

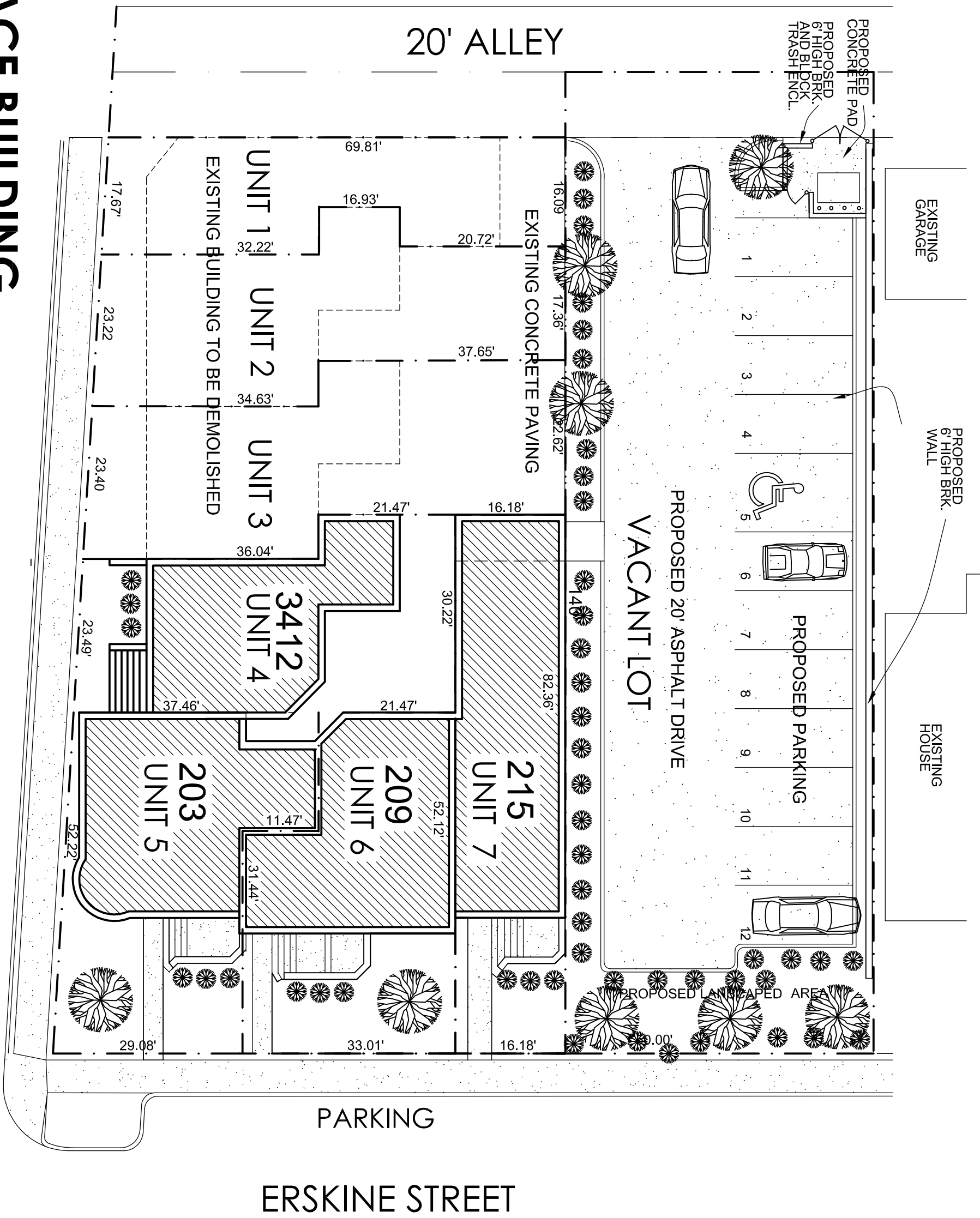


RENOVATION OF
PATTERSON TERRACE BUILDING
203, 209, 215 ERSKINE DETROIT, MICHIGAN
FOR: MESSRS. RAMIZ & RAAD ALMASS

We have done business in Detroit for several years and would like to be more involved in the revitalization of the city. The Patterson Terrace building is a beautiful architectural example of Detroit history that deserves to be saved, and doing this, we feel, would be a great way to participate. Being near the medical center, we think, is a prime location for rental housing for the professionals that work in the area. We are proposing to restore our portion of the exterior of this building to its original splendor, cleaning and repairing the brick, restoring the limestone and metal details, replacing all the windows and doors and rebuilding the front porches. We would also be installing appropriate landscaping and wrought iron fencing to match the elegance of the building. We plan to divide each of the four units we will own into 2 units each, 1 unit on the upper two levels and 1 studio unit in the lower level, for a total of eight units. The size of the upper units would be approximately 2066 s.f., 1810s.f., 1870s.f., and 1650s.f., for units 7,6,5,and 4 respectfully. All the studio units would be roughly 900 s.f. The studio entrances would be off the existing private courtyard in the rear of the building. We plan to provide the 4 upper units access to the courtyard as well. The courtyard would be landscaped and receive hardscape in keeping with the character and charm of the building, providing all of the units with a quiet retreat from the busy city outside. In contrast to the period look of the exterior, we are going for a contemporary loft style look for the interior, with all of the modern amenities. All of the details haven't been sorted out yet, but the units will have open floor plans with hardwood floors and some exposed original brick. Trust that whatever we do will be to the highest standards in keeping with the quality of the building. We plan to make Patterson Terrace once again a prestigious address and something we can all be proud of.

We currently own three units on Erskin, approximately 4950 s.f. With the purchase of the 7055 s.f. vacant lot, and the 1040 s.f. unit 4 the size of the entire project would be approximately 13,045 s.f.

I hope this satisfies your requirements. If you have any questions, please feel free to call anytime.

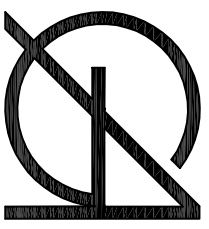
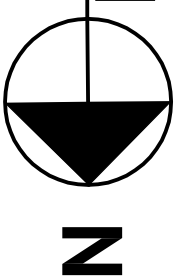


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 203,209,215 ERSKINE & 3412 JOHN R, DETROIT, MI
 FOR: MESSRS. RAMIZ & RAAD ALMASS

JOHN R

SITE PLAN

SCALE 1/16" = 1'-0"



GRUBEY ASSOCIATES

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