



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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October 23, 2025

To: Honorable City Council
From: Alexa Bush, Director
Planning and Development Department
Re: Request to Property Transfers of City-owned Land at Former Uniroyal Site to City of Detroit Brownfield Redevelopment Authority

The City of Detroit Planning and Development Department (“**PDD**”) has received an offer from the City of Detroit Brownfield Redevelopment Authority (“**DBRA**”) requesting the conveyance by the City of Detroit (the “**City**”) of the City-owned land located at 6000 East Jefferson, also known as the former Uniroyal site.

The DBRA has been engaged in redevelopment plans for the 42 acre property located at 6000 E. Jefferson commonly referred as the Uniroyal Site (the “**Site**”) for 20 years. The DBRA is the owner of the former rail parcel that is located in the western portion of the Site (the “**DBRA Property**”) and the City of Detroit (“**City**”) is the owner of the balance of the Site, as more particularly described in **Exhibit A** (the “**City Property**”). The Site has been vacant and underutilized since City acquired the City Property from Michigan Consolidated Gas Company and Uniroyal, Inc., in 1977 and 1980, respectively. In September, 2005, the City of Detroit City Council (the “**City Council**”) approved the transfer of the City Property to the DBRA in connection with the redevelopment of the Site as contemplated therein (the “**2005 LTA**”) and in 2014 the remediation of most of the western portion of the Site was completed by the principal responsible party; however, in 2024 the development plan originally contemplated by the 2005 LTA was ultimately terminated.

In June 2025, the WNBA announced that Detroit was selected as one of three locations for the establishment of a new WNBA franchise (the “**WNBA Team**”), with an ownership group led by the current owners of the Detroit Pistons franchise. In addition to the establishment of the WNBA Team, the ownership group intends to spearhead the establishment of a non-profit youth development academy focusing on providing Detroit youth access to best in class youth athletics facilities and training, including indoor and outdoor multi-sports facilities and fields (“**YDA**”). DBRA has proposed new development plans for the Site, consisting of the development of the WNBA Team’s headquarters and practice facility (the “**W Facility**” and individually and collectively with the YDA, the “**Project**”), as well as the YDA. The development of the W Facility will be undertaken by W-Detroit Property LLC, or its affiliate (“**W**”) and the YDA will be developed by a yet-to-be established non-profit entity (“**YD**” and together with W, the “**Acquisition Entities**”).

In order to facilitate the Project, the DBRA has requested conveyance of the City Property to the DBRA, upon the following terms, as further described in the form of Amended and Restated Land Transfer Agreement attached hereto as **Exhibit D** (the “**LTA**”):

- DBRA will hold fee simple to the Site and will enter into ground leases with the Acquisition Entities having a maximum term of 85 years from Project completion, for the purpose of facilitating the development of the Project, including the Proposed Development Uses described in the LTA.
- All costs of environmental remediation and public infrastructure on the Site required for the Project will be borne by the Acquisition Entities.
- The consideration for the City Property will be \$1.00, based on that certain appraisal of the Site dated on or about October 20, 2025 conducted by BBG, Inc., which appraisal takes into account the estimated costs of environmental remediation and public infrastructure to be undertaken at the Acquisition Entities' expense and concludes that the appraised value of the Site, valued as if it were fully remediated, is significantly lower than such estimated costs.
- In the event that rent is received by DBRA, the City will receive its proportionate share of the net rent proceeds.
- Upon the termination of the ground leases, unless the City approves alternative development plans for the Site, the City could request the reconveyance of the Site (including the DBRA Property) to the City.

Based on the foregoing, we respectfully request that this honorable body process the attached Resolution in furtherance of the transactions described in this letter.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Alexa Bush', with a long horizontal line extending to the right.

Alexa Bush, Director,
Planning & Development Department

By Council Member _____

WHEREAS, the City owns a portion of the approximately 42 acre property located in the City of Detroit's east riverfront district known as the former Uniroyal Site (the “**Site**”), which City-owned portion is described on **Exhibit A** attached hereto and made a part hereof (the “**City Property**”); and

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (“**DBRA**”) owns the remaining balance of the Site described on **Exhibit B** attached hereto and made a part hereof (the “**DBRA Property**”); and

WHEREAS, by resolution of the City of Detroit City Council (the “**City Council**”) dated September 14, 2005, the City agreed to transfer the City Property to the DBRA in connection with the redevelopment of the Site as contemplated therein (the “**2005 LTA**”) and the development plan contemplated by the 2005 LTA has heretofore been terminated; and

WHEREAS, in June 2025, the WNBA announced that Detroit was selected as one of three locations for the establishment of a new WNBA franchise (the “**WNBA Team**”), with an ownership group led by the current owners of the Detroit Pistons franchise and in addition to the establishment of the WNBA Team, the ownership group intends to spearhead the establishment of a non-profit youth development academy focusing on providing Detroit youth access to best in class youth athletics facilities and training, including indoor and outdoor multi-sports facilities and fields (“**YDA**”); and

WHEREAS, the DBRA has proposed new development plans for the Site, consisting of the development of the WNBA Team’s headquarters and practice facility (the “**W Facility**” and individually and collectively with the YDA, the “**Project**”), as well as the YDA, with the development of the W Facility to be undertaken by W-Detroit Property LLC, or its affiliate (“**W**”) and the YDA to be developed by a yet-to-be established non-profit entity (“**YD**” and together with W, the “**Acquisition Entities**”); and

WHEREAS, the City of Detroit Planning and Development Department (“**PDD**”) has received a request from the DBRA to amend and restate the 2005 LTA in the form of Land Transfer Agreement attached hereto as **Exhibit C** (the “**LTA**”), pursuant to which (i) the City would transfer the City Property to DBRA for \$1.00, based on a current appraisal that takes into account the estimated costs of environmental remediation and public infrastructure to be undertaken at the Acquisition Entities’ expense and concludes that the appraised value of the Site, valued as if it were fully remediated, is significantly lower than such estimated costs; (ii) DBRA will hold fee simple to the Site and will enter into ground leases with the Acquisition Entities having a maximum term of 85 years from Project completion for the purpose of developing the Project, including the Proposed Development Uses described in the LTA; and (iii) upon the termination of the ground leases, unless the City approves alternative development

plans for the Site, the City could request the reconveyance of the Site (including the DBRA Property) to the City.

NOW, THEREFORE, BE IT RESOLVED, that the City Property may be transferred and conveyed to the DBRA upon the terms of the LTA, including the payment of monetary consideration therein described; and be it further

RESOLVED, that Detroit City Council hereby approves the LTA in substantially the form attached hereto as **Exhibit C**; and be it further

RESOLVED, that the PDD Director, or his authorized designee, is authorized to execute the LTA and issue quit claim deeds for the sale of the City Property, as well as execute such other documents as may be necessary or convenient to effect the transfer of the City Property to the DBRA consistent with this resolution; and be it further

RESOLVED, that the PDD Director, or his authorized designee is authorized to execute any required instruments to make and incorporate technical amendments to the Land Transfer Agreement or the quit claim deeds (including but not limited to corrections to or confirmations of legal descriptions, or timing of closing and/or tender of possession of particular parcels) including in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the City Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the LTA and quit claim deeds will be considered confirmed when executed by the PDD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

EXHIBIT A
LEGAL DESCRIPTION OF CITY PROPERTY

Land situated in the City of Detroit in the County of Wayne in the State of Michigan

PARCEL I:

ALL THAT PART OF LOTS 1 AND 2 OF THE SUBDIVISION OF THE BEAUFIT FARM, PRIVATE CLAIM 19, LYING SOUTHERLY OF A LINE DRAWN ACROSS SAID LOTS 1 AND 2, PARALLEL WITH JEFFERSON AVENUE AND DISTANT 500 FEET SOUTHERLY FROM JEFFERSON AVENUE.

PARCEL II:

LOT 7 AND THE WESTERLY 1/2 OF LOT 6 OF THE SUBDIVISION OF THE A.T. REYNOLDS PURCHASE OF THE L. CHAPOTON FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 44 OF DEEDS, PAGE 225, WAYNE COUNTY RECORDS.

PARCEL III:

ALL THOSE PARTS OF LOTS 1 AND 2 OF THE BEAUFIT FARM, PRIVATE CLAIM 19, ACCORDING TO THE PLAT RECORDED IN LIBER 30, PAGE 3 OF DEEDS WHICH LIE NORTHERLY OF THE STRAIGHT LINE DRAWN ACROSS SAID LOTS PARALLEL TO JEFFERSON AVENUE, AND DISTANT 500 FEET SOUTHERLY THEREFROM.

PARCEL IV:

(A)ALL THAT PART OF THE WESTERLY 1/2 OF THE EASTERLY 1/2 OF LOT 3 OF THE BEAUFIT FARM, PRIVATE CLAIM 19, LYING SOUTH OF JEFFERSON AVENUE, AND NORTH OF THE RIGHT-OF-WAY OF THE DETROIT TRANSIT RAILWAY COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR THE COUNTY OF WAYNE IN LIBER 30 OF DEEDS AT PAGE 3, WAYNE COUNTY RECORDS.

(B)ALL THAT PART LYING NORTH OF DETROIT MANUFACTURERS RAILROAD RIGHT OF WAY OF THE EAST 1/2 OF THE EAST 1/2 OF LOT 3 OF THE SUBDIVISION OF PRIVATE CLAIM 19 BEAUFIT FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 30 AT PAGE 3 OF DEEDS, WAYNE COUNTY RECORDS.

PARCEL V:

PART OF THE WESTERLY 1/2 OF LOT 3 AND ADJACENT TO THE EASTERLY LINE OF THE SAID WESTERLY 1/2 OF LOT 3 OF PLAT OF PART OF BEAUFIT FARM, AS SHOWN IN LIBER 30, PAGE 3 OF PLATS, WAYNE COUNTY REGISTER OF DEEDS OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF BELLEVUE AVENUE (PRODUCED) WITH THE SOUTHERLY LINE OF JEFFERSON AVENUE, THENCE SOUTH 60

DEGREES WEST 196.68 FEET ALONG SAID SOUTHERLY LINE OF JEFFERSON AVENUE TO A POINT; THENCE SOUTH 26 DEGREES EAST 100 FEET TO A POINT WHICH IS THE POINT OF BEGINNING, THENCE SOUTH 26 DEGREES EAST 48 FEET TO A POINT; THENCE NORTH 51 DEGREES 32 MINUTES 30 SECONDS WEST 26.6 FEET TO A POINT; THENCE NORTH 0 DEGREES 27 MINUTES 30 SECONDS WEST 26.6 FEET TO THE PLACE OF BEGINNING.

PARCEL VI:

ALL THAT PART OF LOTS 4 AND 5 OF THE ORIGINAL SUBDIVISION OF THE MELDRUM FARM SO-CALLED, WHICH LIES SOUTH OF WIGHT STREET, EXCEPTING ONLY SO MUCH OF SAID LOT 4 AS IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH LINE OF WIGHT STREET ON THE WESTERLY LINE OF LOT 5, THENCE SOUTH PARALLEL WITH THE WESTERN LINE OF LOT 5 200 FEET; THENCE WEST PARALLEL WITH WIGHT STREET TO A POINT 75 FEET EAST OF THE WESTERLY LINE OF LOT 4; THENCE SOUTH PARALLEL WITH SAID WESTERLY LINE TO THE CHANNEL BANK OF THE DETROIT RIVER; THENCE DOWN STREAM ALONG SAID CHANNEL BANK TO SAID WESTERLY LINE OF LOT 4; THENCE NORTH ALONG SAID WESTERLY LINE OF LOT 4 TO THE SOUTH LINE OF WIGHT STREET THENCE EASTERLY ALONG THE SOUTH SIDE OF WIGHT STREET TO THE PLACE OF BEGINNING.

ALSO, TRACT NO. 2: STARTING AT A POINT ON THE SOUTH LINE OF WIGHT STREET ON THE WESTERLY LINE OF SAID LOT 5 RUNNING SOUTH PARALLEL TO THE WESTERLY LINE OF LOT 5 200 FEET; THENCE IN A WESTERLY DIRECTION 10 FEET PARALLEL TO THE SOUTH LINE OF WIGHT STREET; THENCE NORTH TO THE SOUTH LINE OF WIGHT STREET PARALLELING THE WESTERLY LINE OF LOT 5; THENCE IN AN EASTERLY DIRECTION ON THE SOUTH LINE OF WIGHT STREET TO THE PLACE OF BEGINNING.

PARCEL VII:

ALL THOSE 2 CERTAIN PIECES OR PARCELS OF LAND LYING IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AND IDENTIFIED AS FOLLOWS:

FIRST: LOT 6 OF THE ORIGINAL SUBDIVISION OF THE MELDRUM FARM ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAYNE COUNTY IN LIBER 41 OF DEEDS, PAGE 87, EXCEPT THAT PORTION THEREOF WHICH LIES BETWEEN THE SOUTHERLY LINE OF JEFFERSON AVENUE AND THE NORTHERLY LINE OF WIGHT STREET EXTENDED ACROSS SAID LOT; AND EXCEPTING THAT PORTION THEREOF BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 6 WITH THE NORTHERLY LINE OF WIGHT STREET EXTENDED, THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO A POINT 304.75 FEET SOUTHERLY OF THE INTERSECTION OF

SAID LINE WITH THE SOUTHERLY LINE OF WIGHT STREET EXTENDED, THENCE WESTERLY AT RIGHT ANGLES WITH SAID EASTERLY LINE OF SAID LOT 129.38 FEET TO THE WESTERLY LINE THEREOF, THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 6 345.67 FEET TO THE NORTHERLY LINE OF WIGHT STREET EXTENDED, THENCE EASTERLY ALONG SAID NORTHERLY LINE OF WIGHT STREET EXTENDED 129.69 FEET TO THE PLACE OF BEGINNING. INCLUDING A RIGHT OF WAY OVER A STRIP OF LAND 204.66 FEET IN LENGTH SOUTHERLY FROM THE SOUTHERLY LINE OF WIGHT STREET EXTENDED ALONG THE EASTERLY LINE OF SAID LOT 6 AND 2 FEET IN WIDTH TO BE USED IN CONNECTION WITH A RIGHT OF WAY OVER THE WESTERLY 27 FEET OF LOT 3 OF THE BEAUFIT FARM IN SAID CITY OF DETROIT, AND ALSO A RIGHT OF WAY TO PASS WITH MEN AND VEHICLES WITHIN THE SIDE LINES OF WIGHT STREET EXTENDED FROM THE POINT WHERE THE SOUTHERLY LINE OF WIGHT STREET EXTENDED MEETS THE STRIP OF LAND ABOVE DESCRIBED TO THE WESTERLY LINE OF THE LAND CONVEYED BY MICHIGAN AMMONIA WORKS TO GUARANTY TRUST COMPANY OF NEW YORK BY DEED DATED NOVEMBER 15, 1902 AND RECORDED IN LIBER 586 ON PAGE 106, WAYNE COUNTY RECORDS BEING THE RIGHTS OF WAY WERE SAVED AND RESERVED TO THE MICHIGAN AMMONIA WORKS, ITS SUCCESSORS AND ASSIGNS, IN THE AFORESAID CONVEYANCE TO THE GUARANTY TRUST COMPANY OF NEW YORK.

SECOND: ALL THAT PART OF THE WESTERLY 1/2 OF LOT 3 OF THE BEAUFIT FARM SO-CALLED LYING SOUTHERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID LOT, AT A POINT IN SAID WESTERLY LINE 304.75 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF WIGHT STREET EXTENDED AND RUNNING THENCE EASTERLY AT RIGHT ANGLES WITH SAID WESTERLY LINE OF SAID LOT, 196.20 FEET TO THE EASTERLY LINE OF THE WESTERLY 1/2 OF SAID LOT, THE LAND HEREBY DESCRIBED EXTENDING FROM SAID LINE TO THE CHANNEL BANK OF THE DETROIT RIVER.

SUBJECT, HOWEVER, TO THOSE CERTAIN RIGHTS AND EASEMENTS RESERVED TO THE DETROIT CITY GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN A CERTAIN DEED DATED JANUARY 22, 1903 AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN WAYNE COUNTY, MICHIGAN IN LIBER 586, PAGE 110 WHEREIN THE SAID DETROIT CITY GAS COMPANY WAS NAMED GRANTOR AND THE MICHIGAN AMMONIA WORKS, A MICHIGAN CORPORATION, WAS NAMED GRANTEE, EXCEPT AS SAID RIGHTS AND EASEMENTS MAY HAVE BEEN RELEASED BY VIRTUE OF A CERTAIN INDENTURE DATED JANUARY 26, 1927, BETWEEN THE SAID DETROIT CITY GAS COMPANY AND THE SAID MICHIGAN AMMONIA WORKS AND RECORDED IN LIBER 2539 ON PAGE 400 IN THE AFORESAID REGISTER OF DEEDS OFFICE; OR BY IT OTHERWISE RELEASED OR ABANDONED. INCLUDING THE RIGHT TO FREE INGRESS AND EGRESS FOR MAN, HORSES AND VEHICLES ALONG AND OVER A STRIP OF LAND ON SAID WESTERLY

1/2 OF SAID LOT 3 OF THE BEAUFAIT FARM, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF THE WESTERLY 1/2 OF SAID LOT 3 OF THE BEAUFAIT FARM WITH THE SOUTHERLY LINE OF WIGHT STREET EXTENDED, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 304.75 FEET, THENCE EASTERLY AT RIGHT ANGLES WITH SAID WESTERLY LINE 26 1/2 FEET; THENCE NORTHERLY PARALLEL WITH SAID WESTERLY LINE 101.95 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID WESTERLY LINE 1/2 FOOT; THENCE NORTHERLY PARALLEL WITH SAID WESTERLY LINE 204.66 FEET TO THE SOUTHERLY LINE OF WIGHT STREET EXTENDED; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF WIGHT STREET EXTENDED TO THE PLACE OF BEGINNING. ALSO THE RIGHT TO USE, FREE OF CHARGE, FOR THE TRANSPORTATION OF CARS TO AND FROM THE LAND CONVEYED IN SAID DEED OF JANUARY 22, 1903 FROM SAID DETROIT CITY GAS COMPANY, THE RAILROAD TRACK LOCATED ON THE STRIP OF LAND LAST ABOVE DESCRIBED SO LONG AS IT IS MAINTAINED, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE NECESSARY USE OF SAID TRACT BY THE PARTY OF THE FIRST PART IN SAID DEED; ALSO THE RIGHT TO LAY FREE OF CHARGE IN AND BENEATH SAID STRIP OF LAND LAST ABOVE DESCRIBED AS THE NEEDS OF ITS BUSINESS MAY REQUIRE, A PIPE LINE OR PIPE LINES FOR THE CONDUCTION OF FLUIDS OR GASES TO AND FROM THE PREMISES OF THE PARTY OF THE SECOND PART IN SAID DEED; ALSO THE RIGHT, SO FAR AS INTERFERENCE FROM THE PARTY OF THE FIRST PART IN SAID DEEDS IS CONCERNED TO MAINTAIN, FREE OF CHARGE, ALL LINES OF PIPE AS THEN MAINTAINED BY THE PARTY OF THE SECOND PART THEREOF ALONG THE EASTERLY WALLS OF THE BUILDINGS THEN SITUATED UPON THE LAND OF THE PARTY OF THE FIRST PART THEREIN BETWEEN THE SOUTHERLY LINE OF WIGHT STREET EXTENDED AND THE NORTHERLY LINE OF THE LAND COVERED BY SAID DEEDS; ALSO THE PRIVILEGE, SO LONG AS THE LEASE OF THE PARTY OF THE FIRST PART IN SAID DEED TO THE DETROIT TRANSIT RAILWAY, OR ANY EXTENSION THEREOF, MAY REMAIN IN FORCE TO MAINTAIN A TRACK SCALE ON THE SIDE TRACK OF THE PARTY OF THE FIRST PART THEREIN LOCATED NORTHERLY FROM THE DETROIT TRANSIT RAILWAY COMPANY'S MAIN TRACK, AND THE RIGHT TO USE FREE OF CHARGE SUCH TRACKS, SCALES AND SIDE TRACK FOR WEIGHING AND STORING CARS PROVIDED THAT THE EXERCISE OF SUCH PRIVILEGE SHALL NOT INTERFERE WITH THE NECESSARY USE OF SAID SIDE TRACK BY THE PARTY OF THE FIRST PART THEREOF. BEING RIGHTS AND PRIVILEGES LIKewise GRANTED TO SAID MICHIGAN AMMONIA WORKS, THE PARTY OF THE SECOND PART THEREIN, BY SAID DETROIT CITY GAS COMPANY, THE PARTY OF THE FIRST PART THEREIN, IN THE AFORESAID DEED DATED JANUARY 22, 1903.

PARCEL VIII:

A PARCEL OF LAND LYING BETWEEN EAST JEFFERSON AVENUE AND THE UNITED STATES HARBOR LINE IN THE DETROIT RIVER, WESTERLY OF EAST

GRAND BOULEVARD AND BEING A PART OF PRIVATE CLAIM 678, PART OF PRIVATE CLAIM 573 AND THE EAST 1/2 OF LOT 6 OF SUBDIVISION OF A.T. MCREYNOLDS PURCHASE OF THE LOUIS CHAPOTON FARM (SO- CALLED), AS RECORDED IN LIBER 44, OF PAGE 225 OF DEEDS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF EAST JEFFERSON AVENUE, (120.00 FEET WIDE) SAID POINT LYING WESTERLY ON A COURSE SOUTH 59 DEGREES 55 MINUTES 15 SECONDS WEST 56.52 FEET (MEASURED ALONG THE SOUTHERLY LINE OF SAID EAST JEFFERSON AVENUE) FROM THE INTERSECTION OF SAID SOUTHERLY LINE OF EAST JEFFERSON AVENUE, WITH THE WESTERLY LINE OF PRIVATE CLAIM 678, SAID WESTERLY LINE OF PRIVATE CLAIM 678 ALSO BEING THE CENTER LINE OF HELEN AVENUE (66.00 FEET WIDE) IF THE SAME WERE EXTENDED IN A DIRECT LINE SOUTHEASTERLY TO THE SOUTHERLY LINE OF EAST JEFFERSON AVENUE; THENCE SOUTH 58 DEGREES 50 MINUTES 40 SECONDS EAST 426.75 FEET; THENCE SOUTH 26 DEGREES 04 MINUTES 45 SECONDS EAST 495.35 FEET TO A POINT ON THE UNITED STATES HARBOR LINE, SAID POINT LYING SOUTHWESTERLY ON A COURSE SOUTH 44 DEGREES 18 MINUTES 26 SECONDS WEST 211.46 FEET FROM THE UNITED STATES HARBOR LINE POINT NO. VII; THENCE CONTINUING SOUTHWESTERLY ALONG THE UNITED STATES HARBOR LINE ON A COURSE SOUTH 44 DEGREES 18 MINUTES 26 SECONDS WEST 595.80 FEET TO A POINT; THENCE NORTH 26 DEGREES 04 MINUTES 45 SECONDS WEST 1031.11 FEET TO A POINT ON THE SOUTHERLY LINE OF EAST JEFFERSON AVENUE; THENCE NORTH 59 DEGREES 55 MINUTES 15 SECONDS EAST ALONG THE SOUTHERLY LINE OF EAST JEFFERSON AVENUE (120.00 FEET WIDE) 331.08 FEET TO THE POINT OF BEGINNING.

PARCEL IX:

A:ALL THAT PORTION OF LOT 6 OF THE ORIGINAL SUBDIVISION OF THE MELDRUM FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 41 OF DEEDS, PAGE 87, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 6 WITH THE NORTHERLY LINE OF WIGHT STREET EXTENDED; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO A POINT 304.75 FEET SOUTHERLY OF THE INTERSECTION OF SAID LINE WITH THE SOUTHERLY LINE OF WIGHT STREET EXTENDED; THENCE WESTERLY AT RIGHT ANGLES WITH SAID EASTERLY LINE OF SAID LOT 129.38 FEET TO THE WESTERLY LINE THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 6, 345.67 FEET TO THE NORTHERLY LINE OF WIGHT STREET EXTENDED; THENCE EASTERLY ALONG SAID NORTH LINE OF WIGHT STREET EXTENDED 129.69 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM ALL THE BEFORE DESCRIBED LAND LYING NORTH OF THE SOUTHERLY LINE OF WIGHT STREET EXTENDED;

B: ALL THAT PART OF THE WEST 1/2 OF LOT 3 OF THE BEAUFIT FARM OF SUBDIVISION OF PRIVATE CLAIM 19, DETROIT, WHICH LIES SOUTHERLY OF THE SOUTHERLY LINE OF WIGHT STREET EXTENDED AND NORTHERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID LOT, COMMENCING AT A POINT IN SAID WESTERLY LINE 304.75 FEET SOUTHERLY FROM SAID SOUTHERLY LINE OF WIGHT STREET EXTENDED AND RUNNING THENCE EASTERLY AT RIGHT ANGLES WITH SAID WESTERLY LINE OF SAID LOT 196.20 FEET TO THE EASTERLY LINE OF THE WESTERLY 1/2 OF SAID LOT, SUBJECT TO SUCH RIGHTS AS WERE GRANTED BY DEED AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAYNE COUNTY IN LIBER 586 OF DEEDS, PAGE 110, AS MODIFIED BY AGREEMENT RECORDED IN LIBER 2539 OF DEEDS, PAGE 400; AND

C: ALL THAT PART OF THE WESTERLY 1/2 OF THE EASTERLY 1/2 OF LOT 3 OF THE BEAUFIT FARM LYING SOUTH OF THE DETROIT TRANSIT RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAYNE COUNTY IN LIBER 30 OF DEEDS, PAGE 3; AND

D: ALL THAT PART OF THE EASTERLY 1/2 OF THE EASTERLY 1/2 OF LOT 3 OF THE PLAT OF THE BEAUFIT FARM, SUBDIVISION OF PRIVATE CLAIM 19, LYING BETWEEN THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF THE DETROIT TRANSIT RAILWAY COMPANY AND THE UNITED STATES HARBOR LINE OF THE DETROIT RIVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY LINE OF LOT 3 AFORESAID, SAID POINT BEING 671.14 FEET DISTANT ON A COURSE OF SOUTH 26 DEGREES 02 MINUTES EAST FROM THE INTERSECTION OF SAID EASTERLY LINE OF LOT 3 WITH THE SOUTHERLY LINE OF JEFFERSON AVENUE, SAID POINT OF BEGINNING BEING ALSO THE INTERSECTION OF SAID EASTERLY LINE OF SAID LOT WITH THE SOUTHERLY LINE OF THE DETROIT TRANSIT RAILWAY RIGHT-OF-WAY, AND RUNNING THENCE SOUTH 26 DEGREES 02 MINUTES EAST ALONG SAID EASTERLY LINE OF SAID LOT, 528 FEET TO THE UNITED STATES HARBOR LINE; THENCE SOUTH 44 DEGREES 05 MINUTES WEST ALONG SAID HARBOR LINE 104.32 FEET TO A POINT; THENCE NORTH 26 DEGREES 02 MINUTES WEST 562.98 FEET TO THE SOUTHERLY LINE OF SAID RAILWAY RIGHT-OF-WAY; THENCE NORTH 63 DEGREES 40 MINUTES EAST ALONG SAID RIGHT-OF-WAY 98.10 FEET TO THE PLACE OF BEGINNING.

PARCEL X:

PART OF LOTS 4 THRU 15, INCLUSIVE, THE ADJACENT ALLEY, AND RESERVED STRIP, RUSSEL'S PLAT OF THE SUBDIVISION OF BLOCKS NO. 4 & 5, MELDRUM FARM, SOUTH OF JEFFERSON AVE. AS RECORDED IN LIBER 1, PAGE 12 OF PLATS, (WAYNE COUNTY RECORDS) AND PART OF BLOCK NO. 6 OF THE PLAT OF MELDRUM FARM, AS RECORDED IN LIBER 41, PAGE 87 OF DEEDS (WAYNE COUNTY RECORDS); AND PART OF BLOCK 3 OF THE PLAT OF PART OF THE BEAUFIT FARM AS RECORDED IN LIBER 30, PAGE 3 OF DEEDS (WAYNE COUNTY RECORDS); CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTH LINE OF JEFFERSON AVE. (120 FEET WIDE) AND ON THE EAST LINE OF SAID RUSSEL'S PLAT, PROCEEDING THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 168.30 FEET ALONG THE SOUTH LINE OF SAID JEFFERSON AVENUE; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST 47.00 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 67.26 FEET; THENCE ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 250.80 FEET CENTRAL ANGLE 35 DEGREES 03 MINUTES 51 SECONDS (THE CHORD OF SAID CURVE BEARS SOUTH 1 DEGREE 40 MINUTES 00 SECONDS EAST 151.10 FEET) A DISTANCE OF 153.49 FEET ALONG THE ARC; THENCE SOUTH 1 DEGREE 38 MINUTES 34 SECONDS EAST 226.28 FEET; THENCE SOUTH 6 DEGREES 58 MINUTES 46 SECONDS WEST 212.32 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 71.52 FEET ALONG THE SOUTH LINE OF LOT 15 OF SAID RUSSEL'S PLAT; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 380.00 FEET ALONG THE EAST LINE OF MELDRUM STREET, BEING THE WEST LINE OF SAID LOT 4 THRU 15 INCLUSIVE; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 105.70 FEET ALONG THE NORTH LINE, AND THE NORTH LINE EXTENDED OF SAID LOT 4; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 170.00 FEET ALONG THE EAST LINE OF SAID RUSSEL'S PLAT, TO THE POINT OF BEGINNING.

PARCEL XI:

PART OF BLOCK NO. 6 OF PLAT OF MELDRUM FARM, AS RECORDED IN LIBER 41, PAGE 87 OF DEEDS (WAYNE COUNTY RECORDS); AND PART OF BLOCK NO. 3 OF PLAT OF BEAUFIT FARM, AS RECORDED IN LIBER 30, PAGE 3 OF DEEDS, (WAYNE COUNTY RECORDS), CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT DISTANT SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 53.00 FEET ALONG THE NORTH LINE OF VACATED WIGHT STREET 60.00 FEET WIDE, (BEING 600 FEET SOUTH OF THE SOUTH LINE OF JEFFERSON AVENUE, 120 FEET WIDE) FROM THE WEST LINE OF SAID BLOCK NO. 3 PROCEEDING THENCE NORTH 1 DEGREE 09 MINUTES 37 SECONDS WEST 250.58 FEET; THENCE NORTH 11 DEGREES 44 MINUTES 28 SECONDS EAST 37.62 FEET; THENCE NORTH 1 DEGREE 18 MINUTES 13 SECONDS WEST 259.88 FEET; THENCE SOUTH 51 DEGREES 12 MINUTES 04 SECONDS EAST 26.34 FEET; THENCE SOUTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 512.14 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 326.37 FEET ALONG THE SOUTH LINE OF VACATED WIGHT STREET 60 FEET WIDE; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 60.14 FEET ALONG THE EAST LINE OF RUSSEL'S PLAT AS RECORDED IN LIBER 1, PAGE 12 OF PLATS, (WAYNE COUNTY RECORDS); THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 76.69 FEET ALONG THE NORTH LINE OF SAID WIGHT STREET 60 FEET WIDE TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, TEN FOOT RIGHTS-OF-WAY AND EASEMENTS IN, OVER, UNDER, THROUGH AND ACROSS THE FOLLOWING DESCRIBED LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, TO WIT:

A TEN FOOT WIDE EASEMENT WHOSE NORTH LINE IS DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF JEFFERSON AVENUE (120 FEET WIDE) AND ON THE EAST LINE OF RUSSEL'S PLAT OF THE SUBDIVISION OF BLOCKS FOUR AND FIVE (5), MELDRUM FARM SOUTH OF JEFFERSON AVENUE AS RECORDED IN LIBER 1, PAGE 12 OF PLATS (WAYNE COUNTY RECORDS) AND EXTENDING NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 168.30 FEET TO THE POINT OF ENDING. ALSO, A TEN FOOT WIDE EASEMENT WHOSE WEST LINE IS DESCRIBED AS BEGINNING AT THE POINT OF BEGINNING AS HEREIN ABOVE SET FORTH AND EXTENDING SOUTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 170.00 FEET TO THE POINT OF ENDING.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

CLIENT REFERENCE: 6000, 6478 & 6480 E JEFFERSON AVE. AND 436 MELDRUM, DETROIT, MI 48207

Tax Id Number(s): Part of 15000009.
Commonly known as: Part of 6000 E Jefferson

EXHIBIT B
LEGAL DESCRIPTION OF DBRA PROPERTY

Land situated in the City of Detroit in the County of Wayne in the State of Michigan

PARCEL XII:

Lot 16, part of Lot 15 and the 4 feet wide public alley adjoining the Easterly line of said Lots 15 and 16, all of "RUSSELL'S PLAT OF SUBDIVISION OF BLOCK 4 AND 5 MELDRUM FARM SOUTH OF JEFFERSON AVE", as recorded in Liber 1 of Plats, Page 12, Wayne County Records. Part of Block 6 of "MELDRUM FARM" as recorded in Liber 41 of Deeds, Page 87, Wayne County Records. Part of Block 3 of the "PLAT OF PART OF THE BEAUFAIT FARM" as recorded in Liber 30 of Deeds, Page 3, Wayne County Records, being more particularly described as:

Commencing on the South line of Jefferson Ave. (120 feet wide) and the East line of said "RUSSELL'S PLAT OF SUBDIVISION OF BLOCK 4 AND 5 MELDRUM FARM SOUTH OF JEFFERSON AVE", thence North 59 degrees 53 minutes 23 seconds East along the South line of said Jefferson Ave. 240.00 feet to the POINT OF BEGINNING; Thence continuing North 59 degrees 53 minutes 23 seconds East along the South line of said Jefferson Ave. 84.55 feet; Thence South 26 degrees 08 minutes 21 seconds East 100.00 feet; Thence South 00 degrees 35 minutes 48 seconds East 26.60 feet; Thence South 30 degrees 10 minutes 04 seconds East 6.22 feet; Thence South 01 degrees 18 minutes 13 seconds East 259.88 feet; Thence South 11 degrees 44 minutes 28 seconds West 37.62 feet; Thence South 01 degrees 09 minutes 37 seconds East 250.58 feet; Thence South 60 degrees 00 minutes 23 seconds West 178.94 feet to the intersection of North line of Wight Avenue (60 feet wide) with the Easterly line of Meldrum St. (49 feet wide) said point also being the Southwest corner of said Lot 16; Thence North 26 degrees 17 minutes 15 seconds West along the East line of said Meldrum St. and the Southeasterly extension thereof, also being the Southwesterly line of Lot 16 of said "RUSSELL'S PLAT OF SUBDIVISION OF BLOCK 4 AND 5 MELDRUM FARM SOUTH OF JEFFERSON AVE", 54.87 feet to the Northwesterly corner of said Lot 16; Thence North 59 degrees 50 minutes 15 seconds East along the line common to Lots 15 and 16 of said "RUSSELL'S PLAT OF SUBDIVISION OF BLOCK 4 AND 5 MELDRUM FARM SOUTH OF JEFFERSON AVE", 71.52 feet; Thence North 06 degrees 49 minutes 01 seconds East, 212.32 feet; Thence North 01 degrees 48 minutes 19 seconds West, 226.28 feet to a non-tangent curve to the left; Thence along said curve, to the left, having a radius of 250.80 feet, an arc length of 200.70 feet, a central angle of 45 degrees 51 minutes 00 seconds, a chord bearing of North 07 degrees 13 minutes 20 seconds West and a chord distance of 195.39 feet to the POINT OF BEGINNING.

PARCEL XIII:

That part of Lot 3 of the "PLAT OF PART OF THE BEAUFAIT FARM" as recorded in Liber 30 of Deeds, Page 3, Wayne County Records, being more particularly described as: Commencing at the intersection of the South line of Jefferson Avenue (120 feet wide) and the East line of Lot 3; thence South 26 degrees 11 minutes 15 seconds East, 644.64 feet along said East line to the point of beginning; thence continuing South 26 degrees 11 minutes 15 seconds East, 32.00 feet; thence South 63 degrees 55 minutes 15 seconds West 196.22 feet; thence North 26 degrees 11 minutes 15 seconds West, 20.00 feet; thence North 63 degrees 55 minutes 15 seconds East, 153.22 feet; thence North 48 degrees 19 minutes 13 seconds East 44.62 feet to the POINT OF BEGINNING.

Subject to any and all easements and rights-of-way of record or otherwise.

Tax Id Number(s): Part of 15000009.

Commonly known as: Part of 6000 E Jefferson

EXHIBIT C
Form of LTA

AMENDED AND RESTATED
LAND TRANSFER AGREEMENT
Former Uniroyal Site

This Amended and Restated Land Transfer Agreement ("**Agreement**") made this ____ day of _____, 2025, by and between the **CITY OF DETROIT**, a Michigan municipal corporation, acting by and through its Planning and Development Department (hereinafter referred to as the "**City**") and **THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY**, a Michigan public body corporate (hereinafter referred to as the "**DBRA**").

WITNESSETH:

WHEREAS, the City owns a portion of the approximately 42 acre property located in the City of Detroit's east riverfront district known as the former Uniroyal Site (the "**Site**"), which City-owned portion is described on **Exhibit A** attached hereto and made a part hereof (the "**City Property**"); and

WHEREAS, the DBRA owns the remaining balance of the Site described on **Exhibit B** attached hereto and made a part hereof (the "**DBRA Property**"); and

WHEREAS, by resolution of the City of Detroit City Council (the "**City Council**") dated September 14, 2005, the City agreed to transfer the City Property to the DBRA in connection with the redevelopment of the Site as contemplated therein (the "**2005 LTA**") and the development plan contemplated by the 2005 LTA has heretofore been terminated; and

WHEREAS, in June 2025, the WNBA announced that Detroit was selected as one of three locations for the establishment of a new WNBA franchise (the "**WNBA Team**"), with an ownership group led by the current owners of the Detroit Pistons franchise and in addition to the establishment of the WNBA Team, the ownership group intends to spearhead the establishment of a non-profit youth development academy focusing on providing Detroit youth access to best in class youth athletics facilities and training, including indoor and outdoor multi-sports facilities and fields ("**YDA**"); and

WHEREAS, the DBRA has proposed new development plans for the Site, consisting of the development of the WNBA Team's headquarters and practice facility (the "**W Facility**" and individually and collectively with the YDA, the "**Project**"), as well as the YDA, with the development of the W Facility to be undertaken by W-Detroit Property LLC, or its affiliate ("**W**") and the YDA to be developed by a yet-to-be established non-profit entity ("**YD**" and together with W, the "**Acquisition Entities**"); and

WHEREAS, the City and the DBRA have agreed to revise the terms and conditions relating to the transfer of the City Property upon the terms and conditions set forth in this Agreement and to amend and restate and supersede in its entirety the 2005 LTA; and

WHEREAS, the City approved the execution of this Agreement pursuant to resolution of the City Council dated _____, and attached hereto as **Exhibit C**.

NOW, THEREFORE, in consideration of the foregoing premises and of the covenants and agreements hereinafter contained, it is mutually agreed as follows:

ARTICLE I

1.01 **Sale**. Subject to the terms, covenants and conditions of this Agreement, the DBRA agrees to purchase and the City agrees to convey the City Property for the consideration identified in Section 1.02 below. On the date or dates selected by DBRA following the execution hereof, the City shall convey the City Property to the DBRA by one or more quit claim deed(s) substantially in the form of **Exhibit D** attached hereto.

1.02 **Consideration**. The purchase price for the City Property shall be \$1.00, based on that certain appraisal of the Site dated on or about October __, 2025 conducted by BBG, Inc., which appraisal takes into account the costs of environmental remediation and public infrastructure on the Site required for the Project, all or most of which costs shall be borne by the Acquisition Entities, and concludes that the appraised value of the Site, valued as if it were fully remediated, is significantly lower than such estimated costs. Notwithstanding the foregoing, in the event that rent is received by DBRA pursuant to the terms of the Ground Leases (as defined below), the City's proportionate share of such rent shall be paid over by DBRA to the City, net of all costs and expenses of DBRA relating to the Site, including but not limited to DBRA's acquisition costs for the purchase of the DBRA Property and payments made by DBRA on account of the termination of the development contemplated by the 2005 LTA.

1.03 **Title Commitment**. The DBRA, at its option, may obtain a commitment for an owner's title insurance policy issued by a responsible title insurance company authorized to do business in the State of Michigan to insure the DBRA's title to the Site, subject only to such conditions and exceptions as are provided for herein and reasonably acceptable to the DBRA and other exceptions that the City elects to remove or cure pursuant to a customary title review and exceptions process. The cost of such title commitment and a policy issued pursuant to it, if any, shall be paid by the DBRA. Notwithstanding anything in this Agreement to the contrary, in the event DBRA determines, upon examination of the above-referenced title commitment, that a quiet title action (a "**QTA**") is necessary or desirable in order to obtain insurable title to the City Property, or any portion thereof, the DBRA is hereby authorized to transfer the City Property, or any parcel or parcels comprising a portion thereof, to the Detroit Land Bank Authority ("**DLBA**") on an interim basis solely for the purpose of carrying out a QTA with respect to the affected parcel or parcels. Further, upon the DBRA's election, the City agrees to transfer any parcel or parcels as indicated by the DBRA directly to the DLBA for purposes of carrying out a QTA, and such parcel or parcels shall be conveyed to the DBRA. DBRA, at its option, may seek to have the Acquisition Entities pay the costs contemplated by this Section 1.03.

1.04 Payment of Miscellaneous Expenses. The DBRA shall be responsible for recording and paying any fees for recording the quitclaim deed(s) and any other documents that the City determines must be recorded in connection with the transfer and development of the City Property. DBRA, at its option, may seek to have the Acquisition Entities pay the costs contemplated by this Section 1.04.

1.05 Condition of the Property. The DBRA shall accept the City Property "AS IS", without any representation by or warranty from the City as to the condition of the City Property.

ARTICLE II

2.01 Ground Leases. Following the date of this Agreement, the DBRA anticipates entering into one or more ground leases with the Acquisition Entities for the Site (individually, a “**Ground Lease**” and collectively, the “**Ground Leases**”). Pursuant to such Ground Leases, DBRA shall ground lease portions of the Site to the applicable Acquisition Entity for a period not to exceed 85 years from the completion of construction of the applicable Project for the development of the facilities described in Exhibit E (the “**Approved Development Uses**”). DBRA’s obligations with respect to the net proceeds received by the DBRA from the leasing of the City Property shall be governed by Section 1.02 of this Agreement. The DBRA shall, prior to executing or amending any Ground Lease, submit such Ground Lease or amendment to the City for review and approval by the Director of P&DD. Any proposed use of the City Property other than the Approved Development Uses shall require the approval of the Detroit City Council.

In the event a Ground Lease is not realized for all or a portion of the Site, and upon the expiration or early termination of a Ground Lease, with respect to the property subject to such unrealized or terminated Ground Lease (which may include all or some of the DBRA Property) (the “**Terminated Property**”), DBRA shall have the option to: (i) convey the Terminated Property to the City, or (ii) retain the Terminated Property for redevelopment, subject to receipt of required City approvals of such redevelopment plans by amendment of this Agreement or otherwise; provided, however, that in the event that the Terminated Property is not subject to an approved redevelopment plan within ten (10) years following the termination of the applicable Ground Lease, the City may request and the DBRA shall thereafter convey the Terminated Property to the City. Any reconveyance to the City shall be made pursuant to a quit claim deed, subject to compliance with any required environmental clearances, which clearances shall be obtained at the City’s sole expense.

ARTICLE III

3.01 Default. If the DBRA fails to comply with any material terms of this Agreement with respect to the City and the Property, the DBRA shall within thirty (30) days after receipt of written notice from the City, convey the City Property to the City by quitclaim deed, subject to the Ground Leases, and assign to the City the DBRA's interest in the City Property so conveyed, including any Ground Lease, mortgage, security interest, promissory note or other instrument pertaining thereto that was executed pursuant hereto. In the event that the DBRA fails to convey

the City Property and assign its interest therein pursuant to this Section 3.01, the DBRA hereby appoints the City its attorney-in-fact, with full power and authority to execute any and all documents necessary or convenient to convey the City Property by quitclaim deed from the DBRA to the City and otherwise assign the DBRA's interest in any portion of the City Property to the City.

3.02 Non-exclusive Remedy. The remedy provided for in Section 3.01 hereof shall be cumulative of all other remedies at law or in equity and shall not be the exclusive remedy of the City against the DBRA for default by the DBRA under the terms of this Agreement.

ARTICLE IV

4.01 Independent Contractors. The relationship of the City and the DBRA is, and shall continue to be, an independent contractor relationship and no liability or benefits such as workers' compensation, pension rights or liabilities, insurance rights or liabilities or other provisions of liabilities arising out of or relating to a contractor for hire or employer/employee relationship shall arise or accrue to any party or any party's agents or employees as a result of this Agreement.

ARTICLE V

5.01 Mutual Cooperation. The parties acknowledge that mutual cooperation will be required to accomplish the intent and objectives of this Agreement, and therefore agree to cooperate mutually in the development of the Property in order to best serve the respective interests of the public, the City, and DBRA. The City's administration will support, and use commercially reasonable efforts, consistent with past practices, to facilitate on an expedited basis all necessary approvals and the ultimate procurement and delivery of requested incentives for the Acquisition Entities' benefit in connection with the Project. Furthermore, the City will use diligent efforts to support and expedite its pre-closing obligations, necessary City approvals, coordination with other state and local public partners, and conveyance hereunder to ensure (i) Acquisition Entities receive City approvals for the control and development of the Project on or before November 25, 2025, (ii) the W can meet WNBA requirements for completing the WNBA Facility development prior to January 1, 2029 and (iii) YD can meet certain requirements set forth by its key stakeholders that the Acquisition Entities deem reasonably necessary for the successful operation of the YDA. Notwithstanding the foregoing, in no event shall the City be liable for any delay or denial in accordance with applicable law of any requested approval, including but not limited to for any entitlement, permit, license, inspection or similar approval.

ARTICLE VI

6.01 Conflict of Interest. No officer or employee of the City or the DBRA shall have any personal interest, direct or indirect, in this Agreement or the Property, nor shall any such official or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership, association or other legal entity in which he or she is directly or indirectly interested.

6.02 No Individual Liability. No official or employee of the City shall be personally liable to the DBRA or its successor in interest in the event of any default or breach by the City of any of the terms of this Agreement. No official or employee of the DBRA shall be personally liable to the City or any of its successor in interest in the event of any default or breach by the DBRA of any of the terms of this Agreement other than Section 6.01 hereof.

ARTICLE VII

7.01 Fair Employment Practices. In accordance with the United States Constitution and all federal legislation and regulations governing fair employment practices and equal employment opportunity, including but not limited to Title VI of the Civil Rights Act of 1964 (P.L. 88-352, 78 STAT. 252) and United States Department of Justice Regulations (28 C.F.R. Part 42) issued pursuant to the title, and in accordance with the Michigan Constitution and all state laws and regulations governing fair employment practices and equal employment opportunity, including but not limited to the Michigan Civil Rights Act (1976 PA 220), the DBRA agrees that it will not discriminate against any person, employee, consultant or applicant for employment, training, education, or apprenticeship connected directly or indirectly with the performance of this Agreement with respect to his or her hire, promotion, job assignment, tenure, terms, conditions or privileges of employment or hire because of his (her) religion, race, color, creed, national origin, age, sex, height, weight, marital status, public benefit status, sexual orientation or handicap that is unrelated to the individual's ability to perform the duties of a particular job or position. The DBRA recognizes the right of the United States and the State of Michigan to seek judicial enforcement of the foregoing covenants against discrimination against itself or its subcontractors.

Breach of the terms and conditions of this section may be regarded as a material breach of this Agreement.

ARTICLE VIII

8.01 Notices. When either party desires to give notice to the other in connection with and in accordance with the terms of this Agreement, such notice shall be given by certified mail and shall be deemed given when deposited in the United States mail, postage prepaid, return receipt requested, and such notice shall be addressed as follows:

For the City:

City of Detroit Planning and Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226
ATTENTION: Director

With a copy to:
City of Detroit Law Department
Coleman A Young Municipal Center
2 Woodward Avenue

5th Floor
Detroit, Michigan 48226
ATTENTION: Corporation Counsel

For the DBRA:

The City of Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, Michigan 48226
ATTENTION: Authorized Agent

With a copy to:
Detroit Economic Growth Corporation
500 Griswold Street, Suite 2200
Detroit, Michigan 48226
ATTENTION: General Counsel

or such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided herein.

8.02 Force Majeure. In the event that the City or DBRA shall be delayed, hindered in, or prevented from the performance of any act required hereunder by reason of strike, lock-outs, labor troubles, inability to procure materials, failure of power, riots, insurrections, acts of terror, acts of war, the failure or default of the other party, or for other reasons beyond their control, then performance of such acts shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

8.03 Amendments. The City or the DBRA may consider it in its best interest to modify or to extend a term or condition of this Agreement. Any such extension or modification, which is mutually agreed upon by the City and the DBRA, shall be incorporated in written amendments to this Agreement. Unless otherwise stated in the amendment, such amendments shall not invalidate this Agreement, nor relieve or release the City or the DBRA from any of its obligations hereunder. Any amendments or modifications must be duly authorized by resolution of the City Council.

8.04 Merger Clause. This Agreement shall constitute the entire agreement and shall supersede all prior agreements and understandings both written and oral between the parties with respect to the subject matter and the Property.

8.05 Provisions Not Merged With Deed. No provision of this Agreement is intended to or shall be merged by reason of any deed transferring title to the Property from the City to the DBRA or from the DBRA to the City.

8.06 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and such counterparts shall constitute one and the same agreement.

8.07 Compliance with Applicable Law. The parties agree to comply with all applicable federal, state and local statutes, regulations, rules, ordinances, other laws and requirements now in effect or hereinafter enacted, including but not limited to City of Detroit Executive Orders Nos. 2021-2 and 2014-5, if applicable, and if necessary, shall execute and deliver such supplementary documents and agreements as are necessary to meet said requirements.

8.08 Michigan Law. This Agreement is being entered into and executed in the State of Michigan, and all questions with respect to the construction of this Agreement and the rights and liabilities of the parties hereunder shall be construed in accordance with the provisions of the laws of the State of Michigan and, where applicable, Federal law.

8.09 Time is of the Essence. Time is of the essence with respect to all provisions of this Agreement.

8.10 Non-Waiver. No waiver at any time of any provision or condition of this Agreement shall be construed as a waiver of any of the other provisions or conditions hereof, nor shall any waiver of any provision or condition be construed as a right to subsequent waiver of the same provisions or conditions.

8.11 No Third Party Beneficiary. **This** Agreement is intended for the benefit of the parties hereto and their respective permitted successors and assigns, and is not for the benefit of, nor may any provision hereof be enforced by, any other person.

8.12 Effective Date. This Agreement shall become effective upon and the date that is five (5) days after the City Council resolution approving this Agreement becomes effective under the City's Charter and ordinances (the "**Effective Date**").

IN WITNESS WHEREOF, the City and the DBRA by and through their duly authorized officers and representatives, have executed this Agreement on the date first above written.

THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY, a Michigan public body corporate

By: _____
Name: _____
Its: Authorized Agent

By: _____
Name: _____
Its: Authorized Agent

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____ and _____, each an Authorized Agent of the City of Detroit Brownfield Redevelopment Authority, a Michigan public corporate, on its behalf.

Notary Public, _____ County, Michigan
Acting in Wayne County Michigan
My Commission expires: _____

APPROVED AS TO FORM:
DBRA Counsel

By: _____
Rebecca A. Navin, Esq.

CITY OF DETROIT,

a Michigan municipal corporation acting by
and through its Planning and Development
Department

By: _____
_____, _____

STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on _____, 2025, by Alexa Bush, the Director of the Planning and Development Department on behalf of the City of Detroit, a municipal corporation.

Notary Public, Wayne County, Michigan
My commission expires:

Approved as to form:

Name: _____
Title: _____

Authorized by City Council resolution adopted _____, 2025.

This Instrument Drafted by and when recorded return to:
Rebecca Navin, Esq.
500 Griswold, Suite 2200
Detroit, MI 48226

EXHIBIT A
City Property

Land situated in the City of Detroit in the County of Wayne in the State of Michigan

PARCEL I:

ALL THAT PART OF LOTS 1 AND 2 OF THE SUBDIVISION OF THE BEAUFIT FARM, PRIVATE CLAIM 19, LYING SOUTHERLY OF A LINE DRAWN ACROSS SAID LOTS 1 AND 2, PARALLEL WITH JEFFERSON AVENUE AND DISTANT 500 FEET SOUTHERLY FROM JEFFERSON AVENUE.

PARCEL II:

LOT 7 AND THE WESTERLY 1/2 OF LOT 6 OF THE SUBDIVISION OF THE A.T. REYNOLDS PURCHASE OF THE L. CHAPOTON FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 44 OF DEEDS, PAGE 225, WAYNE COUNTY RECORDS.

PARCEL III:

ALL THOSE PARTS OF LOTS 1 AND 2 OF THE BEAUFIT FARM, PRIVATE CLAIM 19, ACCORDING TO THE PLAT RECORDED IN LIBER 30, PAGE 3 OF DEEDS WHICH LIE NORTHERLY OF THE STRAIGHT LINE DRAWN ACROSS SAID LOTS PARALLEL TO JEFFERSON AVENUE, AND DISTANT 500 FEET SOUTHERLY THEREFROM.

PARCEL IV:

(A)ALL THAT PART OF THE WESTERLY 1/2 OF THE EASTERLY 1/2 OF LOT 3 OF THE BEAUFIT FARM, PRIVATE CLAIM 19, LYING SOUTH OF JEFFERSON AVENUE, AND NORTH OF THE RIGHT-OF-WAY OF THE DETROIT TRANSIT RAILWAY COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR THE COUNTY OF WAYNE IN LIBER 30 OF DEEDS AT PAGE 3, WAYNE COUNTY RECORDS.

(B)ALL THAT PART LYING NORTH OF DETROIT MANUFACTURERS RAILROAD RIGHT OF WAY OF THE EAST 1/2 OF THE EAST 1/2 OF LOT 3 OF THE SUBDIVISION OF PRIVATE CLAIM 19 BEAUFIT FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 30 AT PAGE 3 OF DEEDS, WAYNE COUNTY RECORDS.

PARCEL V:

PART OF THE WESTERLY 1/2 OF LOT 3 AND ADJACENT TO THE EASTERLY LINE OF THE SAID WESTERLY 1/2 OF LOT 3 OF PLAT OF PART OF BEAUFIT FARM, AS SHOWN IN LIBER 30, PAGE 3 OF PLATS, WAYNE COUNTY REGISTER OF DEEDS OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF BELLEVUE AVENUE (PRODUCED) WITH THE SOUTHERLY LINE OF JEFFERSON AVENUE, THENCE SOUTH 60 DEGREES WEST 196.68 FEET ALONG SAID SOUTHERLY LINE OF JEFFERSON

AVENUE TO A POINT; THENCE SOUTH 26 DEGREES EAST 100 FEET TO A POINT WHICH IS THE POINT OF BEGINNING, THENCE SOUTH 26 DEGREES EAST 48 FEET TO A POINT; THENCE NORTH 51 DEGREES 32 MINUTES 30 SECONDS WEST 26.6 FEET TO A POINT; THENCE NORTH 0 DEGREES 27 MINUTES 30 SECONDS WEST 26.6 FEET TO THE PLACE OF BEGINNING.

PARCEL VI:

ALL THAT PART OF LOTS 4 AND 5 OF THE ORIGINAL SUBDIVISION OF THE MELDRUM FARM SO-CALLED, WHICH LIES SOUTH OF WIGHT STREET, EXCEPTING ONLY SO MUCH OF SAID LOT 4 AS IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH LINE OF WIGHT STREET ON THE WESTERLY LINE OF LOT 5, THENCE SOUTH PARALLEL WITH THE WESTERN LINE OF LOT 5 200 FEET; THENCE WEST PARALLEL WITH WIGHT STREET TO A POINT 75 FEET EAST OF THE WESTERLY LINE OF LOT 4; THENCE SOUTH PARALLEL WITH SAID WESTERLY LINE TO THE CHANNEL BANK OF THE DETROIT RIVER; THENCE DOWN STREAM ALONG SAID CHANNEL BANK TO SAID WESTERLY LINE OF LOT 4; THENCE NORTH ALONG SAID WESTERLY LINE OF LOT 4 TO THE SOUTH LINE OF WIGHT STREET THENCE EASTERLY ALONG THE SOUTH SIDE OF WIGHT STREET TO THE PLACE OF BEGINNING.

ALSO, TRACT NO. 2: STARTING AT A POINT ON THE SOUTH LINE OF WIGHT STREET ON THE WESTERLY LINE OF SAID LOT 5 RUNNING SOUTH PARALLEL TO THE WESTERLY LINE OF LOT 5 200 FEET; THENCE IN A WESTERLY DIRECTION 10 FEET PARALLEL TO THE SOUTH LINE OF WIGHT STREET; THENCE NORTH TO THE SOUTH LINE OF WIGHT STREET PARALLELING THE WESTERLY LINE OF LOT 5; THENCE IN AN EASTERLY DIRECTION ON THE SOUTH LINE OF WIGHT STREET TO THE PLACE OF BEGINNING.

PARCEL VII:

ALL THOSE 2 CERTAIN PIECES OR PARCELS OF LAND LYING IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AND IDENTIFIED AS FOLLOWS:

FIRST: LOT 6 OF THE ORIGINAL SUBDIVISION OF THE MELDRUM FARM ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAYNE COUNTY IN LIBER 41 OF DEEDS, PAGE 87, EXCEPT THAT PORTION THEREOF WHICH LIES BETWEEN THE SOUTHERLY LINE OF JEFFERSON AVENUE AND THE NORTHERLY LINE OF WIGHT STREET EXTENDED ACROSS SAID LOT; AND EXCEPTING THAT PORTION THEREOF BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 6 WITH THE NORTHERLY LINE OF WIGHT STREET EXTENDED, THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO A POINT 304.75 FEET SOUTHERLY OF THE INTERSECTION OF SAID LINE WITH THE SOUTHERLY LINE OF WIGHT STREET EXTENDED, THENCE WESTERLY AT RIGHT ANGLES WITH SAID EASTERLY LINE OF SAID LOT 129.38 FEET TO THE WESTERLY LINE THEREOF, THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 6 345.67 FEET TO THE NORTHERLY LINE OF WIGHT

STREET EXTENDED, THENCE EASTERLY ALONG SAID NORTHERLY LINE OF WIGHT STREET EXTENDED 129.69 FEET TO THE PLACE OF BEGINNING. INCLUDING A RIGHT OF WAY OVER A STRIP OF LAND 204.66 FEET IN LENGTH SOUTHERLY FROM THE SOUTHERLY LINE OF WIGHT STREET EXTENDED ALONG THE EASTERLY LINE OF SAID LOT 6 AND 2 FEET IN WIDTH TO BE USED IN CONNECTION WITH A RIGHT OF WAY OVER THE WESTERLY 27 FEET OF LOT 3 OF THE BEAUFIT FARM IN SAID CITY OF DETROIT, AND ALSO A RIGHT OF WAY TO PASS WITH MEN AND VEHICLES WITHIN THE SIDE LINES OF WIGHT STREET EXTENDED FROM THE POINT WHERE THE SOUTHERLY LINE OF WIGHT STREET EXTENDED MEETS THE STRIP OF LAND ABOVE DESCRIBED TO THE WESTERLY LINE OF THE LAND CONVEYED BY MICHIGAN AMMONIA WORKS TO GUARANTY TRUST COMPANY OF NEW YORK BY DEED DATED NOVEMBER 15, 1902 AND RECORDED IN LIBER 586 ON PAGE 106, WAYNE COUNTY RECORDS BEING THE RIGHTS OF WAY WERE SAVED AND RESERVED TO THE MICHIGAN AMMONIA WORKS, ITS SUCCESSORS AND ASSIGNS, IN THE AFORESAID CONVEYANCE TO THE GUARANTY TRUST COMPANY OF NEW YORK.

SECOND: ALL THAT PART OF THE WESTERLY 1/2 OF LOT 3 OF THE BEAUFIT FARM SO-CALLED LYING SOUTHERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID LOT, AT A POINT IN SAID WESTERLY LINE 304.75 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF WIGHT STREET EXTENDED AND RUNNING THENCE EASTERLY AT RIGHT ANGLES WITH SAID WESTERLY LINE OF SAID LOT, 196.20 FEET TO THE EASTERLY LINE OF THE WESTERLY 1/2 OF SAID LOT, THE LAND HEREBY DESCRIBED EXTENDING FROM SAID LINE TO THE CHANNEL BANK OF THE DETROIT RIVER.

SUBJECT, HOWEVER, TO THOSE CERTAIN RIGHTS AND EASEMENTS RESERVED TO THE DETROIT CITY GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN A CERTAIN DEED DATED JANUARY 22, 1903 AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN WAYNE COUNTY, MICHIGAN IN LIBER 586, PAGE 110 WHEREIN THE SAID DETROIT CITY GAS COMPANY WAS NAMED GRANTOR AND THE MICHIGAN AMMONIA WORKS, A MICHIGAN CORPORATION, WAS NAMED GRANTEE, EXCEPT AS SAID RIGHTS AND EASEMENTS MAY HAVE BEEN RELEASED BY VIRTUE OF A CERTAIN INDENTURE DATED JANUARY 26, 1927, BETWEEN THE SAID DETROIT CITY GAS COMPANY AND THE SAID MICHIGAN AMMONIA WORKS AND RECORDED IN LIBER 2539 ON PAGE 400 IN THE AFORESAID REGISTER OF DEEDS OFFICE; OR BY IT OTHERWISE RELEASED OR ABANDONED. INCLUDING THE RIGHT TO FREE INGRESS AND EGRESS FOR MAN, HORSES AND VEHICLES ALONG AND OVER A STRIP OF LAND ON SAID WESTERLY 1/2 OF SAID LOT 3 OF THE BEAUFIT FARM, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF THE WESTERLY 1/2 OF SAID LOT 3 OF THE BEAUFIT FARM WITH THE SOUTHERLY LINE OF WIGHT STREET EXTENDED, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 304.75 FEET, THENCE EASTERLY AT RIGHT ANGLES WITH SAID WESTERLY LINE 26 1/2 FEET; THENCE NORTHERLY PARALLEL WITH SAID WESTERLY LINE 101.95 FEET; THENCE EASTERLY AT RIGHT ANGLES TO

SAID WESTERLY LINE 1/2 FOOT; THENCE NORTHERLY PARALLEL WITH SAID WESTERLY LINE 204.66 FEET TO THE SOUTHERLY LINE OF WIGHT STREET EXTENDED; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF WIGHT STREET EXTENDED TO THE PLACE OF BEGINNING. ALSO THE RIGHT TO USE, FREE OF CHARGE, FOR THE TRANSPORTATION OF CARS TO AND FROM THE LAND CONVEYED IN SAID DEED OF JANUARY 22, 1903 FROM SAID DETROIT CITY GAS COMPANY, THE RAILROAD TRACK LOCATED ON THE STRIP OF LAND LAST ABOVE DESCRIBED SO LONG AS IT IS MAINTAINED, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE NECESSARY USE OF SAID TRACT BY THE PARTY OF THE FIRST PART IN SAID DEED; ALSO THE RIGHT TO LAY FREE OF CHARGE IN AND BENEATH SAID STRIP OF LAND LAST ABOVE DESCRIBED AS THE NEEDS OF ITS BUSINESS MAY REQUIRE, A PIPE LINE OR PIPE LINES FOR THE CONDUCTION OF FLUIDS OR GASES TO AND FROM THE PREMISES OF THE PARTY OF THE SECOND PART IN SAID DEED; ALSO THE RIGHT, SO FAR AS INTERFERENCE FROM THE PARTY OF THE FIRST PART IN SAID DEEDS IS CONCERNED TO MAINTAIN, FREE OF CHARGE, ALL LINES OF PIPE AS THEN MAINTAINED BY THE PARTY OF THE SECOND PART THEREOF ALONG THE EASTERLY WALLS OF THE BUILDINGS THEN SITUATED UPON THE LAND OF THE PARTY OF THE FIRST PART THEREIN BETWEEN THE SOUTHERLY LINE OF WIGHT STREET EXTENDED AND THE NORTHERLY LINE OF THE LAND COVERED BY SAID DEEDS; ALSO THE PRIVILEGE, SO LONG AS THE LEASE OF THE PARTY OF THE FIRST PART IN SAID DEED TO THE DETROIT TRANSIT RAILWAY, OR ANY EXTENSION THEREOF, MAY REMAIN IN FORCE TO MAINTAIN A TRACK SCALE ON THE SIDE TRACK OF THE PARTY OF THE FIRST PART THEREIN LOCATED NORTHERLY FROM THE DETROIT TRANSIT RAILWAY COMPANY'S MAIN TRACK, AND THE RIGHT TO USE FREE OF CHARGE SUCH TRACKS, SCALES AND SIDE TRACK FOR WEIGHING AND STORING CARS PROVIDED THAT THE EXERCISE OF SUCH PRIVILEGE SHALL NOT INTERFERE WITH THE NECESSARY USE OF SAID SIDE TRACK BY THE PARTY OF THE FIRST PART THEREOF. BEING RIGHTS AND PRIVILEGES LIKEWISE GRANTED TO SAID MICHIGAN AMMONIA WORKS, THE PARTY OF THE SECOND PART THEREIN, BY SAID DETROIT CITY GAS COMPANY, THE PARTY OF THE FIRST PART THEREIN, IN THE AFORESAID DEED DATED JANUARY 22, 1903.

PARCEL VIII:

A PARCEL OF LAND LYING BETWEEN EAST JEFFERSON AVENUE AND THE UNITED STATES HARBOR LINE IN THE DETROIT RIVER, WESTERLY OF EAST GRAND BOULEVARD AND BEING A PART OF PRIVATE CLAIM 678, PART OF PRIVATE CLAIM 573 AND THE EAST 1/2 OF LOT 6 OF SUBDIVISION OF A.T. MCREYNOLDS PURCHASE OF THE LOUIS CHAPOTON FARM (SO- CALLED), AS RECORDED IN LIBER 44, OF PAGE 225 OF DEEDS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF EAST JEFFERSON AVENUE, (120.00 FEET WIDE) SAID POINT LYING WESTERLY ON A COURSE SOUTH 59 DEGREES 55 MINUTES 15 SECONDS WEST 56.52 FEET (MEASURED ALONG THE

SOUTHERLY LINE OF SAID EAST JEFFERSON AVENUE) FROM THE INTERSECTION OF SAID SOUTHERLY LINE OF EAST JEFFERSON AVENUE, WITH THE WESTERLY LINE OF PRIVATE CLAIM 678, SAID WESTERLY LINE OF PRIVATE CLAIM 678 ALSO BEING THE CENTER LINE OF HELEN AVENUE (66.00 FEET WIDE) IF THE SAME WERE EXTENDED IN A DIRECT LINE SOUTHEASTERLY TO THE SOUTHERLY LINE OF EAST JEFFERSON AVENUE; THENCE SOUTH 58 DEGREES 50 MINUTES 40 SECONDS EAST 426.75 FEET; THENCE SOUTH 26 DEGREES 04 MINUTES 45 SECONDS EAST 495.35 FEET TO A POINT ON THE UNITED STATES HARBOR LINE, SAID POINT LYING SOUTHWESTERLY ON A COURSE SOUTH 44 DEGREES 18 MINUTES 26 SECONDS WEST 211.46 FEET FROM THE UNITED STATES HARBOR LINE POINT NO. VII; THENCE CONTINUING SOUTHWESTERLY ALONG THE UNITED STATES HARBOR LINE ON A COURSE SOUTH 44 DEGREES 18 MINUTES 26 SECONDS WEST 595.80 FEET TO A POINT; THENCE NORTH 26 DEGREES 04 MINUTES 45 SECONDS WEST 1031.11 FEET TO A POINT ON THE SOUTHERLY LINE OF EAST JEFFERSON AVENUE; THENCE NORTH 59 DEGREES 55 MINUTES 15 SECONDS EAST ALONG THE SOUTHERLY LINE OF EAST JEFFERSON AVENUE (120.00 FEET WIDE) 331.08 FEET TO THE POINT OF BEGINNING.

PARCEL IX:

A: ALL THAT PORTION OF LOT 6 OF THE ORIGINAL SUBDIVISION OF THE MELDRUM FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 41 OF DEEDS, PAGE 87, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 6 WITH THE NORTHERLY LINE OF WIGHT STREET EXTENDED; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO A POINT 304.75 FEET SOUTHERLY OF THE INTERSECTION OF SAID LINE WITH THE SOUTHERLY LINE OF WIGHT STREET EXTENDED; THENCE WESTERLY AT RIGHT ANGLES WITH SAID EASTERLY LINE OF SAID LOT 129.38 FEET TO THE WESTERLY LINE THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 6, 345.67 FEET TO THE NORTHERLY LINE OF WIGHT STREET EXTENDED; THENCE EASTERLY ALONG SAID NORTH LINE OF WIGHT STREET EXTENDED 129.69 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM ALL THE BEFORE DESCRIBED LAND LYING NORTH OF THE SOUTHERLY LINE OF WIGHT STREET EXTENDED;

B: ALL THAT PART OF THE WEST 1/2 OF LOT 3 OF THE BEAUFIT FARM OF SUBDIVISION OF PRIVATE CLAIM 19, DETROIT, WHICH LIES SOUTHERLY OF THE SOUTHERLY LINE OF WIGHT STREET EXTENDED AND NORTHERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID LOT, COMMENCING AT A POINT IN SAID WESTERLY LINE 304.75 FEET SOUTHERLY FROM SAID SOUTHERLY LINE OF WIGHT STREET EXTENDED AND RUNNING THENCE EASTERLY AT RIGHT ANGLES WITH SAID WESTERLY LINE OF SAID LOT 196.20 FEET TO THE EASTERLY LINE OF THE WESTERLY 1/2 OF SAID LOT, SUBJECT TO SUCH RIGHTS AS WERE GRANTED BY DEED AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAYNE COUNTY IN LIBER 586 OF DEEDS, PAGE 110, AS MODIFIED BY AGREEMENT RECORDED IN LIBER 2539 OF DEEDS, PAGE 400; AND

C: ALL THAT PART OF THE WESTERLY 1/2 OF THE EASTERLY 1/2 OF LOT 3 OF THE BEAUFIT FARM LYING SOUTH OF THE DETROIT TRANSIT RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAYNE COUNTY IN LIBER 30 OF DEEDS, PAGE 3; AND
D: ALL THAT PART OF THE EASTERLY 1/2 OF THE EASTERLY 1/2 OF LOT 3 OF THE PLAT OF THE BEAUFIT FARM, SUBDIVISION OF PRIVATE CLAIM 19, LYING BETWEEN THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF THE DETROIT TRANSIT RAILWAY COMPANY AND THE UNITED STATES HARBOR LINE OF THE DETROIT RIVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY LINE OF LOT 3 AFORESAID, SAID POINT BEING 671.14 FEET DISTANT ON A COURSE OF SOUTH 26 DEGREES 02 MINUTES EAST FROM THE INTERSECTION OF SAID EASTERLY LINE OF LOT 3 WITH THE SOUTHERLY LINE OF JEFFERSON AVENUE, SAID POINT OF BEGINNING BEING ALSO THE INTERSECTION OF SAID EASTERLY LINE OF SAID LOT WITH THE SOUTHERLY LINE OF THE DETROIT TRANSIT RAILWAY RIGHT-OF-WAY, AND RUNNING THENCE SOUTH 26 DEGREES 02 MINUTES EAST ALONG SAID EASTERLY LINE OF SAID LOT, 528 FEET TO THE UNITED STATES HARBOR LINE; THENCE SOUTH 44 DEGREES 05 MINUTES WEST ALONG SAID HARBOR LINE 104.32 FEET TO A POINT; THENCE NORTH 26 DEGREES 02 MINUTES WEST 562.98 FEET TO THE SOUTHERLY LINE OF SAID RAILWAY RIGHT-OF-WAY; THENCE NORTH 63 DEGREES 40 MINUTES EAST ALONG SAID RIGHT-OF-WAY 98.10 FEET TO THE PLACE OF BEGINNING.

PARCEL X:

PART OF LOTS 4 THRU 15, INCLUSIVE, THE ADJACENT ALLEY, AND RESERVED STRIP, RUSSEL'S PLAT OF THE SUBDIVISION OF BLOCKS NO. 4 & 5, MELDRUM FARM, SOUTH OF JEFFERSON AVE. AS RECORDED IN LIBER 1, PAGE 12 OF PLATS, (WAYNE COUNTY RECORDS) AND PART OF BLOCK NO. 6 OF THE PLAT OF MELDRUM FARM, AS RECORDED IN LIBER 41, PAGE 87 OF DEEDS (WAYNE COUNTY RECORDS); AND PART OF BLOCK 3 OF THE PLAT OF PART OF THE BEAUFIT FARM AS RECORDED IN LIBER 30, PAGE 3 OF DEEDS (WAYNE COUNTY RECORDS); CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTH LINE OF JEFFERSON AVE. (120 FEET WIDE) AND ON THE EAST LINE OF SAID RUSSEL'S PLAT, PROCEEDING THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 168.30 FEET ALONG THE SOUTH LINE OF SAID JEFFERSON AVENUE; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST 47.00 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 67.26 FEET; THENCE ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 250.80 FEET CENTRAL ANGLE 35 DEGREES 03 MINUTES 51 SECONDS (THE CHORD OF SAID CURVE BEARS SOUTH 1 DEGREE 40 MINUTES 00 SECONDS EAST 151.10 FEET) A DISTANCE OF 153.49 FEET ALONG THE ARC; THENCE SOUTH 1 DEGREE 38 MINUTES 34 SECONDS EAST 226.28 FEET; THENCE SOUTH 6 DEGREES 58 MINUTES 46 SECONDS WEST 212.32 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 71.52 FEET ALONG THE SOUTH LINE OF LOT 15 OF SAID RUSSEL'S PLAT; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS WEST

380.00 FEET ALONG THE EAST LINE OF MELDRUM STREET, BEING THE WEST LINE OF SAID LOT 4 THRU 15 INCLUSIVE; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 105.70 FEET ALONG THE NORTH LINE, AND THE NORTH LINE EXTENDED OF SAID LOT 4; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 170.00 FEET ALONG THE EAST LINE OF SAID RUSSEL'S PLAT, TO THE POINT OF BEGINNING.

PARCEL XI:

PART OF BLOCK NO. 6 OF PLAT OF MELDRUM FARM, AS RECORDED IN LIBER 41, PAGE 87 OF DEEDS (WAYNE COUNTY RECORDS); AND PART OF BLOCK NO. 3 OF PLAT OF BEAUFAIT FARM, AS RECORDED IN LIBER 30, PAGE 3 OF DEEDS, (WAYNE COUNTY RECORDS), CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT DISTANT SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 53.00 FEET ALONG THE NORTH LINE OF VACATED WIGHT STREET 60.00 FEET WIDE, (BEING 600 FEET SOUTH OF THE SOUTH LINE OF JEFFERSON AVENUE, 120 FEET WIDE) FROM THE WEST LINE OF SAID BLOCK NO. 3 PROCEEDING THENCE NORTH 1 DEGREE 09 MINUTES 37 SECONDS WEST 250.58 FEET; THENCE NORTH 11 DEGREES 44 MINUTES 28 SECONDS EAST 37.62 FEET; THENCE NORTH 1 DEGREE 18 MINUTES 13 SECONDS WEST 259.88 FEET; THENCE SOUTH 51 DEGREES 12 MINUTES 04 SECONDS EAST 26.34 FEET; THENCE SOUTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 512.14 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 326.37 FEET ALONG THE SOUTH LINE OF VACATED WIGHT STREET 60 FEET WIDE; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 60.14 FEET ALONG THE EAST LINE OF RUSSEL'S PLAT AS RECORDED IN LIBER 1, PAGE 12 OF PLATS, (WAYNE COUNTY RECORDS); THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 76.69 FEET ALONG THE NORTH LINE OF SAID WIGHT STREET 60 FEET WIDE TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, TEN FOOT RIGHTS-OF-WAY AND EASEMENTS IN, OVER, UNDER, THROUGH AND ACROSS THE FOLLOWING DESCRIBED LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, TO WIT:

A TEN FOOT WIDE EASEMENT WHOSE NORTH LINE IS DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF JEFFERSON AVENUE (120 FEET WIDE) AND ON THE EAST LINE OF RUSSEL'S PLAT OF THE SUBDIVISION OF BLOCKS FOUR AND FIVE (5), MELDRUM FARM SOUTH OF JEFFERSON AVENUE AS RECORDED IN LIBER 1, PAGE 12 OF PLATS (WAYNE COUNTY RECORDS) AND EXTENDING NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 168.30 FEET TO THE POINT OF ENDING. ALSO, A TEN FOOT WIDE EASEMENT WHOSE WEST LINE IS DESCRIBED AS BEGINNING AT THE POINT OF BEGINNING AS HEREIN ABOVE SET FORTH AND EXTENDING SOUTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 170.00 FEET TO THE POINT OF ENDING.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

CLIENT REFERENCE: 6000, 6478 & 6480 E JEFFERSON AVE. AND 436 MELDRUM, DETROIT, MI 48207

Tax Id Number(s): Part of 15000009.

Commonly known as: Part of 6000 E Jefferson

EXHIBIT B
DBRA Property

Land situated in the City of Detroit in the County of Wayne in the State of Michigan

PARCEL XII:

Lot 16, part of Lot 15 and the 4 feet wide public alley adjoining the Easterly line of said Lots 15 and 16, all of "RUSSELL'S PLAT OF SUBDIVISION OF BLOCK 4 AND 5 MELDRUM FARM SOUTH OF JEFFERSON AVE", as recorded in Liber 1 of Plats, Page 12, Wayne County Records. Part of Block 6 of "MELDRUM FARM" as recorded in Liber 41 of Deeds, Page 87, Wayne County Records. Part of Block 3 of the "PLAT OF PART OF THE BEAUFIT FARM" as recorded in Liber 30 of Deeds, Page 3, Wayne County Records, being more particularly described as:

Commencing on the South line of Jefferson Ave. (120 feet wide) and the East line of said "RUSSELL'S PLAT OF SUBDIVISION OF BLOCK 4 AND 5 MELDRUM FARM SOUTH OF JEFFERSON AVE", thence North 59 degrees 53 minutes 23 seconds East along the South line of said Jefferson Ave. 240.00 feet to the POINT OF BEGINNING; Thence continuing North 59 degrees 53 minutes 23 seconds East along the South line of said Jefferson Ave. 84.55 feet; Thence South 26 degrees 08 minutes 21 seconds East 100.00 feet; Thence South 00 degrees 35 minutes 48 seconds East 26.60 feet; Thence South 30 degrees 10 minutes 04 seconds East 6.22 feet; Thence South 01 degrees 18 minutes 13 seconds East 259.88 feet; Thence South 11 degrees 44 minutes 28 seconds West 37.62 feet; Thence South 01 degrees 09 minutes 37 seconds East 250.58 feet; Thence South 60 degrees 00 minutes 23 seconds West 178.94 feet to the intersection of North line of Wight Avenue (60 feet wide) with the Easterly line of Meldrum St. (49 feet wide) said point also being the Southwest corner of said Lot 16; Thence North 26 degrees 17 minutes 15 seconds West along the East line of said Meldrum St. and the Southeasterly extension thereof, also being the Southwesterly line of Lot 16 of said "RUSSELL'S PLAT OF SUBDIVISION OF BLOCK 4 AND 5 MELDRUM FARM SOUTH OF JEFFERSON AVE", 54.87 feet to the Northwesterly corner of said Lot 16; Thence North 59 degrees 50 minutes 15 seconds East along the line common to Lots 15 and 16 of said "RUSSELL'S PLAT OF SUBDIVISION OF BLOCK 4 AND 5 MELDRUM FARM SOUTH OF JEFFERSON AVE", 71.52 feet; Thence North 06 degrees 49 minutes 01 seconds East, 212.32 feet; Thence North 01 degrees 48 minutes 19 seconds West, 226.28 feet to a non-tangent curve to the left; Thence along said curve, to the left, having a radius of 250.80 feet, an arc length of 200.70 feet, a central angle of 45 degrees 51 minutes 00 seconds, a chord bearing of North 07 degrees 13 minutes 20 seconds West and a chord distance of 195.39 feet to the POINT OF BEGINNING.

PARCEL XIII:

That part of Lot 3 of the "PLAT OF PART OF THE BEAUFIT FARM" as recorded in Liber 30 of Deeds, Page 3, Wayne County Records, being more particularly described as: Commencing at the intersection of the South line of Jefferson Avenue (120 feet wide) and the East line of Lot 3; thence South 26 degrees 11 minutes 15 seconds East, 644.64 feet along said East line to the point of beginning; thence continuing South 26 degrees 11 minutes 15 seconds

East, 32.00 feet; thence South 63 degrees 55 minutes 15 seconds West 196.22 feet; thence North 26 degrees 11 minutes 15 seconds West, 20.00 feet; thence North 63 degrees 55 minutes 15 seconds East, 153.22 feet; thence North 48 degrees 19 minutes 13 seconds East 44.62 feet to the POINT OF BEGINNING.

Subject to any and all easements and rights-of-way of record or otherwise.

Tax Id Number(s): Part of 15000009.

Commonly known as: Part of 6000 E Jefferson

Tax Id Number(s): Part of 15000009.

Commonly known as: Part of 6000 E Jefferson

EXHIBIT C

City Council Resolution Authorizing Execution of Agreement

(See attached)

EXHIBIT D

Form of Deed

QUIT CLAIM DEED

That the **City of Detroit**, a Michigan public body corporate, the address of which is 2 Woodward Avenue, Detroit, Michigan 48226, quit claims to **City of Detroit Brownfield Redevelopment Authority**, a Michigan public authority and body corporate (the “**DBRA**”), the address of which is 500 Griswold Street, Suite 2200, Detroit, Michigan 48226, the premises located in the City of Detroit, Wayne County, Michigan, described on **Exhibit A** attached hereto and made a part hereof (the “**Land**”) for the sum of **\$1.00 and other valuable consideration** together with all appurtenances thereon together with all reversionary interests in adjoining rights-of-way, streets, alleys and public easements, and subject to easements and building and use restrictions of record and to the Land Transfer Agreement described below.

This deed is given subject to the terms, covenants and conditions of Amended and Restated Land Transfer Agreement dated _____, entered into by the parties hereto and which is incorporated herein by reference, none of the terms, covenants and conditions of which shall be deemed merged in this Deed. The covenants therein recited to be covenants running with the land are hereby declared to be covenants running with the land enforceable by the DBRA as therein set forth.

The following language is included pursuant to MCL 560.109(3) and 560.109(4), added by 1996 PA 591, and applies only to the portion of the Property that is not platted: The Grantor grants to the Grantee the right to make all divisions under Section 108 of the Land Division Act, Act No 288 of the Public Acts of 1967, as amended. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This Deed is dated as of _____.

[Signatures Follow]

Grantor:
CITY OF DETROIT,
a Michigan municipal corporation

By: _____
Alexa Bush
Director, Planning and
Development Department

Acknowledged before me in _____ County, Michigan, on _____, 202_,
by Alexa Bush, Director, Planning and Development Department of the City of Detroit, a
Michigan municipal corporation, on behalf of said municipal corporation.
.
Notary's Stamp _____ Notary's Signature _____
Acting in _____ County, Michigan

Approved by Corporation Counsel pursuant to §7.5-206 of the 2012 Charter of the City of
Detroit:

Approved by Detroit City Council on

Corporation Counsel

In accordance with §18-5-4 of the Detroit City
Code, I hereby certify that proper and fair
consideration has been received by the City
pursuant to this contract.

Finance Director

Drafted by and return to: Rebecca A. Navin, Esq., 500 Griswold, Ste. 2200, Detroit, MI 48226
Exempt from transfer tax pursuant to MCL 207.505(h)(i) and 207.526(h)(i).

EXHIBIT A
(to Quit Claim Deed)
City Property

Land situated in the City of Detroit in the County of Wayne in the State of Michigan

PARCEL I:

ALL THAT PART OF LOTS 1 AND 2 OF THE SUBDIVISION OF THE BEAUFAIT FARM, PRIVATE CLAIM 19, LYING SOUTHERLY OF A LINE DRAWN ACROSS SAID LOTS 1 AND 2, PARALLEL WITH JEFFERSON AVENUE AND DISTANT 500 FEET SOUTHERLY FROM JEFFERSON AVENUE.

PARCEL II:

LOT 7 AND THE WESTERLY 1/2 OF LOT 6 OF THE SUBDIVISION OF THE A.T. REYNOLDS PURCHASE OF THE L. CHAPOTON FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 44 OF DEEDS, PAGE 225, WAYNE COUNTY RECORDS.

PARCEL III:

ALL THOSE PARTS OF LOTS 1 AND 2 OF THE BEAUFAIT FARM, PRIVATE CLAIM 19, ACCORDING TO THE PLAT RECORDED IN LIBER 30, PAGE 3 OF DEEDS WHICH LIE NORTHERLY OF THE STRAIGHT LINE DRAWN ACROSS SAID LOTS PARALLEL TO JEFFERSON AVENUE, AND DISTANT 500 FEET SOUTHERLY THEREFROM.

PARCEL IV:

(A) ALL THAT PART OF THE WESTERLY 1/2 OF THE EASTERLY 1/2 OF LOT 3 OF THE BEAUFAIT FARM, PRIVATE CLAIM 19, LYING SOUTH OF JEFFERSON AVENUE, AND NORTH OF THE RIGHT-OF-WAY OF THE DETROIT TRANSIT RAILWAY COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR THE COUNTY OF WAYNE IN LIBER 30 OF DEEDS AT PAGE 3, WAYNE COUNTY RECORDS.

(B) ALL THAT PART LYING NORTH OF DETROIT MANUFACTURERS RAILROAD RIGHT OF WAY OF THE EAST 1/2 OF THE EAST 1/2 OF LOT 3 OF THE SUBDIVISION OF PRIVATE CLAIM 19 BEAUFAIT FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 30 AT PAGE 3 OF DEEDS, WAYNE COUNTY RECORDS.

PARCEL V:

PART OF THE WESTERLY 1/2 OF LOT 3 AND ADJACENT TO THE EASTERLY LINE OF THE SAID WESTERLY 1/2 OF LOT 3 OF PLAT OF PART OF BEAUFAIT FARM, AS SHOWN IN LIBER 30, PAGE 3 OF PLATS, WAYNE COUNTY REGISTER OF DEEDS OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF BELLEVUE AVENUE (PRODUCED) WITH THE SOUTHERLY LINE OF JEFFERSON AVENUE, THENCE SOUTH 60 DEGREES WEST 196.68 FEET ALONG SAID SOUTHERLY LINE OF JEFFERSON AVENUE TO A POINT; THENCE SOUTH 26 DEGREES EAST 100 FEET TO A POINT

WHICH IS THE POINT OF BEGINNING, THENCE SOUTH 26 DEGREES EAST 48 FEET TO A POINT; THENCE NORTH 51 DEGREES 32 MINUTES 30 SECONDS WEST 26.6 FEET TO A POINT; THENCE NORTH 0 DEGREES 27 MINUTES 30 SECONDS WEST 26.6 FEET TO THE PLACE OF BEGINNING.

PARCEL VI:

ALL THAT PART OF LOTS 4 AND 5 OF THE ORIGINAL SUBDIVISION OF THE MELDRUM FARM SO-CALLED, WHICH LIES SOUTH OF WIGHT STREET, EXCEPTING ONLY SO MUCH OF SAID LOT 4 AS IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH LINE OF WIGHT STREET ON THE WESTERLY LINE OF LOT 5, THENCE SOUTH PARALLEL WITH THE WESTERN LINE OF LOT 5 200 FEET; THENCE WEST PARALLEL WITH WIGHT STREET TO A POINT 75 FEET EAST OF THE WESTERLY LINE OF LOT 4; THENCE SOUTH PARALLEL WITH SAID WESTERLY LINE TO THE CHANNEL BANK OF THE DETROIT RIVER; THENCE DOWN STREAM ALONG SAID CHANNEL BANK TO SAID WESTERLY LINE OF LOT 4; THENCE NORTH ALONG SAID WESTERLY LINE OF LOT 4 TO THE SOUTH LINE OF WIGHT STREET THENCE EASTERLY ALONG THE SOUTH SIDE OF WIGHT STREET TO THE PLACE OF BEGINNING.

ALSO, TRACT NO. 2: STARTING AT A POINT ON THE SOUTH LINE OF WIGHT STREET ON THE WESTERLY LINE OF SAID LOT 5 RUNNING SOUTH PARALLEL TO THE WESTERLY LINE OF LOT 5 200 FEET; THENCE IN A WESTERLY DIRECTION 10 FEET PARALLEL TO THE SOUTH LINE OF WIGHT STREET; THENCE NORTH TO THE SOUTH LINE OF WIGHT STREET PARALLELING THE WESTERLY LINE OF LOT 5; THENCE IN AN EASTERLY DIRECTION ON THE SOUTH LINE OF WIGHT STREET TO THE PLACE OF BEGINNING.

PARCEL VII:

ALL THOSE 2 CERTAIN PIECES OR PARCELS OF LAND LYING IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AND IDENTIFIED AS FOLLOWS:

FIRST: LOT 6 OF THE ORIGINAL SUBDIVISION OF THE MELDRUM FARM ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAYNE COUNTY IN LIBER 41 OF DEEDS, PAGE 87, EXCEPT THAT PORTION THEREOF WHICH LIES BETWEEN THE SOUTHERLY LINE OF JEFFERSON AVENUE AND THE NORTHERLY LINE OF WIGHT STREET EXTENDED ACROSS SAID LOT; AND EXCEPTING THAT PORTION THEREOF BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 6 WITH THE NORTHERLY LINE OF WIGHT STREET EXTENDED, THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO A POINT 304.75 FEET SOUTHERLY OF THE INTERSECTION OF SAID LINE WITH THE SOUTHERLY LINE OF WIGHT STREET EXTENDED, THENCE WESTERLY AT RIGHT ANGLES WITH SAID EASTERLY LINE OF SAID LOT 129.38 FEET TO THE WESTERLY LINE THEREOF, THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 6 345.67 FEET TO THE NORTHERLY LINE OF WIGHT STREET EXTENDED, THENCE EASTERLY ALONG SAID NORTHERLY LINE OF

WIGHT STREET EXTENDED 129.69 FEET TO THE PLACE OF BEGINNING. INCLUDING A RIGHT OF WAY OVER A STRIP OF LAND 204.66 FEET IN LENGTH SOUTHERLY FROM THE SOUTHERLY LINE OF WIGHT STREET EXTENDED ALONG THE EASTERLY LINE OF SAID LOT 6 AND 2 FEET IN WIDTH TO BE USED IN CONNECTION WITH A RIGHT OF WAY OVER THE WESTERLY 27 FEET OF LOT 3 OF THE BEAUFIT FARM IN SAID CITY OF DETROIT, AND ALSO A RIGHT OF WAY TO PASS WITH MEN AND VEHICLES WITHIN THE SIDE LINES OF WIGHT STREET EXTENDED FROM THE POINT WHERE THE SOUTHERLY LINE OF WIGHT STREET EXTENDED MEETS THE STRIP OF LAND ABOVE DESCRIBED TO THE WESTERLY LINE OF THE LAND CONVEYED BY MICHIGAN AMMONIA WORKS TO GUARANTY TRUST COMPANY OF NEW YORK BY DEED DATED NOVEMBER 15, 1902 AND RECORDED IN LIBER 586 ON PAGE 106, WAYNE COUNTY RECORDS BEING THE RIGHTS OF WAY WERE SAVED AND RESERVED TO THE MICHIGAN AMMONIA WORKS, ITS SUCCESSORS AND ASSIGNS, IN THE AFORESAID CONVEYANCE TO THE GUARANTY TRUST COMPANY OF NEW YORK.

SECOND: ALL THAT PART OF THE WESTERLY 1/2 OF LOT 3 OF THE BEAUFIT FARM SO-CALLED LYING SOUTHERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID LOT, AT A POINT IN SAID WESTERLY LINE 304.75 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF WIGHT STREET EXTENDED AND RUNNING THENCE EASTERLY AT RIGHT ANGLES WITH SAID WESTERLY LINE OF SAID LOT, 196.20 FEET TO THE EASTERLY LINE OF THE WESTERLY 1/2 OF SAID LOT, THE LAND HEREBY DESCRIBED EXTENDING FROM SAID LINE TO THE CHANNEL BANK OF THE DETROIT RIVER.

SUBJECT, HOWEVER, TO THOSE CERTAIN RIGHTS AND EASEMENTS RESERVED TO THE DETROIT CITY GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN A CERTAIN DEED DATED JANUARY 22, 1903 AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN WAYNE COUNTY, MICHIGAN IN LIBER 586, PAGE 110 WHEREIN THE SAID DETROIT CITY GAS COMPANY WAS NAMED GRANTOR AND THE MICHIGAN AMMONIA WORKS, A MICHIGAN CORPORATION, WAS NAMED GRANTEE, EXCEPT AS SAID RIGHTS AND EASEMENTS MAY HAVE BEEN RELEASED BY VIRTUE OF A CERTAIN INDENTURE DATED JANUARY 26, 1927, BETWEEN THE SAID DETROIT CITY GAS COMPANY AND THE SAID MICHIGAN AMMONIA WORKS AND RECORDED IN LIBER 2539 ON PAGE 400 IN THE AFORESAID REGISTER OF DEEDS OFFICE; OR BY IT OTHERWISE RELEASED OR ABANDONED. INCLUDING THE RIGHT TO FREE INGRESS AND EGRESS FOR MAN, HORSES AND VEHICLES ALONG AND OVER A STRIP OF LAND ON SAID WESTERLY 1/2 OF SAID LOT 3 OF THE BEAUFIT FARM, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF THE WESTERLY 1/2 OF SAID LOT 3 OF THE BEAUFIT FARM WITH THE SOUTHERLY LINE OF WIGHT STREET EXTENDED, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 304.75 FEET, THENCE EASTERLY AT RIGHT ANGLES WITH SAID WESTERLY LINE 26 1/2 FEET; THENCE NORTHERLY PARALLEL WITH SAID WESTERLY LINE 101.95 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID WESTERLY LINE 1/2 FOOT; THENCE NORTHERLY PARALLEL WITH SAID

WESTERLY LINE 204.66 FEET TO THE SOUTHERLY LINE OF WIGHT STREET EXTENDED; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF WIGHT STREET EXTENDED TO THE PLACE OF BEGINNING. ALSO THE RIGHT TO USE, FREE OF CHARGE, FOR THE TRANSPORTATION OF CARS TO AND FROM THE LAND CONVEYED IN SAID DEED OF JANUARY 22, 1903 FROM SAID DETROIT CITY GAS COMPANY, THE RAILROAD TRACK LOCATED ON THE STRIP OF LAND LAST ABOVE DESCRIBED SO LONG AS IT IS MAINTAINED, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE NECESSARY USE OF SAID TRACT BY THE PARTY OF THE FIRST PART IN SAID DEED; ALSO THE RIGHT TO LAY FREE OF CHARGE IN AND BENEATH SAID STRIP OF LAND LAST ABOVE DESCRIBED AS THE NEEDS OF ITS BUSINESS MAY REQUIRE, A PIPE LINE OR PIPE LINES FOR THE CONDUCTION OF FLUIDS OR GASES TO AND FROM THE PREMISES OF THE PARTY OF THE SECOND PART IN SAID DEED; ALSO THE RIGHT, SO FAR AS INTERFERENCE FROM THE PARTY OF THE FIRST PART IN SAID DEEDS IS CONCERNED TO MAINTAIN, FREE OF CHARGE, ALL LINES OF PIPE AS THEN MAINTAINED BY THE PARTY OF THE SECOND PART THEREOF ALONG THE EASTERLY WALLS OF THE BUILDINGS THEN SITUATED UPON THE LAND OF THE PARTY OF THE FIRST PART THEREIN BETWEEN THE SOUTHERLY LINE OF WIGHT STREET EXTENDED AND THE NORTHERLY LINE OF THE LAND COVERED BY SAID DEEDS; ALSO THE PRIVILEGE, SO LONG AS THE LEASE OF THE PARTY OF THE FIRST PART IN SAID DEED TO THE DETROIT TRANSIT RAILWAY, OR ANY EXTENSION THEREOF, MAY REMAIN IN FORCE TO MAINTAIN A TRACK SCALE ON THE SIDE TRACK OF THE PARTY OF THE FIRST PART THEREIN LOCATED NORTHERLY FROM THE DETROIT TRANSIT RAILWAY COMPANY'S MAIN TRACK, AND THE RIGHT TO USE FREE OF CHARGE SUCH TRACKS, SCALES AND SIDE TRACK FOR WEIGHING AND STORING CARS PROVIDED THAT THE EXERCISE OF SUCH PRIVILEGE SHALL NOT INTERFERE WITH THE NECESSARY USE OF SAID SIDE TRACK BY THE PARTY OF THE FIRST PART THEREOF. BEING RIGHTS AND PRIVILEGES LIKEWISE GRANTED TO SAID MICHIGAN AMMONIA WORKS, THE PARTY OF THE SECOND PART THEREIN, BY SAID DETROIT CITY GAS COMPANY, THE PARTY OF THE FIRST PART THEREIN, IN THE AFORESAID DEED DATED JANUARY 22, 1903.

PARCEL VIII:

A PARCEL OF LAND LYING BETWEEN EAST JEFFERSON AVENUE AND THE UNITED STATES HARBOR LINE IN THE DETROIT RIVER, WESTERLY OF EAST GRAND BOULEVARD AND BEING A PART OF PRIVATE CLAIM 678, PART OF PRIVATE CLAIM 573 AND THE EAST 1/2 OF LOT 6 OF SUBDIVISION OF A.T. MCREYNOLDS PURCHASE OF THE LOUIS CHAPOTON FARM (SO- CALLED), AS RECORDED IN LIBER 44, OF PAGE 225 OF DEEDS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF EAST JEFFERSON AVENUE, (120.00 FEET WIDE) SAID POINT LYING WESTERLY ON A COURSE SOUTH 59 DEGREES 55 MINUTES 15 SECONDS WEST 56.52 FEET (MEASURED ALONG THE SOUTHERLY LINE OF SAID EAST JEFFERSON AVENUE) FROM THE INTERSECTION

OF SAID SOUTHERLY LINE OF EAST JEFFERSON AVENUE, WITH THE WESTERLY LINE OF PRIVATE CLAIM 678, SAID WESTERLY LINE OF PRIVATE CLAIM 678 ALSO BEING THE CENTER LINE OF HELEN AVENUE (66.00 FEET WIDE) IF THE SAME WERE EXTENDED IN A DIRECT LINE SOUTHEASTERLY TO THE SOUTHERLY LINE OF EAST JEFFERSON AVENUE; THENCE SOUTH 58 DEGREES 50 MINUTES 40 SECONDS EAST 426.75 FEET; THENCE SOUTH 26 DEGREES 04 MINUTES 45 SECONDS EAST 495.35 FEET TO A POINT ON THE UNITED STATES HARBOR LINE, SAID POINT LYING SOUTHWESTERLY ON A COURSE SOUTH 44 DEGREES 18 MINUTES 26 SECONDS WEST 211.46 FEET FROM THE UNITED STATES HARBOR LINE POINT NO. VII; THENCE CONTINUING SOUTHWESTERLY ALONG THE UNITED STATES HARBOR LINE ON A COURSE SOUTH 44 DEGREES 18 MINUTES 26 SECONDS WEST 595.80 FEET TO A POINT; THENCE NORTH 26 DEGREES 04 MINUTES 45 SECONDS WEST 1031.11 FEET TO A POINT ON THE SOUTHERLY LINE OF EAST JEFFERSON AVENUE; THENCE NORTH 59 DEGREES 55 MINUTES 15 SECONDS EAST ALONG THE SOUTHERLY LINE OF EAST JEFFERSON AVENUE (120.00 FEET WIDE) 331.08 FEET TO THE POINT OF BEGINNING.

PARCEL IX:

A: ALL THAT PORTION OF LOT 6 OF THE ORIGINAL SUBDIVISION OF THE MELDRUM FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 41 OF DEEDS, PAGE 87, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 6 WITH THE NORTHERLY LINE OF WIGHT STREET EXTENDED; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO A POINT 304.75 FEET SOUTHERLY OF THE INTERSECTION OF SAID LINE WITH THE SOUTHERLY LINE OF WIGHT STREET EXTENDED; THENCE WESTERLY AT RIGHT ANGLES WITH SAID EASTERLY LINE OF SAID LOT 129.38 FEET TO THE WESTERLY LINE THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 6, 345.67 FEET TO THE NORTHERLY LINE OF WIGHT STREET EXTENDED; THENCE EASTERLY ALONG SAID NORTH LINE OF WIGHT STREET EXTENDED 129.69 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM ALL THE BEFORE DESCRIBED LAND LYING NORTH OF THE SOUTHERLY LINE OF WIGHT STREET EXTENDED;

B: ALL THAT PART OF THE WEST 1/2 OF LOT 3 OF THE BEAUFAIT FARM OF SUBDIVISION OF PRIVATE CLAIM 19, DETROIT, WHICH LIES SOUTHERLY OF THE SOUTHERLY LINE OF WIGHT STREET EXTENDED AND NORTHERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID LOT, COMMENCING AT A POINT IN SAID WESTERLY LINE 304.75 FEET SOUTHERLY FROM SAID SOUTHERLY LINE OF WIGHT STREET EXTENDED AND RUNNING THENCE EASTERLY AT RIGHT ANGLES WITH SAID WESTERLY LINE OF SAID LOT 196.20 FEET TO THE EASTERLY LINE OF THE WESTERLY 1/2 OF SAID LOT, SUBJECT TO SUCH RIGHTS AS WERE GRANTED BY DEED AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAYNE COUNTY IN LIBER 586 OF DEEDS, PAGE 110, AS MODIFIED BY AGREEMENT RECORDED IN LIBER 2539 OF DEEDS, PAGE 400; AND

C: ALL THAT PART OF THE WESTERLY 1/2 OF THE EASTERLY 1/2 OF LOT 3 OF THE BEAUFAIT FARM LYING SOUTH OF THE DETROIT TRANSIT RAILWAY RIGHT-OF-

WAY, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAYNE COUNTY IN LIBER 30 OF DEEDS, PAGE 3; AND D:ALL THAT PART OF THE EASTERLY 1/2 OF THE EASTERLY 1/2 OF LOT 3 OF THE PLAT OF THE BEAUFAIT FARM, SUBDIVISION OF PRIVATE CLAIM 19, LYING BETWEEN THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF THE DETROIT TRANSIT RAILWAY COMPANY AND THE UNITED STATES HARBOR LINE OF THE DETROIT RIVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY LINE OF LOT 3 AFORESAID, SAID POINT BEING 671.14 FEET DISTANT ON A COURSE OF SOUTH 26 DEGREES 02 MINUTES EAST FROM THE INTERSECTION OF SAID EASTERLY LINE OF LOT 3 WITH THE SOUTHERLY LINE OF JEFFERSON AVENUE, SAID POINT OF BEGINNING BEING ALSO THE INTERSECTION OF SAID EASTERLY LINE OF SAID LOT WITH THE SOUTHERLY LINE OF THE DETROIT TRANSIT RAILWAY RIGHT-OF-WAY, AND RUNNING THENCE SOUTH 26 DEGREES 02 MINUTES EAST ALONG SAID EASTERLY LINE OF SAID LOT, 528 FEET TO THE UNITED STATES HARBOR LINE; THENCE SOUTH 44 DEGREES 05 MINUTES WEST ALONG SAID HARBOR LINE 104.32 FEET TO A POINT; THENCE NORTH 26 DEGREES 02 MINUTES WEST 562.98 FEET TO THE SOUTHERLY LINE OF SAID RAILWAY RIGHT-OF-WAY; THENCE NORTH 63 DEGREES 40 MINUTES EAST ALONG SAID RIGHT-OF-WAY 98.10 FEET TO THE PLACE OF BEGINNING.

PARCEL X:

PART OF LOTS 4 THRU 15, INCLUSIVE, THE ADJACENT ALLEY, AND RESERVED STRIP, RUSSEL'S PLAT OF THE SUBDIVISION OF BLOCKS NO. 4 & 5, MELDRUM FARM, SOUTH OF JEFFERSON AVE. AS RECORDED IN LIBER 1, PAGE 12 OF PLATS, (WAYNE COUNTY RECORDS) AND PART OF BLOCK NO. 6 OF THE PLAT OF MELDRUM FARM, AS RECORDED IN LIBER 41, PAGE 87 OF DEEDS (WAYNE COUNTY RECORDS); AND PART OF BLOCK 3 OF THE PLAT OF PART OF THE BEAUFAIT FARM AS RECORDED IN LIBER 30, PAGE 3 OF DEEDS (WAYNE COUNTY RECORDS); CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTH LINE OF JEFFERSON AVE. (120 FEET WIDE) AND ON THE EAST LINE OF SAID RUSSEL'S PLAT, PROCEEDING THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 168.30 FEET ALONG THE SOUTH LINE OF SAID JEFFERSON AVENUE; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST 47.00 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 67.26 FEET; THENCE ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 250.80 FEET CENTRAL ANGLE 35 DEGREES 03 MINUTES 51 SECONDS (THE CHORD OF SAID CURVE BEARS SOUTH 1 DEGREE 40 MINUTES 00 SECONDS EAST 151.10 FEET) A DISTANCE OF 153.49 FEET ALONG THE ARC; THENCE SOUTH 1 DEGREE 38 MINUTES 34 SECONDS EAST 226.28 FEET; THENCE SOUTH 6 DEGREES 58 MINUTES 46 SECONDS WEST 212.32 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 71.52 FEET ALONG THE SOUTH LINE OF LOT 15 OF SAID RUSSEL'S PLAT; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 380.00 FEET ALONG THE EAST LINE OF MELDRUM STREET, BEING THE WEST LINE OF SAID LOT 4 THRU 15 INCLUSIVE; THENCE NORTH 60 DEGREES 00 MINUTES 00

SECONDS EAST 105.70 FEET ALONG THE NORTH LINE, AND THE NORTH LINE EXTENDED OF SAID LOT 4; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 170.00 FEET ALONG THE EAST LINE OF SAID RUSSEL'S PLAT, TO THE POINT OF BEGINNING.

PARCEL XI:

PART OF BLOCK NO. 6 OF PLAT OF MELDRUM FARM, AS RECORDED IN LIBER 41, PAGE 87 OF DEEDS (WAYNE COUNTY RECORDS); AND PART OF BLOCK NO. 3 OF PLAT OF BEAUFAIT FARM, AS RECORDED IN LIBER 30, PAGE 3 OF DEEDS, (WAYNE COUNTY RECORDS), CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT DISTANT SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 53.00 FEET ALONG THE NORTH LINE OF VACATED WIGHT STREET 60.00 FEET WIDE, (BEING 600 FEET SOUTH OF THE SOUTH LINE OF JEFFERSON AVENUE, 120 FEET WIDE) FROM THE WEST LINE OF SAID BLOCK NO. 3 PROCEEDING THENCE NORTH 1 DEGREE 09 MINUTES 37 SECONDS WEST 250.58 FEET; THENCE NORTH 11 DEGREES 44 MINUTES 28 SECONDS EAST 37.62 FEET; THENCE NORTH 1 DEGREE 18 MINUTES 13 SECONDS WEST 259.88 FEET; THENCE SOUTH 51 DEGREES 12 MINUTES 04 SECONDS EAST 26.34 FEET; THENCE SOUTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 512.14 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 326.37 FEET ALONG THE SOUTH LINE OF VACATED WIGHT STREET 60 FEET WIDE; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 60.14 FEET ALONG THE EAST LINE OF RUSSEL'S PLAT AS RECORDED IN LIBER 1, PAGE 12 OF PLATS, (WAYNE COUNTY RECORDS); THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 76.69 FEET ALONG THE NORTH LINE OF SAID WIGHT STREET 60 FEET WIDE TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, TEN FOOT RIGHTS-OF-WAY AND EASEMENTS IN, OVER, UNDER, THROUGH AND ACROSS THE FOLLOWING DESCRIBED LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, TO WIT:

A TEN FOOT WIDE EASEMENT WHOSE NORTH LINE IS DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF JEFFERSON AVENUE (120 FEET WIDE) AND ON THE EAST LINE OF RUSSEL'S PLAT OF THE SUBDIVISION OF BLOCKS FOUR AND FIVE (5), MELDRUM FARM SOUTH OF JEFFERSON AVENUE AS RECORDED IN LIBER 1, PAGE 12 OF PLATS (WAYNE COUNTY RECORDS) AND EXTENDING NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 168.30 FEET TO THE POINT OF ENDING. ALSO, A TEN FOOT WIDE EASEMENT WHOSE WEST LINE IS DESCRIBED AS BEGINNING AT THE POINT OF BEGINNING AS HEREIN ABOVE SET FORTH AND EXTENDING SOUTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 170.00 FEET TO THE POINT OF ENDING.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

CLIENT REFERENCE: 6000, 6478 & 6480 E JEFFERSON AVE. AND 436 MELDRUM,
DETROIT, MI 48207

Tax Id Number(s): Part of 15000009.

Commonly known as: Part of 6000 E Jefferson

EXHIBIT E

Approved Development Uses

W Facility: Headquarters and training/practice facility for the Detroit WNBA expansion franchise.

YDA: Indoor facility for basketball, volleyball and other ancillary uses and outdoor sports fields.

Expansion Scope: Future vertical development projects that consist of: (i) additional indoor and/or outdoor sports facilities (for recreational and/or professional sports use); and (ii) supporting and complementary retail, medical, wellness, and other uses compatible to the overall Site.