging, Inventory Control, Tank Tightness Testing

Pipe Realease Detection: Automatic Line Leak Detectors, Line Tightness Testing

Piping Material: Fiberglass reinforced plastic

Piping Type: Pressure

Construction Material: Fiberglass Reinforced plastic

Impressed Device: No

Tank ID: 6

Tank Status: Removed from Ground

 Capacity:
 1000

 Product:
 Used Oil

 Install Date:
 04/01/1988

 Remove Date:
 10/14/1998

Tank Release Detection: Tank Tightness Testing
Pipe Realease Detection: Line Tightness Testing
Piping Material: Fiberglass reinforced plastic

Piping Type: Gravity Fed?

Construction Material: Composite(Steel w/Fiberglass)

Impressed Device: No

BEA:

Secondary Address: Not reported 2477
District: Southeast MI

Date Received: 07/30/2004

Submitter Name: Birmingham Property, LLC

Petition Determination: No Request

Petition Disclosure: 0

Category: No Hazardous Substance(s)

Determination 20107A: No Request Reviewer: mitchelf

Division Assigned: Environmental Response Division

WDS:

Site Id: MID087750204 WMD Id: 397695

Site Specific Name: HORTONS BIRMINGHAM SUNOCO NUMBER 84178

Mailing Address: 1801 MARKET STREET

Mailing City/State/Zip: 19103
Mailing County: Not reported

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

D18 SHELL - HUNTER LUST U003319719 **East** 34977 WOODWARD AVE **UST** N/A

1/4-1/2 0.312 mi.

Actual:

778 ft.

1649 ft. Site 1 of 2 in cluster D

Relative:

LUST: Lower

Facility ID: 00002267

BIRMINGHAM, MI 49007

Source: STATE OF MICHIGAN Owner Name: Catalyst Development Co LLC Owner Address: 100 W Michigan Ave Ste 300 Owner City, St, Zip: Kalamazoo, MI 49007

Owner Contact: Not reported Owner Phone: (269) 492-6811

Country: USA

District: SE Michigan District Office

Site Name: Shell - Hunter Latitude: 42.53925 -83.20683 Longitude: Date of Collection: 01/11/2001

Method of Collection: Address Matching-House Number

Accuracy: 100 Accuracy Value Unit: **FEET** Horizontal Data: NAD83 Point Line Area: **POINT**

Desc Category: Plant Entrance (Freight)

C-0274-08 Leak Number: 12/10/2008 Release Date: Substance Released: Used Oil Release Status: Open Release Closed Date: Not reported

Leak Number: C-0480-89 Release Date: 12/08/1989 Substance Released: Not reported Release Status: Closed Release Closed Date: 05/23/2000

Leak Number: C-1061-89 12/08/1989 Release Date: Substance Released: Gasoline Release Status: Closed Release Closed Date: 05/23/2000

Leak Number: C-1336-98 12/30/1998 Release Date: Substance Released: Unknown, Unknown

Release Status: Closed Release Closed Date: 08/04/1999

UST:

Facility ID: 00002267 Facility Type: CLOSED

CATALYST DEVELOPMENT CO LLC Owner Name: Owner Address: 100 W MICHIGAN AVE STE 300

Owner City,St,Zip: KALAMAZOO, MI 49007

Owner Country: USA Owner Contact: Not reported Owner Phone: (269) 492-6811

Direction Distance

Elevation Site Database(s) EPA ID Number

SHELL - HUNTER (Continued)

U003319719

EDR ID Number

Contact: Ms Patti Ownes
Contact Phone: (269) 492-6811
Date of Collection: 01/11/2001
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Latitude: 42.53925 Longitude: -83.20683

Tank ID:

Tank Status: Removed from Ground

 Capacity:
 8000

 Product:
 Gasoline

 Install Date:
 09/01/1971

 Remove Date:
 12/07/1999

Tank Release Detection: Automatic Tank Gauging, Inventory Control

Pipe Realease Detection: Line Tightness Testing
Piping Material: Fiberglass reinforced plastic

Piping Type: Pressure

Construction Material: Fiberglass Reinforced plastic

Impressed Device: No

Tank ID: 2

Tank Status: Removed from Ground

 Capacity:
 10000

 Product:
 Gasoline

 Install Date:
 12/01/1982

 Remove Date:
 12/07/1999

Tank Release Detection: Automatic Tank Gauging, Inventory Control

Pipe Realease Detection: Line Tightness Testing
Piping Material: Fiberglass reinforced plastic

Piping Type: Pressure

Construction Material: Fiberglass Reinforced plastic

Impressed Device: No

Tank ID:

Tank Status: Removed from Ground

 Capacity:
 10000

 Product:
 Gasoline

 Install Date:
 12/01/1982

 Remove Date:
 12/07/1999

Tank Release Detection: Automatic Tank Gauging, Inventory Control

Pipe Realease Detection: Line Tightness Testing
Piping Material: Fiberglass reinforced plastic

Piping Type: Pressure

Construction Material: Fiberglass Reinforced plastic

Impressed Device: No

Tank ID: 4

Tank Status: Removed from Ground

Direction Distance

Elevation Site Database(s) EPA ID Number

SHELL - HUNTER (Continued)

U003319719

EDR ID Number

Capacity: 550
Product: Used Oil
Install Date: 04/15/1949
Remove Date: 10/13/1989
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported

Construction Material: Asphalt Coated or Bare Steel

Impressed Device: No

Tank ID: 5

Tank Status: Removed from Ground

 Capacity:
 15000

 Product:
 Gasoline

 Install Date:
 12/01/1999

 Remove Date:
 10/29/2003

Tank Release Detection: Automatic Tank Gauging

Pipe Realease Detection: Automatic Line Leak Detectors, Interstitial Monitoring Double Walled

Piping

Piping Material: Double Walled, ENVIRON GEOFLEX

Piping Type: Pressure

Construction Material: Fiberglass Reinforced plastic

Impressed Device: No

Tank ID:

Tank Status: Removed from Ground

Capacity: 12000

Product: Gasoline, Diesel Install Date: 12/01/1999
Remove Date: 10/29/2003

Tank Release Detection: Automatic Tank Gauging

Pipe Realease Detection: Automatic Line Leak Detectors, Interstitial Monitoring Double Walled

Piping

Piping Material: Double Walled, ENVIRON GEOFLEX

Piping Type: Pressure

Construction Material: Fiberglass Reinforced plastic

Impressed Device: No

Tank ID: 9

Tank Status: Removed from Ground

 Capacity:
 1000

 Product:
 Used Oil

 Install Date:
 12/01/1989

 Remove Date:
 12/07/1999

Tank Release Detection: Inter Monitoring Double Walled Tank

Pipe Realease Detection: ,GroundWater Monitoring,Interstitial Monitoring/Second

Containment,Line Tightness Testing

Piping Material: Fiberglass reinforced plastic Piping Type: Gravity Fed?,Pressure

Construction Material: Double Walled, Fiberglass Reinforced plastic

Impressed Device: No

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

SHELL - HUNTER (Continued)

U003319719

Tank ID: 10

Removed from Ground Tank Status:

Not reported Capacity: Product: Kerosene Install Date: Not reported 12/01/1998 Remove Date: Tank Release Detection: Not reported Pipe Realease Detection: Not reported Piping Material: Bare Steel

Piping Type: Suction: Valve at Tank Construction Material: Asphalt Coated or Bare Steel

Impressed Device:

Tank ID:

Tank Status: Removed from Ground

500 Capacity: Used Oil Product: Install Date: Not reported 02/09/2009 Remove Date: Tank Release Detection: Not reported Pipe Realease Detection: Not reported Piping Material: Unknown Piping Type: Not reported

Construction Material: Asphalt Coated or Bare Steel

Impressed Device: Nο

D19 **CATALYST DEVELOPMENT CO 8 LLC SPILLS** S104912434 34977 WOODWARD AVE AUL **East** N/A

1/4-1/2 BIRMINGHAM, MI 48104 0.312 mi.

BEA WDS

1649 ft. Site 2 of 2 in cluster D

PFAS: Relative:

12/23/2000 Incident Date: Lower Not reported Office Status: Actual: Initials of Incoming Operator: Not reported

778 ft. Time Received by DNRE Staff: Not reported Time Occur: Not reported Date Of PEAS Call: 12/23/2000

Complainant / Company: Sgt. Henry w/Michigan State Police

Complainant Address: Unknown Company Involved: Foster's Oil, Inc. DEQ Division Involved: SWQD/ State Police

Incident Description: into a storm drain. The Birmingham Fire Department is on the scene.A

gas tanker delivering gasoline accidentally pumped 103 gallons of

gasoline

Description: Not reported

AUL:

Status: Pending Not reported Site Name: Property: On-site location

Land Use Restriction Type: RC Program Type: Part 213 Program Support Assigned User: Not reported Program Support Assigned Date: Not reported

Direction Distance Elevation

Clevation Site Database(s) EPA ID Number

CATALYST DEVELOPMENT CO 8 LLC (Continued)

S104912434

EDR ID Number

Legal Description Of Property: Not reported
Based On The Deq Ref #: 11121309003
MDEQ Reference Number: RC-RRD-213-09-003

Property Or Description Restricted Area: Not reported Lead Division: RRD File Name Of Hyperlinked Legal Doc: Not reported

Mapped Polygons Area In Square Miles: Not reported Date Data Entry Started: Not reported Date Data Entry Finished: Not reported

Individual Or Staff Assoc With The Mapping:

Program Used To Map Restricted Features:

Map Comments:

Not reported

Not reported

Comment: Gas Station, Birmingham Services Inc

Date Legal Paperwork Stamped/Filed/Register Of Deeds: 01/12/2009

Commercial I Land Use Restriction: Commercial li Land Use Restriction: 0 Commercial lii Land Use Restriction: 0 Commercial Iv Land Use Restriction: 0 Industrial Land Use Restriction: 0 Residential Land Use Restriction: 1 Recreational Land Use Restriction: 0 Multiple Land-Use Restrictions: 0 Site Specific Restrictions: Groundwater Consumption Restrictions: 0 **Groundwater Contact Restrictions:** Special Well Construction Requirements: 0 Special Building Restrictions: Excavation And Soil Movement Restrictions:

Excavation And Soil Movement Restrictions:

Soil Movement Requirements:

There Is A Restriction On All Construction:

Monitoring Well Protected, No Tampering Or Removal:

There Is An Exposure Barrier In Place:

There Is A Health And Safety Plan:

There Is A Permanent Marker On The Site:

0

BEA:

Secondary Address: (FORMERLY 120 S. HUNTER STREET)

BEA Number: 1071
District: Southeast MI
Date Received: 02/07/2000
Submitter Name: ANDREW BOJI
Petition Determination: No Request

Petition Disclosure: 0

Category: Same Hazardous Substance(s)

Determination 20107A: No Request Reviewer: temppm

Division Assigned: Storage Tank Division

Secondary Address: Not reported 4000 Southeast MI Date Received: 09/12/2008

Submitter Name: Catalyst Development Co. 8, LLC

Petition Determination: No Request

Petition Disclosure: 0

Category: Same Hazardous Substance(s)

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

CATALYST DEVELOPMENT CO 8 LLC (Continued)

S104912434

BEA S110624723

N/A

Determination 20107A: No Request Reviewer: tiernang

Storage Tank Division Division Assigned:

Secondary Address: (Formerly 120 Hunter)

BEA Number: 2187 District: Southeast MI Date Received: 11/05/2003

Submitter Name: Fuller Central Park Properties IV, LLC

Petition Determination: Affirmed Petition Disclosure:

No Hazardous Substance(s) Category:

Determination 20107A: Affirmed Reviewer: mitchelf

Division Assigned: Storage Tank Division

WDS:

Site Id: MIR000044230 WMD Id: 413573

Site Specific Name: CATALYST DEVELOPMENT CO 8 LLC

34977 WOODWARD AVE Mailing Address:

Mailing City/State/Zip: 48104 Mailing County: OAKLAND

WOODWARD BROWN ASSOCIATES, LLC

E20

East 34901 WOODWARD AVENUE 1/4-1/2 **BIRMINGHAM, MI 48073**

0.324 mi.

1709 ft. Site 1 of 2 in cluster E

BEA: Relative:

Secondary Address: Not reported Lower BEA Number: 4572

District: Southeast MI

Actual: 775 ft. Date Received: 09/16/2010

Submitter Name: Woodward Brown Associates, LLC

Petition Determination: No Request

Petition Disclosure: 0

Category: No Hazardous Substance(s)

Determination 20107A: No Request Reviewer: berakr RRD Division Assigned:

E21 **WEISS SAMONA US BROWNFIELDS** 1014732928 East 34901 WOODWARD AVENUE **FINDS** N/A

1/4-1/2 **BIRMINGHAM, MI 48009**

0.324 mi.

1709 ft. Site 2 of 2 in cluster E **US BROWNFIELDS:** Relative:

Recipient name: Oakland County Lower Grant type: Assessment Actual: Property name: WEISS SAMONA 775 ft. Property #: Not reported

> Parcel size: .52

Property Description: The Property was developed as a feed mill in 1915. From at least 1921

Direction Distance Elevation

on Site Database(s) EPA ID Number

WEISS SAMONA (Continued)

1014732928

EDR ID Number

to at least 1931 the Property was used as a lumber and coal yard, with up to nine buildings and several areas labeled as lumber piles. By 1944 the northern portion of the Property was developed with a bowling alley and by 1949 the southwest corner of the Property was developed with a hand laundry building. The southern portion of the Property was occupied by a used car lot by 1960. The bowling alley reportedly operated until at least 1973 when it was occupied for retail uses. A commercial strip mall building was constructed by 1974 and occupied the southern portion of the Property until 2005. Since the demolition of the buildings in 2005, the Property has been used as a parking lot.

Not reported Latitude: Longitude: Not reported HCM label: Not reported Map scale: Not reported Point of reference: Not reported Not reported Datum: ACRES property ID: 115761 Start date: Not reported Completed date: Not reported Acres cleaned up: Not reported Cleanup funding: Not reported Cleanup funding source: Not reported Assessment funding: 5400

Assessment funding source: US EPA - Brownfields Assessment Cooperative Agreement

Redevelopment funding:
Redev. funding source:
Redev. funding entity name:
Redevelopment start date:
Assessment funding entity:

Not reported
Not reported
Not reported
EPA

Cleanup funding entity: Not reported

Grant type:

Accomplishment type: Phase II Environmental Assessment

Accomplishment count: 0

Cooperative agreement #: 00E92301
Ownership entity: Private
Current owner: Not reported
Did owner change: Not reported
Cleanup required: Unknown
Video available: Yes

Institutional controls required: U

IC Category proprietary controls: Not reported IC cat. info. devices: Not reported IC cat. gov. controls: Not reported IC cat. enforcement permit tools: Not reported IC in place date: Not reported IC in place: Not reported State/tribal program date: Not reported State/tribal program ID: Not reported State/tribal NFA date: Not reported Air contaminated: Not reported Air cleaned: Not reported Asbestos found: Not reported Asbestos cleaned: Not reported Controled substance found: Not reported Controled substance cleaned: Not reported

Direction Distance Elevation

on Site Database(s) EPA ID Number

WEISS SAMONA (Continued)

1014732928

EDR ID Number

Drinking water affected: Not reported Drinking water cleaned: Not reported

Groundwater affected:

Groundwater cleaned: Not reported

Lead contaminant found:

Lead cleaned up: Not reported No media affected: Not reported Unknown media affected: Not reported Other cleaned up: Not reported

Other metals found: Y

Other metals cleaned: Not reported Other contaminants found: Not reported Other contams found description: Not reported Not reported PAHs found: PAHs cleaned up: Not reported PCBs found: Not reported PCBs cleaned up: Not reported Petro products found: Not reported Petro products cleaned: Not reported Sediments found: Not reported Sediments cleaned: Not reported

Soil affected: Y

Soil cleaned up: Not reported Surface water cleaned: Not reported Unknown found: Not reported VOCs found: VOCs cleaned: Not reported Cleanup other description: Not reported Num. of cleanup and re-dev. jobs: Not reported Past use greenspace acreage: Not reported Not reported Past use residential acreage:

Past use commercial acreage: .52

Past use industrial acreage:
Future use greenspace acreage:
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported
Not reported

Recipient name: Oakland County
Grant type: Assessment
Property name: WEISS SAMONA
Property #: Not reported

Parcel size: .52

Property Description: The Property was developed as a feed mill in 1915. From at least 1921

to at least 1931 the Property was used as a lumber and coal yard, with up to nine buildings and several areas labeled as lumber piles. By 1944 the northern portion of the Property was developed with a bowling alley and by 1949 the southwest corner of the Property was developed with a hand laundry building. The southern portion of the Property was occupied by a used car lot by 1960. The bowling alley reportedly operated until at least 1973 when it was occupied for retail uses. A commercial strip mall building was constructed by 1974 and occupied the southern portion of the Property until 2005. Since the demolition of the buildings in 2005, the Property has been used

as a parking lot.

Direction Distance Elevation

Site Database(s) EPA ID Number

WEISS SAMONA (Continued)

1014732928

EDR ID Number

Latitude: Not reported Longitude: Not reported HCM label: Not reported Map scale: Not reported Point of reference: Not reported Not reported Datum: ACRES property ID: 115761 Start date: Not reported Completed date: Not reported Acres cleaned up: Not reported Cleanup funding: Not reported Cleanup funding source: Not reported Assessment funding: 2800

Assessment funding source: US EPA - Brownfields Assessment Cooperative Agreement

Redevelopment funding:
Redev. funding source:
Redev. funding entity name:
Redevelopment start date:
Assessment funding entity:

Not reported
Not reported
EPA

Cleanup funding entity: Not reported

Grant type:

Accomplishment type: Phase I Environmental Assessment

Accomplishment count:

Cooperative agreement #:

Ownership entity:

Current owner:

Did owner change:

Cleanup required:

Video available:

ODE92301

Private

Not reported

Unknown

Not reported

Photo available: Yes Institutional controls required: U

IC Category proprietary controls: Not reported IC cat. info. devices: Not reported IC cat. gov. controls: Not reported IC cat. enforcement permit tools: Not reported Not reported IC in place date: IC in place: Not reported State/tribal program date: Not reported State/tribal program ID: Not reported State/tribal NFA date: Not reported Air contaminated: Not reported Air cleaned: Not reported Asbestos found: Not reported Not reported Asbestos cleaned: Not reported Controled substance found: Controled substance cleaned: Not reported Drinking water affected: Not reported Drinking water cleaned: Not reported Groundwater affected:

Groundwater cleaned: Not reported

Lead contaminant found: Y

Lead cleaned up:

No media affected:

Unknown media affected:

Other cleaned up:

Not reported

Not reported

Not reported

Not reported

Other metals found: Y

Other metals cleaned: Not reported

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

WEISS SAMONA (Continued)

1014732928

Other contaminants found: Not reported Other contams found description: Not reported PAHs found: Not reported Not reported PAHs cleaned up: PCBs found: Not reported Not reported PCBs cleaned up: Petro products found: Not reported Petro products cleaned: Not reported Sediments found: Not reported Sediments cleaned: Not reported

Soil affected:

Soil cleaned up: Not reported Surface water cleaned: Not reported Unknown found: Not reported

VOCs found:

VOCs cleaned: Not reported Cleanup other description: Not reported Num. of cleanup and re-dev. jobs: Not reported Past use greenspace acreage: Not reported Past use residential acreage: Not reported

Past use commercial acreage: .52

Past use industrial acreage: Not reported Not reported Future use greenspace acreage: Future use residential acreage: Not reported Future use commercial acreage: Not reported Not reported Future use industrial acreage: Greenspace acreage and type: Not reported Superfund Fed. landowner flag: Not reported

FINDS:

Registry ID: 110043085050

Environmental Interest/Information System

US EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES)

is an federal online database for Brownfields Grantees to

electronically submit data directly to EPA.

JAX KAR WASH #048 34745 WOODWARD 1/4-1/2 BIRMINGHAM, MI 48011

BEA WDS

LUST

UST

U003319644

N/A

0.340 mi. 1795 ft.

22

East

LUST: Relative: Facility ID: Lower

STATE OF MICHIGAN Source: Actual: Jax Kar Wash #048 Owner Name: 771 ft. Owner Address: 34745 Woodward Owner City, St, Zip: Birmingham, MI 48011

Owner Contact: Not reported Owner Phone: Not reported Country: USA

District: SE Michigan District Office Jax Kar Wash #048

00001952

Site Name:

42.53949 Latitude:

Direction Distance

Elevation Site Database(s) EPA ID Number

JAX KAR WASH #048 (Continued)

U003319644

EDR ID Number

Longitude: -83.20706 Date of Collection: 01/11/2001

Method of Collection: Address Matching-House Number

Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Leak Number: C-0859-00
Release Date: 10/27/2000
Substance Released: Unknown
Release Status: Open
Release Closed Date: Not reported

UST:

Facility ID: 00001952 Facility Type: CLOSED

Owner Name: JAX KAR WASH #048
Owner Address: 34745 WOODWARD
Owner City,St,Zip: BIRMINGHAM, MI 48011

Owner Country: USA
Owner Contact: Not reported
Owner Phone: Not reported
Contact: Abdeem Shakoor
Contact Phone: (781) 231-9300
Date of Collection: 01/11/2001

Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Latitude: 42.53949 Longitude: -83.20706

Tank ID:

Tank Status: Removed from Ground

Capacity: 10000
Product: Gasoline
Install Date: 01/01/1966
Remove Date: 10/27/2000
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported

Construction Material: Asphalt Coated or Bare Steel

Impressed Device: No

Tank ID: 2

Tank Status: Removed from Ground

Capacity: 10000
Product: Gasoline
Install Date: 01/01/1966
Remove Date: 10/27/2000
Tank Release Detection: Not reported

MAP FINDINGS Map ID

Direction Distance

Elevation Site Database(s) **EPA ID Number**

JAX KAR WASH #048 (Continued)

U003319644

EDR ID Number

Pipe Realease Detection: Not reported Galvanized Steel Piping Material: Piping Type: Not reported

Construction Material: Asphalt Coated or Bare Steel

Impressed Device:

BEA:

Secondary Address: Not reported BEA Number: 1459 District: Southeast MI Date Received: 08/08/2001

Submitter Name: BMW CAR WASH, L.L.C.

Petition Determination: No Request

Petition Disclosure:

Same Hazardous Substance(s) Category:

Determination 20107A: No Request

Reviewer: cokt

Division Assigned: Storage Tank Division

WDS:

Site Id: MIG000026887 WMD Id: 429618 Site Specific Name: WASH DEPOT

Mailing Address: 34745 WOODWARD AVE

Mailing City/State/Zip: 48009 Mailing County: OAKLAND

23 **SPEEDWAY LLC** RCRA-CESQG 1000844604 **ESE** 34750 WOODWARD AVE **FINDS** MID985666387 **BIRMINGHAM, MI LUST**

1/4-1/2 0.372 mi. 1963 ft.

RCRA-CESQG: Relative:

Date form received by agency: 08/20/2012 Lower Facility name: SPEEDWAY LLC

Actual: 34750 WOODWARD AVE Facility address: 768 ft. BIRMINGHAM, MI 48009

EPA ID: MID985666387

Mailing address: PO BOX 1500

SPRINGFIELD, OH 45501

Contact: CHARLES A BESSE

Contact address: Not reported

Not reported Not reported

Contact country: Contact telephone: (937) 863-6272

Contact email: CABESSE@SPEEDWAY.COM

EPA Region:

Classification: Conditionally Exempt Small Quantity Generator

Description: Handler: generates 100 kg or less of hazardous waste per calendar

> month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any

land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting

UST

Direction
Distance
Elevation

Site Database(s) EPA ID Number

SPEEDWAY LLC (Continued)

1000844604

EDR ID Number

from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: SPEEDWAY LLC Owner/operator address: Not reported Not reported Owner/operator country: Not reported Owner/operator telephone: Not reported Legal status: Private Owner/Operator Type: Operator Owner/Op start date: 06/10/1999 Owner/Op end date: Not reported

Owner/operator name: SPEEDWAY LLC
Owner/operator address: Not reported
Not reported

Owner/operator country:

Owner/operator telephone:

Legal status:

Owner/Operator Type:

Owner

Owner/Op start date:

Owner/Op end date:

Not reported

Not reported

Owner

Owner

Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: Nο Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No Used oil transporter: No

Historical Generators:

Date form received by agency: 06/03/2005
Facility name: SPEEDWAY LLC

Site name: SPEEDWAY SUPERAMERICA LLC

Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 09/17/1998
Facility name: SPEEDWAY LLC

Site name: SPEEDWAY SUPERAMERICA LLC

Classification: Not a generator, verified

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

SPEEDWAY LLC (Continued)

1000844604

Date form received by agency: 09/02/1993 SPEEDWAY LLC Facility name:

SPEEDWAY SUPERAMERICA LLC Site name:

Classification: Conditionally Exempt Small Quantity Generator

Hazardous Waste Summary:

Waste code: D001

IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF Waste name:

> LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT

WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

FINDS:

Registry ID: 110003685968

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA

program staff to track the notification, permit, compliance, and

corrective action activities required under RCRA.

LUST:

Facility ID: 00016370

STATE OF MICHIGAN Source: Owner Name: Speedway LLC PO Box 1500 Owner Address: Springfield, OH 45501 Owner City, St, Zip: Owner Contact: Not reported (937) 864-3000 Owner Phone:

Country: USA

District: SE Michigan District Office

Site Name: Total #2528 Latitude: 42.54488 Longitude: -83.20977 Date of Collection: 04/06/2007

Method of Collection: GPS Code Meas. Standard Positioning Service SA Off

Accuracy: 100 Accuracy Value Unit: **FEET** NAD83 Horizontal Data: **POINT** Point Line Area:

Desc Category: Plant Entrance (Freight)

Leak Number: C-1633-91 Release Date: 08/27/1991 Substance Released: Unknown Release Status: Closed Release Closed Date: 02/09/1996

Direction Distance Elevation

vation Site Database(s) EPA ID Number

SPEEDWAY LLC (Continued)

1000844604

EDR ID Number

UST:

Facility ID: 00016370 Facility Type: ACTIVE

Owner Name: SPEEDWAY LLC
Owner Address: PO BOX 1500

Owner City,St,Zip: SPRINGFIELD, OH 45501

Owner Country: USA

Owner Contact: Not reported Owner Phone: (937) 864-3000 Contact: Toby Rickabaugh (937) 864-3000 Contact Phone: 04/06/2007 Date of Collection: 100 Accuracy: Accuracy Value Unit: **FEET** Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: GPS Code Meas. Standard Positioning Service SA Off

Latitude: 42.54488 Longitude: -83.20977

Tank ID:

Tank Status: Removed from Ground

Capacity: 6000
Product: Gasoline
Install Date: 04/21/1972
Remove Date: 03/02/1992
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported

Construction Material: Asphalt Coated or Bare Steel

Impressed Device: No

Tank ID: 2

Tank Status: Removed from Ground

Capacity: 12000
Product: Gasoline
Install Date: 04/21/1974
Remove Date: 03/01/1992
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported

Construction Material: Asphalt Coated or Bare Steel

Impressed Device: No

Tank ID: 3

Tank Status: Removed from Ground

Capacity: 12000
Product: Diesel
Install Date: 04/21/1974
Remove Date: 03/01/1992
Tank Release Detection: Not reported

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

SPEEDWAY LLC (Continued)

1000844604

Pipe Realease Detection: Not reported Galvanized Steel Piping Material: Piping Type: Not reported

Construction Material: Asphalt Coated or Bare Steel

Impressed Device:

Tank ID:

Tank Status: **Removed from Ground**

Capacity: 1000 **FUEL OIL** Product: 04/22/1959 Install Date: 03/01/1992 Remove Date: Tank Release Detection: Not reported Pipe Realease Detection: Not reported

Piping Material: COPPER, Galvanized Steel

Not reported Piping Type:

Construction Material: Asphalt Coated or Bare Steel

Impressed Device:

Tank ID: 5

Tank Status: Removed from Ground

Capacity: 550 Product: Used Oil 04/22/1959 Install Date: Remove Date: 03/01/1992 Tank Release Detection: Not reported Pipe Realease Detection: Not reported Piping Material: Galvanized Steel Piping Type: Not reported

Construction Material: Asphalt Coated or Bare Steel

Impressed Device:

Tank ID:

Tank Status: **Currently In Use**

Capacity: 12000 Product: Gasoline Install Date: 05/01/1992 Remove Date: Not reported

Tank Release Detection: Automatic Tank Gauging

Pipe Realease Detection: Automatic Line Leak Detectors, Line Tightness Testing

Piping Material: Fiberglass reinforced plastic

Piping Type: Pressure

Construction Material: Cathodically Protected Steel

Impressed Device:

Tank ID:

Currently In Use Tank Status:

Capacity: 10000 Gasoline Product: Install Date: 05/01/1992 Remove Date: Not reported

Tank Release Detection: Automatic Tank Gauging

Pipe Realease Detection: Automatic Line Leak Detectors, Line Tightness Testing

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

SPEEDWAY LLC (Continued)

1000844604

Piping Material: Fiberglass reinforced plastic

Piping Type: Pressure

Construction Material: Cathodically Protected Steel

Impressed Device: No

Tank ID:

Tank Status: **Currently In Use**

Capacity: 10000 Product: Gasoline 05/01/1992 Install Date: Remove Date: Not reported

Tank Release Detection: Automatic Tank Gauging

Pipe Realease Detection: Automatic Line Leak Detectors, Line Tightness Testing

Piping Material: Fiberglass reinforced plastic

Piping Type: Pressure

Cathodically Protected Steel Construction Material:

Impressed Device:

Tank ID: 9

Currently In Use Tank Status:

Capacity: 8000 Product: Diesel Install Date: 05/01/1992 Not reported Remove Date:

Tank Release Detection: Automatic Tank Gauging

Pipe Realease Detection: Automatic Line Leak Detectors, Line Tightness Testing

Piping Material: Fiberglass reinforced plastic

Piping Type: Pressure

Construction Material: Cathodically Protected Steel

Impressed Device: No

24 **ESTATE MOTORS LTD ESE 464 S OLD WOODWARD AVE** 1/4-1/2 BIRMINGHAM, MI 48009

0.379 mi. 1999 ft.

LUST: Relative: Lower

Facility ID: 00015180

Source: STATE OF MICHIGAN Actual: OWNER ADDRESS UNKNOWN Owner Name:

765 ft. Owner Address: Not Recorded

Owner City,St,Zip: Not Recorded, XX 99999

Owner Contact: Not reported Owner Phone: Not reported Country: USA

District: SE Michigan District Office

Site Name: **Estate Motors** Latitude: 42.54384 Longitude: -83.21181 Date of Collection: 01/11/2001

Method of Collection: Address Matching-House Number

Accuracy: 100 Accuracy Value Unit: FEET NAD83 Horizontal Data: Point Line Area: **POINT**

LUST

WDS

U003330063

N/A

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

ESTATE MOTORS LTD (Continued)

U003330063

N/A

Desc Category: Plant Entrance (Freight)

Leak Number: C-1669-91 Release Date: 08/09/1991 Substance Released: Unknown Release Status: Closed Release Closed Date: 01/06/1993

Leak Number: C-2071-92 Release Date: 11/20/1992 Substance Released: Gasoline Release Status: Closed 06/30/1994 Release Closed Date:

WDS:

Site Id: MID040571135 WMD Id: 395465

Site Specific Name:

ESTATE MOTORS LTD Mailing Address: 464 S OLD WOODWARD AVE

Mailing City/State/Zip: 48009 Mailing County: OAKLAND

HAMILTON FUNERAL HOME PROPERTY 25 BEA S111832674

820 EAST MAPLE ROAD East BIRMINGHAM, MI 48009 1/4-1/2

0.450 mi. 2376 ft.

BEA: Relative:

Secondary Address: Not reported Lower

BEA Number: 5134

Actual: District: Southeast MI 770 ft. Date Received: 03/27/2012

> Maple Elm Development Company, LLC Submitter Name:

Petition Determination: No Request

Petition Disclosure:

Category: Not reported Determination 20107A: No Request Reviewer: berakr Division Assigned: RD

26 **MOBIL #03-K9Q** LUST U004117527 West 1065 W MAPLE RD UST N/A

1/4-1/2 0.450 mi. 2376 ft.

LUST: Relative:

Facility ID: 00016689 Lower

BIRMINGHAM, MI 48009

STATE OF MICHIGAN Source: Actual: Owner Name: Hannawa & Adams LLC 741 ft. Owner Address: 1065 E Maple Rd Birmingham, MI 48009

Owner City, St, Zip: Owner Contact: Kyle Hannawa Owner Phone: Not reported

Country: USA

District: SE Michigan District Office

Direction Distance Elevation

levation Site Database(s) EPA ID Number

MOBIL #03-K9Q (Continued)

U004117527

EDR ID Number

Site Name: Mobil SS #03-K9Q

 Latitude:
 42.54758

 Longitude:
 -83.20580

 Date of Collection:
 10/04/2007

Method of Collection: GPS Code Meas. Standard Positioning Service SA Off

Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Leak Number: C-0322-04 Release Date: 07/15/2004

Substance Released: Gasoline, Gasoline, Gasoline, Used Oil

Release Status: Open
Release Closed Date: Not reported

Leak Number:C-0571-93Release Date:05/12/1993Substance Released:Used Oil,Gasoline

Release Status: Closed Release Closed Date: 07/31/1996

Leak Number: C-1693-91
Release Date: 08/19/1991
Substance Released: Unknown
Release Status: Closed
Release Closed Date: 07/31/1996

Leak Number:C-1748-91Release Date:08/26/1991Substance Released:UnknownRelease Status:ClosedRelease Closed Date:07/31/1996

UST:

Facility ID: 00016689 Facility Type: ACTIVE

Owner Name: HANNAWA & ADAMS LLC
Owner Address: 1065 E MAPLE RD
Owner City,St,Zip: BIRMINGHAM, MI 48009

Owner Country: USA

Owner Contact: Kyle Hannawa
Owner Phone: Not reported
Contact: Kyle Hannawa
Contact Phone: (248) 755-2509
Date of Collection: 10/04/2007
Accuracy: 100

Accuracy Value Unit: FEET
Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: GPS Code Meas. Standard Positioning Service SA Off

Latitude: 42.54758 Longitude: -83.20580

Tank ID: 1

Direction Distance

Elevation Site Database(s) EPA ID Number

MOBIL #03-K9Q (Continued)

U004117527

EDR ID Number

Tank Status: Currently In Use

Capacity: 10000
Product: Gasoline
Install Date: 04/21/1984
Remove Date: Not reported

Tank Release Detection: Automatic Tank Gauging

Pipe Realease Detection: Automatic Line Leak Detectors, Line Tightness Testing

Piping Material: Fiberglass reinforced plastic

Piping Type: Pressure

Construction Material: Fiberglass Reinforced plastic

Impressed Device: No

Tank ID: 2

Tank Status: Currently In Use

Capacity: 8000
Product: Gasoline
Install Date: 04/21/1984
Remove Date: Not reported

Tank Release Detection: Automatic Tank Gauging

Pipe Realease Detection: Automatic Line Leak Detectors, Line Tightness Testing

Piping Material: Fiberglass reinforced plastic

Piping Type: Pressure

Construction Material: Fiberglass Reinforced plastic

Impressed Device: No

Tank ID:

Tank Status: Currently In Use

Capacity: 6000
Product: Gasoline
Install Date: 04/21/1984
Remove Date: Not reported

Tank Release Detection: Automatic Tank Gauging

Pipe Realease Detection: Automatic Line Leak Detectors, Line Tightness Testing

Piping Material: Fiberglass reinforced plastic

Piping Type: Pressure

Construction Material: Fiberglass Reinforced plastic

Impressed Device: No

Tank ID: 4

Tank Status: Removed from Ground

 Capacity:
 1000

 Product:
 Used Oil

 Install Date:
 06/01/1984

 Remove Date:
 06/01/2005

Tank Release Detection: Automatic Tank Gauging

Pipe Realease Detection: Automatic Line Leak Detectors, Line Tightness Testing

Piping Material: Fiberglass reinforced plastic

Piping Type: Gravity Fed?

Construction Material: Composite(Steel w/Fiberglass), Epoxy Coated Steel, Fiberglass Reinforced

plastic

Impressed Device: No

Direction Distance

Distance Elevation Site EDR ID Number

Database(s) EPA ID Number

27 CHINESE RESTAURANT BEA S108236717
North 856 NORTH OLD WOODWARD AVENUE N/A

North 856 NORTH OLD WOODWARD AVENUE 1/4-1/2 BIRMINGHAM, MI 48009

0.466 mi. 2463 ft.

Relative: BEA:

Lower Secondary Address: Not reported

BEA Number: 3364

Actual: District: Southeast MI 751 ft. Date Received: 11/17/2006

Submitter Name: Grant Perry Development Company

Petition Determination: No Request

Petition Disclosure: 0

Category: No Hazardous Substance(s)

Determination 20107A: No Request Reviewer: mitchelf

Division Assigned: Storage Tank Division

28 GOLLING MOTORS, INC. BEA \$111333595 ESE 34500 WOODWARD AVENUE N/A

ESE 34500 WOODWARD AVENUE 1/4-1/2 BIRMINGHAM, MI 48009

0.470 mi. 2482 ft.

Relative: BEA:

Lower Secondary Address: Not reported

BEA Number: 4941

Actual: District: Southeast MI 762 ft. Date Received: 10/05/2011

Submitter Name: Golling Motors, Inc.

Petition Determination: No Request

Petition Disclosure: 0

Category: Not reported Determination 20107A: No Request Reviewer: berakr Division Assigned: RD

29 JIMMIES RUSTICS BEA \$107596787 SE 690 SOUTH OLD WOODWARD N/A

1/4-1/2 BIRMINGHAM, MI

0.498 mi. 2630 ft.

Relative: BEA:

Lower Secondary Address: Not reported

BEA Number: 3058

Actual: District: Southeast MI 759 ft. Date Received: 02/08/2006

Submitter Name: Perimeter Properties

Petition Determination: No Request

Petition Disclosure: 0

Category: No Hazardous Substance(s)

Determination 20107A: No Request Reviewer: williame

Division Assigned: Environmental Response Division

Count: 0 records. ORPHAN SUMMARY

 City
 EDR ID
 Site Name
 Site Address
 Zip
 Database(s)

NO SITES FOUND

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/26/2013 Source: EPA
Date Data Arrived at EDR: 05/09/2013 Telephone: N/A

Number of Days to Update: 62 Next Scheduled EDR Contact: 10/21/2013
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1 EPA Region 6

Telephone 617-918-1143 Telephone: 214-655-6659

EPA Region 3 EPA Region 7

Telephone 215-814-5418 Telephone: 913-551-7247

EPA Region 4 EPA Region 8

Telephone 404-562-8033 Telephone: 303-312-6774

EPA Region 5 EPA Region 9

Telephone 312-886-6686 Telephone: 415-947-4246

EPA Region 10

Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/26/2013 Source: EPA
Date Data Arrived at EDR: 05/09/2013 Telephone: N/A

Number of Days to Update: 62 Next Scheduled EDR Contact: 10/21/2013
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Source: EPA

Date of Government Version: 10/15/1991 Date Data Arrived at EDR: 02/02/1994 Date Made Active in Reports: 03/30/1994

Number of Days to Update: 56

Telephone: 202-564-4267 Last EDR Contact: 08/15/2011

Next Scheduled EDR Contact: 11/28/2011 Data Release Frequency: No Update Planned

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/26/2013 Date Data Arrived at EDR: 05/09/2013 Date Made Active in Reports: 07/10/2013

Number of Days to Update: 62

Source: EPA Telephone: N/A

Last EDR Contact: 07/12/2013

Next Scheduled EDR Contact: 10/21/2013
Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/26/2013 Date Data Arrived at EDR: 05/29/2013 Date Made Active in Reports: 08/09/2013

Number of Days to Update: 72

Source: EPA

Telephone: 703-412-9810 Last EDR Contact: 09/27/2013

Next Scheduled EDR Contact: 12/09/2013 Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 07/31/2012 Date Data Arrived at EDR: 10/09/2012 Date Made Active in Reports: 12/20/2012

Number of Days to Update: 72

Source: Environmental Protection Agency

Telephone: 703-603-8704 Last EDR Contact: 07/08/2013

Next Scheduled EDR Contact: 10/21/2013 Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 04/26/2013 Date Data Arrived at EDR: 05/29/2013 Date Made Active in Reports: 08/09/2013

Number of Days to Update: 72

Source: EPA

Telephone: 703-412-9810 Last EDR Contact: 09/27/2013

Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 07/11/2013 Date Data Arrived at EDR: 08/08/2013 Date Made Active in Reports: 09/13/2013

Number of Days to Update: 36

Source: EPA

Telephone: 800-424-9346 Last EDR Contact: 08/08/2013

Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 07/11/2013 Date Data Arrived at EDR: 08/08/2013 Date Made Active in Reports: 09/13/2013

Number of Days to Update: 36

Source: Environmental Protection Agency

Telephone: 312-886-6186 Last EDR Contact: 08/08/2013

Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 07/11/2013 Date Data Arrived at EDR: 08/08/2013 Date Made Active in Reports: 09/13/2013

Number of Days to Update: 36

Source: Environmental Protection Agency

Telephone: 312-886-6186 Last EDR Contact: 08/08/2013

Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 07/11/2013 Date Data Arrived at EDR: 08/08/2013 Date Made Active in Reports: 09/13/2013

Number of Days to Update: 36

Source: Environmental Protection Agency

Telephone: 312-886-6186 Last EDR Contact: 08/08/2013

Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 07/11/2013 Date Data Arrived at EDR: 08/08/2013 Date Made Active in Reports: 09/13/2013

Number of Days to Update: 36

Source: Environmental Protection Agency

Telephone: 312-886-6186 Last EDR Contact: 08/08/2013

Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 03/14/2013 Date Data Arrived at EDR: 03/29/2013 Date Made Active in Reports: 05/10/2013

Number of Days to Update: 42

Source: Environmental Protection Agency

Telephone: 703-603-0695 Last EDR Contact: 09/10/2013

Next Scheduled EDR Contact: 12/23/2013 Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 03/14/2013 Date Data Arrived at EDR: 03/29/2013 Date Made Active in Reports: 05/10/2013

Number of Days to Update: 42

Source: Environmental Protection Agency

Telephone: 703-603-0695 Last EDR Contact: 09/10/2013

Next Scheduled EDR Contact: 12/23/2013 Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005 Date Data Arrived at EDR: 12/11/2006 Date Made Active in Reports: 01/11/2007

Number of Days to Update: 31

Source: Department of the Navy Telephone: 843-820-7326 Last EDR Contact: 08/15/2013

Next Scheduled EDR Contact: 09/02/2013 Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2012 Date Data Arrived at EDR: 01/17/2013 Date Made Active in Reports: 02/15/2013

Number of Days to Update: 29

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180 Last EDR Contact: 10/01/2013

Next Scheduled EDR Contact: 01/13/2014 Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Contaminated Sites

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 08/01/2013 Date Data Arrived at EDR: 08/07/2013 Date Made Active in Reports: 09/11/2013

Number of Days to Update: 35

Source: Dept of Environmental Quality Telephone: 517-373-9541

Last EDR Contact: 08/07/2013

Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facilities Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites

Date of Government Version: 07/01/2013 Date Data Arrived at EDR: 07/03/2013 Date Made Active in Reports: 08/01/2013

Number of Days to Update: 29

Source: Dept of Environmental Quality

Telephone: 517-335-4035 Last EDR Contact: 10/01/2013

Next Scheduled EDR Contact: 01/13/2014 Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Sites

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 08/01/2013 Date Data Arrived at EDR: 08/19/2013 Date Made Active in Reports: 09/12/2013

Number of Days to Update: 24

Source: Dept of Environmental Quality

Telephone: 517-373-9837 Last EDR Contact: 09/19/2013

Next Scheduled EDR Contact: 12/02/2013 Data Release Frequency: Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/01/2013 Date Data Arrived at EDR: 03/01/2013 Date Made Active in Reports: 04/12/2013

Number of Days to Update: 42

Source: Environmental Protection Agency

Telephone: 415-972-3372 Last EDR Contact: 07/24/2013

Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 12/31/2012 Date Data Arrived at EDR: 02/28/2013 Date Made Active in Reports: 04/12/2013

Number of Days to Update: 43

Source: EPA Region 7 Telephone: 913-551-7003 Last EDR Contact: 07/24/2013

Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011 Date Data Arrived at EDR: 09/13/2011 Date Made Active in Reports: 11/11/2011

Number of Days to Update: 59

Source: EPA Region 6 Telephone: 214-665-6597 Last EDR Contact: 07/24/2013

Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/05/2013 Date Data Arrived at EDR: 02/06/2013 Date Made Active in Reports: 04/12/2013

Number of Days to Update: 65

Source: EPA Region 10 Telephone: 206-553-2857 Last EDR Contact: 07/24/2013

Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012 Date Data Arrived at EDR: 08/28/2012 Date Made Active in Reports: 10/16/2012

Number of Days to Update: 49

Source: EPA Region 8 Telephone: 303-312-6271 Last EDR Contact: 07/24/2013

Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/28/2012 Date Data Arrived at EDR: 11/01/2012 Date Made Active in Reports: 04/12/2013

Number of Days to Update: 162

Source: EPA Region 1 Telephone: 617-918-1313 Last EDR Contact: 08/02/2013

Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/06/2013 Date Data Arrived at EDR: 02/08/2013 Date Made Active in Reports: 04/12/2013

Number of Days to Update: 63

Source: EPA Region 4 Telephone: 404-562-8677 Last EDR Contact: 07/24/2013

Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Semi-Annually

State and tribal registered storage tank lists

UST 2: Underground Storage Tank Listing

A listing of underground storage tank site locations that have unknown owner information.

Date of Government Version: 07/26/2013 Date Data Arrived at EDR: 07/26/2013 Date Made Active in Reports: 09/12/2013

Number of Days to Update: 48

Source: Dept of Environmental Quality

Telephone: 517-335-7211 Last EDR Contact: 07/18/2013

Next Scheduled EDR Contact: 11/04/2013 Data Release Frequency: Annually

UST: Underground Storage Tank Facility List

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 08/01/2013 Date Data Arrived at EDR: 08/19/2013 Date Made Active in Reports: 09/11/2013

Number of Days to Update: 23

Source: Dept of Environmental Quality

Telephone: 517-335-4035 Last EDR Contact: 09/19/2013

Next Scheduled EDR Contact: 12/02/2013 Data Release Frequency: Annually

AST: Aboveground Tanks

Registered Aboveground Storage Tanks.

Date of Government Version: 08/16/2013 Date Data Arrived at EDR: 08/28/2013 Date Made Active in Reports: 09/12/2013

Number of Days to Update: 15

Source: Dept of Environmental Quality Telephone: 517-373-8168 Last EDR Contact: 08/15/2013

Next Scheduled EDR Contact: 12/02/2013 Data Release Frequency: No Update Planned

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).