The Monroe Townhouse Development

1. Background

Applicant:
1619 Monroe LLC
7842 Farmington Blvd
Germantown, TN 38138
901-755-1000

Developer:
Stella Maris Development
7842 Farmington Blvd
Germantown, TN 38138
901-755-1000

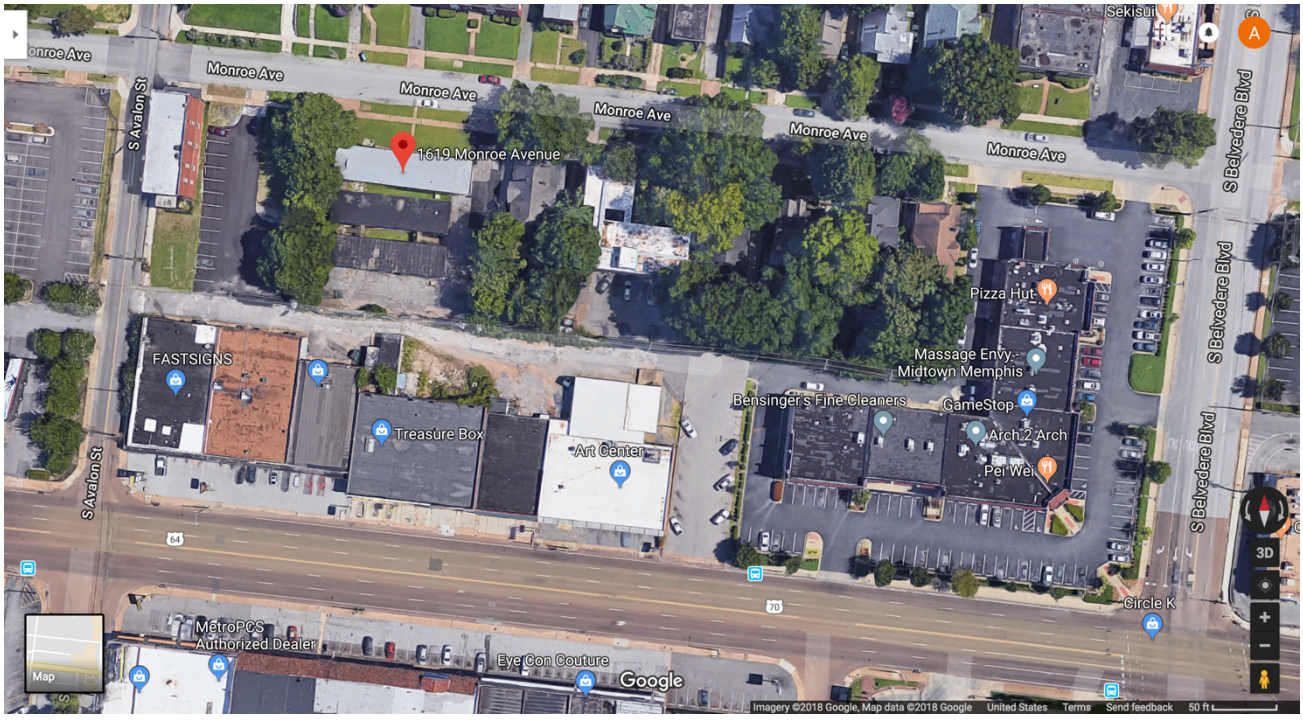
Amin Zaki serves is the founder and owner of Stella Maris Development. He has redeveloped over 650 multifamily units in the greater Memphis area. Prior to founding Stella Maris Development, Amin was a Senior Asset Manager in ALDAR Properties, the largest real estate developer in Abu Dhabi, United Arab Emirates. In this role Amin managed a portfolio of over 4,500 residential units. Amin holds a Masters of Business Administration with emphasis in Finance and Entrepreneurship from Loyola Marymount University in Los Angeles, California. He also holds a Bachelor's of Science from the University of Memphis.

Partnership Structure:
1619 Monroe LLC is a Tennessee based limited liability company. Amin will be the significant shareholder with over 60% equity stake.

2. Proposed Project

Location:

The site is located in Shelby County, Tennessee and which is municipally known as or described as 1619 Monroe Avenue in Memphis, Tennessee and being further identified as Shelby County tax parcel 01704000004C.


Monroe Ave
Monroe Ave
Monroe Ave
Monroe Ave
Monroe Ave
Monroe Ave
S Avalon St
S Avalon St
S Belvedere Blvd
S Belvedere Blvd
S Belvedere Blvd
1619 Monroe Avenue
Sekisui
Pizza Hut
Massage Envy - Midtown Memphis
Bensinger's Fine Cleaners
GameStop
Arch 2 Arch
Pei Wei
FASTSIGNS
Treasure Box
Art Center
Circle K
MetroPCS Authorized Dealer
Eye Con Couture
Google
Map
3D
Imagery ©2018 Google, Map data ©2018 Google
United States
Terms
Send feedback
50 ft

1619 Monroe Ave
Memphis, Tennessee
Google, Inc.
Street View - Feb 2017
1619 Monro
Google

Intended usage:

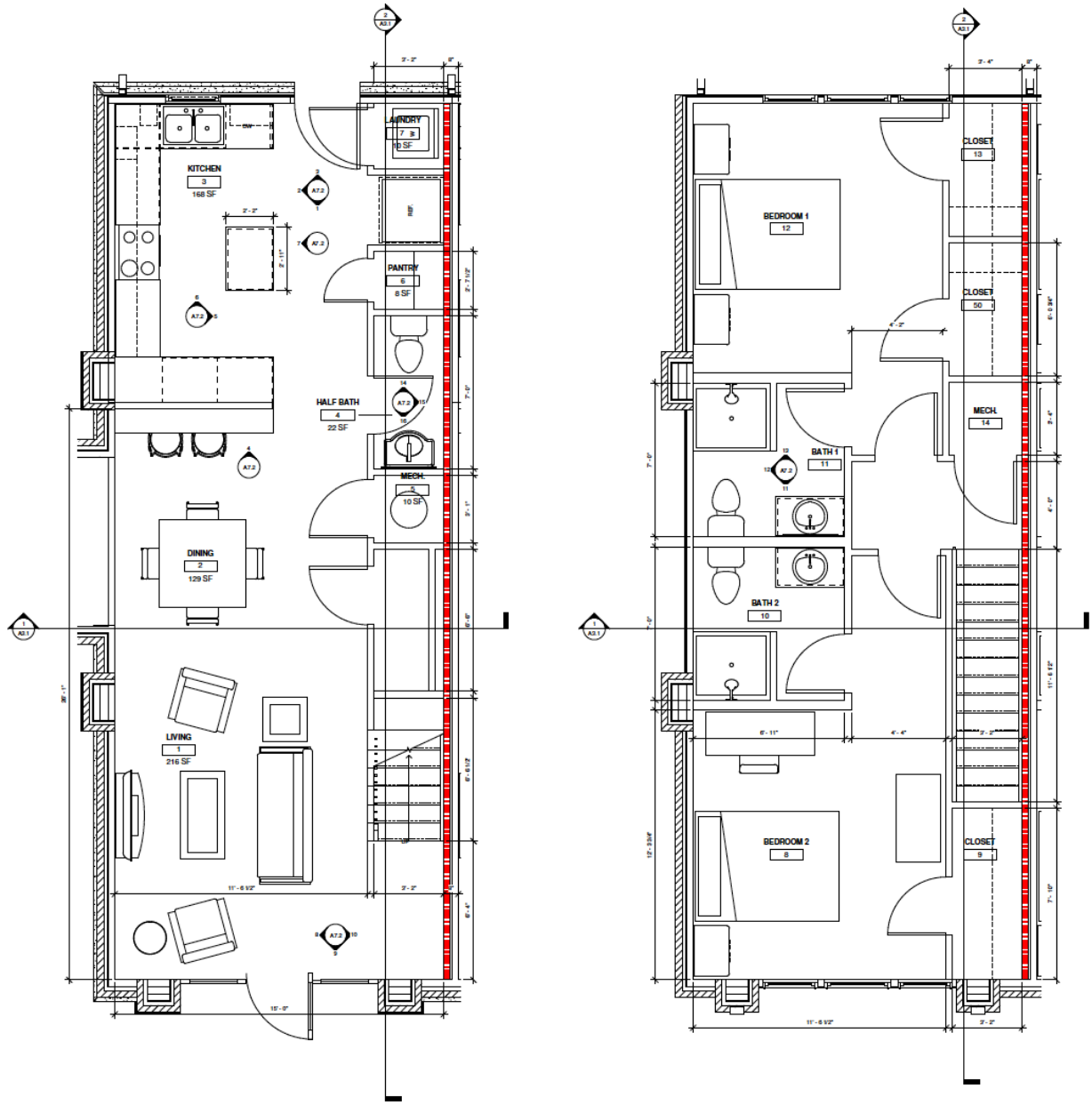
10 unit, 13,131 sqft multifamily townhome style development centered around a communal, outdoor, lush courtyard. The project will significantly improve the area as this site was previously an abandoned, blighted, apartment structure that was demolished in order to avoid further destruction, theft, and crime in the neighborhood. Along with an aesthetically and environmentally friendly design the development will add landscaping improvements to the sidewalk, improved exterior lighting, as well as a public art display that will be designed and possibly built by high school students from the local Memphis area.

Construction on the project is scheduled to be completed by April of 2019. It is excepted that 50% of the units will be pre-leased by the time construction is complete. The remaining 50% will be complete by the end of May 2019.

Floorplans:

Each townhouse will be a 2 bedroom, 2.5 bathroom and approximately 1,200 sqft of internal area. Architectural plans have been included as an attachment to this application. Each unit will have a large sliding glass door window overlooking the courtyard, in unit laundry, walk in closet, pantry, and 2 parking spots.

Floorplan


KITCHEN
3
168 SF
LAUNDRY
7
15 SF
PANTRY
6
8 SF
HALF BATH
4
22 SF
MECH.
5
10 SF
DINING
2
129 SF
LIVING
1
216 SF
BEDROOM 1
12
CLOSET
13
CLOSET
50
MECH.
14
BATH 1
11
BATH 2
10
BEDROOM 2
8
CLOSET
9

Public Art:

I have identified a few ideas which will be used to develop the Public Art competent. Ultimately Jonathan Auger, a local artist, will lead and decide on the direction of the art in collaboration with local students from Lausanne Collegiate School.

4. Site Control

Property Owner Name: 1619 Monroe LLC

At the time of purchase, the LLC secured a 'Purchase Money Note' from the seller of the property. This note will be settled prior to commencement of construction in order to comply with the terms of the bank provided construction loan.

Applicant Background

The main principle and developer will be Mr. Amin Zaki. All other investors will be minority owners. Mr. Zaki has completed 7 major redevelops in the last 36 months. See below list for a detailed summary:

Project Name	Units	Address	Project Cost	Completion Date
33 N Rembert	4	33 N Rembert Memphis, TN 38104	$300,000	8/1/2016
The Midtowner	20	199 S Mclean Memphis, TN 38104	$1,200,000	11/1/2015
The Marilyn on Monroe	21	1639 Monroe Memphis, TN 38104	$1,100,000	6/1/2016
The Residence at Midtown Memphis	31	25,26,30,34 S Morrison Memphis, TN 38104	$2,500,000	August, 2017
The Helix at The District	201	141 Manassas Memphis, TN 38105	$8,500,000	April, 2019
The Pulse Apartments	128	57 N Somerville Memphis, TN 38104	$6,800,000	October, 2018
Total	405		$20,400,000	

5. Financial Items

Financial Background:

The following have been provided as attachments to this application.

- Current financial statements of the applicant and guarantors.
- State the relationship any applicant or grantor has had with any accounting firm over the last five years and reason for change, if any
- Three years tax returns if Applicant is an individual.
- Financial history of the project and previous attempts to develop, if applicable.

Financial Projections:

The project will be funded through a combination of shareholder equity and debt. See table below for proposed capital structure.

Capital Structure		
Debt	1,600,000	71%
Equity	653,411	29%
Total Project Cost	2,253,411	100%

Loan Terms:
Loan amount: $1,600,000
Interest Rate: 6.5%
Term: 12 months
Amortization: Interest only for 18 months. 24 months amortization

Lender Information:
Name: Financial Federal
Address: 1715 Aaron Brenner Dr #100, Memphis, TN 38120
Phone Number: 901-756-2848
Contact Person: Rick Wood

Letter of Commitment:
Included in this application is a commitment letter from the lender.

Need for PILOT:
The PILOT is needed in order to make the project feasible. Without a PILOT, the projected Return on Equity (ROE) would be -1.8% in the first year of operations and therefore impossible to execute. With a PILOT, the ROE would increase to 3.5% and therefore justify development. In order to avoid requiring a PILOT the developer worked with Fleming Architects to reduce the scope, eliminate unnecessary upgrades, and value engineer the design.
Ultimately, a point was reached where we could no longer make reductions. A PILOT is required to make the project feasible.

Sources and Uses:

Source of Funds		
Bank Loan	1,600,000	71%
Shareholder Equity	653,411	29%
Total	2,253,411	100.0%

Use of Funds		
Land Acquisition	200,000	8.9%
Soft Costs	291,375	12.9%
Hard Costs	1,739,725	77.2%
PILOT Application Fee	22,311	1%
Total	2,253,411	100%

The developer is requesting a 9 year PILOT in order to complete the development. The below items qualify for the development:

Item	Years
6 to 10 residential units	2
Development cost between 1 - 5 million	1
Located outside CBID, but inside CCRFC boundaries	1
Located in a census tract with a poverty rate over 20 percent	2
Permanent public art	1
Enhanced architectural lighting	1
MLGW Energy Advantage Certification	1
Total	9

Pro Forma:

PILOT: Cash Flow Impact

Without the PILOT, the project would be operationally negative immediately upon handover. The investors would not see any positive cash flow until year 6.

Year	1	2	3	4	5	6	7	8	9	10
Income	191,760	195,595	199,507	203,497	207,567	211,719	215,953	220,272	224,677	229,171
Expenses	28,487	28,772	29,060	29,350	29,644	29,940	30,240	30,542	30,847	31,156
Taxes	43,000	43,000	43,000	43,000	43,000	43,000	43,000	43,000	43,000	43,000
NOI	120,273	123,823	127,447	131,147	134,923	138,778	142,713	146,730	150,830	155,015
Debt Service	(131,170)	(131,170)	(131,170)	(131,170)	(131,170)	(131,170)	(131,170)	(131,170)	(131,170)	(131,170)
CF	(10,897)	(7,347)	(3,723)	(23)	3,753	7,608	11,543	15,560	19,660	23,845
ROI	5.4%	5.5%	5.7%	5.9%	6.0%	6.2%	6.4%	6.6%	6.8%	6.9%
ROE	-1.7%	-1.2%	-0.6%	0.0%	0.6%	1.2%	1.8%	2.5%	3.1%	3.8%

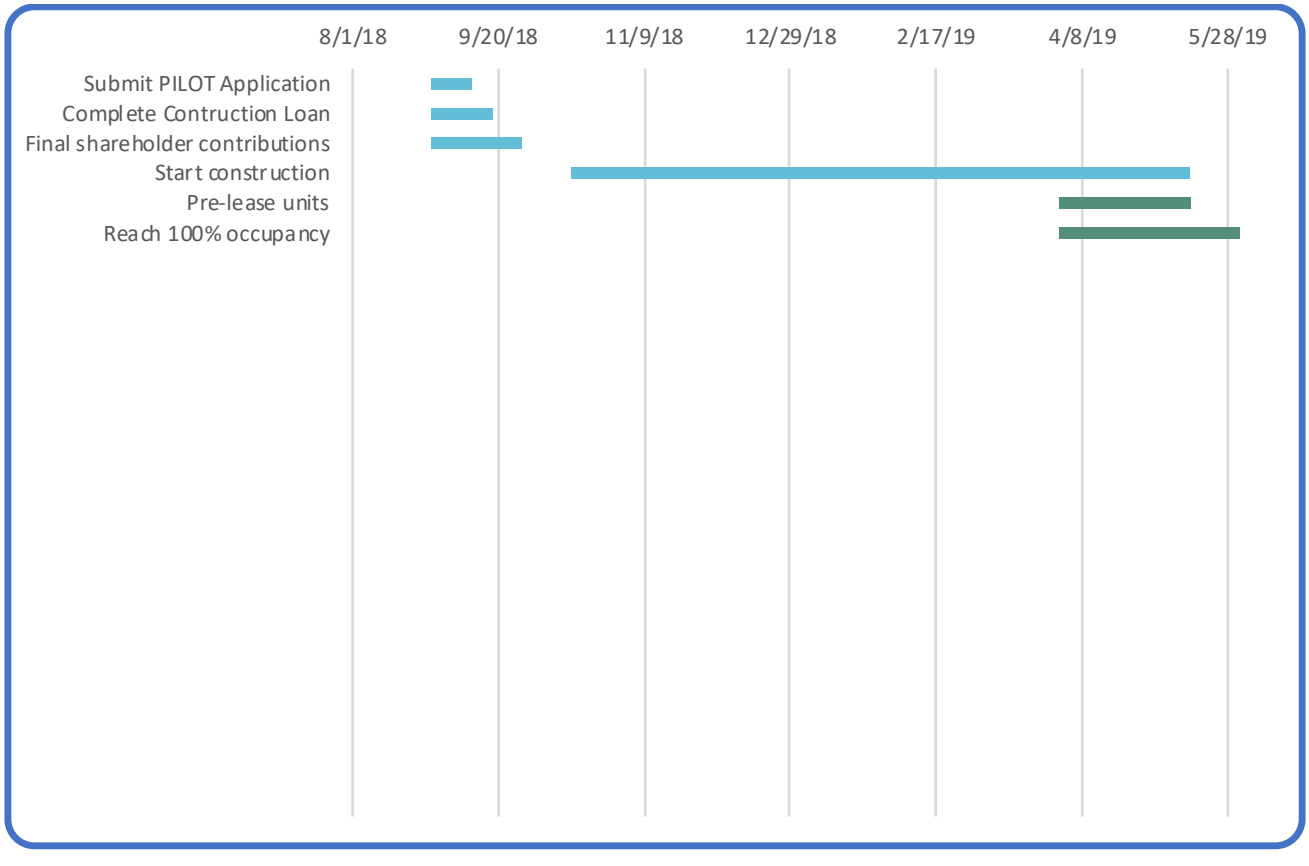
With the PILOT, the project would be operationally positive immediately upon handover. The investors would see some cash flow starting in year 1. This would be enough to incentivize them to invest in this project.

Year	1	2	3	4	5	6	7	8	9	10
Income	191,760	195,595	199,507	203,497	207,567	211,719	215,953	220,272	224,677	229,171
Expenses	28,487	28,772	29,060	29,350	29,644	29,940	30,240	30,542	30,847	31,156
Taxes	10,750	10,750	10,750	10,750	10,750	10,750	10,750	10,750	43,000	43,000
NOI	152,523	156,073	159,697	163,397	167,173	171,028	174,963	178,980	150,830	155,015
Debt Service	(131,170)	(131,170)	(131,170)	(131,170)	(131,170)	(131,170)	(131,170)	(131,170)	(131,170)	(131,170)
CF	21,353	24,903	28,527	32,227	36,003	39,858	43,793	47,810	19,660	23,845
ROI	6.8%	6.9%	7.1%	7.3%	7.4%	7.6%	7.8%	8.0%	6.7%	6.9%
ROE	3.3%	3.8%	4.4%	5.0%	5.5%	6.1%	6.7%	7.3%	3.0%	3.7%

6. Project Timeline

Closing of loan and equity:

To date, the shareholders have spent almost $150,000 on design costs and interest on land. All remaining capital (remaining shareholder investment and construction loan) are now dependent on the award of a PILOT. The construction loan will be approved and finalized 7 days after the award of the PILOT. The shareholders will make their final contribution no more than 10 days after the completion of the construction loan. Assuming this can be completed by mid-September, we intend to started construction by early October. Construction should last 6-8 months with targeted completion between April-May 2019.



7. Project Team

Counsel for the applicant:

Company Name: Tri-State Title and Escrow
Name: Ron Poe
Address: 7842 Farmington Blvd, Germantown, TN 38138
Phone Number: 901-755-1000

Architects:

Company Name: Fleming Architects
Name: Michael Winter
Address: 5101 Wheelis Dr #215, Memphis, TN 38117
Phone Number: 901-767-3924

Engineers:

Company Name: ETI Corporation
Name: Vincent J. Thillen
Address: 1755 Lynnfield Road, Suite 100
Phone Number: 901-758-0400

Contractor:

Company Name: TBD

Developer Advisor:

Company Name: Mike Murphy Builders LLC
Name: Mike Murphy
Address: 7895 Players Forest Dr, Suite 101, Memphis, TN 38119
Phone Number: 901-756-1975

8. Credit References

Personal and business references have been included in the appendix of this application.

9. Items for Lease Preparation

Lessee: 1619 Monroe LLC
7842 Farmington Blvd,
Germantown, TN 38138

Parcel Number: 01704000004C
Appraised Value: $49,280

10. Disclosures

Disclosures to be submitted as part of the appendix.

11. Applicant Affirmation

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 M/WBE 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.

9/4/2018

Amin Zaki, Chief Manager
1619 Monroe LLC
7842 Farmington Blvd,
Germantown, TN 38138

1 EAST ELEVATION
1/4" = 1'-0"

BUILDING ELEVATION LEGEND

CJ	PROVIDE MASONRY CONTROL JOINTS WITH LOCATIONS AND SPACING PER BRICK INDUSTRY ASSOCIATION RECOMMENDATIONS
EJ	PROVIDE BRICK EXPANSION JOINTS WITH LOCATIONS AND SPACING PER BRICK INDUSTRY ASSOCIATION RECOMMENDATIONS

ELEVATION GENERAL NOTES

1. ALL ROOF PENETRATIONS TO BE LOCATED ON THE REAR SIDE OF THE BUILDING. CONSOLIDATE VENT PIPE AND OTHER ROOF PENETRATIONS AS MUCH AS POSSIBLE. PAINT ALL ROOF PENETRATIONS TO MATCH ROOF.
2. ALL WALL MOUNTED EQUIPMENT, CONDUIT, DRYER VENT COVERS, ELECTRICAL METERS, AND ANY OTHER PROTRUSION TO BE PAINTED TO MATCH THE ADJACENT SURFACE.
3. PROVIDE BRICK EXPANSION JOINTS AT 20'-0" O.C. MAX.
4. REFER TO EXTERIOR FINISH LEGEND

EXTERIOR FINISH NOTES

ACCENT SIDING:
Flush joint mtl. panels
Alternate 1: Fiber cement board & batten siding
Alternate 2: Fiber cement panels

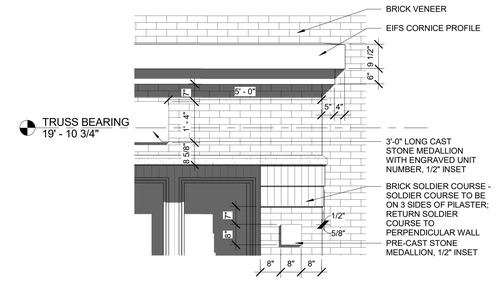
SIDING:
Fiber cement lap siding
Alternate: match accent siding

CORNICE:
Fiberglass
Alternate 1: E.I.F.S.

ROOF:
TPO membrane
Alternate 1: Standing seam mtl. roof @ 1/2" per ft.

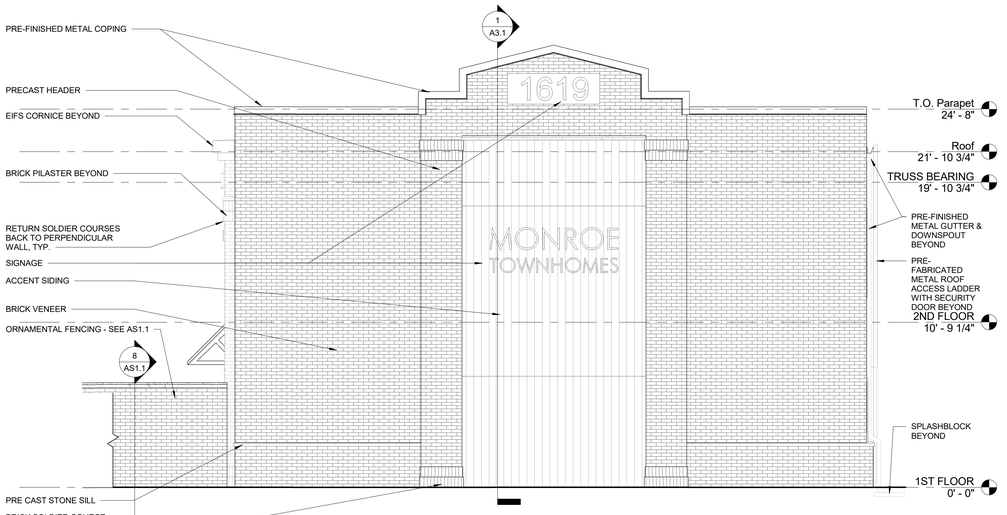
WINDOWS:
Color to be Brown, Dark Bronze, or approved equal

2 WEST ELEVATION
1/4" = 1'-0"

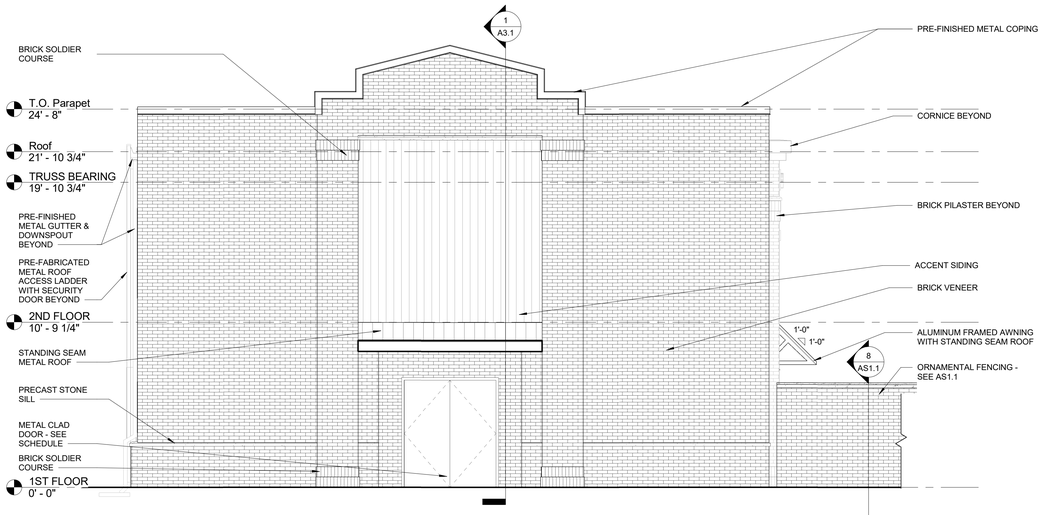


A ELEVATION DETAIL
1/2" = 1'-0"

B Exterior - 3D View



4 NORTH ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"

FLEMING architects
5101 WHEELIS DRIVE, SUITE 215
MEMPHIS, TN 38117
T: 901.767.3924 | F: 901.767.7136
www.flemingarchitects.com

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Monroe Townhomes
Zaki Holdings
1619 Monroe Avenue
Memphis, TN

MICHAEL WILEY WHITE
REGISTERED ARCHITECT
ARKANSAS
No. 13651
5-31-18
TENNESSEE
No. 102651
REGISTERED ARCHITECT

EXTERIOR ELEVATIONS

REVISIONS

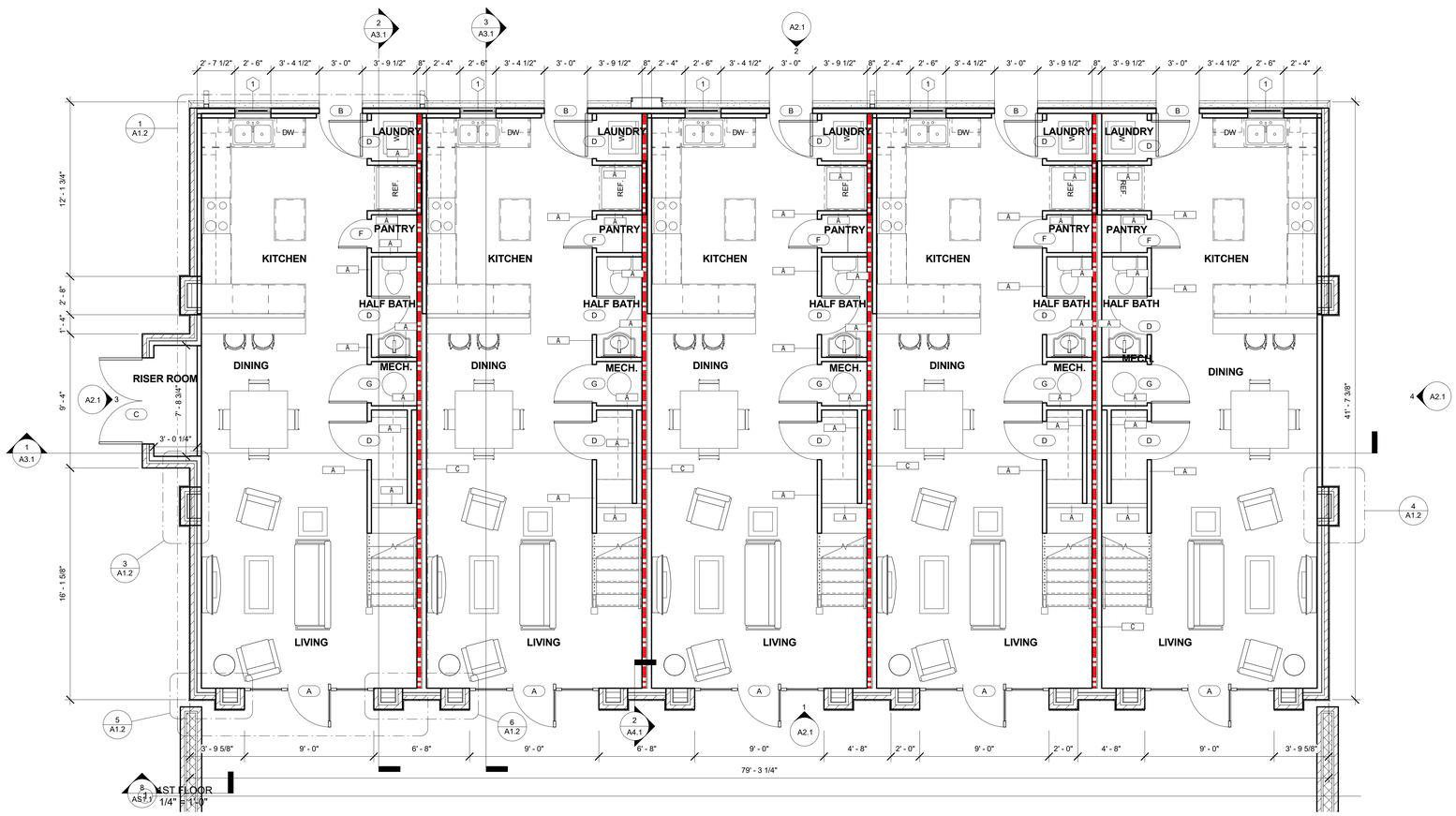
Revision Date	Rev. #	Revision Description

PROJECT NUMBER
410516a

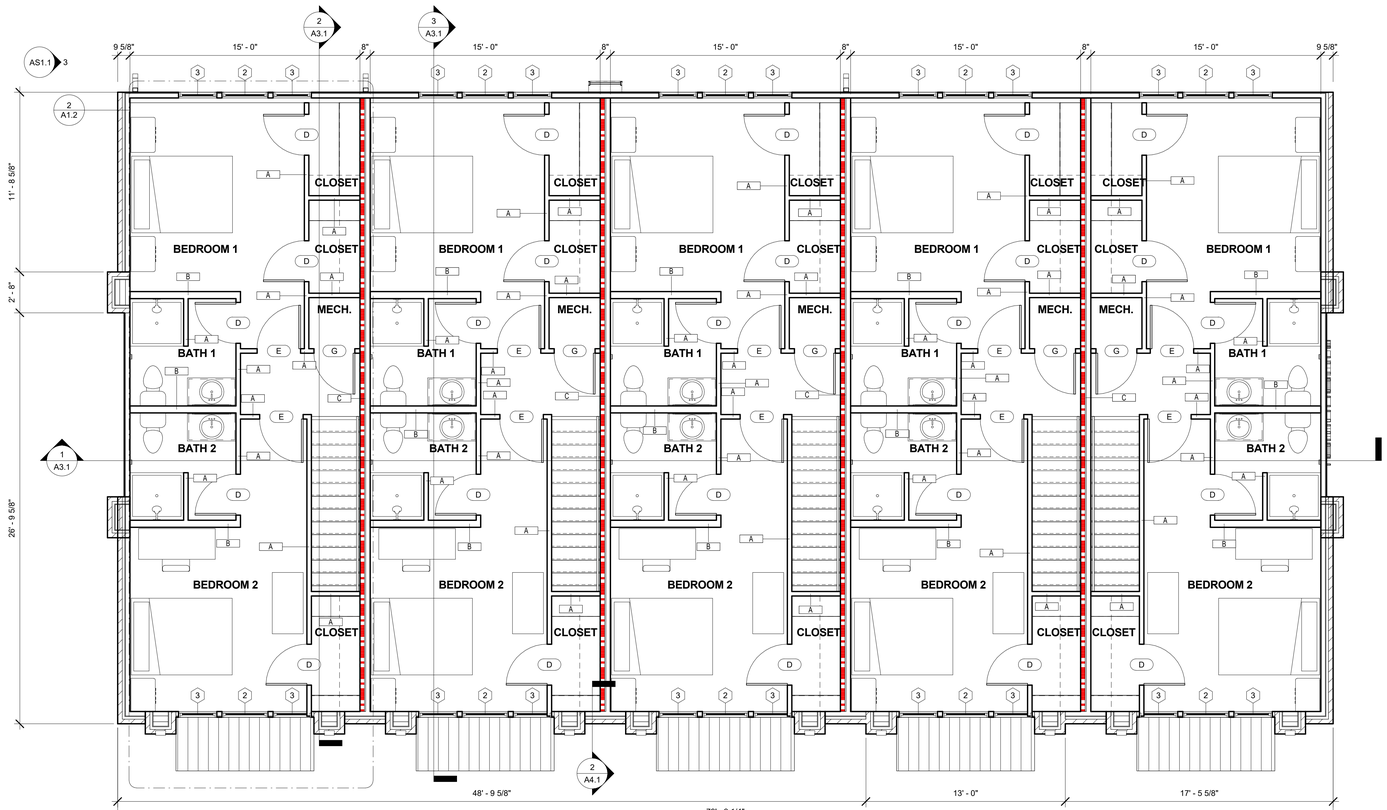
DATE OF ORIGINAL ISSUE
05-31-2018

SHEET NUMBER
A2.1

5/31/2018 5:49:46 PM



1 1ST FLOOR
1/4" = 1'-0"



2 2ND FLOOR
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF STUD. SLAB EDGE TO ALIGN WITH EXTERIOR FACE OF STUD. G.C. TO COORDINATE WITH STRUCTURAL DRAWINGS.

2. INTERIOR DIMENSIONS ARE FROM INSIDE FACE OF STUD TO INSIDE FACE OF STUD. **GYPSUM BOARD IS NOT SHOWN ON PLANS OR ACCOUNTED FOR IN DIMENSIONS.** G.C. TO COORDINATE PLANS WITH BUILT-IN EQUIPMENT, FIXTURES, AND MILLWORK. **G.C. TO VERIFY ALL ACCESSIBLE CLEARANCES AND ENSURE PROPER CLEARANCES ARE TO FINISHED SURFACES.**

3. SEE ENLARGED UNIT PLANS FOR DIMENSIONS AND ADDITIONAL NOTES.

4. REFER TO INTERIOR SHEETS (A7.X) FOR TYPICAL SHELVING DETAILS

5. WHERE LAUNDRY ROOMS BACK UP TO EACH OTHER AT A TENANT SEPARATION WALL, ENSURE THAT THE WASHING MACHINES (AND WASHER BOXES) ARE OFFSET FROM EACH OTHER TO AVOID CONFLICT WITH EACH OTHER. ENSURE THE REQUIRED FIRE RATING IS MAINTAINED.

6. PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT BATHTUB WALLS, TYP.

7. REFER TO ENLARGED UNIT PLANS & PLUMBING SHEETS FOR SHOWER TRIM & DRAIN LOCATIONS, TYPICAL.

1 HOUR RATED TENANT SEPARATION

SYMBOL LEGEND

- NORTH ARROW
- ENLARGED PLAN OR PLAN DETAIL (1 / A101 SIM)
- ROOM NAME & NUMBER (ROOM NAME / 4000A)
- ELEVATION (1 Ref / A101)
- SECTION (1 / A101 SIM)
- COLUMN GRID
- DOOR NUMBER (101)
- WINDOW / STOREFRONT TYPE (11)
- WALL TYPE (A1)
- CENTERLINE
- SPOT ELEVATION
- FLOOR DRAIN
- FENCING
- FIRST FLOOR 10'-0" — LEVEL NAME ELEVATION

INTERIOR WALL TYPE LEGEND

MARK	WALL TYPE	WALL RATING	UL #	OPENING PROTECTION
A	TYP. INTERIOR PARTITION			
B	INTERIOR PLUMBING PARTITION			
C	1 HR RATED DOUBLE STUD PARTITION	1HR	#U305	20 MINUTE

NOTE:

1.

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Monroe Townhomes
Zaki Holdings
1619 Monroe Avenue
Memphis, TN

MICHAEL WILEY — REGISTERED ARCHITECT — AGRICULTURE — 5-31-18

BUILDING FLOOR PLANS

REVISIONS

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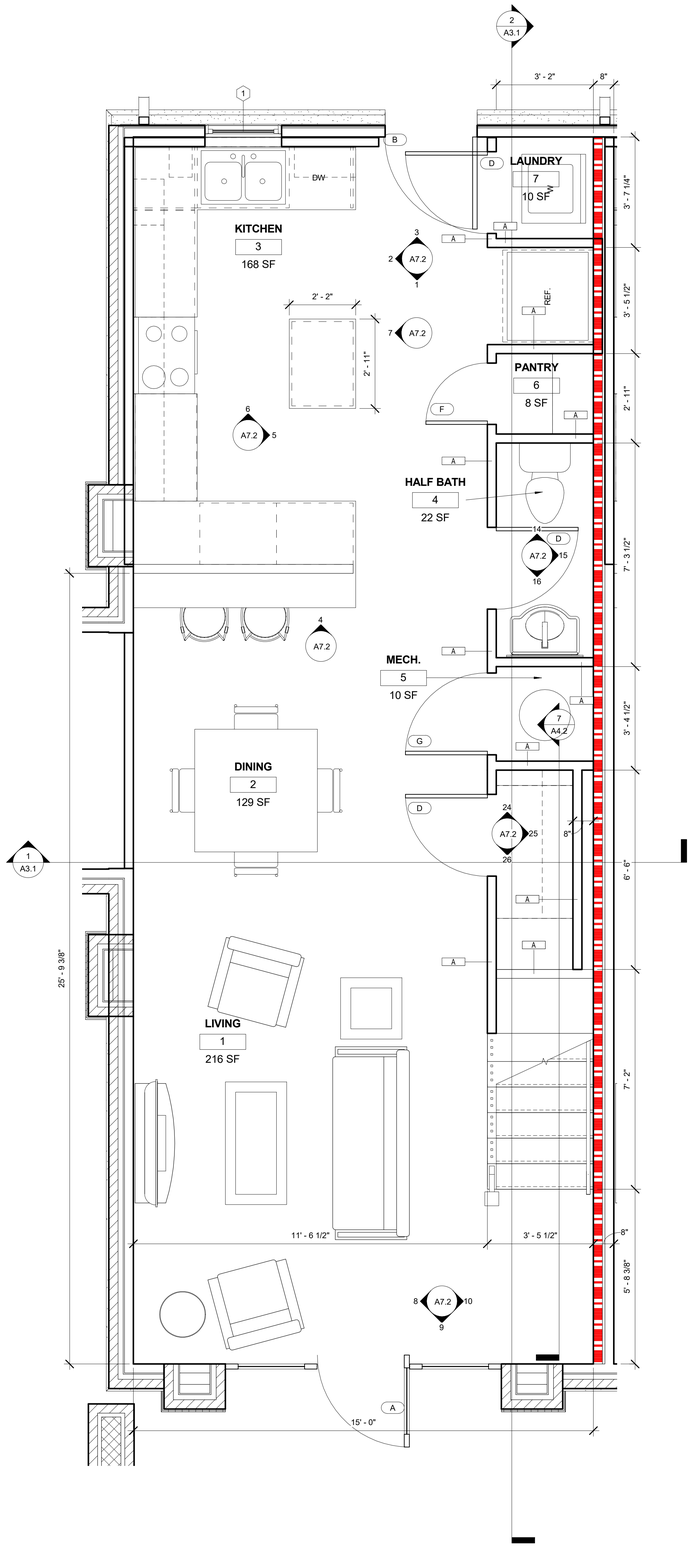
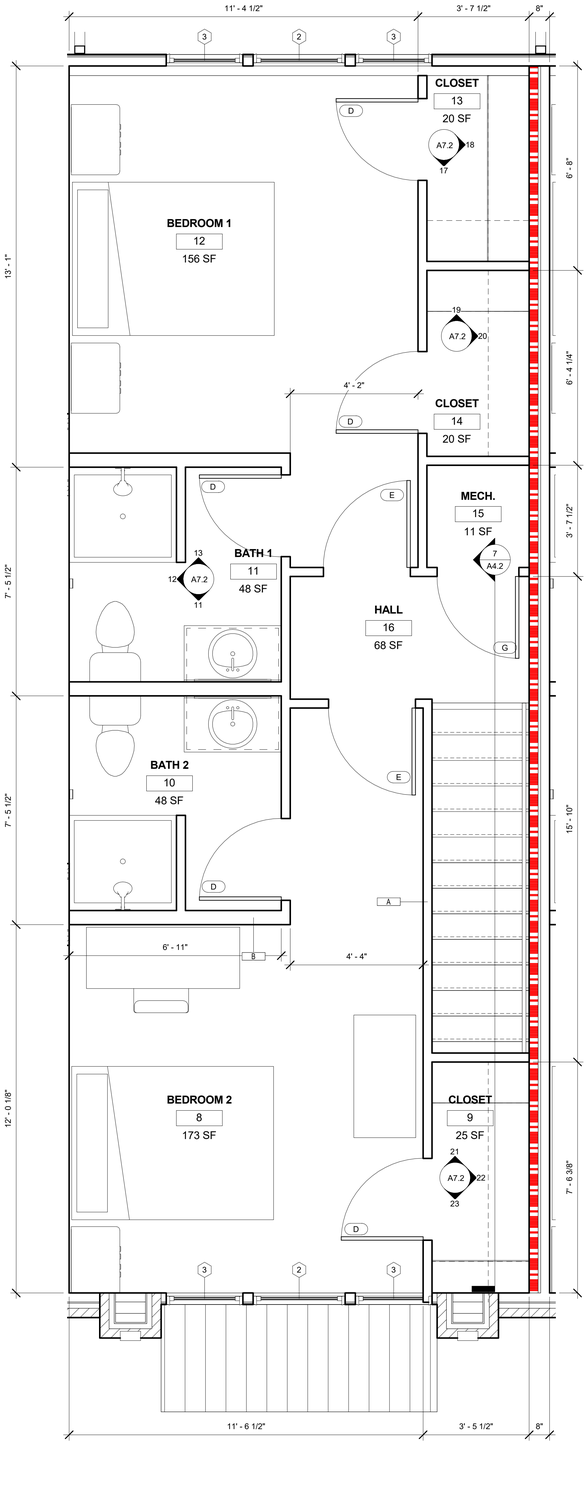


1 UNIT PLAN - 1ST FLOOR
1/2" = 1'-0"



2 UNIT PLAN - 2ND FLOOR
1/2" = 1'-0"

SYMBOL LEGEND

- NORTH ARROW
- 1 / A101 SIM — ENLARGED PLAN OR PLAN DETAIL
- ROOM NAME / 4000A — ROOM NAME & NUMBER
- 1 Ref / Ref / A101 / Ref / 1 Ref — ELEVATION
- 1 / A101 SIM — SECTION
- COLUMN GRID
- 101 — DOOR NUMBER
- 11 — WINDOW / STOREFRONT TYPE
- A1 — WALL TYPE
- CENTERLINE
- SPOT ELEVATION
- FD — FLOOR DRAIN
- X — FENCING
- FIRST FLOOR 10'-0" — LEVEL NAME ELEVATION

FLOOR PLAN GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF STUD. SLAB EDGE TO ALIGN WITH EXTERIOR FACE OF STUD. G.C. TO COORDINATE WITH STRUCTURAL DRAWINGS.

2. INTERIOR DIMENSIONS ARE FROM INSIDE FACE OF STUD TO INSIDE FACE OF STUD. **GYPSUM BOARD IS NOT SHOWN ON PLANS OR ACCOUNTED FOR IN DIMENSIONS.** G.C. TO COORDINATE PLANS WITH BUILT-IN EQUIPMENT, FIXTURES, AND MILLWORK. **G.C. TO VERIFY ALL ACCESSIBLE CLEARANCES AND ENSURE PROPER CLEARANCES ARE TO FINISHED SURFACES.**

3. SEE ENLARGED UNIT PLANS FOR DIMENSIONS AND ADDITIONAL NOTES.

4. REFER TO INTERIOR SHEETS (A7.X) FOR TYPICAL SHELVING DETAILS

5. WHERE LAUNDRY ROOMS BACK UP TO EACH OTHER AT A TENANT SEPARATION WALL, ENSURE THAT THE WASHING MACHINES (AND WASHER BOXES) ARE OFFSET FROM EACH OTHER TO AVOID CONFLICT WITH EACH OTHER. ENSURE THE REQUIRED FIRE RATING IS MAINTAINED.

6. PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT BATHTUB WALLS, TYP.

7. REFER TO ENLARGED UNIT PLANS & PLUMBING SHEETS FOR SHOWER TRIM & DRAIN LOCATIONS, TYPICAL.

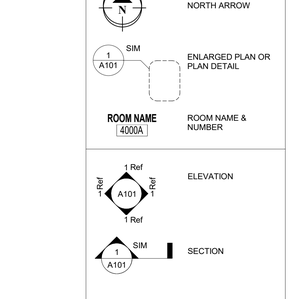
1 HOUR RATED TENANT SEPARATION

INTERIOR WALL TYPE LEGEND

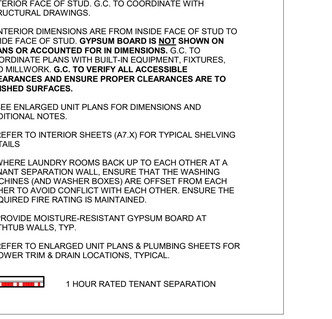
MARK	WALL TYPE	WALL RATING	UL #	OPENING PROTECTION
A	TYP. INTERIOR PARTITION			
B	INTERIOR PLUMBING PARTITION			
C	1 HR RATED DOUBLE STUD PARTITION	1HR	#U305	20 MINUTE

NOTE:

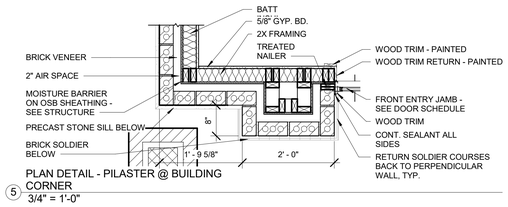
1.



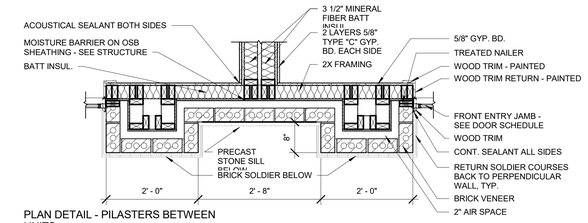
3 PLAN DETAIL - PILASTER @ RISER ROOM
3/4" = 1'-0"



4 PLAN DETAIL - PILASTER @ ACCENT WALL
3/4" = 1'-0"



5 PLAN DETAIL - PILASTER @ BUILDING CORNER
3/4" = 1'-0"



6 PLAN DETAIL - PILASTERS BETWEEN UNITS
3/4" = 1'-0"

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5101 WHEELIS DRIVE, SUITE 215
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T: 901.767.3924 | F: 901.767.7136
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Memphis, TN

MICHAEL WILEY WITT — REGISTERED ARCHITECT — STATE OF TENNESSEE — 19451 — 5-31-18

UNIT FLOOR PLANS & PLAN DETAILS

REVISIONS

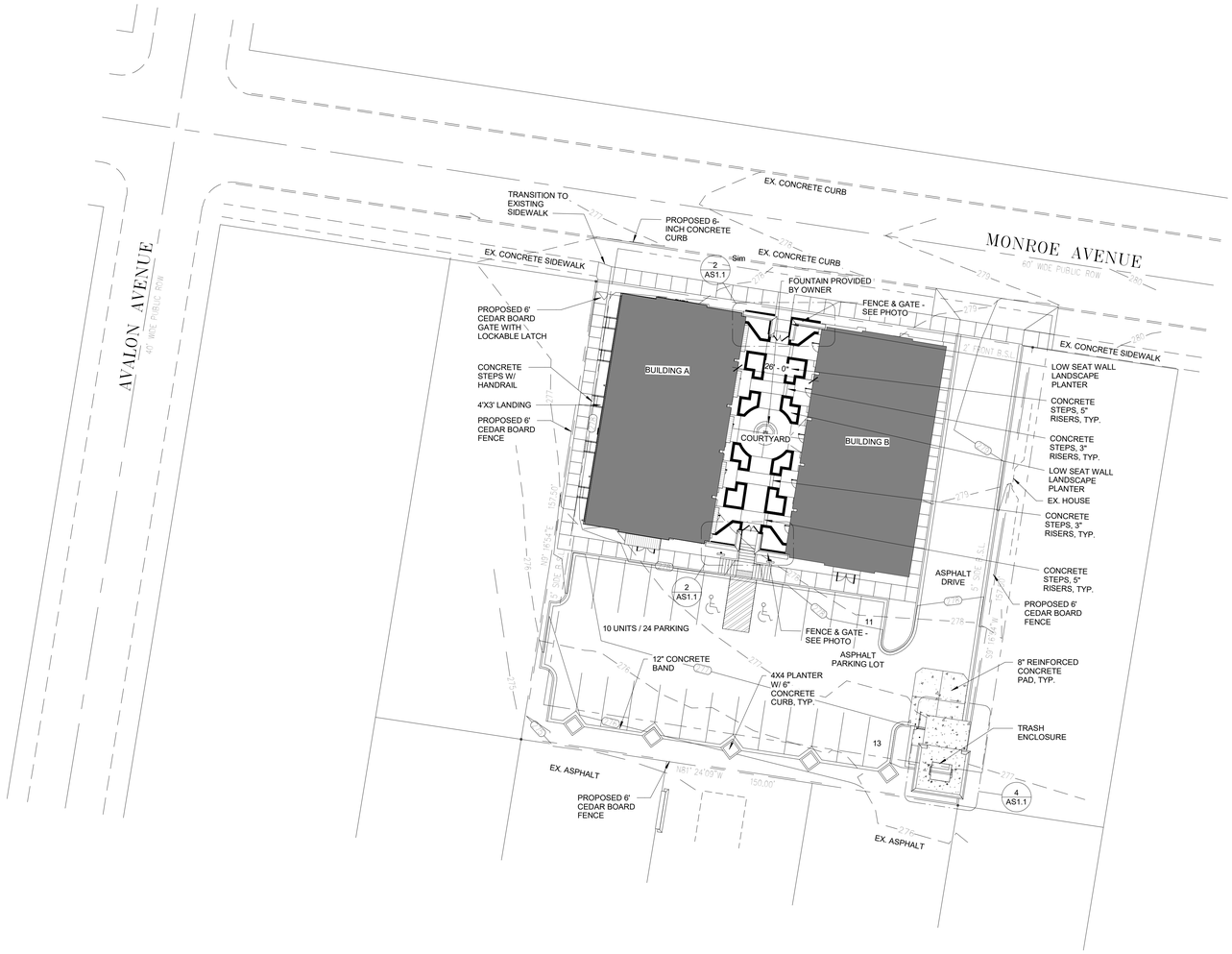
Revision Date	Rev. #	Revision Description

PROJECT NUMBER
410516a

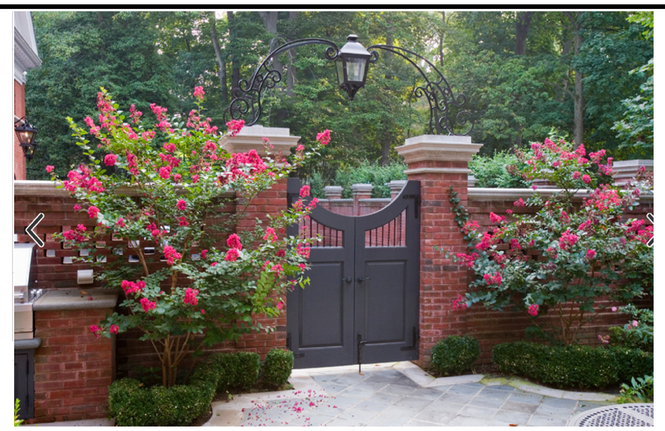
DATE OF ORIGINAL ISSUE
05-31-2018

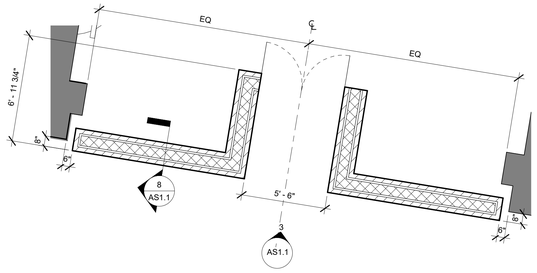
SHEET NUMBER
A1.2

5/31/2018 5:48:47 PM

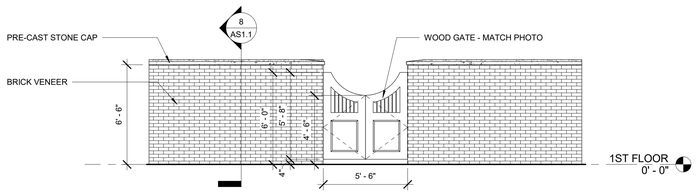


1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

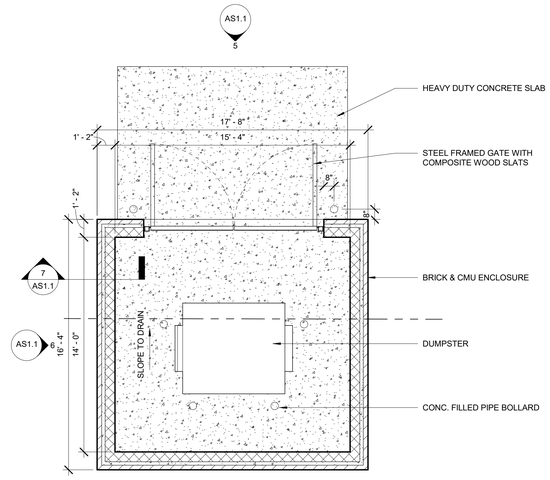




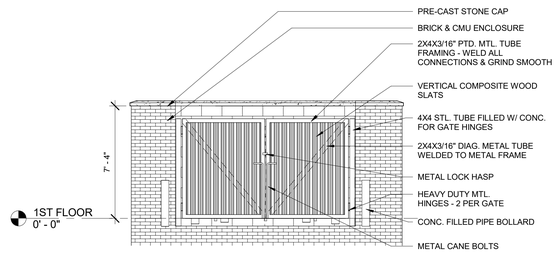
2 ENLARGED PLAN @ COURTYARD WALL
1/4" = 1'-0"



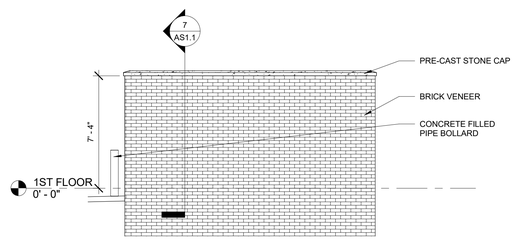
3 COURTYARD WALL - FRONT ELEVATION
1/4" = 1'-0"



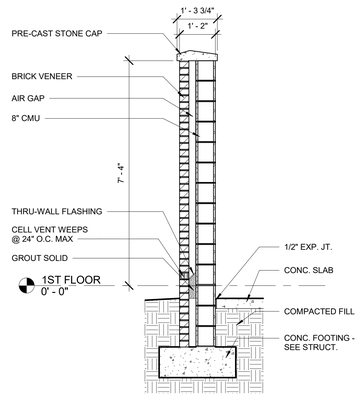
4 ENLARGED PLAN @ DUMPSTER ENCLOSURE
1/4" = 1'-0"



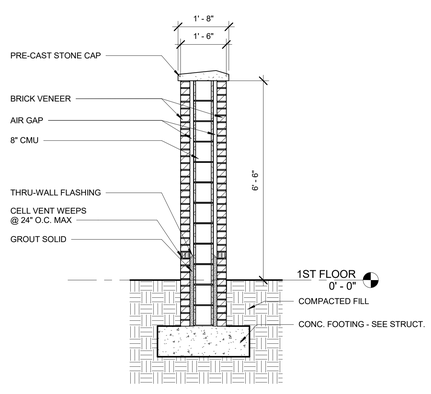
5 DUMPSTER ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



6 DUMPSTER ENCLOSURE - SIDE ELEVATION
1/4" = 1'-0"



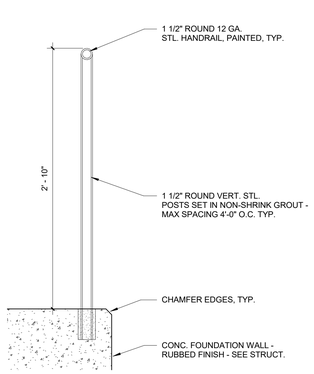
7 DUMPSTER ENCLOSURE SECTION
1/2" = 1'-0"



8 COURTYARD WALL SECTION
1/2" = 1'-0"

GENERAL RAILING NOTES:

1. THE BOTTOM OF THE RAILING IS TO EXTEND 12" HORIZONTALLY BEYOND THE LOWEST TREAD



9 TYPICAL STL. GUARD RAIL & HANDRAIL
1 1/2" = 1'-0"

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Monroe Townhomes
Zaki Holdings
1619 Monroe Avenue
Memphis, TN

MICHAEL WILEY
REGISTERED ARCHITECT
AGNTC
5-31-18
TENNESSEE
DATE

ARCHITECTURAL SITE PLAN

REVISIONS

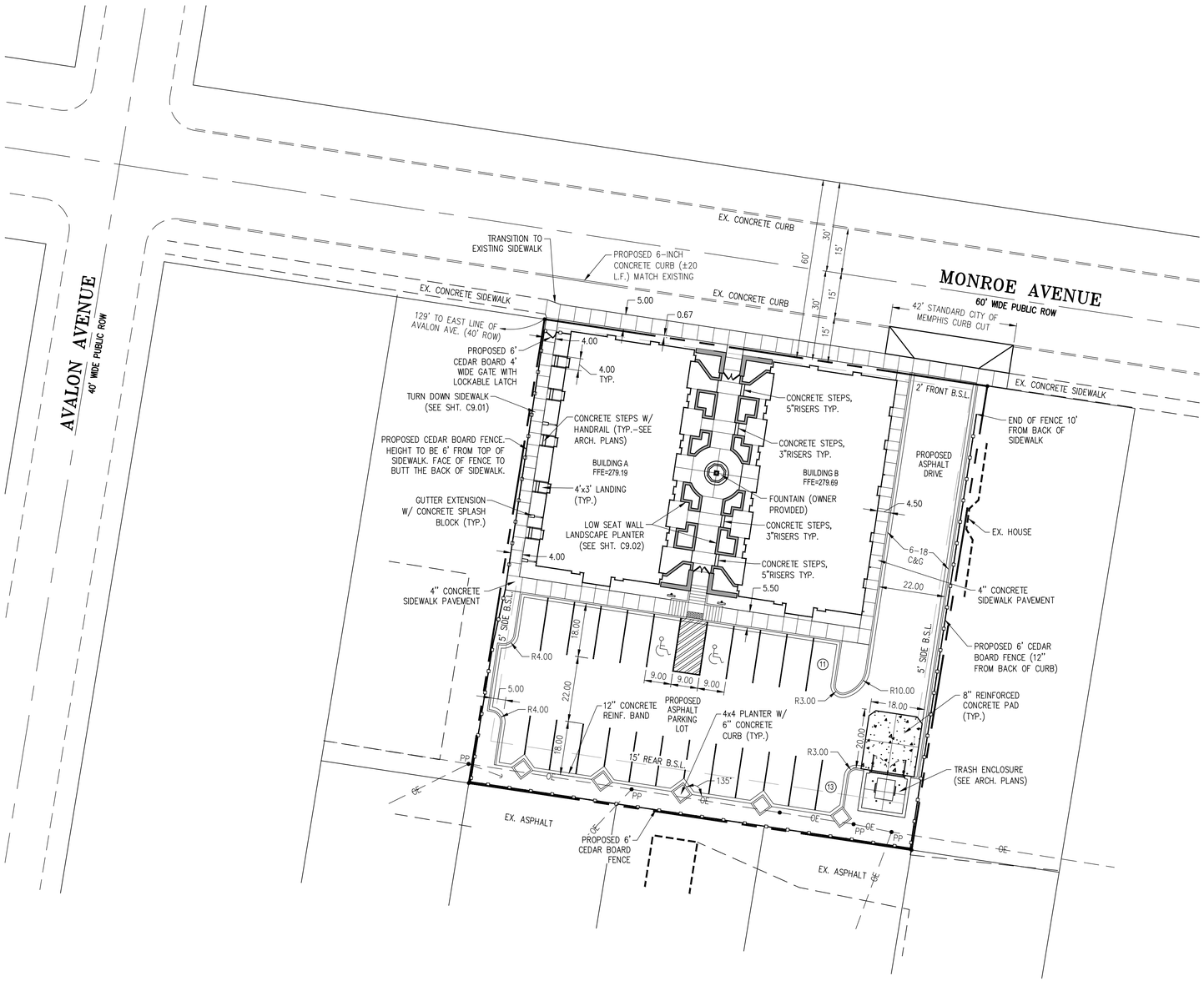
Revision Date	Rev. #	Revision Description

PROJECT NUMBER
410516a

DATE OF ORIGINAL ISSUE
05-31-2018

SHEET NUMBER
AS1.1

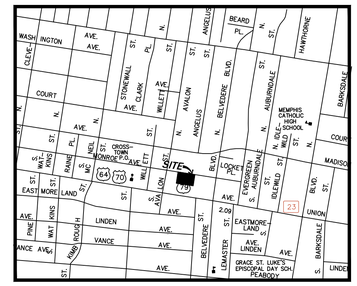
5/31/2018 5:50:10 PM



20 10 0 20 40

SCALE: 1" = 20'

NORTH



VICINITY MAP
NOT TO SCALE

NOTE: THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.

NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENTS. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.

PLEASE BE ADVISED THAT A BUILDING PERMIT ISSUED BY MEMPHIS/SHELBY COUNTY OFFICE OF CONSTRUCTION CODE ENFORCEMENT DOES NOT ALLOW FOR ALTERATIONS AND/OR IMPROVEMENTS TO ANY RIGHT-OF-WAY (R.O.W.) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS AND/OR IMPROVEMENTS TO CITY OF MEMPHIS R.O.W. INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND GUTTER, DRIVEWAY APRONS AND UTILITY TIE-INS. R.O.W. PERMITS MUST BE OBTAINED FROM THE CITY OF MEMPHIS ENGINEER'S OFFICE AT PHONE 901-576-6700.

THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN PUBLIC SANITARY SEWER EASEMENT.

FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN AN AREA DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 47157C0270F DATED SEPTEMBER 28, 2007.

EXISTING SIDEWALKS

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURBLINE
MONROE AVENUE	5 FT.	SOUTH	STREETSCAPE

THE EXISTING SIDEWALKS SHALL BE REMOVED AND REINSTALLED ONLY WHERE EXISTING CURB CUTS ARE BEING REMOVED AND/OR ADJUSTED. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO OCCUPANCY OF THE HOUSE.

REVISIONS		
DATE	DESCRIPTIONS	APPROVED

VINCENT J. THILLEN
REGISTERED ENGINEER
AGENT
DEPARTMENT OF COMMERCE
No 015241
STATE OF TENNESSEE
5/31/18

MONROE TOWNHOMES
ZAKI HOLDINGS
ENGINEER: ETI CORPORATION PROJECT NO: 16025-20

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Sheet 1 of 1

DIVISION OF ENGINEERING

SITE LAYOUT PLAN
1619 MONROE AVE.
MEMPHIS, TENNESSEE

SURVEY ETI Corporation DATE 6-14-16 BOOK
DRAFTED ETI Corporation DATE 2-24-17 SCALE 1"=20'
DESIGN ETI Corp. DATE 5-31-18 CHECKED DATE
APPROVED
CITY ENGINEER DATE

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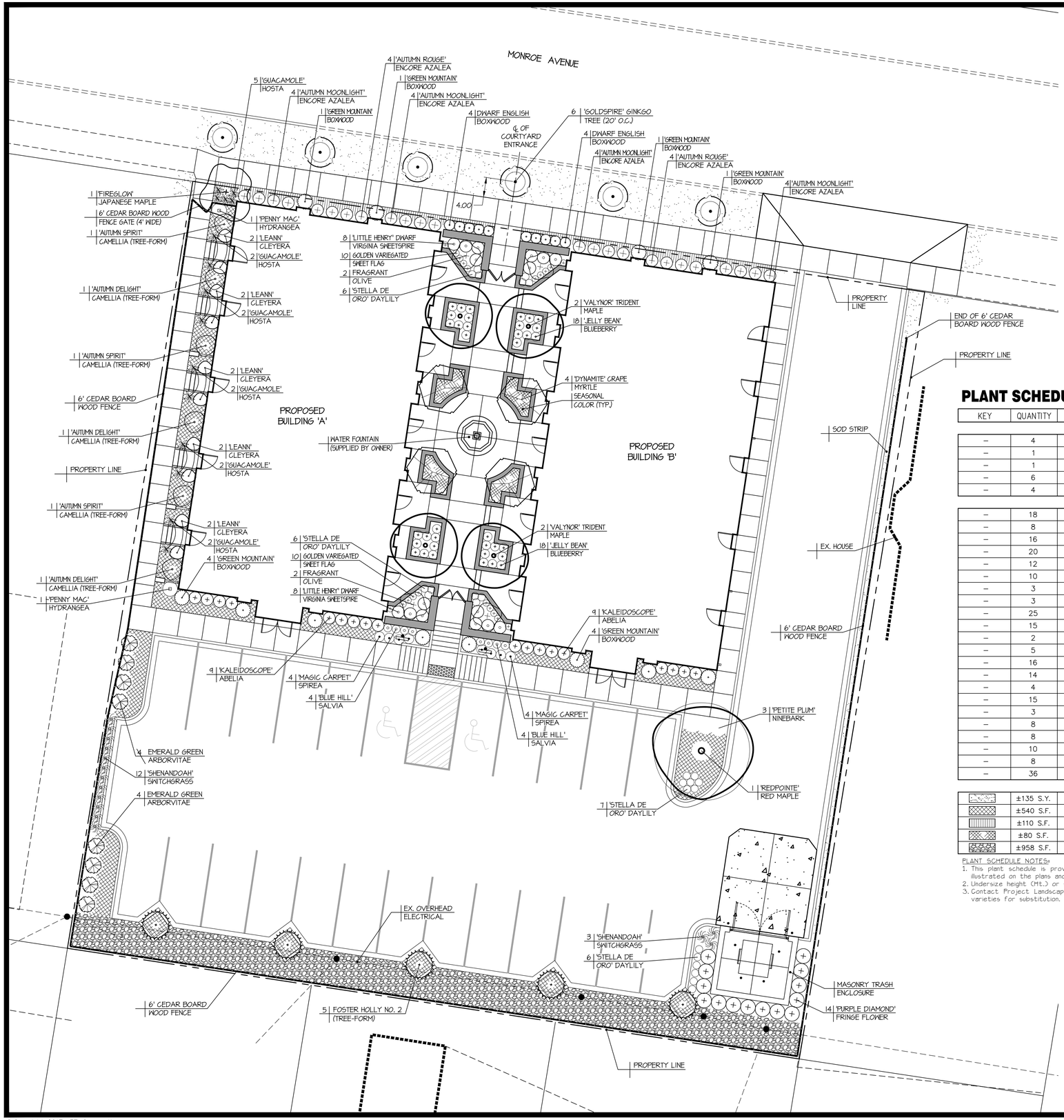
File Name: 1602520002

VIEW - SCRIPT FILE:

XREF FILENAME: 1602520001.dwg

ETI DRAWING NO. C2.01



10 5 0 10 20

SCALE: 1" = 10'

NORTH

LEGEND:

AREAS TO BE SOLID ZOYSIA SOD

AREAS TO BE DWARF MONDO GRASS (10" O.C.)

AREAS TO BE LOCAL BROWN RIVER ROCK (1" - 4" SIZE) (4" - 6" DEPTH ON LANDSCAPE FABRIC)

AREAS VARIEGATED LILTURF (12" O.C.)

AREAS TO BE SEASON COLOR/ANNUALS

PLANT SCHEDULE

KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	CON'D.	REMARKS
–	4	Acer buergerianum 'ABFSS'	'Valynor' Trident Maple	2.5"Cal., 12'–14'Ht.	B & B	Full, Matching
–	1	Acer palmatum 'Fireglow'	'Fireglow' Japanese Maple	8'–10' Ht.	Cont.	Full, Speciman
–	1	Acer rubrum 'Frank Jr.' Plant	'Redpointe' Red Maple	2.5" Cal., 12'–14' Ht.	B & B	Full, Matching
–	6	Ginkgo biloba 'Goldspire'	'Goldspire' Ginkgo Tree	2.5 Cal., 12'–14'Ht.	B & B	Male Only
–	4	Lagerstroemia indica 'Dynamite'	'Dynamite' Crape Myrtle	12'–14' Ht.	B & B	Multi–Trunk, Specimens
–	18	Abelia x grandiflora 'Kaleidoscope'	'Kaleidoscope' Abelia	14"–16" Ht.& Spr.	Cont.	Full
–	8	Azalea x "Conlea"	'Autumn Rouge' Encore Azalea	18"–22" Ht. & Spr.	Cont.	Full, No Pot Bound
–	16	Azalea x 'Mootum'	'Autumn Moonlight' Encore Azalea	18"–22" Ht. & Spr.	Cont.	Full, No Pot Bound
–	20	Acorus gramineus 'Ogon'	Golden Variegated Sweet Flag	1 Gal.	Cont.	Full
–	12	Buxus x 'Green Mountain'	'Green Mountain' Boxwood	24" Ht.,16–18" Spr.	B & B	Match,Full,Sheared to 24" Ht.
–	10	Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	12"Ht., 10" Spr.	Cont.	Full, Tightly Sheared
–	3	Camellia x 'Autumn Spirit'	'Autumn Spirit' Camellia	6' Ht., 36" Spr.	Cont.	Full, Tree–Form
–	3	Camellia x 'Autumn Delight'	'Autumn Delight' Camellia	6' Ht., 36" Spr.	Cont.	Full, Tree–Form
–	25	Hemerocallis 'Stella De Ora'	'Stella De Ora' Daylily	2 Gal.	Cont.	Full
–	15	Hosta x 'Guacamole'	'Guacamole' Hosta	2 Gal.	Cont.	Full
–	2	Hydrangea macrophylla 'Penny Mac'	'Penny Mac' Hydrangea	14"–16" Ht. & Spr.	Cont.	Full
–	5	Ilex x attenuata 'Foster's # 2'	Foster's Holly	2.5" Cal., 10'–12' Ht.	B & B	Full, Tree–Form
–	16	Itea virginica 'Sprich'	'Little Henry' Dwarf Virginia Sweetspire	16" Ht, 14"–16" Spr.	Cont.	Full
–	14	Loropetalum chinense 'Shang–hi'	'Purple Diamond' Fringe Flower	8"–10"Ht,12"–14"Sprd	Cont.	Full
–	4	Osmanthus fragrans	Fragrant Olive	6' Ht., 36" Spr.	Cont.	Full, Tree–Form
–	15	Panicum virgatum 'Shenandoah'	'Shenandoah' Switch Grass	2 Gal.	Cont.	
–	3	Physocarpus opulifolius 'POIPD2'	'Petite Plum' Ninebark	18"–24" Ht. & Spr.	Cont.	Full
–	8	Salvia x sylvestrias 'Blue Hill'	'Blue Hill' Salvia	2 Gal	Cont.	Full
–	8	Spiraea x bumalda 'Magic Carpet'	'Magic Carpet' Spirea	10"–12" Ht. & Spr.	Cont.	Full
–	10	Ternstroemia gymnanthera 'Contherann'	'LeAnn' Cleyera	18"–24" Ht. & Spr.	Cont.	Full
–	8	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	4'–6' Ht.	Cont.	Full, No Dead Spots
–	36	Vaccinium corymbosum 'ZF06–179'	'Jelly Bean' Blueberry	8"–10" Ht. & Spr.	Cont.	Full
	±135 S.Y.	Zoysia 'Royal'	'Royal' Zoysia Grass		Sod	
	±540 S.F.	Liriope muscari 'Variegata'	Variegated Lilyturf	3–4 Pips Per Pot	4" POT	12" On Centers
	±110 S.F.	Ophiopogon japonicus 'Nanus'	Dwarf Mondo Grass		4" Pot	10" On Centers
	±80 S.F.	Seasonal Color/Annuals				
	±958 S.F.	Brown River Rock (w/ landscape fabric)				1" to 6" Aggregate Size

PLANT SCHEDULE NOTES:
1. This plant schedule is provided as a convenience to the landscape Contractor and is not guaranteed correct. It is the Landscape Contractor's responsibility to verify all quantities illustrated on the plans and verify those figures against this Plant Schedule prior to bidding or pricing of this landscape plan.
2. Undersize height (Ht.) or spread (Sp.) plant materials will not be acceptable and the landscape contractor shall replace at no additional cost to the Owner.
3. Contact Project Landscape Architect if any of the plant materials specified are not currently available from nursery suppliers. The Landscape Architect will provide alternative plant varieties for substitution.

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Sheet 1 of 2

REVISIONS		
DATE	DESCRIPTIONS	APPROVED

DOUGLAS M. BAKER REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE NO. 5/31/18

DIVISION OF ENGINEERING

LANDSCAPE PLAN
1619 MONROE AVE.
MEMPHIS, TENNESSEE

SURVEY ETI Corporation DATE 6-14-16 BOOK
DRAFTED ETI Corporation DATE 2-24-17 SCALE 1"=10'
DESIGN ETI Corp. DATE 5-31-18 CHECKED DATE
APPROVED

CITY ENGINEER DATE

MONROE TOWNHOMES
ZAKI HOLDINGS
ENGINEER: ETI CORPORATION PROJECT NO: 16025–20

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File Name: 1603220L01

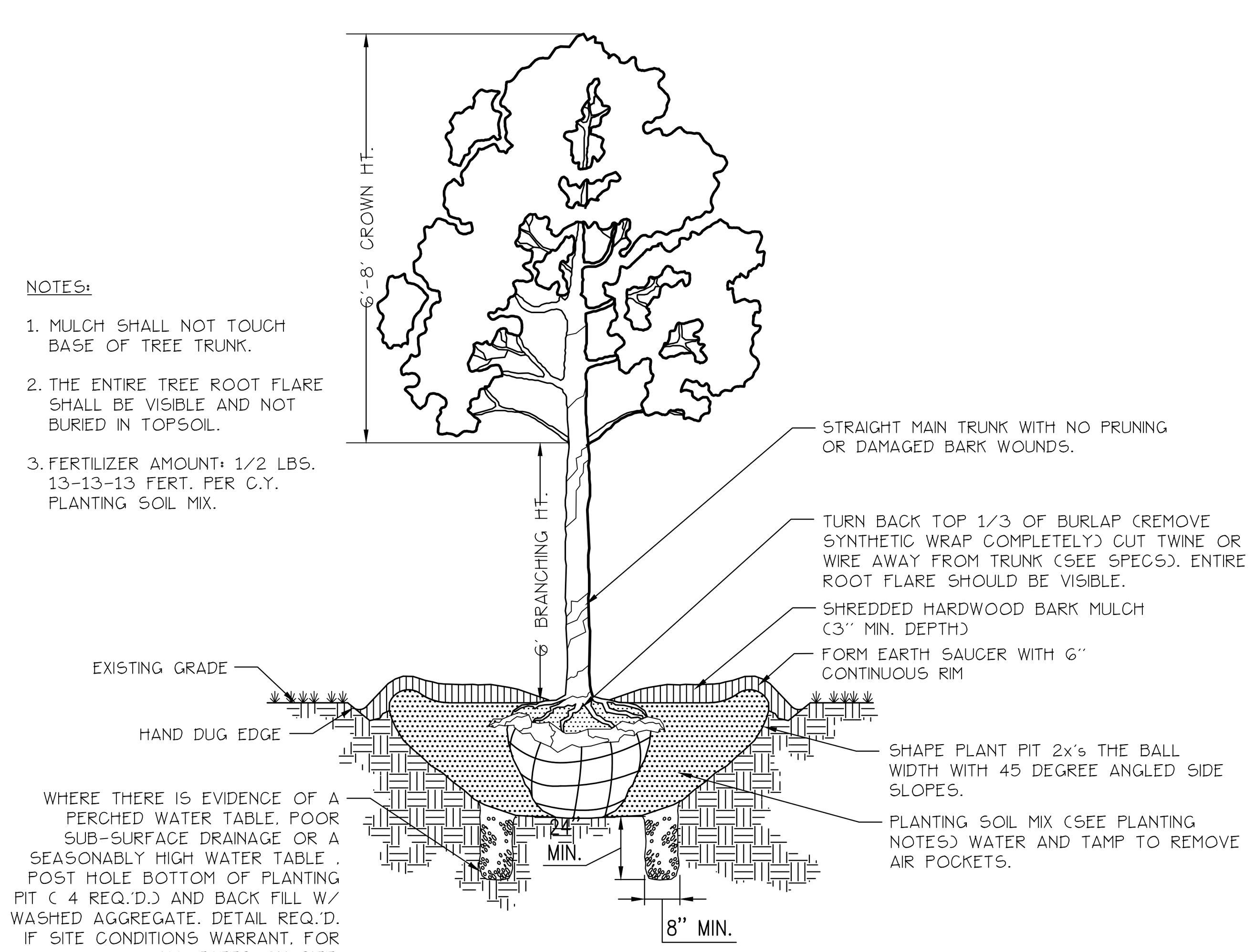
VIEW – SCRIPT FILE:

XREF FILENAME: I:\2016\16025-20\dwg

ETI DRAWING NO. L1.01

NOTES:

1. MULCH SHALL NOT TOUCH BASE OF TREE TRUNK.
2. THE ENTIRE TREE ROOT FLARE SHALL BE VISIBLE AND NOT BURIED IN TOPSOIL.
3. FERTILIZER AMOUNT: 1/2 LBS. 13-13-13 FERT. PER C.Y. PLANTING SOIL MIX.

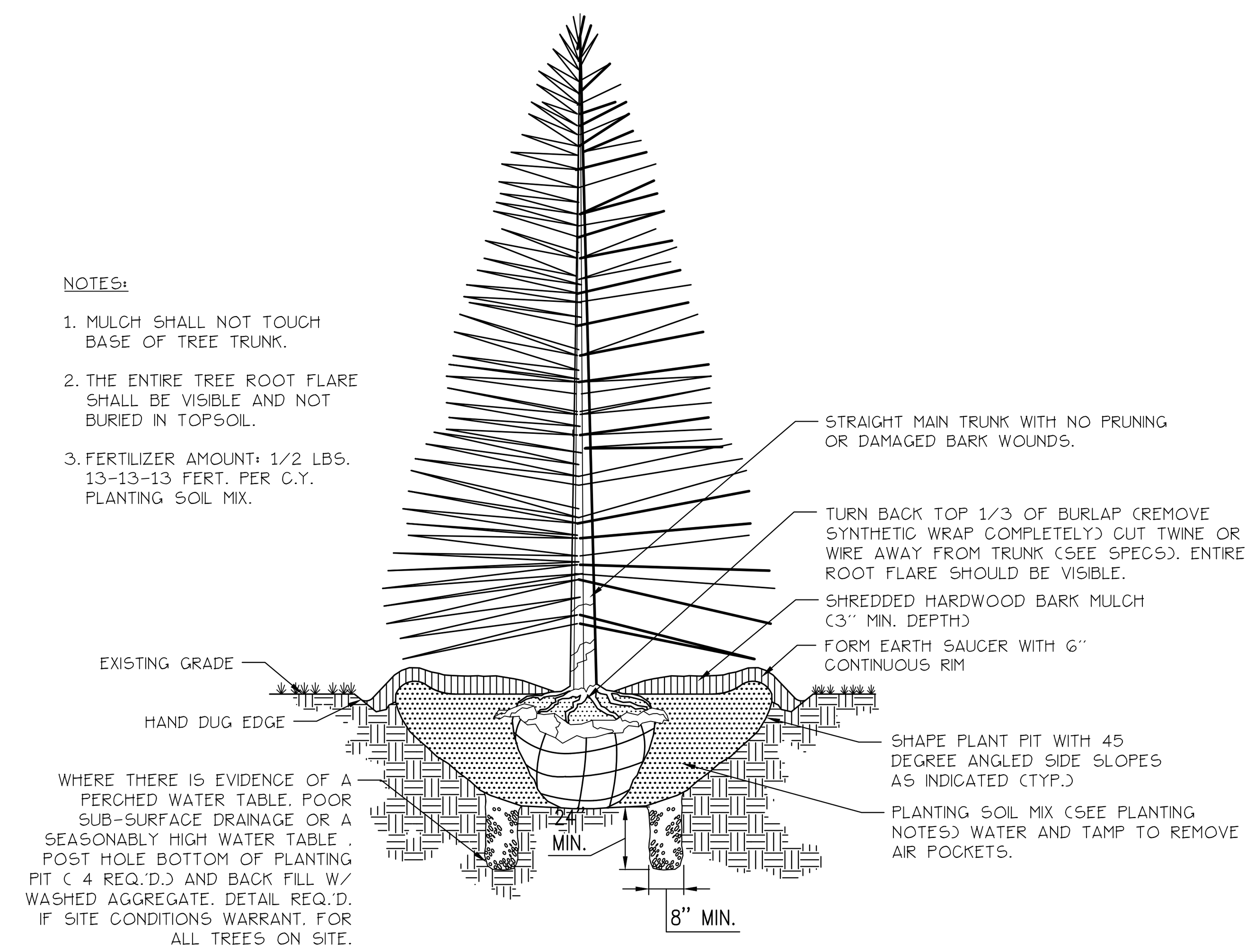


1 LARGE DECIDUOUS TREE PLANTING

NOT TO SCALE

NOTES:

1. MULCH SHALL NOT TOUCH BASE OF TREE TRUNK.
2. THE ENTIRE TREE ROOT FLARE SHALL BE VISIBLE AND NOT BURIED IN TOPSOIL.
3. FERTILIZER AMOUNT: 1/2 LBS. 13-13-13 FERT. PER C.Y. PLANTING SOIL MIX.

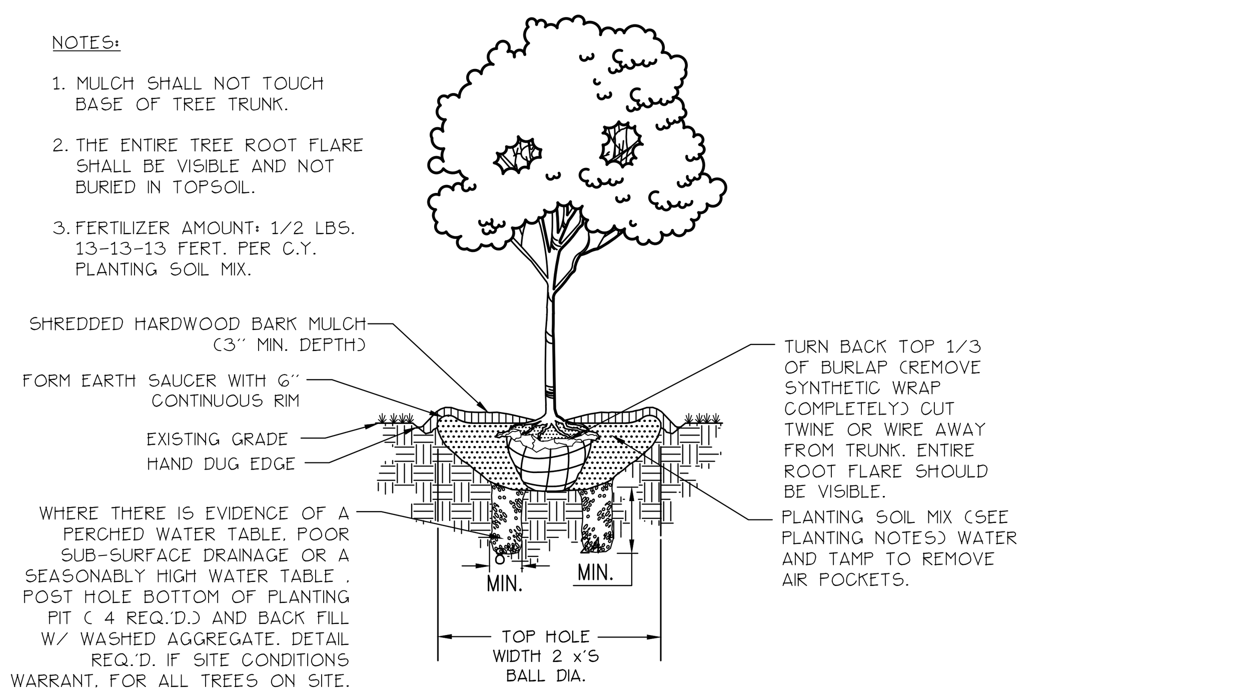


2 LARGE EVERGREEN PLANTING DETAIL

NOT TO SCALE

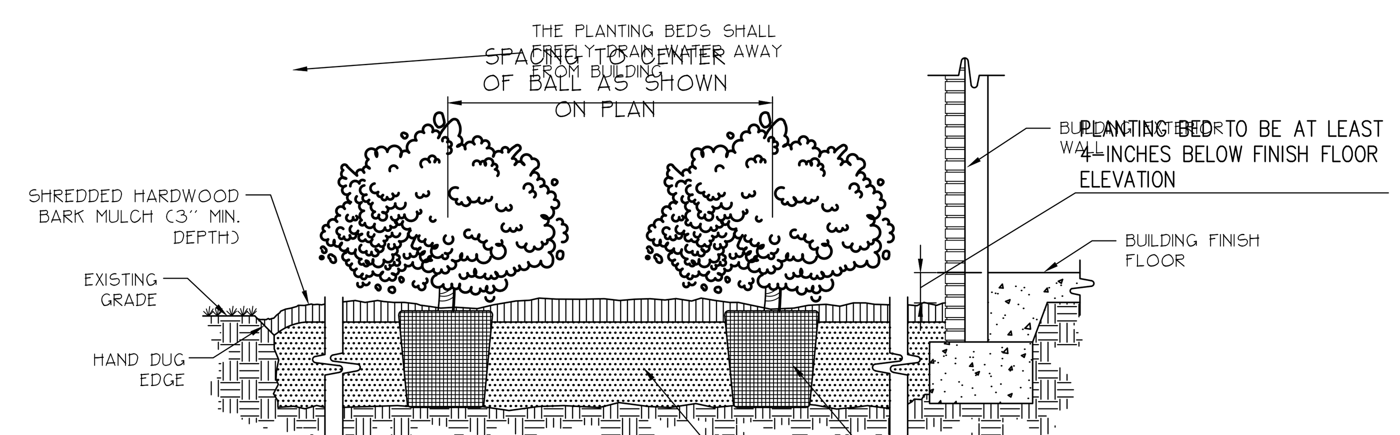
NOTES:

1. MULCH SHALL NOT TOUCH BASE OF TREE TRUNK.
2. THE ENTIRE TREE ROOT FLARE SHALL BE VISIBLE AND NOT BURIED IN TOPSOIL.
3. FERTILIZER AMOUNT: 1/2 LBS. 13-13-13 FERT. PER C.Y. PLANTING SOIL MIX.



3 SMALL TREE PLANTING

NOT TO SCALE

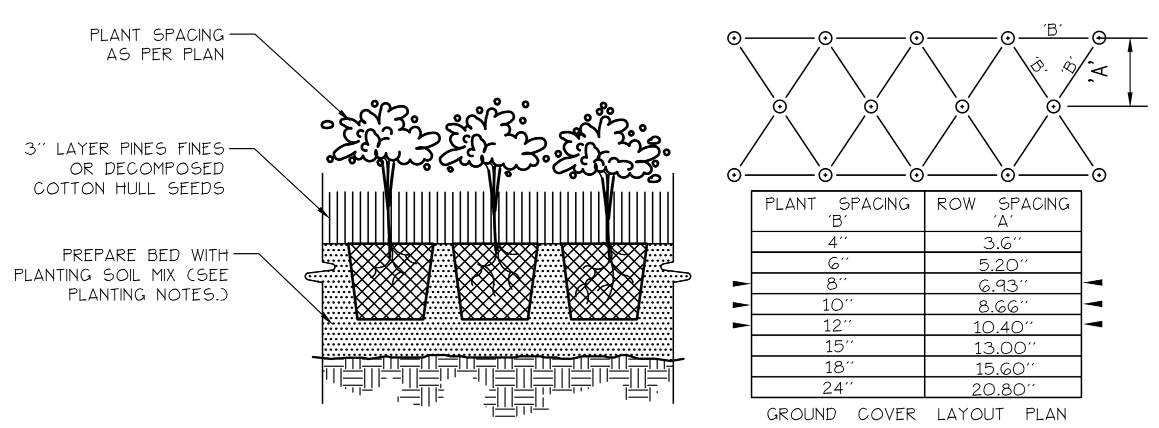


NOTES:

1. WHERE THE PLAN INDICATES GROUPS OF SHRUBS, A CONTINUOUS BED SHALL BE PREPARED.
2. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED.
3. INSTALL TO FINAL GRADED PLANTING BED WITH COMPLETE COVERAGE OF 3-INCH DOUBLE HAMMERED BROWN HARDWOOD BARK MULCH.
4. APPLY OSMOCOTE AS RECOMMENDED BY MANUFACTURER.

4 TYPICAL SHRUB PLANTING

NOT TO SCALE



PLANT SPACING 'B'	ROW SPACING 'A'
4"	3.6"
6"	5.20"
8"	6.93"
10"	8.66"
12"	10.40"
15"	13.00"
18"	15.60"
24"	20.80"

GROUND COVER LAYOUT PLAN

FERTILIZER AMOUNT: APPLY OSMOCOTE AS RECOMMENDED BY MANUFACTURER

6 GROUNDCOVER & SEASONAL COLOR PLANTING DETAIL

NOT TO SCALE

LANDSCAPE PLANTING NOTES:

1. Prior to installation of any plant material, the Landscape Contractor shall have accurately located all existing underground utilities, including all recently installed utilities. The Landscape Contractor shall immediately notify the Project Landscape Architect of any conflicts with utilities prior to proceeding with installation of plant material. Any utilities damaged as a result of planting activities shall be repaired and/or replaced by the Landscape Contractor at no additional expense to the Owner.

2. All trees, shrubs and ground covers indicated on the landscape plan shall be installed as the species specified in the plant schedule unless requested in writing by the Owner, who reserves the right to substitute similar plant materials.

3. The Landscape Contractor shall coordinate his work with all other trades on site. Any planting areas disturbed as a result of general construction activity shall be immediately repaired/ replaced by the Landscape Contractor at no additional expense to the Owner.

4. A pre-emergent herbicide BASF Pendulum 2G, DOW Snapshot or approved equal shall be applied to all shrub beds prior to the installation of plant material. The herbicide to be applied per manufacturer's specifications and all applicable State and local codes. Submit to the Project Landscape Architect informational sheets of herbicide type and quality prior to application.

5. Tree pit planting soil mix to be 2/3 existing topsoil and 1/3 peat moss.

6. Where there are continuous planting beds, such as around the building, the soil shall be free of building debri and amended with 1/3 mixture of Gardener's Pro Mix and Cotton Seed Mulch and 2/3's clean topsoil of the top 12-inches of the finished grade soil line. Till soil amendments in up to 12-inches deep.

7. Where there are annuals & perennials indicated on plan remove top 12-inches of topsoil and replace with gardener's 'Pro-Mix'. Provide with 3-inch layer of cotton seed mulch layer.

8. It is the Landscape Contractor's responsibility to verify with the General Contractor that the subgrade preparation has been completed and (4) inches of topsoil has been placed on all proposed lawn areas and planting beds. The Landscape Contractor shall not begin any planting/installation until the General Contractor has completed the subgrade work and the topsoil has been installed.

9. All plant material shall be guaranteed for a minimum of one full year and a complete growing season. (May through September) Beginning after written acceptance from the Project Architect for the installation of the plant material. At the conclusion of the growing season, or as requested by the Project Architect and/or Owner, all plants that are not vigorous, healthy and in good condition shall be replaced by the Landscape Contractor at no additional expense to the Owner. These replacement plants shall meet all specified qualities of the original plant materials and carry the same guarantee from the time of replacement.

10. Any damage as a result of any planting activities shall immediately be repaired/replaced by the Landscape Contractor at no additional expense to the Owner.

11. The Landscape Contractor shall have soil tests performed in lawn and perimeter planting beds. Also provide a separate soil test for planting beds adjacent to the main structure to evaluate for nutrient and pH levels. The Landscape Contractor shall incorporate the necessary fertilizer or other specified soil additives recommended by the testing company for the proposed planting. A copy of the test results and recommendations shall be submitted to Project Landscape Architect for review.

12. Prior to installation of sod or seed, all proposed lawn areas shall be disked and raked smooth to a uniform grade as shown on the grading plan, be free of weeds and other debris, and the area fertilized as required. After installation, sod shall be rolled at a sufficient rate to promote adequate root growth. All sod shall be laid within 24 hours of arriving at the site. See written specifications for additional requirements.

13. All plant material shall conform to the standards of the "American Standard for Nursery Stock" (latest edition) as published by the American Association of Nurserymen.

14. Mulch tree and shrub planting areas 3" deep immediately after planting. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

15. The Installation of all plant materials shall conform to the practices illustrated in the Planting Details and written Specifications. Variation from these practices require written approval from the Project Landscape Architect.

16. All trees, shrubs and perennials to receive an application of "BioPlex" Technical Concentrate and Plant Enhancer (www.bio-plex.com) or approved equal. Follow manufacturer's recommendations for application procedures.

17. The Landscape Contractor shall include in the contract price the installation of Annuals (9"max. on center) where "seasonal color" is indicated on plan. The Landscape Contractor shall submit to the Landscape Architect and/or Owner, for review, a planting scheme which indicates the type of plants and their arrangement PRIOR to planting.

18. The Landscape Contractor shall fine grade around the building to provide drainage away from the building. The final grade of the 3-inch mulch layer shall be 4-inches below the building's finish floor elevation.

19. The Landscape Contractor shall submit to the project Landscape Architect all plant invoices prior to installation to verify that the specified plant materials will be installed for the project. Unapproved plant substitutions will not be accepted.

20. The contractor shall include a separate price for the design and installation of a complete automatic irrigation system. Prior to the installation of the system, the contractor shall submit the layout of the system and a list of materials to the Landscape Architect for his review. It shall be the Contractor's responsibility to provide design calculations for the Landscape Architect to review. The Contractor shall coordinate installation of the system with the Owner to assure all sleeving required is installed prior to pavement installation.

21. Coordinate installation of plant material with proposed landscape irrigation system installation.

Irrigation System Requirement Notes:
The contractor shall include a separate price for the design and installation of a complete automatic irrigation system. Prior to the installation of the system, the contractor shall submit the layout of the system and a list of materials to the Landscape Architect for his review. It shall be the Contractor's responsibility to provide design calculations for the Landscape Architect to review. The Contractor shall coordinate installation of the system with the Owner to assure all sleeving required is installed prior to pavement installation.

REVISIONS		
DATE	DESCRIPTIONS	APPROVED

DOUGLAS M BAKER · REGISTERED · AGRICULTURE · COMMERCE · TENNESSEE NO 486 · LANDSCAPE ARCHITECT · 5/31/18

MONROE TOWNHOMES
ZAKI HOLDINGS
ENGINEER: ETI CORPORATION PROJECT NO: 16025-20

ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE
1755 LYNNFIELD ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38119 • (901)758-0400 • ETICORP.COM

Sheet 1 of 2

DIVISION OF ENGINEERING
LANDSCAPE NOTES & DETAILS
1619 MONROE AVE.
MEMPHIS, TENNESSEE

SURVEY ETI Corporation DATE 6-14-16 BOOK
DRAFTED ETI Corporation DATE 2-24-17 SCALE 1"=10'
DESIGN ETI Corp. DATE 5-31-18 CHECKED DATE
APPROVED
CITY ENGINEER DATE

XREF FILENAME: 1602500B01.dwg
VIEW - SCRIPT FILE:

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File Name: 1603220L01

ETI DRAWING NO. L1.02

FINANCIAL FEDERAL

To: 1619 Monroe LLC
c/o Amin Zaki

From: Rick Wood

Date: August 14, 2018

RE: Construction loan financing @ 1619 Monroe, Memphis, TN 38104

This memo shall serve as notification that Financial Federal Bank will provide construction financing on the proposed 10 townhouse units. It is understood that the collateral will consist of a first leasehold mortgage considering the placement of the PILOT abatement.

A detailed commitment letter will follow. We appreciate the opportunity to work with you again.

Richard T. Wood III, CMB
Executive Vice President

STELLA MARIS

Amin Zaki
Stella Maris Development
7842 Farmington Blvd
Germantown, TN 38138

9/4/18

Downtown Memphis Commission
114 N Main St
Memphis, TN 38103
(901) 575 0540

To Whom It May Concern:,

This letter is to confirm that neither the guarantor or any principles involved in this project:

- are currently engaged in any civil or criminal proceedings
- have ever been charge or convicted of any felony or are current under indictment
- have ever filed for bankruptcy

If you have any questions please feel free to reach out to me directly.

Warm Regards,

Amin Zaki 9/4/2018
Founder

STELLA MARIS

Amin Zaki
Stella Maris Development
7842 Farmington Blvd
Germantown, TN 38138

8/22/18

Brett Roler
Downtown Memphis Commission
114 N Main St
Memphis, TN 38103
(901) 575 0540

Dear Brett,

This letter is to inform you that Jonathan Auger and I intend to design and build a public art sculpture as part of the 1619 Monroe Development Project. Jonathan will be engaging interested high school students from Lausanne Collegiate School to lead this initiative. The artwork will have additional lighting to enhance the look of street front.

If you have any questions please feel free to reach out to me directly.

Warm Regards,

Amin Zaki
Founder

Jonathan Auger
Upper School Art and Design Instructor at Lausanne Collegiate School

September 4, 2018

Management That Cares, LLC
7578 Southern Avenue • Germantown, TN 38138
901.756.4469 • Fax 901.756.4471

Downtown Memphis Commission
114 North Main Street
Memphis, TN 38103

RE: Amin Zaki

To Whom It May Concern,

I have been the Broker/Chief Manager of Management That Cares LLC for over 30 years, a residential property management company serving Shelby County, and it is my pleasure to state that Amin Zaki has been a client of ours for over 20 of those years.

We began our relationship with Mr. Zaki by managing his personal home, and then in 1999, that relationship expanded when we began managing a 4 unit building in Midtown he had just acquired on Rembert. His real estate portfolio continued to grow, along with our management relationship, with the acquisition a 20-unit apartment building on McLean in 2014. With that acquisition, we began working together on the first of many regentrification projects in the Midtown and Medical District areas.

Mr. Zaki has continued to grow his multi-family real estate portfolio and in so doing has shown his commitment to improving housing in the Midtown and Medical District areas. From the lenders to the contractors, and all of our employees, we would all state, without exception, how much we enjoy working with Mr. Zaki. While he started out and still is our client, we now consider him a very dear friend. You will find him open-minded with more patience than most, and honest almost to a fault. Having just relocated 3 generations of his family to the Memphis area, along with his purchase of Grizzlies season tickets, there is no doubt Amin Zaki is committed both to Memphis, and using his skills to improve our housing.

I am looking forward continuing my business and personal relationship with Amin Zaki and his family.

Very truly yours,

MANAGEMENT THAT CARES LLC

TOM CONLEE
Broker/Chief Manager

WOODYARD REALTY CORPORATION

September 4, 2018

Downtown Memphis Commission
114 N Main St.
Memphis, TN 38103

To whom it may concern:

Please accept this reference letter to give Mr. Amin Zaki my highest recommendation in my 33-year history of specializing in the marketing and sale of apartment complexes in the Memphis area.

Mr. Zaki and I have worked together for over seven years and we have closed eight apartment transactions over our history of working together. Mr. Zaki has performed on every transaction flawlessly and hit every deadline as agreed per contract.

Additionally, Mr. Zaki has completed some of the best apartment renovation work that we have seen in our market area and has enhanced the value of a number of Memphis area neighborhoods and brought pride to the communities that he has owned.

Thank you,

Steve Woodyard, President

5865 Ridgeway Center Pkwy., Suite 300
Memphis, Tennessee 38120
901.767.1998
Fax: 888.252.0319
www.WoodyardRealty.com