
Broderick Tower Re-development Project



Brought to you by MOTOWN CONSTRUCTION PARTNERS, LP

MOTOWN CONSTRUCTION, INC.

277 GRATIOT, STE 500 • DETROIT, MI 48226 • 313 963-8951 • FAX 734 662-5869

Re: The Broderick Tower Re-development Project

Dear Interested Party,

I am writing as the President of the development entity and owner of 10 Witherell and 1556 Woodward Avenue in Detroit, MOTOWN CONSTRUCTION PARTNERS LP to share exciting information with you in regards to the long awaited re-development of the Broderick Tower at Woodward and Witherell on Grand Circus Park in Detroit.

The Broderick Tower Re-development represents an incredible high profile opportunity to support the resurgence of the city of Detroit while at the same time creating a safe, secure, and meaningful investment. We at MOTOWN CONSTRUCTION PARTNERS LP see the re-development of this landmark historic building as a key component in the resurgence of Woodward Avenue, specifically the Grand Circus Park area.

Located at the southeast corner of Woodward and Grand Circus Park, the Broderick Tower and the David Whitney Building on the southwest corner serve as a grand entrance into the Lower Woodward Commercial District. Owners and clients would find themselves only a short walk or People Mover ride away from Foxtown, the Stadium District, the Riverfront Promenade, Cobo Hall, Joe Louis Arena and much more.

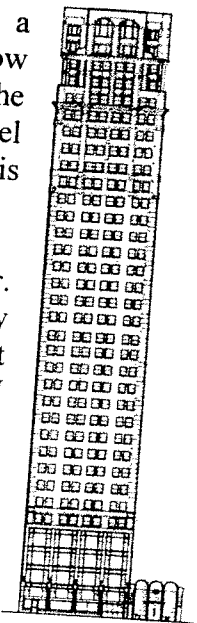
This project will reinvigorate the north end of the Lower Woodward Corridor, bringing 95 to 105 breathtaking new luxury apartments and 20,000 square feet of restaurant/retail/office space on line by early 2010. The project will have parking located in the Grand Circus Park garage under the park directly across Witherell, to provide long term secure parking for the project and its users.

Let me begin with some background on our project;

I have been working with Witherell Corporation since early 2005 to develop a comprehensive re-development plan for the Broderick Tower Building, a plan that is now well underway. Mr. Higgins and the Higgins Family Trust he had long represented as the building's manager, and two other long time partners Robert Riley and Murray Schlusel have recognized the need to introduce some new capabilities, and new money into this process.

New participants have acquired the stock formerly held by Mr. Schlusel, and Mr. Higgins gave up his management role in the project, allowing a portion of his family trust's shares to be sold as necessary to bring in several new qualified investors / project team members. This decision allowed for the formation of first MOTOWN CONSTRUCTION INC., of which I was named President in late 2005, and more recently MOWTOWN CONSTRUCTION PARTNERS LP, our Broderick Tower re-development entity.

BRODERICK TOWER



We have assembled a qualified development team under the new entity, acquired additional equity investment, and have used that investment to buy out one of the entities long term partners, to pay off the buildings overdue taxes and Detroit Investment Fund obligations, and to initiate certain other predevelopment activities.

Our development team currently consists of the following participants:

The Project Team:

Owner/Developer:	MOTOWN CONSTRUCTION PARTNERS LP
Construction Manager:	JC Beal Construction Inc.*
Architect:	Kramer Design Group*
MEP Engineers:	Strategic Energy Solutions (SES)
Façade Engineer:	Soils and Materials Engineers
Project Attorney:	Dykema Gossett PLLC
Tax Credit Consultant:	AKT Peerless

*In addition to serving on the project team, these firms have made an investment in the project, holding a 10% interest in MOTOWN CONSTRUCTION PARTNERS LP.

The team was chosen both for their specific expertise and for their commitment to the project. We at JC Beal Construction Inc. have been involved in numerous projects as developer or Contractor, and our design team has considerable related experience.

JC Beal Construction Inc. is working on loft conversion projects throughout southeastern Michigan, with numerous similar projects completed and / or underway in Ann Arbor, Detroit, Pontiac, Flint and Ypsilanti. Kraemer Design Group and SES were the design / engineering team for the Merchants Row Lofts project and are working now on several of the same projects as JC Beal Construction Inc. and others throughout the state. Resumes for all of the major project team members are attached.

In Other Significant News:

Design and engineering for the project are 100% complete. Construction bids have been updated and a Valued Engineering process is underway to confirm that the project will stay within budget as it moves forward.

We are well through the process for OPRA designation and NEZ designations. We have secured approval for a "large" MBT tax credit and our Brownfield's TIF reimbursement

plan. We have already received approval of our State and Federal Rehabilitation (Historic) Tax Credit applications (Parts 1 & 2).

One additional point of importance: There is currently a signage lease in place on the building that provides MOTOWN CONSTRUCTION PARTNERS LP with \$20,000 / month in income that is being applied to support pre-construction costs on a current basis, but which would be available as collateral to support a loan that might expedite this process.

Attached to provide you with additional background on the project are the following documents:

- Rehabilitation Tax Credit Part 1 and 2 approval letters
- SBT and Brownfield Plan Approval Letters
- A summary analysis of Construction Costs and our current table of sources and uses
- A 10 year Cash Flow projection
- Substantial information, in bullet point and image form regarding the project
- Project team member resumes as referenced above

We would appreciate your review of this information, and your feedback on the project along with your interest in participating in the financing of the Broderick Tower Re-development Project.

Thank you again for the opportunity to present this project and this offer to you and your firm. We at MOTOWN CONSTRUCTION PARTNERS LP are eager to see this building re-developed and would appreciate your participation in this monumental downtown Detroit rehabilitation effort. Thank you again for your consideration.

Sincerely

Fred J. Beal, President
MOTOWN CONSTRUCTION PARTNERS LP

The Broderick Tower Re-development

The 34-story David Broderick Tower, was constructed in 1928 as the Eaton Tower under the direction of Luis and Paul Kamper of Detroit. It was, at the time, the second tallest skyscraper in Michigan.

The building was acquired in 1945 by David Broderick, who renamed the building in his own name and managed it until his death in 1957. The building sold numerous times over the next 20 years before being purchased by the Higgins Family Trust in late 1976.

The building lost the majority of its tenants in the mid 1980's collapse of the Detroit office market, and has stood almost empty since.

Ownership was recently transferred to MOTOWN CONSTRUCTION PARTNERS, LP in preparation for the completion and re-development of the building.



A Historic Property

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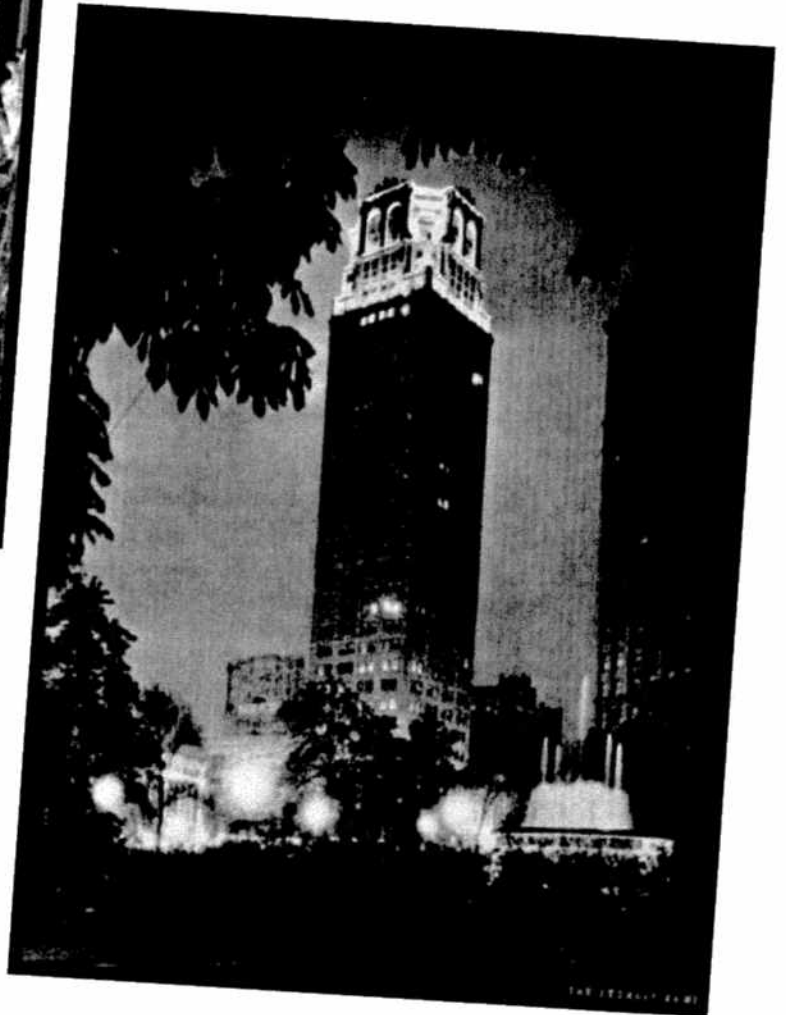
The Broderick Tower Re-development



Original Lobby Finishes



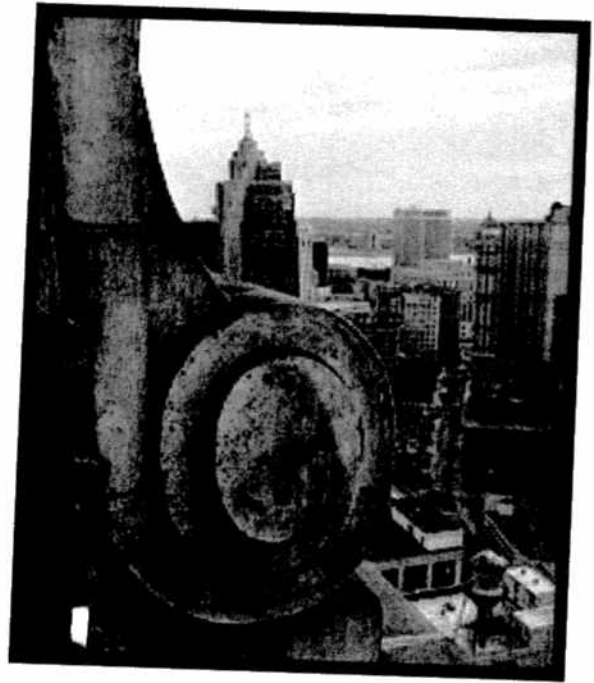
Limestone Cornice Details



**Historic Architecture with
Attention to Detail**

Brought to you by MOTOWN CONSTRUCTION PARTNERS, LP

The Broderick Tower Re-development



The building has a significant local history and a sound structure, however it's current conditions are blighted and show signs of it's long neglect. These circumstances are what has prompted this comprehensive re-development plan. It will be our focused objective to return this historic gem to it's former glory.

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The Broderick Tower Re-development

A Comprehensive Plan



The Project will renovate the existing building into 95-105 luxury condominiums on floors 5-34, with the lower 4 floors being upgraded for retail / entertainment / office uses. Because the re-development would entail new systems we run less risk of encountering unforeseen circumstances.

Major improvements necessary to accomplish the conversion process include:

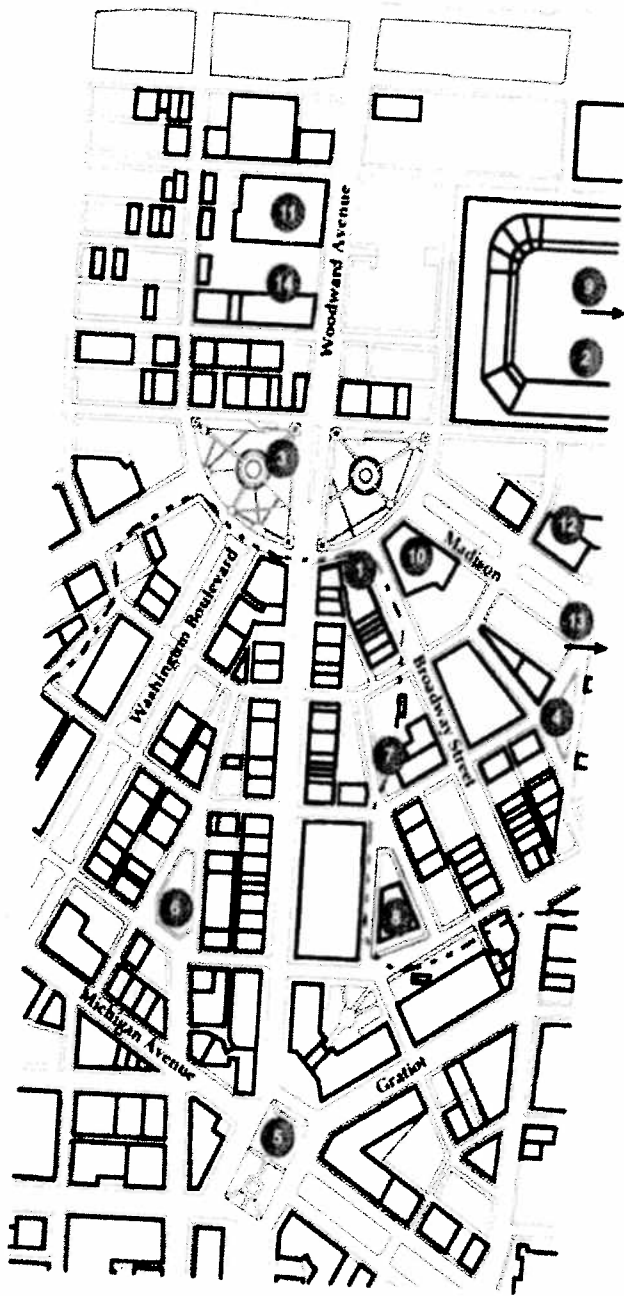
- Exterior restoration: Masonry, window, and canopy restorations
- Life safety: Fire detection and alarms, sprinklers and emergency lights
- Utility Upgrades: Replacement of mechanical and electrical systems
- Interior Restoration / Buildout: Apartment and commercial space.

The estimated re-development costs will total \$45 million, an expenditure that will result in a spectacular mixed use project in a prime location.

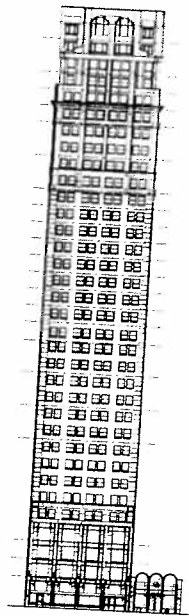
Brought to you by MOTOWN CONSTRUCTION PARTNERS, LP

The Broderick Tower Re-development

Vicinity Map



- 1 David Broderick Tower
- 2 Comerica Park
- 3 Grand Circus Park
- 4 Harmonie Park
- 5 Campus Martius Park
- 6 Capital Park
- 7 YMCA
- 8 Downtown Library
- 9 Ford Field
- 10 Detroit Opera House
- 11 Fox Theater
- 12 Detroit Athletic Club
- 13 Music Hall
- 14 State Theater

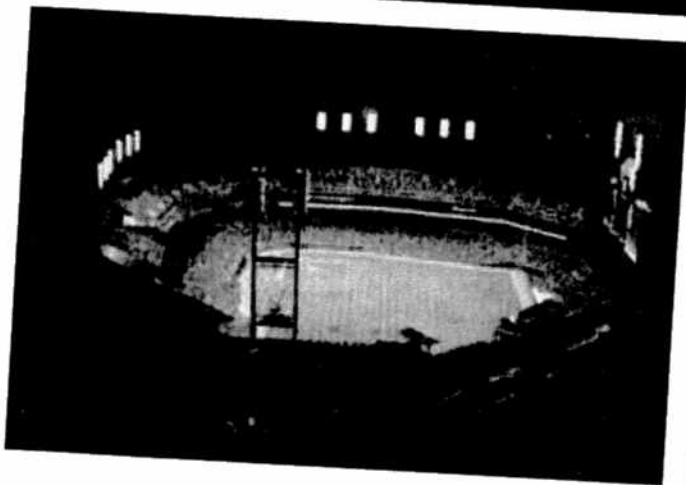


The Broderick Tower is located in the heart of Detroit's burgeoning Entertainment District surrounded by Theatres, Restaurants, Casinos and the City's two new sports stadiums.

Brought to you by MOTOWN CONSTRUCTION PARTNERS, LP

The Broderick Tower Re-development

The building, located on Grand Circus Park, and with extensive street frontage on Woodward Avenue and Witherell Street, overlooks the Detroit Tiger's Comerica Park to the North and the Downtown Skyline and Detroit River to the South, providing great view from all four sides of the Broderick Tower.

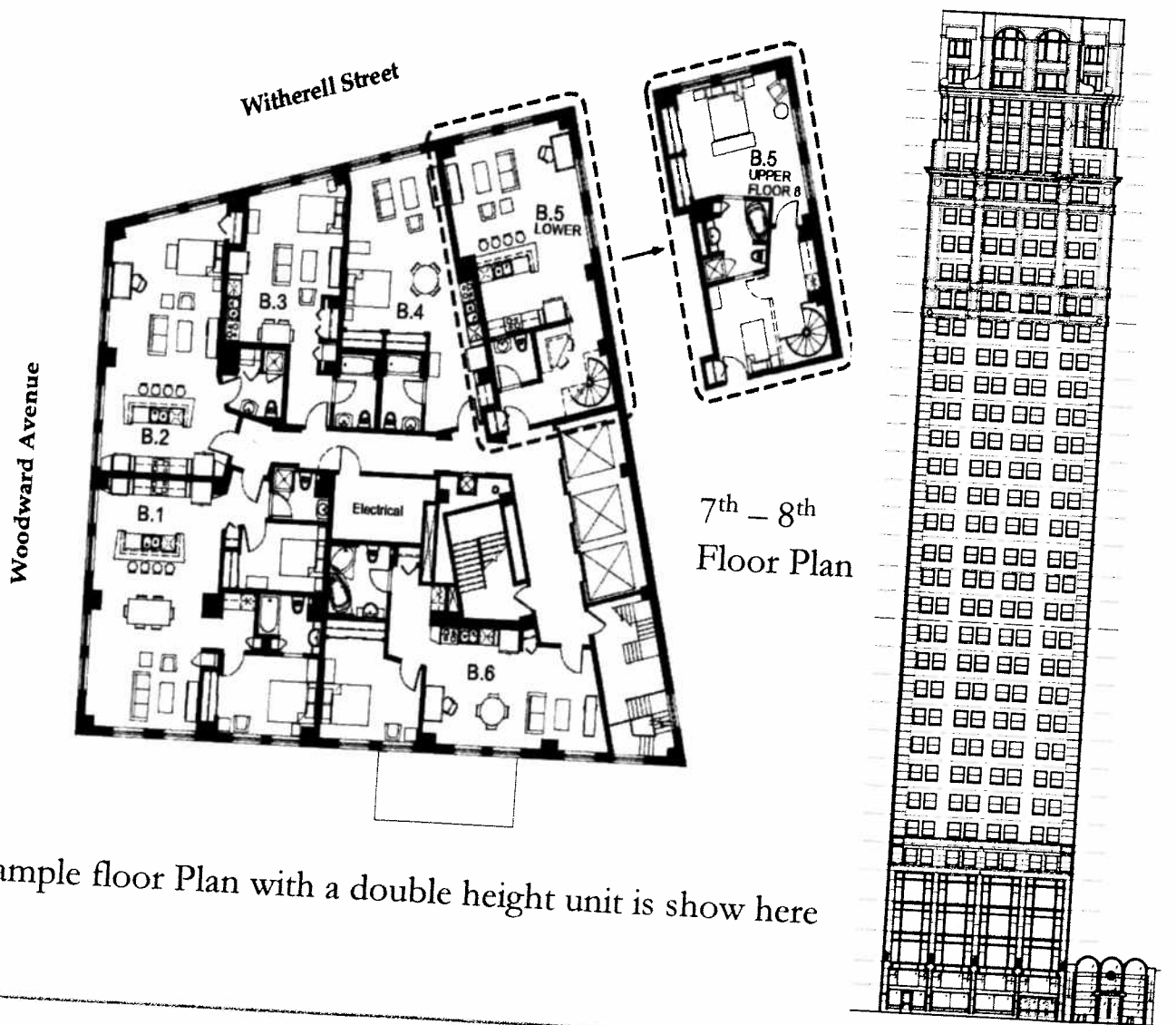


Brought to you by MOTOWN CONSTRUCTION PARTNERS, LP

The Broderick Tower Re-development

Unique Floor Plans

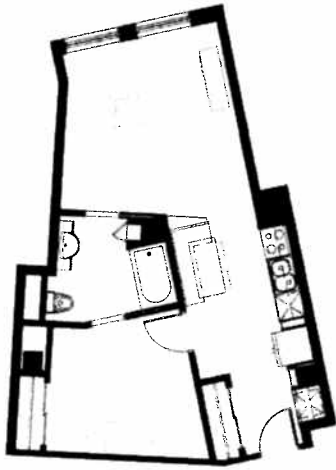
The slender tower shape of the building lends itself to unique residential floor plans. Kraemer Design Group capitalizes on this circumstance to create distinctive luxury condominium layouts, each offering a magnificent city vista



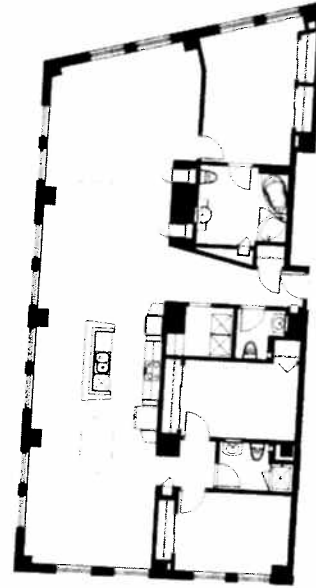
Sample floor Plan with a double height unit is show here

Brought to you by MOTOWN CONSTRUCTION PARTNERS, LP

The Broderick Tower Re-development Distinctive Floor Plans



Unit Type K: A one bedroom unit



Unit Type N: A three bedroom unit



Unit Type F: A two bedroom two level unit

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Broderick Tower Re-development



**Inviting and individual interiors
with a contemporary flair**

Brought to you by MOTOWN CONSTRUCTION PARTNERS, LP

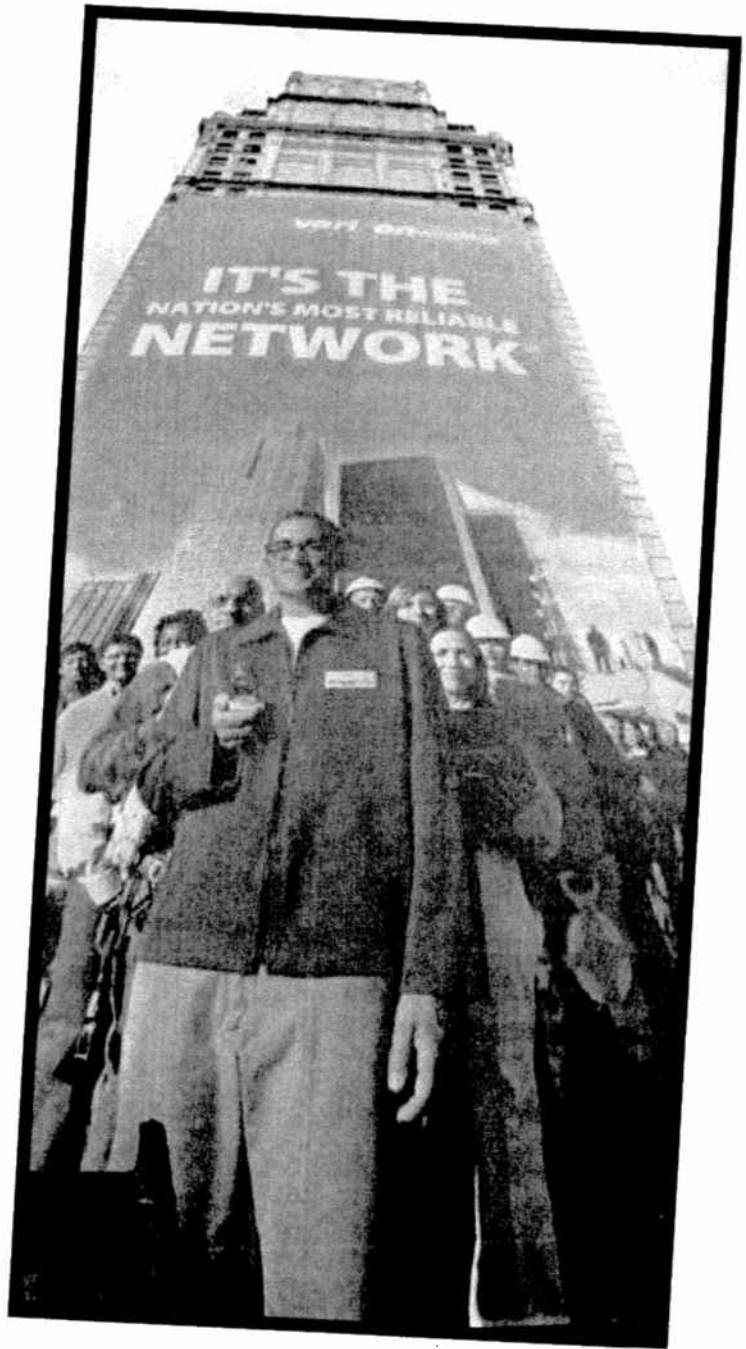
The Broderick Tower Re-development

A Diverse Income Stream

Income Stream:

Appraisal Implications

- Restaurant / Retail Entertainment (B-2)
- Office Leasing (2-4)
- North Wall Signage
- Rooftop (Antenna) Space Leasing
- Apartment Leasing



Brought to you by MOTOWN CONSTRUCTION PARTNERS, LP

The Broderick Tower Re-development



Multiple Sources of Funding

Incentive and Abatements Anticipated

- Federal & State Historic Tax Credits: Approved
- New Market Tax Credit: Approved
- Large Michigan Brownfield (MBT) Credit and TIF Recapture: Approved
- OPRA Tax Abatement: Approved
- Initial City of Detroit Assessment Reduction Strategies; Completed
- DIF Real Estate Bridge Loan: Available
- DIF LWHF Loan: Available

Brought to you by MOTOWN CONSTRUCTION PARTNERS, LP



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

August 8, 2006

Mr. Fred Beal
Witherell Corporation
277 Gratiot, Suite 500
Detroit, MI 48226

PROPERTY: The David Broderick Tower, 10 Witherell, Detroit, MI
PROJECT NUMBER: (17841)
TAXPAYER ID NUMBER: 38-253-52-37

Dear Mr. Beal:

The National Park Service has reviewed the project amendment for the Historic Preservation Certification Application - Part 2 for this project and has determined that the project, as modified by the treatments described, will be in conformance with the Secretary of the Interior's Standards for Rehabilitation and with the preliminary approval issued by this office on March 1, 2006, only if the following conditions are met:

- 1) Distribution and return air ducts necessary to heat, cool, and provide fresh air to the individual tenant spaces and the public spaces in the building shall be concealed in soffits. The installation of exposed spiral ductwork in a historically finished interior space is not compatible with the historic character of this property.
- 2) New suspended ceilings must clear the top of any existing window trim, or be held back a minimum of 3'-0" away from the window.

Revised drawings showing all necessary changes to address the above conditions should be submitted for review and approval before proceeding with this work in order to ensure the project's conformance with the Standards.

As you are aware, a formal "certification of rehabilitation" can be issued only to the owner or qualified lessee of a "certified historic structure" after the rehabilitation work is completed. At that time, please submit a Request for Certification of Completed Work, with interior and exterior photographs of the completed work, to this office through the State Historic Preservation Office. An onsite inspection of the completed work by an authorized representative of the Secretary of the Interior may be undertaken prior to issuance of the final certification of rehabilitation.

If you have any questions, please call the State Historic Preservation Office or me at (202) 354-2032.

Sincerely,

Antonio Aguilar
Historical Architect
Technical Preservation Services Branch

Enclosure

cc: MI SHPO
Robert J. Kraemer, Kraemer Design Group, 400 Grand River Avenue, Suite 100, Detroit, MI 48226



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:
H30(2255)

March 1, 2006

Mr. Fred Beal
Witherell Corporation
277 Gratiot, Suite 500
Detroit, MI 48226

PROPERTY: The David Broderick Tower, 10 Witherell, Detroit, MI
PROJECT NUMBER: (17841)
TAXPAYER ID NUMBER: 38-253-52-37

Dear Mr. Beal:

The National Park Service has reviewed your Historic Preservation Certification Application - Part 2, and has determined that the proposed rehabilitation project described in the submitted documentation will meet the Secretary of the Interior's Standards for Rehabilitation, provided that the following conditions are met:

Remaining historic interior architectural features and finishes must be retained and preserved to the greatest extent possible. If the historic features and finishes are deteriorated beyond repair, that condition must be adequately documented. 35mm color photographs documenting the before and after condition of the historic interior features repaired and preserved in place must be submitted with your request for Final Certification.

The proposed reconstruction of the lower level interior spaces must be guided by historical evidence or be a new design that is compatible with the historic character of the property. Detailed drawings showing the existing interior floor plans of the building, clearly indicating all remaining historic fabric as well as any demolition and changes to the historic configuration of the spaces must be submitted for review and approval by this office before proceeding with any interior work. Drawings, photographs, and any other historic documentation used as a basis for the reconstruction of any historic feature must also be submitted.

Material submitted for conformance with the conditions should be submitted to this office through the State Historic Preservation Office. This office will review any additional material relating to the conditions as soon as it is made available. Any substantive change in the work as described in the application should be brought to our attention in writing prior to execution to ensure continued conformance to the Standards.

This letter is a preliminary determination, since a formal "certification of rehabilitation" can be issued only to the owner or qualified lessee of a "certified historic structure" after the rehabilitation work is completed. To request certification upon completion of the project, a Request for Certification of Completed Work, interior and exterior photographs of the completed work, and documentation of fulfillment of the above conditions should be returned to this office through the State Historic Preservation Office. An onsite inspection of the completed work by an authorized representative of the Secretary of the Interior may be undertaken prior to issuance of the final certification of rehabilitation.

If you have any questions, please call the State Historic Preservation Office or me at (202) 354-2032.

Sincerely,

Antonio Aguilar
Historical Architect
Technical Preservation Services Branch

Enclosure

cc: MI SHPO
Robert J. Kraemer, Kraemer Design Group, 400 Grand River Avenue, Suite 100, Detroit, MI 48226
IRS



JENNIFER GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF HISTORY, ARTS AND LIBRARIES
LANSING

200554
Historic
DR. WILLIAM ANDERSON
DIRECTOR

January 25, 2006

Ms. Sharon Park Chief
Tax Incentives Program
Heritage Preservation Services
National Park Service
1849 C Street NW (org.2255)
Washington DC 20240-0001

PROJECT: David Broderick Tower, 10 Witherell, Detroit, Wayne Co., MI 48226
MI Project #: TX06-1007

Dear Ms Park:


The Historic Preservation Certification Application, Part 1 and 2, for the above project is enclosed, together with the State Review Sheets.

This building is located in and contributes to the significance of the Grand Circus Park Historic District. We recommend the approval of this historic structure (Part 1) certification request.

The preliminary rehabilitation appears to be in conformance with the *Secretary of the Interior's Standards for Rehabilitation*. We recommend the approval of this request for preliminary certification of the rehabilitation Part 2 application.

Please contact Robbert McKay (517) 335-2727 if you have any questions on this project.

Sincerely,


Brian D. Conway
State Historic Preservation Officer

Enclosure(s)

C: Fred Beal
Robert Kraemer

BDC/REM

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0005

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Office Use Only
NRIS No.

NPS Office Use Only
Project No. 17841

200654
MST/KC

Instructions: Read the instructions carefully before completing application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

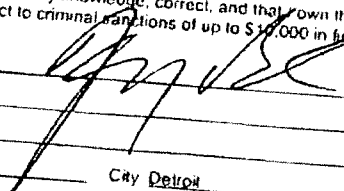
1. Name of Property: The David Broderick Tower
Address of Property Street: 10 Withereff
City: Detroit County: Wayne State: Mi Zip: 48226
Name of historic district: Grand Circus Park Historic District

National Register district
 certified state or local district
 potential district

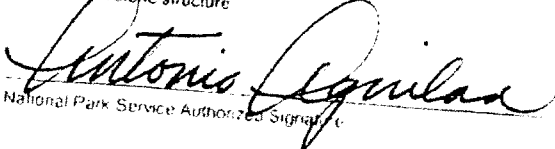
2. Check nature of request:
- certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation
 - certification that the structure or building, and where appropriate, the land area on which such structure or building is located, contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes
 - certification that the building does not contribute to the significance of the above-named historic district
 - preliminary determination for individual listing in the National Register
 - preliminary determination that a building located within a potential historic district contributes to the significance of the district
 - preliminary determination that a building outside the period or area of significance contributes to the significance of the district

3. Project contact:
Name: Robert J. Kraemer, Principal - Kraemer Design Group, PLC (Architect)
Street: 400 Grand River Avenue, Suite 100 City: Detroit
State: Mi Zip: 48226 Daytime Telephone Number: (313) 965-3399

4. Owner:
I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name: Fred Bepl, President Signature:  Date: 11/28/05
Organization: Withereff Corporation
Social Security or Taxpayer Identification Number: 38-253-52-37
Street: 277 Gratiot, Suite 500
State: Mi Zip: 48226 City: Detroit
Daytime Telephone Number: (313) 963-8951

- NPS Office Use Only
- The National Park Service has reviewed the "Historic Certification Application - Part 1" for the above-named property and hereby determines that the property:
- contributes to the significance of the above-named district (or National Register property) and hereby determines that the property rehabilitation
 - contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of accordance with the Tax Treatment Extension Act of 1980
 - does not contribute to the significance of the above-named district
- Preliminary Determinations
- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60
 - does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register
 - appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places, if nominated by the State Historic Preservation Officer
 - appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS
 - does not appear to qualify as a certified historic structure

Date: 3/1/06
National Park Service Authorized Signature: 

NPS/TPS
National Park Service Office Telephone No.
202-394-2032

See Attachments



MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

February 5, 2009

800 N. WASHINGTON SQ.
LANSING, MI 48213

CUSTOMER
ASSISTANCE CENTER
817 373 8888

WWW.THEMEDC.ORG

Mr. Fred Beal, Partner
Motown Construction Partners LP
277 Gratiot, Suite 500
Detroit, MI 48226

Re: Amendment Request for Project M-0604

Dear Mr. Beal: *Fred*

I am sending this letter in regards to the Broderick Tower Lofts project in the City of Detroit, Michigan (Project #: M-0604). We have received your amendment letter on January 22, 2009 requesting this project be amended to the following requests:

- Amend the project to include an Urban Area Designated Project (UDAP) designation and to increase the credit to 20% with a value of \$6,343,400;
- Reduce the amount of eligible investment from \$39,831,950 to \$31,717,000, so that soft costs are no longer included and;
- Add three (3) years to the completion date.

I have outlined the three conditions that will apply if the MEGA Board approves the requests outline above. First, there will be no additional increase in the availability of the tax credits even if your eligible investment exceeds the \$31,717,000 investments total identified in your amendment application letter. The total amount of available credits will be limited to \$6,343,400.

Second, with the amount of the credit increasing to \$6,343,400, an Administrative Fee of 7/10 of 1 percent (0.7%) will be applied to the increased credit amount which is \$2,360,205. This fee must be paid prior to the issuance of the amended pre-approval letter and the balance due will be \$16,521.

Third, the approval of this amendment will add an additional three (3) years to complete the project. Therefore, the project must be completed by August 15, 2014.

Please review these conditions and let me know if you have any questions. Once reviewed, please sign and return this letter as your understanding and acceptance of these conditions. The letter can be emailed to raineros@michigan.org or faxed to my attention at (517) 335-3059.

Sincerely,

Sarah L. Rainero

Sarah L. Rainero
Michigan Economic Development Corp.

Fred Beal

Mr. Fred Beal
Motown Construction Partners LP

- EXECUTIVE COMMITTEE
- MATTHEW P. CULLEN
Chair
Roche Enterprises
- PHILIP H. POWER
Vice-Chair
The Center for Michigan
- JAMES C. SPOLITO
President and CEO
- RICHARD E. BLOUSE JR., DCE
Detroit Regional Chamber
- JOHN W. BROWN
Stryker Corporation
- DR. DAVID E. COLE
Center for
Automotive Research
- JOANN CARY
Saginaw Future Inc.
- DR. HAIFA FAKHOURI
Arab American and
Chaldean Council
- STEVEN K. HAMP
Hamp Advisors, LLC
- PAUL MILLEGONOS
BTE Energy Company
- FREDERICK W. HOFFMAN
Chrysler, LLC (retired)
- GEORGE W. JACKSON JR.
Detroit Economic
Growth Corporation
- BRIGIT M. KLOHS
The Right Place, Inc.
- F. THOMAS LEWAND
Bodman LLP
- STANLEY "SKIP" PRUSE
Michigan Department of Energy,
Labor & Economic Growth
- DR. IRVIN D. REID
Wayne State University
- MICHAEL S. STAEBLER
Pepper Hamilton LLP
- DENNIS R. TOPFOLD
Oakland County
- PETER S. WALTERS
Guardian Industries Corp.
- TODD A. WYETT
Verse Development, LLC

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION



300 N WASHINGTON SQ
LANSING, MI 48913

CUSTOMER
ASSISTANCE CENTER
517 373 9808

WWW.THEMEDC.ORG

RECEIVED BY

MAR 16 2009

J C BEAL CONSTRUCTION

February 18, 2009

Mr. Fred J. Beal
Motown Construction Partners, LP
277 Gratiot, Suite 500
Detroit, MI 48226

Dear Ms. Diplock:

Enclosed is a certified copy of the Michigan Economic Growth Authority (MEGA) Resolution 2009-32, adopted at the February 17, 2009 MEGA Board meeting, authorizing an amendment to Resolution 2006-56 for Motown Construction Partners, LP.

Thank you again for choosing Michigan!

Sincerely,

Peter C. Anastor
Secretary to the MEGA Board

Enclosure

EXECUTIVE COMMITTEE
MATTHEW P. CULLEN
Chair
Reck Enterprises

PHILIP H. POWER
Vice-Chair
The Center for Michigan

JAMES C. EPOLITO
President and CEO

RICHARD E. BLOUSE JR. CCE
Detroit Regional Chamber

JOHN W. BROWN
Stryker Corporation

DR. DAVID E. COLE
Center for
Automotive Research

JOANN CRARY
Saginaw Future Inc.

DR. HAIFA FAKHOURI
Arab American and
Chaldean Council

STEVEN K. HAMP
Hamp Advisors, LLC

PAUL HILLEGONDS
DTE Energy Company

FREDERICK W. HOFFMAN
Chrysler, LLC (retired)

GEORGE W. JACKSON JR.
Detroit Economic
Growth Corporation

BIRGIT M. KLOHS
The Right Place, Inc.

F. THOMAS LEWAND
Bodman LLP

STANLEY "SKIP" PRUSS
Michigan Department of Energy
Labor & Economic Growth

DR. IRVIN D. REID
Wayne State University

MICHAEL B. STAEBLER
Pepper Hamilton LLP

DENNIS R. TOFFOLO
Oakland County

PETER S. WALTERS
Guardian Industries Corp.

TODD A. WYETT
Versa Development, LLC

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION



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Michigan Economic Growth Authority (MEGA)

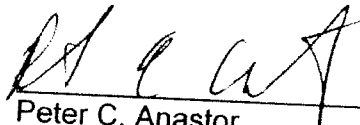
Certificate

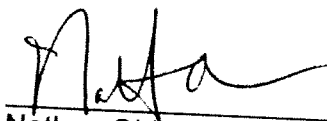
Resolution 2009-32

Motown Construction Partners, LP

I, Peter C. Anastor, Secretary to the MEGA Board, do hereby certify that the attached is a true and complete copy of a resolution adopted by the MEGA board at a meeting on February 17, 2009 and that public notice of said meeting was given pursuant to Act No. 24, Public Acts of Michigan, 1995, including the case of a special or rescheduled regular meeting, or a meeting recessed for more than 36 hours, notice by posting at least 18 hours prior to the time set for the meeting.

IN WITNESS WHEREOF, I have hereto affixed my signature this 18th day of February, A.D. 2009.


Peter C. Anastor
Secretary to the MEGA Board


Nathan Ohle
Board Relations Liaison

EXECUTIVE COMMITTEE

MATTHEW P. CULLEN
Chair
Rock Enterprises

PHILIP H. POWER
Vice-Chair
The Center for Michigan

JAMES C. EPOLITO
President and CEO

RICHARD E. BLOUSE JR., CCE
Detroit Regional Chamber

JOHN W. BROWN
Stryker Corporation

DR. DAVID E. COLE
Center for
Automotive Research

JOANN CRARY
Saginaw Future Inc.

DR. HAIFA FAKHOURI
Arab American and
Chaldean Council

STEVEN K. HAMP
Hamp Advisors, LLC

PAUL HILLEGONDS
DTE Energy Company

FREDERICK W. HOFFMAN
Chrysler, LLC (retired)

GEORGE W. JACKSON JR.
Detroit Economic
Growth Corporation

BIRGIT M. KLOHS
The Right Place, Inc.

F. THOMAS LEWAND
Bodman LLP

STANLEY "SKIP" PRUSS
Michigan Department of Energy,
Labor & Economic Growth

DR. IRVIN D. REID
Wayne State University

MICHAEL B. STAEBLER
Pepper Hamilton LLP

DENNIS R. TOFFOLO
Oakland County

PETER S. WALTERS
Guardian Industries Corp.

TODD A. WYETT
Versa Development, LLC

Resolution 2009-032
MICHIGAN ECONOMIC GROWTH AUTHORITY (MEGA)

Motown Construction Partners, LP (Broderick Towers)
Brownfield Redevelopment MBT Credit- Amendment #1

At the meeting of the Michigan Economic Growth Authority (MEGA) held on February 17, 2009 in Lansing, Michigan.

WHEREAS, the MEGA Board is authorized by Public Act 24 of 1995, as amended, to approve and amend projects for brownfield redevelopment tax credits authorized by Section 437 of the Michigan Business Tax Act, PA 36 of 2007, as amended (the "Act") or by former section 38(g) of the Michigan Single Business Tax Act PA 228 of 1975;

WHEREAS, by Resolution 2006-56 on August, 15, 2006, the MEGA Board awarded a Brownfield MBT Tax Credit to Motown Construction Partners, LP ("the Applicant") to make eligible investment up to \$39,831,950 at an eligible property in the City of Detroit (the "Project");

WHEREAS, Section 437(9) of the Act allows approved projects to request an amendment to the Project if it the Project is unable to be completed as described in the original application, and to request an increase in the maximum eligible investment and the maximum credits if the project has not made eligible investment, other than soft costs;

WHEREAS, PA 578 of 2008 allows the MEGA Board to amend projects after April 8, 2008 in order to provide those projects with an Urban Development Area Project designation and to allow those amended project a maximum credit of up to 20% of eligible investment;

WHEREAS, the Applicant has submitted a request to amend the Project by designating the Project as an Urban Development Area Project, to increase the maximum allowable credit to 20% of the eligible investment, and to add an additional three years of time to complete the Project; and

WHEREAS, the eligible investment for the Project is being reduced from \$39,831,950 to \$31,717,000 due to the removal of soft costs from the eligible investment basis.

NOW THEREFORE, BE IT RESOLVED that the MEGA Board amends the Project to designate the Project as an Urban Development Area Project and to amended the maximum credit amount to 20% of the amended Eligible Investment, not to exceed a \$6,343,400 credit;

BE IT FURTHER RESOLVED, that the MEGA Board authorizes an additional three years to August 15, 2014 to complete the Project; and

BE IT FURTHER RESOLVED that all other provisions of Resolution 2006-56 are reaffirmed and the MEGA authorizes the staff of MEGA to implement the terms of this resolution.

Adopted.

Ayes: Douglas Buckler; Baldomero Garcia; Andrew Lockwood (acting on behalf of Robert Kleine, authorization attached); Jeff Mason (acting on behalf of James Epolito, authorization attached); Faye Alexander Nelson; Jackie Shinn (acting on behalf of Kirk Steudle, authorization attached)

Nays:

Recused:

Lansing, Michigan
February 17, 2009



MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

300 N. WASHINGTON SQ.
LANSING, MI 48913

CUSTOMER
CONTACT CENTER
317 373 9808

WWW.MICHIGAN.ORG

Michigan Economic Growth Authority (MEGA)

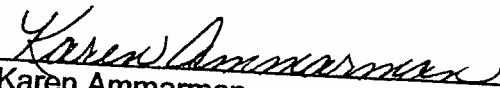
Certificate

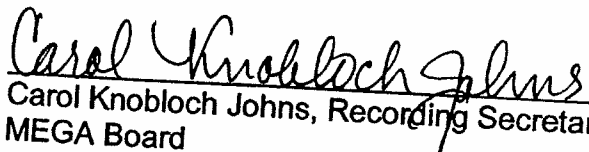
Resolution 2006-67

City of Detroit Brownfield Redevelopment Authority
Broderick Tower Project

I, Karen Ammarman, Secretary to the MEGA Board, do hereby certify that the attached is a true and complete copy of a resolution adopted by the MEGA board at a meeting on September 19, 2006, and that public notice of said meeting was given pursuant to Act No. 24, Public Acts of Michigan, 1995, including the case of a special or rescheduled regular meeting, or a meeting recessed for more than 36 hours, notice by posting at least 18 hours prior to the time set for the meeting.

IN WITNESS WHEREOF, I have hereto affixed my signature this 22nd day of September, A.D. 2006.


Karen Ammarman
Secretary to the MEGA Board


Carol Knobloch Johns, Recording Secretary
MEGA Board

EXECUTIVE COMMITTEE

MATTHEW P. CULLEN
Chair
General Motors

PHILIP H. POWER
Vice-Chair
HCN, Inc.

JAMES C. EPOLITO
President & CEO

RICHARD E. BLOUSE JR., CCE
Detroit Regional Chamber

JOHN W. BROWN
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DR. DAVID E. COLE
Center for
Automotive Research

JOANN CRARY
Saginaw Future Inc.

DR. HAIFA FAKHOURI
Arab American and
Chaldean Council

STEVEN K. HAMP
Ford Motor Company

HAYDEN H. HARRIS
EDF Ventures

PAUL HILLEGONDS
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MICHAEL J. JANDERNOA
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Partners, LLC.

ROBERT B. JONES
City of Kalamazoo

FRIGIT M. KLOHS
The Right Place, Inc.

THOMAS LEWAND
Bodman LLP

IRVIN D. REID
Wayne State University

CHAEEL B. STAEBLER
Pepper Hamilton LLP

BERT W. SWANSON
Michigan Department of Labor
& Economic Growth

ANIS R. TOFFOLO
Oakland County

ER S. WALTERS
Cardian Industries Corp.

**RESOLUTION 2006-67
MICHIGAN ECONOMIC GROWTH AUTHORITY**

**City of Detroit Brownfield Redevelopment Authority
Broderick Tower Project
Detroit, Michigan**

At the meeting of the Michigan Economic Growth Authority ("MEGA") held on September 19, 2006 in Lansing, Michigan.

WHEREAS, MEGA has been established by 1995 PA 24, as amended (the "Act");

WHEREAS, 2002 PA 727 amended 1996 PA 381, MCL 125.2651 et seq, to empower local brownfield redevelopment authorities to request the MEGA Board to approve a brownfield project work plan and, thereby, capture taxes levied for school operating purposes for the project;

WHEREAS, captured school operating tax revenues may be used under 1996 PA 381 as amended, for infrastructure improvements that directly benefit eligible property, for lead or asbestos abatement, and for structure demolition and site preparation that are not response activities under the Natural Resources and Environmental Protection Act, 1994 PA 451;

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the "Authority") has submitted a work plan for property located within the City of Detroit, known as Broderick Tower Lofts;

WHEREAS, the City of Detroit is a "qualified local governmental unit" and is eligible to provide for: a) demolition, b) site preparation, c) lead and asbestos removal, and d) infrastructure improvement activities for the project; and

WHEREAS, the Authority is requesting MEGA approval to capture additional taxes levied for school operating purposes to provide for the reimbursement of the cost of eligible activities on an eligible property.

NOW, THEREFORE, BE IT RESOLVED, that the MEGA Board authorizes the Authority to capture taxes levied for school operating purposes in substantially the same proportion as the 99% to 1% ratio existing between school and local taxes in years 2011 to 2018 and the 87% to 13% ratio existing between school and local taxes in years 2019 to the end of the capture period to reimburse the cost of demolition, site preparation, lead and asbestos removal, infrastructure improvements, and a 15% contingency as presented in the work plan dated August 18, 2006. Any change in millage that increases the capture percentage of school operating taxes by more than five percentage points must

be approved by the MEGA Board. The authorization is based on the Authority capturing all available local operating mills for the term of the capture period. The authorization for the capture of taxes levied for school operating purposes is based on a maximum of \$3,129,803 for costs of non-environmental eligible activities, with the capture of taxes levied for school operating purposes being approximately \$2,920,160.

BE IT FURTHER RESOLVED, that the MEGA Board authorizes the staff of the MEGA, to provide written notification to the Authority, in the form of a letter which incorporates the terms set forth in this Resolution and consistent with the limitations of the Act, and that this approval is further conditioned upon the City of Detroit or the Authority, as appropriate, maintaining adequate records regarding: a) all taxes captured for the project; and b) receipts or other appropriate documentation of the cost of eligible activities. The records shall be made available for review upon request by MEGA staff. Eligible activities authorized by this resolution must be completed within three (3) years.

ADOPTED

AYES: Jim Epolito, Bo Garcia, Sande MacLeod, Faye Nelson, Scott Schragger (acting for and on behalf of Robert Kleine, authorization attached), Jackie Shinn (acting for and on behalf of Kirk Steudle, authorization attached), Robert Swanson.

NAYS: None.

September 19, 2006
Lansing, Michigan



MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

300 N. WASHINGTON SQ.
ANN ARBOR, MI 48103

CUSTOMER
CONTACT CENTER
317 373 9808

WWW.MICHIGAN.ORG

September 22, 2006

Ms. Mariangela Pledl
City of Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, Michigan 48226

Dear Ms. Pledl:

Enclosed is a certified copy of the Michigan Economic Growth Authority (MEGA) Resolution 2006-67, adopted at the September 19, 2006, MEGA Board meeting, authorizing the capture of school operating taxes for the City of Detroit Brownfield Redevelopment Authority, for the Broderick Tower Project.

Any questions regarding this matter should be directed to Peter Anastor at 517.373.9014.

Thank you for choosing Michigan!

Sincerely,

Karen Ammarman
Secretary to the MEGA Board

Enclosure

pc: Dianne Wright, MI Dept. of Treasury
Darlene Van Dale, MDEQ

EXECUTIVE COMMITTEE
MATTHEW P. CULLEN

Chair
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BERT W. SWANSON
Michigan Department of Labor
& Economic Growth

ANNIS R. TOFFOLO
Oakland County

TERESA S. WALTERS
Guardian Industries Corp.

Fred J. Beal

112C South Main Street – Ann Arbor, MI 48104

Work Experience:

JC Beal Construction Inc.

President/Operations Manager

Ann Arbor, MI
1987 to Present

Business management and strategic planning for corporate growth, marketing to owners and architects for future construction, conceptual and bid estimating, negotiation, and program management and preconstruction and development services for large renovation projects and multi - building redevelopment programs

JC Beal Construction Inc.

Vice President/Project Manager

Ann Arbor, MI
1984 to 1987

Estimating and Project Management of various projects, including direct supervision of smaller work, and service work coordination.

JC Beal Construction Inc.

Estimator/Superintendent

Ann Arbor, MI
1983 to 1984

Estimating and direct supervision of numerous small to moderate size new construction and renovation projects.

JC Beal Construction Inc.

Foreman/Carpenter/Laborer

Ann Arbor, MI
1980 to 1983

Dale Krull Construction

Laborer/Carpenter

Ann Arbor, MI
1980 to 1980

Hood Orchards

Farm Manager

Paw Paw, MI
1979 to 1980

Directing the operations of a multi-crop fruit and vegetable operation, including implementation of improved pest management, orchard maintenance, and harvesting strategies, and the construction and startup of a new retail farm market.

Michigan Extension Service

Integrated Pest Management Field Representative

Paw Paw, MI
1976 to 1979

Consulting to growers in improved pest management techniques to decrease pesticide use, and to improve quality of product for organic growers.

Educational Background:

International Profit Associates

Onsite Management Consultation

Ann Arbor, MI
1993 to 1994

Fails Management Institute

The 9 Skills of Highly Effective Leaders

Raleigh, NC
2002

Executive Program for Senior Managers

2001

Performance Benchmarking

1995 to 1996

Improving Construction Productivity

1993

Strategic Business Planning

1989

Washtenaw Community College
Construction Tech Courses

Ann Arbor, MI
1980 to 1983

Michigan State University
Masters Degree – Plant Pathology

East Lansing, MI
1979

Michigan State University
Bachelor of Science – Botany

East Lansing, MI
1976

Project Experience:

GOOGLE ADWORDS BUILD-OUT; Ann Arbor, MI
Estimator and Project executive for an 84,000sf build-out of high tech office space in a mid Century downtown building, constructed over 3 phases of 10 -11 weeks each

BRODERICK TOWER RE-DEVELOPMENT PROJECT, Detroit, MI
Re-development of a classic downtown high rise building into modern offices and apartments in a process still underway; with Fred J. Beal leading the development team

OLYMPIA DEVELOPMENT OWNER’S REPRESENTATION PROGRAM, Detroit, MI
Owner consulting and Project Management of a multi – building renovation program for the owner of 100+ buildings and parcels in downtown Detroit.

WEST ENGINEERING – PHASE II and SOUTH WING PROJECTS; Ann Arbor, MI
Remodel for Physics at the University of Michigan 67,000 sq. ft. renovation of 1908-1913 masonry concrete structure with addition of elevator shaft and stair restorations.

Community Activities:

Washtenaw Contractor’s Association
Ann Arbor Art Center
Ann Arbor Downtown Development Authority
City of Ann Arbor
City of Ann Arbor
City of Ann Arbor

Past President & Board Member
Past President & Board Member
Chairman and Board Member,
Economic Growth Corporation
Downtown Residential Taskforce
Y Re-development Committee

Awards:

Michigan Historic Preservation Network
Washtenaw Contractors Association

Citizen of the Year
Vander Hyden Award

Publications

Solstice: The E Journal of Geography and Mathematics: Volume XV, Number 1 June 04
The View from the Top: *Visualizing Downtown Ann Arbor in Three Dimensions*, Sandra L. Arlinghaus, Fred J. Beal, and Douglas S. Kelbaugh
City of Ann Arbor; Downtown Residential Taskforce; *Report on Recommendations Addressing Barriers to Downtown Residential Development*, Fred J. Beal & others

Professional References:

Mike Vlastic, MAV Development
Robert Meske, University of Michigan
Mike Higgins, Witherell Corporation
Marsha Chamberlin, Ann Arbor Art Center

(248) 642-3065
(734) 763-6849
(313)516-7583
(734) 994-8004

Fred J. Beal – Development Expertise

As President at JC Beal Construction Inc., Fred J. Beal has led the firm in the construction and development of a variety of commercial and residential product in Southeastern Michigan. The firm has, as an owner or partner in the projects of its affiliates and clients, participated in the redevelopment of numerous historic tax credit properties, but also has new office product experience. Representative projects, and the firms role in each are described below.

Historic Equities Fund I LLC

JC Beal Construction Inc. under Fred J. Beal, has teamed up with Beal Properties led by Stewart Beal, in the creation of Historic Equities Fund I, a Real Estate Investment Fund specializing in the in the re-development of historic and traditionally undervalued properties located principally in Southeastern Michigan. Historic Equities Fund I LLC (the Company) is in the process of raising \$2.5 Million dollars to invest in the purchase and re-development of a minimum of a \$20 Million portfolio of properties, with the intent to provide to its investors a higher than average rate of return.

The Company plans to achieve its objective of higher than average rates of return through a combination of; increases in property value, rental income, the use of historic and/or other tax credits, including strategies to “sell” credits to third parties, and other tax, property management, and marketing strategies that enhance long term investor income and property value. The Company’s affiliation with JC Beal Construction Inc. and Beal Properties LLC provide it with special expertise in these areas that has the potential to both enhance value and reduce the risk normally associated with re-development projects.

The fund has recently initiated its first project, the mixed use **Thompson Block Re-development** in “Depot Town” in Ypsilanti Michigan.

The Broderick Tower Loft Conversion Project, Detroit

Fred J. Beal has recently been named President of the development entity MOTOWN CONSTRUCTION PARTNERS LP. to lead this \$ 40 Million re-development of a historic landmark 34 story Downtown Detroit building. New partners have been secured to bolster the financial situation of this 135-145 unit high rise loft project.

This project will combine brownfield’s SBT credits, historic tax credits, local DDA façade improvement funds, and local façade grants and other funding sources that have been identified. Design work is complete, and preliminary marketing is underway way toward an early 2007 construction start.

JC Beal Construction Inc. is currently under contract as Construction Managers for this project but may, as an investor in the project, solicit General Contract bids and assume the role of Owner’s Representative for the Construction Phase.

The Farwell Building and the Leland House Projects

These two buildings, owned by a group of partners that overlaps with the owners of Broderick Tower Developer MOTOWN CONSTRUCTION PARTNERS LP will be re-developed in the next 3 years in an arrangement similar to that being utilized for the Broderick Tower as referenced above.

Olympia Development / Ilitch Holdings Projects

JC Beal Construction Inc. has a master Owner's representative Agreement with Olympia Development / Ilitch Holdings to support their efforts to re-develop several downtown Detroit properties, starting with a complete restoration and adaptive re-use project at the **Detroit Life Building** on Park Avenue. Other properties subject to the agreement are the **Fine Arts Building** and an adjacent lot on Adams, the **United Artist Building**, the former **Madison Lenox Hotel site** on Madison, and several others nearby.

The West Michigan Avenue Loft Apartments, Ypsilanti

This project combines 5 historic buildings in downtown Ypsilanti to house 20 loft apartments on the upper floors and a variety of retail/restaurant tenants below. This project, recently completed, features open floor plans, high ceilings, and true loft amenities in a unique downtown setting.

The project was developed by JC Beal Construction Inc., led by Fred J. Beal, in conjunction with Beal Properties, Maurer Management, and George Fotiadis in a unique project in which the 5 buildings share common elements to reduce the cost of development, even though they will continue under separate ownerships.

The project utilized a combination of historic and brownfields tax credits, developer equity, and bank loans to construct a financing package that allows the project to go forward even with the expectation of low apartment rents. Ultimately however, all 20 units were leased prior to the completion of construction, and historic tax credit funds released at closing repaid the investors their original investment at that time.

Chene West Riverfront Development

Providing Owner's Representative and Pre-development Services to Spingarn LLC, a Bing Group affiliate, JC Beal Construction Inc. is helping to guide this fantastic 50-60 unit waterfront condominium project through a complex City development agreement process, and then into design and construction.

221 Felch Street, Ann Arbor

This 28,000 square foot complex of buildings located at 221 Felch Street on the Northwest side of downtown Ann Arbor, was constructed haphazardly through the early part of this century. Purchased in very poor condition in 1993 by Fred J. Beal and George Beal under the structure of 221 Ventures Inc., the complex has undergone a continuing series of improvements to enhance its street presence and upgrade the office and shop space to serve a large group of primarily artists and trade firm tenants.

The Aizer Building, Detroit

JC Beal Construction Inc. and Kraemer Design Group have teamed up to provide the Aizer family of Yonkers New York with a full range of Development Services that will lead to the conversion of this building on the prime corner at Woodward and Grand River in Detroit into a mixed use project of retail/restaurant and residential uses. Façade renovation is completed and primary construction project is expected to start in late 2006.

115 West Liberty, Ann Arbor

The former Riders Hobby Shop building, located at 115 West Liberty in Ann Arbor was redeveloped in 2000 creating a modern retail environment to house Tabor Hill Winery on the first floor, and business / residential lofts on the two floors above. This historic tax credit project was developed by Fred J. Beal and JC Beal Construction Inc. in conjunction with Peter Allen & David Kwan of Allen & Kwan Commercial.

150 South Fifth Avenue, Ann Arbor

This project blends the historic Weinmann Building at the corner of Fifth and Washington in downtown Ann Arbor with a new office building attached to the North and facing Fifth Avenue, to house the Blue Nile Restaurant, three high end residential condominiums and class A office space. The project was developed by JC Beal Construction Inc. in conjunction with 221 Ventures Inc. and Spoon Equities LLC. 221 Ventures, owned by Fred J. Beal and George Beal, have recently become the sole owner of this property. A small amount of historic tax credits were generated by the historic renovation portion of this project.

The Riley Court Apartments, Ypsilanti

This 30 unit apartment complex was purchased by Beal Properties LLC in the summer of 2004. Immediately after purchasing the property, Beal Properties LLC contracted with JC Beal Construction Inc. to make \$100,000 of improvements to the exterior as well as miscellaneous improvements to each apartment. Now fully occupied with qualified tenants, the building will be held for the long term. JC Beal Construction Inc. is currently assisting Beal Properties LLC in an evaluation of whether 30 additional apartments can be developed on the 5 acre site.

Jeffrey D. Laswell

1215 Larabee Lane – Howell, MI 48843

Work Experience:

JC Beal Construction Inc.
Senior Project Executive Ann Arbor, MI
1999 to Present
Program and Project Management, including owner and architect relations, project oversight, subcontract management, cost control, and project scheduling for large commercial and institutional projects.

Elcon Construction LLC
Project Manager Redford, MI
1998 to 1999
Production management for regional general contracting firm specializing in industrial and heavy commercial projects.

Freeman Darling Construction Company
Vice President, Construction Operations Livonia, MI
1994 to 1998
Management of construction operations for a full line general contracting/construction management firm.

Freeman Darling Construction Company
Estimator/Project Manager/Superintendent Livonia, MI
1989 to 1999

Ceco Corporation
General Superintendent Oak Brook, IL
1983 to 1989

Freeman Darling Construction Company
Superintendent/Project Engineer Livonia, MI
1977 to 1983

Educational Experience:

Lawrence Technical University
Bachelor of Science – Construction Engineering Southfield, MI
1978

Project Experience:

BETHESDA CHRISTIAN CHURCH SANCTUARY UPGRADES Sterling Heights, MI
Comprehensive lighting and audiovisual system upgrade, performed on an extremely tight schedule, to the 3500 seat Sanctuary of this music program oriented Church

KEY BANK / GLAZIER BUILDING RENOVATION; Ann Arbor, MI
Project Management for this comprehensive historic downtown bank building renovation and tenant build-out project

GOOGLE ADWORDS: ANN ARBOR OFFICE; Ann Arbor, MI
Senior Project Manager for this 84,000sf build-out of high tech office space in a mid
Century downtown building, constructed over 3 phases of 10 -11 weeks each

GENESEE COUNTY LAND BANK PROJECT; Flint Michigan
Renovation of former downtown department store into a mixed use facility, including
retail/office on the lower floors, and loft style residential units above

WEST MICHIGAN LOFT APARTMENTS; Ypsilanti, MI
Renovation of 5 storefronts owned by 3 separate entities into a downtown jewel to
house 9,000sf of restaurant retail on the first floor and 20 unique loft style apartments
on the floors above

150 SOUTH FIFTH AVENUE; Ann Arbor: MI
Construction and renovation project linking a 4 story new building to a historic property
in downtown, to house a combination of office and luxury residential units

THE COLLEGIAN; Ann Arbor, MI
Construction of a 5 story mixed use building on an extremely restricted downtown site,
and tenant build-out for the upscale Douglas J Salon haircare and day spa facility

SBC FARMINGTON SWITCHING STATION; Farmington, Michigan
New 3 story 12,000sf building housing telephone / data switching and routing equipment

UNIVERSITY OF MICHIGAN ADULT GENERAL HOSPITAL; Ann Arbor, MI
Concrete foundations and flatwork for new 1.5 million sf hospital building

RENAISSANCE SQUARE II; Phoenix, AZ
Concrete frame construction and flatwork for a 30 floor office building, with 6 floors of
underground parking.

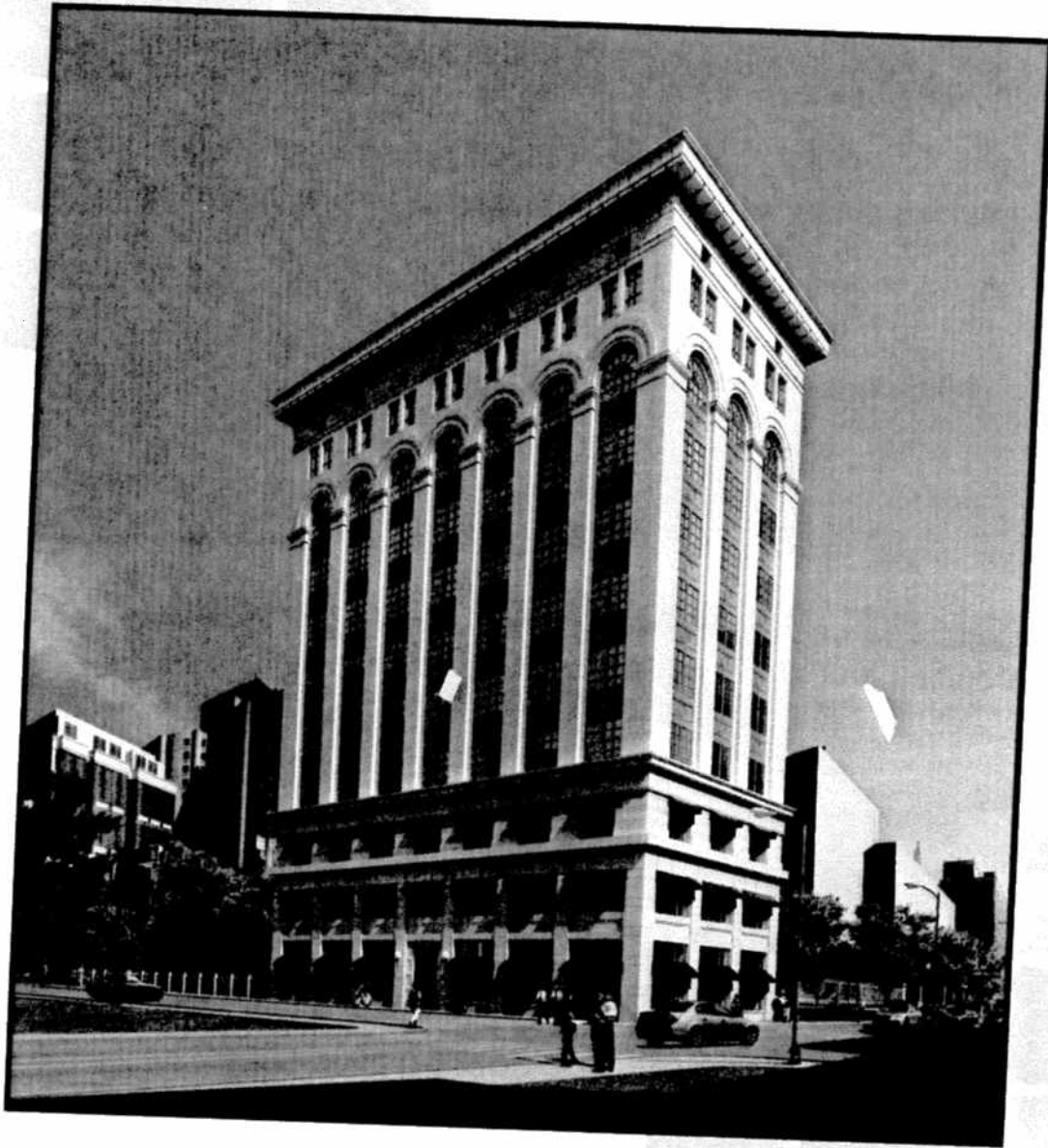
Community Activities:

MIOSHA Advisory Committee
AGC Accident and Crime Prevention Committee

Professional References:

Matt Fuller, University of Michigan	(734) 615-8876
Susan Milne, Dahlmann Properties	(734) 668-2824
Dennis Tice, Tice Family Partnership LLC	(734) 564-1096
Amy Hovey, Genesee County Land Bank	(810) 257-3088 ext 533

Detroit Life Building



The stately ten story Detroit Life Building, located at 2210 Park Avenue in Detroit, was constructed in 1923 to house the rapidly expanding Detroit Life Insurance Company. It became the headquarters of Winkelman Brothers Apparel in 1934 after the Detroit Life Insurance Company contracted during the Great Depression, and later housed numerous small businesses before being closed in the mid 1970's due to declining occupancy rates and its deteriorating physical condition conditions.

The re-development project will return the building to its former grandeur, restoring the masonry façade and original fire escape, spectacular "curtain wall" style window system, and magnificent marble lobby. The project is being completed by JC Beal Construction Inc. under its comprehensive Owner's Representative Agreement with Olympia Development of Michigan LLC.

JC Beal 
CONSTRUCTION INC.
Precisely as intended.

The Iodent Building

The Iodent Building, constructed in the early 20th century, stands eight stories tall at the corner of Park and Montcalm Streets directly adjacent to the Theatre District in Detroit Michigan. Formerly home of the Iodent Toothpaste Company and vacant for over 20 years, the building has seen a comprehensive exterior restoration, involving the reuse of existing materials wherever possible, to return the building to its original glory. The first and second floors have been built out into the recently completed Centaur Bar, while the upper floors will soon be renovated into 16 loft style apartments.



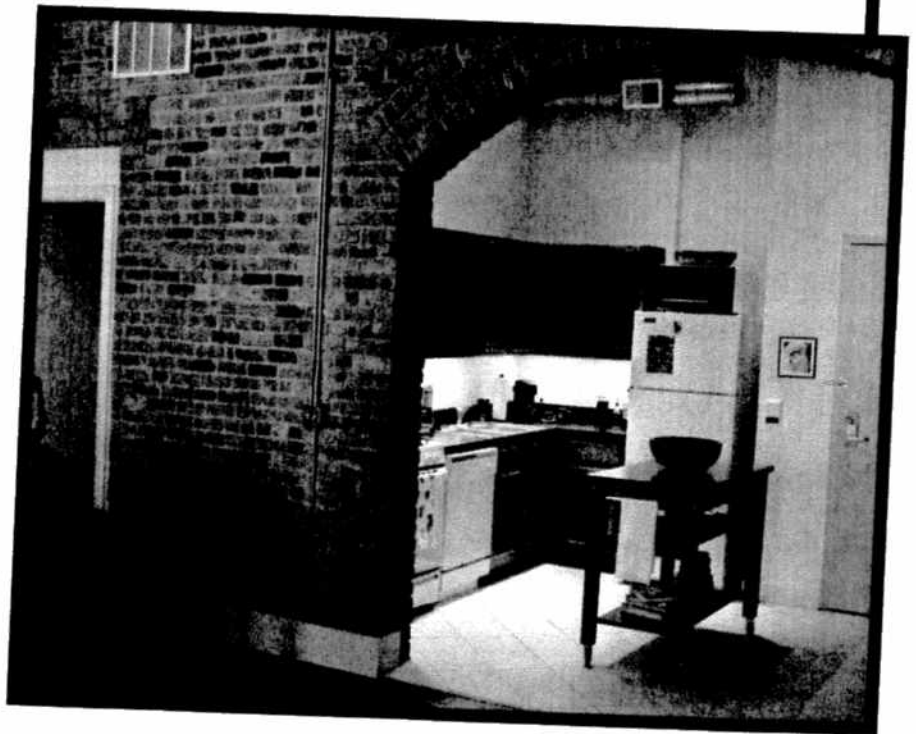
JC Beal  CONSTRUCTION INC.®

Precisely as intended.

West Michigan Lofts



This complex project involved combining 5 attached properties controlled by three different owners, an arrangement that significantly reduced the cost of adding infrastructure elements like the elevator and stairways, but vastly complicated the legal ownership and tax credit issues. Each hurdle was ultimately overcome to complete this major "Main Street" re-habilitation project, providing the City of Ypsilanti with a group of new residents in the first major downtown project in several years.



Genesee County Land Bank



Long Abandoned Property Becomes Mixed Use Development

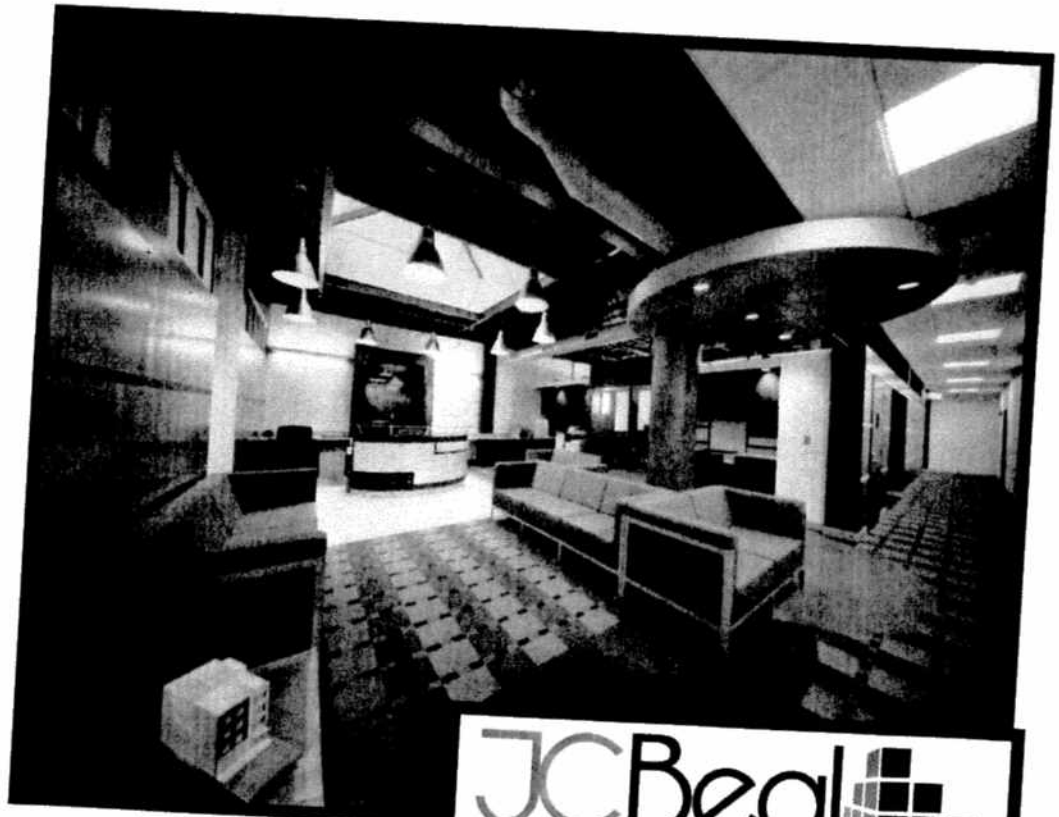
JC Beal Construction Inc. has recently completed the conversion of the former Hughes and Hatcher Department store in downtown Flint into the Genesee County Land Bank Center. This mixed use project, located on South Saginaw Street will contain retail, office, and residential loft space, and joins a number of nearby projects underway and in the planning stages in contributing to the resurgence of downtown Flint.

The Genesee County Land Bank is a unique public/private partnership working to revitalize the City of Flint and Genesee County. The Land Bank is the first entity of its type formed under Public Act 123 of 1999, and uses the authority of the Act to take possession of, and return to productive use, long abandoned and tax delinquent property.

Collaboration Results in Rejuvenation

Kraemer Design Group of Detroit provided architectural services for the project, while Strategic Energy Solutions is providing mechanical and electrical engineering.

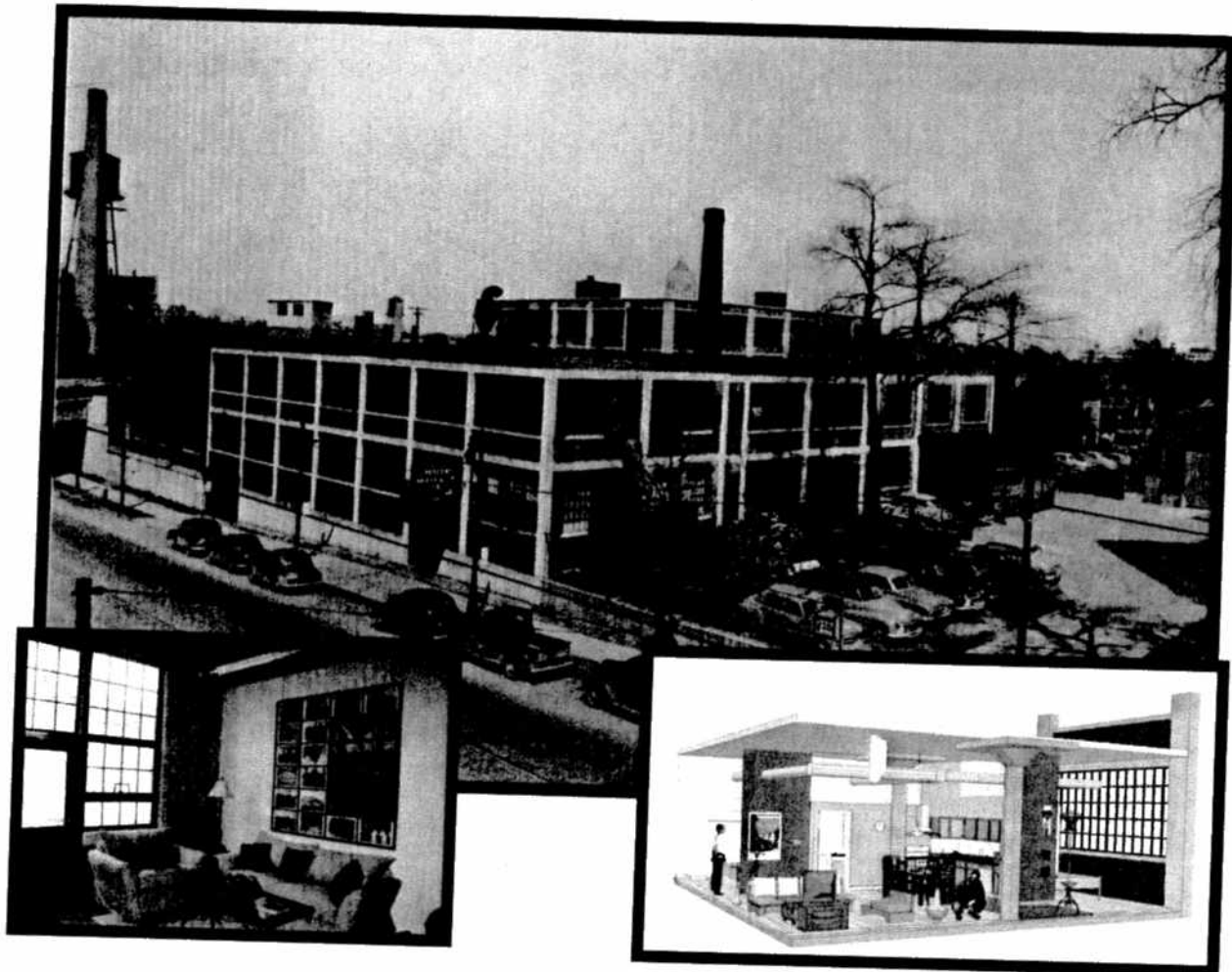
Kraemer Design Group has been the architect for several similar mixed use and loft conversion projects, including Merchants Row on Woodward Avenue in Detroit.



JC Beal 
CONSTRUCTION INC.

Precisely as intended.

Research Lofts



The Research Lofts Renovation and Adaptive Reuse project consists of the exterior restoration, and adaptive reuse of the 44,000 sf former Crescent Brass & Pin Company manufacturing plant located at 5766 Trumbull in Detroit into 38 loft style residential condominium units.

The existing building was constructed in several phases, beginning in 1905, with additions in the 1920's and again in the 1950's. The original building, to the north along the railroad, is a masonry bearing wood frame structure; the later additions are of concrete frame and slab construction with masonry infill.

This construction project has completely restored the exterior and courtyard building facades, including masonry and concrete restoration, and the replacement of all exterior doors, windows, and roof. The interior, which is substantially open, has been converted into 38 residential condominium units ranging in size from 650 to 1600sf.

400 Grand River Avenue
Detroit, MI 48226

KraemerDesignGroup

313.965.3399 phone
313.965.3555 facsimile

Company Overview

Kraemer Design Group, PLC (KDG), founded in January 1996 by Principals Maureen and Robert Kraemer, operates as a Professional Limited Liability Company registered in the State of Michigan. KDG's offices were located in Detroit's historic Harmonie Park for three years while working on many projects in the area. Due to KDG's success, the firm outgrew its location. As of January 2000, KDG's offices moved to the historic Parker Webb Building, a historic renovation by the firm, on a prominent corner of Grand River Avenue. As of January 2004, Mark Mardirosian joins Maureen and Robert as Principal.

Specializing in high-end architectural design and adaptive reuse, Kraemer Design Group designs for the service and commercial industries. Services KDG provides include architectural design, interior design, historic preservation analysis, packaging and graphic design, and general architectural consulting services. KDG's unique ability to offer the aforementioned services within one firm provides their clients single source responsibility, and more importantly, complete design continuity.

Recently completed is the Lofts of Merchants Row development consisting of six multi-story historic buildings located along Woodward Avenue ranging in size from eight to ten stories. Plans called for the adaptation of the former commercial floor plates to up-scale urban lofts. Non-conforming storefronts were removed and replaced with materials and a design that conformed to the standards set forth by the Department of the Interior. Part of the project included the demolition and replacement of a non-conforming building to allow for the transition from one building to another. Additionally KDG was retained to provide white box fit-up of the first floor for future retail tenants as well as a separate Leasing Office with a full mockup of the rental units.

The Genesee County Land Bank Center project consisted of the comprehensive rehabilitation of the vacant Hughes and Hatcher Building in downtown Flint. Originally constructed in 1955, the façade was completely removed to allow for a design more in keeping with the streetscape. The comprehensive renovation of approximately 31,000 square feet of space on four floors included a complete replacement of the mechanical and electrical systems, a new fire suppression system, significant structural modifications, elevator replacement, stair modifications, and roof replacement.

Kraemer Design Group is currently working on many exciting projects and is engaged in several projects in the downtown business district. KDG has been approved to provide design services for the Lower Woodward Façade Improvement Project. We are currently involved in six projects from minor surface upgrades to full blown renovations, such as the former Madison Theatre Building. On the boards are plans for the renovation of the turn of the century, six story former Kresge Building into between 13 and 20 luxury residential lofts with the ground floor reserved for future retail/restaurant. Likewise, the renovation and conversion of the 34-story David Broderick Tower is in Construction Documents within the office. The design work includes the renovation of the complete building, including several floors of commercial space, thirty floors of loft-style apartments and luxury penthouses. Plans call for a total of 127 residential units.

The first ground up hotel in the city of Detroit in many years has been designed by KDG. The new Hilton Garden Inn, located in Harmonie Park, close to the new Comerica Park, serves as an anchor for the surrounding area. The ten story, limited service hotel has 198 rooms, a full bar and restaurant, meeting rooms, indoor pool and a three story glass atrium, located on a complex site. KDG followed the specific standards set by the Hilton Garden Inn, while incorporating the design to conform to the existing complex site constraints. KDG also designed the Hunter House Plus restaurant within the ground floor of the hotel. Kraemer Design Group was given complete design jurisdiction over all interior finishes, lighting, furniture selection, millwork, and bar design.

KDG has a young, award-winning staff and has expanded the firm to eight people in the last year. Robert Kraemer, Principal, has a Masters Degree in Architecture from the University of Michigan and is a licensed architect in the state of Michigan, Ohio and the state of Maryland, and maintains NCARB certification. Maureen Kraemer, Principal, has a Masters Degree in Architecture from the University of Michigan and a Bachelors Degree in Communication from the University of Michigan. Mark Mardirosian, Principal, has a Masters Degree in Architecture from the University of Michigan.

400 Grand River Avenue
Detroit, MI 48226

KraemerDesignGroup

313.965.3399 phone
313.965.3555 facsimile

Corporate Information

Current Address: 400 W. Grand River
Suite 100
Detroit, Michigan 48226

Phone: 313.965.3399

Facsimile: 313.965.3555

Web Site: www.thekraemeredge.com

Founded: January 1996

Type of Company: Professional Limited Liability Company (PLC)
State of Michigan Registration
Certified Detroit-Based Business (DBB)
Certified Small Business Enterprise (SBE)

Tax Id Number: 38-3275805

General Partners: Robert John Kraemer, RA, NCARB, IIDA
Maureen McGovern Kraemer, AAIA, IIDA
Mark Mardirosian, RA

Licensure: State of Michigan (No. 1301040246)
State of Ohio (work performed by Robert Kraemer, PC)
State of Maryland

Contact: Robert Kraemer, bob@thekraemeredge.com
Mark Mardirosian; mark@thekraemeredge.com
Maureen Kraemer, mo@thekraemeredge.com

Banking: Franklin Bank
P.O. Box 5006
Southfield, MI 48086-5006
248-358-5170

Insurance: Transcontinental/CNA Insurance Company
General Liability, Workers Compensation
Policy Number 1 80047369
General Aggregate of \$2,000,000
Professional Liability
Policy Number SFN 11-401-83-74
Aggregate Limit of \$1,000,000

Professional Affiliations: American Institute of Architects (AIA)
International Interior Design Association (IIDA)
Construction Specification Institute (CSI)
Construction Association of Michigan (CAM)

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CorporateReferences

Kevin B. Hoppe, Senior Vice President, CFO
NTH Consultants, Ltd.
38955 Hills Tech Drive
Farmington Hills, MI 48331-3432
248.324.5290

Matt DiDio, President
Gyro Creative Group
400 Grand River Ave., Suite 200
Detroit, MI 48226
313.964.0100

Gilbert B. Silverman, President
Holtzman & Silverman Realty Company
26500 Telegraph Road
Southfield, MI 48034
248.353.9200

Cliff Kazmierczak, Vice President
Turner Construction Company
535 Griswold, Suite 200
Detroit, MI 48226
313.596.0500

Rick Gheri, President & CEO
TeleVideo Studios
2040 Crooks Road
Troy, MI 48084
248.362.5609

Marty Herman, President
The Ferchill Group
1468 W. 9th Street, Suite 135
Cleveland, Ohio 44113
216.566.7676

Fred J Beal, President
JC Beal Construction, Inc.
221 Felch Street
Ann Arbor, MI 48103
734.662.6133

In addition to our corporate client references listed above, KDG maintains excellent relationships with our vendors and suppliers. Upon request, KDG will gladly furnish a list of our regular suppliers and major vendors.

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RobertJohnKraemer, RA, NCARB, IIDA Principal



In his role as Principal, Bob oversees the daily operations for the firm's creative team. Bob's current role with Kraemer Design Group takes him from predevelopment, programming, and design phases of all projects.

Bob had done many things in his architectural career – teaching at University of Michigan (where he was Maureen's instructor), working at Albert Kahn Associates, studying in Europe – but decided that having his own firm and being his own boss were what he really wanted to do. So, in 1996, Kraemer Design Group moved from the Kraemer basement to Detroit and grew from there. As a "go-to-guy" in the City for renovation work and outside the box thinking for everything from tenant improvements, to loft/retail projects and consulting services, Bob has become an expert in the field for both developers and clients alike. His award-winning design style has been at the leading edge in the architectural community in Detroit and continues to surprise and delight clients every day. Bob is also training both of the Kraemer girls in the ways of architecture. As Maura (age 8) says, "Why do you always have to talk about bricks, bricks, bricks and materials?"

Education

University of Michigan, College of Architecture and Urban Planning
Master of Architecture, April 1992, with High Distinction
Concentration in Design Theory

Technical University of Vienna, Austria
Exchange Student, Winter 1990

University of Michigan, College of Architecture and Urban Planning
Bachelor of Science, Architecture, May 1990

Affiliations

Construction Specification Institute
General Member

University of Michigan, College of Architecture and Urban Planning Alumni Council,
Former Board Member

The Plymouth Historic District Commission
Former Chair

Detroit Artists Market
Former Executive Board of Directors Board Member

University of Michigan Alumni Association
Member

Teaching Experience

The University of Detroit Mercy, School of Architecture
Adjunct Professor - Upper Level Design Studio, Winter 1997 - Winter 1998

The University of Michigan, College of Architecture and Urban Planning
Graduate Teaching Assistant - Design Fundamentals I & II, Winter 1992 and Fall 1991

Achievements

Crain's Detroit Business "40 Under 40"
Winner, 1998

The 26th Annual Michigan Architectural Design Competition
Second Place Winner, 1997

Skidmore, Owings and Merrill Foundation Traveling Fellowship, Finalist 1992

Willeke Design Competition, Winner, 1992

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Experience

Kraemer Design Group, PLC

Principal, Co-Founder, 1996 – Present

Since co-founding KDG in 1996, Bob's focus has been to provide high-end architectural services. Bob is an architect, interior designer, and a listener. He is known to constantly create fresh approaches to solving our client's needs. From exquisitely simple to simply exquisite, he likes to stretch the envelope of conventional design while fulfilling our client's desires. Bob continuously brings together outside-the-box thinking and inside-the industry knowledge.

His expertise has been instrumental in creating award-winning and innovative projects. However, he is most proud of the firm being named to the list of "Cool Places to Work" in Michigan in a first-of-its-kind competition jointly held by Crain's Detroit Business and the Grand Rapids Business Journal. Along with being named on the list of "Cool Places to Work" in Michigan, the firm also was named in the 2005 "Great Places to Work" competition held by Interior & Sources, a national industry trade publication.

In addition to leading the firm's design team, Bob directs the company's business development initiatives including leading the sales and marketing efforts.

Intramode, LLC

Principal, Co-Founder, 2000 - Present

In 2002, Bob, along with his partner Maureen Kraemer, formed Intramode, LLC, a contemporary contract furnishings dealership. As an offshoot of Kraemer Design Group, PLC, Bob maintains the strong working relationship between the two firms to offer greater value to shared clients.

Albert Kahn Associates, Inc.

Principle Designer, Architect - Detroit, Michigan 1991-1996

Member of the Design Department of a large international Architectural and Engineering firm with responsibilities as principle designer on significant commercial and industrial projects. Projects include the following:

Chrysler Corporation, Kokomo, Indiana - Automotive facility

Ford Motor Company, Dunton, United Kingdom – Automotive testing facility

Mercedes Benz, Tuscaloosa, Alabama – Automotive assembly facility

Bavarian Motor Works (BMW), Spartanburg, South Carolina - Automotive assembly facility

Ethyl Corporation, Richmond, Virginia - Laboratory and commercial office building

The Albert Kahn COLLABORATIVE, Inc.

Principle Designer - Detroit, Michigan 1994-1996

Member of the Collaborative Focus Group specializing in urban redevelopment with responsibilities of the design and development of commercial and entertainment projects. Projects include the following:

JA•DA, Detroit, Michigan - A barbeque jazz joint

Intermezzo Ristorante, Detroit, Michigan – An Italian Eatery

Grand Circus Casino Feasibility Study, Barden Industries, Detroit, Michigan

Hudson Building Feasibility Study, Detroit, Michigan

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MarkMihranMardirosian, RA Principal



In his role as Principal, Mark oversees the daily operations required for construction documents, specifications and construction management.

Mark decided to make a leap of faith, coupled with a mid-life crisis, to join KDG four years ago. Making the decision to leave the comfort of a large multi-disciplined firm took, according to his wife, four years. Mark has a different read on it. In any case, he has not looked back. Mark's 26 years of experience has taken him to most sectors of architecture including health care, educational, industrial, and commercial as well as hospitality and urban redevelopment. Mark's prior experience, working with Bob Kraemer, at an urban design studio gave him a real taste for his future role at Kraemer Design Group. By the way, he loves crawling through old buildings and has a real love for Detroit.

Education

University of Michigan, College of Architecture and Urban Planning
Master of Architecture - January 1977
Concentration in Historic Preservation

University of Florida, Gainesville - Preservation Institute-Nantucket
Program in Historic Preservation - Summer 1976

University of Michigan, College of Architecture and Urban Planning
Bachelor of Science- 1972-1975

Affiliations

American Institute of Architects
Member 1977 to 2005

Midwest AIDS Prevention Project (MAPP)
Artworks for Life, Steering Committee Member

National Trust for Historic Preservation

Experience

Kraemer Design Group, PLC
Principal, Senior Project Architect 2001 - Present

Since joining KDG in 2001, Mark's focus has been to provide direction the firm's technical teams and constantly strives to provide the highest quality architectural services. He oversees the day-to-day operation of all technical issues related to construction documents, code issues and quality control. Mark is charged with continuously evolving KDG's production methodologies as he leads the office's goal of continued growth and increased operational efficiency.

In addition to leading the technical services of KDG, Mark also leads the construction administration services offered by the firm. He has strong industry knowledge and acts as a liaison with local building officials as it relates to code interpretation and plan review processes.

Albert Kahn Associates, Inc.
Senior Staff Architect - Detroit, Michigan 1977-2001

Member of the Architectural Department and Health Care Focus Group of a large international Architectural and Engineering firm with responsibilities as project architect on significant commercial, institutional and industrial projects.

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The Albert Kahn COLLABORATIVE, Inc.

Principle Architect - Detroit, Michigan 1994-1997

Member of the Collaborative Focus Group specializing in urban redevelopment with responsibilities of the architectural development of commercial and entertainment projects.

Albert Kahn Associates, Inc.

Senior Staff Architect - Detroit, Michigan 1977-2001

Projects include the following:

Ford Motor Company, Lima, Ohio; Twin Cities, Minnesota; Norfolk, Virginia; Brampton, Ontario; Detroit and Dearborn, Michigan – Major plant expansions and renovations

Chrysler Corporation, Detroit, Michigan - Major plant expansions and renovations

Michigan Automotive Compressor, Parma, Michigan – Major plant expansions and renovations

General Motors Corporation, Flint, Michigan; Parma, Ohio – Major plant expansions and renovations

University of Michigan, Ann Arbor, Michigan – Replacement Hospital

Providence Hospital, Novi, Michigan – Ambulatory Facility

Cottage Hospital, Grosse Pointe Farms, Michigan – Facility expansion

Aurora Health Care Corporation, Kenosha, Wisconsin – Hospital replacement project

Detroit Medical Center, Detroit, Michigan – Relocation and consolidation program

Mercy Health Services, Port Huron, Michigan – Outpatient ambulatory facility

Blue Cross/Blue Shield, Detroit, Michigan – Building upgrade and ADA compliance

University of Michigan, Ann Arbor, Michigan – Undergraduate Library

General Electric Company, Southfield, Michigan – Office building addition

WJR, Woodhaven, Michigan – Renovation of transmitter facility

Detroit Recreation Department, Detroit, Michigan – Belle Isle Conservatory

University of Toledo, Toledo, Ohio – Campus building demolition and site upgrade

GM Building/Wing 4A, Detroit, Michigan – Renovation of wing as a prototype for balance of building

The Albert Kahn COLLABORATIVE, Inc.

Principle Architect - Detroit, Michigan 1994-1997

Projects include the following:

Intermezzo Ristorante, Detroit, Michigan - Italian Eatery

Mt. Elliot Park, Detroit, Michigan – Adaptive building re- use

Powell Building, Detroit, Michigan – Adaptive re-use

Bonstelle Theatre, Wayne State University, Detroit, Michigan – Building improvement

Edsel and Eleanor Ford House, Grosse Pointe Shores, Michigan – Activities building

Grand Circus Park, Detroit, Michigan – Renovation of historic urban park

Skupien Building, Detroit, Michigan – Adaptive re-use

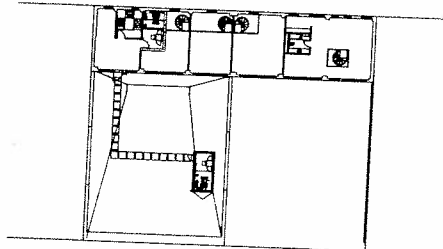
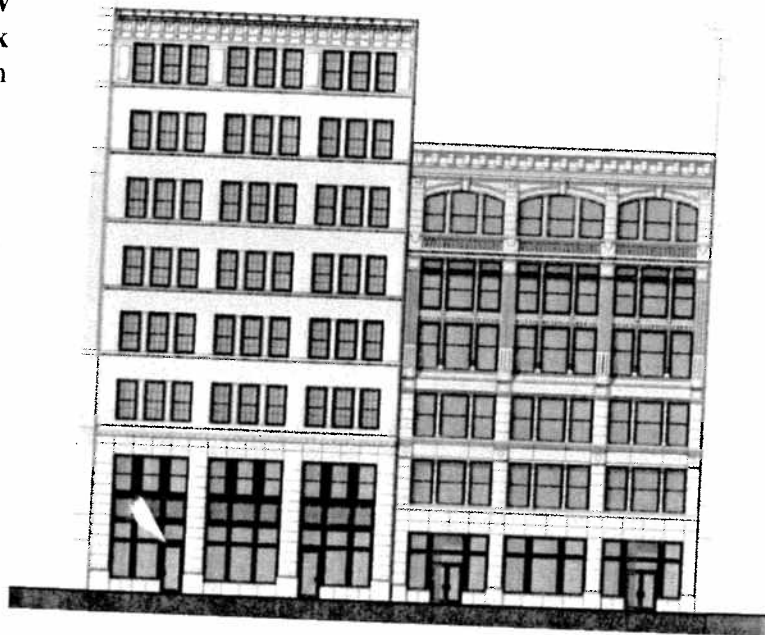
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Detroit, MI 48226

KraemerDesignGroup

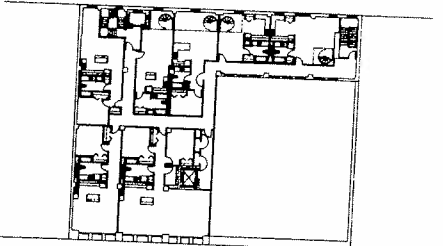
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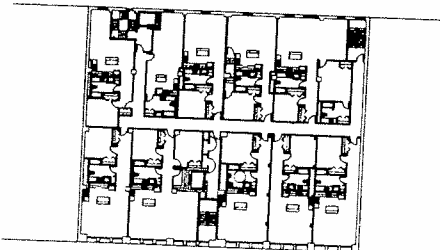
The Lofts at Merchant's Row 1400 Block Detroit, Michigan



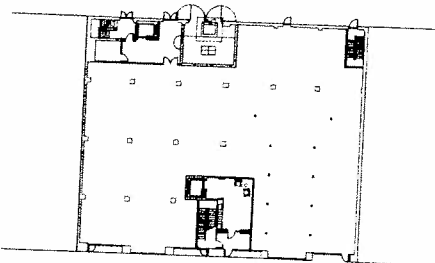
Ninth Floor Plan



Eighth Floor Plan



Second Floor Plan



First Floor Plan

The 1400 Block portion of the Lofts of Merchants Row creates a 56,000 square foot complex which combines two nationally registered historic buildings into a new mixed-use development. Buildings once used for retail and warehouse space will now blend "Loft Style" residential living and commercial retail environments. In addition to the 1200 Block portion of this project, the 1400 Block becomes an asset to the surrounding Campus Martius area. By retaining and embracing the historic nature of the existing buildings, the development was able to utilize Historic Preservation Tax Credits, Brownfield Tax Credits and Obsolete Building Tax Credits to aid in the financing of the project.

The residential "Loft Style" units will provide all the amenities that a person living in the Central Business District will need; such as an open kitchen (including dishwasher) with an island, open living room with a view of downtown Detroit, and a spacious bathroom with laundry. The units range in size from 650 square feet studios to 1,750 square feet two story units.

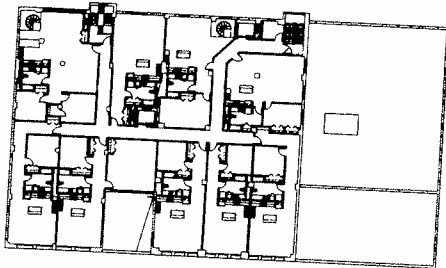
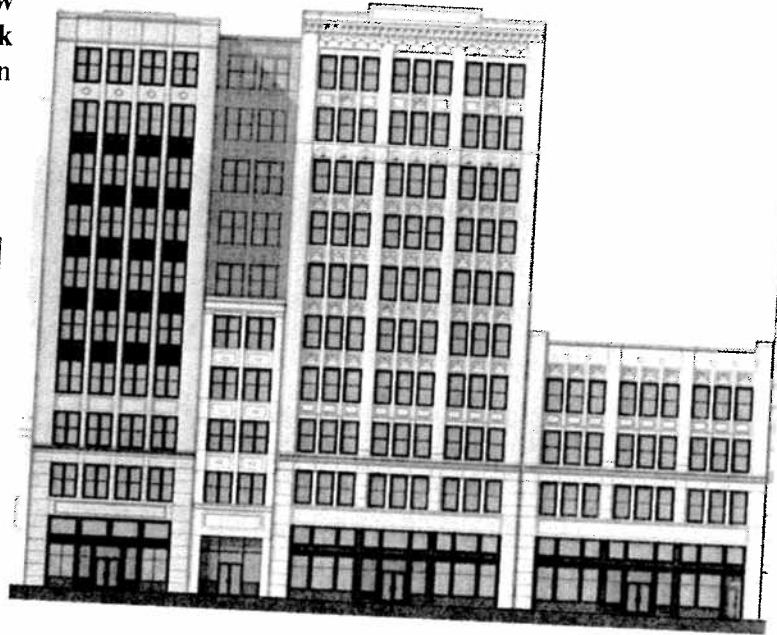
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Detroit, MI 48226

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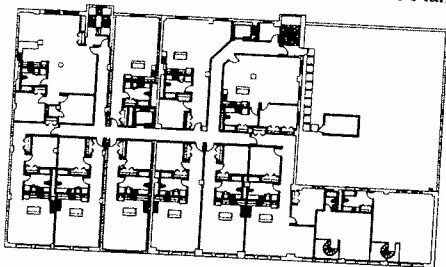
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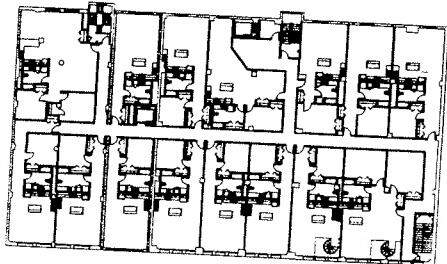
The Lofts at Merchant's Row 1200 Block Detroit, Michigan



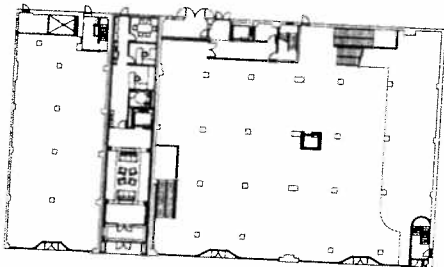
Sixth-Tenth Floor Plan



Fourth Floor Plan



Second Floor Plan



First Floor Plan

The 1200 Block portion of the Lofts of Merchants Row creates a 122,000 square foot complex which combines three nationally registered historic buildings and one new "ground-up" building into a new mixed-use development. Buildings once used for retail and warehouse space for one of Detroit's most popular department stores will now blend "Loft Style" residential living and commercial retail environments. With the addition of a ten story parking structure, the 1200 Block becomes an asset to the surrounding Campus Martius area. By retaining and embracing the historic nature of the existing buildings, the development was able to utilize Historic Tax Credits, Brownfield Tax Credits and Obsolete Building Tax Credits to aid in the financing of the project.

The residential "Loft Style" units will provide all the amenities that a person living in the Central Business District will need; such as an open kitchen (including dishwasher) with an island, open living room with a view of downtown Detroit, and a spacious bathroom with laundry. The units range in size from 850 square feet Studios to 2,600 square feet two story-Three Bedroom units with roof top decks.

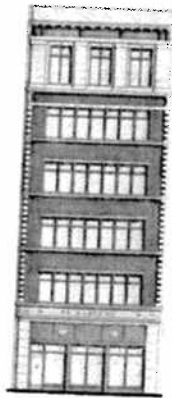
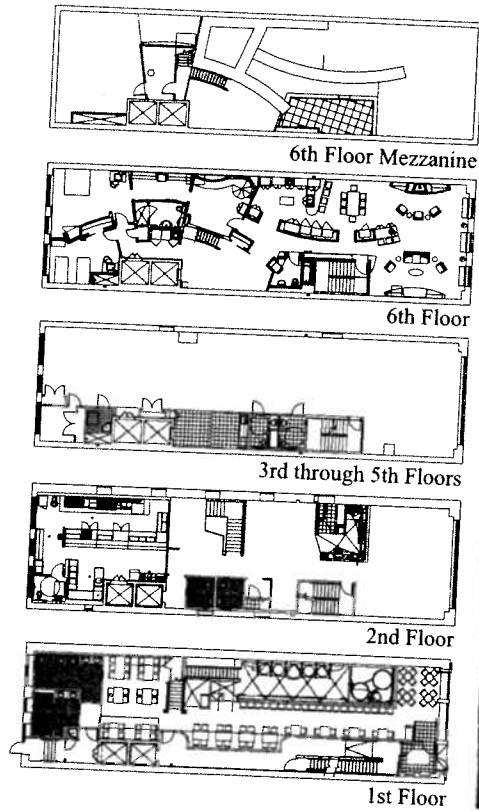
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Hartz Building Detroit, Michigan



A Field Investigation and Conceptual Plan of the Hartz Building, located at 1529 Broadway, Detroit Michigan, has been completed by Kraemer Design Group. The investigation outlines the existing conditions of the architectural, structural, mechanical, plumbing, and electrical systems located in the early 1900's building. Within the investigation, a report was issued that detailed the recommendations to update the existing systems to current codes. In addition to the Field Investigation, a Mixed-Use Conceptual Plan was created that provides a restaurant space (first, second, and remaining floors), a loft residential space (sixth floor) and loft office space (the remaining floors). Along with the Conceptual Plans, separate cost estimates were created for the renovation of the buildings systems to current codes and the construction of the restaurant.

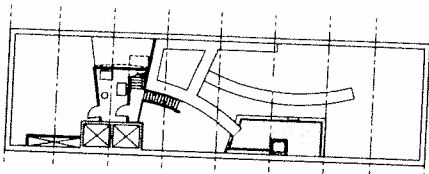
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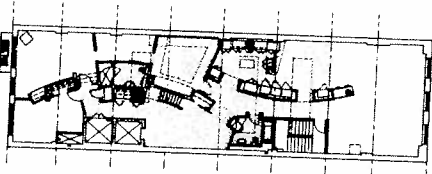
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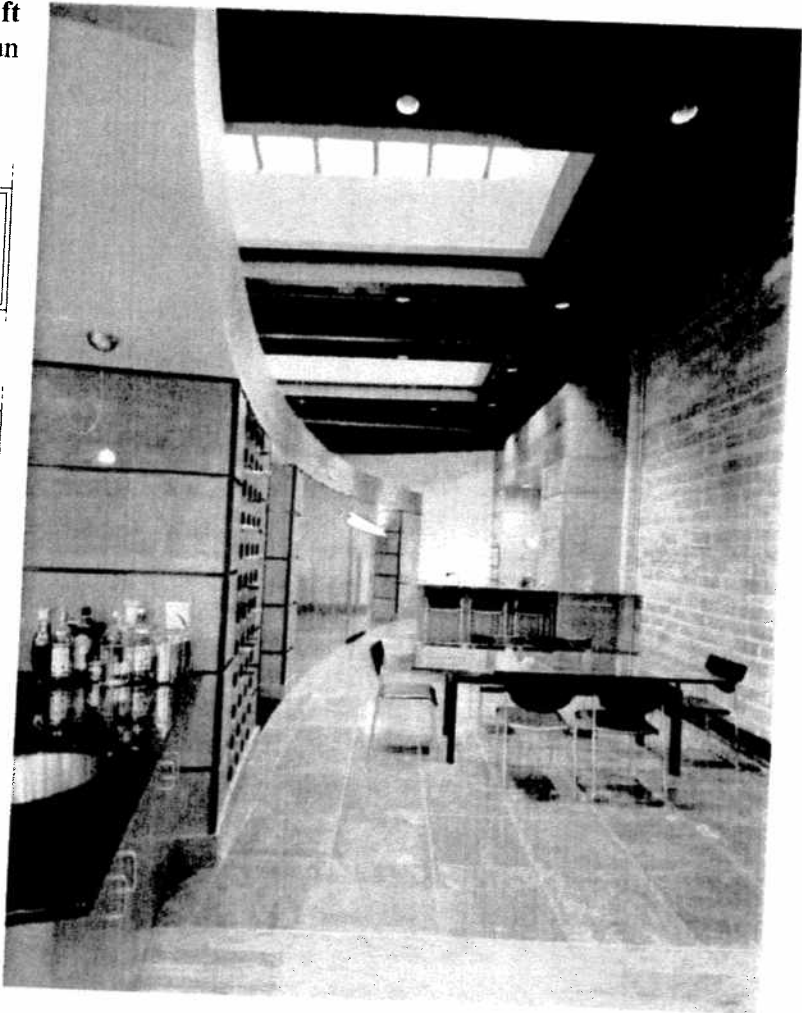
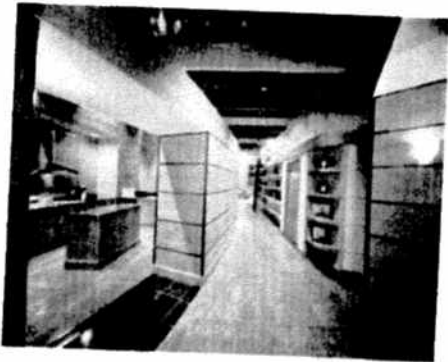
Private Loft Detroit, Michigan



UPPER
SIXTH FLOOR PLAN
2002.11.14.2003



SIXTH FLOOR PLAN
2002.11.14.2003



Photographed by Christopher Lark

The "regeneration" of the penthouse of this historic building into a private residential loft was a joint effort in detailed design expertise and construction ingenuity. Starting with a bare palette and a large, voluminous space, the client wanted functional living space that allowed for work as well as entertaining, but with a sophisticated and contemporary feel that was juxtaposed against the original features of the building. The solution was to keep minimal space for the two bedrooms and leave the majority of the loft as living space.

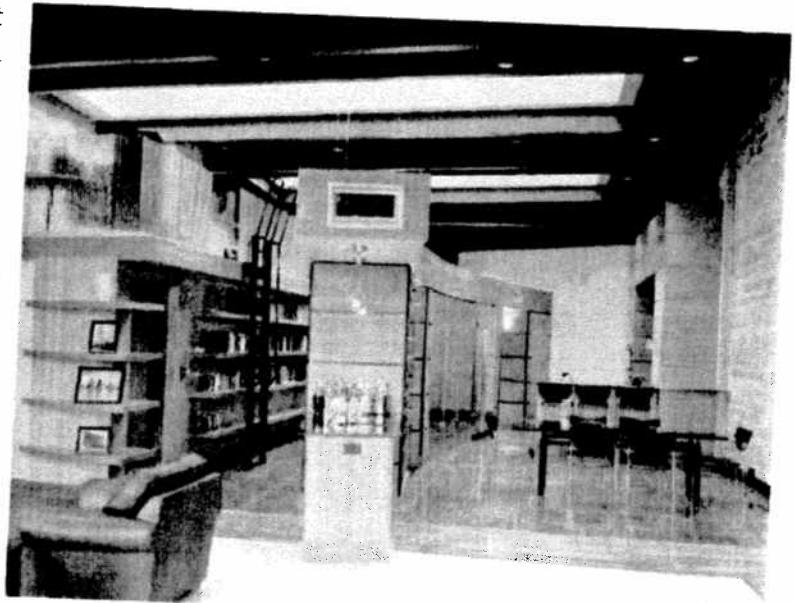
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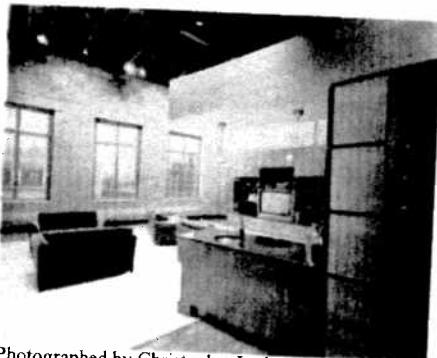
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Private Loft Detroit, Michigan



From the time a guest gets off the elevator and sees the cherry veneer clad curved wall, marble floor and 22 foot ceiling, walks down the hallway with the built in book shelves, and into the living room with the wood floor and 12 foot windows, custom fireplace unit and custom entertainment center, it is obvious that the client was serious about his desire to have beautiful, simple materials accompany the clean, crisp living space and have all of that complement the existing assets of the space itself. The original brick walls, windows and the skylights were updated to complete the renovation of the building itself. This loft is one fine example of how new and old are intertwined to create a masterful outcome that fills the desire to have a contemporary space in an historic building.



Photographed by Christopher Lark

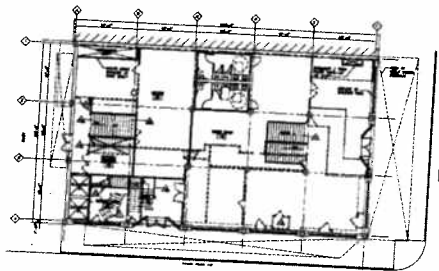
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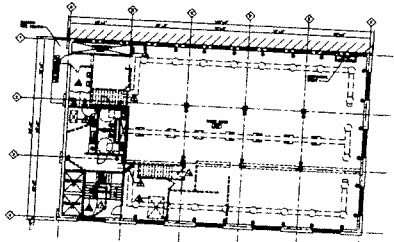
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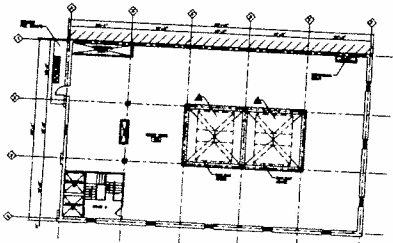
Kresge / Aizer Building Detroit, Michigan



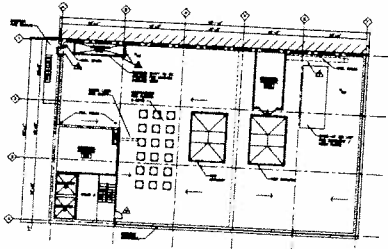
First Floor Plan



Second - Sixth Floor Plan



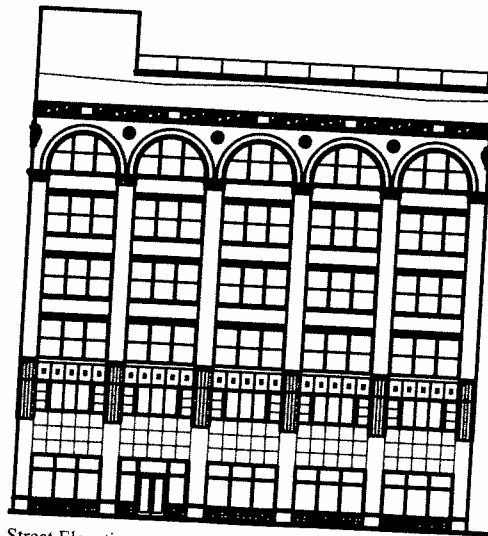
Attic Plan



Roof Plan



A Field Investigation and Schematic Design for the building formerly known as the Kresge Building, located at 1403 Woodward Ave, Detroit Mi. (Woodward and Grand River) has been completed by Kraemer Design Group. The Field Investigation was conducted to locate and determine the cause of any deterioration and/or degradation to the existing building. A report was issued outlining steps needed to solve current deterioration problems and to prevent future problems from occurring. With the report, a cost estimate was completed detailing the necessary steps and scope of work to prevent further deterioration. In addition to the Field Investigation, a Schematic Design was produced converting the once retail, office and storage areas for the Kresge Company into "Loft Offices".



Street Elevation

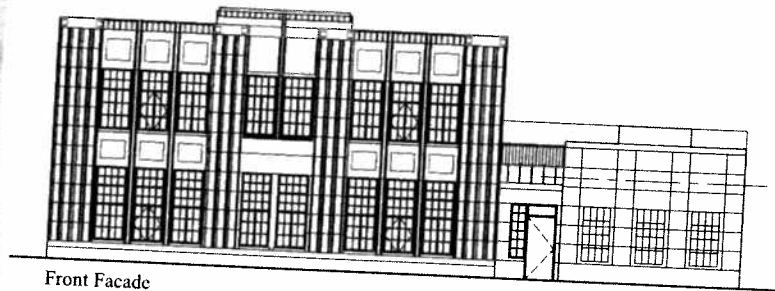
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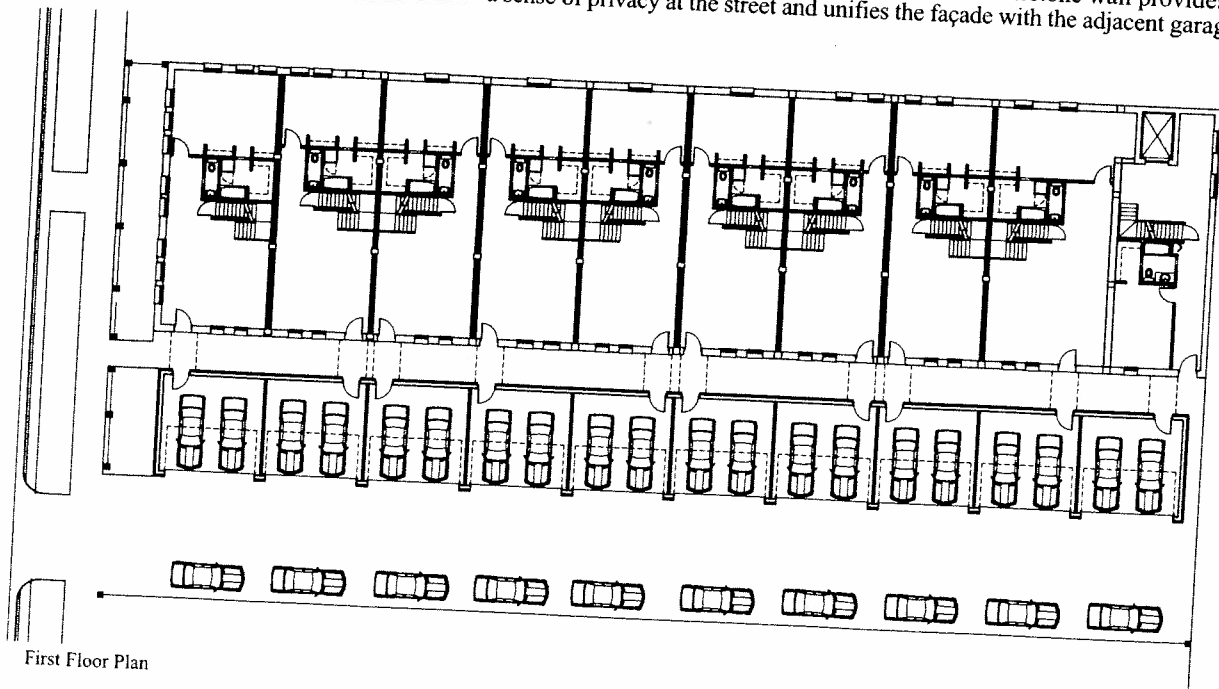
University Lofts Detroit, Michigan



Front Facade

The adaptive reuse of the 22,000 square foot former Mortuary Sciences Building includes eleven private residential lofts. Each unit is two stories plus a basement with direct entrances from the side of the current building. The adjacent open lot was redesigned to incorporate private parking garages with the roof deck connected back to the existing building via a bridge. The bridge also provides cover over the new entrances to each unit.

The project includes complete window replacement and the preservation of existing historic elements on the street façade. A limestone wall provides a sense of privacy at the street and unifies the façade with the adjacent garage.



First Floor Plan

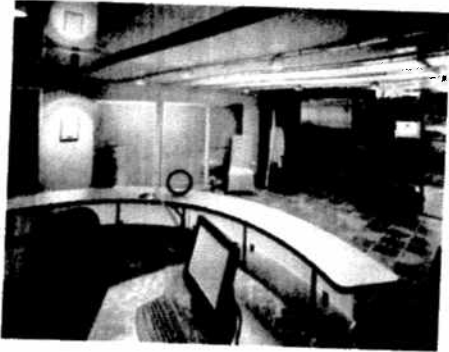
400 Grand River Avenue
Detroit, MI 48226

KraemerDesignGroup

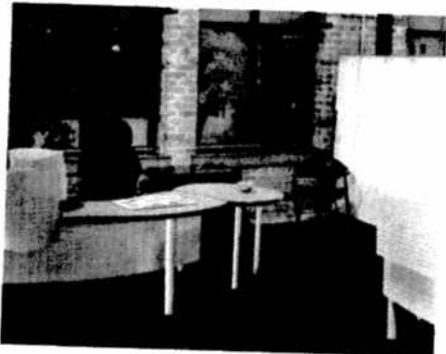
Architecture
Interior Design
Consulting

313.965.3399 phone
313.965.3555 facsimile
www.thekraemeredge.com

Clear!Blue, Inc. Birmingham, Michigan



The second office KDG created for Clear!Blue is steps away from their original location that was outgrown in December 2001. This space is significantly larger, 6,000 square feet, and is located on a prominent corner in downtown Birmingham. The space will now hold up to 24 staff and includes a large reception area, open workspace area, two conference rooms, and a project room. The large presentation conference room is curved and has translucent fish-scale panels with sliding doors that allow light to filter through and out to the main work area. An employee break area features a freestanding bar with stools and lounge chairs in front of a wall finished with an erasable marker surface. The area is illuminated with track lighting and a barrel vault skylight. The overall space is a contrast of beautifully finished floors, lighting and furnishings with raw, exposed loft ceiling and existing brick walls.



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Parker Webb Building Detroit, Michigan



The adaptive reuse of the 3-story historic Parker-Webb Building includes exhibition and storage space for a private art collection, loft-style commercial office space, and ground floor retail space. The building contains approximately 23,000 square feet of rental space with an additional 7,300 square feet in the basement.

This project included the preservation of existing historic building elements in accordance with the U.S. Department of the Interior Standards and has completed an application for historic tax credits. The owner is currently in the process of submitting for a listing on the National Register of Historic Places.



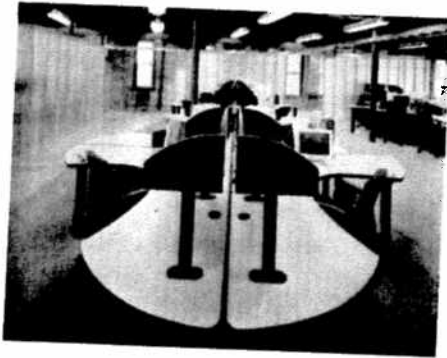
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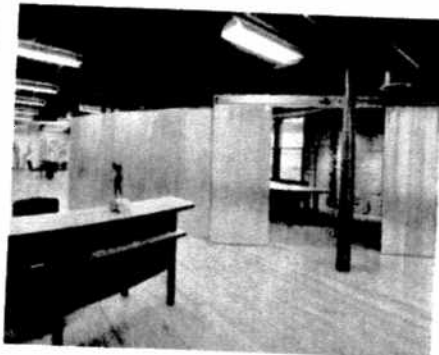
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Consulting

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Gyro Design Group Detroit, Michigan



A creative atmosphere is a must when a traditional graphic design firm and an interactive web developer combine forces. The 7,000 square foot office for this high profile design firm is in the historic Parker-Webb building built in 1898. The original building, with an addition built a few years later, was one of the driving factors of the layout of the space. The original building shape was ideal for the reception area, conference room and executive staff. The larger side was the appropriate footprint for the additional functions of an interactive firm. The production team, because of the need for interaction between designers, is located on this side. The sales force maintains some degree of autonomy with a corrugated translucent wall separating it from the production team. The additional components of an office of this type; bathrooms, kitchenette, lounge, server room, and smaller teaming areas are also located on this side of the space. The two halves of the floor plate combined create an office that stimulates creativity and aids in the communication between all employees.



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Kraemer Design Group Detroit, Michigan



A new 2,500 square foot studio space for this young, award winning architectural design firm has integral elements of design throughout it. Their studio is in the historic Parker-Webb Building, built in 1898, and renovated by Kraemer Design Group a few years before moving in. Kraemer Design Group used all their unique creativity to design a space that represents their design philosophy used with their clients. The end result aids in the communication between the architect and client, and helps the client to visualize the methods of constructability, unique building materials, and conceptual ideas that are all used in the design process. The studio space is a representation of cutting edge ideas in adaptive re-use, space planning and interior design. The most efficient use of space as well as the design for an open, interactive environment led to an open studio plan. This open environment encourages the continuous exchange of creative ideas to inspire Kraemer Design Group's work.



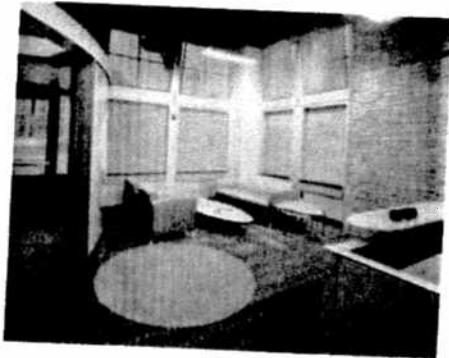
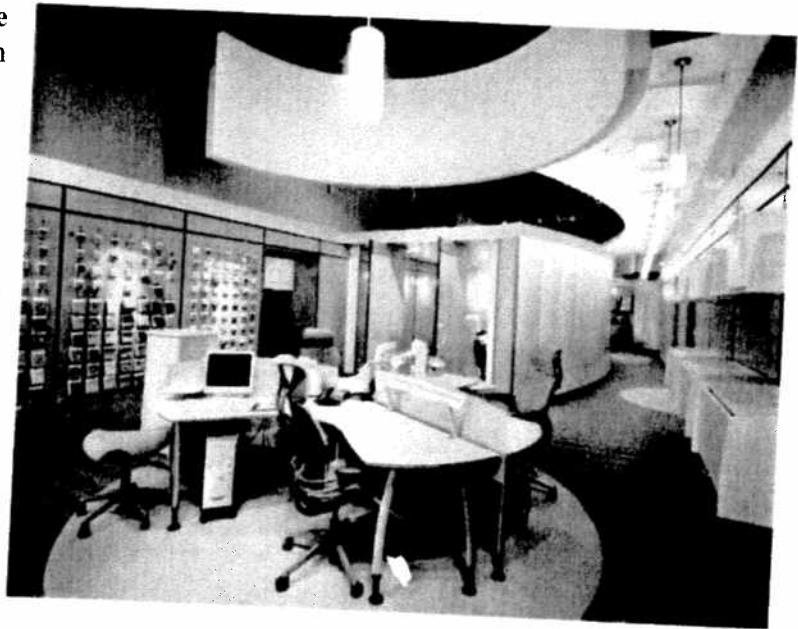
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KraemerDesignGroup

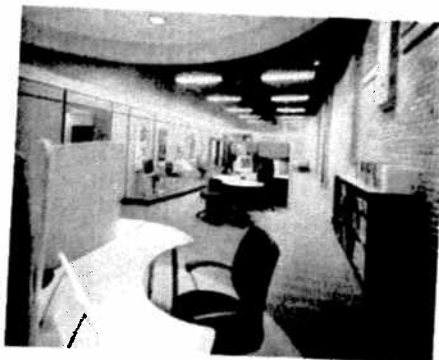
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www.thekraemeredge.com

Intramode Detroit, Michigan



Intramode, LLC is a cool contract furnishings dealership with a working showroom located in the heart of the rebirth of Detroit. The showroom space occupies the first floor of an historic building with genuine character bursting at the seams. In an effort to showcase a multitude of manufacturer's products and complement the existing architecture, Kraemer Design Group designed the showroom to be divided into two halves, with systems furniture featured on one side and contemporary European designed desking on the other. With circular elements of Intramode's logo reflected in the ceilings and in the floor covering, translucent conference room walls, fabric samples lining the walls, and bright corporate colors everywhere – this is no ordinary furniture showroom!



Photographed by Christopher Lark

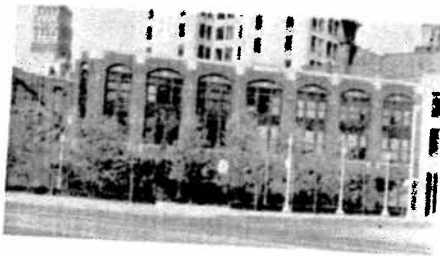
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Harmonie Park Detroit, Michigan



Randolph Centre - Top Right

This project involved the conversion of the Randolph Centre Building into mixed use development containing an 8,400 square foot restaurant/bar space on the ground floor and mixture of live/work lofts on the upper floors totaling 24,500 square feet.

Harmonie Pointe (Skupien Building) - Top Left

The adaptive reuse of this 1908 retail and warehouse building to include commercial loft offices and ground floor restaurant. The development includes the complete renovation of the building's interior and the mechanical and electrical systems. The renovation required the introduction of a new central elevator and stair tower which services all three tenant floors and basement. The ground floor facade of this building was completely renovated to include storefront glazing and a relocated entrance. Extensive exterior design alterations were implemented in accordance with the U.S. Department of the Interior Standards.



Harmonie Club - Middle Left

Kraemer Design Group worked on the redevelopment and complete preservation of this neoclassical building, dedicated in 1895. KDG is under contract with Detroit's DDA for the protection of the building envelope and has developed a complete set of design drawings for the interior renovation for a private developer. The current program for the building includes the restoration of the vintage bowling alley in the basement, steak restaurant on the main level, a billiards hall on the second level and the restoration of the grand ballroom on the third floor.

Harmonie Studios (Powell Building) - Lower Left

The adaptive reuse of three and a half story mixed use historic building to include ground floor retail space, commercial office space and residential "urban" lofts. The 12,000 square foot building includes fully restored decorative plaster, ornamental woodwork, and decorative tile flooring.

Kraemer Design Group was instrumental in assisting the owners of these developments in securing historic tax credits for each of the projects.

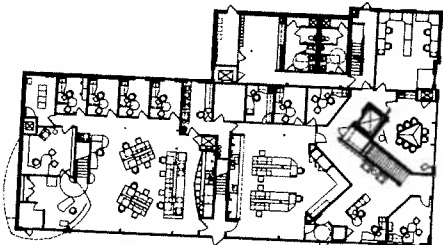
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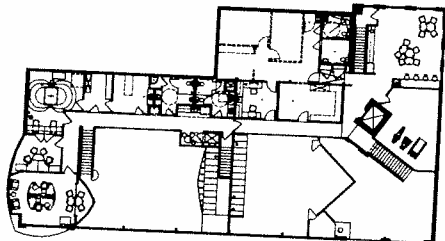
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Limestone Building Ann Arbor, Michigan



First Floor Plan



Mezzanine Plan

The Limestone Building is an adaptive reuse project, completed in April 2002, designed around this former stone cutting facility along the North Main industrial corridor at the north end of Ann Arbor. The historic nature of this building, both its architecture and its original use, made it a unique building for renovation. An application has been submitted to the State of Michigan for historic designation. The stone cutting facility is adjacent to the railroad and has a large crane and track that runs throughout the building and was previously used to move the stone from trains, to the shed, and then into the showroom at the front of the building. The historic cut limestone facade has been maintained, with the forms carried on throughout the side elevation. The interior design maintains the original open feeling with perimeter offices and adjoining walkways overlooking the open lab spaces below. The contemporary interior renovations were completed in 2002, a molecular biology lab and a marketing firm now occupy the space.



Before

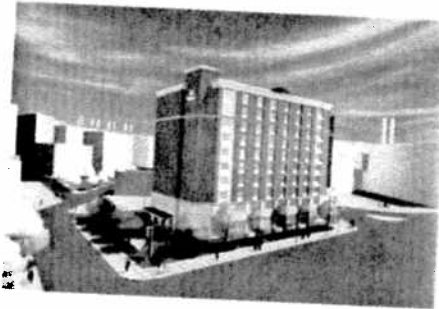
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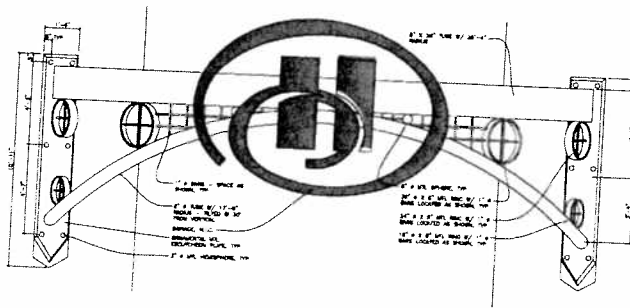
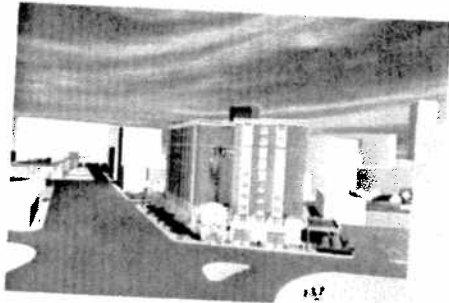
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Hilton Garden Inn Detroit, Michigan



The newest ground-up hotel planned for Detroit is located in Harmonie Park; close to the new home of the Detroit Tigers at Comerica Park. This ten story, limited service hotel will have 198 rooms, a full bar and restaurant, meeting rooms, indoor pool and a 2-story glass atrium rotunda. This will be a signature project in Detroit because it has been almost 10 years since any new hotel facilities have been built. Not only is it the first new hotel in Detroit in years, it is also the first project in Southeastern Michigan to use an innovative new structural brick curtain wall system. This new system allows for the elimination of shelf angles at each floor which carry the typical brick facade, as the entire weight of the facade is transferred through the brick directly to the reinforced mat foundation. Omitting the shelf angles amounts to a substantial savings over typical brick facade construction. While this cost saving system has been used successfully on projects out of state, Kraemer Design Group is the first to bring this technology to the Detroit area.



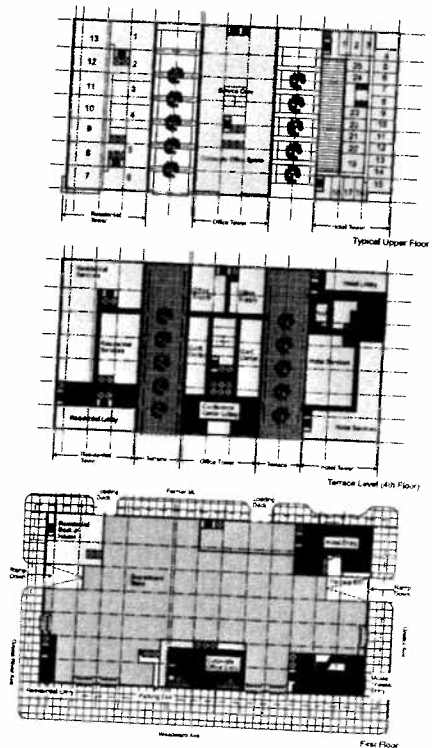
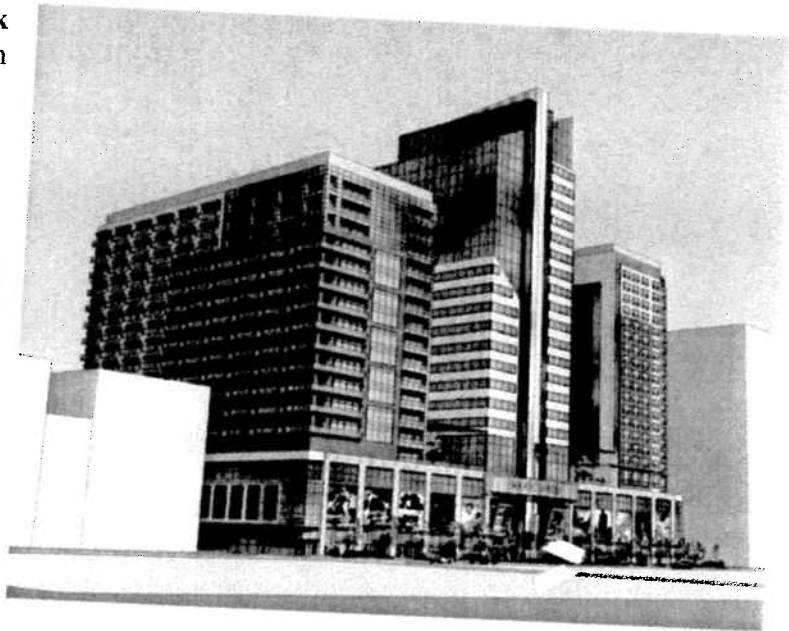
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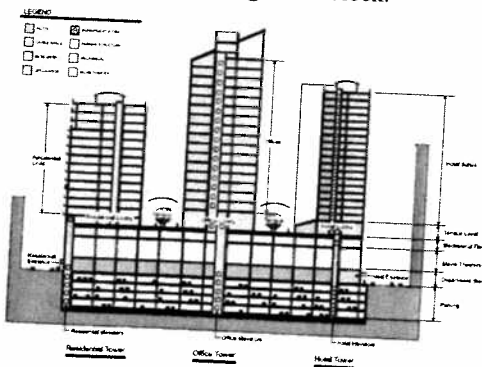
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The Woodward Block Detroit, Michigan



The Woodward block is the site of the former J. L. Hudson's department store in downtown Detroit. After Hudson's was demolished in 1998, the former basement levels were filled in with an underground parking structure with protruding steel columns designed to receive a future skyscraper. The Detroit Economic Growth Corporation contracted Kraemer Design Group to provide professional consulting and to produce schematic design drawings and renderings for a multiple tower skyscraper to include lofts, hotel rooms and corporate office space. The proposal also included a first floor department store and a second floor multi-screen movie theater to cover the entire site. Open-air terraces on the fourth floor allow public zones or lobbies in each tower to be connected while maintaining their separate functions. Each tower is articulated to reflect the typology it houses. By using brick, precast concrete, and glass, the towers blend into the eclectic city that surrounds it. The lower levels utilize stone to further accentuate the base of the structure and anchor the building to the block.





Strategic Energy Solutions, Inc.®

23237 Woodward Avenue Ferndale, MI 48220 Phone: 248.399.1900 Fax: 248.399.1901
www.sesnet.com

Firm Resume March 2006

HISTORY

Strategic Energy Solutions, Inc.® (SES®) was founded in 1997 by Steve DiBerardine and Chadd Fox. From an original staff of four the firm has grown to include a team of eighteen engineers, designers, and support staff. There are currently five licensed engineer on staff. The firm is currently managed by Steve DiBerardine, it's president, and J. Michael Callahan, it's vice president.

EXPERIENCE

Strategic Energy Solutions, Inc.® (SES®) provides engineering consulting design services for mixed use, educational, commercial, retail, healthcare, municipal and religious markets, involving both renovation and new construction. We are a team of progressive professionals dedicated to providing strategic mechanical and electrical engineering solutions.

PHILOSOPHY

Strategic Energy Solutions, Inc.® is committed to completing successful construction projects through various delivery methods. We believe that our clients require a responsive and knowledgeable design firm to provide solutions and assist in the project delivery process. We are committed to providing high quality design services to meet the continually demanding design schedules. We utilize the latest technologies available to meet our clients' goals.

SERVICES OFFERED

Mechanical, Plumbing and Fire Protection Engineering Services

Load calculations; heating, ventilating, and air-conditioning systems design; boiler and chilled water systems design; geothermal systems design; plumbing; fire protection; and other associated mechanical systems, including alternative energy systems and sources.

Electrical Engineering Services

Primary and secondary power distribution; power quality evaluations, standby and essential power systems; complete design and coordination of owner furnished equipment; interior and exterior lighting design; fire alarm systems; generator power systems; grounding; security; voice and data (RCDD Certified).

Construction Administration and Construction Services

Complete project design services management, site evaluation, complete project estimating and construction administration services. We have also partnered with contractors completing projects using the design-build delivery method.

Energy/Facility Management Services

Comprehensive energy and economic feasibility studies; implementation of energy conservation measures; energy management systems; deregulation consulting; facilities management consulting and other energy related services.



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**Multi-tenant Residential and Historic Rehabilitation
Relevant Project Experience
March 2006**

Canfield Lofts

- 1998
- Detroit, MI
- 3 story building with multi tenant residential units and indoor parking garage on partial first floor.
- 36 units
- Geothermal heat pump HVAC system
- 55,000 sq. ft.

Addison Apartments

- 1998
- Detroit, MI
- 5 story plus penthouse of multi tenant residential units with retail on the first floor.
- 42 units
- Water source heat pump HVAC system
- 60,000 sq. ft.

Iodent Lofts

- 1999
- Detroit, MI
- 8 story high-rise building. First two floors and mezzanine are bar/restaurant and pool hall. Floors three thru eight are multi tenant residential units.
- 16 units
- Forced air furnace HVAC system
- 30,000 sq. ft.

Burroughs Lofts

- 2001 design / 2005 construction
Detroit, MI
- 4 Story multi tenant residential building.
- Forced air furnace HVAC system
- 48,000 sq. ft.

Second Avenue Lofts

- 2001 design / 2005 construction
- Detroit, MI
- Combined two and three story multi tenant residential building.
- 56 units
- Forced Air Furnace HVAC System
- 65,000 sq. ft.

Kayles Building

- 2001
- Detroit, MI
- Design build criteria for 18 story high-rise building. First floor retail with floors 2 thru 18 multi-tenant residential units.
- 85 units
- Water source heat pump HVAC system.
- 144,000 sq. ft.

Book Cadillac Building

- 2002
- Detroit, MI
- 33 story high-rise building.
- SES performed a feasibility study to convert to luxury residential condominiums.
- 300+ units
- 630,000 sq. ft.

Research Lofts

- 2002 design / 2005 construction
- Detroit, MI
- Adaptive reuse of a two story, historical historic buildings into condominiums.
- 40 Units
- Groundsource Heat Pump HVAC System – revised to furnace split systems.
- 44,000 sq. ft.

Lofts of Merchants Row

- 2003
- Detroit, MI
- Design build criteria and construction administration for an adaptive reuse of a five historical historic buildings into apartments and retail space.
- 164 Units
- Water source heat pump HVAC system.
- 224,000 sq. ft.

Graybar Lofts

- 2005 in design phase
- Detroit, MI
- Adaptive reuse of warehouse space into mixed use residential and commercial space
- 32 Units
- HVAC system consists of individual gas furnaces and split system condensing units
- 40,500 sq. ft. total, 4,240 sq. ft. commercial

The Monarch

- 2005 in design phase
- Troy, MI
- New construction of a 22 story high rise luxury condominium towers with first floor retail space and indoor parking.
- 155 Units
- Water source heat pump HVAC system.
- 300,000 sq. ft. total, 15,000 sq. ft. retail

Liberty Lofts

- 2005 under construction
- Ann Arbor, MI
- Adaptive reuse of industrial space into high rise luxury condominium with first floor retail space.
- 68 Units
- HVAC system consists of individual gas furnaces and split system condensing units
- 131,000 sq. ft. total, 18,000 retail, 24,000 sq. ft. indoor parking

Carriage Lofts

- 2005 design complete, construction has not started
- Pontiac, MI
- Adaptive reuse of industrial space into residential condominiums, no retail space.
- 34 Units
- HVAC system consists of individual gas furnaces and split system condensing units
- 47,500 sq. ft.

Lafer Building

- 2005 design complete, construction has not started
- Detroit, MI
- Adaptive reuse into residential luxury condominiums and first floor retail space.
- 18 Units
- HVAC system consists of individual gas furnaces and split system condensing units
- 32,400 sq. ft. total, 3,600 sq. ft. retail

Lafayette Building

- Development agreement in process
- Detroit, MI
- Adaptive reuse of high rise tower into residential condominiums and retail/office space.



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Steven R. DiBerardine, PE

EDUCATION

Michigan Technological University
Houghton, MI
Bachelor of Science Mechanical Engineering (BSME)

EXPERIENCE

11/97-present
Strategic Energy Solutions, Inc.
Ferndale, MI
President

As President of SES, Steve's focus is on marketing, client contact, and project development. He oversees the daily operations of the firm and staff management, including compilation of the project/design team, including the owner, architect and engineer. His engineering expertise focuses on the design and specification of HVAC, plumbing, piping and fire protection systems for commercial, healthcare, industrial, educational, telecommunications, religious and multi-tenant facilities.

6/94-11/97
Peter Basso Associates, Inc.
Troy, MI
Mechanical Engineer
Design and specification of HVAC, plumbing, piping and fire protection systems for commercial, healthcare, industrial, and educational facilities.

6/91-6/94
Smith Hinchman & Grylls Associates, Inc.
Detroit, MI
Graduate Engineer
Design and specification of HVAC, plumbing, piping and fire protection systems for healthcare and industrial facilities.

PROFESSIONAL AFFILIATION

American Society of Heating Refrigeration and Air Conditioning Engineers (ASHRAE)
National Society of Professional Engineers (NSPE)
National Fire Protection Association (NFPA)
American Society of Plumbing Engineers (ASPE)
Building Officials and Code Administrators International (BOCA)
Geothermal Heat Pump Consortium (GHPC)



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J. Michael Callahan

EDUCATION

Lawrence Technological University
Southfield, MI
Bachelor of Science Electrical Engineering (BSEE)

EXPERIENCE

Strategic Energy Solutions, Inc.
3/99-present
Ferndale, MI
Vice-President

Mike's role as Vice President involves marketing, client contact and project development. He has involvement with the daily operation of the firm as well as staff management, and the development of project/design teams. His engineering expertise centers on the code research, design and specification of power distribution and lighting systems for a variety of project types including educational, commercial, multi-tenant residential units, among others.

Peter Basso Associates, Inc.
1/94-1/96
Troy, MI
Electrical Engineer
Design and specification of power distribution and lighting systems.

Smith, Hinchman & Grylls Associates, Inc.
10/95 - 12/95
Detroit, MI
Electrical Engineer
Design and specification of power distribution and lighting systems.

James Partridge Associates, Inc.
1/96-3/99 (6/85-1/94 Electrical Designer)
Birmingham, MI
Electrical Engineer
Design and specification of power distribution and lighting systems.

PROFESSIONAL AFFILIATION

- Illuminating Engineering Society of North America (IESNA)
- Michigan Section - President (2003-2004)
 - Michigan Section - Office of Vice President (2001-2002 and 2002-2003)
 - Michigan Section - Office of Treasurer (1999-2000 and 2000-2001)

International Association of Electrical Inspectors
The Institute of Electrical and Electronics Engineers, Inc. (IEEE)
Engineering Society of Detroit (ESD)
The American Institute of Architects (AIA)



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John T. Abraam

EDUCATION

Lawrence Technological University
Southfield, MI
Bachelor of Science Electrical Engineering (BSEE)

EXPERIENCE

8/04-Present
Strategic Energy Solutions, Inc.
Ferndale, MI
Project Manager
Code research, design and specification of power distribution and lighting systems for mixed use, multi-tenant residential, commercial, healthcare, and educational and hospitality facilities.
Responsible for project budgets, team organization and daily client interaction.

8/03-8/04
Dunham Associates, Inc.
Minneapolis, MN
Electrical Engineer
Design and specification of power distribution and lighting systems for commercial, healthcare, educational.

11/99-7/03
Strategic Energy Solutions, Inc.
Ferndale, MI
Project Manager
Design and specification of power distribution and lighting systems for commercial, healthcare, educational.

5/93-11/99
Peter Basso Associates, Inc.
Troy, MI
Electrical Designer
Design and specification of power distribution and lighting systems for commercial, healthcare, educational.

PROFESSIONAL AFFILIATION

Illuminating Engineering Society of North America (IESNA)
National Fire Protection Association (NFPA)



Strategic Energy Solutions, Inc.®

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Scott D. Schafer, PE

EDUCATION

Lawrence Technological University
Southfield, MI
Bachelor of Science in Civil Engineering/Construction Concentration

EXPERIENCE

08/04-present
Strategic Energy Solutions, Inc.
Ferndale, MI
Senior Mechanical Engineer
Design and specification of HVAC, plumbing, piping and fire protection systems for municipal, commercial, healthcare, industrial, educational, telecommunications, religious, governmental and multi-tenant facilities.

01/82-07/04
James Partridge Associates
Birmingham, MI
Project Manager
Responsible for mechanical, fire safety, electrical and plumbing systems design, specifications, cost estimates, fee proposals, construction documentation and construction administration for educational, municipal, historical, public utility, restaurant, military, office buildings and similar facilities. Duties included all related HVAC, fire protection, plumbing and piping calculations, power distribution, lighting calculations, building energy studies, implementation of energy conservation measures, and measurements of HVAC equipment operating characteristics.

12/77-08/81
Harley Ellington Pierce Yee
Southfield, MI
Mechanical Engineer
Responsible for mechanical systems design and analysis with assigned projects at research facilities, hospitals, industrial, computer/telecommunication facilities and mausoleums. Provided HVAC and plumbing calculations, building energy studies and implementations, analysis utilizing DOE-2 and in-house computerized energy modeling programs and measurement of HVAC operating characteristics.

02/76-11/77
Alden B. Dow Associates
Midland, MI
Mechanical Designer
Responsible for the design and detailing of HVAC, plumbing and fire protection systems for institutional, recreational and correctional facilities.

PROFESSIONAL AFFILIATIONS

American Society of Heating Refrigeration and Air Conditioning Engineers (ASHRAE)
Association of Energy Engineers



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International Code Council
National Fire Protection Association
National Society of Professional Engineers