

PROJECT LOCATION:

- A. Address: 1094 Poplar Avenue, Memphis, Tennessee 38105
- B. Tax Parcel Numbers: _____ Source: Shelby Co. Assessor www.assessor.shelby.tn.us
- C. Name of current owner if different from Applicant: _____
- D. Zoning designation: _____
- E. Is parcel in a flood zone? Yes _____ No x _____
- F. Please indicate any utility needs, i.e., electrical, water, and sewer, not already available at the project site.
None
- G. Does the project produce emissions which would subject it to the jurisdiction of the Tennessee Department of the Environmental? If yes, please specify:
No
- H. Does the project produce sewage industrial effluent, or discharge of any unusual character requiring specialized treatment? If yes, please specify:
No

Project Description:

Briefly describe the applicant's principal business activities to be conducted at the Project Site:
Borrower provides on a nonprofit basis counseling and educational services and treatment programs to individuals in the greater Memphis, Tennessee, area who experience co-occurring mental illness and substance use disorders

PROJECT - REAL PROPERTY INVESTMENT:

Real Property

1. Own Lease
2. Construct New Acquire Existing Renovate Existing
The overall square footage of buildings being improved is approximately 36,000-37,000 square feet
3. Sq. ft. built, purchased, or leased square feet
4. If leasing existing building, Shelby County Assessor's appraised value of that space (% of building leased x total appraised value of building) \$ _____

Personal Property

1. New Transfer from Outside of TN

Disclosures

List all persons or entities that own or will own a 5% or greater interest in the Applicant or the Project:

none

Does the EDGE Board Counsel, Bond Counsel, or any member of the EDGE Board have a direct or indirect ownership in the Applicant or the Project? (If yes, please attach description)? No

Is any materially significant litigation or administrative action pending or threatened against the Applicant, underwriter, or any person serving as an officer or director of the Applicant or any person or entity owning a 5% or greater interest in the Applicant or the Project? (If yes, please attach description). No

Has the Applicant, underwriter, or any person serving as an officer or director of the Applicant or any person or entity owning a 5% or greater interest in the Applicant or the proposed project ever been (a) charged or convicted of any civil or criminal offense regarding or growing out of the issuance, sale, or solicitation for sale of any type of security; (b) the subject of a NASD complaint; or (c) charged or convicted of a felony or misdemeanor involving moral turpitude? (If yes, please attach description). No

Has Applicant, or any affiliate of Applicant, ever defaulted on any project financed by tax-exempt bonds? (If yes, please attach description). No

Attach or otherwise make available for review by EDGE Staff audited statements for the last three (3) years for the Applicant.

The Applicant represents and warrants that it will use its best good faith efforts to (a) to expend 25% of its construction or rehabilitation budget for contractors, subcontractors, labor and material suppliers with Minority and Women Owned Businesses recognized by the City of Memphis and Locally-Owned Small Businesses recognized by the County of Shelby, Tennessee; and (b) upon completion of the Project, to expend 25% of its annual budget for goods and services with locally-owned minority/women/small businesses.


In addition, the Applicant will use its best good faith efforts to (a) source construction materials and supplies from Shelby County to the maximum extent possible, and (b) source on-going supplies and materials from Shelby County to the maximum extent possible.

This Application is made in order to induce EDGE to grant financial incentives to Applicant. Applicant represents and warrants that the statements contained herein or attached hereto are true and correct to the best of their knowledge and include all information materially significant to EDGE in its consideration of this Application.

Applicant has read and agrees to comply with all requirements of the EDGE Bond Program Policies and Procedures. Applicant specifically agrees to pay all reasonable costs, fees, and expenses incurred by EDGE in connection with this Application, whether or not the financial incentives are granted or the Project is consummated.

Applicant:

SERENITY RECOVERY CENTERS, INC.

By: 

Title: Executive Director

TRACT 1:

PART OF LOT 1 OF THE WILLIAM HARVEY SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF WALDRAN BOULEVARD AND POPLAR AVENUE; THENCE NORTH WITH THE WEST LINE OF WALDRAN BOULEVARD 197 FEET, MORE OR LESS, TO THE SOUTH LINE OF LOT FORMERLY OWNED BY J. J. MCCOMB; THEN THENCE WEST WITH SAID SOUTH LINE 100 FEET TO THE EAST LINE OF LOT OWNED BY W. T. AVERY; THENCE SOUTHWARDLY WITH SAID EAST LINE 197 FEET, MORE OR LESS, TO THE NORTH LINE OF POPLAR AVENUE; THENCE EAST WITH SAID NORTH LINE 100 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF MEMPHIS BY WARRANTY DEED OF RECORD IN BOOK 4862, PAGE 299, AND LESS AND EXCEPT THAT PART CONVEYED TO THE STATE OF TENNESSEE FOR HIGHWAY PURPOSED BY WARRANTY DEED OF RECORD IN BOOK 5851, PAGE 30, ALL OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

TRACT 2:

A 1.14 ACRE TRACT LYING ON THE NORTH SIDE OF POPLAR AVENUE AND ON THE WEST SIDE OF NORTH WALDRAN BOULEVARD IN THE CITY OF MEMPHIS, TN. BEING THE CHARLES E. LONG, JR. PROPERTY, AS RECORDED IN INSTRUMENT NO. JX-2307 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CHISEL MARK ON THE NORTH SIDE OF A CONCRETE SIDEWALK BEING IN THE NORTH R.O.W. LINE OF POPLAR AVENUE (80' TOTAL R.O.W.) BEING 100.00 FEET WEST OF THE WEST R.O.W. LINE OF NORTH WALDRAN BOULEVARD AND BEING THE SOUTHWEST CORNER OF SERENITY HOUSE OF MEMPHIS, TENN. INST. M6-8307, ALSO BEING THE SOUTHEAST CORNER OF CHARLES E. LONG, JR., INST. #JX-2307 (PARCEL 3); THENCE SOUTH 87 DEGREES 14 MINUTES 36 SECONDS WEST, ALONG THE NORTH R.O.W. LINE OF POPLAR AVENUE, A DISTANCE OF 140.33 FEET TO THE SOUTHWEST CORNER OF POPLAR SQUARE APARTMENTS, INST. #JT-1871, ALSO BEING THE SOUTHWEST CORNER OF LONG, (PARCEL 1); THENCE NORTH 02 DEGREES 32 MINUTES 03 SECONDS WEST, ALONG THE EASTERN FACE OF A 0.7 FOOT WIDE CONCRETE WALL, A DISTANCE OF 148.56 FEET TO A FOUND 1 INCH IRON PIN BEING AN ANGLE POINT IN THE EAST LINE OF POPLAR SQUARE APARTMENTS; THENCE NORTH 07 DEGREES 09 MINUTES 21 SECONDS EAST, A DISTANCE OF 5.95 FEET TO AN INTERIOR CORNER OF LONG, (PARCEL 1); THENCE NORTH 02 DEGREES 32 MINUTES 03 SECONDS WEST, ALONG THE EASTERN FACE OF A 0.7 FOOT WIDE CONCRETE WALL AND THE EASTERN FACE OF A 0.6 FOOT WIDE BRICK WALL, BEING THE WEST LINE OF LONG, A DISTANCE OF 192.00 FEET TO THE NORTHEAST CORNER OF SAID 0.6 FOOT WIDE BRICK WALL BEING IN THE SOUTH LINE OF ROBERTS LIVING TRUST, INST. GM-7453, AND BEING AN EXTERIOR CORNER OF POPLAR SQUARE APARTMENTS, ALSO BEING THE NORTHWEST CORNER OF LONG, (PARCEL 2); THENCE NORTH 87 DEGREES 09 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF LONG, A DISTANCE OF 234.26 FEET TO A FOUND 1/2 INCH IRON PIPE IN THE WEST R.O.W. LINE OF NORTH WALDRAN BOULEVARD (80' TOTAL R.O.W.), BEING THE SOUTHWEST CORNER OF ROBERTS, ALSO BEING THE NORTHEAST CORNER OF LONG, (PARCEL 2); THENCE SOUTH 02 DEGREES 33 MINUTES 15 SECONDS EAST, ALONG SAID R.O.W. LINE, A DISTANCE OF 147.23 FEET TO A FOUND 1/2 INCH IRON PIPE BEING THE NORTHEAST CORNER OF SERENITY HOUSE OF MEMPHIS, TN., ALSO BEING THE SOUTHWEST CORNER OF LONG, (PARCEL 2); THENCE SOUTH 07 DEGREES 09 MINUTES 21 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SERENITY HOUSE OF MEMPHIS, TN. ALSO BEING THE NORTHEAST CORNER OF LONG, (PARCEL 3); THENCE SOUTH 02 DEGREES 33 MINUTES 15 SECONDS EAST, A DISTANCE OF 193.51 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PART CONVEYED TO THE CITY OF MEMPHIS BY WARRANTY DEED OF RECORD IN BOOK 4819 AT PAGE 238.

TRACT 3:

PART OF LOT 1 AND 4, MHOON AND WILKERSON SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN BOOK 128, PAGE 492, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE PRESENT NORTH LINE OF POPLAR AVENUE 140 FEET WEST OF THE WEST LINE OF NORTH BELLEVUE BOULEVARD; THENCE WESTWARDLY WITH SAID NORTH LINE OF POPLAR AVENUE 123 FEET; THENCE NORTHWARDLY PARALLEL TO NORTH BELLEVUE BOULEVARD 199 FEET; THENCE EASTWARDLY PARALLEL TO POPLAR AVENUE 123 FEET; THENCE SOUTHWARDLY 199 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PART CONVEYED TO THE CITY OF MEMPHIS BY WARRANTY DEED OF RECORD IN BOOK 4879, PAGE 117, AND LESS AND EXCEPT THAT PART CONVEYED TO THE STATE OF TENNESSEE BY WARRANTY DEED OF RECORD IN BOOK 5878, PAGE 196, ALL IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

TRACT 4:

PART OF LOTS 1 AND 2, WILLIAM HARVEY SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CHISEL MARK CUT IN THE CONCRETE SIDEWALK TO THE WEST LINE OF NORTH WALDRAN BOULEVARD 190 FEET SOUTHWARDLY FROM THE SOUTH LINE OF MERRIWETHER AVENUE; THENCE SOUTHWARDLY WITH SAID WEST LINE OF NORTH WALDRAN BOULEVARD 147.5 FEET TO A POINT; THENCE WESTWARDLY PARALLEL WITH MERRIWETHER AVENUE 271.25 FEET TO A POINT; THENCE NORTHWARDLY

PARALLEL WITH NORTH WALDRAN BOULEVARD 147.5 FEET TO AN IRON STAKE; THENCE EASTWARDLY 271.25 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PART TAKEN OR CONVEYED BY DECREE OF RECORD UNDER REGISTER'S NO. E6 0297 AND BY QUITCLAIM DEED OF RECORD UNDER REGISTER'S NO. E6 9291. IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.