

WOLF RIVER HARBOR HOLDINGS, LLC
61 KEEL/ AQUASERVE Development (the "Project")
PILOT Application

1. Applicant:

Wolf River Harbor Holdings, LLC
495 Tennessee Street, Suite 152
Memphis, Tennessee 38103
901 -794-9494

Representatives:

William Orgel	901-870-7555
Tom Marsh	901-335-2768
Jay Lindy	901-277-8297
Adam Slovis	901- 831-0683

2. The Project is being developed by the Applicant, whose principles and investor group have been involved with redevelopment efforts in Memphis, and specifically in the downtown area, for over twenty years.

William Orgel (Billy) is a native of Memphis, Tennessee. He received a BBA from the University of Texas at Austin in 1985. After graduation, he moved to Memphis to work at his family business, Majestic Communications, which he helped build into the areas' largest retailer of Motorola two-way radios. Due to the Telecommunications Act of 1996 there was an emergence of new wireless phone carriers across the country, and Billy began to build on his existing portfolio of communications towers by performing build to suit services for these new carriers. His company that he runs with his partners, Tower Ventures, currently own over 580 towers and they have built and sold an additional 400 towers since the company began its operations. Currently, Tower Ventures leases tower space in over 35 states and is one of the largest private tower companies in the country. Tower Ventures has also established a REIT, Tower Ventures REIT, to purchase easements and land underneath existing tower sites across the country. Billy is a past President of the Board of Trustees at Temple Israel Synagogue in Memphis and former Co-Chair of their 25 million capital campaign. Recently, he was re-elected to a second term to the Shelby County School Board and served as its Chairman of this body for two years. He is a Past Chairman of the Board of Directors of Bridges, Inc., where he chaired the Building Committee for their new facility. Billy is also a past Board Member of the New Memphis Arena Public Building Authority that oversaw the construction of the FedEx Forum, the home of the University of Memphis Tigers and the NBA's Memphis Grizzlies. This past year he also became one of the members of the Grizzlies ownership group. In addition, he is a member of the Executive Board of the National Civil Rights Museum in Memphis (site of the Lorraine Motel and assassination of Dr. King), a member of the Methodist Hospital Board and a new member of the Memphis University School Board of Trustees. In the past, he was a member of both the Port Commission for Memphis and Shelby County and the Memphis

and Shelby County Charter Commission. Billy and his wife, Robin, are also Ambassadors for the University of Memphis Athletic Department In 1999; Billy was selected by the Memphis Business Journal as one of their "Top 40 Under 40" of local community leaders and was recently selected as a member of the Memphis chapter of the Society of Entrepreneurs, where he now serves on the board. In addition, Billy is an Organizer and Director of the First Capital Bank located in Germantown, Tennessee, a community bank with \$230 million in assets. Over the years, Billy became interested in preserving historic buildings in Downtown Memphis, and to date he and his partners have completed new construction as well as the preservation of 9 buildings that include commercial space and 850 apartments, and he is part of the investment group for South Junction Apartments and Central Station. Most recently, he and his group renovated the Tennessee Brewery. Currently, he and his group are working on the renovation to the Stewart and Oliver Builds on Front Street in Downtown Memphis, a master planned development for the Snuff District, including the historic renovation and reuse of the Conwood Building, and several multi-family projects in Midtown Memphis and Austin Texas.

Tom Marsh is a native of Memphis, TN and received his BBA from the University of Memphis in 1986. After graduation he began working at Richards Medical (Smith and Nephew) in the marketing department. In 1988 Tom began his commercial real estate career representing land and building owners in the acquisition and disposition of property. In 1993 Tom moved into the shopping center development and retail tenant representation side of commercial real estate. He participated in the planning, leasing and development of over \$150,000,000.00 of shopping centers in the Memphis and surrounding markets. Thru out his career he has represented national retailers such as Walgreens, Walmart, Arby's and Lowes Home Improvement Centers for their site acquisitions in Memphis and surrounding cities. Tom guided Lowe's in developing their overall strategy in entering the Memphis market and then represented them in the site selection and acquisition of all of their sites in and around Memphis. In order to create sites large enough for big box retailers or new larger shopping center sites Tom has had to assemble multiple parcels in many instances to make a project work. The largest assemblage was of over 70 parcels in "Washington Bottoms" in Midtown Memphis at Poplar and Cleveland that will be developed as a future mixed use project. Currently he focuses on redevelopment infill projects in the Midtown and Downtown areas of Memphis, including the Conwood Building and continues the development of owned parcels in and around Memphis.

Jay Lindy, is a native of Memphis, Tennessee. He received a B.A. from Cornell University and his J.D. from the University of Denver. After graduation from law school, he moved to Memphis to practice law. Jay is a past member of the Center City Development Corporation, including being a past Chairman of the Center City Development Corporation. He is a founder and director of Emerge Memphis, and is part of the investment group for South Junction Apartments and Central Station. Prior to his present position as Chief Operating Officer and General Counsel of Tower Ventures, Jay was in private law practice for 21 years. While in private practice, he served as

counsel to the development team for 113 South Main, 99-105 South Main, 66 South Main, and 100 S Main. Most recently, he has been an active developer/investor in the group that renovated the Tennessee Brewery, is renovating the Stewart and Oliver Builds on Front Street in Downtown Memphis, developing a master planned development for the Snuff District, including the historic renovation and reuse of the Conwood Building, and several multi-family projects in Midtown Memphis and Austin Texas.

Adam Slovis is a Principal Real Estate Broker with eighteen years plus experience in historic redevelopment, development, brokerage, and leasing and tenant representation. Slovis spent eight years with Belz Enterprises, responsible for the leasing of 7.5 million square feet of retail space through-out the Memphis metro area and provided extensive brokerage and leasing services throughout Memphis and the mid-south region. In the fall of 2004, Slovis & Associates, LLC was formed and Slovis began providing commercial real estate development and brokerage services as an independent agency. Slovis specializes in the developing and leasing of the downtown Memphis market and contributed to multiple historic redevelopment projects; including The Cornerstone, Main Street Flats, Radio Center Flats and Barboro Flats along S. Main Street; as well as many other various properties throughout the downtown Memphis area. Currently he is working with owners, tenants and developers in the Memphis market and throughout the United States. Most recently, he has been an active developer/investor in the group that renovated the Tennessee Brewery, is renovating the Stewart and Oliver Builds on Front Street in Downtown Memphis, developing a master planned development for the Snuff District, including the historic renovation and reuse of the Conwood Building, and several multi-family projects in Midtown Memphis.

3. a) The project site is an existing building located at 61 Keel Avenue in the north-of downtown area of Memphis, Tennessee. The structure is designated as a historic landmark and referenced as the Tri State Iron Works Building. It is two-stories above grade with a large open double height space and associated one-story side-spaces. It is constructed with masonry exterior walls and timber floor and roof framing. The total gross building area is approximately 28,000 square feet. The total site area, including the building footprint, is 49,000 square feet.

The project involves the full renovation of existing structures for conversion to a new use. Renovation work to include general restoration of existing masonry and wood frame structure, as required. Specific restoration and renovation work for the existing structure includes, but is not limited to, removal of select building elements for the facilitation of the new use(s); floor repair to achieve a level surface in main spaces; improvements to meet ADA requirements for this use and type of structure; creating exterior gathering areas (under roof); new entrance way from Keel; catering kitchen service areas; closure doors for the main gathering space; exiting and fire rating to meet code requirements; site are modifications for parking, service entrances and gathering space. Other specific consultant issues include providing full HVAC for building (principally large gather area); re-use of existing mechanical equipment or replacement;

PILOT APPLIATION

61 KEEL

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new fire suppression system and fire alarm; and considering the removal of existing steel beams in large gathering area.

61 Keel is one of the city's oldest industrial sites. Five different companies operated in the building at 61 Keel address from 1883 to 1946. The building had operated as a cotton seed oil press, first as the Globe Oil and Fertilizer Company, then the Tennessee Cotton Oil company and finally as the Gayoso Oil Works. Between 1899 and the 1924 it operated as the Memphis Ginning and Cotton Huller Company. After standing vacant until 1927, it was purchased for a manufacturing facility by the Tri State Iron Works. Tri State Iron Works, operated an iron and steel manufacturing facility at the site from 1927 until 1975. After 1975, the building was used for various light industrial uses, including metal work, purified water distribution, and currently offices and workshop for a bicycle company.

- b) The development team commissioned a Local Economic Impact Analysis from Younger Associates. The result of this analysis is included in this application as Exhibit 3b.
 - c) 61 Keel
Memphis, Shelby County, Tennessee - 1.126 acres – 49,031 sq/ft
Planned commercial space - approximately 28,000 sq/ft
Planned office space - included in the commercial space.
 - d) Architectural plans and renderings are attached as Schedule 3d.
 - e) Letter from a certified engineer, licensed in the State of Tennessee, as to the structural integrity of the building for its intended usage. N/A
4. The marketing plans for the project will encompass various strategies and timing. The market for the project will be commercial space for a single user.
- a) Location of the proposed project by street address: 61 Keel. Legal Descriptions are attached as Schedule 4a.
 - b) Property owner at the time of application submittal: WOLF RIVER HARBOR HOLDINGS, LLC.
 - c) The financing of the renovations is estimated at \$1.5 million. The developers are requesting CCRFC to grant a PILOT for the 15 years. While project grade for less, the developers believe that the historical significance and prominent location in the Snuff District warrant an exception. This request is for CCRFC to grant an exception to the maximum 15 year PILOT. The applicant will also employ historic tax credits, conventional bank debt financing, and other available public funds to offset the unusually high cost related to the rehabilitation of the historic building. The balance of Project costs and expenses will be funded by the investor group.
5. State the estimated Project costs broken down by component (i.e., land, buildings, equipment, soft costs, etc.) Attach bid estimates and show amounts to be paid from loans and equity amounts. See Schedule 5

6. Are changes needed to the public space around the Project (For example; sidewalks, lighting and planting)? We anticipate that the public areas around the buildings will require significant repair to sidewalks.
7. State the proposed time schedule for the Project including the dates anticipated for the following:
 - a) Closing of the loan or contributing financing availability. We anticipate closing the financing for the Project fourth quarter 2019.
 - b) First expenditure of funds with regard to the project. We are already paying for some soft costs related to design. We anticipate first expenditures of funds on construction fourth quarter of 2019.
 - c) Anticipated date construction will begin. We anticipate construction beginning end of fourth quarter 2019, beginning of first quarter 2020.
 - d) Anticipated completion date. We anticipate completion of the project, assuming renovations and construction beginning second quarter 2020.
8. Financial Background
 - a) Attach current audited financial statements of the applicant and guarantors. If audited financial statements are unavailable, please submit non-audited statements. N/A
 - b) State the relationship any applicant or grantor has had with any accounting firm over the last five years and reason for change, if any. The Applicant will use

BDO
6410 Poplar Ave, Suite 750
Memphis, TN 38119
901-680-7600

And

Novogradac & Company LLP®
2325 Lakeview Parkway, Suite 450
Alpharetta, GA 30009
678.339.3661
eric.blades@novoco.com

- c) Attach three years tax returns if Applicant is an individual. N/A
9. Name any of the following that will be involved with the Project (with address and phone numbers):
 - a) Counsel for the Applicant
Jay Lindy
495 Tennessee Street, Suite 152
Memphis, TN 38103

PILOT APPLIATION

61 KEEL

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901.277.8297

b) **Architects and engineers**
Office of Jonathan Tate
1336 Magazine Street, Suite 1
New Orleans, LA 70130

c) **Contractor for project TBD**

d) **Other professionals N/A**

e) **Does the Applicant or any guarantor have any previous or ongoing relationship with any Board member or legal counsel of the Board? No If so please describe in detail.**

10. **Give three credit references for you personally, and three for your business.**

Personal:

Henry Turley, The Henry Turley Company	901-255-2122
Jeff Meskin, Brown Brothers	212-493-8896
Mark Halperin, Boyle	901-766-4299

Business:

Brandon Cooper,	901- 249-2008
Louise Bardon, Trustmark Bank	901-309-6201
Damon Bell, First Tennessee	901-681-2500

11. **Please disclose whether any applicant, guarantor or any other person involved with the project is currently engaged in any civil or criminal proceeding. Also disclose whether any individual involved with the project has ever been charged or convicted of any felony or currently is under indictment. Please supply detailed information. N/A**

12. **State law requires that title to the projects be conveyed to CCRFC in order for it to grant payments in lieu of taxes; CCRFC then leases the property to the applicant or entity designated by the applicant. Indicate who the lessee will be for the Project.**

WOLF RIVER HARBOR HOLDINGS, LLC

a) **State the tax parcel number for all property involved with the Project and the current assessed value of the Property.**

Parcel #001 052 00001 Assessed Value: \$277,960

b) **Are any assessments presently under appeal? No. If so, describe the status of the appeal.**

PILOT APPLIATION

61 KEEL

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c) Will the Project result in the subdivision of any present tax parcel? No

13. Provide the following information about the loan or proposed loan for the Project.

a) Name, address, and phone number of lender and contact person with lender.

KATHERINE GRAHAM
Senior Vice President
Katherine Graham
Pinnacle Financial Partners, Inc.
949 Shady Grove South, Suite 200
Memphis, TN 38120
Phone: 901.259.5638
Mobile: 256.436.1799
www.pnfp.com

b) Amount of loan. \$ 1.5 million

c) Attach lender's commitment letter. See attached Schedule 13 c.

14. Attach two (2) cash flow pro formas – one that includes a PILOT and one that does not – for at least the length of the PILOT term requested, along with a statement of Sources and Uses of Funds for the project (this may be prepared by the applicant). Sample formats are attached. See Attached.

15. Attach information about the financial history of the Project and previous attempts to develop, if possible. N/A

16. Attach EBO Form A - Proposed Utilization Plan. Form is located as an attachment in this section. At this point in time we have no subcontractors on board and can't provide any meaningful recording on the Form A. What we can say is that Montgomery Martin has an excellent track record for working with the Downtown Memphis Commission on these types of projects and they have repeatedly met or exceeded goals. We have discussed with staff having a pre-bid contracting conference at the MMBC Continuum for this project. Given the requirement of availing contracting opportunities to the minority owned businesses (EBO Program), not just those that MMC knows and has worked with in the past, and the size and nature of this project, working with MMBC Continuum, and the Memphis Area Minority Contractors Association, will a be part of our outreach efforts.

17. The statement on the following page must be included along with a dated signature of the applicant or applicant's representatives.

The following statement must be included along with a dated signature of the applicant or applicant's representatives.

This application is made in order to induce the Memphis Center City Revenue Finance Corporation (CCRFC) to grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to the CCRFC in its consideration of the application is included. The applicant expressly consents to the CCRFC's investigation of its credit in connection with this application. The applicant acknowledges that it has reviewed the descriptions of the CCRFC financial program for which it is applying and agrees to comply with those policies. The applicant shall also be required to show a good faith effort with regard to the employment of minority contractors. The applicant specifically agrees to pay all reasonable costs, fees and expenses incurred by the CCRFC whether or not the incentive is granted or project completed.

Applicant Signature

Date 8/ /2019

WOLF RIVER HARBR HOLDINGS, LLC
Jay Lindy
495 Tennessee Street
Suite 152
Memphis, TN 38103
Office: 901.794.9494 x 121
Cell: 901.277.8297
jlindy@towerventures.com

AQUASERVE

FINANCIAL SUMMARY

8/26/2019

AQUASERVE SOURCE AND USES
With PILOT
8/26/2019

SOURCES OF FUNDS

Project Debt	1,500,000
Equity	757,361
Historic Tax Credits	327,639

TOTAL SOURCES OF FUNDS

2,585,000

USES OF FUNDS

Land	277,500
Construction Costs	1,575,000
Soft Costs	538,975
PILOT Fee	38,775
Financing Fees	27,201
Professional Fees	123,700

TOTAL USES OF FUNDS

2,581,151

NET CASH FLOW

3,849

NOTES

Assumes 5.25% Interest, 35 Yr Amortization

Includes A&E, Developer Fee and Contingencies

Includes Construction Interest
Taxes, Accounting, Legal, & Marketing

The Financial Forecast is based on certain assumptions and not on performance. *

AQUASERVE PRO FORMA P&L
8/26/2019

	<u>Annual</u>	<u>Notes</u>
Leasing Revenue		
Commercial	\$295,310	
Net Revenue	\$295,310	
Expenses		
General and Admin	\$6,000	
Utilities	\$18,234	
Insurance	\$8,500	
Management Fee	\$12,156	
Repair and Maintenance	\$7,294	
Accounting and Overhead	\$12,000	
Total Expenses	\$92,534	
Net Operating Income	\$202,776	
Debt Service		
Principal	\$43,771	Year One Principal
Interest	\$77,521	Year One Interest
Total Debt Service	\$121,292	
Property Taxes Without PILOT	\$67,083	
NET CASH FLOW WITHOUT PILOT	\$14,400	
PILOT Adjustment	\$41,659	
NET CASH FLOW WITH PILOT	\$56,060	

*Assumes Income and Expenses escalate annually at 1%

AQUASERVE PROJECTED SUMMARY OF CASH FLOWS
8/26/2019

Project Cash flow Assumptions	2020 ⁽¹⁾	2021	2022	2023	2024
Proj Gross Annual Rental Revenues	\$ 123,046	\$ 298,263	\$ 301,246	\$ 304,258	\$ 307,301
Less Vacancy <i>(assumes 8% apartments)</i>	\$ -	\$ -	\$ -	\$ -	\$ -
Less Operating Expenses	\$ (38,556)	\$ (93,460)	\$ (94,394)	\$ (95,338)	\$ (96,292)
Less Property Taxes	\$ (27,951)	\$ (67,083)	\$ (67,754)	\$ (68,432)	\$ (69,116)
Estimated NOI W/O PILOT:	\$ 56,538	\$ 137,720	\$ 139,097	\$ 140,488	\$ 141,893
Estimated NOI W/ PILOT:	\$ 84,490	\$ 204,803	\$ 206,851	\$ 208,920	\$ 211,009
Less Annual Debt Service	\$ (32,813)	\$ (78,750)	\$ (100,021)	\$ (121,292)	\$ (121,292)
WITHOUT PILOT					
Cash Available for Distribution	\$ 23,726	\$ 58,970	\$ 39,076	\$ 19,196	\$ 20,601
DSC Ratio	0.47	1.14	1.15	1.16	1.17
Cash flow Return on Equity	2.19%	5.45%	3.61%	1.78%	1.91%
WITH PILOT					
Cash Available for Distribution	\$ 51,677	\$ 126,053	\$ 106,830	\$ 87,628	\$ 89,717
DSC Ratio	0.49	1.48	1.50	1.51	1.53
Cash flow Return on Equity	2.43%	9.31%	7.53%	5.75%	5.95%

(1) Partial Year Beginning July, 2020

Project Cash flow Assumptions	2025	2026	2027	2028	2029
Proj Gross Annual Rental Revenues	\$ 310,374	\$ 313,478	\$ 316,612	\$ 319,779	\$ 322,976
Less Vacancy <i>(assumes 8% apartments)</i>	\$ -	\$ -	\$ -	\$ -	\$ -
Less Operating Expenses	\$ (78,734)	\$ (69,692)	\$ (70,389)	\$ (71,093)	\$ (71,804)
Less Property Taxes	\$ (69,807)	\$ (70,505)	\$ (71,210)	\$ (71,922)	\$ (72,642)
Estimated NOI W/O PILOT:	\$ 161,833	\$ 173,280	\$ 175,013	\$ 176,763	\$ 178,531
Estimated NOI W/ PILOT:	\$ 231,640	\$ 243,786	\$ 246,223	\$ 248,686	\$ 251,173
Less Annual Debt Service	\$ (121,292)	\$ (121,292)	\$ (121,292)	\$ (121,292)	\$ (121,292)
WITHOUT PILOT					
Cash Available for Distribution	\$ 40,541	\$ 51,988	\$ 53,721	\$ 55,471	\$ 57,239
DSC Ratio	1.33	1.43	1.44	1.46	1.47
Cash flow Return on Equity	3.75%	4.81%	4.97%	5.13%	5.29%
WITH PILOT					
Cash Available for Distribution	\$ 110,348	\$ 122,494	\$ 124,932	\$ 127,394	\$ 129,881
DSC Ratio	1.70	1.80	1.82	1.84	1.86
Cash flow Return on Equity	7.85%	8.98%	9.20%	9.43%	9.66%

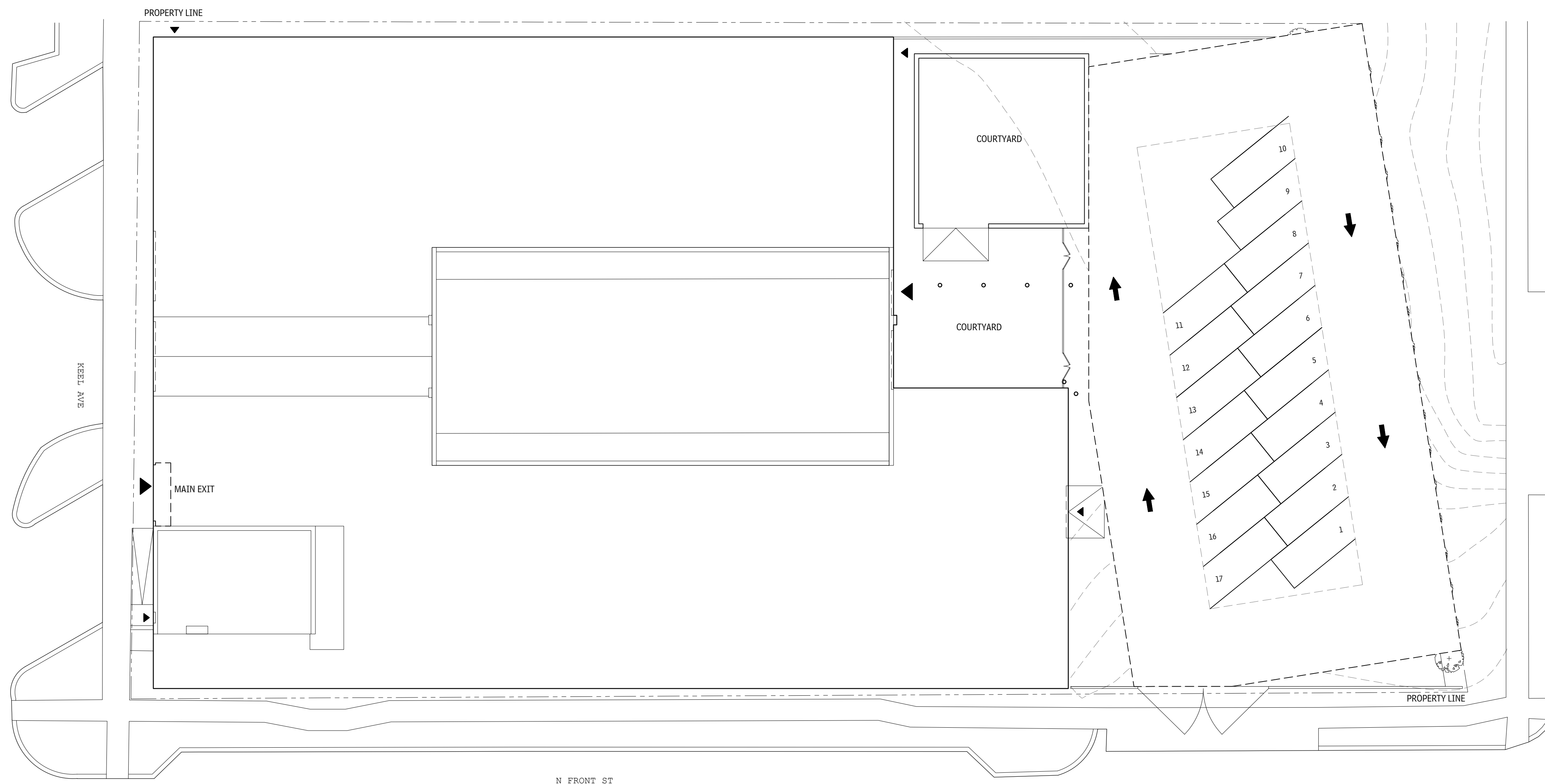
Project Cash flow Assumptions	2030	2031	2032	2033	2034
Proj Gross Annual Rental Revenues	\$ 326,206	\$ 329,468	\$ 332,763	\$ 336,090	\$ 339,451
Less Vacancy <i>(assumes 8% apartments)</i>	\$ -	\$ -	\$ -	\$ -	\$ -
Less Operating Expenses	\$ (72,522)	\$ (73,247)	\$ (73,979)	\$ (74,719)	\$ (75,466)
Less Property Taxes	\$ (73,368)	\$ (74,102)	\$ (74,843)	\$ (75,591)	\$ (76,347)
Estimated NOI W/O PILOT:	\$ 180,316	\$ 182,119	\$ 183,941	\$ 185,780	\$ 187,638
Estimated NOI W/ PILOT:	\$ 253,684	\$ 256,221	\$ 258,783	\$ 261,371	\$ 263,985
Less Annual Debt Service	\$ (121,292)	\$ (121,292)	\$ (121,292)	\$ (121,292)	\$ (121,292)
WITHOUT PILOT					
Cash Available for Distribution	\$ 59,024	\$ 60,827	\$ 62,649	\$ 64,488	\$ 66,346
DSC Ratio	1.49	1.50	1.52	1.53	1.55
Cash flow Return on Equity	5.46%	5.63%	5.79%	5.96%	6.14%
WITH PILOT					
Cash Available for Distribution	\$ 132,392	\$ 134,929	\$ 137,491	\$ 140,079	\$ 142,693
DSC Ratio	1.88	1.90	1.92	1.95	1.97
Cash flow Return on Equity	9.89%	10.13%	10.37%	10.60%	10.85%

AQUASERVE PROJECTED SUMMARY OF CASH FLOWS
8/26/2019

Project Cash flow Assumptions	2035	2036	2037	2038	2039
Proj Gross Annual Rental Revenues	\$ 342,846	\$ 346,274	\$ 349,737	\$ 353,234	\$ 356,767
Less Vacancy <i>(assumes 8% apartments)</i>	\$ -	\$ -	\$ -	\$ -	\$ -
Less Operating Expenses	\$ (76,221)	\$ (76,983)	\$ (77,753)	\$ (78,531)	\$ (79,316)
Less Property Taxes	\$ (77,111)	\$ (77,882)	\$ (78,661)	\$ (79,447)	\$ (80,242)
Estimated NOI W/O PILOT:	\$ 189,514	\$ 191,409	\$ 193,323	\$ 195,257	\$ 197,209
Estimated NOI W/ PILOT:	\$ 266,625	\$ 269,291	\$ 271,984	\$ 274,704	\$ 277,451
Less Annual Debt Service	\$ (121,292)	\$ (121,292)	\$ (121,292)	\$ (121,292)	\$ (121,292)
WITHOUT PILOT					
Cash Available for Distribution	\$ 68,222	\$ 70,117	\$ 72,031	\$ 73,965	\$ 75,917
DSC Ratio	1.56	1.58	1.59	1.61	1.63
Cash flow Return on Equity	6.31%	6.49%	6.66%	6.84%	7.02%
WITH PILOT					
Cash Available for Distribution	\$ 145,333	\$ 147,999			
DSC Ratio	1.99	2.01			
Cash flow Return on Equity	11.09%	11.34%			

***15 Year PILOT Ends in 2036**

Project Cash flow Assumptions	2040	2041	2042	2043	2044
Proj Gross Annual Rental Revenues	\$ 360,334	\$ 367,541	\$ 374,892	\$ 382,390	\$ 390,038
Less Vacancy <i>(assumes 8% apartments)</i>	\$ -	\$ -	\$ -	\$ -	\$ -
Less Operating Expenses	\$ (80,109)	\$ (80,910)	\$ (81,719)	\$ (82,537)	\$ (83,362)
Less Property Taxes	\$ (81,044)	\$ (81,855)	\$ (82,673)	\$ (83,500)	\$ (84,335)
Estimated NOI W/O PILOT:	\$ 199,181	\$ 204,776	\$ 210,500	\$ 216,353	\$ 222,341
Less Annual Debt Service	\$ (121,292)	\$ (292,423)	\$ -	\$ -	\$ -
WITHOUT PILOT					
Cash Available for Distribution	\$ 77,889	\$ (87,647)	\$ 210,500	\$ 216,353	\$ 222,341
DSC Ratio	1.64	0.70	#DIV/0!	#DIV/0!	#DIV/0!
Cash flow Return on Equity	-8.62%	18.94%	19.47%	20.01%	20.57%



HATCH LEGEND

	EXISTING WALL
	NEW WALL

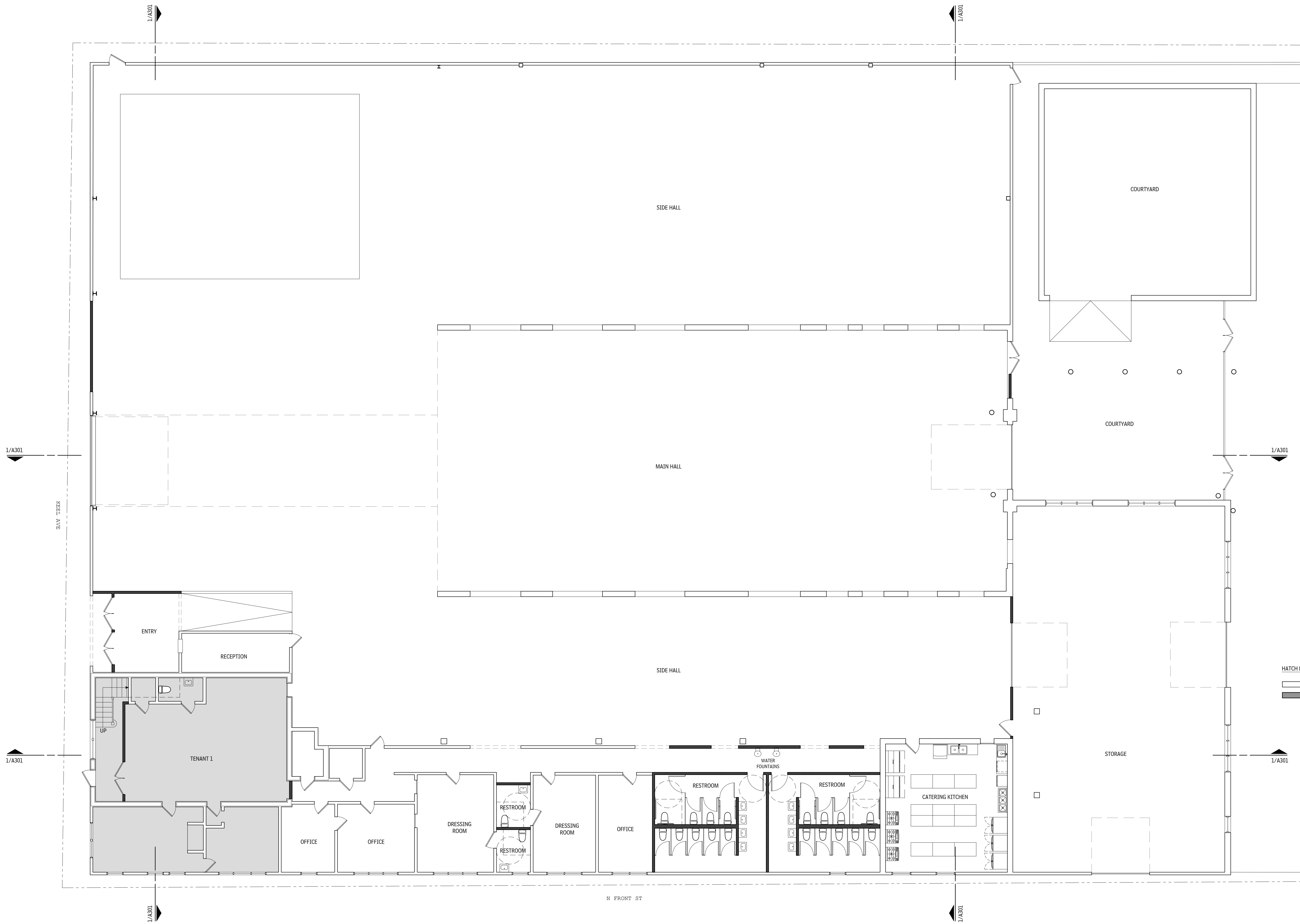
1 SITE PLAN
 SCALE: 1/16" = 1'-0"
 NORTH

OJT
 OFFICE OF JONATHAN TATE
 1336 MAGAZINE ST SUITE 1
 NEW ORLEANS 70130
 504 383 4203
 OFFICE@JT.COM

61 KEEL AVE
 61 KEEL AVE
 MEMPHIS, TN
 COMMERCIAL FACILITY
 RENOVATION

REVIEW RELEASE
 NOT FOR CONSTRUCTION
 26 AUGUST 2019

AS101



HATCH LEGEND
 [Line] EXISTING WALL
 [Shaded] NEW WALL

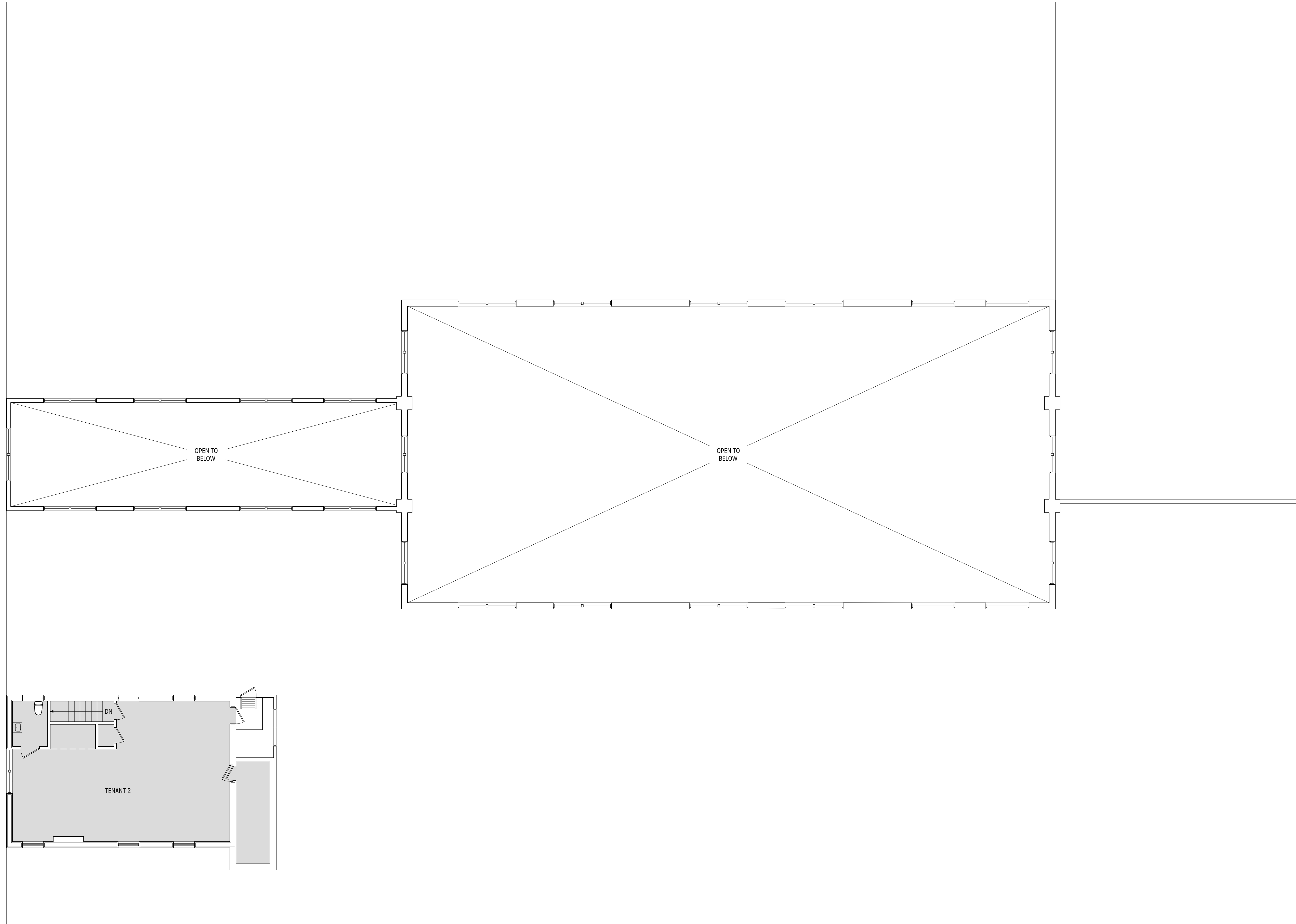
1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



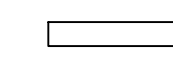

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61 KEEL AVE
 61 KEEL AVE
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 RENOVATION

REVIEW RELEASE
 NOT FOR CONSTRUCTION
 26 AUGUST 2019



HATCH LEGEND

-  EXISTING WALL
-  NEW WALL

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61 KEEL AVE

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 RENOVATION

1 SECOND FLOOR PLAN

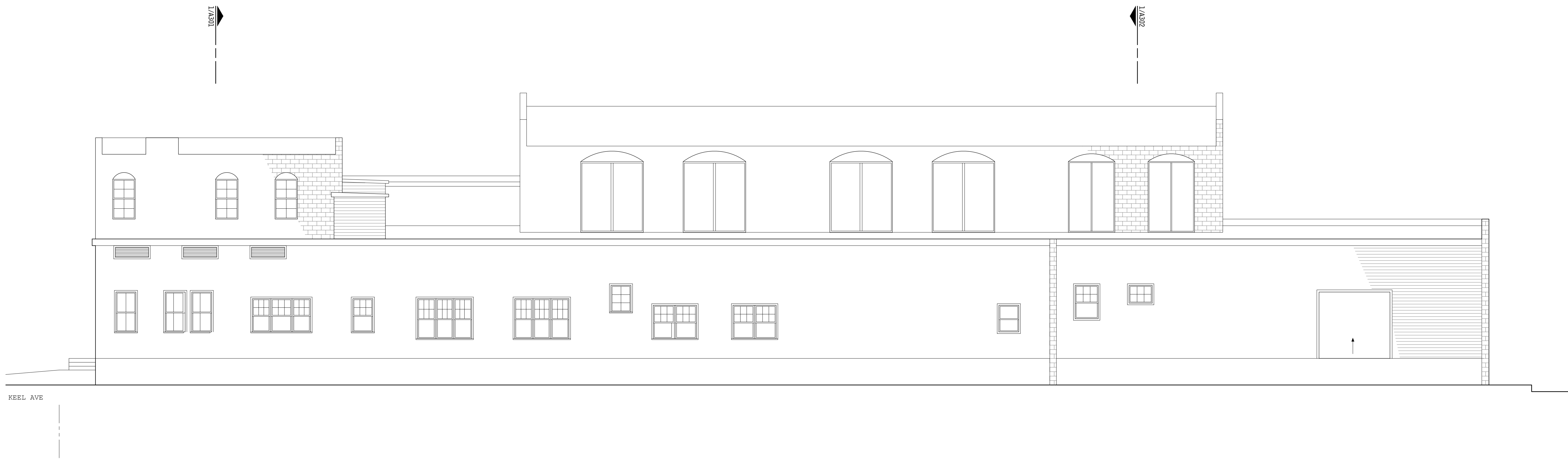
SCALE: 1/8" = 1'-0"



REVIEW RELEASE
 NOT FOR CONSTRUCTION
 26 AUGUST 2019



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

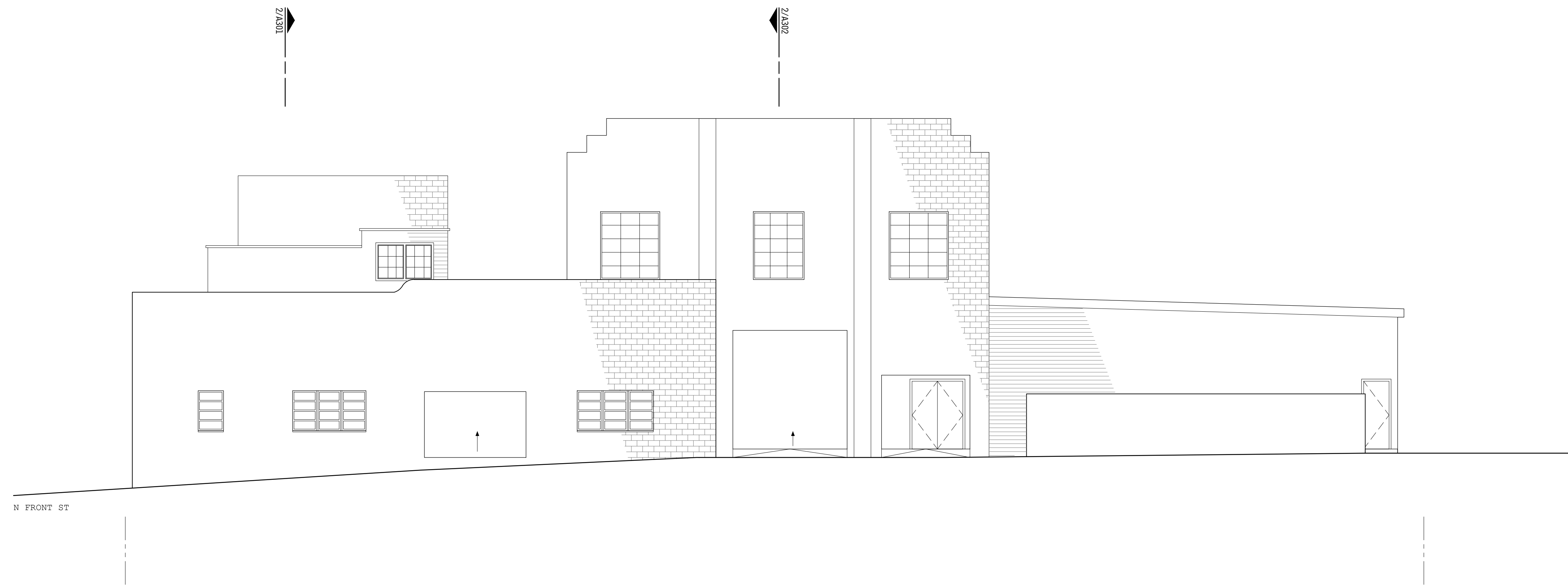


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

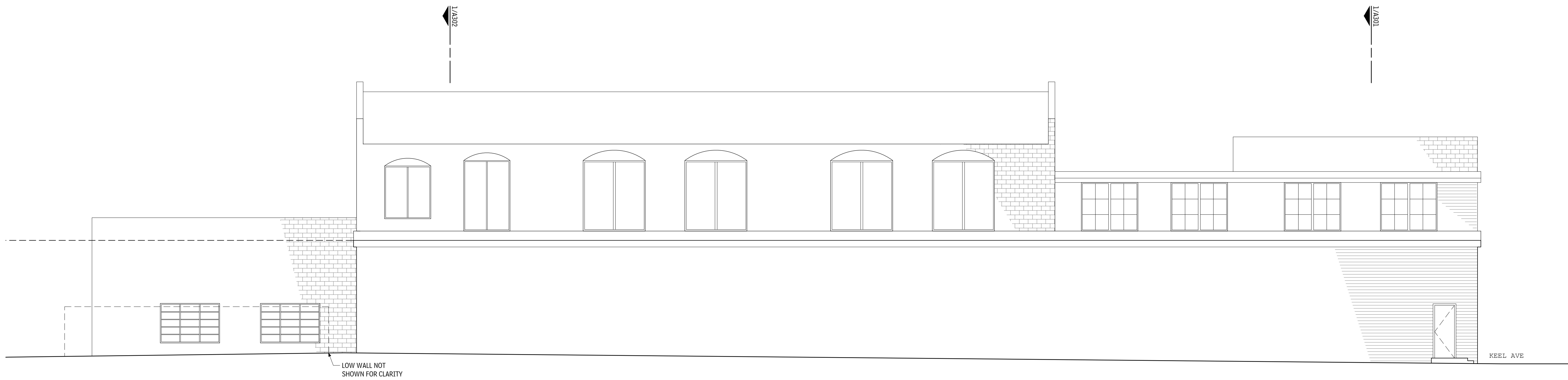
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1336 MAGAZINE ST SUITE 1
NEW ORLEANS 70130
504 383 4203
OFFICE@JT.COM

61 KEEL AVE
61 KEEL AVE
MEMPHIS, TN
COMMERCIAL FACILITY
RENOVATION

REVIEW RELEASE
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26 AUGUST 2019



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

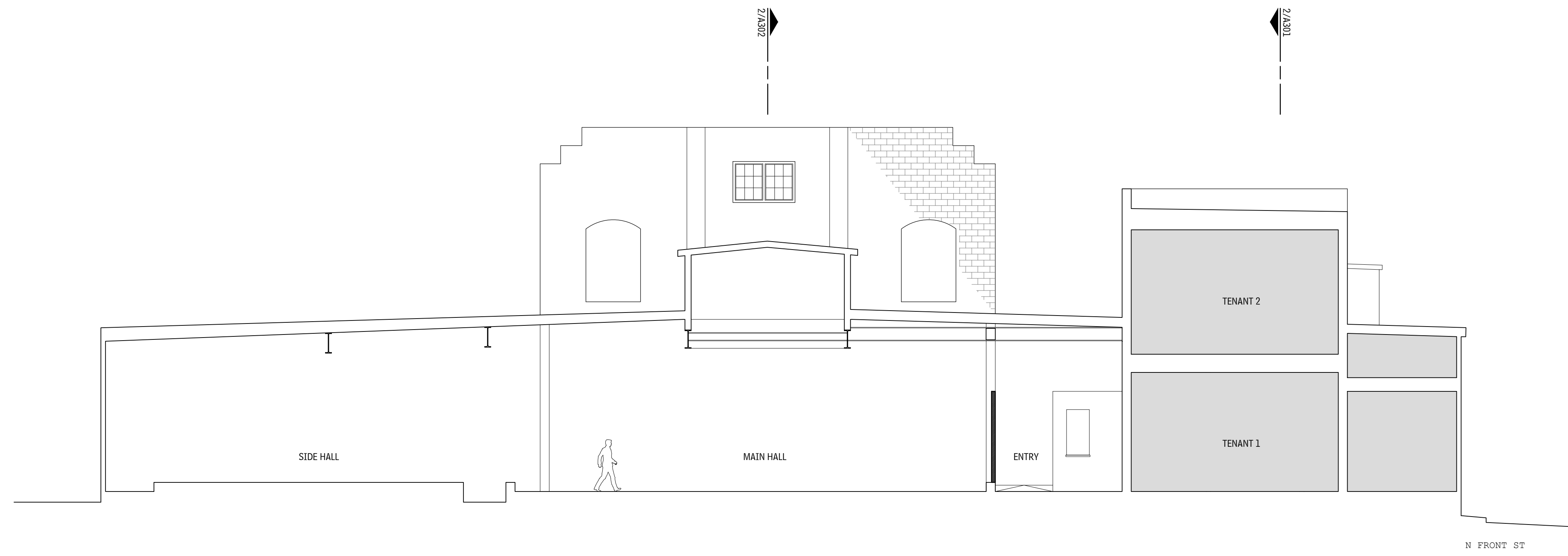


2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

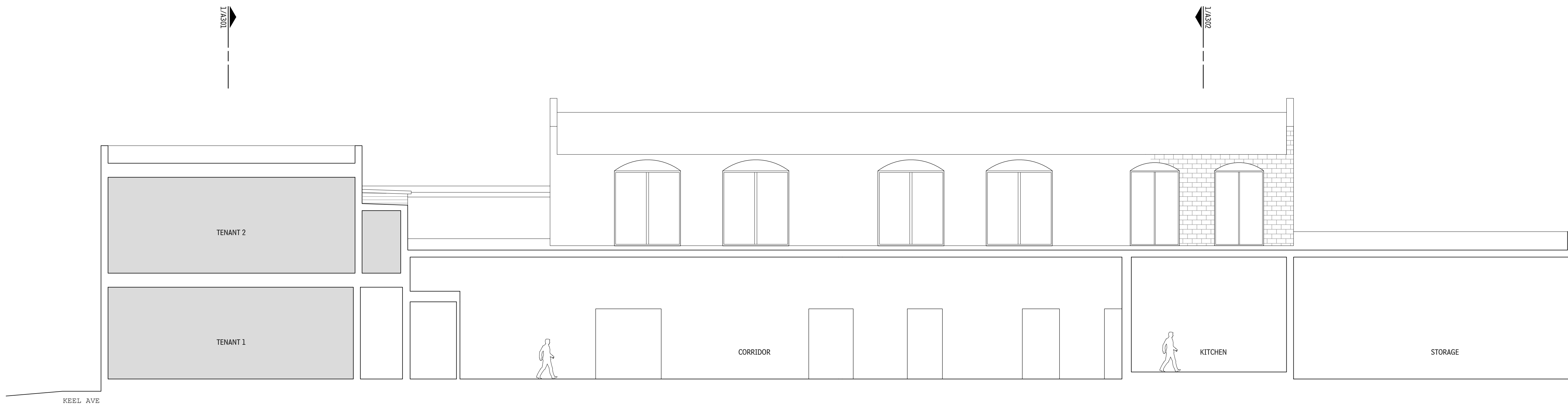
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1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"

HATCH LEGEND

- EXISTING WALL
- NEW WALL

OJT

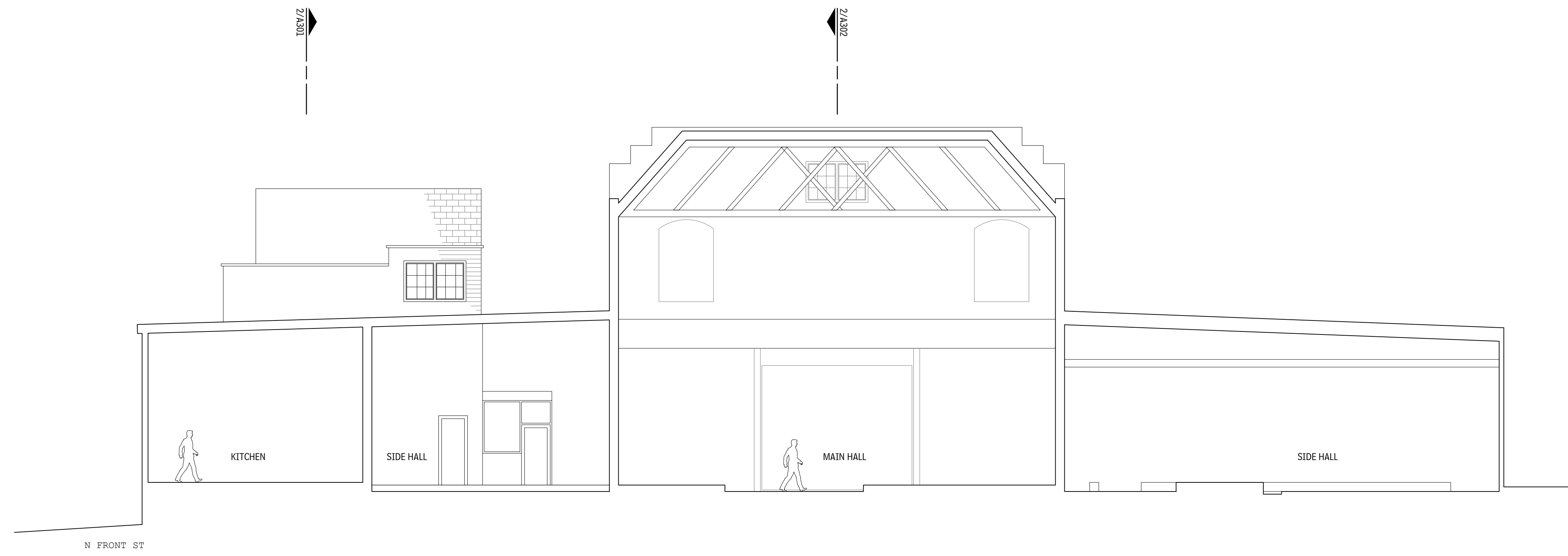
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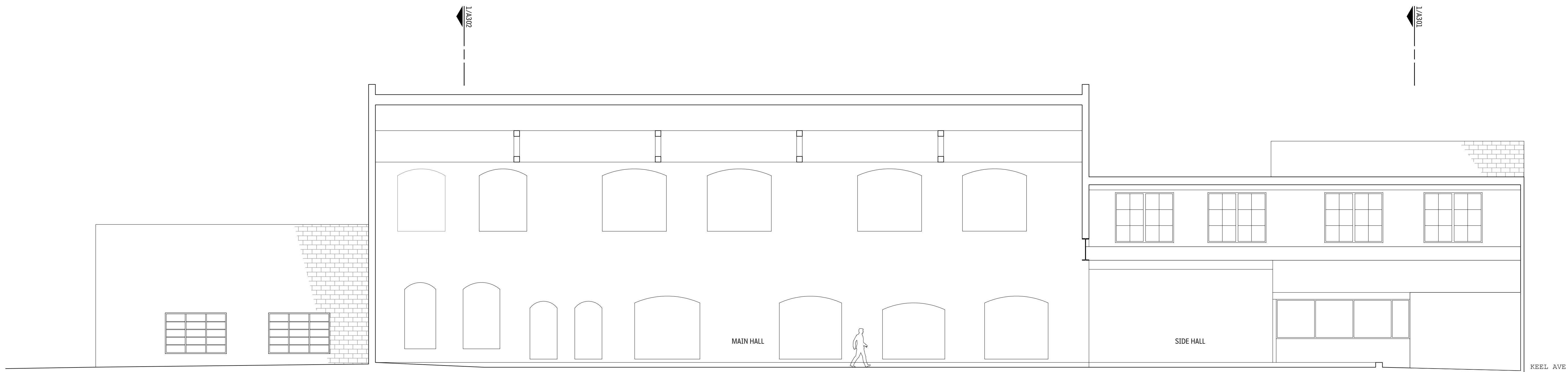
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26 AUGUST 2019

A301



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



HATCH LEGEND
 [Solid line] EXISTING WALL
 [Hatched line] NEW WALL

2 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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