CROWN
ENTERPRISES LLC



PROJECT NARRATIVE
RAIL ADVANCEMENT PROJECT
8100 Melville Street
Detroit, MI 48209

The development proposed by Riverview Trenton Railroad, a Crown Enterprises company, will serve as a multimodal logistics facility for bulk commodities that will be transloaded to/from the rail. Construction aggregates, agricultural products, and other commodities will offload from rail into trucks for distribution throughout the Detroit area. Likewise, commodities could also be offloaded from trucks onto rail for distribution throughout the region.

This site is uniquely positioned for the proposed use, as its size and shape work well for rail infrastructure, as well as only being ~1,000 lineal feet from the CSX main line. The close proximity to the City's downtown core makes this site desirable for the proposed change of use. The M4 zoning allows "railroad transfer or storage tracks" as a by-right use per Section 50-10-107.28 of the Code.

PO : 138-0019

SPECIAL CHECK

Special Check
Pay on credit card

Detroit Water and Sew
DWSD-Permits & Stor
735 Randolph Street
Detroit, MI 48226

Approved For Permit
Approved
Date: 9/21/2026
Buildings, Safety Engineering & Environmental Department
Permit Number: BLD2026-00154
Approved
Reviewed for Code Compliance

BLD# : BLD2022-06043;BLD2026-00

INVOICE #: 0220

APPLICANT: Todd Goss

SERVICE ADDRESS:
8100 Melville St
Crown Melville Rail Spur

Crown Enterprises
tgoss@crownenterprisesinc.com
586-467-1706

INSTRUCTIONS

1) Visit csportal.detroitmi.gov and select 'Start Guest Payment'
2) Enter the account number: **401308300**
3) Enter the invoice total below
4) Payments can be made by credit/debit card or entering bank account information
5) **When payment is complete, submit a copy of the payment confirmation and a copy of the invoice to swgroup@detroitmi.gov**

MONTH	ACCOUNT #	EXPLANATION	UNIT	COST
January-18	40-1308.300	1301 - PCSWO Site Plan Review/Inspection	1	$ 2,550.00
March-26		1302 - PCSWO Additional Plan Review	7	$ 400.00

TOTAL DUE UPON RECEIPT OF INVOICE $ 5,350.00

For any questions, please email:
swgroup@detroitmi.gov

SPECIAL CHECK



Receipt from City of Detroit Water & Sewerage Department

Confirmation #: CONF-901354006530

AMOUNT PAID
$5,350.00
DATE PAID
March 16, 2026
PAYMENT METHOD
– 3396
SUMMARY

Account #401308300	$5,350.00
Amount Paid	**$5,350.00**

If you have any questions, visit our support site at http://detroitmi.gov/DWSDCustomerCare, contact us at mydwsd@detroitmi.gov, or call at (313) 267-8000

You're receiving this email because you made a payment to City of Detroit Water & Sewerage Department, which partners with Cityinsight to provide email receipts.

All folders are up to date. Connected to: Microsoft Exchange Display Settings



From: Greg Moots
To: Todd Goss
Cc: Kevin Kalczynski; Karen Gage
Subject: [EXTERNAL] RE: BLD2022-06043 / BLD2026-00154
Date: Tuesday, June 2, 2026 1:48:47 PM
Attachments: image006.png
image007.png
image008.png
image009.png
image010.png
image011.png

******EXTERNAL email. Always use extra caution when opening attachments or links AUO2rAZy9fyxSmvWlBeXph56o46fgjDe******
Good afternoon, Todd.

After further discussion, we agree that the changing of the location of the modular office does not trigger bringing the landscaping up to what's required under the new ordnance. We can approve the plans upon resubmittal.

Thank you

Gregory Moots
Lead Planner, Office of Zoning Innovation
Detroit Planning and Development Dept.
2 Woodward Ave., Ste. 808
Detroit, MI 48226
greg@detroitmi.gov
(o) 313.224.1358
(c) 313.451.2415

Mary Sheffield, Mayor

Please note that I am working remotely Mon, Tues, and Fri.

From: Todd Goss <tgoss@crownenterprisesinc.com>
Sent: Wednesday, May 27, 2026 5:36 PM
To: Greg Moots <greg@detroitmi.gov>
Cc: Kevin Kalczynski <kkalczynski@centraltransport.com>
Subject: [EXTERNAL] BLD2022-06043 / BLD2026-00154

Mr. Moots: I am reaching out to you about your comment on the amended permit application BLD2026-00154,

14	1	PDD - Planning and Development Dept Greg Moots 2/26/26 10:38 AM	Comment PDD does not accept reviews of phased or partial perm industrial uses of this nature. The 2022 approval for the Yard/Storage Track included 6-foot chain-link with fabr street. However, that review is now outdated and excee limitations. The plans must comply with all applicable p current Chapter 50, including the updated screening ar

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This amended application is not a phased or partial permit, rather the end user has requested a change to the location of the mobile office, reconfigured the rail siding, while also adding a small shop building and truck scale. I have attached both site plans for your easy reference. The work has commenced under BLD2022-06043; in fact, we have already performed earthwork, constructed the large berms, and planted trees under that permit (see image below), which remains open:



Below is what the site used to look like historically,

In 2023:



In 2020:





In 2013:



We would have to “throw away” the work already completed on an active project site, just because the end user wants to make a few changes. As such, I think your comment does not apply in this instance.

Let me know if you have any questions, or how you would like us to reply to this comment on the resubmittal.

Thank you—
Todd

Todd Goss
Crown Enterprises LLC
P: (586) 467-1706 | E: tgoss@gocrown.ws
www.gocrown.ws

This email cannot be used to create a binding contract. I do not have authority to bind the company to a contract or promise. Any terms and conditions attached to a purchase order received that deem performance or action as acceptance are hereby rejected. This message is confidential. It may also be privileged or otherwise protected by work product or other legal rules. If you have received it by mistake, please let us know by e-mail reply and delete it from your system; you may not copy this message or disclose its contents to anyone. The integrity and security of this message cannot be guaranteed on the Internet.

City of Detroit
Buildings, Safety Engineering and Environmental Department
Building Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-3202

BUILDING PERMIT

SITE ADDRESS: **8000 Melville**

PERMIT NO.: **BLD2026-00154**

PARCEL NUMBER: 20001110-3 SECTOR:

APPLIED: 01/29/2026

TYPE OF WORK: Alter Revision

ISSUED: 09/21/2026

ESTIMATED COST : $150,000.00

EXPIRES: **03/20/2027**

USE: Railroad Transfer Yard/Storage Track

PMR No.: **PMR2022-07060**

PERMIT DESCRIPTION: Revision to BLD2022-06043 & placement of 23' x64' Modular Office & 50' x 64' Employee Bldg/Garage to Code per plans. See BLD2022-06043 for full original Permit desc. Subject to Field Approval.

ZONING DISTRICT: M4-Intensive Industrial USE GRP: S-1 311.2 FL AREA:

BLDG TYPE CODE: 2B - CONC/STL (FP 111) STORIES: 1 GROUND AREA:

BETWEEN: Between and SIZE: 956637.00

LOT NO.: SUBDIVISION: 20001110-3

Owner	**Applicant**	**Contractor**
RIVERVIEW TRENTON RAILROAD PO BOX 869 WARREN	CROWN ENTERPRISES INC 1225 STEPHENS RD WARREN, MI 48089	

Fees

Type	Status	Date	Amount
Building Permit Fee	INVOICED	09/21/2026	$271.43
Electrical Plan Review Fee	INVOICED	09/21/2026	$35.00
Mechanical Plan Review Fee	INVOICED	09/21/2026	$35.00
Plumbing Plan Review Fee	INVOICED	09/21/2026	$35.00
Fire Plan Review Fee	INVOICED	09/21/2026	$150.00
		Total:	**$526.43**

Please be advised per the **2015** Michigan Building Code: Each permit issued by the code official under the provisions of the code shall expire by limitation and become null and void if the work authorized by the permit has not begun within 180 days from the issued date of the permit or if not inspected, after the work has begun for a period of 180 days. Before the work may be restarted, the permit shall be reinstated if the code has not changed. If the code has changed and the work was not started, a new permit is required based on the current requirements.

BUILDINGS, SAFETY ENGINEERING
AND ENVIRONMENTAL DEPARTMENT

Coleman A. Young Municipal Center
2 Woodward Avenue, Fourth Floor
Detroit, Michigan 48226

Approved For Permit
Approved
Date: 9/21/2026
Buildings, Safety Engineering & Environmental Department
Permit Number: BLD2026-00154
Approved
Reviewed for Code Compliance

August 9, 2023

Crown Enterprises
a/k/a Riverview Trenton Railroad Company
12225 Stephens
Warren MI 48089
Attention: Todd Goss

Riverview Treton Railroad
Real Estate Department
P.O. Box 869
Warren, MI 48090

RE: 8100 Melville, 7770 Melville, 8550 Melville, 205 S Harbaugh, 289 S Harbaugh, 231 S Harbaugh (PIN: 20001113.002L, 20001110.002L, 20001113.001, 20001112, 20001110.001, 20001111)
Site Plan Review Only
SPR2023-00031

To the Attention of Todd Goss:

We have completed our review of your application and site plans, submitted via ProjectDox on May 15, 2023

The current legal, conforming uses of 8100 Melville 'vacant Land' 8850 Melville 'vacant land by wreck and remove permit number 09197 issued November 26, 2008. 231 S Harbaugh 'vacant land by wreck and remove permit number 69976 issued March 25, 2004. The above lots are all zoned M4 (Intensive Industrial District). The proposed use of 'Railroad Transfer or Storage Track' is permitted by-right in a M4 District. However, per Section 50-3-113 ("Applicability") this industrial project is over 3 acres, thus requires Site Plan Review prior to issuance of a building permit.

The applicant is proposing 'Railroad Transfer or Storage Track' which is the storage and movement of goods on a 21.9-acre site. Per the applicant, this use will not have freight transferred between railroad flat cars and trucks, typically involving containers or trailers.

Per section 50-14-64 Warehouse and freight movement, no parking is required for this use. However, the applicant is showing parking on the site plan provided. This parking must meet the parking standards of the Detroit Zoning Ordinance, right-of-way screening and the curb requirements of the Department of Public Works.

Per section 50-14-365. Screening of open storage areas and section 50-14-366. Screening of loading docks, service yards, and exterior work areas. The applicant has not provided screening on the site plan, screening must be provided and meet the standards of the Detroit Zoning Ordinance.



Per section 50-14-115. Manufacturing and industrial uses for loading, the propos
to provide 10 12'X55' loading spaces on the site plan.

After reviewing your proposed site plan and floor plan we find the site plan n
requirements of Section 50-3-171 of the Detroit Zoning Ordinance and **has bee**
the following conditions:

- In accordance with Section 56-3-101 ("Applicability") of the Post-Construction Storm Water Ordinance, as this activity involves the replacement and/or creation of over 21,780 square feet of impervious space, the Detroit Water and Sewerage Department (DWSD), shall review your Storm Water Management Plan as part of the overall site plan approval process prior to issuance of a building permit; and
- That all rubbish, trash or debris generated by this operation shall be appropriately stored onsite until day of pickup; and
- That per Section 50-14-235 ("Landscaping and screening"), off-street surface parking areas shall be appropriately landscaped and screened from view in accordance with the standards of Division 2, Subdivision C, of this article; and
- That the surface parking lot areas shall have an asphalted or Portland cement binder to provide a permanent, durable, and dustless surface, be stripped, graded, and drained in conformance with the requirements of the Michigan Plumbing Code to dispose of all surface water accumulation within the parking areas; and
- That the Department of Public Works-Encroachment & Traffic, review and approve plans for propane line that crosses Harbough and Melville Streets. And that any new approaches created on Melville are reviewed and a permit obtained; and
- A site-wide geotechnical evaluation must be conducted to demonstrate the infiltration rate of soils on-site all current/ proposed bulk solids stockpiling & operations across the entire property are/ will be designed with adequate minimum factor of safety for both short & long term conditions using appropriate soil & groundwater parameters. As a minimum requirement, the FofS shall be calculated using commercially available limit equilibrium method software that is consistent with Good Industry Practice; and
- Submit traffic assessment report which includes the trips generated (employee and trucks) by the port AM and PM peak hours per section 50-14-491; and
- Please submit a table denoting hydrologic performance standards including water quality volumes for a 1-inch design storm, channel protection peak flow rates for both the pre- and post-construction 2-year 24-hour storm, and flood control volumes and flow rates for the 100-year 24-hour storm. This should be included in the Stormwater Management Narrative; and
- That the storage of coal or coke related materials, products, etc. shall not be permitted onsite; and
- All applicable addresses shall be combined or in process with the Detroit Assessors Division at time of permit submission; and

BUILDINGS, SAFETY ENGINEERING
AND ENVIRONMENTAL DEPARTMENT

Coleman A. Young Municipal Center
2 Woodward Avenue, Fourth Floor
Detroit, Michigan 48226



- That the applicant shall endeavor to keep fugitive dust and particulat
every extent possible and provide a narrative and plan of how this wil
This will be reviewed by the Environmental Affairs division; and

- Per Section 50-14-17, all points of proposed vehicular ingress and egr
public sidewalk replacement, etc. shall be reviewed and approved by De
Works, Traffic Engineering Division in accordance with the provisions of
IV of this Code.

Final construction drawings shall be submitted via ePLANS as a "BLD" or building permit application. Please submit an electronic copy of this letter along with your final construction drawings, which must be in conformance with the approved site plan.

Thank you for investing in the City of Detroit. We look forward to working with you through the permitting process.

Sincerely,

Jayda Philson

Jayda Philson
Zoning Manager

Cc: Charles Reed, Supervising Engineer, Plan Review Division
James Foster, General Manager, Development Resource Center
Greg Moots, P&DD
File

400 Renaissance Center
Suite 2600
Detroit, MI 48243

17199 N



October 13, 2023
City of Detroit
Buildings, Safety Engineering, and Environmental Department
2 Woodward Avenue
Suite 401
Detroit, MI 48226

Re: Rail Advancement Project for Crown Enterprises, BLD2022-06043, Melville Street – Traffic Impact Assessment

This memo addresses the City of Detroit comment received on August 9, 2023 as follows: "Submit traffic assessment report which includes the trips generated (employee and trucks) by the port AM and PM peak hours per section 50-14-491"

The City of Detroit Municipal Code[1] details the triggering of a Traffic Impact Statement for developments that have the potential to generate 200 or more peak-hour vehicle trips that are in the peak direction, or more than 2,000 average daily vehicle trips. The proposed KH Crown development produces trips substantially less than these requirements and thus this Traffic Impact Assessment is provided.

- The site provides 5 parking spaces for employees producing **10-20 trips daily (IN/OUT)**. This would be the max trips produced as the operation anticipates only 2-4 employees.
- There is no transfer between railroad flat cars and trucks; however, there will be railroad bulker cars utilized in this operation. The tenant's business model brings in bulk commodities (cooking liquids, pellets) via rail and these commodities are transferred pneumatically to bulker trailers, and subsequent deliveries are made to local customers. Alternatively, on some occasions, this process happens in reverse whereby trailered products are transferred pneumatically to railroad bulker cars and then distributed via nationwide rail network. Examples of these trucks can be seen below.
    - This operation produces **10-15 trucks per day**, 6 days per week. The **20-30 trips (IN/OUT)** will be spaced throughout the day and not concentrated within the peak hour(s).





If you have any questions regarding this memo please contact Lauren Warren, PE, PTOE, PMP (Lauren.warren@itsc2g.com).



[1] https://library.municode.com/mi/detroit/codes/code_of_ordinances?nodeId=COCH50_CH50ZO_ARTXIVDEST_DIV4TRIM_S50-14-491APTRIMSTRE



Office of the Chief Financial Officer
Office of the Assessor

Coleman A. Young
Two Woodward
Detr

03/04/23

NOTICE FROM ASSESSORS REVIEW PERIOD

DISTRICT # 6 **CLASS:** 301 (INDUSTRIAL-IMPROVED) **APPEA**

RIVERVIEW TRENTON RAILROAD
REAL ESTATE DEPARTMENT
PO BOX 869
WARREN MI 48090-0869

PARCEL NUMBER: **20001110-3**
PROPERTY ADDRESS: **8000 MELVILLE**
PRINCIPAL RESIDENCE EXEMPTION: **.00 %**

The Detroit Board of Assessors has considered your appeal on the **2023** Assessed and Taxable Value for the above described property. The results of your appeal are as shown below.

	BEFORE APPEAL	AFTER APPEAL
2023 ASSESSED VALUE	**835,800**	**835,800**
2023 TAXABLE VALUE	**0**	**324,987**

Taxpayer Signature to Appeal *Required* | Day Time Phone Number *Required* | Date *Required*

Email Address *Required*

If you are dissatisfied with the decision of the Assessors Review, you must request an appeal to the MARCH BOARD OF REVIEW. Such appeal must be in writing, stating specifically the grounds presented during the Assessors Review Period. No other matter in connection therewith shall be considered by the Board of Review.

You may sign, date and return this letter, to the address below, as your written request for an appeal to the March Board of Review. Your request for an appeal must be filed on or before the second Monday in March [03/13/2023] and may not be filed thereafter.

The Detroit Board of Review will be meeting in person in the Board of Review Office in Suite 105 of the Coleman A. Young Municipal Center 2 Woodward Avenue Detroit, Michigan 48226. For Assessment Year 2023, it is encouraged that a Zoom meeting to appear before the Board of Review be scheduled. Virtual public attendance is strongly encouraged as, pursuant to public health safety, the meeting room will be subject to space limitations, and there are limited additional opportunities for public viewing within the building.

Your request to appeal to the March Board of Review can be submitted in several ways: Online at MARCHBOARDOFREVIEW.TIMETAP.COM, via email at BOARDOFREVIEW@DETROITMI.GOV, in person to the Detroit Taxpayer Service Center, Suite 130, 8:00 a.m-4:30p.m. Monday-Thursday, or by drop box located outside near the Woodward public entrance of the Coleman A Young Municipal Center.

Your request to appeal to the March Board of Review must be received by March 13, 2023 at 4:30p.m.

A non-resident may protest to the March Board of Review by letter. Letter appeals are to be accompanied by a completed Board of Review petition form (L-4035) received by March 13, 2023.

The petition form approved by the State Tax Commission is available at www.michigan.gov/treasury. When you reach the site, click on Forms (at top of page), then click on Property Tax, then click on Board of Review.

Each taxpayer is urged to prepare brief remarks, present any supporting documentation, and the Board of Review petition form (L-4035) to the Board of Review prior to their hearing. Due to the volume of appellants, time allowed for each taxpayer will be limited.

CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER - OFFICE OF THE ASSESSOR
ATTN: BOARD OF REVIEW
COLEMAN A. YOUNG MUNICIPAL CENTER
TWO WOODWARD AVENUE, SUITE 804
DETROIT, MI 48226

NOTE: YOU MUST FORWARD A COPY OF THIS LETTER TO YOUR REPRESENTATIVE AND/OR ATTORNEY, IF YOUR APPEAL WAS HANDLED BY AN AUTHORIZED REPRESENTATIVE OR ATTORNEY.

Office of the Chief Financial Officer
Office of the Assessor

Coleman A. Young
Two Woodward
Detro

Approved For Permit
Approved
Date:
9/21/2026
Buildings, Safety Engineering & Environmental Department
Permit Number:
BLD2026-00154
Approved
Reviewed for Code Compliance

03/04/23

NOTICE FROM ASSESSORS REVIEW PERIOD

DISTRICT # 6 **CLASS:** 001 (RETIRED SPLIT/COMBINE) **APPEA**

RIVERVIEW TRENTON RAILROAD
REAL ESTATE DEPARTMENT
PO BOX 869
WARREN MI 48090-0869

PARCEL NUMBER: **20001113.002L**
PROPERTY ADDRESS: **8100 MELVILLE**
PRINCIPAL RESIDENCE EXEMPTION: **.00 %**

The Detroit Board of Assessors has considered your appeal on the **2023** Assessed and Taxable Value for the above described property. The results of your appeal are as shown below.

	BEFORE APPEAL	AFTER APPEAL
2023 ASSESSED VALUE	**0**	**0**
2023 TAXABLE VALUE	**0**	**0**

Taxpayer Signature to Appeal *Required*

Day Time Phone Number *Required*

Date *Required*

Email Address *Required*

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CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER - OFFICE OF THE ASSESSOR
ATTN: BOARD OF REVIEW
COLEMAN A. YOUNG MUNICIPAL CENTER
TWO WOODWARD AVENUE, SUITE 804
DETROIT, MI 48226

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Office of the Chief Financial Officer

Office of the Assessor

Coleman A. Young
Two Woodward
Detr

03/04/23

NOTICE FROM ASSESSORS REVIEW PERIOD

DISTRICT # 6 **CLASS:** 001 (RETIRED SPLIT/COMBINE) **APPEA**

RIVERVIEW TRENTON RAILROAD
REAL ESTATE DEPARTMENT
PO BOX 869
WARREN MI 48090-0869

PARCEL NUMBER: **20001110.001**
PROPERTY ADDRESS: **289 S HARBAUGH**
PRINCIPAL RESIDENCE EXEMPTION: **.00 %**

The Detroit Board of Assessors has considered your appeal on the **2023** Assessed and Taxable Value for the above described property. The results of your appeal are as shown below.

	BEFORE APPEAL	AFTER APPEAL
2023 ASSESSED VALUE	**0**	**0**
2023 TAXABLE VALUE	**0**	**0**

Taxpayer Signature to Appeal *Required*

Day Time Phone Number *Required*

Date *Required*

Email Address *Required*

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TWO WOODWARD AVENUE, SUITE 804
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Office of the Chief Financial Officer
Office of the Assessor

Coleman A. Young
Two Woodward
Detroit

03/04/23

NOTICE FROM ASSESSORS REVIEW PERIOD

DISTRICT # 6 CLASS: 001 (RETIRED SPLIT/COMBINE) APPEA

RIVERVIEW TRENTON RAILROAD
REAL ESTATE DEPARTMENT
PO BOX 869
WARREN MI 48090-0869

PARCEL NUMBER: **20001110.002L**
PROPERTY ADDRESS: **7770 MELVILLE**
PRINCIPAL RESIDENCE EXEMPTION: **.00 %**

The Detroit Board of Assessors has considered your appeal on the **2023** Assessed and Taxable Value for the above described property. The results of your appeal are as shown below.

	BEFORE APPEAL	AFTER APPEAL
2023 ASSESSED VALUE	**0**	**0**
2023 TAXABLE VALUE	**0**	**0**

Taxpayer Signature to Appeal *Required* | Day Time Phone Number *Required* | Date *Required*

Email Address *Required*

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The petition form approved by the State Tax Commission is available at www.michigan.gov/treasury. When you reach the site, click on Forms (at top of page), then click on Property Tax, then click on Board of Review.

Each taxpayer is urged to prepare brief remarks, present any supporting documentation, and the Board of Review petition form (L-4035) to the Board of Review prior to their hearing. Due to the volume of appellants, time allowed for each taxpayer will be limited.

CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER - OFFICE OF THE ASSESSOR
ATTN: BOARD OF REVIEW
COLEMAN A. YOUNG MUNICIPAL CENTER
TWO WOODWARD AVENUE, SUITE 804
DETROIT, MI 48226

NOTE: YOU MUST FORWARD A COPY OF THIS LETTER TO YOUR REPRESENTATIVE AND/OR ATTORNEY, IF YOUR APPEAL WAS HANDLED BY AN AUTHORIZED REPRESENTATIVE OR ATTORNEY.



Office of the Chief Financial Officer

Office of the Assessor

Coleman A. Young
Two Woodward
Detroit

03/04/23

NOTICE FROM ASSESSORS REVIEW PERIOD

DISTRICT # 6 **CLASS:** 001 (RETIRED SPLIT/COMBINE) **APPEA**

RIVERVIEW TRENTON RAILROAD
REAL ESTATE DEPARTMENT
PO BOX 869
WARREN MI 48090-0869

PARCEL NUMBER: **20001113.001**
PROPERTY ADDRESS: **8550 MELVILLE**
PRINCIPAL RESIDENCE EXEMPTION: **.00 %**

The Detroit Board of Assessors has considered your appeal on the **2023** Assessed and Taxable Value for the above described property. The results of your appeal are as shown below.

	BEFORE APPEAL	AFTER APPEAL
2023 ASSESSED VALUE	**0**	**0**
2023 TAXABLE VALUE	**0**	**0**

Taxpayer Signature to Appeal *Required*

Day Time Phone Number *Required*

Date *Required*

Email Address *Required*

If you are dissatisfied with the decision of the Assessors Review, you must request an appeal to the MARCH BOARD OF REVIEW. Such appeal must be in writing, stating specifically the grounds presented during the Assessors Review Period. No other matter in connection therewith shall be considered by the Board of Review.

You may sign, date and return this letter, to the address below, as your written request for an appeal to the March Board of Review. Your request for an appeal must be filed on or before the second Monday in March [03/13/2023] and may not be filed thereafter.

The Detroit Board of Review will be meeting in person in the Board of Review Office in Suite 105 of the Coleman A. Young Municipal Center 2 Woodward Avenue Detroit, Michigan 48226. For Assessment Year 2023, it is encouraged that a Zoom meeting to appear before the Board of Review be scheduled. Virtual public attendance is strongly encouraged as, pursuant to public health safety, the meeting room will be subject to space limitations, and there are limited additional opportunities for public viewing within the building.

Your request to appeal to the March Board of Review can be submitted in several ways: Online at MARCHBOARDOFREVIEW.TIMETAP.COM, via email at BOARDOFREVIEW@DETROITMI.GOV, in person to the Detroit Taxpayer Service Center, Suite 130, 8:00 a.m-4:30p.m. Monday-Thursday, or by drop box located outside near the Woodward public entrance of the Coleman A Young Municipal Center.

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OFFICE OF THE CHIEF FINANCIAL OFFICER - OFFICE OF THE ASSESSOR
ATTN: BOARD OF REVIEW
COLEMAN A. YOUNG MUNICIPAL CENTER
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DETROIT, MI 48226

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Office of the Chief Financial Officer

Office of the Assessor

Coleman A. Young
Two Woodward
Detro

03/04/23

NOTICE FROM ASSESSORS REVIEW PERIOD

DISTRICT # 6 **CLASS:** 001 (RETIRED SPLIT/COMBINE) **APPEA**

RIVERVIEW TRENTON RAILROAD
REAL ESTATE DEPARTMENT
PO BOX 869
WARREN MI 48090-0869

PARCEL NUMBER: **20001111.**
PROPERTY ADDRESS: **231 S HARBAUGH**
PRINCIPAL RESIDENCE EXEMPTION: **.00 %**

The Detroit Board of Assessors has considered your appeal on the **2023** Assessed and Taxable Value for the above described property. The results of your appeal are as shown below.

	BEFORE APPEAL	AFTER APPEAL
2023 ASSESSED VALUE	**0**	**0**
2023 TAXABLE VALUE	**0**	**0**

Taxpayer Signature to Appeal *Required*

Day Time Phone Number *Required*

Date *Required*

Email Address *Required*

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ATTN: BOARD OF REVIEW
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DETROIT, MI 48226

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Office of the Chief Financial Officer

Office of the Assessor

Coleman A. Young
Two Woodward
Detr

03/04/23

NOTICE FROM ASSESSORS REVIEW PERIOD

DISTRICT # 6 **CLASS:** 001 (RETIRED SPLIT/COMBINE) **APPE**

RIVERVIEW TRENTON RAILROAD
REAL ESTATE DEPARTMENT
PO BOX 869
WARREN MI 48090-0869

PARCEL NUMBER: **20001112.**

PROPERTY ADDRESS: **205 S HARBAUGH**

PRINCIPAL RESIDENCE EXEMPTION: **.00 %**

The Detroit Board of Assessors has considered your appeal on the **2023** Assessed and Taxable Value for the above described property. The results of your appeal are as shown below.

	BEFORE APPEAL	AFTER APPEAL
2023 ASSESSED VALUE	**0**	**0**
2023 TAXABLE VALUE	**0**	**0**

Taxpayer Signature to Appeal *Required*

Day Time Phone Number *Required*

Date *Required*

Email Address *Required*

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CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER - OFFICE OF THE ASSESSOR
ATTN: BOARD OF REVIEW
COLEMAN A. YOUNG MUNICIPAL CENTER
TWO WOODWARD AVENUE, SUITE 804
DETROIT, MI 48226

NOTE: YOU MUST FORWARD A COPY OF THIS LETTER TO YOUR REPRESENTATIVE AND/OR ATTORNEY, IF YOUR APPEAL WAS HANDLED BY AN AUTHORIZED REPRESENTATIVE OR ATTORNEY.

Bernard J. Youngblood
Wayne County Registe
2021270585 L: 5
07/02/2021 01:45 PM QC

Approved For Permit
Approved
Date:
9/21/2026
Buildings, Safety Engineering & Environmental Department
Permit Number:
BLD2026-00154
Approved
Reviewed for Code Compliance

QUIT CLAIM DEED

STATUTORY FORM FOR CORPORATION

KNOWN ALL MEN BY THESE PRESENTS: That Riverview-Trenton Railroad Company, a Michigan Corporation

whose address is: **12225 Stephens Road, Warren, MI 48089**

Quit Claims to: **Crown Enterprises, Inc. a Michigan Corporation**

whose address is: **12225 Stephens Road, Warren, MI 48089**

the following described premises situated in the City of Detroit, Wayne County, Michigan, more particularly described on Exhibit 'A' attached hereto

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, for the sum of Ten Dollars ($10.00), subject to any applicable building and use restrictions, zoning ordinances and / or easements of record, if any, affecting the land, and further subject to taxes and assessments which constitute a lien, but are not yet due and payable. This Deed is exempt from taxation pursuant to MCLA section 207.505 (a), and MCLA section 207.526 (a).

Dated this 7th day of December, 2020

Signed in the presence of:

Signed By: Michael Samhat

Signature

Michael Samhat, President
of Riverview-Trenton Railroad Company,
a Michigan corporation

STATE OF MICHIGAN)
COUNTY OF MACOMB) ss

The foregoing instrument was acknowledged before me this 7th day of December, 2020 by Michael Samhat, President of Riverview-Trenton Railroad Company, a Michigan corporation, on behalf of the corporation.

KATELYN ALEXANDRA TINKLER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires January 25, 2025
Acting in the County of Macomb

Katelyn Alexandra Tinkler

Notary Public, Macomb County, Michigan

My Commission Expires: 1/25/25

WHEN RECORDED RETURN TO:	SEND SUBSEQUENT TAX BILLS TO:	DRAFTED BY:
GRANTEE	GRANTEE	TODD WHITE REAL ESTATE DEPARTMENT 12225 STEPHENS RD. WARREN, MI 48089

Approved For Permit
Approved
Date:
9/21/2026
Buildings, Safety Engineering & Environmental Department
CITY OF DETROIT
Permit Number:
BLD2026-00154
Approved
Reviewed for Code Compliance

EXHIBIT 'A'

Tax Parcel Identification Numbers: 20001111, 20001110.001, 20001113.001, and 20001113.002L

Commonly known as: 231 & 289 South Harbaugh, 7770 & 8550 Melville, and 8100 Melville

PARCEL 1:
North 115 feet of the South 293 feet of the West 537 feet, also the North 20 feet of the South 313 feet of the West 295.5 feet of that part of Private Claim 340, lying North and adjacent to Melville Avenue, East and adjacent to Harbaugh Avenue.

PARCEL 2:
The south 125 feet of the West 600.0 feet of that part of Private Claim 340, lying North and adjacent to Melville Avenue (50 feet wide) and Harbaugh Avenue (66 feet wide), except a triangle part being the East 47 feet on the South line and South 112.58 feet on the East line

PARCEL 3:
The North 53 feet of the South 178 feet of the West 500 feet of Private Claim 340 lying North of and adjacent to Melville Avenue and east of and adjacent to Harbaugh Avenue.

PARCEL 4:
Part of PC 340 described as beginning at Northeast corner of Harbaugh Avenue 66 feet wide and Melville Avenue 50 feet wide; thence North 28 degrees 6 minutes West 448.5 feet; thence North 61 degrees 45 minutes 25 seconds E 600 feet; thence South 28 degrees 14 minutes 25 seconds East, 333.42 feet; thence South 5 degrees 34 minutes 9 seconds East, 124.79 feet; thence South 61 degrees 46 minutes West, 553 feet to the point of beginning except portions leased .

PARCELS 1, 2, 3 AND 4 are also described as follows: All that parcel of land situate in the City of Detroit, Wayne County, State of Michigan, being part of Private Claim 340, bounded and described as Parcels 2 and 3, according to a plan of survey made by Gerald J. Gray, Registered Surveyor No. 17741, Mid-Michigan Engineering & Survey Company, Big Rapids, Michigan, dated November 10, 1982 (revised), as follows: Beginning at the intersection of the Easterly right of way line of Harbaugh Avenue (66 feet wide) with the Northerly right of way line of Melville Road (50 feet wide); thence North 28 degrees 05 minutes 15 seconds West, along said Easterly line of Harbaugh Avenue, a distance of 314.33 feet; thence North 61 degrees 55 minutes 00 seconds East, parallel to said Northerly line of Melville Road, a distance of 600.00 feet; thence South 28 degrees 05 minutes 15 seconds East, parallel to said Easterly line of Harbaugh Avenue, a distance of 203.41 feet; thence South 04 degrees 16 minutes 43 seconds East, a distance of 121.39 feet to a point in said Northerly line of Melville Road; thence South 61 degrees 55 minutes 00 seconds West, along said Northerly line of Melville Road, a distance of 551.00 feet to the point of beginning.



EXHIBIT 'A'- continued

Tax Parcel Identification Numbers: 20001112

Commonly known as: 205 Harbaugh Street

Real property in the City of Detroit, County of Wayne, State of Michigan, described as follows:

Being part Private Claim No. 340, described as follows:

Beginning at a point on the North line Harbaugh Avenue, which is the South line of James P. Joy's Subdivision extended Westerly, said point being North 28 degrees 05 minutes 15 seconds West, 314.33 feet from the intersection of said North line and the West line of Melville Road, thence North 28 degrees 05 minutes 15 seconds West along said North line 137.83 feet; thence North 61 degrees 55 minutes 00 seconds East parallel with said West line of Melville Road 600.00 feet; thence South 28 degrees 05 minutes 15 seconds East parallel with Said North line of Harbaugh Avenue 137.83 feet; thence South 61 degrees 55 minutes 00 seconds West parallel with said West line of Melville Road 600.00 feet to the point of beginning.

Approved For Permit
Approved
Date:
9/21/2026
Buildings, Safety Engineering & Environmental Department
CITY OF DETROIT
Permit Number:
BLD2026-00154
Approved
Reviewed for Code Compliance

EXHIBIT 'A'- continued

Tax Parcel Identification Numbers: 14000024, 14000025, 14000026, and14

Commonly known as: 4102 W. Jefferson Avenue, 4000 W. Jefferson Avenu 3920 W. Jefferson Avenue, and 3880 W. Jefferson Avenue

LEGAL DESCRIPTION PARCEL 14000027.

Land Situated in the State of Michigan, County of Wayne, City of Detroit, described as:

Beginning at the intersection of the West line of Vinewood Avenue 50' wide and the North line of Jefferson Avenue 50' wide; thence S19°35'15"W 239.73 feet; thence N28°08'44"W 311.15 feet; thence N55°05'16"E 179.02 feet; thence S28°01'04E 171.00 feet to the point of beginning.

Containing 42,789 square feet or 0.982 acres.

LEGAL DESCRIPTION PARCEL 14000026.

Land Situated in the State of Michigan, County of Wayne, City of Detroit, described as:

Beginning at the intersection of the East line of Swain Avenue 60' wide and the North line of Jefferson Avenue 50 wide; thence N28°08'44"S 346.92 feet; thence N55°05'16"E 176.23 feet; thence S28°08'44"S 311.15 feet; thence S19°35'16"W 75.57' feet; thence S59°06'37"W 119.22' feet to the point of beginning.

Containing 60,466 square feet or 1.388 acres.

LEGAL DESCRIPTION PARCEL 14000025.

Land Situated in the State of Michigan, County of Wayne, City of Detroit, described as:

Lots 1 through 12 and 44 through 57, except that part taken for rail road right of way and vacated alleys, Plat of Bela Hubbards Subdivision of part of Private Claim No. 77 according to the plat thereof as recorded in Liber 5, Page 46. W.C.R.

Containing 81,739 square feet or 1.876 acres.

LEGAL DESCRIPTION PARCEL 14000024.

Land Situated in the State of Michigan, County of Wayne, City of Detroit, described as:

Lots 13 and 14 and South half of vacated alley adjacent to the North, Plat of Bela Hubbards Subdivision of part of Private Claim No. 77 according to the plat thereof as recorded in Liber 5, Page 46. W.C.R.

Containing 5,660 square feet or 0.129 acres.



EXHIBIT 'A'- continued

Tax Parcel Identification Numbers: 16009660, 16009662, and 16009661

Commonly known as: 4601 W. Fort, 4611 W. Fort and 4645 W. Fort

Legally Described as:

W MC KINSTRY N 32.7 FT OF S 72.93 FT OF 16 N 32.7 FT OF S 72.93 FT OF 15 LYG W OF & ADJ MC KINSTRY AVE N OF WABASH R R R OF W PLAT OF PC 30 L1 P67 PLATS, W C R 16/1 10,765 SQ FT

W MC KINSTRY S 40.23 FT OL 16 LYG N OF & ADJ WABASH R R PLAT OF PC 30 L1 P67 PLATS, W C R 16/1 40.23 X 149.32

and

W MC KINSTRY S 41.06 FT 15 LYG W OF MC KINSTRY AVE N OF WABASH R R R OF W PLAT OF PC 30 L1 P67 PLATS, WCR 16/1 41.06 X 179.88

Approved For Permit
Approved
Date:
9/21/2026
Buildings, Safety Engineering & Environmental Department
CITY OF DETROIT
Permit Number:
BLD2026-00154
Approved
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Exhibit A – continued

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DETROI
STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

Parcel B:

Part of Lot 19 of William Dwight's Subdivision, Plat of the fronts of P.C. No. 267, 270 ar
Wayne County, Michigan, according to the plat thereof as recorded in Liber 37, pages 618 and 619 of Deeds, Wayne County Records and that part of P.C 's 267 and 67 lying Southeasterly of West Jefferson Avenue, City of Detroit, Wayne County, Michigan, described as: Beginning at the intersection of the Easterly line of P C. 67 with the Southerly line of West Jefferson Avenue, 66 feet wide; thence along the Southerly line of said West Jefferson Avenue, North 59° 22' 59" East, 32.02 feet; thence South 30° 37' 01" East, 998 83 feet; thence South 59° 16' 46" West, 1130.00 feet; thence North 30° 37' 01" West, 694 04 feet; thence South 59° 22' 59" West, 190.30 feet; thence North 29° 25' 31" West, 306.90 feet; thence along the Southerly line of said West Jefferson Avenue, North 59° 22' 59" East, 1281.90 feet to the point of beginning

Parcel C:

All that part of Lots 13 to 19, both inclusive, of William Dwight's Subdivision, Plat of the fronts of P.C.'s 267, 270 and 268, City of Detroit, Wayne County, Michigan, according to the plat thereof as recorded in Liber 37, pages 618 and 619 of Deeds, Wayne County Records, described as: Beginning on the Southerly line of West Jefferson Avenue, 66 feet wide, at a point distant North 59° 22' 59" East, 32.02 feet along said Southerly line of Jefferson Avenue from its intersection with the Easterly line of P.C 67; thence continuing along the Southerly line of said West Jefferson Avenue, North 59° 22' 59" East, 657.65 feet; thence South 30° 37' 01" East, 997.64 feet; thence South 59° 16' 46" West, 657.66 feet; thence North 30° 37' 01" West, 998.83 feet to the point of beginning

Excepting from Parcels B & C Lot 48, Amended Plat of Part of Lots 13 through 19, both inclusive, of William Dwight's Subdivision, according to the plat thereof as recorded in Liber 121 of Plats, pages 87 and 88, Wayne County Records.

Parcel D:

Lot 48, Amended Plat of Part of Lots 13 through 19, both inclusive of William Dwight's Subdivision, according to the plat thereof as recorded in Liber 121 of Plats, pages 87 and 88, Wayne County Records.

Parcel E:

Together with a non-exclusive easement for storm sewer as created, limited and defined in Easement Grant recorded in Liber 18965, page 665; Wayne County Records

Parcel F:

Together with a non-exclusive easement for storm sewer as created, limited and defined in Easement Grant recorded in Liber 19947, page 894, Wayne County Records

Parcel G:

Together with a non-exclusive easement for storm sewer as created, limited and defined in Easement Grant recorded Liber 20067, page 342, Wayne County Records

Parcel ID: WARD 18 ITEM NO. 000043

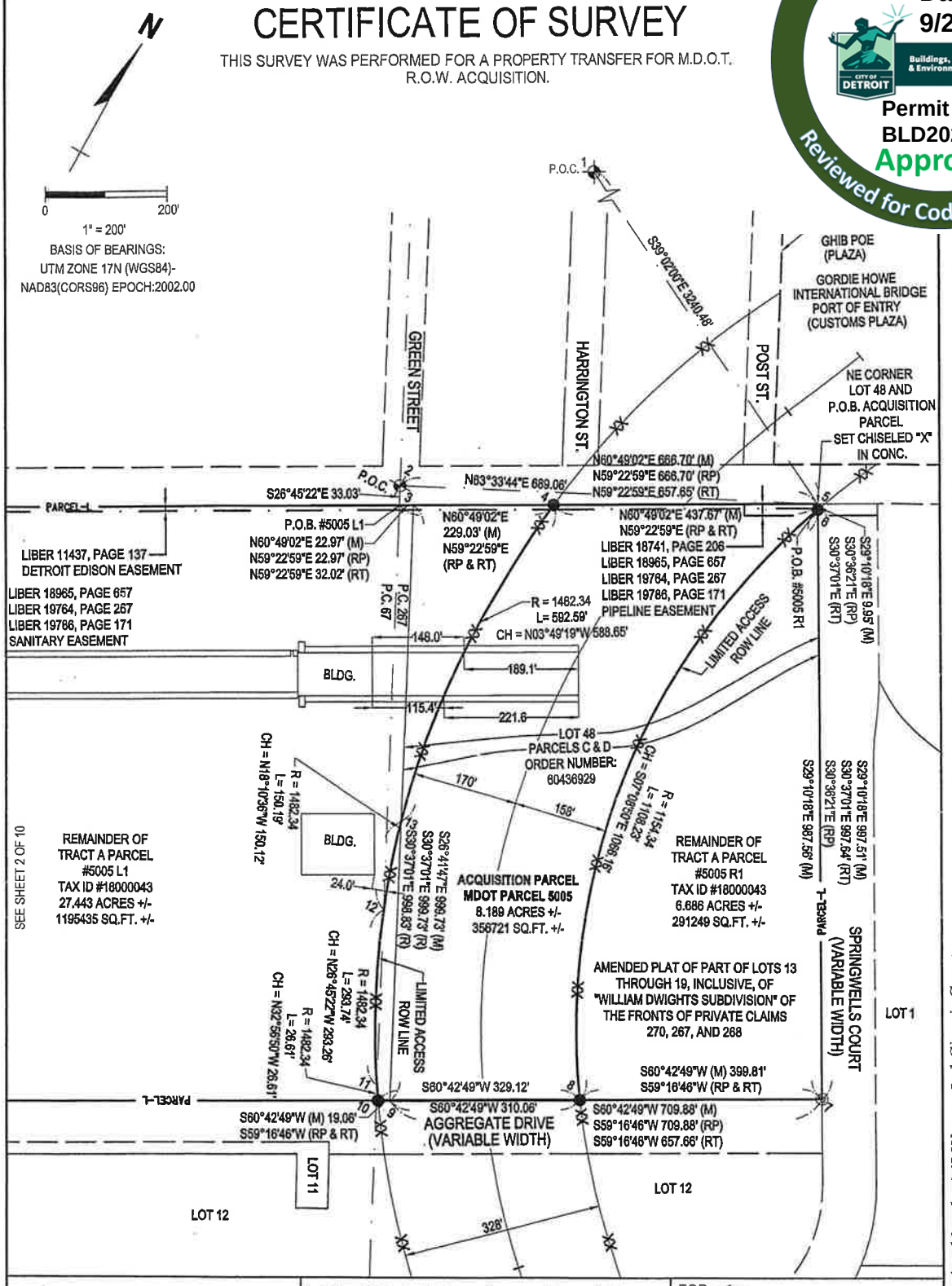
Street Address: 7701 W. Jefferson Avenue

EXHIBIT B

Approved For Permit
Approved
Date: 9/21/2026
Buildings, Safety Engineering & Environmental Department
CITY OF DETROIT
Permit Number: BLD2026-00154
Approved
Reviewed for Code Compliance

CERTIFICATE OF SURVEY

THIS SURVEY WAS PERFORMED FOR A PROPERTY TRANSFER FOR M.D.O.T. R.O.W. ACQUISITION.



STATE OF MICHIGAN
JEFFREY D. BARTLETT
PROFESSIONAL SURVEYOR
No. 47943
LICENSED PROFESSIONAL SURVEYOR

I, Jeffrey D. Bartlett, being a Surveyor Licensed in the State of Michigan, hereby certify that I have surveyed and mapped the above parcel of land, that the ratio of closure shall be less than 1:5000 and that I have complied with the regulations of P.A. 132 of 1970 as amended.

10-27-16

JEFFREY D. BARTLETT, P.S. DATE
LICENSED PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47943

FOR: MDOT Michigan Department of Transportation

CS: 82194	JN: 127063B
ROUTE: GHIB	DATE:10-27-2016
DRAWN BY: KLM	SHEET
CHECKED BY: JDB	3 OF 10

PREPARED BY:
SURVEYING SOLUTIONS, INC.
4471 M-61
STANDISH, MI 48658

Document received by the MI Wayne 3rd Circuit Court.



Approved For Permit
Approved
Date:
9/21/2026
Buildings, Safety Engineering & Environmental Department
CITY OF DETROIT
Permit Number:
BLD2026-00154
Approved
Reviewed for Code Compliance

ID Number: 802567956 Request certificate Return to Resul

Summary for: CROWN ENTERPRISES, LLC

The name of the DOMESTIC LIMITED LIABILITY COMPANY: CROWN ENTERPRISES, LLC

Converted from: CROWN ENTERPRISES, INC. on 12/8/2020

Entity type: DOMESTIC LIMITED LIABILITY COMPANY

Identification Number: 802567956

Date of Organization in Michigan: 02/13/1990

Purpose: All Purpose Clause

Term: Perpetual

The name and address of the Resident Agent:

Resident Agent Name: KEVIN KALCZYNSKI

Street Address: 12225 STEPHENS RD

Apt/Suite/Other:

City: WARREN State: MI Zip Code: 48089

Registered Office Mailing address:

P.O. Box or Street Address:

Apt/Suite/Other:

City: State: Zip Code:

Act Formed Under: 284-1972 Business Corporation Act

Acts Subject To: 023-1993 Michigan Limited Liability Company Act

Managed By:

Members

View filings for this business entity:

ALL FILINGS
ANNUAL REPORT/ANNUAL STATEMENTS
CERTIFICATE OF CORRECTION
CERTIFICATE OF CHANGE OF REGISTERED OFFICE AND/OR RESIDENT AGENT
RESIGNATION OF RESIDENT AGENT
CERTIFICATE OF ASSUMED NAME

View filings



CSCL/CD-554 (Rev. 06/18)

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AF
CORPORATIONS, SECURITIES & COMMERCIAL LICENSING BUI

Date Received	AC1	(FOR BUREAU USE ONLY)
DEC 08 2020		This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

Cc

TranInfo:1 24417893-2 12/07/20
Chk#: 10013845 Amt: $100.00
ID: 800569149
dc 10013845 $100

Name		
CROWN ENTERPRISES, LLC		
Address		
12225 STEPHENS ROAD		
City	State	ZIP Code
WARREN	MICHIGAN	48089

Document will be returned to the name and address you enter above. If left blank, document will be returned to the registered office.

EFFECTIVE DATE:

Expiration date for new assumed names: December 31,

Expiration date for transferred assumed names appear on page 2.

CERTIFICATE OF CONVERSION
For use by a Corporation Converting into a Business Organization

Pursuant to the provisions of Act 284, Public Acts of 1972 (profit corporations), Act 23, Public Acts of 1993 (limited liability companies), and Act 162, Public Acts of 1982 (nonprofit corporations), the undersigned corporation executes the following Certificate of Conversion.

1. Before Conversion

Entity Name: CROWN ENTERPRISES, INC.		Entity ID: 800569149
Indicate (X) Entity Type	☑	Domestic Profit Corporation
	☐	Domestic Nonprofit Corporation
		Street Address, if different than the one provided in Item 3:
	☐	Foreign Profit Corporation
	☐	Foreign Nonprofit Corporation

2. After Conversion

Entity Name: CROWN ENTERPRISES, LLC		
Indicate (X) Entity Type	☐	Domestic Profit Corporation
	☐	Foreign Profit Corporation
	☑	Domestic Limited Liability Company
	☐	Foreign Limited Liability Company

If the converting corporation is a domestic corporation that has not commenced business, has not issued any shares or memberships, and has not elected a board of directors, proceed to Item 9.

If the converting corporation is a domestic corporation that has commenced business or a foreign corporation, proceed to Item 3.

Approved For Permit
Approved
Date:
9/21/2026
Buildings, Safety Engineering & Environmental Department
CITY OF DETROIT
Permit Number:
BLD2026-00154
Approved
Reviewed for Code Compliance

3. Surviving Business Organization (After Conversion Entity)

Governing Statute:
MICHIGAN LIMITED LIABILITY COMPANY ACT

Street Address:
12225 STEPHENS ROAD, WARREN, MI 48089

Principal Place of Business:
12225 STEPHENS ROAD, WARREN, MI 48089

4. Complete only if before conversion entity is a domestic profit corporation.

Designation and number of outstanding shares in each class and series 50,000 COMMON

Indicate class and series of shares entitled to vote COMMON

Indicate class and series entitled to vote as a class, if any

If the number of shares is subject to change prior to the effective date of the conversion, the manner in which the change may occur is as follows:

5. Complete only if before conversion entity is a nonprofit corporation and it is organized on a stock basis.

Designation and number of outstanding shares in each class

Indicate class of shares entitled to vote

Indicate class of shares entitled to vote as a class, if any

If the number of shares is subject to change prior to the effective date of the conversion, the manner in which the change may occur is as follows:

6. Complete only if before conversion entity is a nonprofit corporation and it is organized on a membership basis.

For a corporation organized on a membership basis, state (a) a description of its members and (b) the number, classification, and voting rights of its members:

7. Complete only if before conversion entity is a nonprofit corporation and it is organized on directorship basis.

For a corporation organized on a directorship basis, state (a) a description of the organization of its board and (b) the number, classification, and voting rights of its directors:



8. Complete only if before conversion entity is a domestic profit or nonprofit corporation.

The manner and basis of converting the shares or memberships of the converting corporation in interests or obligations of the surviving business organization, into cash, into other consideration ownership interests or obligations of an entity that is not a party to the conversion, or into a coml other consideration.

Each 500 shares of stock entitles the member to one percentage of the LLC's membership interest

9. (Complete only if a later effective date is desired other than the date of filing. The date must be no more than 90 days after the receipt of this document by the administrator.)

The conversion is effective on the 8th day of December, 2020.

The plan of conversion will be furnished by the surviving business organization, on request and without cost, to any shareholder or member of the converting corporation.

The conversion is permitted by the law that will govern the internal affairs of the business organization after conversion and the surviving business organization complies with that law in converting.

10. The assumed names being transferred to continue for the remaining effective period of the Certificate of Assumed Name on file prior to the conversion are:

Assumed Name	Expiration Date

11. The converting corporation's name and/or assumed name(s) to be used as new assumed name(s) of the surviving business organization:

Assumed Name	Expiration Date



12. **Signatures**: Complete only Section (a) or (b) if the converting corporation is domestic. Complete only (c) if the converting corporation is foreign.

Complete if the domestic corporation has not commenced business:

a) The plan of conversion was approved by unanimous consent of the incorporators of the converting c the corporation has not yet commenced business, has not issued any shares or memberships, and has directors in accordance with Section 745(1)(d) of the Act.

Signed this _____ day of _____, _____.

_____ (Signature of Incorporator)

_____ (Type or Print Name)

_____ (Signature of Incorporator)

_____ (Type or Print Name)

_____ (Signature of Incorporator)

_____ (Type or Print Name)

_____ (Signature of Incorporator)

_____ (Type or Print Name)

Complete if the domestic corporation has commenced business:

b) The plan of conversion was adopted by the Board of Directors and approved by the shareholders of the domestic corporation in accordance with Section 745(1)(c) of the Act.

Signed this 4th day of December, 2020.

By _____ (Signature of Authorized Officer or Agent)

Michael Samhat, Sole Director and President of Crown (Type or Print Name)

Complete only if the converting corporation is foreign:

c) The plan of conversion was adopted and submitted for approval in the manner required by the law governing the internal affairs of the converting foreign corporation.

Signed this _____ day of _____, _____.

By _____ (Signature of Authorized Officer or Agent)

_____ (Type or Print Name)

Approved For Permit
Approved
Date:
9/21/2026
Buildings, Safety Engineering & Environmental Department
CITY OF DETROIT
Permit Number:
BLD2026-00154
Approved
Reviewed for Code Compliance

CSCL/CD-700 (Rev. 10/20)

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
CORPORATIONS, SECURITIES & COMMERCIAL LICENSING BUREAU

Date Received	(FOR BUREAU USE ONLY)
DEC 08 2020	AC1 This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

Name
CROWN ENTERPRISES, LLC

Address
12225 STEPHENS ROAD

City	State	ZIP Code
WARREN	MICHIGAN	48089

EFFECTIVE DATE:

Document will be returned to the name and address you enter above. If left blank, document will be returned to the registered office.

ARTICLES OF ORGANIZATION
For use by Domestic Limited Liability Companies
(Please read information and instructions on reverse side)

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

ARTICLE I

The name of the limited liability company is: CROWN ENTERPRISES, LLC

ARTICLE II

The purpose or purposes for which the limited liability company is formed is to engage in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan.

ARTICLE III

The duration of the limited liability company if other than perpetual is: _____

ARTICLE IV

1. The name of the resident agent at the registered office is: KEVIN KALCZYNSKI
2. The street address of the location of the registered office is:

12225 STEPHENS ROAD (Street Address) WARREN (City), Michigan 48089 (Zip Code)

3. The mailing address of the registered office if different than above:

_____ (P.O. Box or Street Address) _____ (City), Michigan _____ (Zip Code)

ARTICLE V (Insert any desired additional provision authorized by the Act; attach additional pages if needed.)

Signed this 4TH day of DECEMBER, 2020

By _____
(Signature(s) of Organizer(s))

MICHAEL SAMHAT
(Type or Print Name(s) of Organizer(s))