CITY OF NORTHVILLE
Date Entered 04/05/2021 3:37:10 PM
Cashier Validation 104
Posting Date: 04/05/2021
Ref HDC APPLICATION FEES
Receipt 175512
Amount $80.00
Received From:
456 EAST CADY ST.

City of Northville
215 WEST MAIN STREET
NORTHVILLE, MI 48167
(248) 449-9902

APPLICATION FOR HISTORIC DISTRICT COMMISSION DEMOLITION OR MOVING OF A HISTORIC BUILDING

Demolition/Moving Case # 7 Associated HDC Case # 6

PLEASE NOTE:

- **See page 3** for instructions, including submission deadlines and assembly instructions
- **See page 4** for General Requirements applicable to all applications
- **See pages 5-6** for specific Application Grounds upon which you are basing your application, and required supporting documents
- If the proposed work includes other changes to the exterior of a resource, then an *Application for Historic District Commission* must be submitted in conjunction with this application. Refer to *Application for Historic District Commission* for more information.

FEE SCHEDULE:

$75 Demolition and Moving Building Application Fee
$275 Public Hearing Fee
(In addition to the application fee. Fee required if the HDC requires a public hearing. Fee must be paid before public hearing is noticed. Non-payment shall result in public hearing being deferred to a later meeting date.)

Property Location: 456 East Cady Street
(Number) (Street)

Applicant: 456 Cady, LLC Mr. Jim Long as Authorized Representative

Applicant Address: 190 E. Main St., Northville, MI 48167
(Street) (City) (State) (Zip)

Telephone: (248) 330-5201 Email: jrlong@longmechanical.com

Property Owner (if different): Foundry Flask and Equpment Company (Douglas Brinkman)

Owner Address: 456 E Cady Street, Northville, MI 48167
(Street) (City) (State) (Zip)

Telephone: (248) 349-0039 Email: dr.ofelation@gmail.com

☒ Proof of ownership of property is attached (required). This consists of title insurance, or a purchase agreement.

☒ Property Owner Letter of Authorization attached. Required if the applicant is applying on behalf of the property owner. This letter is in addition to the proof of ownership requirement above.

PROPOSED ACTION REQUESTED (Check ALL that apply)

- [x] Total Demolition (The entire building/structure is to be demolished)
- [ ] Relocate the building/structure to another location within the Historic District
  - [ ] Relocate on same parcel [ ] Relocate to different parcel in the Historic District
- [ ] Relocate the building/structure outside of the Historic District
- [ ] Other_____

GROUNDS UPON WHICH THE APPLICATION IS BASED **See pages 5-6 for explanation**

- [ ] Resource constitutes a hazard to the safety of the public or the occupants
- [x] Resource is a deterrent to a major improvement program
- [ ] Retaining the resource will cause undue financial hardship to the owner
- [ ] Retaining the resource is not in the interest of the majority of the community

APPLICATION CHECK LIST

Review **pages 4-6** for the documents required for your project. If the application and supporting documentation provided is deficient, your application may be deferred to the following month's meeting, pending submission of the required information.

Assemble the following as 12 identical packets. See page 3 for assembly instructions.

- [x] Demolition/Moving of Structure Application (pages 1-2). Unsigned applications are not accepted.
- [x] Proof of ownership
- [x] Property owner letter of authorization – if property owner is not the applicant
- [x] Other specific documents required for this application (see pages 4-6)
- [x] One PDF file (cd, flashdrive, or emailed to dmassa@ci.northville.mi.us) required for all documents larger than 11"x17"
- [x] Fee (Applications submitted without fees are not considered a timely submission and shall be deferred to a future meeting)

SIGNATURE AND CERTIFICATION – both the applicant and property owner must sign

Building Official Notification: By signing below, I understand and acknowledge that if during the construction process, new conditions or circumstances arise that will require changes to the plans approved by the Historic District Commission, I and/or my designated representative (builder, architect, etc.) will notify the City of Northville Building Official **BEFORE PROCEEDING WITH CONSTRUCTION OF DESIRED CHANGES.**

Certification of Fire Safety: By signing below, I certify that the property where work will be undertaken as described in this application has or will have before the proposed work is complete a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single State Construction Code Act, 1972 PA 230 MCL 125.1531.

The applicant hereby expressly acknowledges and agrees that by signing this document, the applicant is fully responsible for any and all fees, costs, and/or expenses which are associated with this application whether approval of the application is granted or not. In the event that the City of Northville is required to take any type of action, legal or otherwise, to collect any amount due or owing by the applicant, then the applicant expressly agrees to pay for any and all costs and expenses, including attorney fees, incurred by the City of Northville in having to collect any such amount due or owing by the applicant.

Applicant signature JAMES R. LONG Date 4-5-21

Property Owner signature Douglas Brinkman Date 04.05.2021

DOC040521_04052021130606070

Final Audit Report 2021-04-05

Created:	2021-04-05
By:	Tjader Gerdom (tgerdom@gerdomrealty.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7Hi_OTWuL4grZnbXb0n0bFJzWxstEKYF

"DOC040521_04052021130606070" History

Document created by Tjader Gerdom (tgerdom@gerdomrealty.com)
2021-04-05 - 5:18:35 PM GMT- IP address: 173.162.53.106

Document emailed to Douglas Brinkman (dr.ofelation@gmail.com) for signature
2021-04-05 - 5:19:10 PM GMT

Email viewed by Douglas Brinkman (dr.ofelation@gmail.com)
2021-04-05 - 5:19:31 PM GMT- IP address: 66.102.8.1

Document e-signed by Douglas Brinkman (dr.ofelation@gmail.com)
Signature Date: 2021-04-05 - 5:59:43 PM GMT - Time Source: server- IP address: 71.203.50.12

Agreement completed.
2021-04-05 - 5:59:43 PM GMT

Adobe Sign

First American Commitment	Commitment for Title Insurance ISSUED BY First American Title Insurance Company 300 East Long Lake Road, Suite 300, Bloomfield Hills, Michigan, 48304, (248)540-4102, mi.bloomfield@firstam.com File No. 919122

COMMITMENT FOR TITLE INSURANCE
Issued By
FIRST AMERICAN TITLE INSURANCE COMPANY
NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, *First American Title Insurance Company*, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued byFirst American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements;
   (f) Schedule B, Part II—Exceptions

4. **COMPANY'S** RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      (i) comply with the Schedule B, Part I—Requirements;
      (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      (iii) acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued byFirst American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT
   (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
   (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT
   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY
   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION
   The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is *less than the certain dollar amount set forth in any applicable arbitration clause*, shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued byFirst American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company

Issuing Office: 300 East Long Lake Road, Suite 300, Bloomfield Hills, MI 48304

Commitment No.: 919122

Issuing Office File No.: 919122

Property Address: 456 and Vacant E Cady Street, Vacant E Main Street, Northville, MI 48167

Revision:

SCHEDULE A

1. Commitment Date: November 13, 2020 8:00 AM

2. Policy to be issued:

   (A) ALTA Owner's Policy (6-17-06)
   Proposed Insured: Utah Development, LLC, a Michigan limited liability company
   Proposed Policy Amount: [redacted]

3. The estate or interest in the Land described or referred to in this Commitment is

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Foundry Flask and Equipment Company, a Michigan corporation, as to Parcel 1
   The Foundry Flask and Equipment Company, also known as Foundry Flask & Equipment Company, a Corporation, as to Parcel 2
   Foundry Flask & Equipment, a Michigan corporation, as to Parcel 3

5. The Land is described as follows:
   See Schedule C attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued byFirst American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Commitment No.: 919122

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Submit completed Owner's Estoppel/Affidavit/ALTA Statement on the form provided by the Company and signed by or on behalf of all owners.

6. If the Company has been requested to limit the exception for rights of tenants to rights of tenant, as tenants only, the exception will be limited as requested upon submission and review of copies of leases to confirm there are no rights of first refusal or options to purchase contained in any lease or upon submission of such other evidence satisfactory to the company that there are no rights of first refusal or options to purchase in favor of any tenant.

7. Prior to closing, the Company must confirm whether the county recording office in which the Land is located has changed its access policies due to the COVID-19 outbreak. If recording has been restricted, specific underwriting approval is required; and, additional requirements or exceptions may be made.

8. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

9. The property as described in this commitment covers the same land as that in the Wayne County Tax Rolls, however it is described differently, which may lead to the Deed to be insured to be rejected for recording. Submit evidence satisfactory to the Company that the legal description for the land to be insured has been approved by the Wayne County office, as to Parcels 1 and 2.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued byFirst American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

10. Submit satisfactory evidence as to the relationship between City of Northville and Foundry Flask & Equipment Company, a corporation. This commitment is subject to such further requirements and/or exceptions as may be deemed necessary, as to a portion of Parcel 2.

11. Submit satisfactory evidence regarding the relationship between Foundry Flask and Equipment Company, a Michigan corporation and The Foundry Flask and Equipment Company, also known as Foundry Flask and Equipment Company, a Michigan corporation and Foundry Flask & Equipment. This commitment is subject to such further requirements as may then be deemed necessary.

12. Submit a copy of the resolution of the Board of Directors of Foundry Flask and Equipment Company, a Michigan corporation, authorizing the Conveyance and identifying the individual(s) authorized to execute the proposed Conveyance on behalf of the corporation.

13. Warranty Deed from Foundry Flask and Equipment Company, a Michigan corporation to Utah Development, LLC, a Michigan limited liability company.

14. Application has been made for the issuance of Owner's policy without standard exceptions. Such policy will be issued upon receipt of the following:
    a) A fully executed Owner's affidavit which evidences there has been no work completed on the property within the last 90 days or, if work has been completed, a final sworn statement satisfactory to First American Title Insurance Company. Full unconditional waivers of lien must accompany such affidavit; and
    b) An ALTA/NSPS survey or other survey satisfactory to First American Title Insurance Company. Additional exceptions will be made for any easements, encroachments or other matters which may be disclosed by the survey.

15. Pay unpaid taxes and assessments unless shown as paid.

16. All Taxes paid to and including 2019
    2020 Summer Taxes PAID in the amount of $18,395.24
    2020 Winter Taxes DUE in the amount of $5,986.24
    Tax Item No. 48-004-02-0065-000, as to Parcel 1
    Property Address: 456 E Cady Street, Northville, MI 48167
    If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.

17. All Taxes paid to and including 2019
    2020 Summer Taxes PAID in the amount of $1,434.60
    2020 Winter Taxes DUE in the amount of $449.41
    Tax Item No. 48-004-02-0009-005, as to a portion of Parcel 2
    Property Address: 456 E Cady Street, Northville, MI 48167
    If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.

18. Taxes are exempt:
    Tax Item Number: 48-004-02-0009-008, as to the remainder of Parcel 2
    Vacant E Main Street, Northville, MI 48167
    If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.

19. All Taxes paid to and including 2019
    2020 Summer Taxes PAID in the amount of $580.05
    2020 Winter Taxes DUE in the amount of $188.71
    Tax Item No. 48-004-02-0069-000, as to Parcel 3
    Property Address: Vacant E Cady Street, Northville, MI 48167
    If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.

20. If the Land is connected to public/community water or sewer, furnish a copy of the current bill to First American Title Insurance Company showing that all charges have been paid to date or the Policy

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

to be issued will include an exception on Schedule B for water and sewer charges which became a lien prior to the Date of Policy.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Commitment No.: 919122

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.

5. Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.

6. Taxes and assessments not due and payable at Commitment Date.

7. Interest of City of Northville, as disclosed on tax rolls of Wayne County, as to a portion of Parcel 2.

8. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 16110, page 675, as to Parcel 2.

9. Resolution Establishing the Legal Boundary and Description of the City of Northville Historic District in favor of the City of Northville and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 46019, page 1479.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued byFirst American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

10. Easement for public utilities over that portion of land included in the vacated street as evidenced by instrument recorded in Liber 21483, page 122, as to Parcels 1 and 2.

11. Right of Way in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 17902, page 221, as to Parcel 1.

12. Right of Way in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 17899, page 58, as to Parcel 1.

13. Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 15159, page 345, as to Parcel 1.

14. Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 15159, page 343, as to Parcel 1.

15. Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 15159, page 341, as to Parcel 1.

16. Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 12594, page 207, as to Parcel 1.

17. The rights of the lot owners of Assessor's Northville Plat No. 1 in and to the use of the vacated portion of Park Place, as to Parcels 1 and 2.

18. Easement(s), Restrictions and/or Setback Lines, if any, as disclosed by the recorded plat.

19. Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

20. Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land comprising the bed of Rouge River, or land created by fill or artificial accretion, as to Parcels 1 and 2.

21. The nature, extent or lack of riparian rights or the riparian rights of riparian owners and the public in and to the use of the waters of Rouge River, as to Parcels 1 and 2.

22. Lien(s) for any additional taxes which may become due as a result of a reassessment and retroactive adjustment of taxes, as to a portion of Parcel 2.

23. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the public records.

24. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.

25. Rights of tenants, if any, under any unrecorded leases.

26. Lien for outstanding water or sewer charges, if any.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Commitment No.: 919122

Land in the City of Northville, Wayne County, MI, described as follows:

PARCEL 1:
Lot(s) 65, 66, 67 and 68 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, and also that part of Lot(s) 92 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, described as: Commencing at the Northeast corner of Lot 93 of said Plat No. 1; thence North 8 degrees 37 minutes 41 seconds West, 40 feet; thence South 81 degrees 22 minutes 19 seconds West, 190.37 feet; thence South 55 degrees 54 minutes 40 seconds West, 149.06 feet for a Point of Beginning; thence North 34 degrees 13 minutes 10 seconds West, 129.85 feet; thence South 55 degrees 45 minutes 20 seconds West, 45.83 feet; thence South 11 degrees 11 minutes 0 seconds East approximately 141 feet to the Northerly bank of the River Rouge; thence Northeasterly along the Northerly bank of said river to the Point of Beginning.

PARCEL 2:
Part of Lot(s) 9 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, described as: Beginning at the Northeast corner of Lot 10 of ASSESSOR'S NORTHVILLE PLAT NO. 1, and running thence South 70 degrees 29 minutes 40 seconds East 76.13 feet and South 10 degrees 23 minutes 15 seconds East 101.15 feet and South 49 degrees 29 minutes 40 seconds East, 92.60 feet to a point on the Southwesterly line of Lot 9, which point is also on the Northeasterly line of Park Place, the Point of Beginning of this description; and running thence North 42 degrees 04 minutes 12 seconds East 78.41 feet to a point on the Westerly line of Plymouth Avenue, 100 feet wide; thence Southeasterly an arc distance of 241.25 feet along the said Westerly Avenue line on a curve concave to the Southwest, radius 647.32 feet, whose chord bears South 32 degrees 44 minutes 25 seconds East and is 239.85 feet long to a point on the centerline of the Rouge River, thence Southwesterly along said centerline South 26 degrees 27 minutes 49 seconds West, 8.96 feet to a point on the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence North 49 degrees 29 minutes 40 seconds West 234.45 feet along said Southwesterly lot line to the Point of Beginning.

ALSO:
Part of Lot(s) 9 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, being more particularly described as beginning at a point on the centerline of the Rouge River where it intersects with a point on the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence Northeasterly along said centerline North 26 degrees 27 minutes 49 seconds East to a point where it intersects with the Westerly line of Plymouth Avenue (now South Main Street), 8.96 feet; thence Southeasterly along said Westerly Avenue line on a tangent curve concave to the Southwest radius 647.32 feet, whose chord bears South 34 degrees 20 minutes East and is 280.63 feet long an arc distance of approximately 30 feet to a concrete monument on the said Westerly Avenue line where it intersects with the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence North 49 degrees 29 minutes 40 seconds West, 28.69 feet along said Southwesterly lot line to the Point of Beginning on the centerline of the Rouge River.

PARCEL 3:

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued byFirst American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Lot(s) 69 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

G685577

L 21169 P 500

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF NORTHVILLE, A MICHIGAN MUNICIPAL CORPORATION,
WHOSE ADDRESS IS: 215 WEST MAIN STREET, NORTHVILLE, MICHIGAN 48167

QUIT CLAIMS TO FOUNDRY FLASK & EQUIPMENT COMPANY, A CORPORATION,
WHOSE ADDRESS IS: 456 EAST CADY STREET, NORTHVILLE, MICHIGAN 48167,

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF NORTHVILLE, COUNTY OF WAYNE AND STATE OF MICHIGAN, TO-WIT:

PART OF LOT 9, ASSESSOR'S NORTHVILLE PLAT NO. 1 OF WILLIAM P. YERKES ADDITION TO THE VILLAGE (NOW CITY) OF NORTHVILLE OF BLOCK 12 OF PLAT OF THE VILLAGE (NOW CITY) OF NORTHVILLE, AS RECORDED IN LIBER 19, PAGES 241 AND 242, OF DEEDS AND OF PART OF THE SOUTH 1/2 OF SECTION 3, TOWN 1 SOUTH, RANGE 8 EAST, VILLAGE (NOW CITY) OF NORTHVILLE, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66, OF PLATS, PAGE 45, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF THE ROUGE RIVER WHERE IT INTERSECTS WITH A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 9, WHICH POINT IS ALSO ON THE NORTHEASTERLY LINE OF PARK PLACE; THENCE NORTHEASTERLY ALONG SAID CENTERLINE NORTH 26° 27' 49" EAST TO A POINT WHERE IT INTERSECTS WITH THE WESTERLY LINE OF PLYMOUTH AVENUE (NOW SOUTH MAIN STREET) 8.96 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY AVENUE LINE ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST RADIUS 647.32 FEET, WHOSE CHORD BEARS SOUTH 34° 28' 20" EAST AND IS 280.6[illegible] FEET LONG AN ARC DISTANCE OF APPROXIMATELY 30 FEET TO A CONCRETE MONUMENT ON THE SAID WESTERLY AVENUE LINE WHERE IT INTERSECTS WITH THE SOUTHWESTERLY LINE OF SAID LOT 9, WHICH POINT IS ALSO ON THE NORTHEASTERLY LINE OF PARK PLACE; THENCE NORTH 49° 29' 40" WEST, 28.69 FEET ALONG SAID SOUTHWESTERLY LOT LINE TO THE POINT OF BEGINNING ON THE CENTERLINE OF THE ROUGE RIVER.....

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, FOR

THE SUM OF $ 1.00 (EXEMPT UNDER SECTION 7.456(5)(H), M.S.A.)

DATED THIS 23rd DAY OF AUGUST, A.D. 1982.

WITNESSES:

x Betty M. Lunney

x Judith A. Gladkin

CITY OF NORTHVILLE, A MICHIGAN MUNICIPAL CORPORATION

BY: * Paul R. Vernon
PAUL R. VERNON, MAYOR

BY: * Joan G. McAllister
JOAN G. MCALLISTER, CLERK

STATE OF MICHIGAN-COUNTY OF WAYNE) SS

ON THIS 23rd DAY OF AUGUST, A. D. 1982, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY APPEARED PAUL R. VERNON AND JOAN G. MCALLISTER, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID EACH FOR HIMSELF/HERSELF SAY THAT THEY ARE RESPECTIVELY THE MAYOR AND CLERK OF THE CITY OF NORTHVILLE, A MICHIGAN MUNICIPAL CORPORATION, THE CORPORATION NAMED IN AND WHICH EXECUTED THE WITHIN INSTRUMENT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF THE SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS CITY COUNCIL; AND PAUL R. VERNON, MAYOR AND JOAN G. MCALLISTER, CLERK, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

x Betty M. Lunney
NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN

MY COMMISSION EXPIRES: 10-30-84

DRAFTED BY: PHILIP R. OGILVIE, ATTORNEY AT LAW
104 WEST MAIN STREET, NORTHVILLE, MI 48167

RECORDING FEE: $3.00
STATE TRANSFER TAX: NONE

AUG 30 1982 L 150 P

FOREST E. WOODWARD, Register of Deeds
WAYNE COUNTY, MICHIGAN 48226

WHEN RECORDED RETURN TO:
Joan G. McAllister
215 W. Main
Northville Mi 48167

NO REVENUE ATTACHED

G685577

April 1, 2021

Historic District Commission
City Hall
215 Main Street
Northville, MI 48167

ATTN: HDC Board

RE: 456 E. Cady, Northville, MI
Property Owner Letter of Authorization

Dear Board:

Please allow this letter to serve as the property owner's Letter of Authorization to allow Utah Development, LLC (as the buyer of the property currently under contract to purchase) to apply to the Historic District Commission for approval of the complete demolition of 456 E. Cady Street.

Should you have any questions or concerns, please feel free to contact me.

Sincerely,

FOUNDRY FLASK AND EQUIPMENT COMPANY

Douglas Brinkman
Douglas Brinkman (Apr 2, 2021 09:21 EDT)

Douglas Brinkman
President

Letter of Authorization

Final Audit Report 2021-04-02

Created:	2021-04-02
By:	Tjader Gerdom (tgerdom@gerdomrealty.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWiUFiAqKoc0OCpeK2aoIRnVYFf0IzPHI

"Letter of Authorization" History

Document created by Tjader Gerdom (tgerdom@gerdomrealty.com)
2021-04-02 - 1:17:47 PM GMT- IP address: 173.162.53.106

Document emailed to Douglas Brinkman (dr.ofelation@gmail.com) for signature
2021-04-02 - 1:18:04 PM GMT

Email viewed by Douglas Brinkman (dr.ofelation@gmail.com)
2021-04-02 - 1:18:08 PM GMT- IP address: 66.102.8.7

Document e-signed by Douglas Brinkman (dr.ofelation@gmail.com)
Signature Date: 2021-04-02 - 1:21:13 PM GMT - Time Source: server- IP address: 71.203.50.12

Agreement completed.
2021-04-02 - 1:21:13 PM GMT

Adobe Sign

O|X STUDIO INC
2373 Oak Valley Drive | Ann Arbor, MI 48103 | o: 734.929.9000 | f: 734.929.9001
www.oxstudioinc.com
imagine | integrate | innovate

April 05, 2021

City of Northville
Historic District Commission
215 West Main Street
Northville, MI 48167

RE: **456 Cady Street Mixed Use Development**
Demolition Application Supporting Information

ARCHITECTURAL AND HISTORIC DATA RELATED TO THE STRUCTURE

Date of construction of the resource:

- Oldest extant structure (small building adjacent to Cady): circa 1910
- Remaining extant structures (modern additions): circa 1960's

Architectural styles of the resource:

- There is no single defining architectural style that could be used to define the character of this assemblage of buildings, in particular based upon their varying ages of construction and uses. The oldest structure has a classical early industrial character defined by its use of rock-faced cast block, pitched roof with ventilation louvers, and standard large window openings for daylight and ventilation. The newer (circa 1960's) buildings are a combination of high-bay industrial as a typological character (concrete block, flat roof, steel frame, transom lighting, etc.) with an L-shaped addition circa 1960's having the most clearly definable style noted as being Mid-century Modern.

Historic Photographs of the resource:

- See attached documentation

Name of original owner/builder/developer:

- Oldest extant structure: American Bell & Foundry Company
- Remaining extant structures: Foundry Flask & Equipment Company

Building Timeline:

Based upon Sanborn maps and historic aerial images, the following is the presumed timeline for the extant structures:

- 1914 Sanborn – "Machine Shop" on Cady Street is evident – original structures lost in 1957 fire are indicated
- 1942 Sanborn – Building now called "Furnace Parts" – much if not all of the buildings along Plymouth Avenue (now vacated) have been removed leaving a centralized collection of industrial structures
- 1957 Aerial – Cady Street structure remains – previously indicated building have been removed and a new structure was developed in proximity to the river and vacated street
- 1964 Aerial – Cady Street structure remains - extant central high-bay building in place along with western single-story wing
- 1967 Aerial – Cady Street structure remains – eastern single-story addition added completing the current configuration

Detailed description of the building materials that are original to the resource:

- Rock face concrete block – painted
- Standard concrete block -painted
- Steel transom windows – most likely prefinished with most of glazing destroyed
- Wood ventilation dormers – painted

Historic information regarding the resource:

- Portions of the property are presently in the Historic District boundaries.

2373 Oak Valley Drive | Ann Arbor, MI 48103 | o: 734.929.9000 | f: 734.929.9001 www.oxstudioinc.com

imagine | integrate | innovate

HDC APPLICATION FOR DEMOLITION OR RELOCATION OF A HISTORIC BUILDING

(separately submitted)

2373 Oak Valley Drive | Ann Arbor, MI 48103 | o: 734.929.9000 | f: 734.929.9001
www.axstudioinc.com

imagine | integrate | innovate

WRITEN NARRATIVE DESCRIPTION OF PROPOSED PROCESS TO ACCOMPLISH THE WORK

There are multiple steps that need to be attained by the applicant to complete the proposed development work on this site. These are based upon an estimated linear order with obvious caveats being made based upon staff input and direction. It likewise presumes standard approvals at each step of the process:

- Submission to HDC for Demolition application and public meeting
- Submission to HDC Conceptual Design Review
- Approval of Demolition application
- Demolition permit application
- Submission to Planning Commission for Approval
- Submission to HDC for Approval
- Submit for site/civil permits
- Submit for architectural permits

2373 Oak Valley Drive | Ann Arbor, MI 48103 | o: 734.929.9000 | f: 734.929.9001 www.oxstudioinc.com

imagine | integrate | innovate

2373 Oak Valley Drive | Ann Arbor, MI 48103 | o: 734.929.9000 | f: 734.929.9001 www.oxstudioinc.com

imagine | integrate | innovate

APPLICATION BASED UPON THE RESOURCE BEING A DETERRENT TO A MAJOR IMPROVEMENT PROGRAM

(Please see attached drawings and photographic documentation as requested)

The proposed improvements on this site are intended to provide approximately 80 residential units and ground level commercial space at the eastern end of the Cady Street corridor.

As a community, this district has long been considered as having its own unique nature and character. In fact, the 2018 City of Northville Master Plan defines this district as having its own sub-area within the context of the larger city and likewise uses the expression "Cady Town" to define its bounded area. Long and short is that this area of the city has been identified as having too many vacant or underutilized parcels that "are logically situated for growth and new investment."

Further, the City has established special overlay zoning specific to this property - the Cady Street Overlay District. This defines the specifics of the broader Master Plan guidelines and refines these requirements to explicitly include mixed-use developments and overall massing and height configuration. It likewise specifies minimum setback dimensions along Cady Street and maximum building heights that balance the density and scale of the buildings.

This project is seeking to develop a building that would integrate into and reinforce the streetscape of Cady Street by providing a three-story mixed use building blending under one roof residential, commercial, residential amenity, and parking uses. The building would front Cady Street directly and the required parking situated to the rear of the building away from the street frontage. Additionally, the existing eastern easement would be adapted for additional parking that would service the commercial spaces as a public parking area.

The design intent for this building is to capture and convey the historical context of the area and this site by establishing a contextual building design. The design addresses the nature of the broader range of structures that have occupied this property to establish a contemporized interpretation of this context and materiality, rooting the building in context to its historic past through massing, materiality, scale, etc. and acknowledging this historic reference and relationship.

As a result, the proposed project attains conformance with not only the specific context of this site but with the large context of the community as exemplified by its Master Plan in particular. Specifically, there are several key areas and elements that incorporate benefits to the broader community:

1) Adapting the broad opportunities, preferred land uses, form-based policies and site design and pedestrian considerations as determined by the Master Plan.
2) Conforming to the Cady Street Overlay District.
3) Establishing an urban edge condition at the eastern end of Cady Street.
4) Adding street parking and sidewalks the full length of the project extending the existing streetscape standards which are not presently adapted in this area.
5) Adding a variety of residential unit sizes (from one to three-bedroom sizes) and increasing the housing opportunities in downtown Northville.
6) Establishing commercial spaces to pull activity to this end of downtown.
7) Providing interpretive signage as part of the development providing a visual history of the varying uses of the property and the surrounding area.
8) Creating opportunities to provide future direct pedestrian access to the Rouge River that connect to and enhance existing pedestrian sidewalks and linkages from the rest of the downtown.

Note that this projects success is predicated upon establishing the demolition of the existing structures to accommodate the proposed development. Without these buildings being removed, this, or most likely any, project cannot go forward. We are requesting that this demolition application be granted without conditions in order for demolition to proceed prior to future approvals.

2373 Oak Valley Drive | Ann Arbor, MI 48103 | o: 734.929.9000 | f: 734.929.9001
www.oxstudioinc.com

Imagine | Integrate | Innovate

2373 Oak Valley Drive | Ann Arbor, MI 48103 | o: 734.929.9000 | f: 734.929.9001 www.oxstudioinc.com

Imagine | Integrate | Innovate

ADDITIONAL SUPPORTING NARRATIVE CONSISTENT WITH THE REQUESTED INFORMATION

Supporting graphic documentation is being provided which elaborates further upon both "challenges" of retaining the existing structures for use as well as the proposed design intent of the project. Please see the attached submission set for additional reference.

In regards to alternatives to full demolition, alternate considerations and quick studies were done to assess the opportunity to retain portions of the existing structures. Functionally, the most significant challenges are how to repurpose any element of the existing structures while adding new uses and buildings to the site.

Primary challenges for reusing in some capacity the existing buildings include:

- The existing buildings are very specifically designed for industrial uses. They are adaptable for certain limited functions with basic repurposing. These may include interior event spaces or other such uses. However, these are not economically viable uses based upon the intended and projected uses for the property in conjunction with the price of the property itself.
- The critical mass of the extant buildings is centralized on the site, leaving very limited space (adding in the context of the river and easements) for new construction and certainly not enough to attain the density required for viability and success of the project.
- The location of the buildings along Cady Street do not provide any form of setback from the ROW to accommodate street parking or additional pedestrian amenities. This section of Cady Street is incredibly narrow, with the building on the property to north being directly on the curb of the street. If streetscape standards are to be implemented the entirety of the 1910 machine house would be fully in the setback condition.
- There are numerous easements that limit the development of the site, including the vacated public road to the east which bisects the property.
- A single-family residence exists to the west. It would not be optimal to build anything immediately adjacent from both an historical and planning perspective.

Sheet SK-05 depicts these challenges in a graphic fashion. It very distinctly depicts the architectural challenge of providing for a mixed-use project that meets with the requirements of the Master Plan and Zoning Ordinance while still providing the scale and density of uses that support the cost of both the property and the development construction costs.

This property has been on the market for a lengthy period of time and is priced accordingly for new development. It is not economically feasible to retain the existing buildings AND provide the return to any development that meets with a viable outcome.

456 East Cady Street
Mixed Use Development

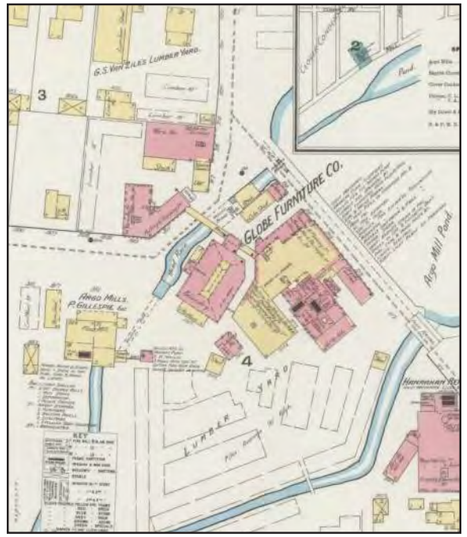
CSR21

HDC Conceptual Review

April 05, 2021

O|X STUDIO

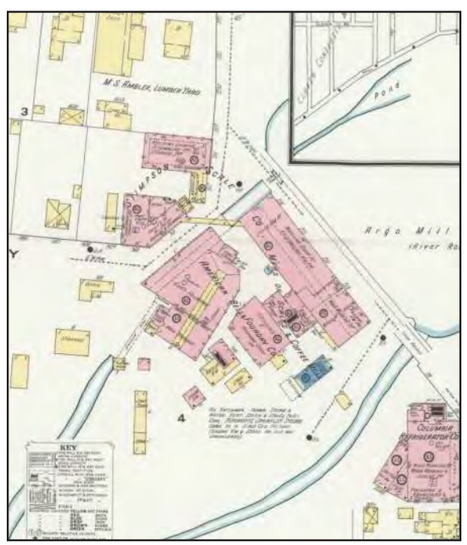
HISTORY



1893 Sanborn Map

Stinson Aircraft

Stimpson Scale and Manufacturing



1909 Sanborn Map

Plant of the American Bell And Foundry Company

EXISTING

FOUNDRY FLASK
EQUIPMENT CO.
1

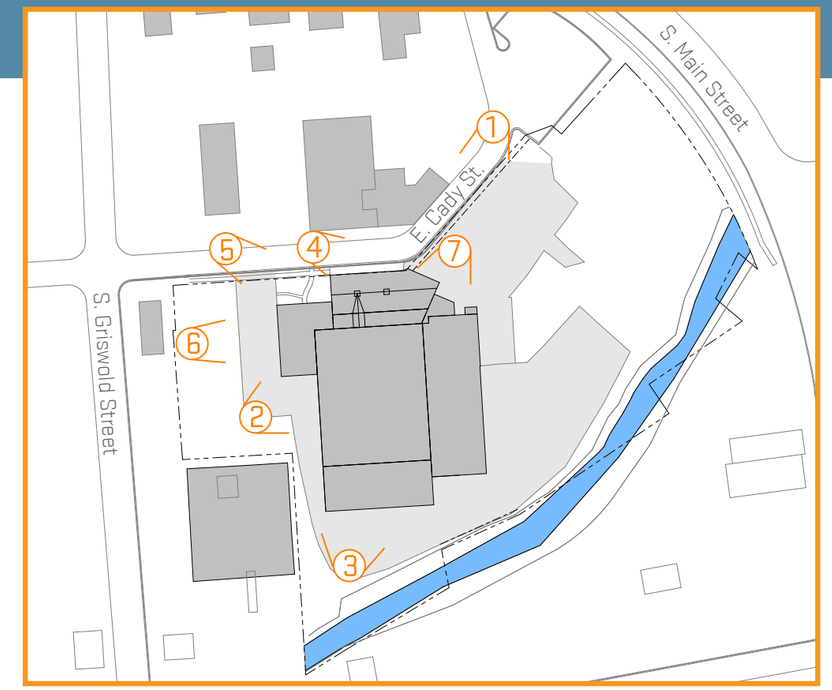
2

3

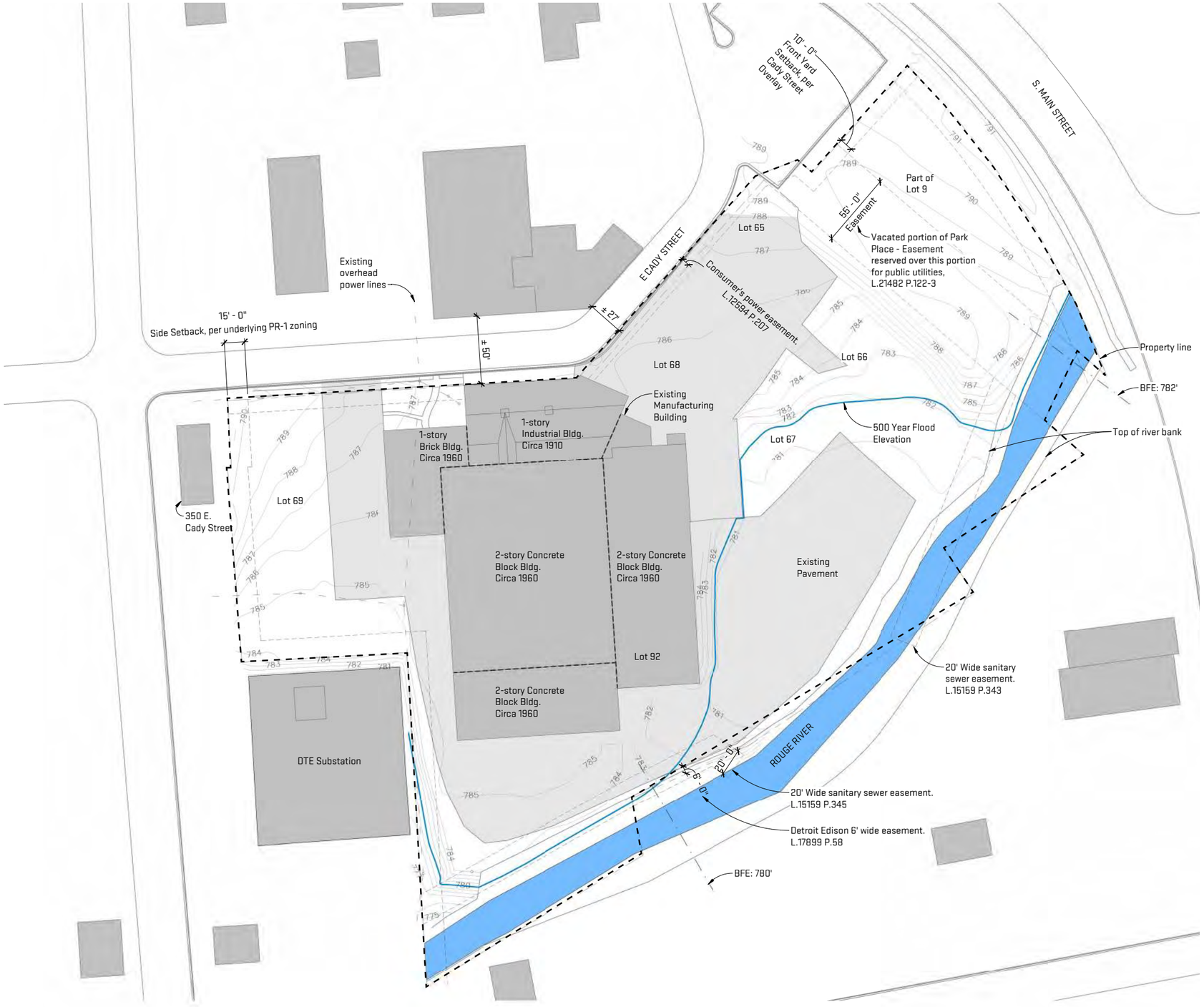
4

5

6


S. Main Street
E. Cady St.
S. Griswold Street
1
2
3
4
5
6
7

FOUNDRY FLASK
& EQUIPMENT CO.
7



Schedule of Regulations

Per Schedule 15.01 & Table 10-1	Existing Underlying Zoning	Existing Overlay Zoning	As Proposed
Zoning	PR-1 Performance Regulated Industrial	CSO Cady Street Overlay (CSO governs)	Proposed CSO-1 Overlay Standards
	Required Setback Line Minimum & Maximum in Feet	Required Setback Line Minimum & Maximum in Feet	Required Setback Line Minimum & Maximum in Feet
Setbacks:			
Front	20' / 50'	10' Commercial 15'-20' Residential	Varies - Min. 10' Per Streetscape Improvements
Side			
Least	10'	N/A	60'±
Total	20'	N/A	130'±
Rear	25' / 50'	20'	64'±
Number of Stories	3	3	3
Maximum Height (in Feet)	30'	36'	36'
Maximum Floor Area Ratio	.5	N/A	N/A
Minimum Landscaped Area %	10%	N/A	N/A
Maximum Lot Area Coverage %	50%	N/A	N/A
Residential Density	N/A	Minimum 15 units per acre	16.6 units per acre proposed
First Floor Residential	N/A	Allowed per CSO-1 underlying PR-1	As Proposed - Not fronting Cady Street
Off Street Parking - Automobiles	per use type	First floor parking garage - 50% first floor area maximum	223 proposed parking spaces. (14) public on-street parking spaces (29) public commercial parking spaces (180) total off-street residential parking including first floor garage [40 parking spaces (35% first floor area)] 2 for each 1 bed 2.5 for each 2 bed 3 for each 3 bed

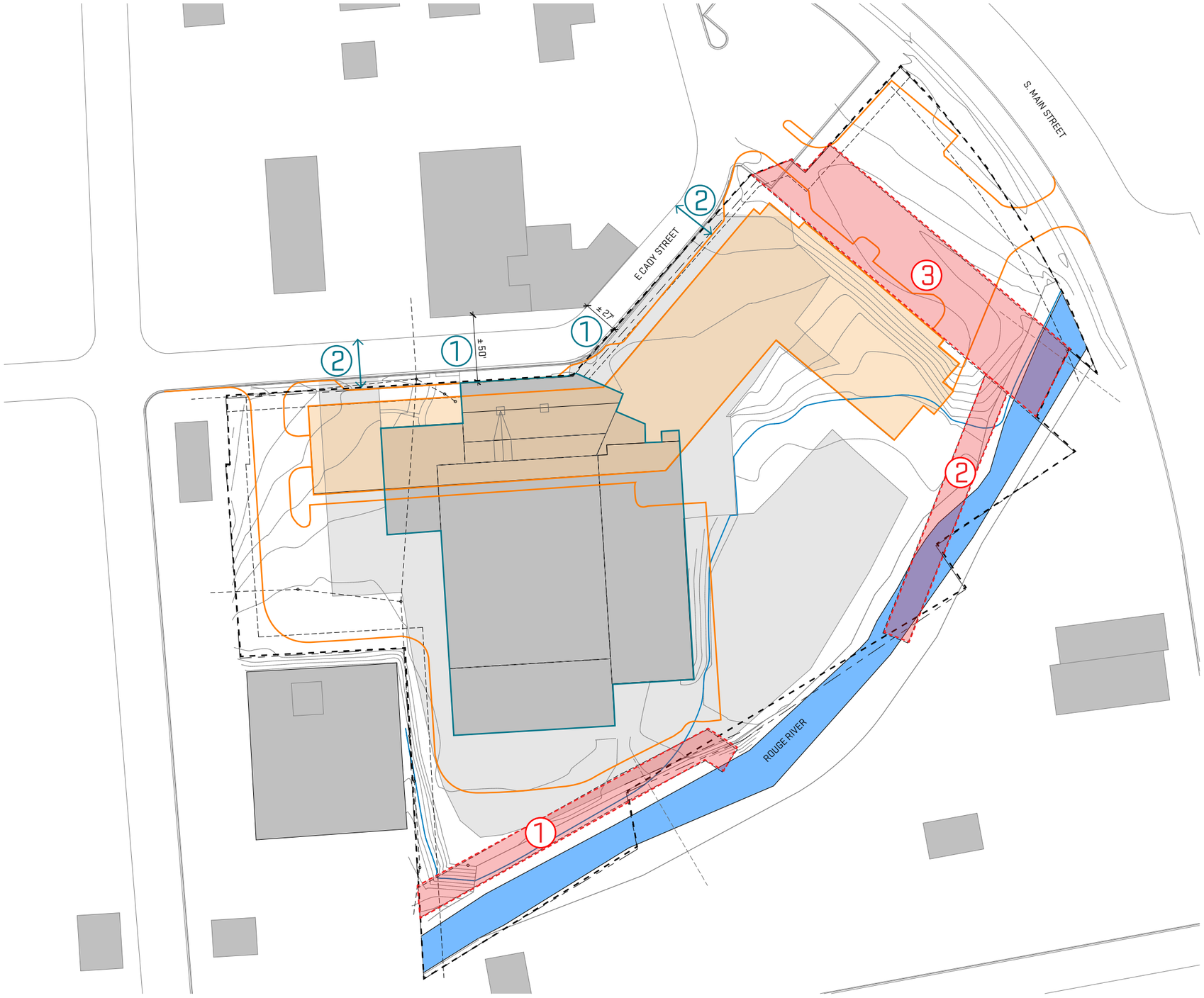
- - - Property Line

EXISTING SITE PLAN

Scale: 1" = 80'

20' 40' 80'

North



Site Improvements

- Property Line
- Proposed
- Existing Building Extents
- (1) Existing minimal right-of-way.
- (2) Cady Street right-of-way improvement per Cady Street Overlay. Existing 50'. Proposed 60'.

Site Restrictions

- Site Restrictions
- (1) 20'-0" Wide Sanitary Sewer Easement. L.15159 P.345 & 6'-0" Wide Detroit Edison Easement. L.17899 P.58
- (2) 20'-0" Wide Sanitary Sewer Easement. L.15159 P.343
- (3) Vacated Portion of Park Place - 55'-0" Easement reserved over this portion for public utlities. L.21482 P.122-3

SITE PLAN OVERLAY

Scale: 1" = 80'

20' 40' 80'

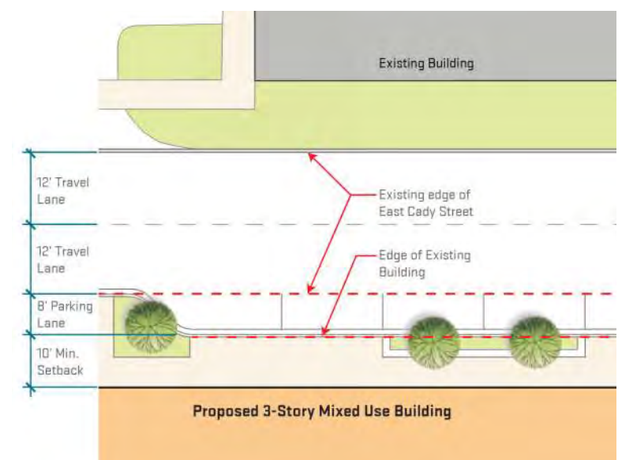
North

Site Features / Parking Counts

- - - Property Line

1. (14) Cady Street Public Parking Spaces
2. (141) Residential Parking Spaces
3. (29) Public Commercial Parking Spaces
4. (40) Level 1 Parking Garage Spaces
5. Open Green

Cady St. Right-of-Way



PROPOSED SITE PLAN

Scale: 1" = 80'

20' 40' 80'

North

WINE BAR
MEAT & CHEESE
O|X STUDIO
© COPYRIGHT 2021

456 E CADY STREET - MIXED USE DEVELOPMENT

SK - 08

O|X STUDIO

456 E CADY STREET - MIXED USE DEVELOPMENT

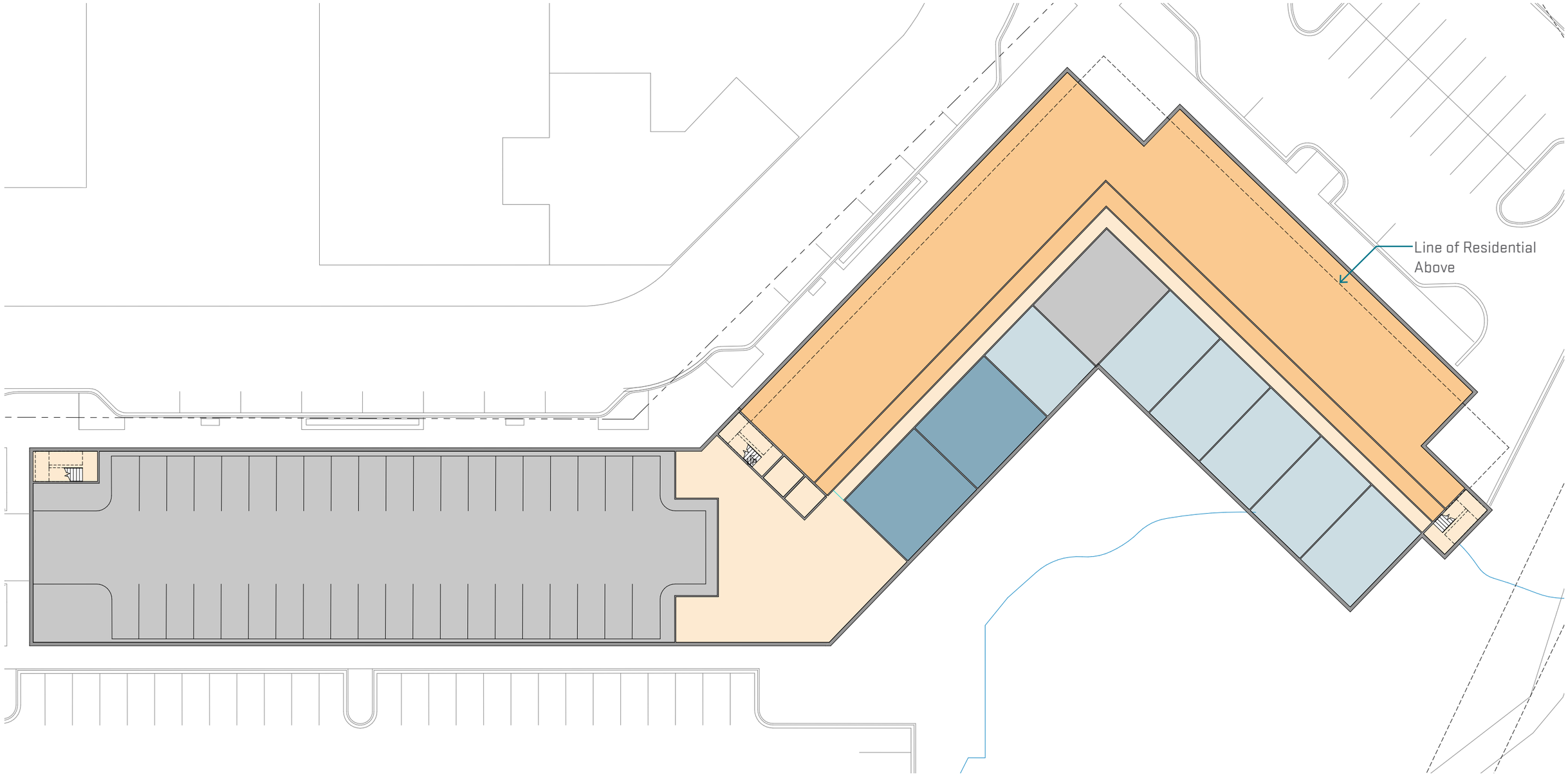
SK - 09

O|X STUDIO

456 E CADY STREET - MIXED USE DEVELOPMENT

SK -010

O|X STUDIO



Room Type Key

1 Bed	2 Bed	3 Bed
Circulation	Commercial	Support Space

LEVEL **1**

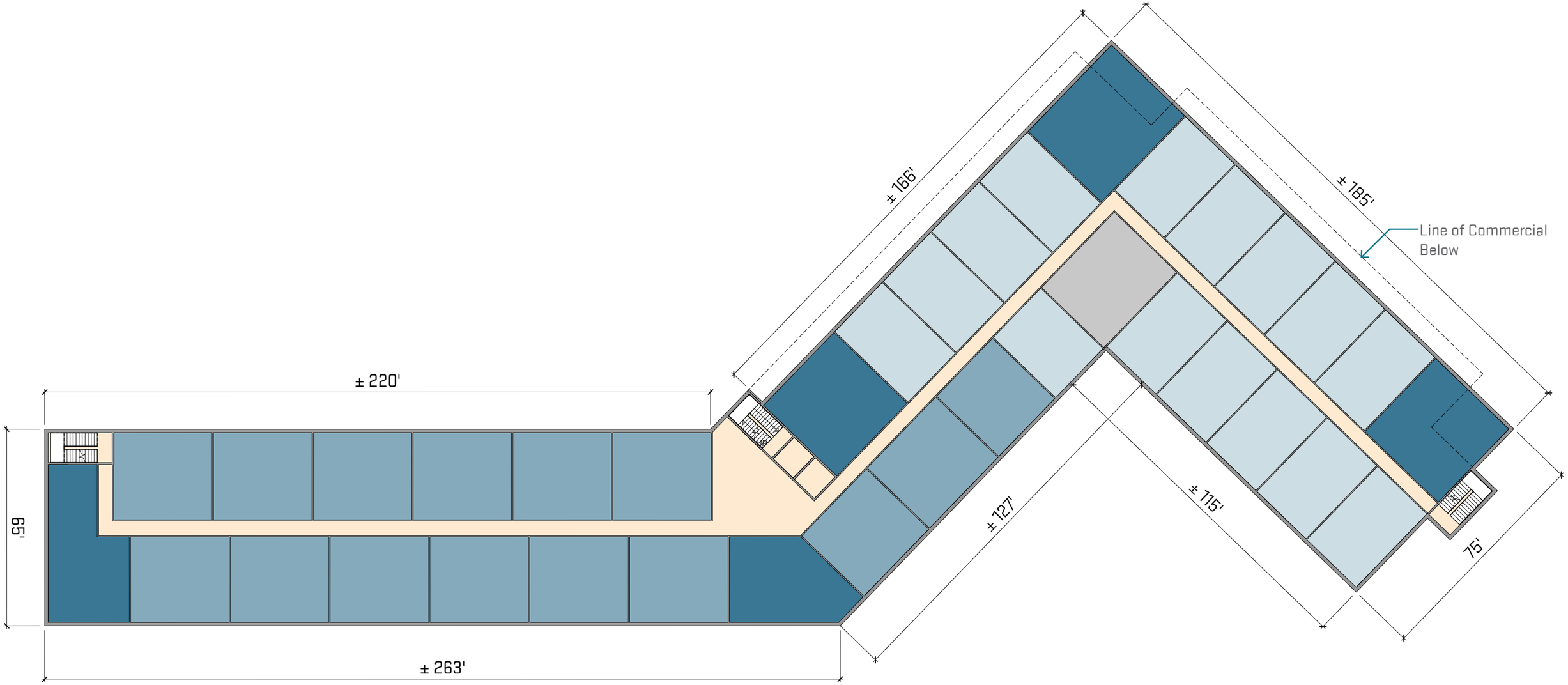
North

Scale: 1" = 32'

8' 16' 32'

Unit Count

6 1 Bed
2 2 Bed
0 3 Bed



Room Type Key

1 Bed	2 Bed	3 Bed
Circulation	Commercial	Support Space

LEVEL **2**

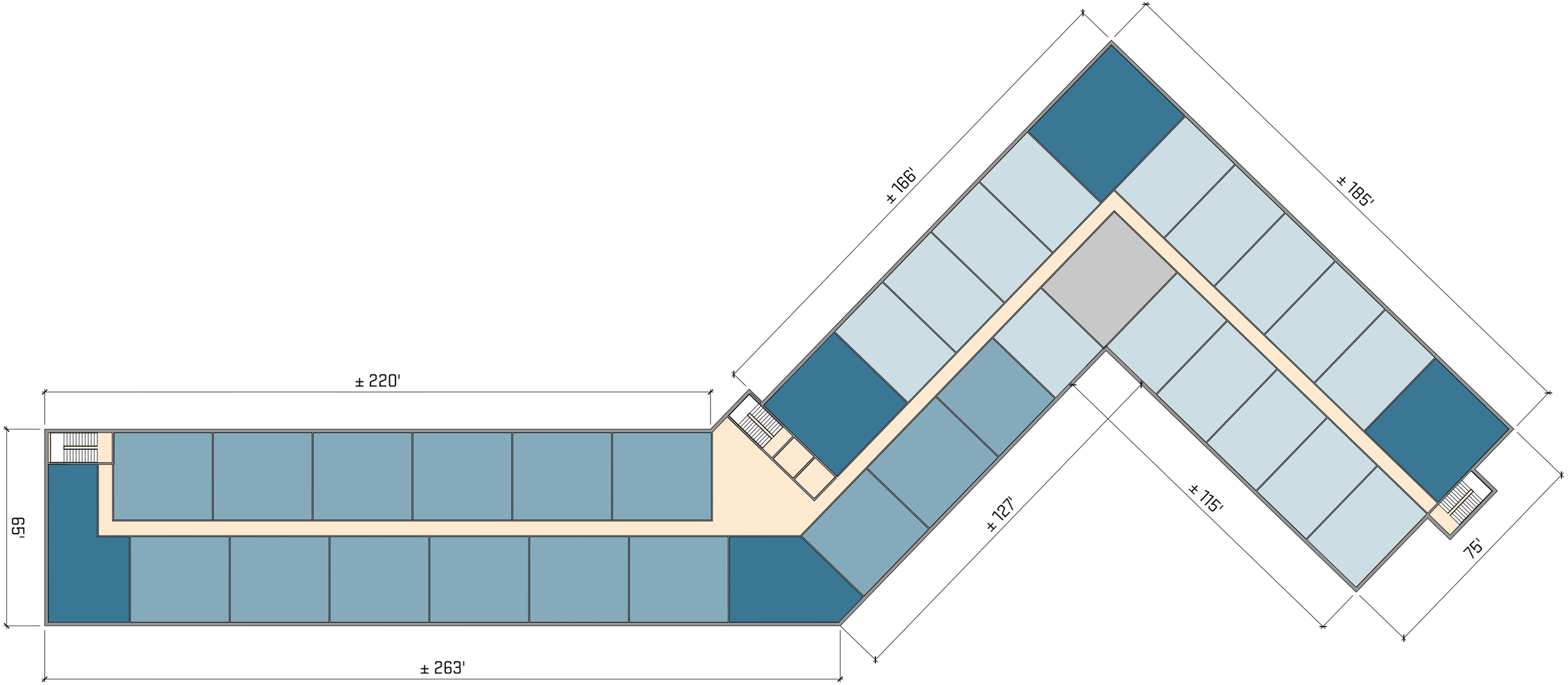
North

Scale: 1" = 32'

8' 16' 32'

Unit Count

15 1 Bed
15 2 Bed
5 3 Bed



Room Type Key

1 Bed	2 Bed	3 Bed
Circulation	Commercial	Support Space

LEVEL **3**

North

Scale: 1" = 32'

8' 16' 32'

Unit Count

15 1 Bed
15 2 Bed
5 3 Bed

Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: City of Northville Historic District Commission

FROM: Sally M. Elmiger, AICP

DATE: April 12, 2021

RE: 456 E. Cady St. (Foundry Flask) – Proposed Demolition

The applicant is proposing to demolish the existing buildings on this site in order to construct a new mixed-use building. The basis chosen for the demolition by the applicant is as follows: "The resource is a deterrent to a major improvement program."

The Historic District Boundary cuts through the site, and the east and southeast part of the site are not within the Historic District Boundary. However, all the existing buildings are.

Demolition Application Requirements
We have reviewed the materials against the Demolition Application requirements, and have the following comments:

1. The application requires information about the process used to complete the work. The applicant provided a description of the various approvals needed to clear the site and construct the new building. However, a description of how the buildings will be taken down also needs to be provided.

2. The application also requires written evidence of any advice sought by the applicant from a professional experienced in historic preservation work. If the project architect has such experience, a description should be provided.

3. The basis for demolition requires: "Evidence of required planning and zoning approval for proposed work, financing and environmental clearances." The list of approvals provided in the application materials shows that HDC approval for the *new project* will be sought after the Planning Commission has approved the plans. However, this particular basis requires planning approval before *demolition* can be approved.

In summary, the applicant should provide this to the Building Department by Wednesday, April 14, 2021 to be included in Commissioner's packets. If not possible, the information should be provided at the HDC meeting on April 21, 2021.

Next Steps
The Commissioners need to determine that, with the additional information provided by the applicant (listed above), the application is complete. If yes, than the Commissioners need to determine if the resource has historical/architectural significance. If yes, then the next step is for the HDC to schedule a public hearing at the next available meeting. If no, then the Commissioners may make a formal decision on the demolition at this meeting.

Someone representing the project needs to attend the HDC meeting on April 21, 2021 to respond to the Commissioner's questions. Note that this meeting will be an electronic meeting. Applicants will receive an e-mail invitation with a link to the meeting.

Please don't hesitate to call if you have any questions or need additional information.

Sally M. Elmiger

CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

Cc: Pat Sullivan, City Manager
Shari Allen, Building Department
Brent Strong, Building Official
Robb Burroughs (robb@oxstudioinc.com)
Jim Long (jrlong@longmechanical.com)
Douglas Brinkman (dr.ofelation@gmail.com)

MICHIGAN.COM – Serving the
OBSERVER & ECCENTRIC and HOMETOWN WEEKLY NEWSPAPERS
6200 Metropolitan Pkwy, Sterling Heights, MI 48312

BE IT MADE KNOWN THAT THE FOLLOWING ADVERTISMENT APPEARED IN:

Publication: Northville Record
Placed By: City of Northville
Subject: PO# 21-17 456 E. Cady
Date of Publication: April 29, 2021

(Tyna Smith), being duly sworn, deposes and says that the advertising illustrated above/attached was published in the Northville Record Newspaper on the following date/s/: April 29, 2021, INVOICE number 359176, and as an authorized employee of the Observer and Eccentric Media, she knows well the facts stated/herein. Cost: $196.50.

STATE OF MICHIGAN

NOTARIZED BY: _____

DATED: May 3, 2021

Acting in County of Macomb

GINA ANNE HUFF
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LIVINGSTON
My Commission Expires March 9, 2023

Northville restaurant wants more outside seating

David Veselenak Hometownlife.com
USA TODAY NETWORK – MICHIGAN

Have you wanted to ever dine in the middle of a driveway? You'll soon have the chance at one of downtown Northville's restaurants.

The city's planning commission reviewed and recommended approval to allow the Garage Grill and Fuel Bar, 202 W. Main St., to add more than two dozen additional outdoor seats in the restaurant's front driveway.

The push for additional outdoor seating continues well into the COVID-19 pandemic where more restaurants have sought outdoor dining as a way to attract guests.

"This year was kind of a trial year for all of us in Northville and certainly for the Garage," said owner Mark Evasic during the meeting. "Those heaters were never meant to be running in January or February.

"However, people really embraced coming to dinner on some nights that were very, very cold."

Efforts have been made across the region to keep business for restaurants at a time when indoor dining has been limited. The Centers for Disease Control recommends dining outside or getting carryout as an alternative to dining indoors, which has a higher risk of spreading the coronavirus that causes COVID-19, according to that agency. Currently, the State of Michigan allows for 50% occupancy inside for restaurants.

The Garage Grill and Fuel Bar in Northville wants to add more than two dozen additional outdoor seats in the front driveway. JOHN HEIDER/HOMETOWNLIFE.COM

The new seats at the Garage would coexist with other outdoor dining the American restaurant currently offers. The driveway area will have seating for 26 people, spaced out six feet apart and roped off from the sidewalk to allow for serving alcohol.

How long the additional seating will remain at the eatery is something still to be determined. The initial request was to go until November, though several commissioners brought up the fact that outdoor dining in the middle of both Main Street and Center Street will continue through the winter until the end of next February.

With that farther-out date, some commissioners wondered if allowing for the restaurant, which is not within the area near the street closures, to have its temporary outdoor seating longer into the winter would better coincide with the rest of the activities downtown.

In the end, the additional, temporary seating will be allowed so long as the roads are closed in downtown Northville.

Especially if ownership planned to come back before the city to extend it, said Commissioner Marc Russell, allowing for it to run longer just made sense at the current time.

hometownlife.com
Observer & Eccentric Newspapers
PART OF THE USA TODAY NETWORK

Novi News (USPS# 398920) is published weekly (Thursday) by Observer & Eccentric Newspapers, 29725 Hudson Dr., Novi, MI 48377.
Periodicals postage is paid at Novi, MI and at additional mailing offices.
POSTMASTER: Send address changes to
Novi News, 29725 Hudson Drive, Novi, MI 48377.

Newsroom Contacts:
Phil Allmen, Content Strategist
Mobile: 248-396-3870
Email: pallmen@hometownlife.com
Follow us on Faceboook: @OEHometown

Subscription Rates:
Newsstand price: $1.50
$65 per 12 months home delivery

Home Delivery:
Customer Service: 866-887-2737
Mon.-Fri. 8:30 a.m. to 4 p.m.
Sunday 7:30 a.m. to noon
Afterhours, leave voicemail
Email: cserv@dnps.com

Advertising Policy:
All advertising published in this newspaper is subject to the conditions stated in the applicable rate card, copies of which are available from the advertising department. We reserve the right not to accept an advertiser's order. Our ad-takers have no authority to bind this newspaper and only publication of an ad constitutes acceptance of the advertiser's order.

Challenges remain for restaurants, hotels as COVID-19 recovery begins

David Veselenak
Hometownlife.com
USA TODAY NETWORK – MICH.

The hospitality industry in Michigan may not look the same once the COVID-19 pandemic ends the president and CEO of the Michigan Restaurant & Lodging Association recently told a group of Novi business people.

Justin Winslow spoke before a few dozen people during a City of Novi morning event April 22. Addressing the small group gathered at the food court at Twelve Oaks Mall — the first in-person talk he said he had done in more than a year — he discussed the state of the hospitality industry and the challenges it has and will face in the future.

"The level of shuttered industry has been our reality for a long time and its impacts are felt acutely right now, and I think they're going to be something that we're going to feel as an industry as we're adapting to for a long time to come," he said.

He discussed the impact of shuttering dining rooms across the state last year, which totaled more than 150 days since March 16, 2020. Those closures, he said have resulted in sales being down 57% in Michigan compared to 26% nationally. In February, the restaurant industry has seen the loss of more than 225,000 jobs since the pandemic began. He said more than 3,000 restaurants have closed their doors since the beginning of the pandemic.

"I think it's something that's been felt by everyone, and felt by every industry and is felt by this industry more," he said.

Gov. Gretchen Whitmer — and later the state Department of Health and Human Services — closed indoor dining twice in reaction to COVID-19: once from March 16, 2020 to early June 2020 at the beginning of the pandemic; and again from Nov. 18, 2020 to Jan. 31 when infection rates increased significantly.

For restaurant owners like J.D. West and Marty Knollenberg, who own Sedona Taphouse restaurants in both Novi and Troy, the challenge has been difficult on many fronts. Those include a lack of clarity from the state on several issues, as well as a challenge to bring in more employees.

The yo-yoing of closures in the last year has made it tough for their employees, especially if they have to wait for unemployment checks due to issues at the state level, West said.

"A lot of people in this industry, they live week-to-week on their money," he said. "They don't have a huge savings account."

West said they are down between 20-30% of employees and have found it difficult to locate new workers. He said he used to get plenty of applicants before the pandemic through word-of-mouth; now, they spend money advertising positions to find help.

NOTICE OF PUBLIC HEARING
CITY OF NORTHVILLE

The City of Northville Historic District Commission (HDC) will hold a public hearing at 7:00 p.m. on May 19, 2021 to receive public input on the proposed demolition of the existing buildings located at 456 E. Cady St., Northville, Michigan, 48167, parcel numbers 48-004-02-0065-000 and 48-004-02-0009-005. The applicant is proposing to demolish the existing buildings on this site in order to construct a new, mixed-use building containing commercial and residential uses.

Section 42-27 of the City's Historic Preservation Ordinance and the Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Northville Historic District call for holding a public hearing that permits members of the public to make comments before considering demolition of a resource in the district.

Meeting Location and Participation
The meeting will be held via video conference as allowed by City Council's Local State of Emergency Declaration due to the COVID-19 pandemic and in compliance with the Open Meetings Act. Members of the public body and members of the public participating electronically will be considered present at the meeting and may participate as if physically present at the meeting. The following is a link to attend the meeting: https://us02web.zoom.us/j/86249072995, US: +1 646 558 8656 or +1 301 715 8592, Webinar ID: 862 4907 2995

Those needing assistance or accommodations should contact the City Manager's office at 248-449-9905. Log in instructions, information about electronic meetings, and a user guide can be found at: https://www.ci.northville.mi.us/cms/One.aspx?portalId=11895963&pageId=13505469#hdc, OR from the Home page, click on the Government tab, Agendas and Minutes, and scroll to the Historic District Commission section of the webpage.

Application Review and Written Comments
The demolition application is available for review at www.ci.northville.mi.us. From the Home Page, click Services, Building and Planning, Historic District.

Written comments to the HDC must be submitted by 4:30pm May 18, 2021 by mail to City Clerk, City of Northville Municipal Building, 215 West Main Street, Northville, Michigan, 48167, or by using the City Hall drop box, or emailed to dmassa@ci.northville.mi.us.

DIANNE MASSA, CMC, CITY CLERK

Publish April 29, 2021 LO-0000359176 3x5

CITY OF NORTHVILLE
NOTICE OF ENACTMENT
ZONING ORDINANCE AMENDMENTS

NOTICE IS HEREBY GIVEN that the Northville City Council has adopted the following Zoning Ordinance amendments.

- **Ordinance #03-15-21Za** amends the Zoning Ordinance, Article 18 General Provisions, and Article 26 Construction of Language and Definitions pertaining to fence provision, to better coordinate screen wall and fence regulations, to add residential wall regulations, and to modify existing fence regulations in residential and non-residential districts. The ordinance was introduced for first reading on March 15, 2021, and adopted on April 19, 2021. Ordinance effective May 7, 2021.
- **Ordinance #03-15-21Zb** amends the Zoning Ordinance, Article 17 Parking, pertaining to assignment of parking credits, to modify the number of parking space credits assigned to existing buildings in the Central Business District to be more consistent with the parking requirements in the Central Business District as provided for in Section 17.01.13. The ordinance was introduced for first reading on March 15, 2021, and adopted on April 19, 2021. Ordinance effective May 7, 2021.
- **Ordinance #03-15-21Zc** amends the Zoning Ordinance, Article 15 Schedule of Regulations pertaining to multi-family residential units in the Central Business District, to reduce the minimum floor area for multi-family residential units in the Central Business District (CDB), Footnote 15 in Section 15.02. The ordinance was introduced for first reading on March 15, 2021, and adopted on April 19, 2021. Ordinance effective May 7, 2021.
- **Ordinance #03-15-21Zd** amends the Zoning Ordinance, Article 15 Schedule of Regulations pertaining to front open space requirement, to clarify that the front open space requirement, Footnote 26 in Section 15.02 applies to single-family residential lots in all residential zoning districts. The ordinance was introduced for first reading on March 15, 2021, and adopted on April 19, 2021. Ordinance effective May 7, 2021.

The complete text of the ordinance amendments is available for public review at the City of Northville Municipal Building, Office of the City Clerk or the Building Department, 215 W. Main Street, Northville, Michigan, 48167, 248-349-1300, Monday through Friday, by appointment only, or on the City's website at **www.ci.northville.mi.us**.

BRENT STRONG, BUILDING OFFICIAL DIANNE MASSA, CMC, CITY CLERK

Publish: April 29, 2021 LO-0000359171 2x5

Ad 2 - 359172 - 4/29 - City of NorthvilleCITY OF NORTHVILLE
NOTICE OF ADOPTION
ORDINANCE NO. 03-15-21a

NOTICE IS HEREBY GIVEN that the Northville City Council has adopted Ordinance No. 03-15-21a, to amend the Code of Ordinances, Chapter 42 Historic Preservation, Article 1, Sec. 42-3 Historic District, to reflect the new Historic District boundary as described in the Northville Historic District Study Report, Volume 1 and Volume 2 Final Reports, dated May 23, 2019 and revised January 25, 2021, as recommended by the Local Historic District Study Committee.

The ordinance was introduced for first reading on March 15, 2021, and adopted April 19, 2021. It is effective April 30, 2021. The complete text of the ordinance amendments is available for public review at the City of Northville Municipal Building, Office of the City Clerk or the Building Department, 215 W. Main Street, Northville, Michigan, 48167, 248-349-1300, Monday through Friday, by appointment only, or on the City's website at **www.ci.northville.mi.us**.

DIANNE MASSA, CMC, CITY CLERK

Publish: April 29, 2021 LO-0000359172 3x2.5

Section 0.2 Advertisement for Bid

Northville Public Schools

Request for Proposal

The Northville Public Schools (also referred to the District or NPS in these documents) will accept sealed bids for:

Northville High School
Band Instrument Storage & VVR/VVF Terminal Unit Terminal Control Retrofits

A pre-bid meeting will be held at Northville High School located at 45700 Six Mile Road, Northville, MI 48168 at 3:00 PM Local Time on Monday, May 3, 2021.

Bid documents will be made available online at: https://sigma.michigan.gov **or** at Northville Public Schools: https://rb.gy/t6gqjd Bid documents will be placed on Buildingconnect.com with the following link: https://rb.gy/jyukau. Bidders are encouraged to visit the site. The following link is for instructions for Buildingconnected.com: https://rb.gy/jcy5uq

Proposals should be submitted through Buildingconnect.com with the following link: https://rb.gy/jyukau . No physical bids will be accepted in person or via delivery service. **Proposals are to be submitted no later than 1:00 PM Local Time Tuesday, May 11, 2021**. The District will not consider or accept a bid received after the date and time specified for bid submission. Bids will be publicly opened immediately following the close of receiving bids with the following virtual meeting link: https://rb.gy/6q9ulg

The Board of Education reserves the right to accept or reject any or all bids in whole or in part; or, for reasons of establishing uniformity, delivery time or preference, to award the contract to other than the low bidder.

The contents of RFP and Bidder's (also referred to as Contractor in these documents) Proposal will become contractual obligations if a contract ensues. Failure of the Bidder to accept these obligations will result in the cancellation of the award. Award of a contract by the District is subject to the Contractor executing a Contract, which shall incorporate the contents of this RFP and the Contractor's Proposal and final approval if the same by the District's legal counsel.

In compliance with MCL 380.1267, the bid shall be accompanied by a sworn and notarized statement disclosing any familial relationship that exists between the owner or any employee of the bidder and any member of the board, or the superintendent of the school district. The bid shall also be accompanied by a sworn and notarized statement disclosing whether the bidder is an Iran Linked Business in compliance with PA 517 of 2012. The Board shall not accept a bid that does not include these sworn and notarized disclosure statements.

Certified check or Bid Bond must accompany each proposal by an approved surety company in an amount not less than 5% of the proposal amount. All bids shall be firm for at least sixty (60) days from the date of opening of bids. Length of time required for completion shall be specified in the bid. All bids submitted must meet or exceed all specifications herein.
Any general questions should be referred to Steve Banchero, Director of Operations (248) 231 – 9879

Publish April 29, 2021 LO-0000359175 3x6.5

City of Northville

215 W. Main Street • Northville, Michigan 48167-1522
Phone: (248) 349-1300 • Fax: (248) 349-9244

CERTIFICATE OF SERVICE

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND AND WAYNE)

The undersigned, having been duly sworn, certifies that on **April 29 , 2021,** he/she served a copy of the **Public Hearing Notice – 456 E. Cady (demolition application)** by first class mail, postage prepaid, to each of the parties identified on the list attached.

I also certify that a copy of the Notice of Public Hearing was posted at the City of Northville Municipal Building in the 24-hour vestibule, and on the City's website in compliance with the Open Meetings Act.

Dianne Massa, City Clerk

Subscribed and sworn to before me this
29th day of **April 2021.**

Notary Public

Wayne County, Michigan
My Commission Expires: 10/16/24

SHARI LYNN ALLEN
Notary Public - State of Michigan
County of Wayne
My Commission Expires October 16, 2024
Acting in the County of Wayne

City of Northville Michigan

NOTICE OF PUBLIC HEARING
CITY OF NORTHVILLE

The City of Northville Historic District Commission (HDC) will hold a public hearing at 7:00 p.m. on May 19, 2021 to receive public input on the proposed demolition of the existing buildings located at 456 E. Cady St., Northville, Michigan, 48167, parcel numbers 48-004-02-0065-000 and 48-004-02-0009-005. The applicant is proposing to demolish the existing buildings on this site in order to construct a new, mixed-use building containing commercial and residential uses.

Section 42-27 of the City's Historic Preservation Ordinance and the Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Northville Historic District call for holding a public hearing that permits members of the public to make comments before considering demolition of a resource in the district.

Meeting Location and Participation

The meeting will be held via video conference as allowed by City Council's Local State of Emergency Declaration due to the COVID-19 pandemic and in compliance with the Open Meetings Act. Members of the public body and members of the public participating electronically will be considered present at the meeting and may participate as if physically present at the meeting. The following is a link to attend the meeting: https://us02web.zoom.us/j/86249072995, US: +1 646 558 8656 or +1 301 715 8592, Webinar ID: 862 4907 2995

Those needing assistance or accommodations should contact the City Manager's office at 248-449-9905. Log in instructions, information about electronic meetings, and a user guide can be found at: https://www.ci.northville.mi.us/cms/One.aspx?portalId=11895963&pageId=13505469#hdc, OR from the

Home page, click on the Government tab, Agendas and Minutes, and scroll to the Historic District Commission section of the webpage.

Application Review and Written Comments

The demolition application is available for review at www.ci.northville.mi.us. From the Home Page, click Services, Building and Planning, Historic District.

Written comments to the HDC must be submitted by 4:30pm May 18, 2021 by mail to City Clerk, City of Northville Municipal Building, 215 West Main Street, Northville, Michigan, 48167, or by using the City Hall drop box, or emailed to dmassa@ci.northville.mi.us.

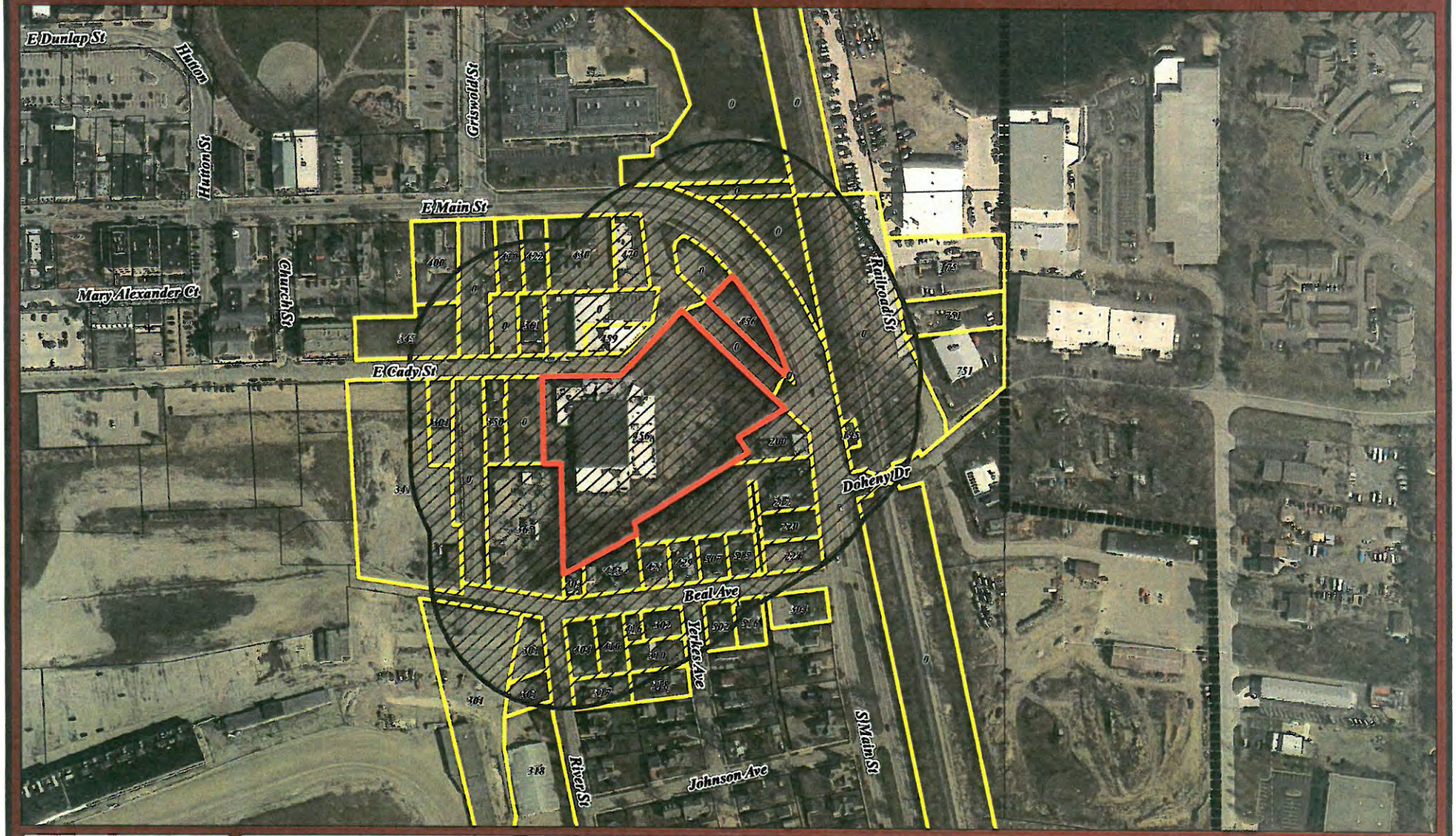
DATED: April 29, 2021

DIANNE MASSA, CMC, CITY CLERK

CITY OF NORTHVILLE

PUBLIC NOTIFICATION

456 E. CADY (48-004-02-0065-000 & 48-004-02-0009-005)



City of Northville

WWW.CI.NORTHVILLE.MI.US

Site Location

Notified Parcels

Buffer - 300'

N W E S

Geographical data provides a spatial representation only. The City of Northville does not assume any damages or liabilities due to the accuracy, availability, use or misuse of the information provided.

PUBLICATION DATE: 4/26/2021

MAYBURY HOMES LLC
459 E CADY
NORTHVILLE, MI 48167

NORTHVILLE, CITY OF
215 W MAIN
NORTHVILLE, MI 48167

NORTHVILLE DOWNS
CARLO, JOHN & ZAYTI, MARGARET
301 S CENTER
NORTHVILLE, MI 48167

MILL STREAM PROPERTIES
C/O HARLEY TSE
6425 PINECRAFT DR
WEST BLOOMFIELD, MI 48322

HERBEL, RICHARD T,
959 WHITTIER DR
EAST LANSING, MI

NORTHVILLE CITY CAR WASH
470 E MAIN
NORTHVILLE, MI 48167

KELLY, JOHN P & MICHELE D
422 E MAIN ST
NORTHVILLE, MI 48167

DTE ELECTRIC COMPANY
PROPERTY TAX DEPARTMENT
PO BOX 33017
DETROIT, MI 48232

FOUNDRY FLASK & EQUIP CO
3372 TIMBERWOOD LN
ANN ARBOR, MI 48103

JOHNS, JANICE L
410 E MAIN ST
NORTHVILLE, MI 48167

FOUNDRY FLASK & EQUIP CO
3372 TIMBERWOOD LN
ANN ARBOR, MI 48103

FOUNDRY FLASK & EQUIP CO
3372 TIMBERWOOD LN
ANN ARBOR, MI 48103

~~NORTHVILLE, CITY OF~~
~~215 W MAIN~~
~~NORTHVILLE, MI 48167~~

COMM FINANCIAL CREDIT UNION
500 S HARVEY
PLYMOUTH, MI 48170

ROSSELLE, RICKE
8740 NAPIER
NORTHVILLE, MI 48167

REA, ANTHONY C & SUZANNE W
24001 TELEGRAPH RD
SOUTHFIELD, MI

CHESSIE SYSTEM
1 NORTHLAND PLAZA
SOUTHFIELD, MI 48075

~~NORTHVILLE, CITY OF~~
~~215 W MAIN~~
~~NORTHVILLE, MI 48167~~

MAYBURY HOMES LLC
459 E CADY ST
NORTHVILLE, MI 48167

~~NORTHVILLE, CITY OF~~
~~215 W MAIN~~
~~NORTHVILLE, MI 48167~~

NORTHVILLE DRIVING CLUB
ATTN: JENNIFER KOENIG
43133 SEVEN MILE RD
NORTHVILLE, MI 48167

FOUNDRY FLASK & EQUIP CO
3372 TIMBERWOOD LN
ANN ARBOR, MI 48103

TEGH LLC
2290 SCIENCE PARKWAY
OKEMOS, MI 48864

NORTHVILLE DRIVING CLUB
ATTN: JENNIFER KOENIG
43133 SEVEN MILE RD
NORTHVILLE, MI 48167

~~NORTHVILLE, CITY OF~~
~~215 W MAIN ST~~
~~NORTHVILLE, MI 48167~~

C & O RR PM DIST
C/O 6 201 GEN MTRS
DETROIT, MI 48202

NORTHVILLE DOWNS ASSN
301 S CENTER
NORTHVILLE, MI 48167

TIPPING POINT THEATRE COMPANY
361 E CADY ST
NORTHVILLE, MI 48167

ROSSELLE, RICKE
8740 NAPIER
NORTHVILLE, MI 48167

KIRK, STEVEN & DEBRA
502 BEAL AVE
NORTHVILLE, MI 48167

VIGI, DAN
404 BEAL AVE
NORTHVILLE, MI 48167

NORTHVILLE PROPERTIES LLC
500 WATER ST
JACKSONVILLE, FL 32202

CSWS REAL ESTATE LLC
410 N CENTER STE 150
NORTHVILLE, MI 48167

PEAVEY, K H-RAYL, R B
46102 SUNSET ST
NORTHVILLE, MI 48167

C & O RR PM DIST
C/O CHAMBER OF COMMERCE,NORTHVIL
195 S MAIN
NORTHVILLE, MI 48167

CSWS REAL ESTATE LLC
410 N CENTER ST STE 150
NORTHVILLE, MI 48167

BAUTISTA, LEANDRO & HALL, HEIDI
302 YERKES AVE
NORTHVILLE, MI 48167

NORTHVILLE DOWNS ASSN
301 S CENTER
NORTHVILLE, MI 48167

RONK, ROBERT L RONK REV LVNG TRST
48251 RUSHWOOD LANE
NOVI, MI 48374

ROSKELLY, BEVERLY J
310 YERKES AVE
NORTHVILLE, MI 48167

~~NORTHVILLE, CITY OF~~
~~215 W MAIN~~
~~NORTHVILLE, MI 48167~~

RONK, ROBERT L REV LVNG TRST
48251 RUSHWOOD LANE
NOVI, MI 48374

RUSSELL, JEFFREY
318 YERKES AVE
NORTHVILLE, MI 48167

BARTEL, KURT & KEELY
413 BEAL AVE
NORTHVILLE, MI 48167

~~NORTHVILLE, CITY OF~~
~~215 W MAIN~~
~~NORTHVILLE, MI 48167~~

VIGI, LEA J
317 RIVER ST
NORTHVILLE, MI 48167

SMITH, MARIAN L TRUST
403 BEAL AVE
NORTHVILLE, MI 48167

NORTHVILLE DOWNS ASSN
301 S CENTER
NORTHVILLE, MI 48167

SZARNOWSKI, PAUL
516 BEAL AVE
NORTHVILLE, MI 48167

KELLY, JOHN REV TRST
422 E MAIN
NORTHVILLE, MI 48167

MASSK, LLC
200 SOUTH MAIN, PO BOX 935
NORTHVILLE, MI 48167

SUMMERS, VESNA REAL ESTATE
22450 SOUTHWYCK CT
NOVI, MI 48374

MOULAND, ERIN & MARK
429 BEAL AVE
NORTHVILLE, MI 48167

LANDRY, MATTHEW & DION, KARI
416 BEAL AVE
NORTHVILLE, MI 48167

KONIECZNY, CHRISTOPHER
507 BEAL AVE
NORTHVILLE, MI 48167

NORTHVILLE PROPERTIES LLC
777 DOHENY DR
NORTHVILLE, MI 48167

RONK, ROBERT
48251 RUSHWOOD LANE
NOVI, MI 48374

CURRENT RESIDENT
430 E MAIN ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
470 E MAIN ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
350 E CADY ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
365 BEAL AVE
NORTHVILLE, MI 48167

CURRENT RESIDENT
456 E CADY ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
400 E MAIN ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
345 E CADY ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
751 DOHENY DR
NORTHVILLE, MI 48167

CURRENT RESIDENT
301 S CENTER ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
456 E CADY ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
751 DOHENY DR
NORTHVILLE, MI 48167

CURRENT RESIDENT
301 S CENTER ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
301 S CENTER ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
318 RIVER ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
410 BEAL AVE
NORTHVILLE, MI 48167

CURRENT RESIDENT
304 S MAIN ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
175 RAILROAD ST VACANT
NORTHVILLE, MI 48167

CURRENT RESIDENT
195 S MAIN ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
301 S CENTER ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
423 BEAL AVE
NORTHVILLE, MI 48167

CURRENT RESIDENT
515 BEAL AVE
NORTHVILLE, MI 48167

CURRENT RESIDENT
224 S MAIN ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
220 S MAIN ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
212 S MAIN ST
NORTHVILLE, MI 48167

CURRENT RESIDENT
341 BEAL AVE
NORTHVILLE, MI 48167

CURRENT RESIDENT
200 S MAIN ST
NORTHVILLE, MI 48167

456 East Cady LLC
Jim Long
190 E. Main St.
Northville MI 48167

Foundry Flask + Equipment Co
Douglas Brinkman
456 E. Cady
Northville MI 48167