



The J on Woodward  
Woodward Entry





The J on Woodward  
Rear Main Entry

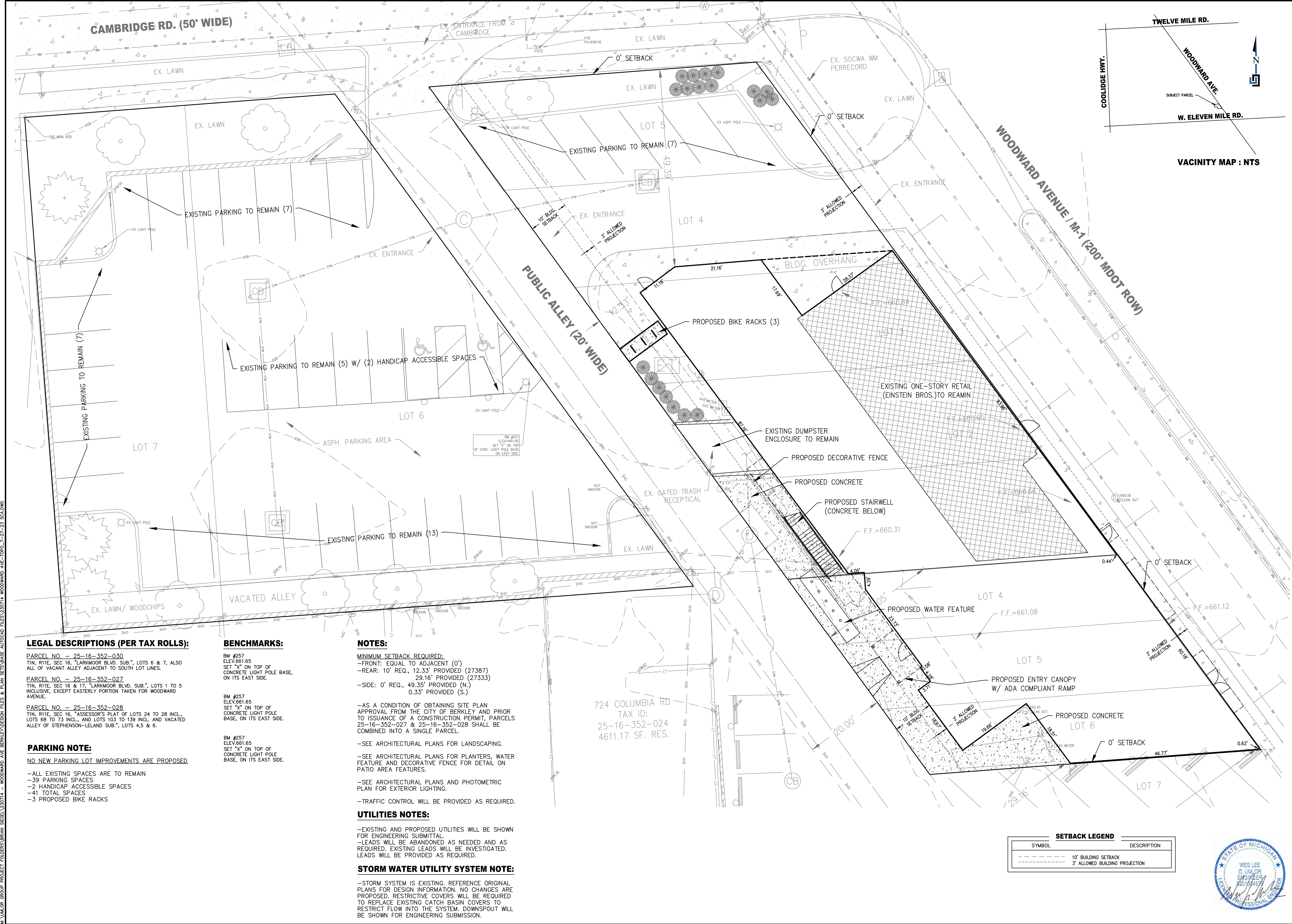












**CAMBRIDGE RD. (50' WIDE)**

**TWELVE MILE RD.**

**WOODWARD AVE**

**W. ELEVEN MILE RD.**

**VACINITY MAP : NTS**

**WOODWARD AVENUE / I-1 (200' MDOT ROW)**

**PUBLIC ALLEY (20' WIDE)**

724 COLUMBIA RD  
TAX ID:  
25-16-352-024  
4611.17 SF. RES.

**LEGAL DESCRIPTIONS (PER TAX ROLLS):**

**PARCEL NO. - 25-16-352-030**  
TIN, R11E, SEC 16, "LARKMOOR BLVD. SUB.", LOTS 6 & 7, ALSO ALL OF VACANT ALLEY ADJACENT TO SOUTH LOT LINES.

**PARCEL NO. - 25-16-352-027**  
TIN, R11E, SEC 16 & 17, "LARKMOOR BLVD. SUB.", LOTS 1 TO 5 INCLUSIVE, EXCEPT EASTERLY PORTION TAKEN FOR WOODWARD AVENUE.

**PARCEL NO. - 25-16-352-028**  
TIN, R11E, SEC 16, "ASSESSOR'S PLAT OF LOTS 24 TO 28 INCL., LOTS 68 TO 73 INCL., AND LOTS 103 TO 139 INCL. AND VACATED ALLEY OF STEPHENSON-LELAND SUB.", LOTS 4,5 & 6.

**BENCHMARKS:**

BM #257  
ELEV.661.65  
SET "X" ON TOP OF CONCRETE LIGHT POLE BASE, ON ITS EAST SIDE.

BM #257  
ELEV.661.65  
SET "X" ON TOP OF CONCRETE LIGHT POLE BASE, ON ITS EAST SIDE.

BM #257  
ELEV.661.65  
SET "X" ON TOP OF CONCRETE LIGHT POLE BASE, ON ITS EAST SIDE.

**NOTES:**

**MINIMUM SETBACK REQUIRED:**  
-FRONT: EQUAL TO ADJACENT (0')  
-REAR: 10' REQ., 12.33' PROVIDED (27387)  
29.16' PROVIDED (27333)  
-SIDE: 0' REQ., 49.35' PROVIDED (N.)  
0.33' PROVIDED (S.)

-AS A CONDITION OF OBTAINING SITE PLAN APPROVAL FROM THE CITY OF BERKLEY AND PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT, PARCELS 25-16-352-027 & 25-16-352-028 SHALL BE COMBINED INTO A SINGLE PARCEL.

-SEE ARCHITECTURAL PLANS FOR LANDSCAPING.

-SEE ARCHITECTURAL PLANS FOR PLANTERS, WATER FEATURE AND DECORATIVE FENCE FOR DETAIL ON PATIO AREA FEATURES.

-SEE ARCHITECTURAL PLANS AND PHOTOMETRIC PLAN FOR EXTERIOR LIGHTING.

-TRAFFIC CONTROL WILL BE PROVIDED AS REQUIRED.

**UTILITIES NOTES:**

-EXISTING AND PROPOSED UTILITIES WILL BE SHOWN FOR ENGINEERING SUBMITTAL.  
-LEADS WILL BE ABANDONED AS NEEDED AND AS REQUIRED. EXISTING LEADS WILL BE INVESTIGATED. LEADS WILL BE PROVIDED AS REQUIRED.

**STORM WATER UTILITY SYSTEM NOTE:**

-STORM SYSTEM IS EXISTING. REFERENCE ORIGINAL PLANS FOR DESIGN INFORMATION. NO CHANGES ARE PROPOSED. RESTRICTIVE COVERS WILL BE REQUIRED TO REPLACE EXISTING CATCH BASIN COVERS TO RESTRICT FLOW INTO THE SYSTEM. DOWNSPOUT WILL BE SHOWN FOR ENGINEERING SUBMISSION.

**PARKING NOTE:**

NO NEW PARKING LOT IMPROVEMENTS ARE PROPOSED

-ALL EXISTING SPACES ARE TO REMAIN  
-39 PARKING SPACES  
-2 HANDICAP ACCESSIBLE SPACES  
-41 TOTAL SPACES  
-3 PROPOSED BIKE RACKS

SETBACK LEGEND	
SYMBOL	DESCRIPTION
---	10' BUILDING SETBACK
---	3' ALLOWED BUILDING PROJECTION



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**811**  
Know what's below.  
Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF ANY PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**The UMLOR Group**  
LAND DEVELOPMENT SERVICES  
49287 WEST ROAD WIXOM, MI 48393  
TEL 248.773.7656 - FAX 866.690.4307

SECTION 16  
TOWN 1 NORTH, RANGE 11 EAST  
CITY OF BERKLEY  
OAKLAND COUNTY, MICHIGAN

DATE: 12/19/23  
REVISIONS

WOODWARD AVE & CAMBRIDGE  
CLIENT: BRIAN SIEGEL  
27333 WOODWARD AVE  
BERKLEY, MI 48072

**PROPOSED CONDITIONS**

DR BY: MD  
CK BY: RQM  
P.M. TL  
SCALE: 0 10 20  
JOB NO. 230714  
SHEET NO. C2  
SHEET 01 OF 02







**ASPEN LED**  
 12V/120V LED

**HIGHLIGHTS**

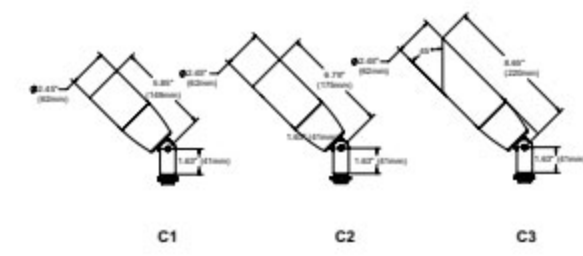
- Accent lights are suitable for a variety of mounting applications including ground, wall, tree, sign and architectural accents
- Suitable for wet locations
- Integral driver for 120V
- Dimmable using standard Triac dimmer for 120V and dimmable using standard MLV dimmer and magnetic transformer for 12V
- Tapered-sure lock
- Available in 80CRI and 90CRI
- 1,100lm



Specifications

Weight:	1.6 lbs.
H:	5.87" (149mm) w/C1
H:	6.77" (172mm) w/C2
H:	8.67" (220mm) w/C3

**DIMENSIONS**

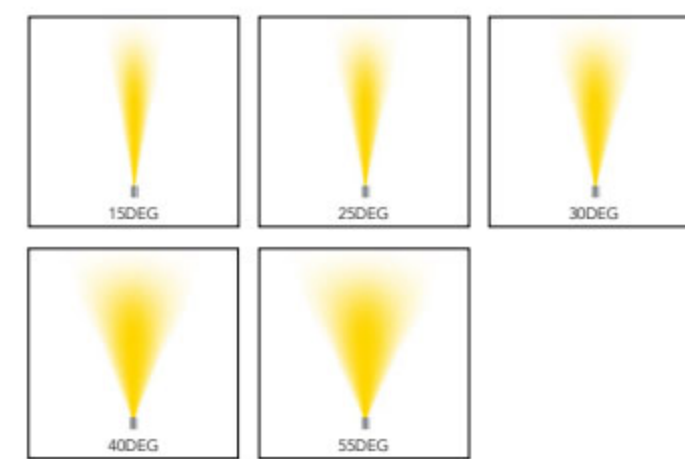


**LUMEN PACKAGES**

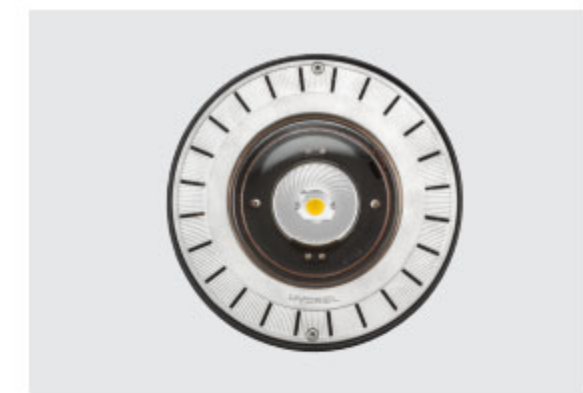
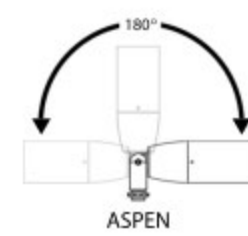
	150DEG	200DEG	250DEG	300DEG	350DEG	400DEG	450DEG	500DEG	550DEG
Delivered Lumens	405	823	1259	1642	2074	2558	3094	3682	4321
Watts	11	11	11	11	11	11	11	11	11
LPW	37	75	114	150	190	241	281	335	393
Peak Candela	3,056	2,725	2,807	1830	1568	1212	982	742	664

Note: Information based on 4000K @ P1, 80CRI, 120 Volt with C1 cap and FLC lens

**STANDARD DISTRIBUTION**



**AIMING DETAILS**



**M9400C**  
 In-Grade Luminaire

**HIGHLIGHTS**

- Factory-sealed LED lamp module and encapsulated power module
- Optical and mechanical aiming with an optional double lens
- Optical efficiency through photometric improvements
- Color temperature: 27K - 50K
- In-line & 0-10V Dimming
- Seven distributions including very narrow spot & wall wash
- Flow-through technology
- IK09 (IK10 option available)

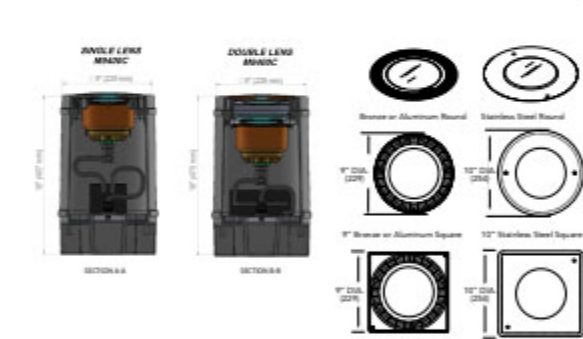


Specifications

	SINGLE LENS	DOUBLE LENS
Length:	9"	9"
Width:	229 mm	229 mm
Height:	229 mm	229 mm
Weight:	402 mm	402 mm
Weight:	21lbs	23lbs

Weight is based on aluminum material. For 8 and 15 material add 2lbs.

**DIMENSIONS**

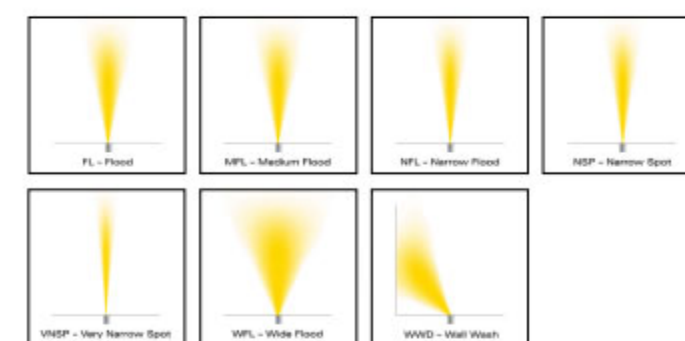


**LUMEN PACKAGES**

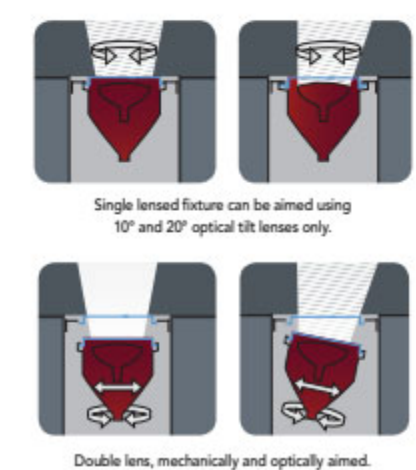
	VNWP	NWP	NFL	MFL	FL	WFL	WVWD
Delivered Lumens	2,423	2,527	2,420	2,154	2,254	1,952	1,520
Watts	30	30	30	30	30	30	30
LPW	119	128	123	109	114	99	78
Peak Candela	22,634	15,940	14,728	3,384	2,097	1,423	1,729

Note: Information based on 4000K @ P2 Performance Package - Single lens M9410C and M9420C

**STANDARD DISTRIBUTION**



**AIMING DETAILS**



**General Illumination Pendant Stem Cylinder 4"**

ADJUSTABLE

**Feature Set**

- Bathing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Bouncing Ray™ optical design
- 45° cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM, 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; Wet location (WL) optional, requires covered ceiling
- 20 standard colors in textured and gloss finish; custom or RAL colors also available
- Field cuttable 1/2" stems with concealed couplers
- Multiple recessed or surface j-box mounting configurations available
- ENERGY STAR® Certified product
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1:1995 Discomfort Glare in Interior Lighting. UGR FAQ

**Distribution**



**Superior Performance**

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000
Delivered Lumens	271	573	808	1001	1527	1994	2580	3110	3612	4120	4584	5045
Watts	1.1	2.2	3.3	4.4	6.6	8.8	11.1	13.2	15.3	17.6	19.9	22.2
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1	116	114	113

**Coordinated Apertures | Multiple Layers of Light**



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
○	A	2	Hydrel	M9410C P2 80 WWD 30K FFL	M9410C P2 80 WWD 30K FFL	LED	1	1208	0.9	19.7793
○	B	2	Gotham Architectural Lighting	EVO4PC 30/05 AR MWD LSS	EVO4PC 30/05 AR MWD LSS	LED	1	544	0.9	7.2
⊗	C	7	Juno Lighting	JSF SIN 07LM 30K 90CRI MVOLT ZT WH	5" Round Edgelit (Slimform) Surface Mount, 3000K, 90CRI, MV	LED	1	741	0.9	9.72
○	D	3	Hydrel	Aspen P1 80CRI 30K 12 150EG FLC	Aspen, Clear Lens	LED	1	728	0.9	8.11

**Juno G1.8.54**  
**JUNO SLIMFORM™ LED**  
 SURFACE MOUNT DOWNLIGHTS  
 FOR J-BOX INSTALLATION  
 5", 7", 11", 13" ROUND  
 JSF SERIES

Project: \_\_\_\_\_  
 Fixture Type: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Contact/Phone: \_\_\_\_\_

**PRODUCT DESCRIPTION**

Sleek, ultra-low profile energy efficient LED surface mount downlights in multiple sizes from 5" to 13" • Provides economical installation by mounting directly over standard and fire-rated junction boxes • Optional finish trims available for custom, designer look similar to standard recessed downlights • Provides general illumination in residential and commercial applications including multi-family and hospitality • Ideal for use in corridors, living spaces, closets, hallways, pantries, stairways, outdoor covered areas with Emergency Option and much more.

**PRODUCT SPECIFICATIONS**

**Construction:** Shallow, less than 1" solid ring with white finish • Non-conductive fixture for shower light applications • Optional, field installable finish trims available for 5" and 7" versions to change the exterior finish of fixture.

**Optics:** Light guide technology combined with diffusing lens conceals the LEDs from direct view and provides uniform lens luminance.

**LED Light Engine:** LEDs mounted directly to heatsink designed to provide superior thermal management and ensure long life • 2700K, 3000K, 3500K or 4000K LED color temperature • LEDs binned for 4-step MacAdam ellipse color consistency • 90 CRI minimum.

**LED Driver:** Choice of dedicated 120 volt (120) driver or universal voltage (MVOLT) driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor a 0.9 at 120V input • 120 volt driver is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage driver is dimmable with the use of most 0-10V wall box dimmers • External driver is only available on 5" and 7" models • For a list of compatible dimmers, see [JUNOSLIMFORMDIM](#)

**Life:** Rated for 50,000 hours at >70% lumen maintenance.

**Labels:** ENERGY STAR® certified • Certified to the high efficacy requirements of California T24 JAB-2016 • CSA listed for US and Canada • Suitable for wet locations (covered ceilings).

**Testing:** All reports are based on published industry procedures; actual performance may differ as a result of the end-user environment and applications. All values are design or typical values, measured under laboratory conditions at 25 °C.

**Warranty:** 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](#)

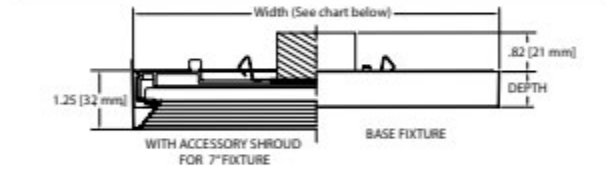
**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

**INSTALLATION**

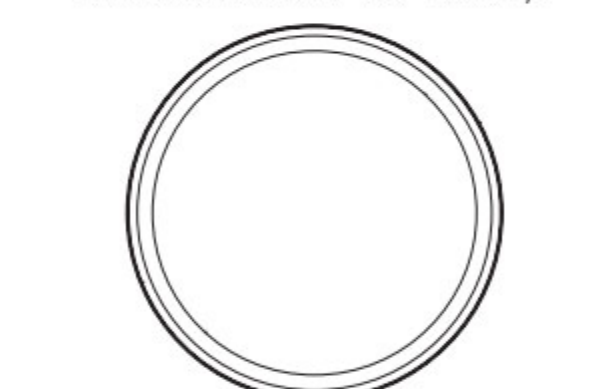
**Junction Box Mounting:** Fixture provided with leads for direct wire connection in box • Installed directly to industry standard junction boxes • Compatible boxes include 4" metal or plastic octagonal standard and fire-rated junction boxes (2 1/2" junction box screw-hole spacing required for installation) • Minimum 2 1/8" deep junction box required for 5" and 7" fixtures (no depth requirement for 11" and larger fixtures) • Quick mount bracket provides fast installation of fully assembled fixture to junction box • Suitable for ceiling mount • Suitable for use within closet storage spaces when installed per NEC requirements. **Junction box sizes vary. Verify compatibility with fixture prior to installation.**



**DIMENSIONS**



External driver available on 5" and 7" models only.



**ROUND SPECIFICATIONS**

	Width	Depth
JSF 5R	5.25 (13.34)	0.75 (1.91)
JSF 7R	7.77 (19.74)	0.75 (1.91)
JSF 11R	11.08 (28.14)	0.9 (2.29)
JSF 13R	13.05 (33.15)	0.9 (2.29)

All dimensions are in inches (centimeters) unless otherwise indicated.



**APPLICATION FOR SITE PLAN REVIEW**

**NOTICE TO APPLICANT:** Applications for Site Plan review by the Planning Commission must be submitted to the City of Berkley Building Department in **substantially complete form** at least 30 days prior to the Planning Commission's meeting at which the application will be considered. The application must be accompanied by the data specified in the Zoning Ordinance, including fully dimensioned site plans, plus the required review fees.

The Planning Commission meets the fourth Tuesday of the month at 7:00pm in the Council Chambers at the City of Berkley City Hall, 3338 Coolidge Hwy, Berkley, MI 48072.

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**TO BE COMPLETED BY APPLICANT:**

I (We), the undersigned, do hereby respectfully request Site Plan Review and provide the following information to assist in the review:

Project Name: The J on Woodward

Applicant: The Jewish Community Center of Metropolitan Detroit

Mailing Address: 6000 W. Maple - West Bloomfield Township, MI 48322

Telephone: [REDACTED]

Email: bdsiegel@jccdet.org

Property Owner(s), if different from Applicant: #27333: AFB Woodward 2, LLC  
#27387 AFB Woodward, LLC

Mailing Address: 511 South Main Street, Royal Oak, MI 48067

Telephone: [REDACTED]

Email: [REDACTED]

Applicant's Legal Interest in Property: Tenant

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**LOCATION OF PROPERTY:**

Street Address: 27333-27387 Woodward Ave.

Nearest Cross Streets: W. side of Woodward between Columbia Rd. and Cambridge Rd.

Sidwell Number(s): 25-16-352-027, 25-16-352-028, and 25-16-352-030

**PROPERTY DESCRIPTION:**

Provide lot numbers and subdivision: REFERENCE ATTACHED LEGAL DESCRIPTIONS

Property Size (Square Feet): -027: 15,168 -028: 10,622 (Acres): -027: 0.35 -028: 0.24  
-030: 4,231 TOTAL: 30,021 -030: 0.10 TOTAL: 0.69

**EXISTING ZONING DISTRICT** (please check):

- |                               |  |                                     |
|-------------------------------|--|-------------------------------------|
| <input type="checkbox"/> R-1A | <input type="checkbox"/> Local Business        | <input type="checkbox"/> Coolidge   |
| <input type="checkbox"/> R-1B | <input type="checkbox"/> Office                | <input type="checkbox"/> Downtown   |
| <input type="checkbox"/> R-1C | <input type="checkbox"/> Community Centerpiece | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> R-1D | <input checked="" type="checkbox"/> Woodward   | <input type="checkbox"/> Cemetery   |
| <input type="checkbox"/> RM   | <input type="checkbox"/> Eleven Mile           | <input type="checkbox"/> Parking    |
| <input type="checkbox"/> RMH  | <input type="checkbox"/> Twelve Mile           |                                     |

Present Use of Property:  
Commerical Temant Spaces (2 vacant, 1 Einstein Bros.)

Proposed Use of Property:  
Einstein Bros to remain, addition and alterations for Community Center

Is the property located within the Downtown Development Authority?  Yes  No

**PROJECT DESCRIPTION:**  
DEMOLITION OF AN EXISTING SINGLE-STORY COMMERCIAL BUILDING AT 27333 WOODWARD AVENUE AND THE CONSTRUCTION OF A NEW TWO-STORY COMMUNITY CENTER ADDITION TO 27387 -27365 WOODWARD AVENUE IN ITS PLACE. INCLUDES THE RENOVATION OF THE TENANT SPACE AT 27387 WOODWARD AS ADDITIONAL COMMUNITY CENTER SPACE. 27365 WOODWARD (CURRENTLY EINSTEIN BROS. BAGELS) TO REMAIN AS-IS.

Does the proposed project / use of property require Special Land Use approval?  Yes  No

Does the proposed project require Variance(s) from the Zoning Board of Appeals?  Yes  No

If yes, please describe Variances required:  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE COMPLETE THE FOLLOWING CHART:

Type of Development	Number of Units	Gross Floor Area	Number of Parking Spaces On Site	Number of Employees on Largest Shift
Attached Residential				
Office				
Commercial Einstein:	1	2,183 SF	Shared Total: 41 plus 3 Bike Racks	3
Industrial				
Other <b>The J:</b>	1	1st: 5,752 SF 2nd: 1,877 SF Total: 7,629 SF		5

**PROFESSIONALS WHO PREPARED PLANS:**

A. Name: John DeBruyne c/o SDA Architects, Inc.  
 Mailing Address: 42490 Garfield Suite 204, Clinton Township, MI 48038  
 Telephone: [REDACTED]  
 Email: [REDACTED]  
 Design Responsibility (engineer, surveyor, architect, etc.): Architect

B. Name: Stephen Allen c/o The Umlor Group  
 Mailing Address: 49287 West Road, Wixom, MI 48393  
 Telephone: [REDACTED]  
 Email: [REDACTED]  
 Design Responsibility: Civil Engineer

**SUBMIT THE FOLLOWING:**

**Five (5) per Kim/Kristen**

- ~~Fifteen (15)~~ individually folded copies of the site plans, measuring 24" x 36", sealed by a registered architect, engineer, or surveyor.
- A pdf file of the site plans, submitted to the Community Development Director.
- Proof of property ownership (title insurance policy or registered deed with County stamp).
- Review comments or approval received from County, State or Federal agencies that have jurisdiction over the project, including, but not limited to:

- |   |  |
|---|--|
| <input type="checkbox"/> Road Commission for Oakland County | <input type="checkbox"/> Oakland County Health Division                |
| <input type="checkbox"/> MI Dept. of Transportation         | <input type="checkbox"/> MI Dept. of Environment, Great Lakes & Energy |

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**PLEASE NOTE:** The applicant, or a designated representative, **MUST BE PRESENT** at all scheduled meetings, or the Site Plan may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a Site Plan Application or to revoke any permits granted subsequent to the site plan approval.

We encourage applicants to make a presentation of the proposed project to the Planning Commission and City Council, as appropriate. To assist in this effort, we have available for your use at meetings a projector, laptop computer and screen. This will allow the Planning Commission and audience to be fully engaged so they can give your project the attention it deserves. Planning Commission meetings are recorded and televised.

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**PROPERTY OWNER'S APPROVAL: (Initial each line)**

AFB I hereby authorize the employees and representatives of the City of Berkley to enter upon and conduct an inspection and investigation of the above-referenced property.

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**APPLICANT'S ENDORSEMENT: (Initial each line)**

[Signature] All information contained therein is true and accurate to the best of my knowledge.

[Signature] I acknowledge that the Planning Commission will not review my application unless all information in this application and the Zoning Ordinance has been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing or approval of this site plan application.

[Signature] I hereby acknowledge that if engineering or other reviews are required, additional fees must be submitted. Should the review fees be greater than the required minimum, sufficient additional charges will be imposed to satisfy the additional review fees. All fee obligations must be satisfied prior to permit approval.

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If an application is withdrawn more than three (3) weeks prior to the meeting date, 90% of the fee will be refunded. If the application is withdrawn less than three (3) weeks prior to the meeting, no refund will be given.

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*[Handwritten Signature]*

12/22/23

Signature of Applicant

Date

BRIAN D. SIEGEL ON BEHALF OF JCC OF METRO DETROIT, CEO

Applicant Name (Print)

Signature of Applicant

Date

Applicant Name (Print)

*[Handwritten Signature]*

12/20/23

Signature of Property Owner Authorizing this Application

Date

ARON F. BELAN

12/20/23

Property Owner Name (Print)

OFFICE USE ONLY

Received 12/22/23 Receipt # Meeting Date Case # PS-09-23

Fees:

Site Plan Review \$600 Plus Escrow: Multi-family \$660 Commercial \$1,100

Administrative: \$300 Extension \$200

Engineering: Multi-family Full Site \$1,500 Escrow \$800 Commercial Full Site \$1,300 Escrow \$800  
Multi-family Partial Site \$1000 Escrow \$800 Commercial Partial Site \$800 Escrow \$800

Attachment to Application for Site Plan Review  
The J on Woodward

**LEGAL DESCRIPTIONS (PER TAX ROLLS):**

PARCEL NO. - 25-16-352-030

TIN, R11E, SEC 16, "LARKMOOR BLVD. SUB.", LOTS 6 & 7, ALSO  
ALL OF VACANT ALLEY ADJACENT TO SOUTH LOT LINES.

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AVENUE.

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