



NOTICE **ROMULUS CITY COUNCIL** **PUBLIC HEARING**

The City of Romulus Council finding a need to reconstruct Brandt Road and Cypress Road between Ecorse Road and Beverly Road, the City of Romulus City Council has scheduled a public hearing to be held **Monday, August 26, 2024 at 6:45 pm**, in the Romulus City Hall Council Chambers, 11111 Wayne Road, Romulus, Michigan 48174-1485. The purpose of the public hearing is to hear comments and/or objections on the proposed special assessment district and improvements as detailed in the city engineers report.

The proposed special assessment district is comprised of the following parcels:

- | | | |
|-----------------------|------------------------|------------------------|
| 1. 80 007 01 0990 302 | 10. 80 007 02 0011 301 | 19. 80 007 02 0017 002 |
| 2. 80 007 01 0989 303 | 11. 80 007 02 0009 300 | 20. 80 007 02 0016 000 |
| 3. 80 007 01 0900 305 | 12. 80 007 02 0001 000 | 21. 80 008 99 0001 704 |
| 4. 80 007 01 0901 300 | 13. 80 007 02 0007 000 | 22. 80 008 99 0001 703 |
| 5. 80 007 01 0900 307 | 14. 80 007 02 0001 000 | 23. 80 008 99 0001 702 |
| 6. 80 007 01 0901 301 | 15. 80 007 02 0025 000 | 24. 80 007 99 0001 701 |
| 7. 80 007 02 0014 300 | 16. 80 007 02 0021 300 | 25. 80 008 99 0001 701 |
| 8. 80 007 02 0013 000 | 17. 80 007 02 0019 002 | |
| 9. 80 007 02 0012 300 | 18. 80 007 02 0019 001 | |

In accordance with the Romulus Code of Ordinances (31-3) states that “the notice of hearing shall include a statement that appearance and protest at the hearing is required in order to appeal the amount of any special assessment, and shall describe the manner of making any protest”.

In accordance with Public Act 64 of 1989, “the owner or any person having an interest in the real property may file a written appeal of the special assessment with the state tax tribunal within 30 days after the confirmation of the special assessment roll *if that special assessment was protested at the hearing held for the purpose of confirming the roll*”.

You must either appear in person at the public hearing or notify the City Clerk’s Office by mail no later than 12:00 noon, Monday, August 26, 2024 in order to reserve your right to protest the amount of the special assessment.

All interested citizens are encouraged to attend and will be given an opportunity to comment on said request.

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to participate in the meeting effectively should contact the City Clerk or send an email by 12:00 p.m. the day of the hearing to request assistance at:

Ellen L. Craig-Bragg, City Clerk, 11111 Wayne Rd., Romulus, MI 48174, (734) 942-7540, clerk@romulusgov.com

Ellen Craig-Bragg, Clerk
City of Romulus, Michigan

PUBLISH: 8/1/2024

THIS IS AN OPEN MEETING

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCL 15.263a et. seq., and the Americans with Disabilities Act. (ADA).



City Council Special Meeting

Public Hearing Agenda

August 26, 2024

6:45 PM

1. Roll Call
2. Agenda - Motion to accept Public Hearing Agenda
3. Public Hearing Discussion: Proposed Special Assessment District - Brandt Rd. & Cypress Rd.
4. Public Comment
5. Adjournment - Motion to adjourn the Public Hearing

MEMORANDUM



MEMORANDUM

To: Honorable City Council

From: Ellen L. Craig-Bragg, City Clerk

Cc: D'Sjonaun Hockenhull, Deputy City Clerk
Julie Albert, Director of Assessing & Financial Services
Roberto Scappaticci, DPW Director
Julie Wojtylko, Chief of Staff

Date: August 22, 2024

Re: Public Hearing – Special Assessment District – Brandt Rd. & Cypress Rd.

At the July 8th Regular Meeting, the City Council adopted a resolution determining the need for the improvement of Brandt St. and Cypress St. between Ecorse Rd. and Beverly Rd. and further directed the city engineers to prepare a report ascertaining the quantities of material necessary for the completion of such improvement and prepare a detailed estimate of all expenses incidental to the improvement (Res. # 24-199). Council also scheduled a public hearing set for August 26, 2024 to hear comments and/or objections on the proposed special assessment district and improvements as detailed in the city engineers report.

The public hearing notice was published in the city's official newspaper and mailed to all property owners or other parties of interest whose names appear upon the last tax assessment records of the city within the proposed assessment district in accordance with Section 50-3 of the Romulus City Ordinance.

The city engineers report has been provided in your packet with two estimates based off the type of materials that is recommended for reconstruction of the roads within the proposed assessment district.

At the next Regular Council Meeting (September 9, 2024), the City Council shall by resolution determine whether to proceed with the special assessment district and adopt a budget for the project. If Council determines to proceed with the improvement, the city assessor shall prepare the proposed assessment roll and another public hearing will be requested to discuss and hear objections to the proposed assessment roll.



OPINION OF PROBABLE CONSTRUCTION COST

ORCHARD, HILTZ & McCLIMENT, INC.

34000 Plymouth Road, Livonia, Michigan, 48150

Telephone: (734) 522-6711 FAX: (734) 466-4557

PROJECT: Cypress and Brandt, SAD
LOCATION: City of Romulus
WORK: Road Reconstruction: 8" HMA on 8" Aggregate
Base with Concrete Curb and Gutter

DATE: 7/15/2024
PROJECT #: 0155-22-0100
ESTIMATOR: AS
CHECKED BY: GM
CURRENT ENR: RH

ITEM CODE	DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST
Option 1 - HMA					
1077060	Permit Fees	Dlr	5,000	\$ 1.00	\$ 5,000.00
1100001	Mobilization, Max	LSUM	1	\$ 100,000.00	\$ 100,000.00
2030015	Sewer, Rem, Less than 24 inch	Ft	40	\$ 25.00	\$ 1,000.00
2047011	Pavt, Rem, Modified	Syd	9,240	\$ 12.00	\$ 110,880.00
2057002	Station Grading	Sta	25	\$ 4,500.00	\$ 110,250.00
2057050	Exploratory Excavation	Ea	5	\$ 1,000.00	\$ 5,000.00
2087051	Erosion Control	LSUM	1	\$ 5,000.00	\$ 5,000.00
3027011	Aggregate Base, 8 inch, Modified	Syd	10,760	\$ 18.00	\$ 193,680.00
3060020	Maintenance Gravel	Ton	1,000	\$ 20.00	\$ 20,000.00
4020600	Sewer, CI E, 12 inch, Tr Det B	Ft	200	\$ 100.00	\$ 20,000.00
4030005	Dr Structure Cover, Adj, Case 1	Ea	10	\$ 750.00	\$ 7,500.00
4030050	Dr Structure Cover, Type K	Ea	10	\$ 800.00	\$ 8,000.00
4030200	Dr Structure, 24 inch dia	Ea	6	\$ 2,300.00	\$ 13,800.00
4030210	Dr Structure, 48 inch dia	Ea	6	\$ 4,000.00	\$ 24,000.00
4040073	Underdrain, Subgrade, 6 inch	Ft	4,900	\$ 17.00	\$ 83,300.00
5010061	HMA Approach	Ton	210	\$ 220.00	\$ 46,200.00
5012013	HMA, 3EML	Ton	1,300	\$ 122.00	\$ 158,600.00
5012025	HMA, 4EML	Ton	930	\$ 122.00	\$ 113,460.00
5012037	HMA, 5EML	Ton	750	\$ 126.00	\$ 94,500.00
8010007	Driveway, Nonreinf Conc, 8 inch	Syd	1,570	\$ 70.00	\$ 109,900.00
8020040	Curb and Gutter, Conc, Det F6	Ft	3,865	\$ 40.00	\$ 154,600.00
8020050	Driveway Opening, Conc, Det M	Ft	935	\$ 40.00	\$ 37,400.00
8127051	Perm Traffic Control	LSUM	1	\$ 5,000.00	\$ 5,000.00
8127051	Temp Traffic Control and Staging	LSUM	1	\$ 20,000.00	\$ 20,000.00
8157051	Irrigation Systems	LSUM	1	\$ 10,000.00	\$ 10,000.00
8167011	Restoration, Top Soil, Seed, and Mulch	Syd	5,450	\$ 8.00	\$ 43,600.00

SUBTOTAL FOR CATEGORY 1 -HMA \$ 1,500,670.00

CONTINGENCY (15%) \$ 225,110.00

TOTAL OPINION OF PROBABLE CONSTRUCTION COST = \$ 1,730,000.00

DESIGN SERVICES (10%) \$ 180,000.00

CONSTRUCTION ENGINEERING (15%) \$ 260,000.00

TOTAL PROJECT COST = \$ 2,170,000.00

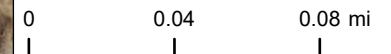
City Cost (10% of Construction Costs and 10% Construction Engineering) \$ 200,000.00

SAD Costs \$ 1,970,000.00

Romulus GIS Utilities



- Water System Valves
- Hydrant
- Water Laterals
- Water Main
- Stormwater Manhole
- Stormwater Inlet
- Stormwater Pipe End Section
- Stormwater Discharge Point
- Sewer Manhole
- Sewer Gravity Main
- Stormwater Gravity Main
- Stormwater County Drain
- Tax Parcels
- Emergent
- Forested
- Unconsolidated Bottom



Source: Data provided by OHM Advisors and other entities depending on the community/subject matter. OHM Advisors does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Published: December 13, 2022



NOTICE OF MAILING

I, Julie Albert, do hereby certify that on July 30, 2024, I sent, via first class mail: the notice of the August 26, 2024 Public Hearing to hear comments and/or objections on the proposed special assessment district and improvements for Brandt Road and Cypress Road between Ecorse Road and Beverly Road.

Attached please find a copy of the public hearing notice and a list of property owners that were sent said notice.

Signed: Julie Albert
Dated: 7-29-2024

Notary Public: Ronald Witten Jr
Expires: 2-1-25

RONALD WITTEN JR
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Feb 1, 2025
ACTING IN COUNTY OF Wayne

82 80 007 01 0900 305
ETD LLC
FRANK TSOU
2187 S VALADEZ
LAS VEGAS NV 89117

82 80 007 01 0901 301
AVD INVESTMENTS LLC
ANTONELLA DIDOMENICO
26468 MANDALAY COURT
NOVI MI 48374

82 80 007 01 0990 302
JTW INVESTMENTS LLC
REGISTERED AGENTS INC
1920 N WALNUT ST
DOVER OH 44622

82 80 007 02 0009 300
F & L BUILDING CO LLC
ANNA DI DOMENICO
51244 W NINE MILE RD
NOVI MI 48374

82 80 007 02 0013 000
QUALITY WAREHOUSING UNLIMITED
LORI L FLEISSNER
27035 N DIXBORO RD
SOUTH LYON MI 48178

82 80 007 02 0017 002
OPLAND DONALD
7865 SUNSET CT
SALINE MI 48176

82 80 007 02 0021 300
BRANDT STREET INVESTMENTS LLC
NEAL C MACLEAN
PO BOX 810
ROYAL OAK MI 48068

82 80 008 99 0001 701
AMERICAN COMMERCIAL TRUST
LORI FAIRCHILD
30255 BEVERLY
ROMULUS MI 48174

82 80 008 99 0001 704
LNA INVESTMENTS
VINCENZO DIDOMENICO
47565 CAPRI CT
NORTHVILLE MI 48167-9819

82 80 007 01 0900 307
G & N LLC
GIAN ROMANO
30735 CYPRESS STE 600
ROMULUS MI 48174

82 80 007 01 0989 303
MVD INVESTMENTS LLC
VINCENZO DIDOMENICO
30735 CYPRESS
ROMULUS MI 48174

82 80 007 02 0001 000
ECORSE ROAD ROMULUS LLC
NEAL C MACLEAN
PO BOX 810
ROYAL OAK MI 48068

82 80 007 02 0011 301
G & N LLC
GIAN ROMANO
30735 CYPRESS STE 600
ROMULUS MI 48174

82 80 007 02 0014 300
QUALITY WAREHOUSING UNLIMITED
LORI L FLEISSNER
27035 N DIXBORO RD
SOUTH LYON MI 48178

82 80 007 02 0019 001
ACES PROPERTIES LLC
JAMES BUSH
6735 BRANDT
ROMULUS MI 48174

82 80 007 02 0025 000
STORE CAPITAL LLC
8377 EAST HARTFORD DRIVE STE 100
SCOTTSDALE AZ 85255

82 80 008 99 0001 702
JOINT CLUTCH & GEAR SERVICE INC
JASON SIEROCKI
30200 CYPRESS
ROMULUS MI 48174

82 80 007 01 0901 300
RAJAE SAM
6740 CYPRESS SUITE 100
ROMULUS MI 48174

82 80 007 01 0990 301
30665 BEVERLY LLC
CSC-LAWYERS INCORPORATING SERVICE
2130 SOUTH WOLF RD
DES PLAINES IL 60018

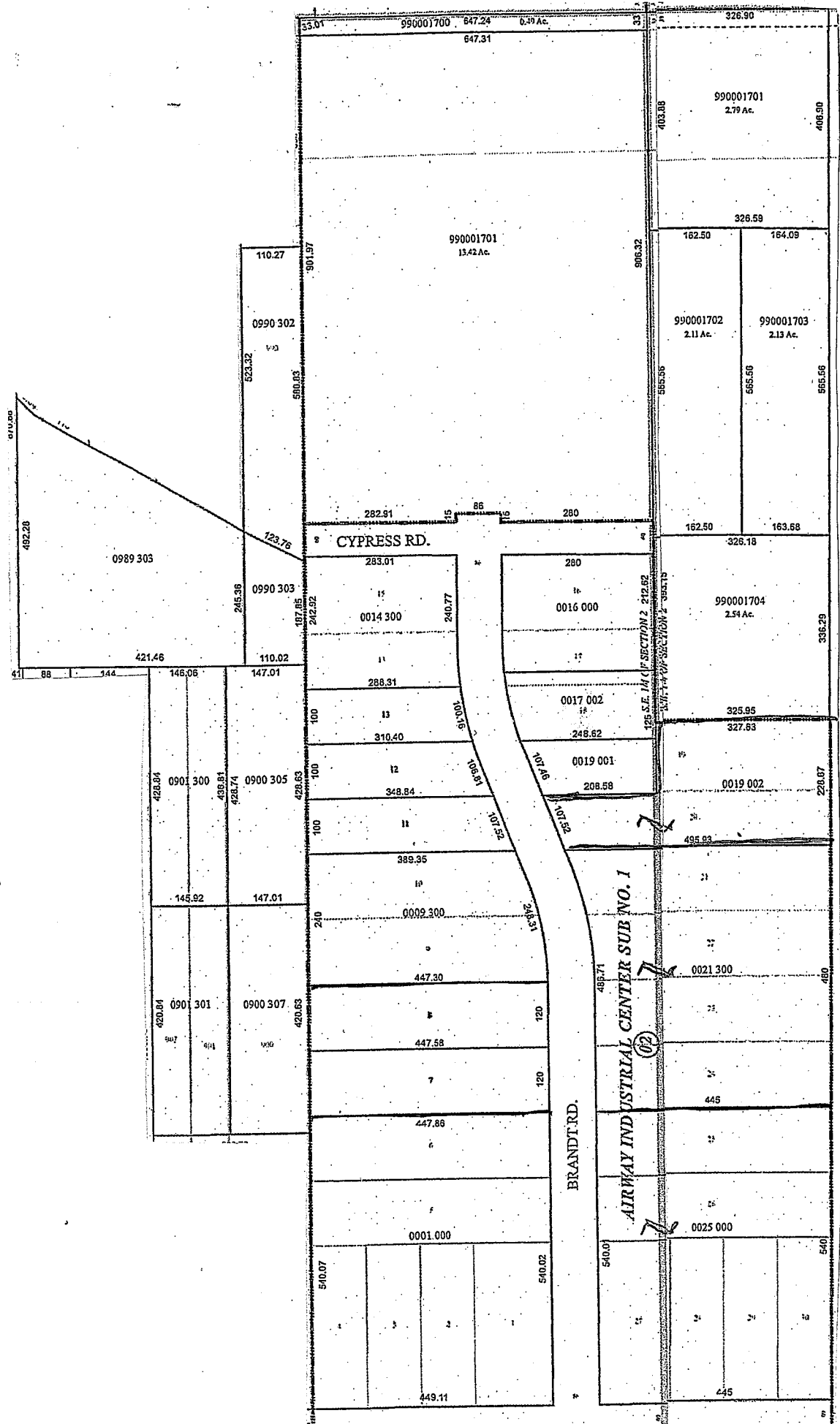
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MELODY OF MICHIGAN LLC
6749 COLUMBUS RD
MISSISSAUGA ON CA L5T 2J

82 80 007 02 0012 300
REALTY INC
815 WERNISING RD
JASPER IN 47546-8141

82 80 007 02 0016 000
B & B CONCRETE PLACEMENT INC
DAVID L BAIOTTO
6685 BRANDT
ROMULUS MI 48174

82 80 007 02 0019 002
UNITED PROPERTIES II LLC &
CAMPBELL FAMILY LLC
RYAN MACVOY / SCOTT CAMPBELL
23171 GROESBECK HWY
WARREN MI 48089
82 80 007 99 0001 701
CYPRESS PROPERTIES LLC
NEAL C MACLEAN
PO BOX 810
ROYAL OAK MI 48068

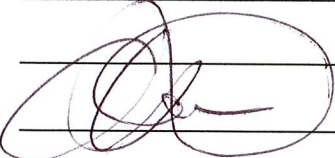
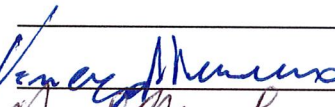
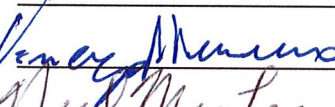
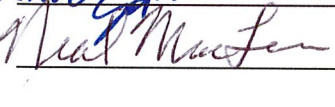
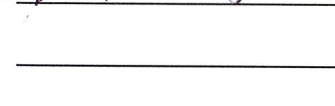
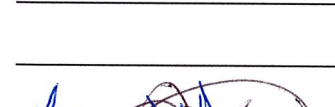
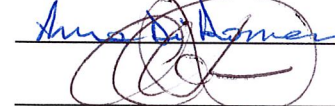
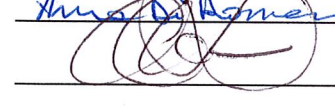
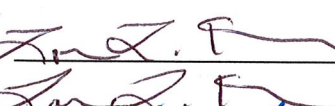
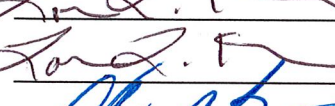
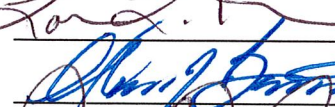
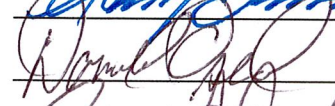
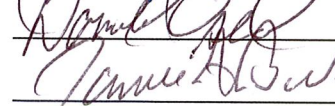
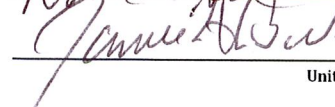
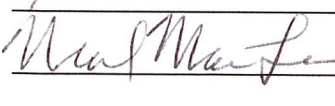
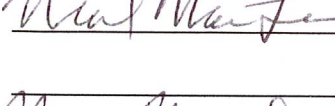
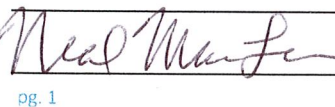
82 80 008 99 0001 703
LNA INVESTMENTS
VINCENZO DIDOMENICO
47565 CAPRI CT
NORTHVILLE MI 48167-9819



BRANDT & CYPRESS PAVING
SPECIAL ASSESSMENT DISTRICT (SAD) PETITION
CITY OF ROMULUS
11111 WAYNE RD, ROMULUS, MI 48174
Pg. 1 of 2

We, the undersigned being at least (51%) of the recorded legal owners by acreage of property in the PROPOSED paving district hereinafter described, petition the City of Romulus to (re)construct Brandt and Cypress between Ecorse and Beverly, with the understanding that the incurred cost for (re)-construction will be placed on the property tax bills of ALL property owners in the proposed paving area.

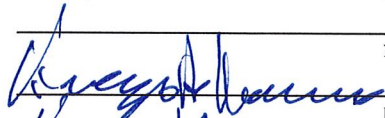
The methodology to assess reconstruction costs will be by square footage of land for each property.

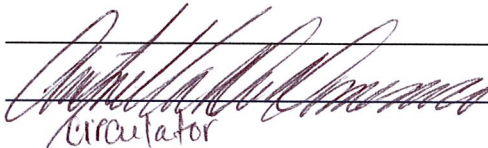
Signature of Property Owner	Printed Name	Address	Date
	ETD LLC (Frank Tsou)	67339 Cypress	
	80 007 01 0900 305		
	G&N LLC (Gian Romano)	6801 Cypress	5/8/24
	80 007 01 0900 307		
	Sam Rajae	6740 Cypress	
	80 007 01 0901 300		
	AVD Investments LLC (Antonella DiDomenico)	6800 Cypress	
	80 007 01 0901 301		
	MVD Investments LLC (Vincenzo DiDomenico)	30735 Cypress	
	80 007 01 0989 303		
	30665 Beverly LLC (Janet Budhu, CSC-Lawyers Inc.)	30665 Beverly	
	80 007 01 0990 301		
	JTW Investments LLC (Registered Agents Inc.)	30691 Cypress	
	80 007 01 0990 302		
	Vincenzo Di Domenico	Cypress	
	80 007 01 0990 303		
	Ecorse Road Romulus LLC (Neal MacLean)	30550 Ecorse	
	80 007 02 0001 000		
	Bad to the Bond LLC (Ashley Nelson)	6924 Brandt	
	80 007 02 0007 000		
	Bad to the Bone LLC (Ashley Nelson)	Brandt	
	80 007 02 0008 000		
	F & L Building Co LLC (Anna DiDomenico)	6774 Brandt	
	80 007 02 0009 300		
	G & N LLC (Gian Romano)	6754 Brandt	5/8/24
	80 007 02 0011 301		
	Realty Inc	6734 Brandt	
	80 007 02 0012 300		
	Quality Warehousing Unlimited (Lori Fleissner)	Brandt	5/17/24
	80 007 02 0013 000		
	Quality Warehousing Unlimited (Lori Fleissner)	6680 Brandt	5/17/24
	80 007 02 0014 300		
	B & B Concrete Placement Inc (David L. Baiocco)	6685 Brandt	
	80 007 02 0016 000		
	Donald Opland	6715 Brandt	
	80 007 02 0017 002		
	Aces Properties LLC (James Bush)	6735 Brandt	
	80 007 02 0019 001		
	United Properties II LLC/ Campbell Family LLC (Ryan Macvoy /Scott Campbell)	Brandt	
	80 007 02 0019 002		
	Brandt Street Investments LLC (Neal MacLean)	6775 Brandt	
	80 007 02 0021 300		
	Store Capital Acquisitions LLC (Mandy Hendricks, POA)	6685 Brandt 30350 Ecorse??	
	80 007 02 0025 000		
	Cypress Properties LLC (Neal MacLean)	30500 Cypress	
	80 007 99 0001 000		

BRANDT & CYPRESS PAVING
SPECIAL ASSESSMENT DISTRICT (SAD) PETITION
CITY OF ROMULUS
11111 WAYNE RD, ROMULUS, MI 48174
Pg. 2 of 2

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The methodology to assess reconstruction costs will be by square footage of land for each property.

	American Commercial Trust (Lori Fairchild)	30255 Beverly
	80 008 99 0001 701	
	Joint Clutch & Gear Service Inc (Jason Sierocki)	30200 Cypress
	80 008 99 0001 702	
	LNA Investments (Vincenzo DiDomenico)	30100 Cypress
	80 008 99 0001 703	
	LNA Investments (Vincenzo DiDomenico)	30300 Cypress
	80 008 99 0001 704	

 Antonella DiDomenico
Circulator

5/3/24

Antonella DiDomenico, being duly sworn states that the signature(s) contained therein, are the signature(s) of the property owner(s) of record. Subscribed and sworn before me a notary public in and for the County of Wayne, State of Michigan this 31st day of May, 2024.

NOTARY PUBLIC 

SEAN MULLINS
Notary Public, State of Michigan
County of Wayne
My Commission Expires Jan. 14, 2028
Acting in the County of Wayne

ROMULUS CITY CLERK
RECEIVED 2024 MAY 31 PM 5:51

							Petition				
Taxpayer's Name		Mailing Address				Acres	Signed				
G & N LLC - Gian Romano	6801 Cypress	30735 Cypress Ste 600	Romulus	MI	48174	1.450	X				
AVD Investments LLC - Antonella DiDomenico	6800 Cypress	26468 Mandalay Court	Novi	MI	48374	1.380	X				
MVD Investments LLC - Vincenzo DiDomenico	30735 Cypress	30735 Cypress	Romulus	MI	48174	3.500	X				
Ecorse Road Romulus LLC - Neal McClean	30550 Ecorse	PO Box 810	Royal Oak	MI	48068	5.568	X				
F & L Building Co LLC - Anna Ddomenico	6774 Brandt	51244 W Nine Mile Rd	Novi	MI	48374	2.345	X				
G & N LLC - Gian Romano	6754 Brandt	30735 Cypress Ste 600	Romulus	MI	48174	0.879	X				
Quality Warehousing Unlimited - Lori Fleissner	Brandt	27035 N Dixboro Rd	South Lyon	MI	48178	0.687	X				
Quality Warehousing Unlimited - Lori Fleissner	6680 Brandt	27035 N Dixboro Rd	South Lyon	MI	48178	1.586	X				
B & B Concrete Placement Inc - David Baiocco	6685 Brandt	6685 Brandt	Romulus	MI	48174	1.362	X				
Donald Opland	6715 Brandt	7865 Sunset Ct	Saline	MI	48176	0.760	X				
Aces Properties LLC - James Bush	6735 Brandt	6735 Brandt	Romulus	MI	48174	0.547	X				
Brandt Street Investments LLC - Neal McClean	6775 Brandt	PO Box 810	Royal Oak	MI	48068	5.060	X				
Cypress Properties LLC - Neal McClean	30500 Cypress	PO Box 810	Royal Oak	MI	48068	13.421	X				
Joint Clutch & Gear Service Inc - Jason Sierocki	30200 Cypress	30200 Cypress	Romulus	MI	48174	2.110	X				
LNA Investments - Vincenzo DiDomenico	30100 Cypress	47565 Capri Ct	Northville	MI	48167	2.130	X				
LNA Investments - Vincenzo DiDomenico	30300 Cypress	47565 Capri Ct	Northville	MI	48167	2.528	X	45.313	acres		
American Commercial Trust - Lori Fairchild	30255 Beverly	30255 Beverly	Romulus	MI	48174	2.793					
ETD LLC - Frank Tsou	6739 Cypress	2187 S Valadez	Las Vegas	NV	89117	1.447					
Sam Rajae	6740 Cypress	6740 Cypress Ste 100	Romulus	MI	48174	1.437					
30665 Beverly LLC - CSC-Lawyers Inc Svc	30665 Beverly	2130 S Wolf Rd	Des Plaines	IL	60018	0.988					
JTW Investments LLC - Registered Agents Inc	30691 Cypress	1920 N Walnut St	Dover	OH	44622	1.394					
Melody of Michigan LLC	6924 Brandt	6749 Columbus Rd	Mississauga	ON - CA	L5T 2J	2.466					
Realty Inc	6734 Brandt	815 Wernsing Rd	Jasper	IN	47546	0.782					
United Properties II LLC / Campbell Family LLC R McAvoy & S Campbell	Brandt	23171 Groesbeck Hwy	Warren	MI	48089	2.197					
Store Capital LLC	30350 Ecorse	8377 E Hartford Dr Ste 100	Scottsdale	AZ	85255	5.517					
Total Acres in proposed SAD						64.334		70.43%			

80 007 01 0990 302	JTW Investments LLC	30691 Cypress	1.394
80 007 01 0989 303	MVD Investments	30735 Cypress	3.500
80 007 01 0900 305	ETD LLC	6739 Cypress	1.447
80 007 01 0901 300	Sam Rajae	6740 Cypress	1.437
80 007 01 0900 307	G & N LLC	6801 Cypress	1.450
80 007 01 0901 301	AVD Investments LLC	6800 Cypress	1.380
80 007 02 0014 300	Quality Warehousing Unlimited	6680 Brandt	1.586
80 007 02 0013 000	Quality Warehousing Unlimited	Brandt	0.687
80 007 02 0012 300	Realty Inc	6734 Brandt	0.782
80 007 02 0011 301	G & N LLC	6754 Brandt	0.879
80 007 02 0009 300	F & L Building Co LLC	6774 Brandt	2.345
80 007 02 0007 300	Melody of Michigan LLC	Brandt	2.466
80 007 02 0001 000	Ecorse Road Romulus LLC	30550 Ecorse	5.568
80 007 02 0025 000	Store Capital LLC	30350 Ecorse	5.517
80 007 02 0021 300	Brandt Street Investments LLC	6775 Brandt	5.060
80 007 02 0019 002	United Properties II LLC / Campbell Family LLC	Brandt	2.197
80 007 02 0019 001	Aces Properties LLC	6735 Brandt	0.547
80 007 02 0017 002	Donald Opland	6715 Brandt	0.760
80 007 02 0016 000	B & B Concrete Placement Inc	6685 Brandt	1.362
80 008 99 0001 704	LNA Investments	30300 Cypress	2.528
80 008 99 0001 703	LNA Investments	30100 Cypress	2.130
80 008 99 0001 702	Joint Clutch & Gear Service Inc	30200 Cypress	2.110
80 007 99 0001 701	Cypress Properties LLC	30500 Cypress	13.421
80 008 99 0001 701	American Commercial Trust	30255 Beverly	2.793
			63.35