



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER
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DETROIT, MICHIGAN 48226
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WWW.DETROITMI.GOV

November 9th, 2022

Honorable City Council:

RE: Petition No. x2022-124 – State Fair Partners, LLC, request to dedicate land for the use of public right of way within the property commonly known as the State Fair Grounds. Also requesting the acceptance of utility encroachments constructed as part of site design.

Petition No. x2022-124 – State Fair Partners, LLC, request to dedicate land for the use of public right of way within the property commonly known as the State Fair Grounds. Also requesting the acceptance of utility encroachments constructed as part of site design

The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

The request is made as part of the development plans for the State Fair Grounds.

The request was approved by the Solid Waste Division – DPW, and Traffic Engineering Division – DPW, and City Engineering - DPW.

Detroit Water and Sewerage Department (DWSD) has no objection provided certain provisions are met. The DWSD provisions are a part of the attached resolution.

All other involved City Departments, and privately owned utility companies have reported no objections. Provisions protecting utility installations are part of the attached resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

Richard Doherty, P.E., City Engineer
City Engineering Division – DPW

/JK

Cc: Ron Brundidge, Director, DPW
Mayor's Office – City Council Liaison

BY COUNCIL MEMBER _____

RESOLVED, that that your Honorable Body authorize the acceptance of the following described properties owned by the City of Detroit for public street purposes:

1. Land within the Northwest $\frac{1}{4}$ of Section 2, Township 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being described as: Commencing at the Northwest corner of said Section 2, thence South 02 degrees 34 minutes 24 seconds East, 33 ft. along the West line of said Section 2 to the South right-of-way line of Eight Mile Road (width varies), being the North line of German's Montrose-Park Subdivision as shown in Liber 29, Page 83 of Plats, Wayne County Records; thence North 87 degrees 11 minutes 23 seconds East 1323.68 ft. along said South right-of-way line of Eight Mile Road and the North line of said German's Montrose-Park Subdivision to the Point of Beginning; thence continuing along said south right-of-way line North 87 degrees 11 minutes 23 seconds East, 98.18 ft., thence South 58 degrees 57 seconds West, 43.84 ft., thence South 02 degrees 30 minutes 30 seconds East, 333.13 ft., thence South 25 degrees 01 minutes 03 seconds East, 61.25 ft., thence South 70 degrees 02 minutes 10 seconds East, 61.25 ft., thence North 87 degrees 27 minutes 18 seconds East, 187.63 ft., thence North 42 degrees 49 minutes 12 seconds East, 43.56 ft., thence South 01 degrees 48 minutes 52 seconds East, 90.6 ft., thence South 87 degrees 27 minutes 18 seconds West, 357.58 ft., thence North 02 degrees 30 minutes 30 seconds West, 494.27 ft. along the east line of said German's Montrose Park Sub, to the Point of Beginning.
2. Land within the Northwest $\frac{1}{4}$ of Section 2, Township 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being described as: Commencing at the Northwest corner of said Section 2, thence South 02 degrees 34 minutes 24 seconds East, 33 ft., along the West line of said Section 2 to the South right-of-way line of Eight Mile Road (width varies), being the North line of German's Montrose-Park Subdivision as shown in Liber 29, Page 83 of Plats, Wayne County Records; thence North 87 degrees 11 minutes 23 seconds East 1611.26 ft., along said South right-of-way line of Eight Mile Road to the Point of Beginning; thence continuing along said south right-of-way line North 87 degrees 11 minutes 23 seconds East 215.01 ft., thence South 64 degrees 59 minutes 27 seconds West, 40.9 ft., thence South 31 degrees 35 minutes 17 seconds West, 53.4 ft., thence South 01 degrees 48 minutes 52 seconds East, 100.69 ft., thence South 05 degrees 01 minutes 42 seconds West, 100.72 ft., thence South 01 degrees 48 minutes 52 seconds East, 608.05 ft., thence South 07 degrees 54 minutes 11 seconds East, 75.43 ft., thence South 01 degrees 48 minutes 52 seconds East, 10.61 ft., thence South 46 degrees 48 minutes 51 seconds East, 82.73 ft., thence North 88 degrees 11 minutes 08 seconds East, 1099.76 ft., thence North 80 degrees 18 minutes 51 seconds East 103.16 ft., thence North 70 degrees 22 minutes 21 seconds East, 38.62 ft., thence North 20 degrees 16 minutes 24 seconds East, 59.63 ft., thence North 57 degrees 57 minutes 24 seconds East, 67 ft., thence South 32 degrees 02 minutes 36 seconds East, 161.92 ft., along the west line of the CN Railroad; thence South 57 degrees 57 minutes 24 seconds West 64.17 ft., thence North 49 degrees 50 minutes 13 seconds West 33.63 ft., thence South 80 degrees 29 minutes 47 seconds West, 47.66 ft.,

thence South 71 degrees 21 minutes 57 seconds West, 53.36 ft., thence South 82 degrees 34 minutes 44 seconds West, 34.8ft., thence South 88 degrees 11 minutes 08 seconds West, 1313.66 ft., thence North 01 degrees 48 minutes 52 seconds West, 1005.65 ft., thence North 35 degrees 57 minutes 58 seconds West, 56.14 ft., thence North 70 degrees 07 minutes 04 seconds West, 47.86 ft. to the Point of Beginning.

3. Land within the Northwest $\frac{1}{4}$ of Section 2, Township 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being described as: Commencing at the Northwest corner of said Section 2, thence South 02 degrees 34 minutes 24 seconds East, 33 ft. along the West line of said Section 2 to the South right-of-way line of Eight Mile Road (width varies), being the North line of German's Montrose-Park Subdivision as shown in Liber 29, Page 83 of Plats, Wayne County Records; thence North 87 degrees 11 minutes 23 seconds East, 1611.26 ft., along said South right-of-way line of Eight Mile Road thence South 70 degrees 07 minutes 04 seconds East, 47.86 ft., thence South 35 degrees 57 minutes 58 seconds East, 56.14 ft., thence South 01 degrees 48 minutes 52 seconds East, 1005.65 ft. to the Point of Beginning; thence North 88 degrees 11 minutes 08 seconds East 204.1 ft., thence South 82 degrees 03 minutes 59 seconds West, 75.43 ft., thence South 88 degrees 11 minutes 08 seconds West, 10.61 ft., thence South 43 degrees 11 minutes 08 seconds West, 82.73 ft., thence South 01 degrees 48 minutes 52 seconds East, 683.1 ft., thence South 87 degrees 31 minutes 34 seconds West, 194.96 ft., thence South 81 degrees 26 minutes 16 seconds West, 75.43 ft., thence South 47 degrees 14 minutes 31 seconds West 90.6 ft., thence South 02 degrees 33 minutes 07 seconds East, 289.34 ft., thence South 08 degrees 38 minutes 26 seconds East, 75.43 ft., thence South 02 degrees 33 minutes 07 seconds East 158.15 ft., thence South 15 degrees 11 minutes 34 seconds West, 26.25 ft., thence South 02 degrees 33 minutes 07 seconds East, 144.21 ft., thence South 87 degrees 45 minutes 39 seconds West, 60 ft. along the North line of West State Fair Avenue (66 ft. wide); thence North 02 degrees 33 minutes 07 seconds West, 614.01 ft., thence North 08 degrees 38 minutes 26 seconds West, 75.43 ft., thence North 02 degrees 33 minutes 07 seconds West, 10.61 ft., thence North 47 degrees 30 minutes 47 seconds West, 82.67 ft., thence South 87 degrees 31 minutes 34 seconds West, 526.55 ft., thence North 02 degrees 26 minutes 39 seconds West 60 ft., thence North 87 degrees 31 minutes 34 seconds East 874.96 ft., thence North 42 degrees 52 minutes 33 seconds East, 82.23 ft., thence North 01 degrees 48 minutes 52 seconds West, 632.54 ft. to the Point of Beginning.

PROVIDED, that the entire work in constructing the new streets is to be performed in accordance with plans and specifications approved by City Engineering Division – DPW (CED) and constructed under the inspection and approval of CED; and further

POVIDED, that all taxes with respect to property of which the dedication area is a part shall be paid and proof thereof furnished to the Law Department; and

PROVIDED, that all pre-existing encroachments into the proposed right of way dedication are disclosed prior of the acceptance of this deed, and that State Fair Partners, LLC shall maintain said encroachments as part of this resolution; and be it further

PROVIDED, that the petitioner obtains Traffic Engineering Division, signature of approval on the final design and plans for the construction of the streets; and be it further

RESOLVED, that the four (4) new public street rights-of-way, dedicated (roadways) in this resolution are hereby named as follows:

1. Ralston Street, being a north-south street, various width, extending from East 8 Mile Road south where West Remington Avenue (proposed in this resolution) dead-ends, and continues south, after a jog to the west of approx. 200 ft., to West State Fair Street.
2. Ralston Court, being a north-south and east-west street, various width, extending from East 8 Mile Road south 494.27 ft. along the westerly line and pivoting east 357.58 ft. along the southerly line to Ralston Street (proposed in this resolution).
3. West Winchester Avenue, being an east-west avenue, various width, extending from Ralston Street (proposed in this resolution) westerly of the boundary of the Grand Trunk Western Railroad.
4. West Remington Avenue, being an east-west avenue, various width, extending from Woodward Avenue east to Ralston Street (proposed in this resolution).

RESOLVED, that the Department of Public Works, City Engineering Division hereby authorizes the acceptance of the utility encroachments constructed by, and to be maintained by, State Fair Partners, LLC or their assigns within the land proposed in this resolution for public right of way, said utility encroachments are further described as:

1. 15' wide Storm Sewer Easement for 60" Sewer, being located within the proposed West Remington Avenue, west of Ralston Street. Said location is a 15' wide easement extending north-south across Remington Avenue, full width, described as beginning at a point along the north line of the proposed Remington Avenue, further described as commencing from a point along the east side of Woodward Avenue, thus South 69 degrees 44 minutes 28 seconds East, 56.74 ft.; thus North 87 degrees 31 minutes 34 seconds East 892.77 ft. to the point of beginning.
2. 15' wide Storm Sewer Easement for 60" Sewer, being located within the proposed West Winchester Avenue, east of Ralston Street. Said location is a 15' wide easement extending north-south across West Winchester Avenue, full width, described as beginning at a point along the north line of the proposed West Winchester Avenue, further described as commencing from a point along the south side of West 8 Mile Road, thus South 64 degrees 59 minutes 27 seconds West, 40.90 ft.; thus South 31 degrees 35 minutes 17 seconds West 53.40 ft.; thus South 01 degrees 48 minutes 52 seconds East, 100.69 ft.; thus South 05 degrees 01 minutes 42 seconds West 100.72 ft.; thus South 01 degrees 48 minutes 52 seconds East, 608.05 ft.; thus South 07 degrees 54 minutes 11 seconds East 75.43 ft.; thus South 01 degrees 48 minutes 52 seconds East, 10.61 ft.; thus South 46 degrees 48 minutes 51 seconds East 82.73 ft.; thus North 88 degrees 11 minutes 08 seconds East, 478.30 ft. to the point of beginning.
3. 15' wide Storm Sewer Easement for 72" Sewer, being located within the proposed Ralston Street, south of Remington Avenue. Said location is a 15' wide easement extending east-west across Ralston Street, full width, described as beginning at a point along the west line of the proposed Ralston Street, further described as commencing from a point along the north side of West State Fair Avenue, thus North 02 degrees 33 minutes

07 seconds West, 614.01 ft.; thus North 08 degrees 38 minutes 26 seconds West 31.78 ft. to the point of beginning.

4. Electrical Conduit Duct Bank, being located within the proposed West Winchester Avenue, east of Ralston Street. Said location is a 15' wide easement extending north-south across West Winchester Avenue, full width, described as beginning at a point along the north line of the proposed West Winchester Avenue, further described as commencing from a point along the south side of West 8 Mile Road, thus South 64 degrees 59 minutes 27 seconds West, 40.90 ft.; thus South 31 degrees 35 minutes 17 seconds West 53.40 ft.; thus South 01 degrees 48 minutes 52 seconds East, 100.69 ft.; thus South 05 degrees 01 minutes 42 seconds West 100.72 ft.; thus South 01 degrees 48 minutes 52 seconds East, 608.05 ft.; thus South 07 degrees 54 minutes 11 seconds East 75.43 ft.; thus South 01 degrees 48 minutes 52 seconds East, 10.61 ft.; thus South 46 degrees 48 minutes 51 seconds East 4.1 ft. to the point of beginning.

PROVIDED, that if there is any cost for the removing and/or rerouting of any utility facilities, it shall be done at the expense of the petitioner and/or property owner; and be it further

PROVIDED, that access is maintained to all fire department connections, and be it further

PROVIDED, that by approval of this petition the Detroit Water and Sewerage Department (DWSD) does not waive any of its rights to its facilities located in the right-of-way, and at all times, DWSD, its agents or employees, shall have the right to enter upon the right-of-way to maintain, repair, alter, service, inspect, or install its facilities. All costs incident to the damaging, dismantling, demolishing, removal and replacement of structures or other improvements herein permitted and incurred in gaining access to DWSD's facilities for maintenance, repairing, alteration, servicing or inspection caused by the encroachment shall be borne by the petitioner. All costs associated with gaining access to DWSD's facilities, which could normally be expected had the petitioner not encroached into the right-of-way, shall be borne by DWSD; and be it further

PROVIDED, that all construction performed under this petition shall not be commenced until after (5) days written notice to DWSD. Seventy-two (72) hours' notice shall also be provided in accordance with P.A. 53 1974, as amended, utilizing the MISS DIG one call system; and be it further

PROVIDED, that construction under this petition is subject to inspection and approval by DWSD forces. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner; and be it further

PROVIDED, that if DWSD facilities located within the right-of-way shall break or be damaged as the result of any action on the part of the petitioner, then in such event the petitioner agrees to be liable for all costs incident to the repair, replacement or relocation of such broken or damaged DWSD facilities; and be it further

PROVIDED, that the petitioner shall hold DWSD harmless for any damages to the encroaching device constructed or installed under this petition which may be caused by the failure of DWSD's facilities; and be it further

PROVIDED, State Fair Partners, LLC or their assigns shall apply to the Buildings and Safety Engineering Department for a building permit prior to any construction. Also, if it becomes necessary to open cut public streets, bore, jack, occupy or barricade city rights-of-way for maintenance of encroachments such work shall be according to detail permit application drawings submitted to the City Engineering Division – DPW prior to any public right-of-way construction; and further

PROVIDED, that the necessary permits shall be obtained from the City Engineering Division – DPW and the Buildings and Safety Engineering Department. The encroachments shall be constructed and maintained under their rules and regulations; and further

PROVIDED, that all cost for the construction, maintenance, permits and use of the encroachments shall be borne by State Fair Partners, LLC or their assigns, and further

PROVIDED, that all costs incurred by privately owned utility companies and/or city departments to alter, adjust, and/or relocate their existing utility facilities located in close proximity to the encroachments shall be borne by State Fair Partners, LLC or their assigns. Should damages to utilities occur State Fair Partners, LLC or their assigns shall be liable for all incidental repair costs and waives all claims for damages to the encroaching installations; and further

PROVIDED, that no other rights in the public streets, alleys or other public place shall be considered waived by this permission which is granted expressly on the condition that said encroachments shall be removed at any time when so directed by the City Council, and the public property affected shall be restored to a condition satisfactory to the City Engineering Division – DPW; and further

PROVIDED, that State Fair Partners, LLC or their assigns shall file with the Department of Public Works – City Engineering Division an indemnity agreement in form approved by the Law Department. The agreement shall save and protect the City of Detroit from any and all claims, damages or expenses that may arise by reason of the issuance of the permits and the faithful or unfaithful performance of State Fair Partners, LLC or their assigns of the terms thereof. Further, State Fair Partners, LLC or their assigns shall agree to pay all claims, damages or expenses that may arise out of the use, repair and maintenance of the proposed encroachments; and further

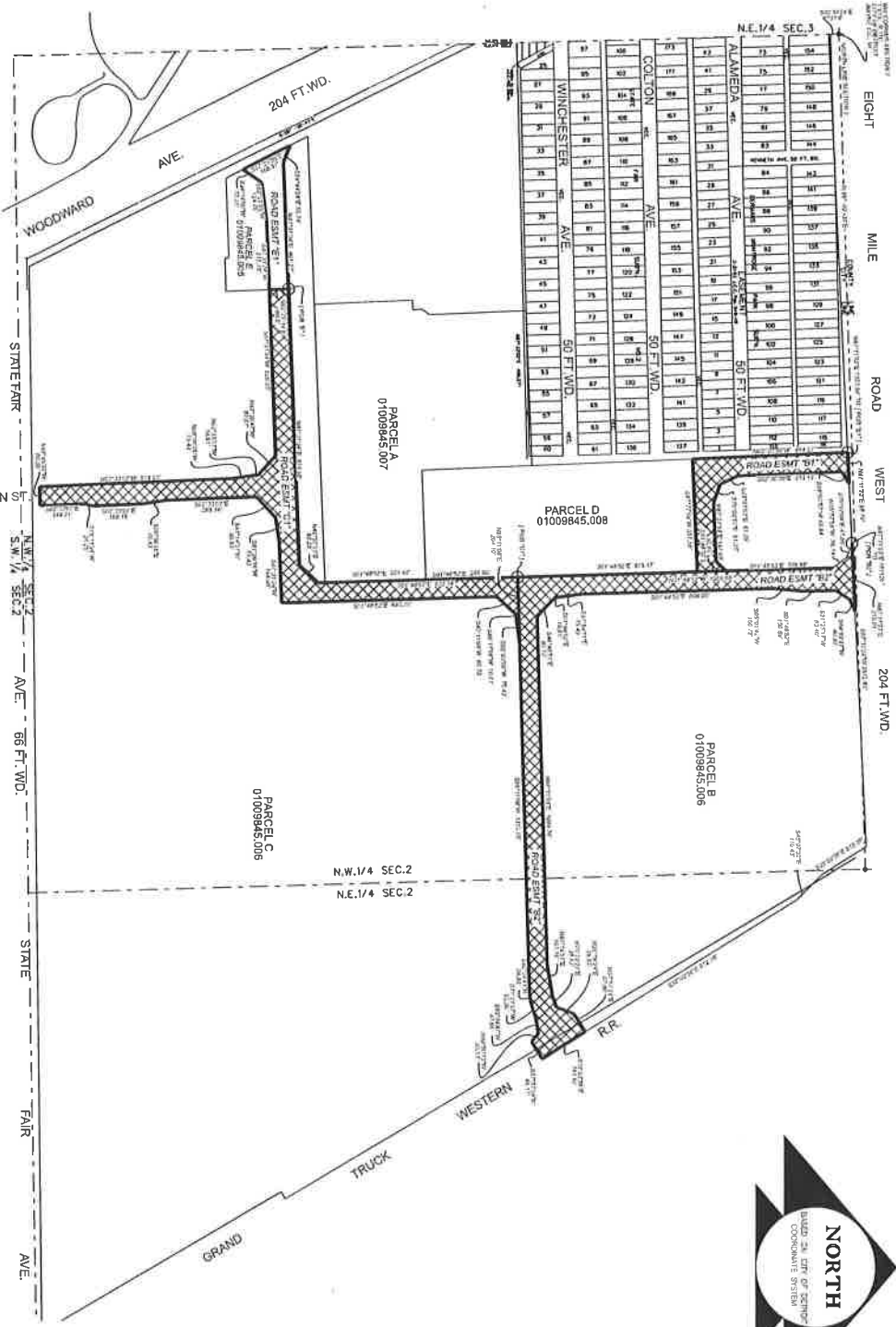
PROVIDED, that construction of the encroachments shall constitute acceptance of the terms and conditions as set forth in this resolution; and be it further

PROVIDED, this acceptance of the utility encroachments described herein and the permit authorized hereby are revocable at the will, whim or caprice of the City Council, and State Fair Partners, LLC acquires no implied or other privileges hereunder not expressly stated herein; and further

PROVIDED, that the encroachment permits shall not be assigned or transferred without the written approval of the City Council; and be it further

PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

MAP-22-1



- REQUEST STREET DEDICATION

(FOR OFFICE USE ONLY)

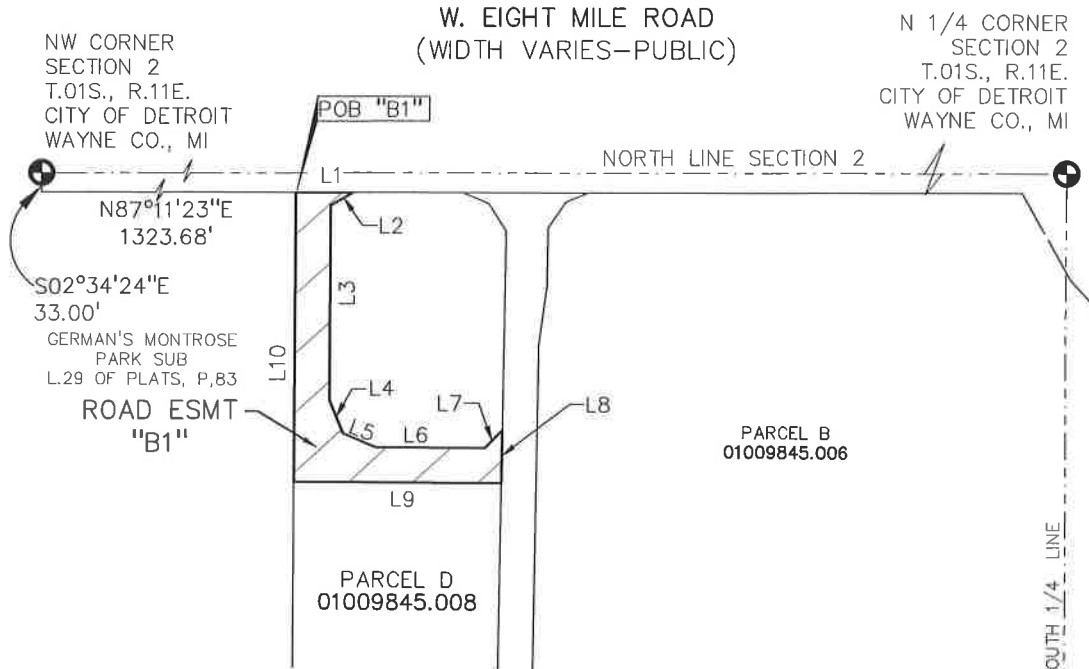
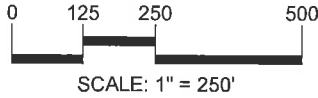
CARTO:
27 A & 37 C

REQUEST DEDICATION OF THE ROW FOR THE STATE FAIRGROUNDS DEVELOPMENT.

B	DESCRIPTION	DRAWN	CHECKD	APPD	DATE
A	REVISIONS				
DRAWN BY SA		CHECKED		DATE	
DATE 02-01-2022		APPROVED		JD	

CITY OF DETROIT	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	

ROADWAY EASEMENT



Line Table		
Line #	Direction	Length
L1	N87°11'23"E	98.18'
L2	S58°00'57"W	43.84'
L3	S02°30'30"E	333.13'
L4	S25°01'03"E	61.25'
L5	S70°02'10"E	61.25'
L6	N87°27'18"E	187.63'
L7	N42°49'12"E	43.56'
L8	S01°48'52"E	90.60'
L9	S87°27'18"W	357.58'
L10	N02°30'30"W	494.27'

LEGAL DESCRIPTION

ROAD EASEMENT "B1"

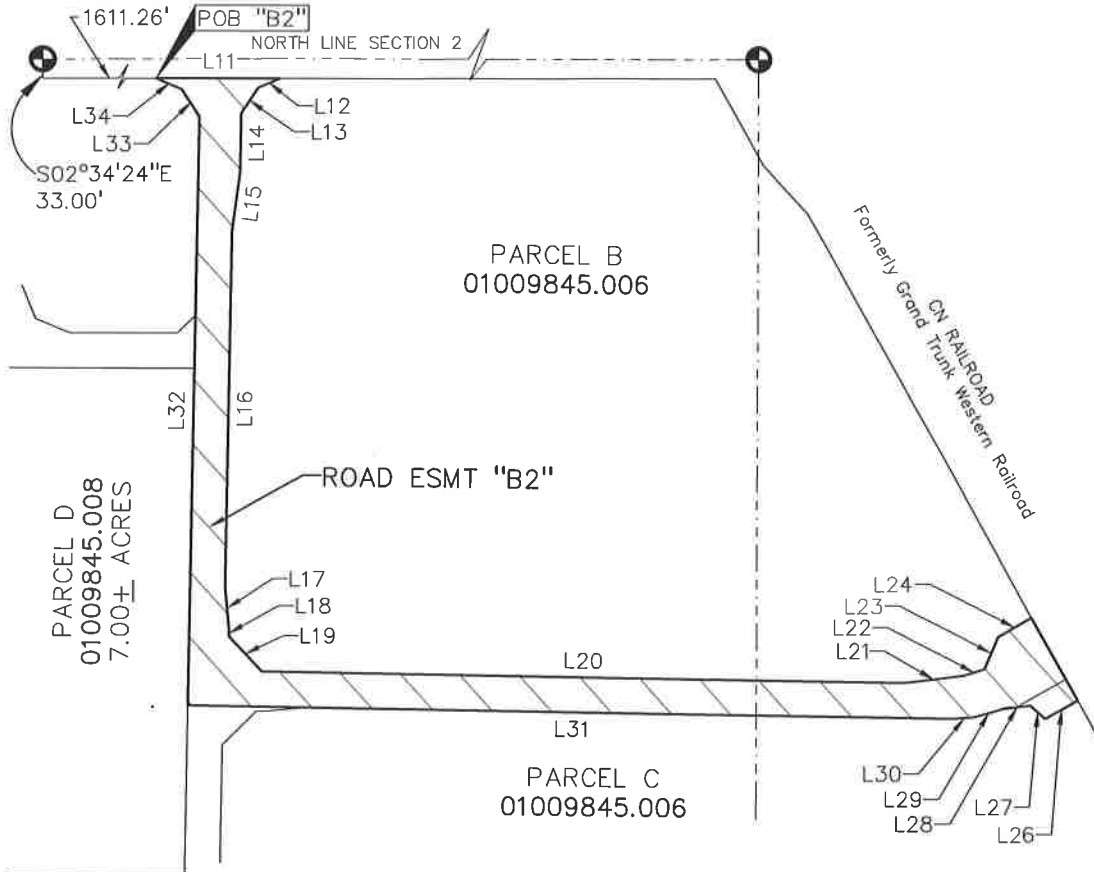
A variable width easement for ingress and egress in a part of the Northwest Quarter of Section 2, Township 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being described as:

Commencing at the Northwest corner of said Section 2, thence South 02 degrees 34 minutes 24 seconds East, 33.00 feet along the West line of said Section 2 to the South right-of-way line of Eight Mile Road (width varies), being the North line of GERMAN'S MONTROSE-PARK SUBDIVISION as shown in Liber 29 of Plats, page 83 of the Wayne County Records; thence North 87 degrees 11 minute 23 seconds East 1323.68 feet along said South right-of-way line of Eight Mile Road and the North line of said GERMAN'S MONTROSE-PARK SUBDIVISION to the POINT OF BEGINNING; thence continuing along said south right-of-way line N87°11'23"E, 98.18 feet; thence S58°00'57"W, 43.84 feet; thence S02°30'30"E, 333.13 feet; thence S25°01'03"E, 61.25 feet; thence S70°02'10"E, 61.25 feet; thence N87°27'18"E, 187.63 feet; thence N42°49'12"E, 43.56 feet; thence S01°48'52"E, 90.60 feet; thence S87°27'18"W, 357.58 feet; thence N02°30'30"W, 494.27 feet along the east line of said German's Montrose Park Sub. to the POINT OF BEGINNING

ROADWAY EASEMENT

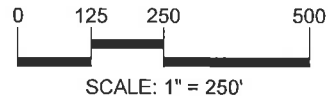
NW CORNER SECTION 2
T.01S., R.11E.
CITY OF DETROIT
WAYNE CO., MI
N87°11'23"E

N 1/4 CORNER SECTION 2
T.01S., R.11E.
CITY OF DETROIT
WAYNE CO., MI
W. EIGHT MILE ROAD
(WIDTH VARIES-PUBLIC)



Line Table		
Line #	Direction	Length
L11	N87°11'23"E	215.01'
L12	S64°59'27"W	40.90'
L13	S31°35'17"W	53.40'
L14	S01°48'52"E	100.69'
L15	S05°01'42"W	100.72'
L16	S01°48'52"E	608.05'
L17	S07°54'11"E	75.43'
L18	S01°48'52"E	10.61'
L19	S46°48'51"E	82.73'
L20	N88°11'08"E	1099.76'
L21	N80°18'51"E	103.16'
L22	N70°22'21"E	38.62'

Line Table		
Line #	Direction	Length
L23	N20°16'24"E	59.63'
L24	N57°57'24"E	67.00'
L25	S32°02'36"E	161.92'
L26	S57°57'24"W	64.17'
L27	N49°50'13"W	33.63'
L28	S80°29'47"W	47.66'
L29	S71°21'57"W	53.36'
L30	S82°34'44"W	34.80'
L31	S88°11'08"W	1313.66'
L32	N01°48'52"W	1005.65'
L33	N35°57'58"W	56.14'
L34	N70°07'04"W	47.86'



HILLWOOD ENTERPRISES, L.P.
9550 W. HIGGINS RD., SUITE 425
ROSEMONT, IL 60018

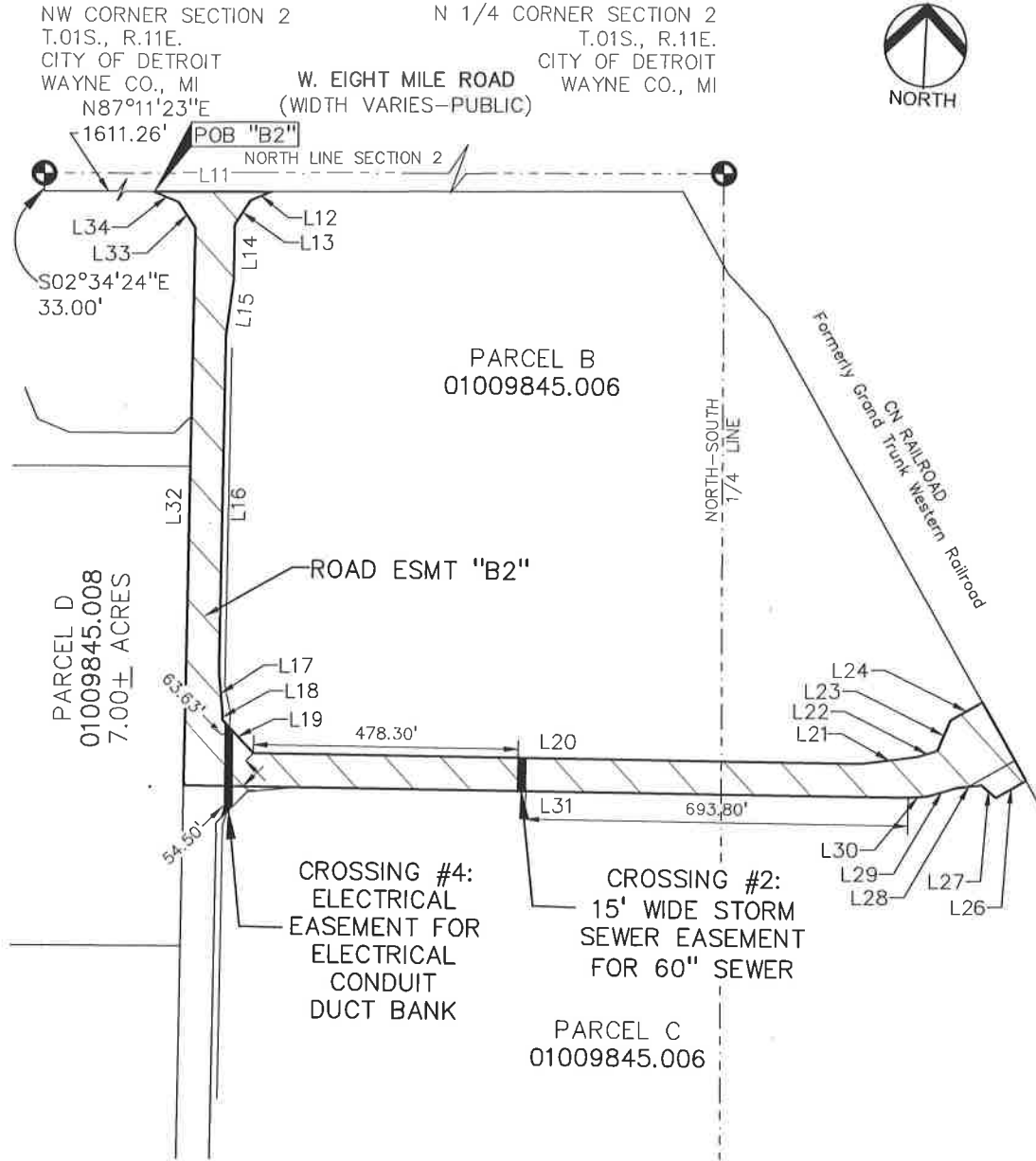
SHEET 3 OF 9
JUNE 7, 2022
2020-0149

PEA
GROUP

t: 844.813.2949
www.peagroup.com

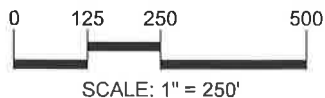
THIS DOCUMENT IS THE PROPERTY OF HILLWOOD ENTERPRISES, L.P. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HILLWOOD ENTERPRISES, L.P.

UTILITY CROSSING EXHIBIT



UTILITY CROSSING NO.	ROAD F.G. ELEV. (FT.)		T/PIPE (FT.)		PIPE INV. (FT.)		B/PIPE (FT.)		PIPE SIZE
	START	END	START	END	START	END	START	END	
#2	641.49	641.39	635.09	635.03	629.59	629.53	629.09	629.03	60"
#4	636.82	638.00	635.35	635.35	N/A	N/A	632.35	632.35	3'H x 4'W DUCT BANK

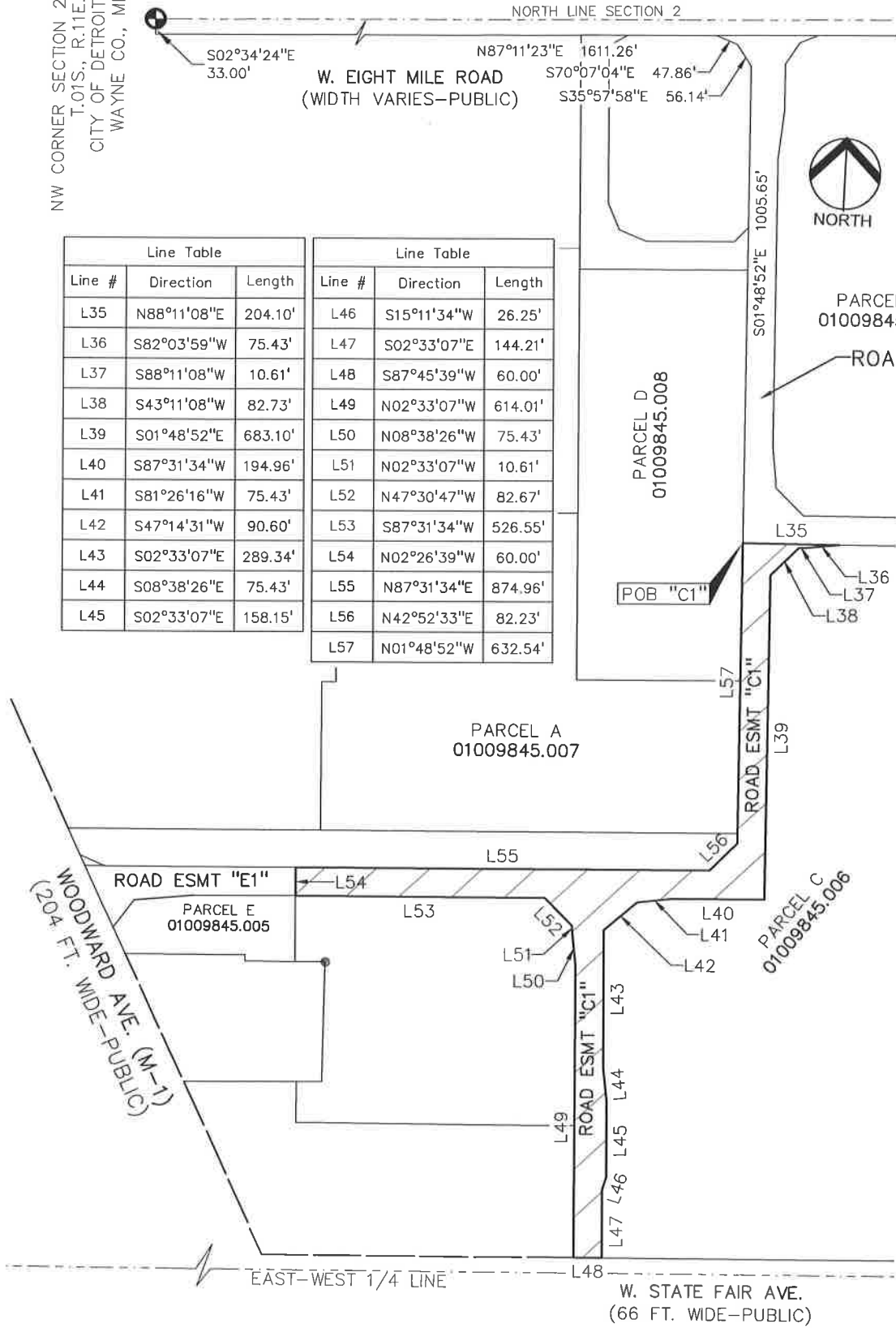
NOTE: CROSSINGS #2 AND #4 START ON THE NORTH SIDE OF THE ROAD EASEMENT AND END ON THE SOUTH SIDE.



ROADWAY EASEMENT

NW CORNER SECTION 2
T.01S., R.11E.
CITY OF DETROIT
WAYNE CO., MI

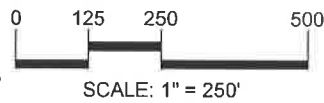
NORTH LINE SECTION 2



Line Table		
Line #	Direction	Length
L35	N88°11'08"E	204.10'
L36	S82°03'59"W	75.43'
L37	S88°11'08"W	10.61'
L38	S43°11'08"W	82.73'
L39	S01°48'52"E	683.10'
L40	S87°31'34"W	194.96'
L41	S81°26'16"W	75.43'
L42	S47°14'31"W	90.60'
L43	S02°33'07"E	289.34'
L44	S08°38'26"E	75.43'
L45	S02°33'07"E	158.15'

Line Table		
Line #	Direction	Length
L46	S15°11'34"W	26.25'
L47	S02°33'07"E	144.21'
L48	S87°45'39"W	60.00'
L49	N02°33'07"W	614.01'
L50	N08°38'26"W	75.43'
L51	N02°33'07"W	10.61'
L52	N47°30'47"W	82.67'
L53	S87°31'34"W	526.55'
L54	N02°26'39"W	60.00'
L55	N87°31'34"E	874.96'
L56	N42°52'33"E	82.23'
L57	N01°48'52"W	632.54'

HILLWOOD ENTERPRISES, L.P.
9550 W. HIGGINS RD., SUITE 425
ROSEMONT, IL 60018

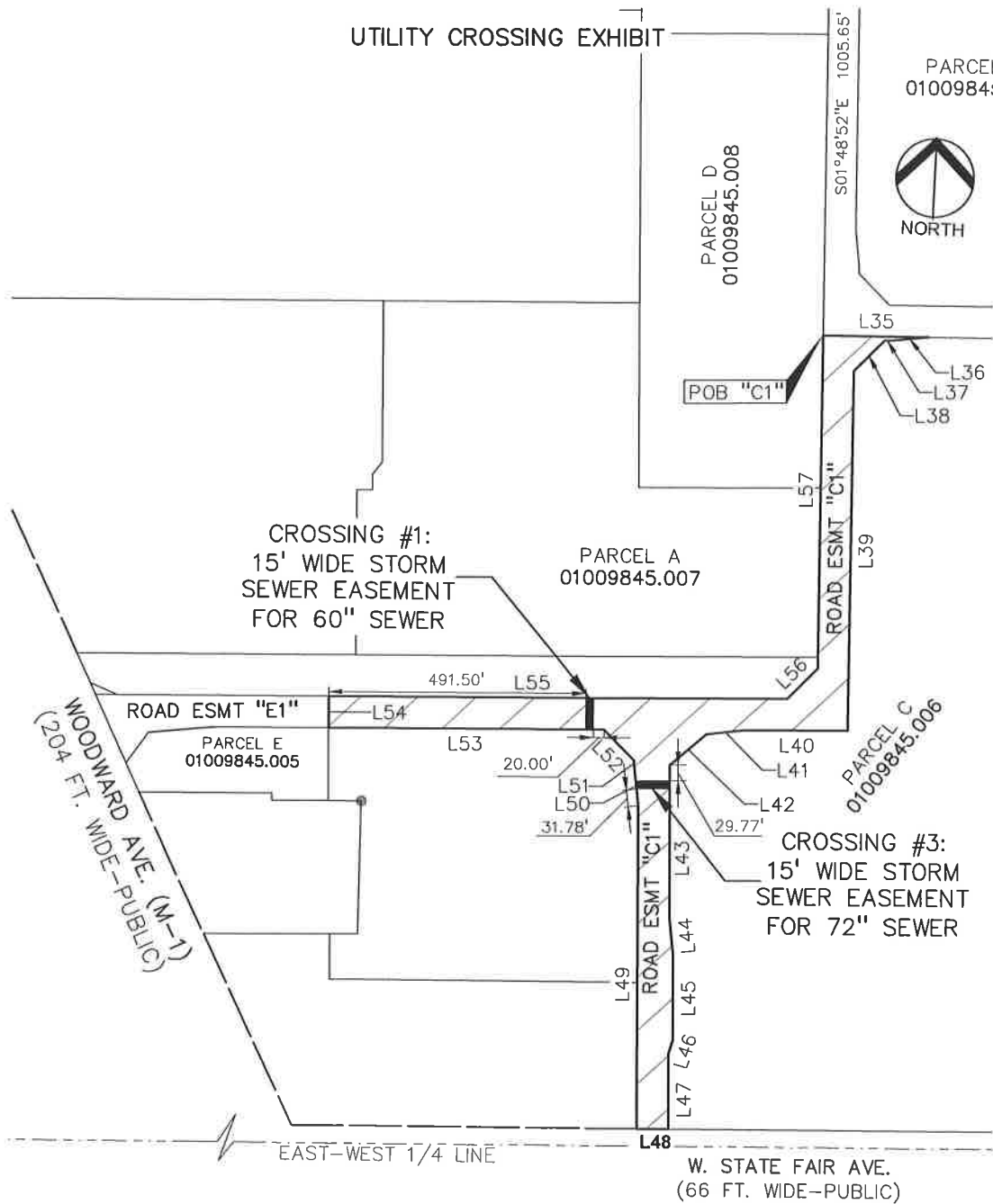


SHEET 4 OF 9
JUNE 7, 2022
2020-0149

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GROUP

t: 844.813.2949
www.peagroup.com

UTILITY CROSSING EXHIBIT



UTILITY CROSSING NO.	ROAD F.G. ELEV. (FT.)		T/PIPE (FT.)		PIPE INV. (FT.)		B/PIPE (FT.)		PIPE SIZE
	START	END	START	END	START	END	START	END	
#1	638.53	638.53	632.60	632.56	627.10	627.06	626.60	626.56	60"
#3	638.40	638.00	633.59	633.47	627.00	626.88	626.42	626.30	72"

NOTE: CROSSING #1 STARTS ON THE NORTH SIDE OF THE ROAD EASEMENT AND ENDS ON THE SOUTH SIDE. CROSSING #3 STARTS ON THE EAST SIDE OF THE ROAD EASEMENT AND ENDS ON THE WEST SIDE.