

File No.: 04-1000-20-2022-482

January 11, 2023

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of September 9, 2022 under the ***Freedom of Information and Protection of Privacy Act (the Act)*** for:

Agreement with Hogan's Alley Society to create a community land trust and mix-use redevelopment in Strathcona.

All responsive records are attached.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2022-482); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-871-6584.

Encl. (Response Package)

:dl

**Memorandum of Understanding
Between the City of Vancouver (“City”) and Hogan’s Alley Society (“HAS”)
for 898 Main Street (the “898 Block”)**

September 1, 2022 (the “Effective Date”)

1. Background and Context

Both the City and HAS recognize that Vancouver and thus the 898 Block is on the traditional and unceded territories of the Musqueam, Squamish, and Tsleil Waututh peoples.

Historical Context

In the early decades of the 1900s, a Black neighbourhood formed in the southwest corner of Strathcona, then Vancouver’s multicultural immigrant neighbourhood. The community provided a sheltering space for Black Canadians who were subjected to racial discrimination and were excluded from full participation in economic, social, and political life at that time. Nicknamed Hogan’s Alley, the neighbourhood featured many small businesses, some of the most prominent owned by Black women, and was home to the Fountain Chapel AME, a church purchased by the Black community in 1918 that at its peak had approximately 800 members.

Through a series of discriminatory and racially-motivated policies spanning decades, the City of Vancouver enacted policies that isolated and negatively impacted the Black community. Examples of such policies and/or practices include: rezoning lands adjacent to Hogan’s Alley to industrial; failure to conduct regular garbage collection; failure to maintain public areas and infrastructure; and City acquisition of residential properties which were left vacant to fall into disrepair and negatively impact surrounding property values.

When the federal government provided funds for “slum clearance” and infrastructure projects in 1957 under Urban Renewal, the City planned the replacement of the then existing Georgia and Dunsmuir viaducts with the new Georgia and Dunsmuir Viaducts (which are still in place today) (the “**Viaducts**”) and identified Hogan’s Alley as “first priority” for removal. The roadway was mapped through the heart of Hogan’s Alley and was the final stage of community displacement.

There are significant public and archival records that document the devastating impact that the City’s policies and actions had on Black Canadians who dwelled in Strathcona before the neighbourhood was displaced.

Current Situation

In 2015 when the City announced plans to redevelop Northeast False Creek and remove the Viaducts, the Black community advocated for the City to conduct meaningful consultations with people of African descent. The goal was to determine how best to recognize the past displacement and to redress the lasting negative impact that has occurred to people of African descent in the region as a result of the destruction of Hogan’s Alley.

During consultations, the Hogan’s Alley Working Group was formed to work with the City and to engage the broader Black community in determining a just outcome through the

formal civic planning process. The group was comprised of former residents, academics, planners, students, community leaders, and business people who participated in the City's formal engagement process.

During this process, some members of the Hogan's Alley Working Group and others formed a group to explore the creation of an entity such as a community land trust that would oversee the planning, development, ownership and long-term land stewardship of the 898 Block. The group sent a letter dated February 24, 2017 to the City requesting that the City transfer the 898 Block to a "not-for-profit community organization (eg. a community land trust), led by citizens of African descent and elected and public interest representatives." The letter stated that "this organization will work in good faith with the City of Vancouver to pursue residential, commercial, cultural, and public land use opportunities on the site."

Hogan's Alley Society (hereinbefore defined as "**HAS**"), a BC registered non-profit society, was formed to deliver the vision developed in the Northeast False Creek Plan ("**NEFC Plan**") and to advance the cultural centre and land trust initiatives. The goal of the land trust reaches beyond the preservation of affordable spaces and seeks to support Black Canadians by creating social, political, economic, and cultural regeneration in Vancouver, the Lower Mainland, British Columbia, and Canada. This effort is supported in principle by the federal government in its recent announcement that Canada would address the findings of the United Nations Human Rights Council report on Canada's institutional legacy of anti-Black racism (<https://www.thestar.com/news/canada/2017/09/24/un-report-on-canada-to-address-anti-black-racism.html>) and participate in the UN International Decade for People of African Descent. HAS has initiated discussions with federal and provincial officials to present the proposed land trust and solicit support, funding, and financing for the 898 Block. The initial response has been overwhelmingly positive and HAS has been told to submit formal application(s) once this MOU with the City has been executed.

This MOU between HAS and the City is a critical next step that will enable HAS to make formal applications to BC Housing and CMHC, as both agencies make calls for affordable housing proposals.

If successful, HAS will secure funds, financing, and partnerships that will complement the City's goals for the NEFC Plan, providing the necessary funding to make the policy objectives viable as it pertains to the development and long-term sustainability of the NEFC Plan and the 898 Block.

2. NEFC Plan and the 898 Main Street Block

The City owns the 898 Block which is situate in Northeast False Creek at 898 Main Street and is legally described on Schedule "A-1" and shown by plan on Schedule "A-2". The 898 Block is currently unavailable for use or development as it is encumbered by the Viaducts. However, the NEFC Plan envisions their removal and this MOU is entered into in contemplation of, and subject always to, their removal.

HAS is a non-profit society under the *Societies Act* (BC), formed following extensive consultation and collaboration between the City and the Hogan's Alley Working Group. HAS will through its organization, or a subsidiary non-profit society, redevelop the 898 Block as envisioned in the NEFC Plan and enable such new development to be stewarded by the Black and African Diaspora communities for the long-term.

The City and HAS agree in principle to the vision for the 898 Block as set forth in Section 4 (Reconciliation and Cultural Redress) of the NEFC Plan and documented in supporting policies.

The City has committed, through the NEFC Plan, to the following:

For 898 Main Street, the City commits to work with the Hogan's Alley Working Group to establish the long-term involvement and investment of the Black Community in the future life of the block through the exploration of a land trust, long term leases, or other arrangements as appropriate.

Target a minimum of 300 units of social housing, a cultural centre and a childcare centre in Sub-area 6D, and seek to maximize the amount of below-market rental housing that can be achieved beyond the 300 units, including through strategic partnerships with senior levels of governments and/or non-profits. This housing mix should also include affordable seniors housing to support efforts by the local community to continue to house vulnerable seniors.

AND

THAT, as part of the upcoming financial strategy report back to Council, staff include an option for residential floor space for sub-area 6D that consists of 100% rental housing, as well as an option of 100% rental housing including 70% of units renting at below market rates, with details on the funding required and impacts on the overall financial strategy for the Northeast False Creek plan.

The City agrees that HAS is uniquely positioned to deliver the vision for the 898 Block and the intention of cultural redress for people of African descent documented in the NEFC Plan due to its composition of individuals from the Black community and alliances with other organizations representing the African Diaspora.

3. Objective

The intent of this non-binding memorandum of understanding ("**MOU**") is to confirm the conditions and understanding upon which the parties will proceed with discussions and negotiations of the terms of a long-term ground lease of the 898 Block by the City to HAS (the "**Lease**"), to give effect to the parties' intention to create a community land trust stewarded by Black residents.

4. Effect of MOU

While the parties agree that this MOU does not create legally binding rights or obligations, the parties wish to confirm their mutual intention to work together in a cooperative and collaborative manner to enable the redevelopment of the 898 Block to achieve the public benefits over the long-term within the context of the vision set out in the NEFC Plan.

The parties acknowledge that all expressions of mutual intentions and agreements in principle of the City and HAS and any rights and/or obligations of the City or HAS will be subject to approvals by Vancouver City Council ("**Council**") and without limiting the foregoing, nothing herein shall fetter the public process or the discretion of Council with respect to the exercise or performance of any of its regulatory powers or functions.

5. Term of Lease

The City and HAS will enter into a ground lease of 99 years (the “**Term**”). Prior to the end of the Term, if HAS is in good standing and in compliance with the terms and conditions of the Lease, and if both parties agree to extending the Lease, then the parties may negotiate an extension of the Term and any other amended terms, subject to the approval of Council.

6. Rent

HAS will pay nominal rent of \$100 prepaid for the entire Term plus rent in lieu of taxes as long as the use of the 898 Block remains for the uses stated below. The fair market value of the lease of the 898 Block is estimated to be \$74.1 million and is therefore a major contribution by the City in support of the Black community.

7. Permitted Uses

HAS will redevelop the 898 Block (the “**Project**”) with new buildings, improvements and facilities (collectively, the “**Facilities**”) for the following uses:

- (a) Residential: A significant portion, acceptable to the City, of the minimum 300 social housing units required by the NEFC Plan to be delivered on Area 6D must be provided on the 898 Block, plus below-market rental units. For social housing, affordability needs to at least comply with the DTES Plan and NEFC Plan, with an intent to maximize affordability on the block as per Council direction. Below market rental housing will comply with Housing Vancouver, as may be amended or superseded from time to time. At least 35% of the housing units must be suitable for families with children (ie. 2 & 3 bedrooms). The specific number and type of units, as well as affordability targets, would be determined in partnership with HAS, City of Vancouver, and senior levels of government through further planning review process .
- (b) Non-Residential & Community: In addition to the above housing units, the 898 Block would house a 69-space childcare centre, a cultural centre with non-profit space, artist production space and public art.

Other uses beyond associated and ancillary uses which contribute to supporting the construction, operating and/or capital planning needs of the foregoing, may be considered but require City review and approval, noting that current Council policy requires the payment of fair market ground rent and rent in lieu of tax payments for such non-ancillary or commercial uses. The City may waive this requirement if all surplus revenues resulting from such uses are re-invested in delivery of public amenities and infrastructure on the Block.

The NEFC Plan calls for the Plan to be self-funding which was intended to ensure the City would not be required to make any further financial contributions from other sources of revenue. The City’s affordable housing partnerships typically see land as the City’s sole contribution with senior government grants, borrowing, and fundraising covering non-profit construction costs. The City and HAS will work together in a cooperative and collaborative manner to optimize the redevelopment of the 898 Block, with the appropriate mix of market and non-market uses, that within the context of contributions

from senior governments and other fundraising efforts, balances the need for housing affordability while enabling delivery and sustainment of other public benefits (a 69-space childcare centre, a cultural centre with non-profit space, artist production space and public art) over the long-term.

Any surplus revenue from site uses as a whole (beyond the construction, operating and/or capital rehabilitation and improvements) will be reinvested by HAS first to sustain and maintain public amenities and infrastructure on the 898 Block. Any remaining surplus revenue may be allocated to support the physical, economic or cultural vitality of the Black community in the City of Vancouver, allocation to be agreed by the Lessor in advance, acting reasonably.

8. Ownership

Title to the land comprising the 898 Block will remain in the name of the City as the registered owner. The Facilities will be owned, operated and maintained by HAS as a registered non-profit community organization (or as a community land trust) during the Term. See below regarding Terms related to End of Lease.

9. Responsibility for Costs and Completion

HAS will be fully responsible for all costs of the design, construction, programming, operation, maintenance, and capital rehabilitation of the Facilities (through senior government and other community partner contributions, financing or otherwise, without limitation) leading up to and during the Term. All Facilities will be in good condition and repair during and at the end of the Term, including the HAS consistently and diligently performing all lifecycle capital rehabilitation and improvement work and preventative maintenance work, in accordance with industry best practices and standards applied by a prudent landlord, subject to reasonable wear and tear

As part of the design and development process, HAS will be responsible for obtaining all applicable governmental approvals for proposed rezoning, development and occupancy of the 898 Block, including of such rezoning and subdivision conditions, permits and approvals in accordance with City's requirements, including for certainty, the costs of complying with all terms and conditions of such permits and approvals such as for example, typical off-site works required to provide service, utilities or access to the 898 Block and utility improvements.

10. City Site Objectives and Development Guidelines

HAS will submit and present to the City for consideration, initial, Interim, and final concept drawings by HAS's design architect (at appropriate decision points for City and HAS) which provide City staff with sufficient detail to provide feedback on whether or not the concept is sufficiently aligned with the City's objectives and vision for the 898 Block.

Then, working with the final concept drawings by HAS's design architect, HAS and City representatives will work cooperatively together to generate development and site objectives and criteria that will guide HAS's design consultants in the production of more detailed site and development drawings and specifications.

11. Environmental

While standard City practice is that any lease of the lands would be on an as is basis and any required remediation of the lands would be a cost associated with the development project and is the responsibility of the lessee, given the unique circumstances of this MOU and intentions related to redress, the City is willing to consider a different approach to these costs as discussions progress.

12. Reporting

HAS will provide updates on the development of the Project as requested by the City, but on at least a semi-annual basis. Such updates will be responsive to any specific inquiries by the City, and will include documentation as necessary.

Annual reporting will follow standard requirements for non-profits operating on leased City land.

13. Conditions/ Adequacy of Funds over Term of Lease

The City will only grant the Lease to HAS, subject to Council approval, if the following conditions are met:

- (a) The Viaducts have been demolished and removed from the 898 Block and the surrounding lands to the City's satisfaction, and the 898 Block is, in the City Engineer's discretion, suitable for redevelopment (e.g., servicing, utility, transportation, works for the broader neighbourhood in place).
- (b) HAS has provided to the City a business and financial plan, to the satisfaction of the General Manager of Real Estate & Facilities Management, the General Manager of Arts, Culture & Community Services and the Chief Financial Officer/General Manager of Finance, Risk & Supply Chain Management, prior to any formal inquiry or application for redevelopment, which plan will include, without limitation:
 - i. a governance model which lays out the constitution and bylaws necessary for HAS to operate as a community land trust, and a feasibility study for development and operation of the community land trust model;
 - ii. a programming plan that supports the City's and HAS's shared vision for the Facilities as per NEFC Plan public benefits strategy (including housing, cultural centre, and childcare) and Plan policies related to urban design or other Plan matters related to the Block, and aligned community priorities arising through community engagement;
 - iii. a community engagement plan that demonstrates how HAS would develop and implement broad community engagement in relation to the development of the 898 Block;
 - iv. a public benefits plan that outlines how the Facilities would support public access to programs and community benefits for the Black community and the broader community, including equity denied groups (e.g. low income, seniors, Indigenous and racialized communities);

- v. identification of project partners following a transparent partner selection process (selected by HAS in accordance with its criteria, including cultural and racial competency and defined racial equity policies) who will work with HAS to plan, deliver, operate and asset manage the residential, community service and child care spaces at the Facilities in accordance with the *Societies Act* (BC);
 - vi. identification of the form of tenure, if applicable, for project partners operating various components of the Facilities; and
 - vii. a funding strategy for construction and ongoing programming and facility costs, including committed fundraising, support from other levels of government and other funding/financing sources, which demonstrates the financial viability of the Project and long-term financial viability of the Facilities.
- (c) The City has approved a Project Pro Forma submitted by HAS incorporating current financial information based upon the then-current design for the Project, including all sources of required equity and debt financing and Class C Construction Cost Estimates for redevelopment of the 898 Block, which sets out cash flows for the Project in the most accurate way feasible at such point in time.
- (d) HAS has provided confirmation in writing of funding and financing commitments from, without limitation, the federal and provincial governments, financial institutions, and any community Foundations or private fundraising in respect of all required Project equity and debt financing on terms and conditions approved by the City.
- (e) The Development Permit prior-to letter for the Project has been obtained or is issuable.
- (f) The City and HAS have prepared an execution version of the Lease and confirmed to each other that it is in a form acceptable for execution by them upon satisfaction of all other conditions (and subject to Council approval), and such Lease will be generally in the City's standard form of ground lease and will include, inter alia, terms to the effect that:
- i. the Lease will terminate and the Facilities will be surrendered to the City if they cease to at any time be used for their intended purpose, without compensation to HAS;
 - ii. HAS will carry out and complete the Project at its sole cost and expense in accordance with a phasing plan to be agreed upon by the City and HAS prior to entering into a lease
 - iii. The parties affirm their shared interest in the activation of the Block, and agree to a process for addressing any challenges in the achievement of that activation in line with the phasing plan, and
 - iv. the City will co-operate with HAS to facilitate phasing of the development, including by consenting to registered subleases, or by consolidation and re-subdivision of the underlying freehold title with accompanying

surrender/replacement/modification of the Lease.

(g) Such other conditions as may be required by the General Manager of Real Estate & Facilities Management, the General Manager of Arts, Culture & Community Services, the Chief Financial Officer/General Manager of Finance, Risk and Supply Chain Management, and the Director of Legal Services.

(h) Council has approved the form of Lease.

HAS acknowledges that the above conditions should be met sequentially, such that (for example) HAS's application for a development permit is not submitted until staff have confirmed that conditions (a)-(h) have been satisfied. HAS further acknowledges that it will be solely responsible for all costs and expenses incurred in satisfying the conditions and in advancing the Lease and the Project, regardless of the final outcome, which, it is acknowledged, this MOU does not guarantee. Any costs and expenses incurred by HAS in advance of the above conditions being met will be borne by HAS and will not be the responsibility of the City, and HAS will not be entitled to claim any compensation or reimbursement in respect thereof from the City, if the conditions or any of them (eg. removal of Viaducts) are not satisfied.

If the conditions have not been met by December 31, 2030 (the "**Termination Date**"), then this MOU will terminate without further obligation or expectation on either party, except if it is extended by mutual agreement.

14. Financing Parameters

Except for the grant of Lease, the City will not provide any financial guarantees or covenants.

The City supports HAS to secure cost-effective financing to advance the shared vision of the block. If HAS wishes to borrow money to finance any aspect of the Project, HAS will provide the City a financial plan that demonstrates that (1) the debt will be paid down without risk to HAS's long-term obligations to operate and maintain the Facilities in accordance with the Lease, (2) without risk to the City's rights to the 898 Block and interests under the Lease, (3) that the debt is permitted by its funding agreements with its major funding partners, and (4) the debt is for development and capital rehabilitation and improvement costs for the Project only and is not being incurred to finance day to day operations. The City has the right to review and approve these financing terms, and will not withhold such approval unreasonably.

For extra clarity, the leasehold interest on the land (to be granted through the ground lease) must not be mortgaged or leveraged for any reasons other than for the development and reasonable capital rehabilitation and improvement of the Project, which includes all public amenities and infrastructure on the 898 block.

15. Naming Rights / Sponsorship

All exterior signage will be subject to any applicable Council by-laws, policy, and guidelines. Subject to the foregoing, HAS will be free to name the Facilities in its discretion.

16. End of Lease / Extension of the Lease

HAS will retain ownership of the Facilities during the Term and any extension of the Term. Any extension of the Term will need to be brought to Council for consideration and approval before the expiry of the Term. Given the history of the 898 block, and concerns regarding potential future displacement of the community, the Lease will include an early consideration of potential extension by Council (e.g. consideration to occur 25 years prior to end of Term) to ensure sufficient time for discussion and planning.

Any extension of the Lease will align with the City's then prevailing Non-Profit Lease Framework for Sustaining Affordable Non-Profit Housing on City Land as replaced from time to time.

If not extended by approval of Council, ownership of the Facilities will automatically transfer to the City upon expiry or earlier cancellation of the Lease.

In recognition that this project is an expression of cultural redress within the context of the historic discrimination, as a special consideration for HAS, at the time of transfer, the City will pay HAS the then fair market value of the improvements (for extra clarity, this payment does not include any land value given the proposed leasehold tenure of the 898 Block), based on an independent appraisal and depreciation schedule to be mutually agreed-to by both parties acting reasonably, discounted for any deferred maintenance.

17. Communication

The parties will coordinate announcements and public statements concerning the Project, and no party will speak on behalf of the other party without that party's prior express written permission.

18. Term of MOU

This MOU is effective from the Effective Date until the Termination Date. This MOU may be amended with the mutual written agreement of the parties, subject to Council approval.

19. Other

No legal rights or obligations will arise or be created by the tabling, discussion, or signing of this MOU or any amendments to it unless and until the Lease and any other ancillary legal agreements are approved by Council and executed and delivered by the authorized signatories of the City and the other party(ies) to same.

20. Counterparts

This MOU may be executed and transmitted by facsimile, scan or email transmission and in any number of counterparts, and such counterparts taken together shall be deemed to constitute one and the same document.

The City of Vancouver and Hogan's Alley Society have confirmed their agreement in principle to this Memorandum of Understanding by signing below:

**CITY OF VANCOUVER,
by its authorized signatory:**



Paul Mochrie, City Manager

**HOGAN'S ALLEY SOCIETY,
by its authorized signatories:**



**Name: June Francis
Title: Board Co-Chair**



Stephanie Allen (Oct 17, 2022 19:29 PDT)

**Name: Stephanie Allen
Title: Board Director**

SCHEDULE "A-1"

Legal Descriptions of Lands Comprising the 898 Main Street Block

<i>PID</i>	<i>Legal Description</i>
015-643-492	Lot 1 Block 21 District Lot 196 Plan 184
015-643-506	Lot 2 Block 21 District Lot 196 Plan 184
015-643-522	Lot 3 Block 21 District Lot 196 Plan 184
015-643-531	Lot 4 Block 21 District Lot 196 Plan 184
015-643-549	Lot 5 Block 21 District Lot 196 Plan 184
015-643-557	Lot 6 Block 21 District Lot 196 Plan 184
015-644-049	Lot A (Reference Plan 172A) of Lot 7 Block 21 District Lot 196 Plan 184
015-644-057	Lot 7, Except Part in Reference Plan 172A, Block 21 District Lot 196 Plan 184
015-643-565	Lot 8 Block 21 District Lot 196 Plan 184
015-643-573	Lot 9 Block 21 District Lot 196 Plan 184
015-643-581	Lot 10 Block 21 District Lot 196 Plan 184
015-643-590	Lot 11 Block 21 District Lot 196 Plan 184
015-643-603	Lot 12 Block 21 District Lot 196 Plan 184
015-643-620	Lot 13 Block 21 District Lot 196 Plan 184
015-643-638	Lot 14 Block 21 District Lot 196 Plan 184
015-643-654	Lot 15 Block 21 District Lot 196 Plan 184
015-643-662	Lot 16 Block 21 District Lot 196 Plan 184
015-643-671	Lot 17 Block 21 District Lot 196 Plan 184
015-643-689	Lot 18 Block 21 District Lot 196 Plan 184
015-643-697	Lot 19 Block 21 District Lot 196 Plan 184
015-643-719	Lot 20 Block 21 District Lot 196 Plan 184
015-643-727	Lot 21 Block 21 District Lot 196 Plan 184
015-643-743	Lot 22 Block 21 District Lot 196 Plan 184
015-643-760	Lot 23 Block 21 District Lot 196 Plan 184
015-643-786	Lot 24 Block 21 District Lot 196 Plan 184
015-643-808	Lot 25 Block 21 District Lot 196 Plan 184
015-643-816	Lot 26 Block 21 District Lot 196 Plan 184
015-643-824	Lot 27 Block 21 District Lot 196 Plan 184
015-643-832	Lot 28 Block 21 District Lot 196 Plan 184
015-643-841	Lot 29 Block 21 District Lot 196 Plan 184
015-643-867	Lot 30 Block 21 District Lot 196 Plan 184
015-643-875	Lot 31 Block 21 District Lot 196 Plan 184
015-643-883	Lot 32 Block 21 District Lot 196 Plan 184
015-643-891	Lot 33 Block 21 District Lot 196 Plan 184
015-643-905	Lot 34 Block 21 District Lot 196 Plan 184
015-643-913	Lot 35 Block 21 District Lot 196 Plan 184
015-643-921	Lot 36 Block 21 District Lot 196 Plan 184
015-643-930	Lot 37 Block 21 District Lot 196 Plan 184
015-643-948	Lot 38 Block 21 District Lot 196 Plan 184
015-643-956	Lot 39 Block 21 District Lot 196 Plan 184
015-643-964	Lot 40 Block 21 District Lot 196 Plan 184
015-643-972	Lot 41 Block 21 District Lot 196 Plan 184
015-643-981	Lot 42 Block 21 District Lot 196 Plan 184
015-643-999	Lot 43 Block 21 District Lot 196 Plan 184

015-644-006	Lot 44 Block 21 District Lot 196 Plan 184
015-644-014	Lot 45 Block 21 District Lot 196 Plan 184
015-644-022	Lot 46 Block 21 District Lot 196 Plan 184
015-644-031	Lot 47 Block 21 District Lot 196 Plan 184

SCHEDULE "A-2"

Plan of the 898 Main Street Block



898 Main Street