

# W. Puetz Road, Oak Creek – Concept Plan Narrative

## Introduction

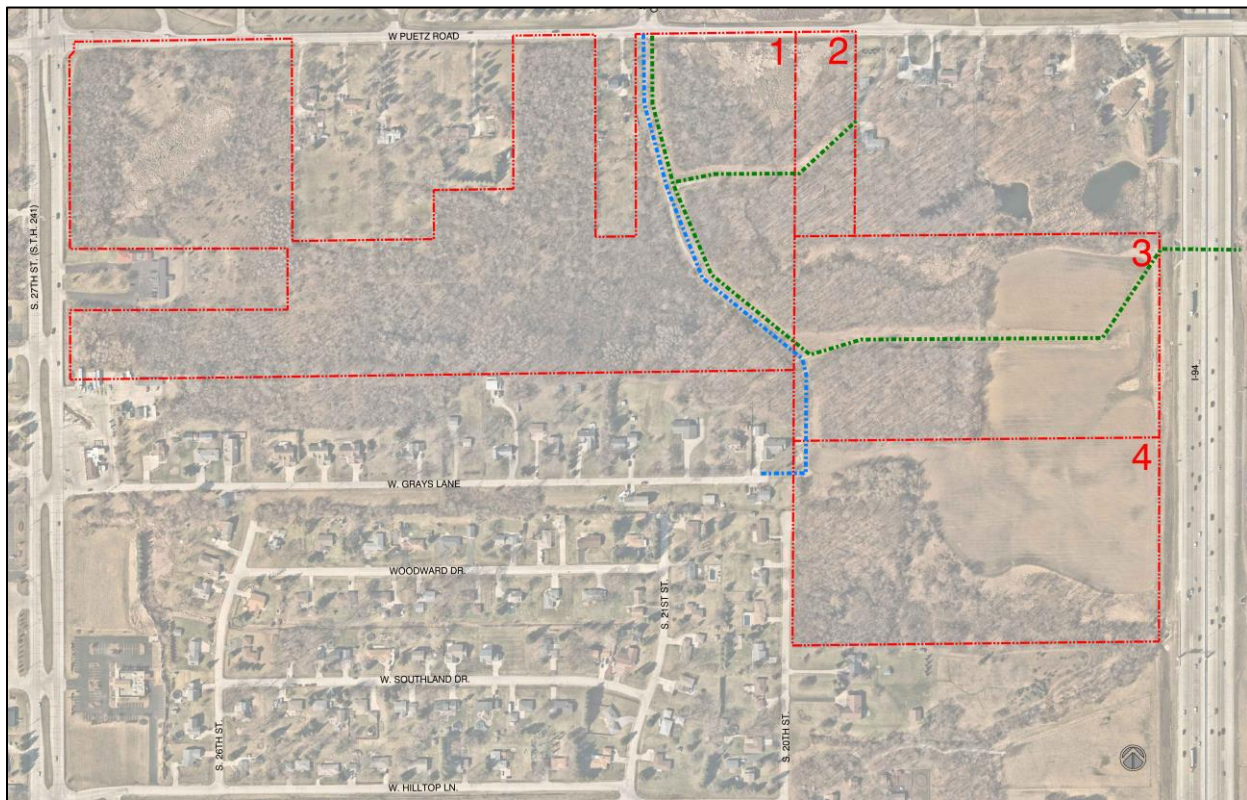
The purpose of this memo is to outline the details for a proposed development located off W. Puetz Road. Should the City welcome this development, we seek guidance on what steps are necessary to bring the subject development to fruition. The proposed development consists of the following four (4) parcels:

### ***Property Addresses:***

- Parcel 1 – 53.56 acres, 2231 W. Puetz Road, Parcel Number 8569999001
- Parcel 2 – 3.00 acres, 1933 W. Puetz Road, Parcel Number 8579993000
- Parcel 3 – 16.66 acres, 8843 S. 13<sup>th</sup> Street, Parcel Number 8579992000
- Parcel 4 – 18.24 acres, 8950 S. 20<sup>th</sup> Street, Parcel Number 8579991000

Please see **Exhibit A** for a detailed summary of the existing zoning of all four parcels.

The four parcels combined create a 91.34-acre development site. Access to the site is from W. Puetz Road through the 2231 W. Puetz Road parcel (Parcel 1). A cut-in for the proposed access road exists, as does a utility easement, with sanitary sewer and water mains installed under the cut-in. Please see the image below. The green line represents the existing sanitary sewer, the blue line represents the existing water line. With this in mind, we incorporated the existing easements and infrastructure into our site plan.



## **Current Land Use and Features**

- Roughly half of Parcels 3 and 4, or 18 acres, is currently farmland. The remainder of the land is undeveloped.
- There are no existing structures on the site.
- A dense mix of vegetation including various shrubs and trees extend throughout most of the site. Some clearing and grubbing may be required as part of the development.
- Grades on the site range from a high elevation of approximately 760 towards the center of the western portion of the project site to a low of approximately 710 at the southeast corner of the site.

## Development Limits and Phasing.

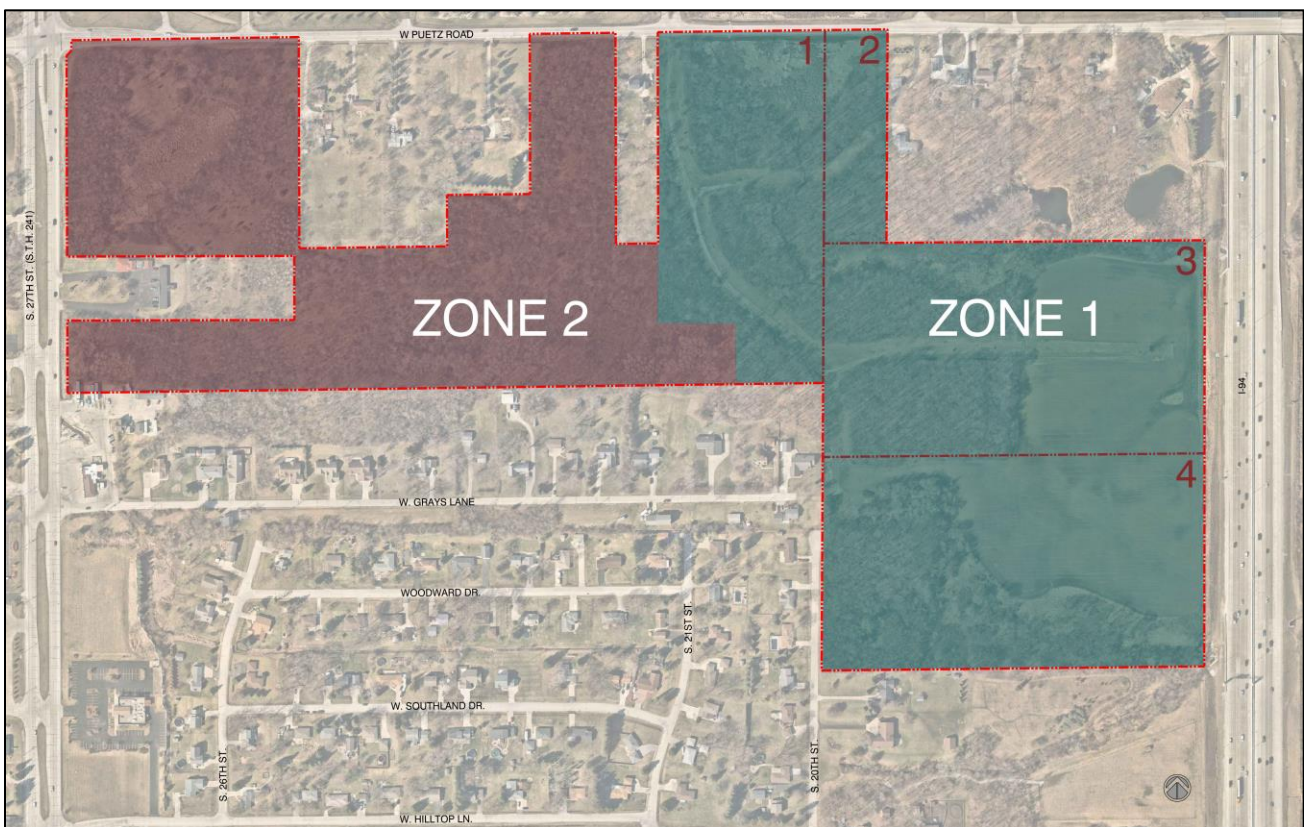
CR Devco proposes creating two development zones within the 91.34-acre parcel.

1. Zone 1 – Approximately 50 acres, consisting of *conservation / open space, and single-family attached housing*. This zone will consist of the following parcels.
  - a. Parcel 1: Approximately 12 acres or 22% of the 53-acre parcel (see shaded green area of Parcel 1).
  - b. Parcel 2: 100% of the 3-acre parcel.
  - c. Parcel 3: 100% of the 16-acre parcel.
  - d. Parcel 4: 100% of the 18-acre parcel.

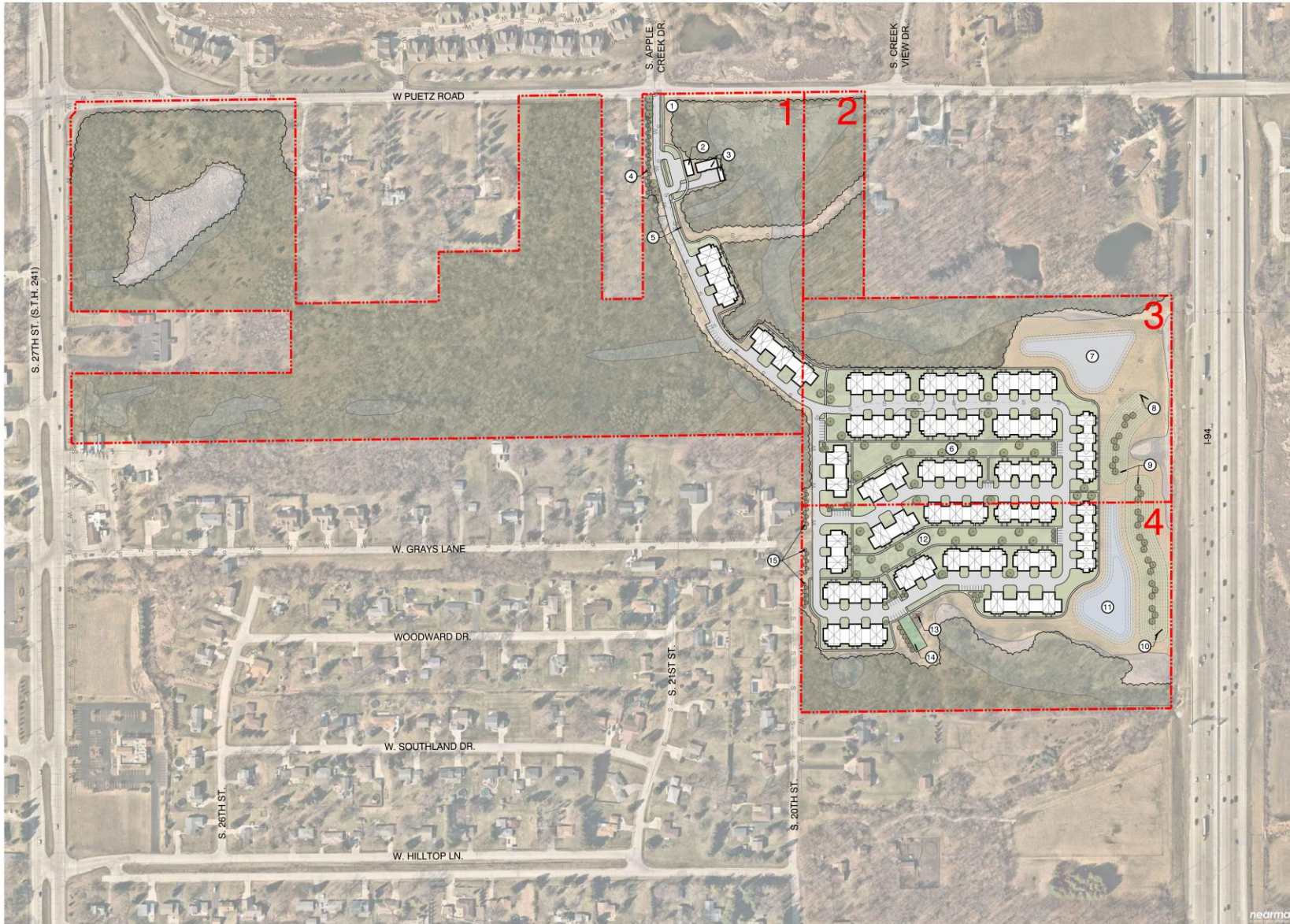
Zone 1 will be developed first and will be undertaken in a single phase. We expect construction to take 16-18 months once commenced. Given the unique nature of the product type, occupancy is expected to occur within the first 10-12 months, with additional buildings turning over for occupancy once every week to 10 days

**Within Zone 1, development will be concentrated on approximately 20 acres. The remaining 30 acres will be conservation / open space. Gross density on the 50 acres will be approximately 2.75 homes an acre. Please see the site plan on the following pages for additional detail.**

2. Zone 2 – {**Future development**}. Approximately 41 acres consisting of the remaining Parcel 1 land (red shaded area). Future development will likely consist of Commercial (on the corner of Puetz and 27<sup>th</sup>) and low density residential per existing zoning. This land will remain as currently zoned and is not part of the subject request.



# Site Plan Concept



## LEGEND

- LAWN
- NATIVE SEEDED AREA
- ASPHALT PAVEMENT
- PROTECTED WETLAND AREA
- WOODLANDS TO REMAIN
- PATH NETWORK

## SITE FEATURES

- ① PRIMARY ENTRANCE
- ② LEASING OFFICE
- ③ MAINTENANCE BUILDING / TRASH
- ④ VEGETATED LANDSCAPE BUFFER
- ⑤ PATH NETWORK
- ⑥ NORTH CENTRAL LAWN
- ⑦ STORMWATER AREA
- ⑧ NORTH-FACING SIGNAGE
- ⑨ LANDSCAPE BERM
- ⑩ SOUTH-FACING SIGNAGE
- ⑪ STORMWATER AREA
- ⑫ SOUTH CENTRAL LAWN
- ⑬ PLAYGROUND
- ⑭ DOG PARK
- ⑮ VEGETATED LANDSCAPE BUFFER

**Project Specifics**

<u>Overall Site</u>	
Location	Southeast corner of W. Puetz Rd. and 27th St.
Size	Approximately 91.34 acres, or 3.978 million square feet.
Total Wetlands on site	12.9 acres or approximately 562,000 square feet.
<u>Subject Project</u>	
<b>Zone 1 (Phase I)</b>	<b>Approximately 50.0 acres</b>
Total Homes	136
Total Garage Parking Spaces	256 (1.88 assigned, private spaces per unit)
Total Surface Parking Spaces:	
- Driveway Parking	256
- Roadway Guest Parking	62
Total Parking Project wide (Ratio)	574 (4.22 spaces/unit)
Overall Density per Acre	136 homes / 50 acres = 2.72 homes per acre
Impervious Surface Area Ratio	274,000 / 3.978 million = 6.88%
<u>Future Project</u>	
<b>Zone 2</b>	<b>Approximately 41.0 acres</b>

Our development proposal consists of 136 attached single-family homes within 24 buildings, with each building containing four, six or eight homes. The buildings will feel and operate like ranch style single-family homes, with each home having direct access attached parking. 16 of the homes will have an oversized 1-car attached garage providing direct access to the unit, with the remaining 120 homes having two-car attached garages providing direct access to the unit. In addition, the garages will have 22' parking aprons that can be used for guest parking.

<b>Unit Mix - W. Puetz Oak Creek</b>						
Home Type	Qty	Living Space	Percentage	Garage Spaces	Driveway Spaces	Dedicated Parking Per Unit
1-Bed (A)	16	832	12%	16	16	
1-Bed (B)	12	1,076	9%	24	24	
2-Bed (C)	38	1,344	28%	76	76	
2-Bed (D)	46	1,457	34%	92	92	
3-Bed (F)	24	1,701	18%	48	48	
<b>Total Units</b>	<b>136</b>	<b>1,361</b>	<b>100%</b>	<b>256</b>	<b>256</b>	<b>3.76 Spaces</b>

The community will also include a leasing office / maintenance building measuring approximately 1,000 sq ft.

**A Focus on Architecture and a Connection to Nature**

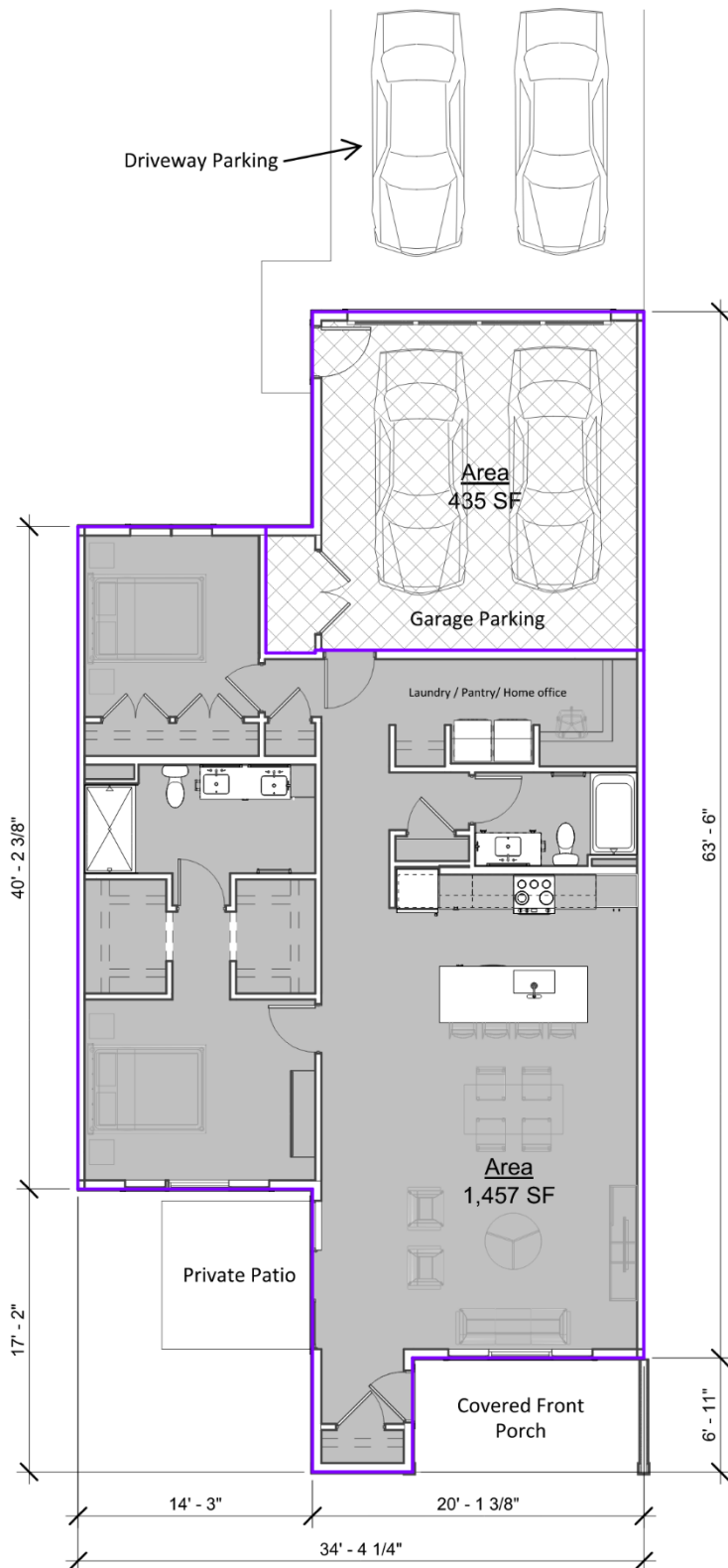
Unlike most garden style apartment communities, this low-density community will offer an abundance of outdoor open space. Each unit will have a covered front porch, as well as a large private patio off the living space. In addition, each home will either open onto large landscaped common areas we refer to as garden courtyards, or to conservation / open space areas dense with existing old growth vegetation and wetlands.

We have strived to create a modern day cottage home with Craftsman influences. Exterior cladding and color pallets will vary, adorned with either classic board and batten emphasizing the vertical, or lap siding with gable shakes emphasizing the horizontal. A masonry (brick) water table detail wraps the entire home. Windows are ganged together to create oversized openings coupled with an 8 foot sliding glass doors providing access to the private patios. Taken together, the fenestration will flood the living spaces with natural light, providing a visual and physical connection to the outdoors.

Please see the images on the following pages representing the architecture of the attached single-family homes.



## The Homes



Homes have been designed for vehicular access from the rear of the unit, allowing for front doors to open to the private and common conservation / open spaces and garden courtyards detailed above.

Within the homes, the space is defined by two main side-by-side cores; living and sleeping. An open floor plan concept defines the living space, providing connectivity from the kitchen through the dining area, into the living room, and beyond to the outdoors. Tucked behind the kitchen are bathrooms and a multi-function mudroom, providing space for laundry, coats, as well as for bulk storage (Costco-closet) above a multifunction countertop that can serve as a home-office. The sleeping core provides one, two, or three bedrooms, oversized closets, and gracious bathrooms.

Unit finishes will include shaker wood cabinetry, kitchen tile backsplashes, stainless steel appliances, luxury vinyl plank wood flooring, solid surface countertops (quartz or granite), LED light fixtures, Symmons plumbing fixtures, double-pane insulated windows, fire protection (sprinklered homes), as well as multiple storage locations in the unit and the garage.

Utilities are housed in the garage, allowing for non-intrusive access for maintenance. In addition this location removes any noise created by the operation of the furnace or air conditioning unit away from the living areas, resulting in a quieter living environment within the unit.

It is hard to overstate the luxury of single-level living and the benefits of having no one living above or below, as is typical in rental housing. Besides the conservation / open space, we see this as the single most valuable and appealing amenity of our community. Combined with the direct access attached garages, not only do our homes provide a level of privacy and convenience similar to traditional detached single-family homes, **this design also provides the highest level of accessibility to residents of all ages and all levels of mobility. The product hits on all of the major design features of Universally Designed Housing.**

## **Project and Community Design Thesis and Highlights**

CR Devco's project will benefit the Oak Creek community by offering a housing option absent in the area and highly desired by the two fastest growing renter segments in the United States, Baby Boomers and Millennials. Our low-density, single-story attached homes will live and feel like a typical detached single-family home, but with all benefits and efficiencies of rental housing, and will serve as a steppingstone for 1) the ever-increasing demographic of Baby Boomers who are approaching, or have initiated, retirement, and no longer desire the cost and effort of maintaining a single family home, or 2) Millennials choosing to rent for various reasons such as affordability, saving for a home, flexibility, or preferred lifestyle.

In comparison to previous generations of retirees, many Baby Boomers prioritize a lifestyle focused on physical fitness, continuing education, and social engagement. They seek an alternative form of housing providing all the benefits of a single-family home but with the downsized, easy-to-maintain, lock-and-leave lifestyle offered by rental housing.

There is no longer any stigma associated with renting, in any form it may take. Housing affordability concerns are not easing for either Baby Boomers moving into retirement or Millennials deciding to purchase their first home. The increased costs are keeping many households renting for longer periods of time, either out of necessity or by choice.

This universally designed, low-density single-family attached housing community was conceived in response to all the factors detailed above and is intended to provide a lifestyle focused on downsizing, convenience, and enhanced social interaction, located proximate to the communities in which its residents have previously lived or intend on living with their next home purchase. By doing so, relationships to families, friends, cultural and social resources, and even employment will be maintained in Oak Creek.

The following list of amenities detail key differentiators of these homes, and of our community.

- ***2-Car Direct Access Parking Garages***
  - o Most traditional garden-style apartment projects dedicate significant acreage to on-grade parking which creates a less than desirable property visually and burdensome stormwater management. We believe the Oak Creek rental market will prefer our alley-loaded, direct-access garages allowing for a level of security and convenience with a focus on open / green space not seen in rental housing living.
  
- ***Thoughtful Architecture, Universally Designed Housing***
  - o Our single-story homes embrace Universal Design, also called Barrier-Free Design, which focuses on making a house safe and accessible for everyone, regardless of age or physical ability. Key features include stepless entrances, single floor living, open plan design, and 32" or greater doorways.
  
- ***Meaningful Private and Public Open Spaces and Walking Trails***
  - o The Baby Boomer and Millennial demographics enjoy outdoor activity such as walking, jogging, or biking for both exercise and socialization. We believe the Oak Creek rental community will gravitate to our landscaped garden courtyards and vast conservation / open space which will be visually pleasing and will create areas that promote social interaction and walkability throughout our community.
  - o Our unique site plan concept which employs alleyways for vehicular loading permits for the site architecture to promote relationships between each unit and the public and private outdoor space and allows for walking paths through open spaces. These design features encourage social interaction and communal activities, thus promoting healthier and happier residents.
  - o Our design seeks to enhance the connection to the outdoors through expansive glazing systems (windows and sliding glass doors) that look out to front porches, patios, and green space connecting the unit and the resident to the expansive private and communal outdoor spaces.

## **Community Amenities**

The development will offer the following community amenities to promote social interaction and walkability:

- Conservation / open space and nature trails, as well as common garden courtyards.
- Bike and walking path throughout the community connecting to adjacent residential neighborhoods.
- Expansive dog park, community playground, and other outdoor amenities such as Pickle ball courts, or similar.
- Community garden where residents can plant, grow, and maintain their own fruits and vegetables.
- Private outdoor spaces including a covered porch and separate patio for each residential unit.

Through conservation-oriented development strategies we will create a unique residential community that features a private, serene, spacious, and park-like community, all the while being an infill neighborhood site with proximity to transportation and retail. The site plan concept proposes a walking trail that will traverse conserved natural wooded and wetland areas which will be a fantastic amenity to the residents. The size of the subject site and the natural amenities will allow us to create a community far different than the traditional residential neighborhoods.

## **Project Justification – Oak Creek Comprehensive Plan**

CR Devco believes the proposed development meets many prioritized objectives and recommendations detailed in the City’s Comprehensive Plan’s “Housing and Neighborhoods Framework” while also contributing to the goal of providing a greater diversity in housing options. The following section details objectives from the Comprehensive Plan, and how our development meets these objectives.

***Objective: Encourage conservation design development and other sustainable practices to accommodate residential growth adjacent to sensitive natural areas.***

- *Comp Plan Recommendation: Allow for conservation-oriented subdivision development, also known as cluster development (Priority 1).*
  - Our site plan preserves contiguous areas of open space and sensitive natural areas by clustering the units on only 20 of the 50 acres (Zone 1).
- *Comp Plan Recommendation: Incorporate sustainable practices in the development process to help protect the quality of natural resources (Priority 1).*
  - Our site plan provides for naturalized stormwater management while minimizing the amount of roadway and utility infrastructure needed to serve the subject development thus protecting surrounding wetland and natural areas.
- The project will meet achieve a minimum of Bronze certification from National Green Building Standards.

***Objective: Encourage new residential development that supports healthy lifestyles and positively impacts key well-being indicators.***

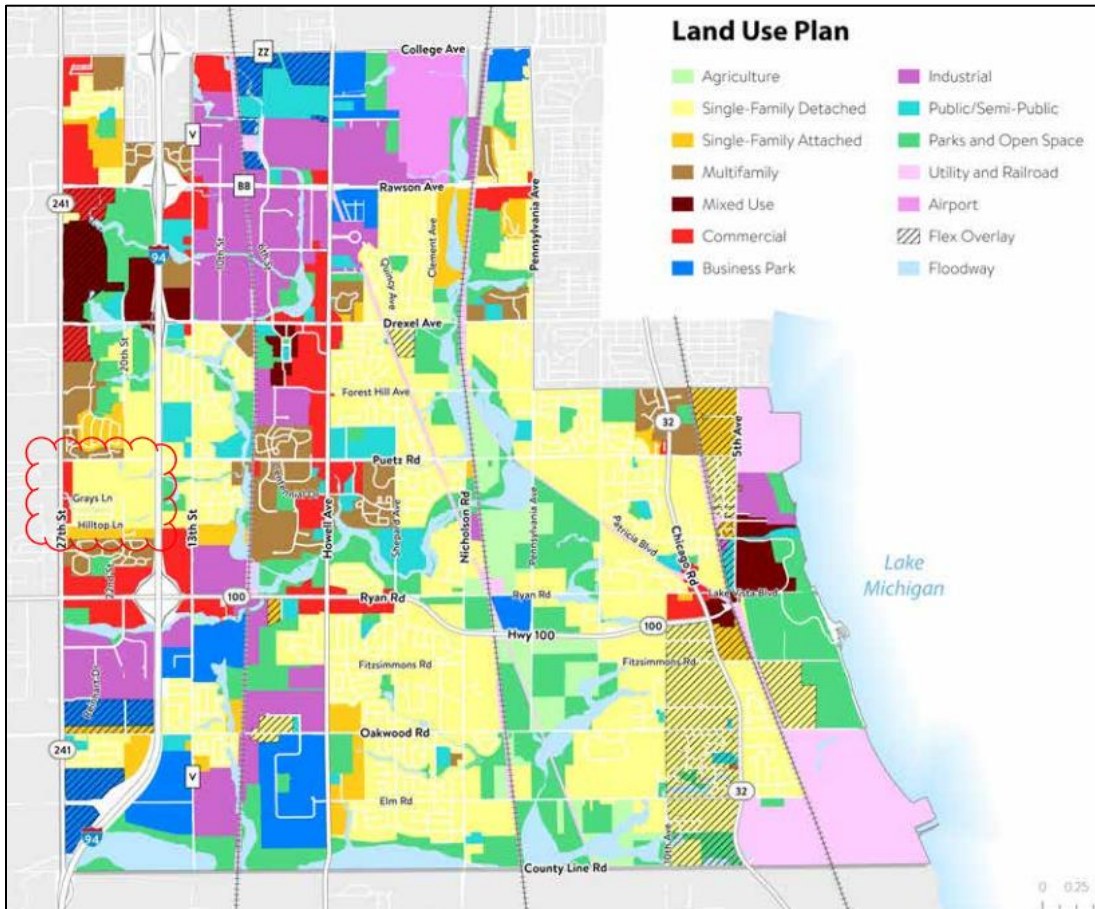
- *Comp Plan Recommendation: Sidewalks to be installed in all new residential developments (Priority 1).*
  - An extensive sidewalk network has been designed in our site plan. The sidewalk network will connect to adjacent southern residential neighborhoods (W. Grays Rd, S. 20<sup>th</sup> St & S. 22<sup>nd</sup> St).
- *Comp Plan Recommendation: Encourage the development of residential neighborhoods that incorporate elements of universal design (Priority 3).*
  - Our single-story, single-family attached rental housing is universally designed meaning it offers a no-step entry, single floor living, and extra-wide doorways and hallways (ADA compliant approaches) critical to senior residents which meet all critical elements of universal design.
- *Comp Plan Recommendation: Promote incorporation of public gathering spaces into the design of new neighborhoods to provide opportunities for social interaction (Priority 3).*
  - Our site plan includes a comprehensive walking and bike path network, garden courtyards and meaningful open spaces throughout the community to promote social interaction.

**Objective: Target areas for new residential development.**

- *Comp Plan Recommendation: Consider proactively rezoning properties identified in the Land Use Plan for all forms of housing (Priority 1).*

The Comprehensive Plan’s “Land Use Plan” calls for Single-Family Attached housing directly south of the proposed development as well as Multifamily and Single-Family Attached directly north (across W. Puetz Street) of the proposed development. Both neighboring land uses are consistent with the use proposed on the subject site. If rezoning is deemed necessary, we believe rezoning is justified given the nature of our product.

- Single-Story.
- Proposed low-density housing of 2.75 homes per acre.



Per the “Land Use Plan” (Land Use Categories) Single-Family Attached Housing is defined as the following:

*“Also referred to as two-family residential, rowhomes, townhomes, or duplexes, this land use comprises single-family dwellings that share at least one common wall with an adjacent dwelling, and each unit has a separate external entrance. **Single-family attached housing should form a larger share of housing as the city seeks to diversify housing options while maintaining community character. This land use should continue to be concentrated along major transportation corridors, such as East Puetz Road, East Ryan Road, and I-94, buffering single-family detached neighborhoods from commercial and industrial uses.**”*

Our proposed housing product meets the criteria of sharing one common wall with an adjacent dwelling unit as well as each one of our homes offer a separate external entrance. Additionally, we are concentrating our single-family attached rental housing along the major transportation corridor of I-94.

## **Conclusion**

The following excerpt is from the City of Oak Creek Comprehensive Plan.

*“The Land Use Plan is a general guide for growth and development in Oak Creek and is meant to serve as a foundation for future decision-making. It is not meant to be a site-specific development or zoning plan, but rather a guide for land use decisions. The Land Use Plan is flexible and should accommodate creative approaches to development that are consistent with the policies and recommendations included in the Comprehensive Plan.”*

We believe the site plan presented in this memo represents a creative approach to development and is consistent with the policies and recommendations included in the Comprehensive Plan. We look forward to receiving your feedback and working with the City to bring this project to fruition.

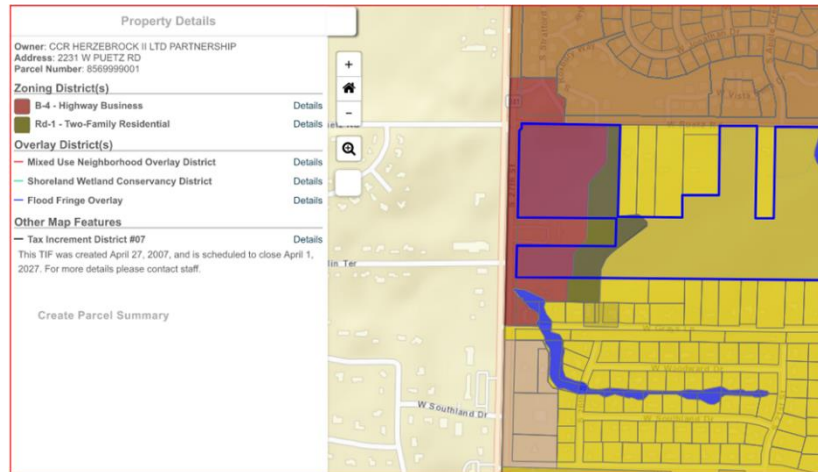
Thank you for your time and consideration.

CR Devco, LLC

## EXHIBIT A – Current Zoning

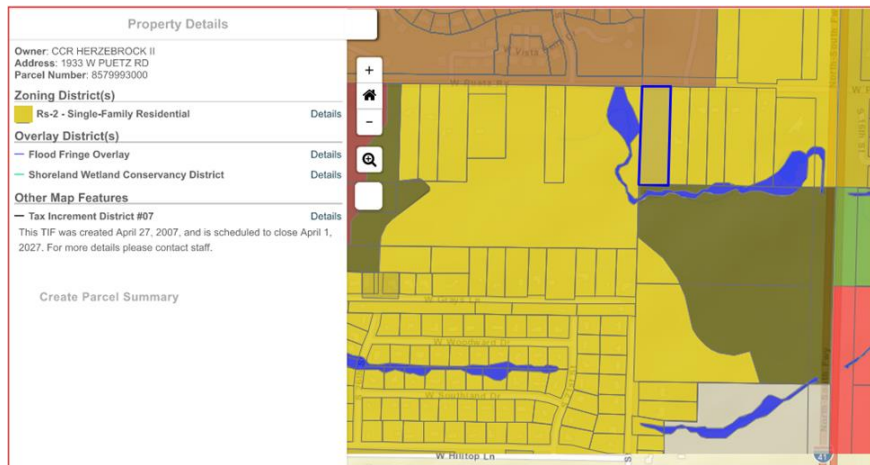
The site consists of four (4) undeveloped parcels. Existing zoning classifications on the four parcels are as follows:

### Parcel 1 – 53.56 acres, 2231 W. Puetz Road, Parcel Number 8569999001



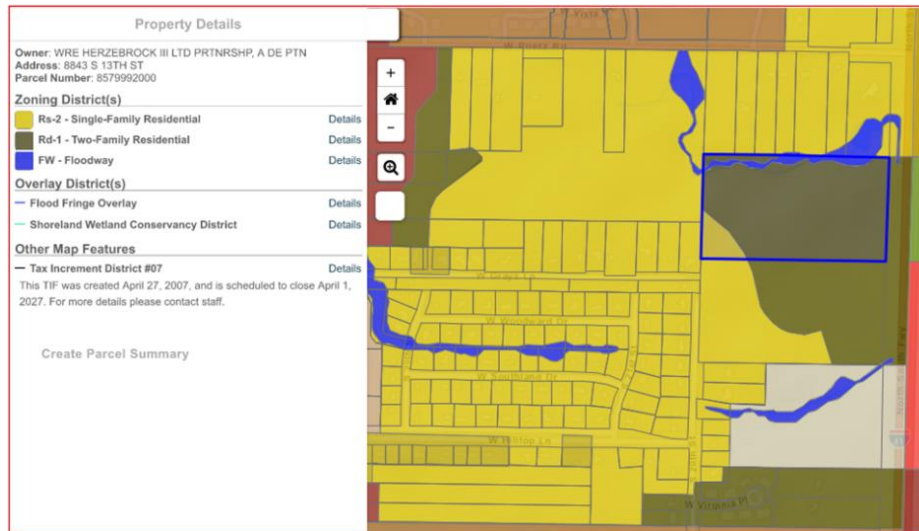
- B-4 Highway Business
  - o This district is intended to provide for the orderly and attractive grouping at appropriate locations along federal, state and county highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the need of such traffic.
- Rd-1 - Two-Family Residential
  - o This district is intended to provide for two-family residential development at densities not exceeding 5.8 dwelling units per net acre.
- Rs-2 - Single-Family Residential
  - o This district is intended to provide for single-family residential development at densities not to exceed 2.9 dwelling units per net acre.

### Parcel 2 – 3.00 acres, 1933 W. Puetz Road, Parcel Number 8579993000



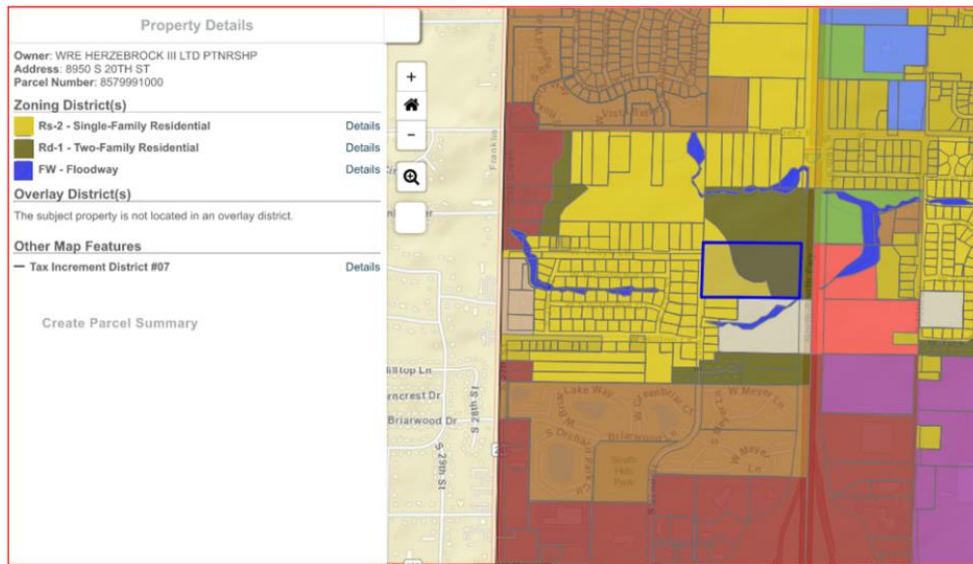
- Rs-2 - Single-Family Residential
  - o This district is intended to provide for single-family residential development at densities not to exceed 2.9 dwelling units per net acre.

**Parcel 3 – 16.66 acres, 8843 S. 13<sup>th</sup> Street, Parcel Number 8579992000**



- Rs-2 - Single-Family Residential
  - o This district is intended to provide for single-family residential development at densities not to exceed 2.9 dwelling units per net acre.
- Rd-1 - Two-Family Residential
  - o This district is intended to provide for two-family residential development at densities not exceeding 5.8 dwelling units per net acre.

**Parcel 4 – 18.24 acres, 8950 S. 20<sup>th</sup> Street, Parcel Number 8579991000**



- Rs-2 - Single-Family Residential
  - o This district is intended to provide for single-family residential development at densities not to exceed 2.9 dwelling units per net acre.
- Rd-1 - Two-Family Residential
  - o This district is intended to provide for two-family residential development at densities not exceeding 5.8 dwelling units per net acre.

## EXHIBIT B – Additional Considerations.

### ***Demographic and Market Trends***

Demographic and Market trends indicate Oak Creek's population will continue to grow.

*“Since 2000, the number of residents has increased by 28 percent. In 2017, Oak Creek had an estimated population of 36,354, with projections from the State of Wisconsin Demographic Services Center anticipating the City's population to exceed 40,000 residents by 2030.”*

More innovative, thoughtful, and diversified housing options are needed to accommodate future growth. Additionally, seniors are forecasted to grow...

*“Seniors aged 65+ make up 12.2 percent of the Oak Creek population, and the State of Wisconsin Demographic Services Center predicts that in Milwaukee County, those aged 65+ will make up 17 percent of the population by 2040.”*

Our single-family attached rental product is intended to provide communities with a housing option that serves as a steppingstone for residents moving into, or out of, homeownership. This is in response to the changing demands for two key demographics where the greatest growth (and need) is forecasted:

1. Baby Boomers who are approaching, or have initiated, retirement, and are downsizing; and
2. Millennials choosing to rent for various reasons such as affordability, lifestyle and saving for a home, etc.

### ***Addressing Housing Issues***

Our single-family attached rental product will assist Oak Creek in addressing housing issues that are apparent throughout the country. The three main housing issues are:

1. The Growing Housing Shortage
2. The “Missing Middle”; and
3. Accessibility Concerns

First issue is the housing shortage (as defined by Freddie Mac). Today there are fewer homes on the market than ever before. National housing supply shortage totals 3.8 million units. At the current rate of new construction, it will take a decade to fill this shortage. The current supply of homes for sale in Wisconsin is lower than it has been since the Wisconsin Realtors Association began tracking inventory levels in 2009, which have pushed prices to all-time highs.

Declining construction of starter homes is driving this shortage. To put that in perspective during the 1980's 40% of all homes built were starter homes. In 2020 only 7% of all new homes built were starter homes.

**Fewer homes and declining construction of starter homes are compounding the issue of affordability by increasing home prices and consequently down payments.** There has been a 15% increase in home prices nationally in the last year. The Milwaukee MSA home prices are up 19.6% in the last year and up 64% in the last 5 years. Affordability is an issue, especially when it comes to a down payment which will be compounded by this 10-year shortage which will lead to additional increases in home prices further increasing required down-payments. Given new starter homes are rapidly declining **our product will provide younger cohorts with a single-family housing option without the initial cost burden of home ownership allowing younger generations to save for their future home while living in the very community they wish to own a home in.**

Second issue our housing product will address is the “Missing Middle”. The definition of Missing Middle housing is:

*“...house-scale buildings with multiple units in walkable neighborhoods providing a range of diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes.”*

Our product is comprised of four, six and eight-plex single-story, house-scale buildings. Missing Middle buildings are intended to fit into existing residential neighborhoods and support walkability. Our current site plan aims to fit in the surrounding residential neighborhoods given the density, scale, and architecture as well as through the extension of a public street, bike path and right-of-way all the while we are promoting walkability through our internal network of sidewalks which will be connected to the surrounding neighborhoods and public right-of-way.

Missing Middle housing provides solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics. Our unit mix of 1, 2 and 3-bedroom homes aims to provide multiple pricing options for two shifting demographics:

- Baby Boomers who represent the fastest growing renter demographic; and
- Millennials who are the largest generation in U.S. history — who are now in their 30s, the time when most folks start transitioning back to the suburbs to plan for/or start families and homes.

Given the current housing supply shortage, and specifically Missing Middle housing, our product helps facilitate this transition into single-family for Millennials while assisting Baby Boomers who wish to downsize and remain in their communities.

Third issue we are looking to address is the need for universal housing / “accessible product”. Within the next two decades, the number of households headed by people aged 75 and over is projected to double from 14 million to 28 million. **Now consider only 4 percent of the US housing stock provides all three critical accessibility features:**

- A no-step entry
- Single floor living; and
- Extra-wide doorways and hallways (ADA compliant approaches)

**Our “universal housing” product will provide all three critical accessibility features which will aid Oak Creek households with reduced mobility to live safely and comfortably.**

In conclusion, housing affordability concerns are not easing for either Baby Boomers moving into retirement or Millennials purchasing their first home. The demographic forecasts are only going to further compound this issue. Please also consider:

- 72 million millennials are entering the housing market and represent the largest generation in U.S. history at a time when the housing supply is the lowest it has ever been...while affordability has never been more difficult.
- Baby Boomers make up the second largest renter pool, after Millennials, and over the next fifteen years the population aged 65 and over is projected to grow from 48 million to 79 million (a 65% increase).

We believe our community will be positioned to serve both demographics by providing housing that lives and feels like a single-family home, but with all the benefits and efficiencies of multifamily housing (lower overhead, maintenance, and utility costs).

We also believe that our proposed development will help diversify the housing options within Oak Creek by providing a low-density residential community focused on increased open / green space, accessibility, and walkability all the while addressing the “Missing Middle” in a time when the need for new housing options has never been greater.

**EXHIBIT C – Current Ownership Letter of Support.**

September 21<sup>st</sup>, 2021

To: City of Oak Creek  
8040 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154  
Attn: Mr. Doug Seymour, Director of Community Development  
Ms. Kari Papelbon, City Planner with Community Development  
Email: [dseymour@oakcreekwi.gov](mailto:dseymour@oakcreekwi.gov)  
[kpapelbon@oakcreekwi.gov](mailto:kpapelbon@oakcreekwi.gov)

Re: 91.46 acres of land located on W. Puetz Road in Oak Creek, Wisconsin.

Dear Mr. Seymour,

I am the owner's representative for CCR Herzebrock II, LP ("Seller 1") and WRE Herzebrock III, LP ("Seller 2") which both owner entities are under contract to sell the parcels outlined below ("Property"), to CR Devco, LLC, or its assigns ("Buyer"). Provided the Buyer closes on its purchase of the Property, Seller 1 and Seller 2 support the Buyer's zoning application and development plan for the Property.

The Property consists of 4 parcels totaling approximately 91.46 acres of land, outlined in Exhibit A, and listed below:

- CCR Herzebrock II, LP – Approximately 56.56 acres:
  - Parcel 1 – 53.56 acres, Parcel Number 8569999001, 2231 W. Puetz Road
  - Parcel 2 – 3.000 acres, Parcel Number 8579993000, 1933 W. Puetz Road
- WRE Herzebrock, III, LP – Approximately 34.9 acres:
  - Parcel 3 – 16.66 acres, Parcel Number 8579992000, 8843 S. 13<sup>th</sup> Street
  - Parcel 4 – 18.24 acres, Parcel Number 8579991000, 8950 S. 20<sup>th</sup> Street

Regards,



Christian Reckendrees

President

EXHIBIT A



EXHIBIT D – Quarter Section Map

NW 1/4 SEC. 19-5-22

NE 1/4 SEC. 19-5-22



Subject Parcels

