

**First Amendment to Housing Redevelopment Plan Certification**

On May 20, 2019, the City of Detroit Housing and Revitalization Department (collectively with the City of Detroit, the "City Agencies") and the Detroit Land Bank Authority ("DLBA") executed a Housing Redevelopment Plan Certification (this "Certification") as contemplated by Section 15(a) of the First Option to Purchase Property and Agreement for Maintenance of Property, entered on July 5, 2017, (the "DLBA Agreement") between the DLBA and Herman Kiefer Development, LLC ("HKD").

The City Agencies and DLBA would like to amend the Certification to reflect the impact of the COVID-19 pandemic on the local construction industry, and to clarify certain requirements based on closings which have occurred since the Certification was executed. This First Amendment to Housing Redevelopment Plan Certification (the "First Amended Certification") is entered into as of August 13, 2020. Capitalized terms used in this Certification that are not defined herein will have the meanings given them in the DLBA Agreement.

HKD closed on 20 Improved Properties on or before May 15, 2019. HKD closed on 1 Improved Property between May 16, 2019 and October 28, 2019. The closing for the 92 Improved Properties has been scheduled. The final two Improved Properties will close at the completion of the necessary quiet title and pre-closing processes.

HKD has closed on 21 total Improved Properties as of the execution of this First Amended Certification. HKD intends to close on 93 additional Improved Properties at the completion of their respective quiet title actions.

Accordingly, the City Agencies and DLBA agree to the amended Housing Redevelopment Plan (the "First Amended Housing Redevelopment Plan") attached to this First Amended Certification as Exhibit FA-1, which shall replace any previous Housing Redevelopment Plan in full.

Date: 7.31.2020



Donald Rencher, Director  
City of Detroit Housing and Revitalization Department

Date: 8.13.2020



Saskia Thompson, Executive Director  
Detroit Land Bank Authority

Accepted and Acknowledged:

Date: 7.28.20



Ronald Castellano, Managing Member  
Herman Kiefer Development, LLC

**Exhibit FA-1**  
**First Amended Housing Redevelopment Plan**

Purchaser will achieve, or cause to be achieved, a Rehabilitation Event for each Improved Property it purchases from DLBA according to the following plan. Improved Property is defined in Section 2 of the First Option to Purchase Property and Agreement for Maintenance of Property as executed July 05, 2017 or as amended thereafter (the "DLBA Agreement"). A Rehabilitation Event is given the meaning as defined in Section 15 of the DLBA Agreement.

- II. **Phase I.** On or before June 30, 2021, Purchaser will achieve, or cause to be achieved, a Rehabilitation Event for 15 Improved Properties, including those which achieved a Rehabilitation Event in Phase I.
- III. **Phase II.** On or before June 30, 2022, Purchaser will achieve, or cause to be achieved, a Rehabilitation Event for 92 of the Improved Properties, including those which achieved a Rehabilitation Event in Phase I.
- IV. **Phase III.** On or before March 31, 2024, Purchaser will achieve, or cause to be achieved, a Rehabilitation Event for total of 100% of the Improved Properties for which Closing occurred on or before October 28, 2021.

**Housing Redevelopment Plan Certification**

This Housing Redevelopment Plan Certification (this "Certification") is being delivered by the City of Detroit Housing and Revitalization Department (collectively with the City of Detroit, the "City Agencies") and the Detroit Land Bank Authority ("DLBA") as contemplated by Section 15(a) of the First Option to Purchase Property and Agreement for Maintenance of Property, entered on July 5, 2017, (the "DLBA Agreement") between the DLBA and Herman Kiefer Development, LLC ("HKD"). Capitalized terms used in this Certification that are not defined herein will have the meanings given them in the DLBA Agreement.

Pursuant to the DLBA Agreement, HKD has an exclusive option to purchase certain vacant lots and structures through August 7, 2019. HKD intends to exercise its option on all of the properties subject to the DLBA Agreement, including approximately 115 Improved Properties. HKD intends to exercise its option on all of the Improved Properties prior to the expiration of the Option Term.

The Improved Property Purchase Agreement that is contemplated by the DLBA Agreement requires that the structures located on Improved Properties be fully renovated no later than 18 months after the closing of their acquisition by HKD. Section 15 of the DLBA Agreement permits an alternative whereby HKD works with the City Agencies to develop a Housing Redevelopment Plan, which shall, at a minimum, determine a rehabilitation schedule for each of the structures it intends to purchase. HKD and the City Agencies have developed the Housing Redevelopment Plan attached to this Certification as Exhibit A which has been accepted by the City Agencies. The execution of this Certification will serve as affirmative consent by DLBA and the City Agencies to the attached Housing Redevelopment Plan, and such Housing Redevelopment Plan supersedes the relevant DLBA Agreement timelines, but may be extended pursuant to the Amendment to First Option to Purchase Property and Agreement for Maintenance of Property dated April \_\_\_\_, 2019 between DLBA and HKD.

Date: 5/17/19



Donald Rencher, Director  
City of Detroit Housing and Revitalization Department

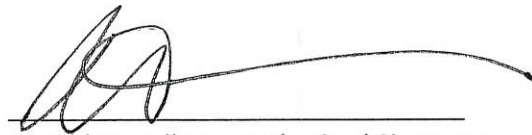
Date: 5/20/2019



Saskia Thompson, Executive Director  
Detroit Land Bank Authority

Accepted and Acknowledged:

Date: APRIL 30, 2019



Ronald Castellano, Authorized Signatory  
Herman Kiefer Development, LLC

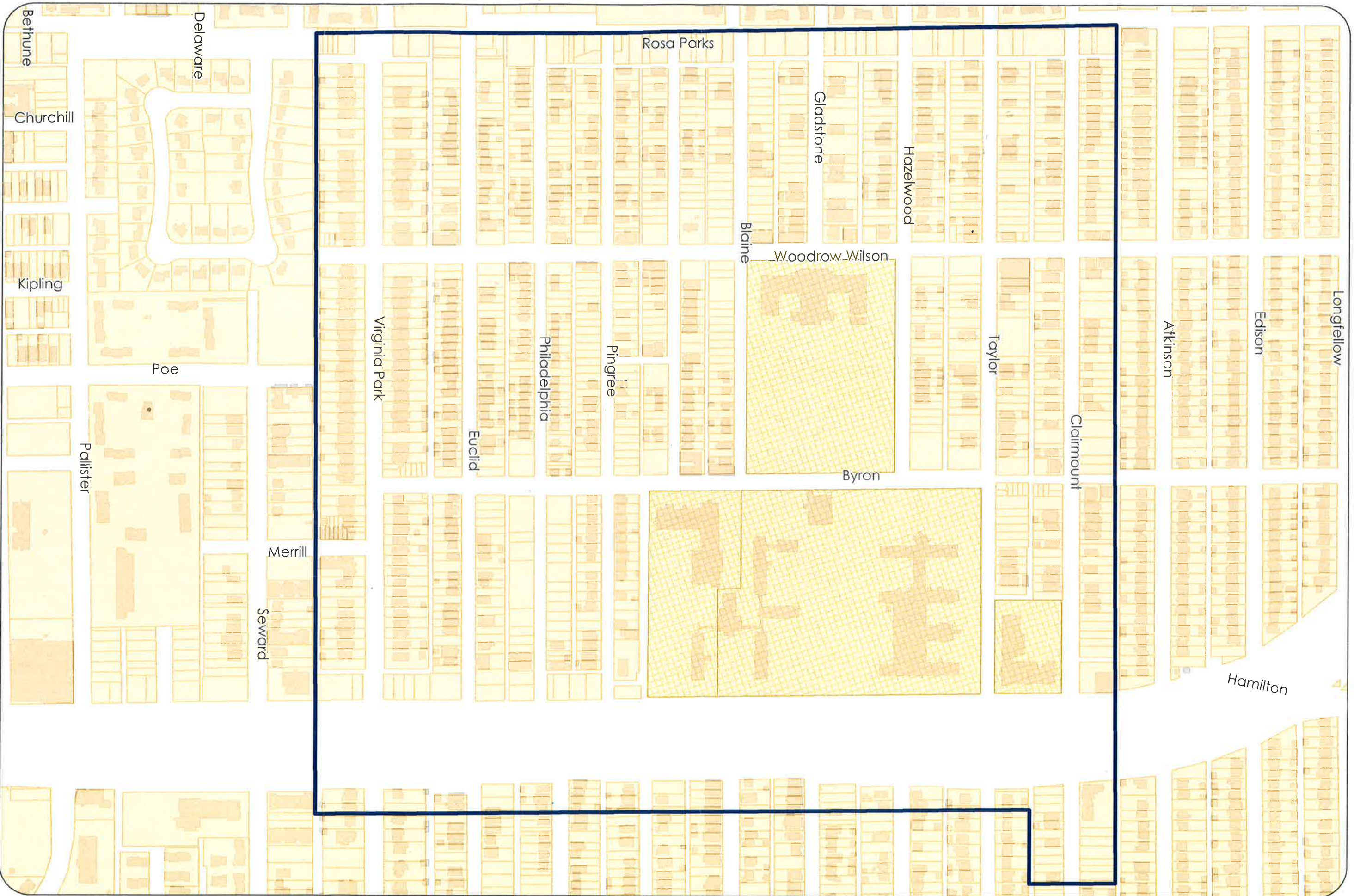
**Exhibit A**  
**Housing Redevelopment Plan**

Purchaser will achieve, or cause to be achieved, a Rehabilitation Event for each Improved Property it purchases from DLBA according to the following plan. Improved Property is defined in Section 2 of the First Option to Purchase Property and Agreement for Maintenance of Property as executed July 05, 2017 or as amended thereafter (the "DLBA Agreement"). A Rehabilitation Event is given the meaning as defined in Section 15 of the DLBA Agreement.

- I. **Phase I.** On or before June 30, 2020, Purchaser will achieve, or cause to be achieved, a Rehabilitation Event for 75% of the Improved Properties for which Closing occurred on or before May 15, 2019.
- II. **Phase II.**
  - A. If Purchaser closes on 48 or more Improved Properties between May 16, 2019 and October 28, 2019, Purchaser will achieve, or cause to be achieved, a Rehabilitation Event on or before June 30, 2021 for at least 52% of the Improved Properties for which Closing occurred on or before October 28, 2019.
  - B. If Purchaser closes on fewer than 48 Improved Properties between May 16, 2019 and October 28, 2019, Purchaser will achieve, or cause to be achieved, a Rehabilitation Event on or before June 30, 2021 for at least 52% of the Improved Properties for which Closing occurred between May 16, 2019 and October 28, 2019.
- III. **Phase III.** On or before June 30, 2022, Purchaser will achieve, or cause to be achieved, a Rehabilitation Event for total of 80% of the Improved Properties for which Closing occurred on or before October 28, 2020.
- IV. **Phase IV.** On or before March 31, 2024, Purchaser will achieve, or cause to be achieved, a Rehabilitation Event for total of 100% of the Improved Properties for which Closing occurred on or before October 28, 2021.



# Target Area





**FIRST OPTION TO PURCHASE PROPERTY AND  
AGREEMENT FOR MAINTENANCE OF PROPERTY**

This First Option to Purchase Property and Agreement for Maintenance of Property (“**Agreement**”) is entered on this 5<sup>th</sup> day of July, 2017, between the Detroit Land Bank Authority (“**DLBA**”), a Michigan public body corporate whose address is 500 Griswold Street, Suite 1200, Detroit, Michigan 48226, and Herman Kiefer Development, LLC (“**Purchaser**”), a Michigan limited liability company whose address is 900 Wilshire Drive, Suite 202-45, Troy, Michigan 48084.

**RECITALS**

A. On May 25, 2016, The City of Detroit (the “**City**”) and Purchaser executed that certain Master Agreement to Purchase and Develop Land (the “**MDA**”) for the development of certain real property located in the City of Detroit and more particularly described therein (the “**MDA Property**”).

B. The MDA contemplates that DLBA and Purchaser will execute a “Land Bank Agreement” (as defined in the MDA) providing Purchaser a right of first option to purchase and thereafter develop properties in the geographic area adjacent to the MDA Property.

C. This Agreement shall be the Land Bank Agreement for purposes of the MDA.

D. The geographic area illustrated on Exhibit A-1 (the “**Target Area**”) is adjacent to the MDA Property and Purchaser desires to ensure that vacant residential structures and lots in the Target Area are maintained, improved, restored or demolished in order to protect Purchaser’s investments in the MDA Property. The City and Purchaser both desire that the investment in the MDA Property radiate out from the MDA Property into the Target Area.

E. In order to facilitate the desires of the City and Purchaser relative the MDA Property and the Target Area, DLBA and Purchaser are executing this Agreement to provide Purchaser with a first option, according to the terms and conditions hereinafter set forth, to acquire all or any portion of the lots improved by unoccupied residential structures and all unimproved lots in the Target Area owned by the DLBA as identified on Exhibit A-2 (each lot being a “**Property**” and collectively the “**Properties**”).

F. The parties acknowledge that certain properties under DLBA ownership as of the effective date of this Agreement have been excluded for varying reasons from Exhibit A-2 with Purchaser’s permission.

NOW THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties herein agree as follows:

**1. Accuracy of Recitals.** The parties each hereby represent and warrant that all of the recitals contained in this Agreement are true, correct, and accurate and such recitals are hereby incorporated herein by reference as part of the substantive provisions of this Agreement.

**2. Grant of First Option.**

(a) DLBA hereby grants Purchaser the exclusive and irrevocable first option to purchase, for the term specified by this Agreement and according to the terms and conditions hereinafter set forth (“**First Option**”), any or all of the Properties identified on Exhibit A-2 consisting of residential lots improved by unoccupied residential structures (“**Improved Property**”) and unimproved residential lots (individually and collectively, “**Vacant Land**”), and any other Improved Property and Vacant Lots deemed a Property by operation of the terms and conditions of this Agreement hereafter, provided that all unpurchased Side Lots (defined below) which become eligible for purchase under the terms and conditions of Section 7 shall constitute a Property or part of the Properties subject to the First Option only pursuant to the terms and after expiration of the applicable Side Lot Purchase Period set forth by Section 7.

(b) Until the expiration of the Option Term (as defined below), any other residential lots improved by unoccupied residential structures or unimproved residential lots acquired by DLBA in the Target Area (each a “**Subsequent Acquisition**”) shall be placed on an immediate temporary hold from sale or demolition. DLBA shall, within thirty (30) days of acquiring such Subsequent Acquisitions, provide Purchaser written notice of each Subsequent Acquisition (a “**Subsequent Acquisition Notice**”), which Subsequent Acquisition Notice shall include a brief description of any information available to DLBA regarding improvements located on on Subsequent Acquisition. Any Subsequent Acquisition Notice may also identify other property that is owned by DLBA as of the effective date of this Agreement, but is otherwise excluded from Exhibit A-2, which such property shall be automatically and thereafter deemed a Subsequent Acquisition, for purposes of this Agreement, by operation of such Subsequent Acquisition Notice. The Purchaser shall have thirty (30) days after its receipt of any Subsequent Acquisition Notice to notify DLBA in writing which subject Subsequent Acquisition(s), if any, that Purchaser elects to be deemed a Property subject to the First Option (“**Subsequent Acquisition Election Notice**”). As of the date of Purchaser’s Subsequent Acquisition Election Notice, any Subsequent Acquisition identified in the Subsequent Acquisition Election Notice shall automatically and thereafter be deemed a Property subject to all terms and requirements of this Agreement, including timely completion of the maintenance obligations set forth in Section 5 within ninety (90) days of the Subsequent Acquisition Election Notice. If Purchaser declines to identify, or otherwise fails to timely notify DLBA of its election to identify, any Subsequent Acquisition in a Subsequent Acquisition Notice (an “**Excluded Acquisition**”), the temporary hold shall expire and the First Option granted as to the Property shall not extend to any such Excluded Acquisition. Over the course of the Option Term (defined below), Purchaser may request from DLBA a report projecting, to the extent possible, which properties in the Target Area that DLBA expects to acquire and become Subsequent Acquisitions hereunder. DLBA shall make best efforts to acquire residential lots improved by unoccupied residential structures and unimproved residential lots made available for acquisition over the course of the Option Term (defined below).

### 3. Exercise of the First Option.

(a) Before validly exercising the First Option as to any Property, Purchaser shall timely complete the obligations set forth in Section 5 as to all Properties (“**Option Satisfaction Event**”). When Purchaser considers all obligations set forth in Section 5 to be complete, it shall so notify DLBA and include documents sufficient to evidence the relevant scope of work performed by Purchaser (“**Option Satisfaction Notice**”). DLBA shall promptly review such Option Satisfaction Notice and, if necessary, make or cause to be made an inspection of the Properties identified in the Option Satisfaction Notice. DLBA shall respond to the Option Satisfaction Notice within fourteen (14) days of receipt. In the event of DLBA’s determination that the Option Satisfaction Event has occurred, DLBA shall certify in writing that Purchaser has satisfied the condition (“**Certificate of Satisfaction**”). If DLBA determines that an Option Satisfaction Event has not occurred, DLBA will so notify Purchaser in writing indicating in what respects Purchaser has failed to achieve the Option Satisfaction Event, and what measures and acts Purchaser shall take or perform in order to achieve the Option Satisfaction Event (such notice, an “**Option Satisfaction Deficiency Notice**”). If DLBA fails to respond to Purchaser’s Option Satisfaction Notice within the fourteen (14) day period, the Certificate of Satisfaction shall be deemed delivered to Purchaser. If DLBA responds with an Option Satisfaction Deficiency Notice, then Purchaser shall have the right to take such actions as are necessary to achieve the Option Satisfaction Event as noted in such Option Satisfaction Deficiency Notice by the later of ninety (90) days after the onset of the Option Term (or such date as extended by DLBA pursuant to the terms of Section 5) or any date identified in the Option Satisfaction Deficiency Notice. If any date identified in the Option Satisfaction Deficiency Notice is more than ninety (90) days after the onset of the Option Term, or such date as extended by DLBA pursuant to the terms of Section 5, Purchaser’s obligations to timely obtain the Certificate of Satisfaction shall be tolled until such date. Upon completing such additional actions as identified in the Option Satisfaction Deficiency Notice to achieve the Option Satisfaction Event, Purchaser shall notify DLBA in writing and include documents sufficient to evidence such additional scope of work performed by Purchaser, which notice and supporting documents shall be treated by DLBA as a renewed Option Satisfaction Notice for purposes of this Section 3(a).

(b) Before validly exercising the First Option as to Subsequent Acquisition or Side Lot (defined below) which becomes Property hereunder, Purchaser must timely complete the obligations set forth in Section 5 as to such Property. When Purchaser has completed its obligations, Purchaser shall notify DLBA and include documents sufficient to evidence the relevant scope of work performed by the Purchaser and each notice shall also be considered an Option Satisfaction Notice pursuant to this Agreement and to which such subsequent procedure described in Section 3(a) above shall be applicable.

(c) Upon receipt of the Certificate of Satisfaction, Purchaser may exercise the First Option as to any Property or all the Properties within eighteen (18) months of the closing on the sale of the MDA Property (“**Option Term**”). Purchaser shall exercise the First Option by written notice to DLBA identifying the Property or Properties that Purchaser has elected to purchase (“**Option Exercise Notice**”). Purchaser’s exercise of its First Option as to some of the Properties will not affect the balance of the Properties, it being the intent of the parties that Purchaser may exercise its First Option on Properties at different times during the Option Term. Upon receipt



of the Option Exercise Notice, DLBA shall: (a) promptly prepare any Property or Properties identified in the Option Exercise Notice for sale; (b) endeavor to close such sale (“**Closing**”) as promptly as is practicable; and (c) deliver to Purchaser a separate purchase agreement substantially in the form attached hereto as Exhibit B (“**Improved Property Purchase Agreement**”) or Exhibit C (“**Vacant Land Purchase Agreement**”), as applicable, within seven (7) days of receipt of any Option Exercise Notice; provided, however, that the parties may amend certain of the Purchaser’s obligations under the Improved Property Purchase Agreement following certification of the Housing Redevelopment Plan (defined below). Purchaser shall return an executed Improved Property Purchase Agreement or Vacant Land Purchase Agreement, as applicable, to DLBA within fourteen (14) days of receipt or the First Option will lapse as to the Property identified in the Option Exercise Notice.

(d) Within thirty (30) days of the onset of the Option Term, DLBA shall provide Purchaser with a report of any outstanding taxes, solid waste fees, water and sewer charges or other lien charges assessed against all Properties that are known to DLBA without the benefit of a commitment of owner’s policy of title insurance (the “**Existing Liens & Encumbrances**”). At reasonable intervals over the course of the Option Term, Purchaser may request from DLBA an updated report of such Existing Liens & Encumbrances, provided that, in the event Purchaser notifies DLBA in writing that any such request is the final such request in advance of Purchaser’s prospective exercise of the First Option as to any Property, DLBA shall provide a report in response to Purchaser’s request as quickly as is practicable. DLBA shall exercise best efforts to eliminate the Existing Liens & Encumbrances in advance of Closing, short of filing a quiet title action.

(e) In the event of any title defect or if the Existing Liens & Encumbrances are beyond DLBA’s ability to eliminate unless DLBA files a quiet title action, Purchaser may request that DLBA file and litigate a quiet title action in the Circuit Court of Wayne County, Michigan with respect to certain or all of the Properties (“**Quiet Title Action**”). DLBA shall exercise best efforts to accept and accommodate all such requests by Purchaser, but reserves the right to decline any request to the extent that it would result in the filing of Quiet Title Action(s) concerning more than fifty (50) Properties in any one month period and DLBA, in its reasonable discretion, determines that it lacks the capacity to file and litigate Quiet Title Action(s) for more than fifty (50) Properties in any one month period in a manner that does not compromise its efforts to prepare its inventory for disposition by way of its flagship sales programs. The terms and conditions of DLBA’s election to proceed with any Quiet Title Action shall be memorialized by separate agreement whereby Purchaser agrees to authorize DLBA to file, litigate, and control the Quiet Title Action, cooperate with DLBA in the litigation of the Quiet Title Action, and pay DLBA for its services in addition to all associated costs (“**Quiet Title Agreement**”). The Quiet Title Agreement shall not impose an obligation upon DLBA to remove any title defect or eliminate any liability. DLBA shall have no obligation to proceed with the Quiet Title Action until the Quiet Title Agreement is fully executed. The cost to Purchaser pursuant to any such Quiet Title Agreement shall not exceed Seven Hundred and 00/100 Dollars (\$700.00) per Quiet Title Action characterized by standard service of process that is required for any Property (“**Standard Quiet Title**”). In the event the title insurance policy carrier requires service of process additional to the service of process required for Standard Quiet Title, the cost to Purchaser shall not exceed Three Hundred Fifty and 00/100 Dollars (\$350.00), plus service of process costs not to exceed Six

Hundred Fifty and 00/100 Dollars (\$650.00), per Quiet Title Action that is required for any Property.

**4. City Hold.** DLBA acknowledges that, pursuant to the MDA, the City agreed to refrain from the sale or demolition of any City-owned properties in the Target Area for up to one year after the effective date of this Agreement (“**City Hold**”), provided that the City may transfer any or all City-owned residential lots improved by unoccupied residential structures and unimproved residential lots within the Target Area to the DLBA, at which point such properties would qualify as Subsequent Acquisitions subject to the terms of this Agreement, and the City may transfer any or all City-owned non-residential properties to Purchaser in accordance with the terms of the MDA and nothing in this Agreement is intended to impact the rights and obligations of the City and Purchaser set forth in the MDA.

**5. Securing and Maintaining the Property.**

(a) This Agreement and the First Option are contingent on Purchaser securing any structural improvements on the Properties (the “**Improved Property Obligations**”) by: (1) securing all broken or missing exterior windows and doors with wooden boards or other similarly suitable durable materials; and (2) securing all openings to prevent entry by unauthorized persons. Purchaser shall commence performance of the Improved Property Obligations within the first thirty (30) days of the Option Term and complete such performance within the first ninety (90) days of the Option Term or, as to any Subsequent Acquisition, within the first ninety (90) days of any Subsequent Acquisition being designated a Property by operation of a Subsequent Acquisition Election Notice. If Purchaser fails to complete the Improved Property Obligations within the ninety (90) days provided for above but reasonable progress is made toward completion of the Improved Property Obligations, DLBA shall grant an extension of an additional thirty (30) days and may grant additional extensions as reasonably necessary based on progress being made. As of the date of any Subsequent Acquisition Election Notice, Purchaser shall perform the Improved Property Obligations within ninety (90) days as to all Properties identified in the Subsequent Acquisition Election Notice, provided that DLBA may grant an extension of an additional thirty (30) days and may grant additional extensions as reasonably necessary based on progress being made. Upon completing the Improved Property Obligations as evidenced by receipt of a Certificate of Satisfaction, Purchaser shall thereafter maintain all improvements as secured in a manner consistent with the Improved Property Obligations, and maintain the premises of such Improved Properties in a manner consistent with the City regulations governing the maintenance of vacant structures, until Purchaser: (a) purchases the particular Improved Property and commences full-time rehabilitation efforts as to the improvements, and thereafter diligently pursues such rehabilitation of such Improved Property until the achievement of a Rehabilitation Event within the meaning of, and consistent with the terms of, the Improved Property Purchase Agreement (defined below); or (b) notifies DLBA that any Improved Property or Improved Properties is/are no longer subject to the First Option, after which the Improved Property Obligations shall no longer apply to any Improved Property identified in such notice.

(b) This Agreement and the First Option are further contingent on Purchaser implementing a general maintenance plan (“**General Maintenance Plan**”) for all parcels Vacant Land including the following minimum requirements, provided that the weather does not otherwise

prohibit such maintenance: (1) clearing such Properties of trash and debris and continuing to remove such trash and debris as needed; (2) ensuring that the grass is neatly edged and does not exceed six inches or, alternatively, abiding by the land uses identified as “Interim Land Uses” identified in Exhibit D (“**Interim Land Uses**”); (3) trimming trees, shrubs, and other plant material as needed; and (4) clearing sidewalks and other paved portions of the property clear of snow and ice in a manner that makes it safe for pedestrians and within the timeframe currently required under City regulations. Purchaser shall implement the General Maintenance Plan within the first thirty (30) days of the Option Term, provided that DLBA may grant additional extensions as reasonably necessary based on progress being made. Upon fully implementing the General Maintenance Plan as evidenced by receipt of a Certificate of Satisfaction, Purchaser shall thereafter maintain each of the parcels of Vacant Land according to the General Maintenance Plan until Purchaser: (1) obtains a Certificate of Stewardship (defined below), (2) achieves a Construction Event (defined below), or (3) notifies DLBA that any parcel(s) of Vacant Land is/are no longer subject to the First Option, after which the General Maintenance Plan or, if applicable, Land Stewardship Plan (defined below) shall no longer apply to any parcel(s) of Vacant Land identified in such notice. As of the date of Purchaser’s Subsequent Acquisition Election Notice, Purchaser shall implement the General Maintenance Plan within thirty (30) days as to any parcel(s) of Vacant Land identified in the Subsequent Acquisition Election Notice, provided that DLBA may grant an extension of an additional thirty (30) days and may grant additional extensions as reasonably necessary based on progress being made.

(c) Purchaser’s obligations to comply with the General Maintenance Plan as to any parcel of Vacant Land shall cease upon: (1) Purchaser’s implementation the Land Stewardship Plan as to that parcel pursuant to Section 6 below; (2) Purchaser’s obtaining a building permit for construction upon such parcel and Purchaser’s diligent pursuit of construction pursuant to such permit (“**Construction Event**”), at which point the premises of such parcel shall be maintained in a manner consistent with City regulations governing the maintenance of properties under construction; or (c) Purchaser notifying DLBA that the Property or Properties are no longer subject to the First Option.

(1) To relieve itself of the foregoing property maintenance obligations on the basis of a Construction Event, Purchaser must provide DLBA with a copy of all materials submitted by Purchaser to the City of Detroit’s Buildings, Safety Engineering & Environmental Department (“**BSEED**”) for purposes of obtaining a building permit for construction on the Property or Properties as well as documentation demonstrating Purchaser’s diligent pursuit of construction pursuant to such permit. DLBA shall promptly review such materials, and certify in writing within fourteen (14) days, that a Construction Event has occurred if DLBA so determines that Purchaser is diligently pursuing construction upon the Property (“**Construction Certificate**”). If DLBA determines that a Construction Event has not occurred, DLBA will so notify Purchaser in writing indicating in what respects Purchaser has failed to achieve a Construction Event and what measures and acts Purchaser shall take or perform for purposes of DLBA’s determination.

## **6. Land Stewardship Plan.**



(a) Purchaser shall consult and cooperate with local residents, the City, and a planning and landscape architecture team to develop a long-term land stewardship and use plan, based on terms and concepts more specifically described in Exhibit D, for the Vacant Land (“**Land Stewardship Plan**”). Once approved by the Purchaser, the Land Stewardship Plan shall be submitted to the City of Detroit Planning and Development Department, with copy to DLBA, for review and recommendation. Upon receipt of the City’s recommendation, DLBA shall certify the recommended Land Stewardship Plan for purposes of this Agreement (“**Land Stewardship Plan Certification**”).

(b) Following the Land Stewardship Plan Certification and upon Purchaser’s initial implementation of the Land Stewardship Plan, the requirements of the General Maintenance Plan shall be null and void as to any parcel of Vacant Land within the scope of the Land Stewardship Plan, and implementation shall not constitute an Event of Default under this Agreement provided that Purchaser maintains any parcel of Vacant Land in a manner consistent with the Land Stewardship Plan. After commencing implementation of the Land Stewardship Plan as to any parcel of Vacant Land, Purchaser’s shall diligently pursue such implementation of the Land Stewardship Plan until completion (“**Implementation Event**”). Any parcel of Vacant Land that the Land Stewardship Plan does not identify for landscaping or other improvements shall be maintained pursuant to the General Maintenance Plan. Notwithstanding anything in this Agreement or the Land Stewardship Plan to the contrary, Purchaser shall not be in default hereunder so long as Purchaser maintains any Vacant Land in accordance with the General Maintenance Plan.

(c) When Purchaser considers the implementation of the Land Stewardship Plan as to any parcel(s) of Vacant Land complete, or, alternatively, certifies to DLBA that pursuant to the Land Stewardship Plan any such parcel of Vacant Land is to be maintained as unlandscaped grass greenspace in a manner consistent with City regulations, it shall so notify DLBA in writing including documents sufficient to evidence the work performed by Purchaser, if any (“**Implementation Notice**”). DLBA shall promptly review such Implementation Notice and, if necessary, make or cause to be made an inspection of the parcel(s) of Vacant Land identified in the Implementation Notice. DLBA shall respond to the Implementation Notice within fourteen (14) days of receipt. If DLBA determines that an Implementation Event has occurred, DLBA shall certify in writing that Purchaser has implemented the Land Stewardship Plan as to the subject parcel(s) of Vacant Land (“**Certificate of Implementation**”). Following receipt of a Certificate of Implementation, Purchase shall thereafter maintain the subject parcel(s) of Vacant Land in accordance with the Land Stewardship Plan, but shall have no obligations to report such maintenance to DLBA pursuant to the terms of the Vacant Land Purchase Agreement or otherwise.

(1) If DLBA determines that an Implementation Event has not occurred, DLBA will so notify Purchaser in writing indicating in what respects Purchaser has failed to achieve the Implementation Event, and what measures and acts Purchaser shall take or perform in order to achieve the Implementation Event. If DLBA fails within the period herein required to notify Purchaser that it has failed to achieve an Implementation Event, the Certificate of Implementation shall be deemed issued by DLBA. Following approval of the Land Stewardship Plan, Purchaser may, in lieu of the General Maintenance Plan, immediately proceed to implement the stewardship and treatment typologies set forth in

the Land Stewardship Plan as to any parcel(s) of Vacant Land identified in a Subsequent Acquisition Election Notice subsequent to approval of the Land Stewardship Plan; provided, however, that Purchaser shall diligently pursue implementation of such stewardship and treatment typologies and promptly seek a Certificate of Implementation as to any such Subsequent Acquisition according to the notice and certification terms set forth by Section 6(c) for parcels of Vacant Land.

## 7. Side Lots.

(a) Either at the onset of the Option Term or as of the date each Subsequent Acquisition is transferred to the DLBA, whichever is applicable, Properties subject to the First Option shall not initially include DLBA-owned vacant lots immediately adjacent to eligible occupied residential structures and with frontage on the same street as the frontage of such residential structures (“**Side Lots**”). Owners of occupied residential structures who are eligible for purchase of such Side Lots may purchase such Side Lots within the later of ninety (90) days from (i) the onset of the Option Term; or (ii) the date of transfer of such Side Lot(s) to DLBA ownership, if such transfer is effected between the date of this Agreement and the expiration of the Option Term (“**Side Lot Purchase Period**”). Upon expiration of the Side Lot Purchase Period, any unpurchased Side Lot shall automatically and thereafter be deemed a Property available for purchase by Purchaser subject to the terms of the First Option, including the implementation of General Maintenance Plan or, after approval, the Land Stewardship Plan within thirty (30) days (“**Side Lot Option Satisfaction Event**”); provided, however, that Purchaser need not timely complete such obligations as to all Side Lots in order to achieve an Option Satisfaction Event pursuant to Section 3(a). DLBA shall notify the Purchaser: (1) at least ten (10) business days prior to the expiration of the Side Lot Purchase Period with respect to any Side Lot, and (2) immediately following any adjacent owner’s exercise of its right to acquire such Side Lot prior to the expiration of the applicable Side Lot Purchase Period.

(b) When Purchaser considers all obligations set forth in Section 5 to be complete as to any Side Lot(s) made subject to the First Option pursuant to the terms of Section 7(a), Purchaser shall notify DLBA in writing of the Side Lot Option Satisfaction Event and include documents sufficient to evidence the relevant scope of work performed by Purchaser (“**Side Lot Option Satisfaction Notice**”). DLBA shall respond to the Side Lot Option Satisfaction Notice within fourteen (14) days of receipt. In the event of DLBA’s determination that the Option Satisfaction Event has occurred, DLBA shall certify in writing that Purchaser has satisfied the condition (“**Side Lot Certificate of Satisfaction**”). If DLBA determines that an Side Lot Option Satisfaction Event has not occurred, DLBA will so notify Purchaser in writing indicating in what respects Purchaser has failed to achieve the Side Lot Option Satisfaction Event, and what measures and acts Purchaser shall take or perform in order to achieve the Side Lot Option Satisfaction Event (such notice, an “**Side Lot Option Satisfaction Deficiency Notice**”). If DLBA fails to respond to Purchaser’s Side Lot Option Satisfaction Notice within the fourteen (14) day period, the Side Lot Certificate of Satisfaction shall be deemed delivered to Purchaser. If DLBA responds with a Side Lot Option Satisfaction Deficiency Notice, then Purchaser shall have the right to take such actions as are necessary to achieve the Option Satisfaction Event as noted in such Side Lot Option Satisfaction Deficiency Notice by the later of thirty (30) days after any Side Lot(s) became subject to the First Option or any date identified in the Side Lot Option Satisfaction Deficiency Notice. If

any date identified in the Side Lot Option Satisfaction Deficiency Notice is more than thirty (30) days after any Side Lot(s) became subject to the First Option, Purchaser's obligations to timely obtain the Side Lot Certificate of Satisfaction shall be tolled until such date. Upon completing such additional actions as identified in the Side Lot Option Satisfaction Deficiency Notice to achieve the Side Lot Option Satisfaction Event, Purchaser shall notify DLBA in writing and include documents sufficient to evidence such additional scope of work performed by Purchaser.

(c) Prior to the expiration of the Side Lot Purchase Period, DLBA and Purchaser shall diligently market such Side Lots and Purchaser shall reimburse DLBA for up to One Thousand and 00/100 Dollars (\$1,000.00) of expenses for promotional materials and extraordinary direct labor costs related to such marketing. DLBA shall provide Purchaser with invoice itemizing qualifying costs to be reimbursed.

## **8. Right of Entry, Indemnification, Insurance.**

(a) DLBA grants access to that portion of Properties that are unencumbered by any mortgage note associated with the demolition of improvements to Purchaser and its employees, agents, contractors, or partners from the date of this Agreement until the expiration of the Option Term to permit ingress, egress, repair, and maintenance of the Property as well as to conduct any architectural or engineering studies necessary to Purchaser's assessment of any Property for exercise of the First Option. Purchaser shall not use any Property for any other purpose or use except to secure, repair, maintain, or study such Property as set forth above. To the extent permitted by law, DLBA assumes no liability or responsibility whatsoever with respect to Purchaser's work on, maintenance or study of, or failure to maintain the Property. Purchaser agrees to indemnify and hold harmless DLBA, its departments, agencies, boards, commissions, officers, agents and employees from all claims, demands, actions, or liability for any property damages or personal injuries sustained by any person arising from or related to Purchaser's access of the Properties, or from any act or omission of Purchaser in exercising its rights under this temporary license. Purchaser will promptly pay and/or reimburse DLBA for any and all costs or expenses incurred in defending against an action arising out of Purchaser's work on, maintenance or study of, or failure to maintain the Property or any activities of Purchaser in connection with Sections 5 or 6 of this Agreement. Purchaser shall provide notice to and incorporate the indemnification provision in agreements with all employees, successors, assigns, agents and contractors working on the Property subject to this temporary license. Purchaser's temporary license to access any Property shall terminate prior to the expiration of the Option Term upon the occurrence of any of the following: (1) Closing on the sale of such Property; (2) Purchaser's failure to timely exercise the First Option as to any subject Property following receipt Valid Third Party Offer Notice; or (3) Purchaser's notification that any Property is no longer subject to the First Option.

(b) Purchaser must obtain general liability insurance that provides full coverage for DLBA, its successors and assignees for all claims, demands, actions, suits, judgments and settlements for bodily injury or property damage arising out of Purchaser's work on, maintenance or study of, or failure to maintain the Property. Purchaser will maintain minimum policy limits in the amount of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) per occurrence for property damage, and One Million and 00/100 Dollars (\$1,000,000.00) per occurrence for bodily



injury, with a Two Million and 00/100 Dollars (\$2,000,000.00) aggregate. Purchaser will provide DLBA certificates of insurance listing DLBA as an additional insured: (1) for all Properties, within thirty (30) days after the commencement of the Option Term, and (2) for specific Properties which Purchaser desires to enter (as authorized by the terms of this Agreement) prior to the commencement of the Option Term, prior to such entry. The insurance policy or policies must provide that it may not be modified, cancelled, or allowed to expire without thirty (30) days prior written notice to DLBA. At any time during the term of the license, DLBA may request proof of insurance coverage from Purchaser. Purchaser will reimburse DLBA for any and all costs, expenses, and insurance premiums paid and/or incurred by DLBA due to the Purchaser's failure to maintain adequate insurance coverage.

(c) As to that portion of the Properties that are encumbered any mortgage note associated with the demolition of improvements on such Properties, DLBA shall, subject to any necessary approvals of its mortgagee, grant a temporary license to Purchaser and its employees, agents, contractors, or partners on substantially the same terms as the license granted by Sections 8(a) and 8(b). DLBA shall be obligated to request such approval of a temporary license within ten (10) days after the earlier of (1) the onset of the Option Term; or (2) that portion of the Property becomes subject to the terms of this Agreement, as applicable, and DLBA shall diligently pursue approval of the temporary license. Any Purchaser's obligation to perform any activities which may arise pursuant to Section 5 or 6 of this Agreement with respect to such Property shall be delayed one (1) day for each day until the approval of the temporary license is granted by such mortgagee.

**9. Local Resident Employment Opportunities.** Purchaser shall exercise best efforts to ensure that local residents are trained and provided employment opportunities in connection with the maintenance of the Property pursuant to the General Maintenance Plan and the Land Stewardship Plan. DLBA shall seek the assistance of the City with identifying both interested individuals and training resources.

**10. Local Development Partner.**

(a) Purchaser shall partner with, or otherwise contract with in a manner acceptable to DLBA (with the assistance of the City) so as to qualify under this requirement, one or more Detroit-based non-profit organizations, community development corporations, or residents ("**Local Development Partner**") for rehabilitation of not less than twenty percent (20%) of the portion of Improved Property which Purchaser elects to rehabilitate ("**Local Development Percentage**"). DLBA shall assist Purchaser with identifying, and shall seek the assistance of the City with identifying, qualified and interested Local Development Partners and, in advance of identifying any such Local Development Partner to Purchaser, ensure that such Local Development Partners have the capacity to assist with rehabilitation of the Improved Properties. "Qualified" Local Development Partners shall: have completed the rehabilitation of at least three (3) single-family homes; have completed other real estate development projects that demonstrate capacity for rehabilitation of single-family homes; or, if a new venture or an existing venture without the foregoing experience, sponsorship from a duly experienced non-profit organization, community development corporation, or individual sufficient to create project capacity for rehabilitation of one or more Improved Properties.

(b) Upon selection of a prospective Local Development Partner, Purchaser shall notify DLBA in writing identifying the prospective partner, describing the nature of the partnership or contract, and identifying the Improved Property or Improved Properties to be rehabilitated pursuant to the partnership or contract, if known, or, alternatively, the intended scope of work to be performed pursuant to the partnership or contract (“**Local Development Partner Notice**”). DLBA shall respond to the Local Development Partner Notice within seven (7) days of receipt. Upon DLBA’s determination that the partnership or contract described in the Local Development Partner Notice satisfies the Local Development Partner criteria, DLBA shall so certify in writing (“**Local Development Partner Certification**”). In the event any Local Development Partner Notice describes a partnership structure whereby the prospective Local Development Partner would become the sole owner of any Improved Property described in the Local Development Partner Notice and such Local Development Partner is not an Affiliate within the meaning of Section 23(a) of this Agreement, then DLBA’s Local Development Partner Certification shall certify that, in the event the proposed transaction is duly approved and consummated, the timely completed rehabilitation of such Improved Property shall be credited to the Local Development Percentage and any default that would otherwise violate the terms of Section 13 of this Agreement shall not be attributed to Purchaser. If DLBA determines that the proposed partnership or contract does not satisfy the Local Development Partner criteria, DLBA will so notify Purchaser in writing indicating in what respects the proposed partnership fails to satisfy the criteria, and what measures and acts Purchaser shall take or perform in order to receive the Local Development Partner Certification. If DLBA fails to respond to any Local Development Partner Notice within the period herein required, the proposed partnership or contract shall be deemed to have satisfied the Local Development Partner criteria, provided that no failure by DLBA to respond can bind DLBA to transact with a Local Development Partner that is not an Affiliate within the meaning of Section 23(a) of this Agreement. If any Local Development Partner Notice fails to identify any Improved Property to be rehabilitated pursuant to the partnership or contract, then Purchaser shall report any such Improved Property to DLBA no later than six (6) months after the expiration of the Option Term.

(c) When Purchaser completes a rehabilitation pursuant to a Local Development Partner Certification (“**Local Development Partner Completed Rehab**”), it shall so notify DLBA in writing of the Local Development Partner Completed Rehab, including documentation sufficient to evidence the completion and the participation of the Local Development Partner in such rehabilitation (“**Local Development Partner Completed Rehab Notice**”). DLBA shall promptly review such Local Development Partner Completed Rehab Notice and, if necessary, make or cause to be made an inspection of all Improved Properties identified in the Local Development Partner Completed Rehab Notice within fourteen (14) days. Upon DLBA’s determination that the Local Development Partner Completed Rehab has occurred with respect to any or all Improved Properties identified in the Local Development Partner Completed Rehab Notice, DLBA shall certify in writing that Purchaser will receive credit toward the Local Development Percentage to the extent of any such Improved Property or Improved Properties. If DLBA determines that a Local Development Partner Completed Rehab has not occurred, DLBA will so notify Purchaser in writing indicating in what respects Purchaser has failed to achieve the Local Development Partner Completed Rehab, and what measures and acts Purchaser shall take or perform in order to achieve the Local Development Partner Completed Rehab. If DLBA fails to respond to any Local Development Partner Completed Rehab Notice within the period herein

required, the Improved Property or Improved Properties identified in the Local Development Partner Completed Rehab Notice shall be credited to the Local Development Percentage.

**11. Terms of Purchase.** Notwithstanding the terms set forth in the Improved Property Purchase Agreement and the Vacant Land Purchase Agreement, the following terms shall apply with respect to purchase price of any Improved Property or parcel of Vacant Land:

(a) Each Improved Property, excluding Subsequent Acquisitions and any properties acquired by the City prior to the onset of the Option Term by way of the right of refusal granted to the City pursuant to MCL 211.78m (“**ROR Property**”), may be purchased for the price of One Thousand and 00/100 Dollars (\$1,000.00), with credit for up to Five Hundred and 00/100 Dollars (\$500.00) per parcel to be applied to reduce the purchase price due at Closing on the sale of such Improved Property for qualifying costs expended to secure and maintain the Improved Property prior to purchase (“**Qualifying Costs**”). Credit for Qualifying Costs is contingent on Purchaser submitting to DLBA for approval as Qualifying Costs, at a date no later five (5) days prior to Closing as to the Improved Property at issue, documentation of costs expended to secure and maintain the Improved Property, but DLBA shall credit the following as Qualifying Costs: (1) plywood and other durable materials used to secure exterior windows and doors; (2) direct labor costs associated with the boarding and securing the Property; and (3) direct labor costs and equipment costs arising from the minimum requirements of the General Maintenance Plan. For each Improved Property identified by its commonly known address in the attached Schedule I, Purchaser shall also be responsible for the costs associated with the preparation of each such Improved Property for demolition in the amounts not to exceed those set forth in Schedule I (“**Predemolition Costs**”). Subsequent Acquisitions and ROR Property may be purchased for the greater of One Thousand and 00/100 Dollars (\$1,000.00) or the total of costs and fees incurred by the City or DLBA to acquire such property. Costs and fees attributable to Subsequent Acquisitions may include, but are not limited to: costs of acquisition, maintenance, repair, title clearance, demolition, environmental due diligence, taxes, fees, marketing of the property, pricing, and direct costs of the operations of DLBA allocable to the property. To the extent applicable, Purchaser shall assume liability for all taxes owed and liens and encumbrances running with each Subsequent Acquisition or ROR Property. DLBA shall exercise its best efforts to minimize the costs of acquisition and the tax liability associated with each Subsequent Acquisition.

(b) Each parcel of Vacant Land, excluding Subsequent Acquisitions and ROR Property, may be purchased for the greater of Three Hundred and 00/100 Dollars (\$300.00) or the outstanding balance, as of the date of Closing on the sale of any such parcel of Vacant Land, of any mortgage notes associated with the demolition of improvements on each such parcel of Vacant Land. Subsequent Acquisitions and ROR Property may be purchased for the greater of Three Hundred and 00/100 Dollars (\$300.00) or the total of costs and fees incurred by the City or DLBA to acquire such property. DLBA shall notify Purchaser of the total costs within ten (10) days after request for same from Purchaser and Purchaser may withdraw any exercise of the First Option if the purchase price is unacceptable to Purchaser. Costs and fees attributable to Subsequent Acquisitions may include, but are not limited to: costs of acquisition, maintenance, repair, title clearance, demolition, environmental due diligence, taxes, fees, marketing of the property, pricing, and direct costs of the operations of the DLBA allocable to the property. To the extent applicable, Purchaser shall, if Purchaser elects to purchase a Subsequent Acquisition or ROR Property, assume



liability for all taxes owed and liens and encumbrances running with each Subsequent Acquisition property or ROR Property acquired by Purchaser.

**12. Temporary License.** At Purchaser's election, DLBA and Purchaser may, in lieu of any purchase of Vacant Land, enter into a temporary license and waiver of liability permitting access to the Vacant Land to implement limited uses consistent with the General Maintenance Plan or, when applicable, Land Stewardship Plan, and requiring waivers of liability and indemnification and insurance obligations generally consistent with the right of entry granted by Section 8 of this Agreement. In the event of Purchaser's election to enter into such a temporary license agreement, DLBA will ensure that any sale of such parcel of Vacant Land to a third party during the term of Purchaser's license agreement shall, if such parcel of Vacant Land is not to be redeveloped in a manner returning the underlying land to productive use or otherwise sold as a side lot to an adjacent homeowner, be subject to the terms of the General Maintenance Plan or Land Stewardship Plan, whichever is applicable.

**13. Property Default, Event of Default, Termination Event and DLBA Remedies.**

(a) A "**Property Default**" shall occur under this Agreement if the Purchaser, as to any Property (a "**Defaulted Property**") either:

(1) fails, on more than two (2) consecutive occasions (which must be at least thirty (30) days apart), to maintain any single Property, in accordance with Sections 5 or 6 as applicable, and such failure continues for more than thirty (30) days after written notice to Purchaser; or

(2) fails, on more than three (3) occasions (which must be at least thirty (30) days apart) in any six (6) month period, to maintain any single Property, in accordance with Sections 5 or 6 as applicable, and such failure continues for more than thirty (30) days after written notice; or

(3) fails to achieve, as to any single Property, a Rehabilitation Event (as defined in the Improved Property Purchase Agreement) or Demolition Event (as defined in the Improved Property Purchase Agreement) within the time periods and in accordance with the terms the Improved Property Purchase Agreement, if applicable.

(b) An "**Event of Default**" under this Agreement shall mean any one or of the following events which occurs and continues for more than thirty (30) days after written notice to Purchaser:

(1) Purchaser's failure to maintain ninety percent (90%) or more of the Properties as set forth in Sections 5 and 6; or

(2) Purchaser's failure to comply with the obligations set forth in Section 10, provided, however, if there are no qualified and interested Local Development Partners to satisfy the requirements of the Section 10, Purchaser's failure to comply with the obligations shall not be an Event of Default hereunder. If qualified and interested Local Development Partners otherwise refuse reasonably favorable terms to partner or contract with Purchaser for the rehabilitation of

Improved Property, DLBA shall be reasonable in its review of such terms for purposes of declaring an Event of Default.

(c) The cure periods provided in a Property Default or Event of Default notwithstanding, if the nature of Purchaser's default is such that, for reasons beyond Purchaser's control and in spite of Purchaser's good faith efforts to satisfy the foregoing obligations, more than the cure period provided is reasonably required for its cure, then such default shall not be a Property Default or an Event of Default, as applicable, if Purchaser commences such cure within said period and thereafter diligently pursues such cure to completion.

(d) Remedies.

(1) In the event of a Property Default, DLBA may, at its option, as to any Defaulted Property without a Certificate of Rehabilitation (as defined in the Improved Property Purchase Agreement), or Certificate of Implementation or Construction Certificate, as applicable: (A) terminate the First Option with respect to any such Defaulted Property; or (B), if any such Defaulted Property is already purchased (i) record the Reconveyance Deed at the Wayne County Register of Deeds Office, and (ii) take immediate possession of Defaulted Property; (iii) take immediate ownership of all improvements and fixtures installed at the Defaulted Property and intended to be permanently attached to the Defaulted Property; (iv) offer the Defaulted Property for sale to other prospective purchasers, whether by auction or otherwise, and/or (v) hold the Defaulted Property.

(2) In the event of an Event of Default, DLBA may, at its option, as to any Property without a Rehabilitation Event (as defined in the Improved Property Purchase Agreement) or Construction Certificate, as applicable: (A) terminate the First Option with respect to any such Property; or (B), if already purchased: (i) record the Reconveyance Deed at the Wayne County Register of Deeds Office; (ii) take immediate possession of such Property; (iii) take immediate ownership of all improvements and fixtures installed at the Property and intended to be permanently attached to such Property; (iv) offer such Property for sale to other prospective purchasers, whether by auction or otherwise, and/or (v) hold the Property.

(e) A "**Termination Event**" shall mean the City's exercise of the City Reconveyance Right under the MDA. Upon the occurrence of a Termination Event, DLBA may, as to any Property without a Rehabilitation Event (as defined in the Improved Property Purchase Agreement): (A) terminate the First Option with respect to any such Property; or (B), if already purchased: (i) record the Reconveyance Deed at the Wayne County Register of Deeds Office; (ii) take immediate possession of such Property; (iii) take immediate ownership of all improvements and fixtures installed at the Property and intended to be permanently attached to such Property; (iv) offer such Property for sale to other prospective purchasers, whether by auction or otherwise, and/or (v) hold the Property.

#### **14. Valid Third Party Offers; Necessary Demolition.**

(a) In the event that DLBA receives a "**Valid Third Party Offer**" from a third party purchaser to purchase any Property, DLBA shall notify Purchaser of that offer in writing (the

**“Valid Third Party Offer Notice”**). In order to be a “Valid Third Party Offer,” the third party purchaser must have reasonably satisfied DLBA that: (1) such third party purchaser has the financial capability to complete the rehabilitation of any Improved Property identified in any offer; and (2) the terms for timely rehabilitation of any Improved Property applicable to the third party purchaser shall be no more favorable than the terms of this Agreement. Purchaser shall have fourteen (14) days from receipt of the Valid Third Party Notice to exercise its First Option or relinquish such First Option as to any Property identified in the Valid Third Party Offer Notice. If Purchaser fails to so exercise its First Option within fourteen (14) days, then Purchaser shall be deemed to have relinquished the First Option with respect to any Property identified in the Valid Third Party Offer Notice and the DLBA may proceed to sell such Property or Properties to the third party free and clear of the First Option.

(b) In the event that DLBA determines that demolition of any Improved Property is necessary to protect the health and safety of the community, DLBA shall notify the Purchaser of its intention to cancel the First Option with respect to that Improved Property and conduct the demolition (**“Demolition Notice”**). If within fourteen (14) days of receipt of the Demolition Notice Purchaser fails to: (i) exercise its First Option to purchase such Improved Property, and (ii) commit to demolish or, at a minimum, complete repairs sufficient to bring the Improved Property into compliance with Detroit City Ordinance 17-98 Section 12-11-28.2(2)-(7) and -28.2(9) within one hundred twenty (120) days of closing on the sale of such Improved Property (**“Property Stabilization”**), then Purchaser shall be deemed to have relinquished the First Option with respect to the Property and DLBA shall retain ownership of it free and clear of the First Option. If Purchaser timely achieves Property Stabilization of any Improved Property identified in a Demolition Notice, DLBA shall certify the stabilization in writing further providing that Purchaser’s obligations to achieve a timely Rehabilitation Event within the meaning of the Improved Property Purchase Agreement is extended to thirty-six (36) months from closing on the sale of such Improved Property (**“Stabilization Certification”**). Purchaser and DLBA shall endeavor to ensure the vacant land resulting from any DLBA-conducted demolition is maintained in a manner consistent with Purchaser’s maintenance and land stewardship efforts detailed in this Agreement.

#### **15. Housing Redevelopment Plan; Extensions by Attainment.**

(a) If, after execution of this Agreement, Purchaser determines that the deliberate exercise of Purchaser’s First Option is insufficient to structure Purchaser’s obligations to achieve a timely Rehabilitation Event (as defined in the Improved Property Purchase Agreement) (the **“Property-Specific Timeline”**) as to any or all the Improved Property, Purchaser may consult and cooperate with the City of Detroit Housing and Revitalization Department (the **“HRD”**), or another similarly suitable agency of the City (the **“City Agency”**; together with the City and HRD, collectively the **“City Agencies”**), to develop a plan, pursuant to Purchaser’s primary efforts in consultation and cooperation with the City, for the rehabilitation of any portion or all the Improved Property (**“Housing Redevelopment Plan”**). If Purchaser so wishes the Housing Redevelopment Plan to modify the Property-Specific Timeline, Purchaser shall engage the City Agency as promptly as is practicable, and shall exercise best efforts to complete such Housing Redevelopment Plan within no later than six (6) months after the onset of the Option Term. The Housing Redevelopment Plan shall, at a minimum, determine a rehabilitation schedule for each of



the Improved Properties that Purchaser has purchased or otherwise commits with specificity to purchase, provided that the Housing Redevelopment Plan must also reference market or other conditions that could impact utilization of the Improved Property and demonstrate that any rehabilitation schedule inconsistent with the Property-Specific Timeline will result in superior utilization of the subject Improved Properties. The Housing Redevelopment Plan may further identify any public funds, subsidy or tax credits that may be applied to the rehabilitation of the Improved Property and make reference to the appropriate timeline for Purchaser's application for, and the distribution of, such public funds, subsidy or tax credits. To be effective, the Housing Redevelopment Plan shall be reasonably acceptable to the City Agencies and DLBA. The City Agency shall memorialize that event in writing and further certify that the Housing Redevelopment Plan will result in appropriate utilization of the Improved Property, as determined by the City Agencies in their reasonable discretion (the "**City Certification**"). Upon receipt of the City Certification, the Purchaser will submit the Housing Redevelopment Plan, together with the City Certification, to DLBA and DLBA shall approve and certify the Housing Redevelopment Plan in writing within ten (10) business days following receipt of the City Certification (such certification by DLBA, together with the City Certification, collectively, the "**Housing Redevelopment Plan Certification**"). If DLBA does not provide its written certification of the Housing Redevelopment Plan within ten (10) business days following receipt of the City Certification, DLBA shall be deemed to have approved the Housing Redevelopment Plan and the City Certification shall be sufficient as the "Housing Redevelopment Plan Certification" such that Purchaser may proceed with the Housing Redevelopment Plan without any further required approvals or certifications from DLBA, the City or any City Agencies. DLBA's Housing Redevelopment Plan Certification shall identify, with specificity, the impact of the certified Housing Redevelopment Development Plan on Purchaser's obligations to achieve a timely Rehabilitation Event within the meaning of the Improved Property Purchase Agreement applicable to each Improved Property identified in the Housing Redevelopment Plan. Any Improved Property that Purchaser has not purchased or committed with specificity to purchase in the Housing Redevelopment Plan may still be purchased under the terms of this Agreement and until the expiration the Option Term by way of the Improved Property Purchase Agreement in the form attached hereto. As to any Improved Property identified in a Subsequent Acquisition Election Notice made subsequent to certification of the Housing Redevelopment Plan, Purchaser may request in writing to DLBA to rehabilitate such Improved Property pursuant to specific terms of the Housing Redevelopment Plan. DLBA may, at its discretion, accept Purchaser's request or otherwise require Purchaser to purchase and rehabilitate such Improved Property according to the Improved Property Purchase Agreement in the form attached hereto.

(b) If, within six (6) months after the expiration of the Option Term, Purchaser achieves a timely Rehabilitation Event within the meaning of the Improved Property Purchase Agreement as to twenty-five percent (25%) of the Improved Property purchased before the expiration of the Option Term, Purchaser's obligations to rehabilitate all remaining Improved Property purchased before the expiration of the Option Term shall be extended to twenty-four (24) months after expiration of the Option Term ("**Twenty-Five Percent Attainment**"). Upon determining that Purchaser has timely achieved the Twenty-Five Percent Attainment, DLBA shall provide Purchaser with a certification identifying, with specificity, the impact of the Twenty-Five Percent Attainment on Purchaser's obligations to achieve a timely Rehabilitation Event within the meaning of the Improved Property Purchase Agreement applicable to each Improved Property that is not

yet the subject of such a Rehabilitation Event (“**Twenty-Five Percent Attainment Certification**”). If, within eighteen (18) months after the expiration of the Option Term and after achieving the Twenty-Five Percent Attainment, Purchaser achieves a timely Rehabilitation Event within the meaning of the Improved Property Purchase Agreement as to fifty percent (50%) of the Improved Property purchased before the expiration of the Option Term, Purchaser’s obligations to rehabilitate all remaining Improved Property purchased before expiration of the Option Term shall be extended to thirty (30) months after expiration of the Option Term (“**Fifty Percent Attainment**”). Upon determining that Purchaser has timely achieved the Fifty Percent Attainment, DLBA shall provide Purchaser with a certification identifying, with specificity, the impact of the Fifty Percent Attainment on Purchaser’s obligations to achieve a timely Rehabilitation Event within the meaning of the Improved Property Purchase Agreement applicable to each Improved Property that is not the subject of such a Rehabilitation Event (“**Fifty Percent Attainment Certification**”). The foregoing extensions under this subpart (b) shall not be available to Purchaser in the event of a Housing Redevelopment Plan Certification.

**16. Governing Law.** This Agreement is governed by applicable Michigan law.

**17. Integration; Modification.** This Agreement contains the DLBA’s and Purchaser’s entire intentions and understandings. This Agreement supersedes any prior agreements, whether written or oral. The DLBA and Purchaser may choose to modify this Agreement in writing. The written modification must be signed and sworn by both parties. Any such modifications will become part of this Agreement by incorporation. This Agreement may not be modified orally. For purposes of this provision, the certification and any subsequent changes to the Land Stewardship Plan or Housing Redevelopment Plan shall not constitute a written modification of this Agreement, even if such changes have the effect of modifying Purchaser’s obligations under this Agreement; it being the intent of the parties that the Land Stewardship Plan and/or Housing Redevelopment Plan may be certified and subsequently revised as needed until Purchaser’s performance under this Agreement is complete.

**18. Severability.** If any one or more of the Agreement’s provisions is/are held invalid or unenforceable in any respect, all other provisions will remain valid and enforceable as stated in the Agreement.

**19. Notice and Liaison.** Except as otherwise expressly provided herein, all notices and communications hereunder shall be in writing and shall be deemed to have been given when either hand-delivered or sent by registered or certified mail or by national overnight courier, and addressed to the parties at the following addresses:

Detroit Land Bank Authority  
Attn: Jano Hanna  
500 Griswold Street, Suite 1200  
Detroit, Michigan 48226

Herman Kiefer Development, LLC  
PO Box 2822  
Detroit, Michigan 48202

with a copy to:

Duval & Stachenfeld LLP  
555 Madison Avenue, 6<sup>th</sup> Floor  
New York, New York 10022  
Attention: Terri L. Adler, Esq.

and an additional copy to:

Kerr, Russell and Weber, PLC  
500 Woodward Avenue, Suite 2500  
Detroit, Michigan 48226  
Attention: Brandy L. Mathie

The DLBA's liaison to the Purchaser ("**Liaison**") shall be Jano Hanna. DLBA shall notify Purchaser in writing of the appointment of any replacement Liaison. Either party to this Agreement may change its address for the receipt of Notices at any time by giving notice thereof to the other as provided in this Section 19. Any Notice given by a party hereunder must be signed by an authorized representative of such party; provided, however, that the DLBA Liaison is expressly authorized to provide Notices to Purchaser on behalf of DLBA.

**20. Binding Effect.** This Agreement will be binding on the heirs, devisees, legal representatives, claimants, successors, and assignees of the parties.

**21. Counterparts.** This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.

**22. Waiver.** No waiver by either party of any of its rights or remedies hereunder or otherwise shall be considered a waiver of any other subsequent right or remedy. Except as expressly provided herein, no waiver by either party of any of its rights or remedies hereunder or otherwise shall be effective unless such waiver is evidenced in a written instrument executed by the waiving party.

**23. Assignment; Third Party Partners; Lender Protections.**

(a) Purchaser may assign its rights under this Agreement with respect to any portion or all of the Property to any entity that directly or indirectly, through one or more intermediaries, is controlled by, controls, or is under common control with, (a) Purchaser (or its successors and/or assigns), including, without limitation, if applicable, any parent or subsidiary of Purchaser (or of its successors and/or assigns) or (b) any entity that directly or indirectly, through one or more intermediaries, is a holder of an ownership interest in Purchaser (or in its successors and/or assigns), including, without limitation, if applicable, any parent or subsidiary of such holder, provided that for purposes of this provision the term "control" means the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of an entity, and does not

mean any person or entity that directly or indirectly holds an ownership interest in the Purchaser if that person or entity's ownership interest does not represent voting control of the Purchaser ("**Affiliate**"). In advance of any effective assignment pursuant to this Section 23(a), Purchaser shall first notify DLBA in writing and provide documents sufficient to evidence a qualifying Affiliate relationship between Purchaser and the prospective assignee ("**Affiliate Notice**"). DLBA shall promptly review the Affiliate Notice and, if the Affiliate Notice evidences an Affiliate relationship within the meaning of this Section 23(a), certify in writing that Purchaser may assign its rights under this Agreement to the Affiliate, further certify that DLBA will permit the Affiliate to exercise the First Option as to any Property that is the subject of Purchaser's assignment, and to consummate a purchase by way of an amended Improved Property Purchase Agreement and/or Vacant Land Purchase Agreement, as applicable, and subject to the DLBA's remedies set forth in Section 13 as to all Property, whether purchased by Purchaser or its assignee(s). If Purchaser wishes to seek a modification of DLBA's remedies set forth in Section 13 in any way as to Property assigned to an Affiliate, Purchaser shall further notify DLBA in writing describing the ownership composition and operational make-up of the prospective Affiliate and identifying the Property or Properties to be assigned ("**Distant Affiliate Notice**"). DLBA shall promptly review the Distant Affiliate Notice to determine if, in DLBA's reasonable judgment, the Distant Affiliate Notice describes an otherwise qualifying Affiliate structure and assignment that nonetheless deprives Purchaser of operational control sufficient to avoid a Property Default or Event of Default ("**Distant Affiliate Determination**"). In the event of a Distant Affiliate Determination, then DLBA and Purchaser shall make best efforts or may, if necessary, amend this Agreement to reduce Purchaser's responsibility for any default by the assignee at issue while preserving DLBA's remedies as to the assigned Property, provided that DLBA reserves the right to refuse any amendment of this Agreement should any proposed assignment, individually or in the aggregate with any previous assignment, distribute the Property across so many Affiliates that, in DLBA's reasonable judgment, Purchaser has compromised its primary responsibility for the Target Area.

(b) In the event Purchaser recommends to DLBA a third party partner that is not an Affiliate (within the meaning of the MDA) ("**Third Party Partner**") for the purchase and rehabilitation or redevelopment of any Property subject to the First Option ("**Third Party Partner Offer**"), such a Third Party Partner Offer shall not constitute a Valid Third Party Offer within the meaning of Section 14 of this Agreement and, unless there is an intervening Valid Third Party Offer, Purchaser shall not be required to relinquish its First Option while DLBA reviews the Third Party Partner Offer. Upon receipt of a Third Party Partner Offer, DLBA, in consultation with the City, shall promptly review, as applicable: (1) the Third Party Partner's financial and operational capacity to complete the timely rehabilitation of any Improved Property identified in the Third Party Partner Offer; or (2) the proposed use of any Vacant Land, and Purchaser's financial and operational capacity to implement the use proposed in the Third Party Partner Offer. In the event DLBA wishes to transact with the Third Party Partner, DLBA shall so notify Purchaser in writing identifying the Property or Properties that DLBA is prepared to proceed to sell ("**Third Party Partner Notice**"). Purchaser shall have fourteen (14) days from receipt of Third Party Partner Notice to exercise its First Option or relinquish such First Option as to any Property identified in the Third Party Partner Notice. If Purchaser fails to so exercise its First Option within fourteen (14) days, then Purchaser shall be deemed to have relinquished the First Option with respect to any such Property and the DLBA may proceed to sell such Property to the Third Party Partner free and clear of the First Option.

(c) Notwithstanding anything to the contrary set forth in this Agreement, upon request of Purchaser, DLBA shall enter into a customary agreement requested by any lender providing financing to Purchaser under the MDA or under any Purchase Agreement executed in connection with the acquisition of any Property (whether such Property is Improved Property or Vacant Land) to provide customary mortgagee protections, including, without limitation: (1) that DLBA shall issue any lender or mortgagee a written certificate recognizing such lender as an authorized mortgagee of the applicable portion of the Property; (2) that such mortgagee shall be entitled to any notices of default under this Agreement or the applicable Improved Property Purchase Agreement or Vacant Land Purchase Agreement and customary rights to cure any such defaults within ninety (90) days after receipt of such notice; (3) that such mortgagee shall be provided copies of any and all amendments, modifications or revisions to this Agreement and the applicable Improved Property Purchase Agreement or Vacant Land Purchase Agreement; and (4) that such mortgagee shall be entitled to an estoppel certificate, within fifteen (15) days of demand therefor, executed by DLBA, stating that (A) this Agreement and the applicable Purchase Agreement are in full force and effect, (B) to DLBA's knowledge, there are no existing defaults under this Agreement or the applicable Purchase Agreement, or if any default exists, identifying such default, and (C) confirming such other factual matters within DLBA's knowledge or control pertinent to Purchaser's obligations under this Agreement or the applicable Purchase Agreement.

**24. Dates.** If any date herein set forth for the performance of any obligations of the DLBA or Purchaser, or for the delivery of any instrument or notice as herein provided, should be on a Saturday, Sunday or legal holiday, the compliance with such obligations (or such delivery, as the case may be) shall be deemed acceptable on the next business day following such Saturday, Sunday or legal holiday.

Accordingly, the DLBA and Purchaser having read and agreed to all the terms included in this Agreement have caused this Agreement to be executed effective as of the date provided herein.





HERMAN KIEFER DEVELOPMENT, LLC

Dated: July 1, 2017

[Signature]  
By: Ronald Castellano  
Its: Managing Member

State of <sup>New York</sup> Michigan )  
Wayne <sup>New York</sup> County ) ss.

This Agreement was acknowledged before me on July 1, 2017, by Ronald Castellano, Managing Member on behalf of Herman Kiefer Development, LLC, Purchaser.

Signature of Notary [Signature]  
Printed name of Notary New York  
Notary Public, State of ~~Michigan~~, County of: New York  
My commission expires: \_\_\_\_\_  
Acting in the County of: \_\_\_\_\_

JING JING HE  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01HE6314156  
Qualified in New York County  
My Commission Expires November 03, 2018



# **EXHIBIT A-1**

# Target Area



# **EXHIBIT A-2**



<b>Address</b>	<b>Parcel ID</b>	<b>Legal Description</b>
1671 Lee Pl	08002293.	S LEE PLACE 39 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1612 W Euclid	08002127.	N EUCLID 79 W 15 FT 80 THE HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 8/113 45 X 107.89
1603 Gladstone	08002398.	S GLADSTONE 69 STEPHENS SUB L30 P44 PLATS, WCR 8/118 40.94 IRREG
1555 Clairmount	06002265.001	S CLAIRMOUNT N 67.39 FT OF W 3 FT 25 N 67.39 FT 26 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 49.74 X 67.39
1533 Clairmount	06002262.	S CLAIRMOUNT 22 E 5 FT 23 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 35 X 115
1502 Hazelwood	06002163.	N HAZELWOOD 62 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 30 X 127
1440 Lee Pl	06002125.	N LEE PLACE 48 BARBERS SUB L30 P64 PLATS, W C R 6/182 30 X 95.81
1439 Pingree	06002024.	S PINGREE N 98 FT 37 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1502 W Philadelphia	06001967.	N PHILADELPHIA S 98.03 FT 39 HOME SUB L16 P69 PLATS, W C R 6/113 30 X 98.03
1727 Hazelwood	08002499.	S HAZELWOOD W 15 FT 3 E 25 FT 2 STEPHENS SUB L30 P44 PLATS, WCR 8/118 40 X 134.22
1669 W Philadelphia	08002140.	S PHILADELPHIA 37 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1611 W Euclid	08002048-9	S EUCLID W W 15 FT 29 30 E 15 FT 31 THE HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 8/113 60 X 107
1466 Hazelwood	06002169.	N HAZELWOOD 17 BESSENGER & MOORES SUB L22 P85 PLATS, W C R 6/4 30 X 127
1602 Taylor	08002659.001	N TAYLOR S 75 FT 96 STOTTS SUB L30 P61 PLATS, WCR 8/117 36.6 IRREG
1514 Hazelwood	06002161.	N HAZELWOOD 60 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 30 X 127

<b>Address</b>	<b>Parcel ID</b>	<b>Legal Description</b>
1668 Blaine	08002387.	N BLAINE E 10 FT 13 W 25 FT 14 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100
1645 Taylor	08002575.	S TAYLOR 104 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 127
1638 W Philadelphia	08002204.	N PHILADELPHIA 19 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1525 Taylor	06002192.	S TAYLOR 47 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 30 X 127
1490 W Philadelphia	06001969.	N PHILADELPHIA S 98.03 FT 41 HOME SUB L16 P69 PLATS, W C R 6/113 30 X 98.03
1482 Taylor	06002205.	N TAYLOR 42 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 30 X 126
1473 Taylor	06002186.	S TAYLOR 13-14 BESSENGER & MOORES SUB L22 P85 PLATS, W C R 6/4 54 X 127
1349 Virginia Park	06001771.	S VIRGINIA PARK 31 VIRGINIA PARK SUB L28 P80 PLATS, W C R 6/125 40 X 174
1205 Clairmount	06002236.	S CLAIRMOUNT E 33.33 FT 21 BLACKS ADDN L14 P78 PLATS, W C R 6/118 33.33 X 115
1198 Virginia Park	06001819.	N VIRGINIA PARK 119 VIRGINIA PARK SUB L28 P80 PLATS, W C R 6/125 40 X 171.58A
1190 Virginia Park	06001820.	N VIRGINIA PARK 120 VIRGINIA PARK SUB L28 P80 PLATS, W C R 6/125 40 X 171.63A
1164 Taylor	06002226.	N TAYLOR E 33.50 FT 18 HAWLEYS COLUMBIAN SUB L18 P86 PLATS, W C R 6/119 33.50 X 121
1473 W Philadelphia	06001943.	S PHILADELPHIA 13 EXC ALLEY AS OP HOME SUB L16 P69 PLATS, W C R 6/113 30 X 97.03
909 Blaine	04002179-91	S BLAINE W 33.34 FT 147 MC LAUGHLIN BROTHERS SUB L14 P21 PLATS, W C R 4/85 33.34 X 127.5

<b>Address</b>	<b>Parcel ID</b>	<b>Legal Description</b>
901 W Euclid	04001955.	S EUCLID W 15 FT 84 E 25 FT 86 DUFFIELD & DUNBARS SUB L13 P51 PLATS, W C R 4/81 40 X 125
1729 Lee Pl	08002303.	S LEE PLACE 49 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1710 Lee Pl	08002307.	N LEE PLACE 7 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1710 Hazelwood	08002550.	N HAZELWOOD 124 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 127
1691 Clairmount	08002675.	S CLAIRMOUNT 66 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 115
1687 Lee Pl	08002296.	S LEE PLACE 42 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1668 Pingree	08002271.	N PINGREE 67 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1667 W Euclid	08002057.	S EUCLID 39 THE HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 8/113 30 X 107
1663 Clairmount	08002670.	S CLAIRMOUNT 61 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 115
1659 Lee Pl	08002291.	S LEE PLACE 37 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1657 Taylor	08002577.	S TAYLOR 106 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 127
1647 Pingree	08002218.	S PINGREE 88 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1638 Taylor	08002653.	N TAYLOR 90 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 126
1632 Pingree	08002277.	N PINGREE 73 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1556 Clairmount	06002266.001	N CLAIRMONT S 65.85 FT 1 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 46.69 IRREG

Address	Parcel ID	Legal Description
1527 W Philadelphia	06001952.	S PHILADELPHIA 22 EXC ALLEY AS OP HOME SUB L16 P69 PLATS, W C R 6/113 30 X 97.03
1522 Pingree	06002051.	N PINGREE 8 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 100
1520 Lee Pl	06002112.	N LEE PLACE E 6 FT 33 W 27 FT 34 BARBERS SUB L30 P64 PLATS, W C R 6/182 33 X 95.93
1503 W Philadelphia	06001948.	S PHILADELPHIA 18 EXC ALLEY AS OP HOME SUB L16 P69 PLATS, W C R 6/113 30 X 97.03
1497 W Philadelphia	06001947.	S PHILADELPHIA 17 EXC ALLEY AS OP HOME SUB L16 P69 PLATS, W C R 6/113 30 X 97.03
1493 W Euclid	06001865.	S EUCLID W 16 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 30 X 107
1484 Virginia Park	06001801.	N VIRGINIA PARK 101 VIRGINIA PARK SUB L28 P80 PLATS, W C R 6/125 40 X 170.62A
1477 Clairmount	06002253.	S CLAIRMOUNT 16 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 30 X 115
1471 W Euclid	06001861.	S EUCLID W 12 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 30 X 107
1463 Lee Pl	06002095.	S LEE PLACE 11 BARBERS SUB L30 P64 PLATS, W C R 6/182 30 X 95.77
1461 W Philadelphia	06001941.	S PHILADELPHIA 11 EXC ALLEY AS OP HOME SUB L16 P69 PLATS, W C R 6/113 30 X 97.03
1458 Hazelwood	06002170.	N HAZELWOOD 18 BESSENGER & MOORES SUB L22 P85 PLATS, W C R 6/4 30 X 127
1447 Taylor	06002182.	S TAYLOR 9 BESSENGER & MOORES SUB L22 P85 PLATS, W C R 6/4 30 X 127

<b>Address</b>	<b>Parcel ID</b>	<b>Legal Description</b>
1441 Blaine	06002136.	S BLAINE 34 BESSENGER & MOORES BLAINE AVE SUB L24 P65 PLATS, W C R 6/2 30 X 100
1436 W Philadelphia	06001978.	N PHILADELPHIA S 98.11 FT 50 HOME SUB L16 P69 PLATS, W C R 6/113 30 X 98.11
1428 Taylor	06002213.	N TAYLOR 33 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 30 X 126
1405 Clairmount	06002242.	S CLAIRMOUNT N 60 FT 28 27 EXC S 55 FT OF E 26 FT E 2 FT 26 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 72.24 IRREG
1225 Clairmount	06002238.	S CLAIRMOUNT W 31.34 FT 20 BLACKS ADDN L14 P78 PLATS, W C R 6/118 31.34 X 115
1218 W Euclid	06001908.	N EUCLID E 15 FT 7 W 15 FT 8 BESSENGER & MOORES EUCLID AVE SUB L25 P17 PLATS, W C R 6/111 30 X 114
1193 Pingree	06002009.	S PINGREE 30 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 38 X 97.23
1184 Taylor	06002224.	N TAYLOR 20 W 12.50 FT 19 HAWLEYS COLUMBIAN SUB L18 P86 PLATS, W C R 6/119 33.82 X 121
1177 Pingree	06002007.	S PINGREE 32 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 38 X 97.23
1728 W Philadelphia	08002189.	N PHILADELPHIA 4 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
918 Virginia Park	04001900.	N VIRGINIA PARK E 9.6 FT ON N LINE BG E 2.5 FT ON S LINE 42 41 PEERLESS ADD NO 3 SUB L18 P40 PLATS, W C R 4/80 52.5 IRREG
1723 Taylor	08002588.	S TAYLOR 117 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 127
1504 W Euclid	06001885.	N EUCLID W 91 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 30 X 107.65
1558 Pingree	06002045.	N PINGREE E 7.10 FT 1 2 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 37.10 X 100



Address	Parcel ID	Legal Description
1711 W Philadelphia	08002147.	S PHILADELPHIA 44 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1463 W Euclid	06001860.	S EUCLID W 11 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 30 X 107
900 Hazelwood	04002340.	N HAZELWOOD 9 WARNERS SUB L13 P93 PLATS, W C R 4/87 40 X 125
1734 Clairmount	08002728.	N CLAIRMOUNT 28 & S 23 FT OF VAC BANCROFT AVE IN REAR STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 139
1693 Lee Pl	08002297.	S LEE PLACE 43 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1675 Gladstone	08002410.	S GLADSTONE 56 STEPHENS SUB L30 P44 PLATS, WCR 8/118 30 X 111.7A
1645 Clairmount	08002667.	S CLAIRMOUNT 58 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 115
1519 Clairmount	06002260.	S CLAIRMOUNT W 10 FT 19 E 25 FT 20 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 35 X 115
1484 Hazelwood	06002166.	N HAZELWOOD 65 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 30 X 127
1460 W Philadelphia	06001974.	N PHILADELPHIA S 98.03 FT 46 HOME SUB L16 P69 PLATS, W C R 6/113 30 X 98.03
1157 Clairmount	06002231.	S CLAIRMOUNT W 17 FT 25 E 18 FT 24 BLACKS ADDN L14 P78 PLATS, W C R 6/118 35 X 115
1466 W Philadelphia	06001973.	N PHILADELPHIA S 98.03 FT 45 HOME SUB L16 P69 PLATS, W C R 6/113 30 X 98.03
1711 Hazelwood	08002497.	S HAZELWOOD W 25 FT 5 E 5 FT 4 STEPHENS SUB L30 P44 PLATS, WCR 8/118 30 X 134.22
1705 Hazelwood	08002496.	S HAZELWOOD W 25 FT 6 E 5 FT 5 STEPHENS SUB L30 P44 PLATS, WCR 8/118 30 X 134.22

Address	Parcel ID	Legal Description
1224 Clairmount	06002290.	N CLAIRMOUNT W 33.50 FT 13 & S 23 FT OF VAC BANCROFT AVE IN REAR BLACKS ADDN L14 P78 PLATS, W C R 6/118 33.50 X 139
1633 Taylor	08002573.	S TAYLOR 102 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 127
1470 Clairmount	06002278.	N CLAIRMOUNT 12 & S 23 FT OF VAC BANCROFT AVE IN REAR ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 30 X 139
1457 Pingree	06002027.	S PINGREE N 98 FT 40 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1710 Pingree	08002264.	N PINGREE 60 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1444 Pingree	06002063.	N PINGREE 21 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 100
1623 Gladstone	08002401.	S GLADSTONE 66 STEPHENS SUB L30 P44 PLATS, WCR 8/118 30 X 110.34A
1670 Lee Pl	08002314.	N LEE PLACE 14 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1644 Gladstone	08002474.	N GLADSTONE E 20 FT 32 W 15 FT 31 STEPHENS SUB L30 P44 PLATS, WCR 8/118 35 X 134.21
1635 W Philadelphia	08002134.	S PHILADELPHIA 31 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1680 W Euclid	08002116.	N EUCLID 68 THE HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 8/113 30 X 107.89
1454 W Philadelphia	06001975.	N PHILADELPHIA S 98.11 FT 47 HOME SUB L16 P69 PLATS, W C R 6/113 30 X 98.11
1444 Taylor	06002211.	N TAYLOR 36 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 30 X 126
1608 Hazelwood	08002565.	N HAZELWOOD 141 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 127

<b>Address</b>	<b>Parcel ID</b>	<b>Legal Description</b>
1616 Hazelwood	08002564.	N HAZELWOOD E 22.5 FT 139 140 STOTTS SUB L30 P61 PLATS, W C R 8/117 52.5 X 127
1641 Pingree	08002217.	S PINGREE 87 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1602 Clairmount	08002750.	N CLAIRMOUNT 50 & S 23 FT OF VAC BANCROFT AVE IN REAR STOTTS SUB L30 P61 PLATS, W C R 8/117 36.89 IRREG
1496 W Philadelphia	06001968.	N PHILADELPHIA S 98.03 FT 40 HOME SUB L16 P69 PLATS, W C R 6/113 30 X 98.03
1617 W Philadelphia	08002131.	S PHILADELPHIA 28 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1615 Gladstone	08002400.	S GLADSTONE 67 STEPHENS SUB L30 P44 PLATS, WCR 8/118 30 X 110.2A
1729 Gladstone	08002417.	S GLADSTONE 48 STEPHENS SUB L30 P44 PLATS, WCR 8/118 30 X 112.83A
1674 Taylor	08002646-7	N TAYLOR E 15 FT OF 83 84 STOTTS SUB L30 P61 PLATS, W C R 8/117 45 X 126
1425 Taylor	06002179.	S TAYLOR 5 BESSENGER & MOORES SUB L22 P85 PLATS, W C R 6/4 30 X 127
907 Clairmount	04002463-74	S CLAIRMOUNT W 8.40 FT ON N LINE BG W 1 FT ON S LINE OF E 40.90 FT 46HUBBARD & DINGWALLS L10 P84 PLATS, W C R 4/89 8.40 IRREG
1723 W Philadelphia	08002149.	S PHILADELPHIA 46 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1723 Pingree	08002231.	S PINGREE 101 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1711 Lee Pl	08002300.	S LEE PLACE 46 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1711 Blaine	08002340.	S BLAINE W 5 FT 45 46 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100
1705 W Philadelphia	08002146.	S PHILADELPHIA 43 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89

Address	Parcel ID	Legal Description
1676 Lee Pl	08002313.	N LEE PLACE 13 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1675 Philadelphia	08002141.	S PHILADELPHIA 38 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1675 Clairmount	08002672.	S CLAIRMOUNT 63 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 115
1656 W Euclid	08002120.	N EUCLID 72 THE HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 8/113 30 X 107.89
1656 Pingree	08002273.	N PINGREE 69 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1627 Pingree	08002215.	S PINGREE 85 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1621 Pingree	08002214.	S PINGREE 84 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1602 W Philadelphia	08002210.	N PHILADELPHIA 25 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 43.50 X 95.89
1552 Pingree	06002046.	N PINGREE 3 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 100
1508 Hazelwood	06002162.	N HAZELWOOD 61 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 30 X 127
1483 Clairmount	06002254.	S CLAIRMOUNT 15 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 30 X 115
1478 Hazelwood	06002167.	N HAZELWOOD 15 BESSENGER & MOORES SUB L22 P85 PLATS, W C R 6/4 30 X 127
1469 Pingree	06002029.	S PINGREE N 98 FT 42 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1462 Taylor	06002208.	N TAYLOR 39 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 30 X 126
1434 Lee Pl	06002126.	N LEE PLACE LOT 49 BARBERS SUB L30 P64 PLATS, W C R 6/182 30 X 95.80
1257 Pingree	06002017.	S PINGREE 22 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 37 X 97.23

Address	Parcel ID	Legal Description
1248 Pingree	06002072.	N PINGREE 20 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 37 X 97.23
1200 Pingree	06002078.	N PINGREE 14 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 37 X 97.23
1142 W Euclid	06001919.	N EUCLID 20 W 15 FT 21 BESSENGER & MOORES EUCLID AVE SUB L25 P17 PLATS, W C R 6/111 45 X 114
918 Gladstone	04002263.001	N GLADSTONE TRIANG PT OF W 20' 48 BG E 9 FT ON S LINE & 0.00 FT ON N LINE FISHERS SUB L14 P31 PLATS, W C R 4/86 9 IRREG
916 Gladstone	04002263.002L	N GLADSTONE E 20 FT OF 48 W 15 FT OF 47 FISHERS SUB OF O L 5 & 6 L14 P31 PLATS, W C R 4/86 35 X 141.60A
914 W Euclid	04001967.	N EUCLID 87 DUFFIELD & DUNBARS SUB L13 P51 PLATS, W C R 4/81 50 X 125
906 W Euclid	04001968.	N EUCLID 85 DUFFIELD & DUNBARS SUB L13 P51 PLATS, W C R 4/81 50 X 125
889 W Philadelphia	04002026.	S PHILADELPHIA W 30 FT OF E 40 FT 41 MACKS SUB L14 P15 PLATS, W C R 4/82 30 X 122
8854 Rosa Parks Blvd	08007691.	E TWELFTH 86 THRU 89 STEPHENS SUB L30 P44 PLATS, W C R 8/118 83.22 X 100
8838 Rosa Parks Blvd	08007690.	E TWELFTH 84&85 STEPHENS SUB L30 P44 PLATS, W C R 8/118 40 X 100
8822 Rosa Parks Blvd	08007689.	E TWELFTH 82&83 STEPHENS SUB L30 P44 PLATS, W C R 8/118 40 X 100
8816 Rosa Parks Blvd	08007688.	E TWELFTH 80&81 STEPHENS SUB L30 P44 PLATS, W C R 8/118 40 X 100
8810 Rosa Parks Blvd	08007687.	E TWELFTH 78&79 STEPHENS SUB L30 P44 PLATS, W C R 8/118 40 X 100
8700 Rosa Parks Blvd	08007683.	E TWELFTH W 100 FT OF 3 W 100 FT OF S 30 FT 2 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 64.94 X 100



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8690 Rosa Parks Blvd	08007682.	E TWELFTH N 10 FT OF 51 50 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 44.94 X 121.77A
8680 Rosa Parks Blvd	08007681.	E TWELFTH 52 S 25 FT 51 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 60 X 121.86A
8676 Rosa Parks Blvd	08007680.	E TWELFTH N 5 FT 2 1 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 40 X 121.95A
8662 Rosa Parks Blvd	08007679.	E TWELFTH N 20 FT OF S 30 FT OF 2 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 20 X 122A
8652 Rosa Parks Blvd	08007678.	E TWELFTH 3 S 10 FT 2 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 44.94 X 122.05A
8630 Rosa Parks Blvd	08007677.	E TWELFTH N 10 FT 52 51&50 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 69.94 X 122.26A
8627 Byron	06002087.	S LEE PLACE 1 THRU 3 BARBERS SUB L30 P64 PLATS, W C R 6/182 96.72 IRREG
8626 Rosa Parks Blvd	08007676.	E TWELFTH N 10 FT 53 S 20 FT 52 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 122.35A
8620 Rosa Parks Blvd	08007675.	E TWELFTH 54 S 20 FT 53 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 50 X 122.41A
8600 Rosa Parks Blvd	08007673.	E TWELFTH W 75 FT 56 S 0.5 FT OF W 75 FT 55 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30.44 X 75
860 Clairmount	04002481.	N CLAIRMOUNT W 1/2 39 AND VAC BANCROFT AVE ADJ HUBBARD & DINGWALLS SUB L10 P84 PLATS, W C R 4/89 50 X 139
8535 John C Lodge	06004350.	W JOHN LODGE 4 N 25.09 FT 5 BARBOUR & REXFORDS RESUB L24 P11 PLATS, W C R 6/114 60 X 100

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8519 John C Lodge	06004351.	W JOHN LODGE S 9.82 FT 5 LOT 6 & N 19.73 FT 7 BARBOUR & REXFORDS RESUB L24 P11 PLATS, W C R 6/114 64.46 X 100
8513 John C Lodge	06004352.	W JOHN LODGE S 15.18 FT 7 LOT 8 & N 10.41 FT 9 BARBOUR & REXFORDS RESUB L24 P11 PLATS, W C R 6/114 60.50 X 100
8510 Rosa Parks Blvd	08007668.	E TWELFTH 1&2 EXC N 5.11 FT MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 64.89 X 123.01A
8501 John C Lodge	06004353.	W JOHN LODGE S 24.50 FT 9 BARBOUR & REXFORDS RESUB L24 P11 PLATS, W C R 6/114 24.50 X 100
8425 John C Lodge	06004354.	W JOHN LODGE 84 E 23.34 FT 83 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 97.23 X 62
8327 John C Lodge	06004358.	W JOHN LODGE 1-2-3 VIRGINIA PARK SUB L28 P80 PLATS, W C R 6/125 62.16 X 100
8315 John C Lodge	06004359.	W JOHN LODGE 4-5 VIRGINIA PARK SUB L28 P80 PLATS, W C R 6/125 40 X 100
8311 John C Lodge	06004360.	W JOHN LODGE 6-7 VIRGINIA PARK SUB L28 P80 PLATS, W C R 6/125 40 X 100
1691 Hazelwood	08002494.	S HAZELWOOD 8 STEPHENS SUB L30 P44 PLATS, WCR 8/118 30 X 134.22
1653 W Philadelphia	08002137.	S PHILADELPHIA 34 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1626 Taylor	08002655.	N TAYLOR 92 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 126
1474 W Euclid	06001890.	N EUCLID W 96 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 30 X 107.65
1438 Pingree	06002064.	N PINGREE 22 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 100
1426 Pingree	06002066.	N PINGREE 24 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 100

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1420 Pingree	06002067.	N PINGREE 25 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 100
1408 Pingree	06002069.	N PINGREE 27 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 100
1404 Pingree	06002070.	N PINGREE 28 29 EXC BYRON AVE AS WD HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 36.35 IRREG
1403 W Philadelphia	06001933.	S PHILADELPHIA W 7 FT OF VAC SCHMITTDIEL AVE LYG E OF & ADJ LOT 1 1-2&3 EXC ALLEY AS OP HOME SUB L16 P69 PLATS, W C R 6/113 85.09 IRREG
1256 W Euclid	06001902.	N EUCLID 1 BESSENGER & MOORES EUCLID AVE SUB L25 P17 PLATS, W C R 6/111 30 X 114
1242 W Euclid	06001904.	N EUCLID 3 BESSENGER & MOORES EUCLID AVE SUB L25 P17 PLATS, W C R 6/111 30 X 114
1124 W Euclid	06001921.	N EUCLID E 15 FT 23 BESSENGER & MOORES EUCLID AVE SUB L25 P17 PLATS, W C R 6/111 W 45 FT OF E 107.50 FT OF O L 1 THE T T AC AS SUBD MAJOR A EDWARDS SUB L6 P353 DEEDS, W C R 6/110 60 X 114
1113 W Philadelphia	06001922.	S PHILADELPHIA W 14.66 FT 83 82 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 52.66 X 97.23
1432 Pingree	06002065.	N PINGREE 23 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 100
1246 W Euclid	06001903.	N EUCLID 2 BESSENGER & MOORES EUCLID AVE SUB L25 P17 PLATS, W C R 6/111 30 X 114
1441 Clairmount	06002247.	S CLAIRMOUNT W 11 FT 23 E 24 FT 22 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 35 X 115
914 Pingree	04002121.	N PINGREE 83 ANDERSON & MCKAYS SUB L13 P91 PLATS, W C R 4/84 50 X 127

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9120 Rosa Parks Blvd	08007706.001	E TWELFTH 26&27 S 23 FT OF W 102.95 FT OF VAC BANCROFT AVE STOTTS SUB L30 P61 PLATS, W C R 8/117 71 X 102.97A
9112 Rosa Parks Blvd	08007705.	E TWELFTH 25 STOTTS SUB L30 P61 PLATS, W C R 8/117 20 X 103.05A
9102 Rosa Parks Blvd	08007704.	E TWELFTH 23&24 STOTTS SUB L30 P61 PLATS, W C R 8/117 48 X 103.11A
907 W Philadelphia	04002029-40	S PHILADELPHIA 43 E 1 FT 44 MACKS SUB L14 P15 PLATS, W C R 4/82 51 X 122
906 Hazelwood	04002339.	N HAZELWOOD E 4 FT ON N LINE BG E 11.4 FT ON S LINE 7 8 WARNERS SUB L13 P93 PLATS, W C R 4/87 51.4 IRREG
9040 Byron	06005801.	E BYRON N 19.33 FT OF S 59.33 FT 17 N 0.42 FT OF S 59.75 FT OF E 23.35 FT 17 N 3.42 FT OF S 62.75 FT OF W 21.46 FT 17 EXC N 0.42 FT OF S 62.75 FT OF W 7.37 FT BLACKS ADD L14 P78 PLATS, W C R 6/118 22.35 IRREG
9036 Byron	06005800.	E BYRON N 19.40 FT OF S 40 FT 17 BLACKS ADD L14 P78 PLATS, W C R 6/118 19.40 X 50
9030 Byron	06005799.	E BYRON S 20.60 FT 17 BLACKS ADD L14 P78 PLATS, W C R 6/118 20.60 X 50
9019 Woodrow Wilson	08002659.002	N TAYLOR S 27.92 FT OF N 51 FT 96 STOTTS SUB L30 P61 PLATS, W C R 8/117 36.67 IRREG
897 Clairmount	04002461.	S CLAIRMOUNT W 33 FT 44 HUBBARD & DINGWALLS SUB L10 P84 PLATS, W C R 4/89 33 X 115
8943 Woodrow Wilson	08002569.	S TAYLOR REAR S 27 FT OF 97-98 STOTTS SUB L30 P61 PLATS, W C R 8/117 66.54 IRREG
892 Pingree	04002123.	N PINGREE W 32 FT 79 ANDERSON & MCKAYS SUB L13 P91 PLATS, W C R 4/84 32 X 127
888 Blaine	04002194.	N BLAINE 41 MC LAUGHLIN BROTHERS SUB L14 P21 PLATS, W C R 4/85 50 X 117.5

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871 Clairmount	04002457.	S CLAIRMOUNT W 34 FT OF E 67 FT 42 HUBBARD & DINGWALLS SUB L10 P84 PLATS, W C R 4/89 34 X 115
863 Clairmount	04002456.	S CLAIRMOUNT E 33 FT 42 HUBBARD & DINGWALLS SUB L10 P84 PLATS, W C R 4/89 33 X 115
861 Clairmount	04002455.	S CLAIRMOUNT W 33.33 FT 40 HUBBARD & DINGWALLS SUB L10 P84 PLATS, W C R 4/89 33.33 X 115
8601 John C Lodge	06004349.	W JOHN LODGE E 50 FT 1-2-3 BARBOUR & REXFORDS RESUB L24 P11 PLATS, W C R 6/114 104.73 X 50
855 Clairmount	04002454.	S CLAIRMOUNT E 33.33 FT OF W 66.66 FT 40 HUBBARD & DINGWALLS SUB L10 P84 PLATS, W C R 4/89 33.33 X 115
8401 John C Lodge	06004355.	W J LODGE E 62.50 FT OF W 107.50 FT OL 1 LYG N OF & ADJ EUCLID AVE & W OF HAMILTON AVE MAJOR A EDWARDS L6 P353 DEEDS, W C R 6/110 114 X 62.50
8333 Byron	06005806.001	W BYRON 94 ASSESSORS DETROIT PLAT NO 4 L72 P65 PLATS, W C R 6/195 18.36 IRREG
8331 Byron	06005806.002	W BYRON 93 ASSESSORS DETROIT PLAT NO 4 L72 P65 PLATS, W C R 6/195 21.21 IRREG
8321 Byron	06005806.003	W BYRON 92 ASSESSORS DETROIT PLAT NO 4 L72 P65 PLATS, W C R 6/195 20.66 X 52.30A
8319 Byron	06005806.004	W BYRON 91 ASSESSORS DETROIT PLAT NO 4 L72 P65 PLATS, W C R 6/195 21.56 X 52.42A
8311 Byron	06005806.005L	W BYRON 90 ASSESSORS DETROIT PLAT NO 4 L72 P65 PLATS, W C R 6/195 20.80 IRREG

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8243 Woodrow Wilson	08005683.003	W WOODROW WILSON S 20.10 FT 52 VIRGINIA PK SUB L28 P80 PLATS, W C R 8/112 20.10 X 52.81A
8241 Woodrow Wilson	08005683.002	W WOODROW WILSON N 18.50 FT OF S 38.60 FT 52 VIRGINIA PK SUB L28 P80 PLATS, W C R 8/112 18.50 X 52.71A
7650 Woodrow Wilson	08005683.001	W WOODROW WILSON N 21.40 FT OF S 60 FT 52 VIRGINIA PK SUB L28 P80 PLATS, W C R 8/112 21.40 X 52.62A
1740 W Euclid	08002107.	N EUCLID W W 10 FT OF 58 THE HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 8/113 10 X 107.89
1737 W Euclid	08002068.	S EUCLID W W 10 FT OF 51 THE HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 8/113 10 X 107
1736 Blaine	08002378.	N BLAINE E 3.62 FT ON S LINE BG E 3.44 FT ON N LINE OF LOTS 3 THRU 1 VAC ALLEY ADJ ALSO W 10 FT OF LOT 4 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 31.62 IRREG
1730 Gladstone	08002465.	N GLADSTONE 46-45 STEPHENS SUB L30 P44 PLATS, WCR 8/118 60 X 134.21
1729 W Philadelphia	08002150.	S PHILADELPHIA 47 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1729 Pingree	08002232.001	S PINGREE 102 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1728 Blaine	08002379.	N BLAINE E 20 FT 4 W 15 FT 5 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100
1723 Lee Pl	08002302.	S LEE PLACE 48 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1723 Gladstone	08002416.	S GLADSTONE 49 STEPHENS SUB L30 P44 PLATS, WCR 8/118 30 X 112.69A
1722 W Philadelphia	08002190.	N PHILADELPHIA 5 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89



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1718 Blaine	08002380.	N BLAINE E 15 FT 5 W 20 FT 6 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100
1717 Taylor	08002587.	S TAYLOR 116 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 127
1717 Blaine	08002341.	S BLAINE 47 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 30 X 100
1710 Blaine	08002381.	N BLAINE E 10 FT 6 W 25 FT 7 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100
1706 Blaine	08002382.	N BLAINE E 5 FT 7 8 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100
1705 Blaine	08002339.	S BLAINE W 10 FT 44 E 25 FT 45 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100
1704 Lee Pl	08002308.	N LEE PLACE 8 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1704 Hazelwood	08002551.	N HAZELWOOD 125 STOTTS SUB L30 P61 PLATS, WCR 8/117 30 X 127
1700 Lee Pl	08002309.	N LEE PLACE 9 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1700 Blaine	08002383.	N BLAINE 9 W 5 FT 10 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100
1699 Hazelwood	08002495.	S HAZELWOOD 7 E 5 FT 6 STEPHENS SUB L30 P44 PLATS, WCR 8/118 35 X 134.22
1699 Gladstone	08002413.	S GLADSTONE W 25 FT 53 E 10 FT 52 STEPHENS SUB L30 P44 PLATS, WCR 8/118 35 X 112.18A
1698 W Philadelphia	08002194.	N PHILADELPHIA 9 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1698 Taylor	08002643.	N TAYLOR 80 STOTTS SUB L30 P61 PLATS, WCR 8/117 30 X 126
1696 Gladstone	08002469.	N GLADSTONE 40-39 W 5 FT 38 STEPHENS SUB L30 P44 PLATS, WCR 8/118 65 X 134.21

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1695 Blaine	08002338.	S BLAINE W 20 FT 42 43 E 20 FT 44 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 70 X 100
1694 Lee Pl	08002310.	N LEE PLACE 10 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1693 W Philadelphia	08002144.	S PHILADELPHIA 41 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1693 Virginia Park	08001980.	S VIRGINIA PK 63 VIRGINIA PARK SUB L28 P80 PLATS, W C R 8/112 40 X 174
1692 W Philadelphia	08002195.	N PHILADELPHIA 10 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1692 Taylor	08002644.	N TAYLOR 81 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 126
1692 Blaine	08002384.	N BLAINE E 25 FT 10 W 10 FT 11 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100
1687 Taylor	08002582.	S TAYLOR 111 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 127
1684 Blaine	08002385.	N BLAINE E 20 FT 11 W 15 FT 12 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100
1682 Lee Pl	08002312.	N LEE PLACE 12 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1681 Taylor	08002581.	S TAYLOR 110 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 127
1679 W Euclid	08002059.	S EUCLID 41 THE HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 8/113 30 X 107
1676 Gladstone	08002471.	N GLADSTONE E 20 FT 37 36-35 STEPHENS SUB L30 P44 PLATS, WCR 8/118 80 X 134.21
1676 Blaine	08002386.	N BLAINE E 15 FT 12 W 20 FT 13 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100

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1675 Taylor	08002580.	S TAYLOR 109 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 127
1669 Gladstone	08002409.	S GLADSTONE 57 STEPHENS SUB L30 P44 PLATS, WCR 8/118 30 X 111.56A
1669 Clairmount	08002671.	S CLAIRMOUNT 62 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 115
1663 Gladstone	08002408.	S GLADSTONE W 5 FT 59 58 STEPHENS SUB L30 P44 PLATS, WCR 8/118 35 X 111.44A
1657 W Philadelphia	08002138.	S PHILADELPHIA 35 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1657 W Euclid	08002055.	S EUCLID 37 THE HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 8/113 30 X 107
1657 Gladstone	08002407.	S GLADSTONE W 5 FT 60 E 25 FT 59 STEPHENS SUB L30 P44 PLATS, WCR 8/118 30 X 111.29A
1651 W Euclid	08002054.	S EUCLID 36 THE HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 8/113 30 X 107
1651 Gladstone	08002406.	S GLADSTONE W 10 FT 61 E 25 FT 60 STEPHENS SUB L30 P44 PLATS, WCR 8/118 35 X 111.14A
1651 Clairmount	08002668.	S CLAIRMOUNT 59 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 115
1650 Taylor	08002651.	N TAYLOR 88 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 126
1650 Lee Pl	08002317.	N LEE PLACE 17 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1650 Clairmount	08002742.	N CLAIRMOUNT 42 & S 23 FT OF VAC BANCROFT AVE IN REAR STOTTS SUB L30 P61 PLATS, WCR 8/117 30 X 139
1649 Blaine	08002332.	S BLAINE W 20 FT 35 E 15 FT 36 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100

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1647 Gladstone	08002405.	S GLADSTONE, W 20 FT 62 E 20 FT 61 STEPHENS SUB L30 P44 PLATS, WCR 8/118 40 X 110.97A
1644 W Philadelphia	08002203.	N PHILADELPHIA 18 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1644 Taylor	08002652.	N TAYLOR 89 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 126
1644 Pingree	08002275.	N PINGREE 71 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1640 Lee Pl	08002319.	N LEE PLACE 19 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1638 Pingree	08002276.	N PINGREE 72 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1638 Clairmount	08002744.	N CLAIRMOUNT 44 & S 23 FT OF VAC BANCROFT AVE IN REAR STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 139
1636 Gladstone	08002475.	N GLADSTONE E 15 FT 31 30 W 20 FT 29 STEPHENS SUB L30 P44 PLATS, WCR 8/118 65 X 134.21
1636 Blaine	08002392.	N BLAINE E 18 FT 19 W 18 FT 20 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 36 X 100
1633 Clairmount	08002665.	S CLAIRMOUNT 56 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 115
1633 Blaine	08002330.	S BLAINE 33 E 5 FT 34 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100
1632 Taylor	08002654.	N TAYLOR 91 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 126
1630 Blaine	08002393.	N BLAINE E 12 FT 20 W 24 FT 21 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 36 X 100
1629 Gladstone	08002402.	S GLADSTONE 65 STEPHENS SUB L30 P44 PLATS, WCR 8/118 30 X 110.48A

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1627 Blaine	08002329.	S BLAINE W 5 FT 31 32 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100
1623 Hazelwood	08002483.	S HAZELWOOD W 28 FT 20 E 4 FT 19 STEPHENS SUB L30 P44 PLATS, WCR 8/118 32 X 134.22
1621 Blaine	08002328.	S BLAINE W 10 FT 30 E 25 FT 31 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100
1620 Taylor	08002656.	N TAYLOR 93 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 126
1620 Blaine	08002394.	N BLAINE E 6 FT 21 22 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 36 X 100
1619 Clairmount	08002663.	S CLAIRMOUNT 54 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 115
1617 Hazelwood	08002482.	S HAZELWOOD 21 E 2 FT 20 STEPHENS SUB L30 P44 PLATS, WCR 8/118 32 X 134.22
1614 Taylor	08002657.	N TAYLOR 94 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 126
1614 Blaine	08002395.	N BLAINE 23 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 30 X 100
1611 W Philadelphia	08002130.	S PHILADELPHIA 27 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1611 Blaine	08002327.	S BLAINE W 15 FT 29 E 20 FT 30 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100
1609 Pingree	08002212.	S PINGREE 82 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1608 Taylor	08002658.	N TAYLOR 95 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 126
1604 Hazelwood	08002566.	N HAZELWOOD 142 STOTTS SUB L30 P61 PLATS, W C R 8/117 36.3 IRREG
1603 Clairmount	08002660.	S CLAIRMOUNT 51 STOTTS SUB L30 P61 PLATS, W C R 8/117 36.81 IRREG

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1601 Pingree	08002211.	S PINGREE W 20.50 FT OF 80 81 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 50.50 X 100
1601 Blaine	08002326.	S BLAINE W 20.5 FT 27 28 E 15 FT 29 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 65.5 X 100
1560 W Euclid	06001877.	N EUCLID W E 27.78 FT 82 W 17.50 FT 83 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 45.28 X 107.65
1559 W Euclid	06001876.	S EUCLID W E 27.93 FT 27 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 27.93 X 107
1554 Virginia Park	06001792.	N VIRGINIA PARK 92 VIRGINIA PARK SUB L28 P80 PLATS, W C R 6/125 51.38 IRREG
1553 W Euclid	06001875.	S EUCLID W W 32.50 FT 26 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 32.50 X 107
1552 Hazelwood	06002155.	N HAZELWOOD 53-54 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 77.22 IRREG
1550 W Euclid	06001878.	N EUCLID W E 17.50 FT 83 84 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 47.50 X 107.65
1547 Pingree	06002042.	S PINGREE N 98 FT 55 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1541 Pingree	06002041.	S PINGREE N 98 FT 54 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1540 Pingree	06002048.	N PINGREE 5 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 100
1538 W Philadelphia	06001961.	N PHILADELPHIA S 98.03 FT 33 HOME SUB L16 P69 PLATS, W C R 6/113 30 X 98.03
1537 Taylor	06002194.	S TAYLOR 49 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 30 X 127
1534 Pingree	06002049.	N PINGREE 6 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 100



Address	Parcel ID	Legal Description
1532 Pingree	06002050.	N PINGREE 7 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 100
1528 W Euclid	06001881.	N EUCLID W 87 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 30 X 107.65
1524 Clairmount	06002270.	N CLAIRMOUNT 6-7 W 10 FT 8 S 23 FT VAC BANCROFT AVE IN REAR DUDLEYS SUB L22 P64 PLATS, W C R 6/116 70 X 139
1523 Pingree	06002038.	S PINGREE N 98 FT 51 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1523 Lee Pl	06002101.	S LEE PLACE 21 BARBERS SUB L30 P64 PLATS, W C R 6/182 30 X 95.82
1522 W Euclid	06001882.	N EUCLID W 88 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 30 X 107.65
1521 Taylor	06002191.	S TAYLOR W 10 FT 45 46 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 40 X 127
1518 Hazelwood	06002160.	N HAZELWOOD 59 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 30 X 127
1517 W Euclid	06001869.	S EUCLID W 20 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 30 X 107
1517 Pingree	06002037.	S PINGREE N 98 FT 50 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1517 Lee Pl	06002100.	S LEE PLACE 20 BARBERS SUB L30 P64 PLATS, W C R 6/182 30 X 95.79
1517 Blaine	06002148.	S BLAINE 46 BESSENGER & MOORES BLAINE AVE SUB L24 P65 PLATS, W C R 6/2 30 X 100
1511 Pingree	06002036.	S PINGREE N 98 FT 49 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1511 Lee Pl	06002099.	S LEE PLACE 19 BARBERS SUB L30 P64 PLATS, W C R 6/182 30 X 95.77

Address	Parcel ID	Legal Description
1509 Blaine	06002147.	S BLAINE 45 BESSENGER & MOORES BLAINE AVE SUB L24 P65 PLATS, W C R 6/2 30 X 100
1508 W Philadelphia	06001966.	N PHILADELPHIA S 98.03 FT 38 HOME SUB L16 P69 PLATS, W C R 6/113 30 X 98.03
1507 Clairmount	06002258.	S CLAIRMOUNT 17 E 15 FT 18 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 45 X 115
1505 Pingree	06002035.	S PINGREE N 98 FT 48 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1503 Blaine	06002146.	S BLAINE 44 BESSENGER & MOORES BLAINE AVE SUB L24 P65 PLATS, W C R 6/2 30 X 100
1499 Pingree	06002034.	S PINGREE N 98 FT 47 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1499 Blaine	06002145.	S BLAINE 43 BESSENGER & MOORES BLAINE AVE SUB L24 P65 PLATS, W C R 6/2 30 X 100
1496 Hazelwood	06002164.	N HAZELWOOD 63 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 30 X 127
1493 Pingree	06002033.	S PINGREE N 98 FT 46 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1492 W Euclid	06001887.	N EUCLID W 93 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 30 X 107.65
1490 Lee Pl	06002117.	N LEE PLACE E 10 FT 39 40 BARBERS SUB L30 P64 PLATS, W C R 6/182 40 X 95.89
1490 Hazelwood	06002165.	N HAZELWOOD 64 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 30 X 127
1489 Blaine	06002144.	S BLAINE 42 BESSENGER & MOORES BLAINE AVE SUB L24 P65 PLATS, W C R 6/2 30 X 100
1487 Taylor	06002187.	S TAYLOR 40 E 15 FT 41 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 45 X 127

Address	Parcel ID	Legal Description
1487 Pingree	06002032.	S PINGREE N 98 FT 45 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1486 W Euclid	06001888.	N EUCLID W 94 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 30 X 107.65
1485 Blaine	06002143.	S BLAINE 41 BESSENGER & MOORES BLAINE AVE SUB L24 P65 PLATS, W C R 6/2 30 X 100
1482 Lee Pl	06002118.	N LEE PLACE 41 BARBERS SUB L30 P64 PLATS, W C R 6/182 30 X 95.88
1481 Pingree	06002031.	S PINGREE N 98 FT 44 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1480 Pingree	06002057.	N PINGREE 15 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 100
1479 W Philadelphia	06001944.	S PHILADELPHIA 14 EXC ALLEY AS OP HOME SUB L16 P69 PLATS, W C R 6/113 30 X 97.03
1473 Clairmount	06002252.	S CLAIRMOUNT 17 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 30 X 115
1469 Lee Pl	06002096.	S LEE PLACE 12 THRU 14 BARBERS SUB L30 P64 PLATS, W C R 6/182 90 X 95.77
1467 Clairmount	06002251.	S CLAIRMOUNT 18 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 30 X 115
1464 Clairmount	06002279.	N CLARIMOUNT 11 & S 23 FT OF VAC BANCROFT AVE IN REAR ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 30 X 139
1462 Pingree	06002060.	N PINGREE 18 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 100
1461 Clairmount	06002250.	S CLAIRMOUNT 19 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 30 X 115
1459 W Euclid	06001859.	S EUCLID W 10 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 30 X 107

Address	Parcel ID	Legal Description
1459 Taylor	06002184.	S TAYLOR 11 BESSENGER & MOORES SUB L22 P85 PLATS, W C R 6/4 30 X 127
1458 Clairmount	06002280.	N CLAIRMOUNT 10 & S 23 FT OF VAC BANCROFT AVE IN REAR ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 30 X 139
1453 Taylor	06002183.	S TAYLOR 10 BESSENGER & MOORES SUB L22 P85 PLATS, W C R 6/4 30 X 127
1453 Clairmount	06002249.	S CLAIRMOUNT 20 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 30 X 115
1452 Clairmount	06002281.	N CLAIRMOUNT 9 W 5.00 FT 8 & S 23 FT OF VAC BANCROFT AVE IN REAR ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 35 X 139
1451 Lee Pl	06002093.	S LEE PLACE 9 BARBERS SUB L30 P64 PLATS, W C R 6/182 30 X 95.77
1450 Hazelwood	06002172.	N HAZELWOOD 20 BESSENGER & MOORES SUB L22 P85 PLATS, W C R 6/4 30 X 127
1447 Clairmount	06002248.	S CLAIRMOUNT W 6 FT 22 21 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 36 X 115
1445 Lee Pl	06002092.	S LEE PLACE 8 BARBERS SUB L30 P64 PLATS, W C R 6/182 30 X 95.77
1444 Clairmount	06002282.	N CLAIRMOUNT E 25 FT 8 W 10 FT 7 & S 23 FT OF VAC BANCROFT AVE IN REAR ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 35 X 139
1439 Lee Pl	06002091.	S LEE PLACE 7 BARBERS SUB L30 P64 PLATS, W C R 6/182 30 X 95.77
1433 Taylor	06002180.	S TAYLOR 6-7 BESSENGER & MOORES SUB L22 P85 PLATS, W C R 6/4 60 X 127
1433 Clairmount	06002246.	S CLAIRMOUNT W 8 FT OF 25 24 E 19 FT OF 23ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 57 X 115
1428 Clairmount	06002283.	N CLAIRMOUNT E 20 FT 7 6 W 18 FT 5 S 23 FT OF VAC BANCROFT AVE IN REAR

Address	Parcel ID	Legal Description
		ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 68 X 139
1427 Lee Pl	06002089.	S LEE PLACE 5 BARBERS SUB L30 P64 PLATS, W C R 6/182 30 X 95.77
1423 Clairmount	06002245.	S CLAIRMOUNT E 19 FT OF W 27 FT OF 25ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 19 X 115
1422 Lee Pl	06002128.	N LEE PLACE 51 BARBERS SUB L30 P64 PLATS, W C R 6/182 30 X 95.78
1420 Clairmount	06002284.	N CLAIRMOUNT E 12 FT 5 4 W 26 FT 3 S 23 FT OF VAC BANCROFT AVE IN REAR ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 68 X 139
1417 Clairmount	06002244.	S CLAIRMOUNT W 28 FT 26 E 3 FT 25 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 31 X 115
1414 W Euclid	06001900.	N EUCLID W E 15 FT 106 107 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 50 X 107.65
1411 Clairmount	06002243.	S CLAIRMOUNT S 55 FT 28 S 55 FT OF E 26 FT 27 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 66.28 IRREG
1409 Pingree	06002019.	S PINGREE N 98 FT 32 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1406 Virginia Park	06001811.001	N VIRGINIA PARK 88 ASSESSORS DETROIT PLAT NO 4 SUB L72 P65 PLATS, W C R 6/195 21.58 IRREG
1404 Virginia Park	06001811.002L	N VIRGINIA PARK 89 ASSESSORS DETROIT PLAT NO 4 SUB L72 P65 PLATS, W C R 6/195 31.42 IRREG
1404 Taylor	06002216.	N TAYLOR 30-29 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 70.45 X 126
1404 Clairmount	06002286.	N CLAIRMOUNT 1 & S 23 FT OF VAC BANCROFT AVE IN REAR ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 40.19 IRREG

Address	Parcel ID	Legal Description
1401 Pingree	06002018.	S PINGREE PT OF 30 BG W 6.06 FT ON N LINE AND W 6.02 FT ON S LINE ALSO N 98 FT 31 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 36.06 IRREG
1400 W Euclid	06001901.	N EUCLID 108 HOWELL-MACK EUCLID AVE SUB L29 P22 PLATS, W C R 6/151 35.77 IRREG
1256 Taylor	06002217.001	N TAYLOR W 20.60 FT OF S 42.65 FT 48 E 7 FT OF W 27.60 FT OF S 46.65 FT 48 E 3 FT OF W 30.60 FT OF N 7.50 FT OF S 46.65 FT OF 48 E 19.40 FT OF N 4.50 FT OF S 46.65 FT 48 BLACKS ADDN L14 P78 PLATS, W C R 6/118 27.60 IRREG
1255 Clairmount	06002241.001	S CLAIRMOUNT E 23.35 FT OF N 55.25 FT 17 W 0.40 FT OF E 23.75 FT OF N 49.25 FT 17 BLACKS ADDN L14 P78 PLATS, W C R 6/118 23.75 IRREG
1254 Taylor	06002217.002L	N TAYLOR E 19.40 FT OF S 42.15 FT 48 W 3 FT OF E 22.40 FT OF S 39.15 FT 48 BLACKS ADDN L14 P78 PLATS, W C R 6/118 22.40 IRREG
1244 W Philadelphia	06001985.	N PHILADELPHIA 63 THRU 61 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 111 X 97.23
1244 Taylor	06002218.	N TAYLOR 47 BLACKS ADDN L14 P78 PLATS, W C R 6/118 50 X 126
1230 W Philadelphia	06001986.	N PHILADELPHIA 60 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 37 X 97.23
1229 W Philadelphia	06001931.	S PHILADELPHIA W 29 FT 68 E 9.50 FT 67 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 38.50 X 97.23
1224 W Philadelphia	06001987.	N PHILADELPHIA 59 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 37 X 97.23
1224 Taylor	06002220.	N TAYLOR E 20 FT 46 W 10 FT 45 BLACKS ADDN L14 P78 PLATS, W C R 6/118 30 X 126

Address	Parcel ID	Legal Description
1217 W Philadelphia	06001930.	S PHILADELPHIA W 27 FT 70 69 E 8 FT 68 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 72 X 97.23
1217 Pingree	06002012.	S PINGREE 27 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 37 X 97.23
1214 Taylor	06002221.	N TAYLOR E 30 FT OF W 40 FT 45 BLACKS ADDN L14 P78 PLATS, W C R 6/118 30 X 126
1212 W Philadelphia	06001988.	N PHILADELPHIA 58 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 37 X 97.23
1209 Pingree	06002011.	S PINGREE 28 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 37 X 97.23
1208 W Philadelphia	06001989.	N PHILADELPHIA 57 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 37 X 97.23
1204 Taylor	06002222.	N TAYLOR E 10 FT 45 W 20 FT 44 BLACKS ADDN L14 P78 PLATS, W C R 6/118 30 X 126
1201 Pingree	06002010.	S PINGREE 29 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 37 X 97.23
1200 W Philadelphia	06001990.	N PHILADELPHIA 56 55 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 75 X 97.23
1198 Clairmount	06002293.	N CLAIRMOUNT E 16.5 FT 12 W 33 FT 11 & S 23 FT OF VAC BANKCROFT AVE IN REAR BLACKS ADDN L14 P78 PLATS, W C R 6/118 48.5 X 139
1191 W Philadelphia	06001929.	S PHILADELPHIA W 24 FT 75 LOTS 74-73-72&71 E 10 FT 70 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 185 X 97.23
1185 Pingree	06002008.	S PINGREE 31 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 38 X 97.23
1184 W Philadelphia	06001991.	N PHILADELPHIA 54 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 38 X 97.23
1182 W Euclid	06001914.	N EUCLID 14 W 1/2 15 BESSENGER & MOORES EUCLID AVE SUB L25 P17 PLATS, W C R 6/111 45 X 114



Address	Parcel ID	Legal Description
1176 W Philadelphia	06001992.	N PHILADELPHIA 53 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 38 X 97.23
1168 W Philadelphia	06001993.	N PHILADELPHIA 52 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 38 X 97.23
1168 Pingree	06002082.	N PINGREE 10 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 38 X 97.23
1165 W Philadelphia	06001928.	S PHILADELPHIA W 18 FT 77 76 E 14 FT 75 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 70 X 97.23
1160 W Philadelphia	06001994.	N PHILADELPHIA 51 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 38 X 97.23
1156 W Philadelphia	06001995.	N PHILADELPHIA 50 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 38 X 97.23
1151 W Philadelphia	06001927.	S PHILADELPHIA W 15 FT 78 E 20 FT 77 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 35 X 97.23
1150 W Euclid	06001918.	N EUCLID 19 BESSENGER & MOORES EUCLID AVE SUB L25 P17 PLATS, W C R 6/111 30 X 114
1148 W Philadelphia	06001996.	N PHILADELPHIA 49 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 38 X 97.23
1147 W Philadelphia	06001926.	S PHILADELPHIA W 12 FT 79 E 23 FT 78 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 35 X 97.23
1146 Taylor	06002228.	N TAYLOR E 35 FT 16 HAWLEYS COLUMBIAN SUB L18 P86 PLATS, W C R 6/119 35 X 121
1136 Clairmount	06002302.	N CLAIRMOUNT E 20 FT 44 W 10 FT 43 & S 23 FT OF VAC BANCROFT AVE IN REAR HAWLEYS COLUMBIAN SUB L18 P86 PLATS, W C R 6/119 30 X 139
1132 Clairmount	06002303.	N CLAIRMOUNT E 30 FT 43 & S 23 FT OF VAC BANCROFT AVE IN REAR HAWLEYS COLUMBIAN SUB L18 P86 PLATS, W C R 6/119 30 X 139

Address	Parcel ID	Legal Description
1128 Clairmount	06002304.	N CLAIRMOUNT 42 & S 23 FT OF VAC BANCROFT AVE IN REAR HAWLEYS COLUMBIAN SUB L18 P86 PLATS, W C R 6/119 41.40 IRREG
1716 Taylor	08002640.	N TAYLOR 77 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 126
1644 Clairmount	08002743.	N CLAIRMOUNT 43 & S 23 FT OF VAC BANCROFT AVE IN REAR STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 139
9021 Woodrow Wilson	08002659.003L	N TAYLOR N 23.08 FT 96 STOTTS SUB L30 P61 PLATS, W C R 8/117 36.69 IRREG
8835 Woodrow Wilson	08002481.	S HAZELWOOD S 55 FT 23 S 55 FT OF E 24 FT 22 STEPHENS SUB L30 P44 PLATS, WCR 8/118 64.6 IRREG
1724 W Euclid	08002108-9	N W EUCLID E 20 FT OF 58 59 & 60 W 10 FT OF 61 THE HOWELL-MACK-EUCLID AVE SUB L29 P22 PLATS, W C R 8/113 90 X 107.89
1723 Blaine	08002342.	S BLAINE 48 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 30 X 100
1686 Lee Pl	08002311.	N LEE PLACE 11 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1681 W Philadelphia	08002142.	S PHILADELPHIA 39 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1675 Blaine	08002336.	S BLAINE 40 E 5 FT 41 CLARK & CARTERS SUB L15 P64 PLATS, W C R 8/87 35 X 100
1662 Clairmount	08002740.	N CLAIRMOUNT 40 & S 23 FT OF VAC BANCROFT AVE IN REAR STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 139
1633 Pingree	08002216.	S PINGREE 86 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1540 Clairmount	06002268.	N CLAIRMOUNT E 25 FT 3 W 25 FT 4 S 23 FT VAC BANCROFT AVE IN REAR DUDLEYS SUB L22 P64 PLATS, W C R 6/116 50 X 139
1535 Pingree	06002040.	S PINGREE N 98 FT 53 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98

Address	Parcel ID	Legal Description
1529 Blaine	06002150.	S BLAINE 48 BESSENGER & MOORES BLAINE AVE SUB L24 P65 PLATS, W C R 6/2 30 X 100
1527 Clairmount	06002261.	S CLAIRMOUNT W 5 FT 20 21 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 35 X 115
1483 W Philadelphia	06001945.	S PHILADELPHIA 15 EXC ALLEY AS OP HOME SUB L16 P69 PLATS, W C R 6/113 30 X 97.03
1463 Pingree	06002028.	S PINGREE N 98 FT 41 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1456 Taylor	06002209.	N TAYLOR 38 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 30 X 126
1451 Blaine	06002137.	S BLAINE 35 BESSENGER & MOORES BLAINE AVE SUB L24 P65 PLATS, W C R 6/2 30 X 100
1410 Clairmount	06002285.	N CLAIRMOUNT E 4 FT 3 2 & S 23 FT OF VAC BANCROFT AVE ON REAR ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 34 X 139
1215 Clairmount	06002237.	S CLAIRMOUNT W 16.67 FT 21 E 18.66 FT 20 BLACKS ADDN L14 P78 PLATS, W C R 6/118 35.33 X 115
1140 Clairmount	06002301.	N CLAIRMOUNT E 15.94 FT 45 W 20 FT 44 & S 23 FT OF VAC BANCROFT AVE IN REAR HAWLEYS COLUMBIAN SUB L18 P86 PLATS, W C R 6/119 35.94 X 139
908 Gladstone	04002264.	N GLADSTONE E 25 FT 47 W 10 FT 46 FISHERS SUB L14 P31 PLATS, W C R 4/86 35 X 141.62A
900 Gladstone	04002265.	N GLADSTONE E 30 FT 46 W 5 FT 45 FISHERS SUB L14 P31 PLATS, W C R 4/86 35 X 141.65A
1704 W Philadelphia	08002193.	N PHILADELPHIA 8 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89

Address	Parcel ID	Legal Description
1717 W Philadelphia	08002148.	S PHILADELPHIA 45 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1424 Virginia Park	06001809.	N VIRGINIA PARK 109 VIRGINIA PARK SUB L28 P80 PLATS, W C R 6/125 40 X 171.01A
891 Clairmount	04002460.	S CLAIRMOUNT W 34 FT OF E 67 FT 44 HUBBARD & DINGWALLS SUB L10 P84 PLATS, W C R 4/89 34 X 115
1685 Clairmount	08002674.	S CLAIRMOUNT 65 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 115
1677 Lee Pl	08002294.	S LEE PLACE 40 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1615 Pingree	08002213.	S PINGREE 83 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1498 Pingree	06002055.	N PINGREE 12 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 100
1497 S Clairmount	06002256.002L	S CLAIRMOUNT W 15 FT OF LOT 15 DUDLEYS SUB L22 P64 PLATS W C R 06/116 15 X 115 SPLIT SALE DIVISION PART FROM 06002256
1446 Lee Pl	06002124.	N LEE PLACE 47 BARBERS SUB L30 P64 PLATS, W C R 6/182 30 X 95.82
1418 W Philadelphia	06001981.	N PHILADELPHIA S 98.11 FT 53 HOME SUB L16 P69 PLATS, W C R 6/113 30 X 98.11
1415 Pingree	06002020.	S PINGREE N 98 FT 33 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 98
1339 Virginia Park	06001770.	S VIRGINIA PARK 30 VIRGINIA PARK SUB L28 P80 PLATS, W C R 6/125 40 X 174
1197 Clairmount	06002235.	S CLAIRMOUNT W 33.34 FT 22 BLACKS ADDN L14 P78 PLATS, W C R 6/118 33.34 X 115
1184 Pingree	06002080.	N PINGREE 12 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 38 X 97.23
852 Clairmount	04002482.001	N CLAIRMOUNT W 26.50 FT OF E 50 FT 39 AND VAC BANCROFT AVE ADJ HUBBARD

Address	Parcel ID	Legal Description
		& DINGWALLS SUB L10 P84 PLATS, W C R 4/89 26.50 X 139
847 Clairmount	04002453.	S CLAIRMOUNT E 33.34 FT 40 HUBBARD & DINGWALLS SUB L10 P84 PLATS, W C R 4/89 33.34 X 115
844 Clairmount	04002482.002L	N CLAIRMOUNT E 23.50 FT 39 AND VAC BANCROFT AVE ADJ HUBBARD & DINGWALLS SUB L10 P84 PLATS, W C R 4/89 23.50 X 139
838 Clairmount	04002483.	N CLAIRMOUNT W 33 FT 37 AND VAC BANCROFT AVE IN REAR HUBBARD & DINGWALLS SUB L10 P84 PLATS, W C R 4/89 33 X 139
837 Clairmount	04002452.	S CLAIRMOUNT W 34 FT 38 HUBBARD & DINGWALLS SUB L10 P84 PLATS, W C R 4/89 34 X 115
831 Clairmount	04002451.	S CLAIRMOUNT W 33 FT OF E 66 FT 38 HUBBARD & DINGWALLS SUB L10 P84 PLATS, W C R 4/89 33 X 115
1639 Clairmount	08002666.	S CLAIRMOUNT 57 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 115
8823 Woodrow Wilson	08002479.	N GLADSTONE N 55 FT 24 N 55 FT OF E 24 FT 25 STEPHENS SUB L30 P44 PLATS, WCR 8/118 64.75 X 55
1707 Lee Pl	08002299.	S LEE PLACE 45 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1718 Lee Pl	08002306.	N LEE PLACE 6 GILBERT W LEES SUB L15 P65 PLATS, W C R 8/86 30 X 100
1629 W Philadelphia	08002133.	S PHILADELPHIA 30 MONTROSE AVE SUB L29 P25 PLATS, W C R 8/114 30 X 95.89
1160 Pingree	06002083.	N PINGREE 9 F B HOOPERS SUB L17 P70 PLATS, W C R 6/112 38 X 97.23
1450 Taylor	06002210.	N TAYLOR 37 ADAMS & PECKS SUB L16 P18 PLATS, W C R 6/117 30 X 126

Address	Parcel ID	Legal Description
1705 Taylor	08002585.	S TAYLOR 114 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 127
1709 Taylor	08002586.	S TAYLOR 115 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 127
1520 Taylor	06002202.	N TAYLOR 33 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 30 X 126
1727 Taylor	08002589.	S TAYLOR 118 STOTTS SUB L30 P61 PLATS, W C R 8/117 30 X 127
9016 Byron	06005798.003	E BYRON S 19.80 FT OF N 40.90 FT 48 BLACKS ADD L14 P78 PLATS, W C R 6/118 19.80 X 50

# **EXHIBIT B**



## IMPROVED PROPERTY PURCHASE AGREEMENT

This Improved Property Purchase Agreement (“**Purchase Agreement**”) is entered on this \_\_\_\_ day of \_\_\_\_\_, 2017, between the Detroit Land Bank Authority (“**DLBA**”), a public body corporate, and \_\_\_\_\_ (“**Purchaser**”), a Michigan limited liability company.

### RECITALS

A. On May 25, 2016, The City of Detroit (the “**City**”) and Herman Kiefer Development, LLC (“**HKD**”) executed that certain Master Agreement to Purchase and Develop Land (the “**MDA**”) for the development of certain real property located in the City of Detroit and more particularly described in the MDA.

B. On \_\_\_\_\_, 2017, DLBA and Purchaser, an affiliate of HKD, executed that certain First Option to Purchase Property and Agreement for Maintenance of Property (“**First Option Agreement**”) granting Purchaser a first option to purchase certain properties more particularly described in the First Option Agreement (each an “**Option Property**”).

C. The First Option Agreement provides that following Purchaser’s exercise of the first option to purchase an Option Property, the sale of any such Option Property shall be effected by a separate purchase agreement for Improved Property (as defined in the First Option Agreement) or Vacant Land (as defined in the First Option Agreement).

D. The property located in the City of Detroit, County of Wayne, and State of Michigan, the legal descriptions of which are set for on Exhibit A attached hereto and incorporated by reference (individually and collectively, the “**Property**”) is an Option Property, and this Purchase Agreement is the Improved Property Purchase Agreement (as defined in the First Option Agreement) to purchase such Property pursuant to the First Option Agreement.

NOW THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties herein agree as follows:

1. **Accuracy of Recitals.** The parties each hereby represent and warrant that all of the recitals contained in this Agreement are true, correct, and accurate and such recitals are hereby incorporated herein by reference as part of the substantive provisions of this Agreement.
2. **Property Description; Sale.** DLBA will sell and Purchaser will purchase the Property in accordance with the terms and conditions of this Purchase Agreement.
3. **Purchase Price; Closing.** The purchase price for the Property is \_\_\_\_\_ (“**Purchase Price**”). Purchaser and DLBA agree that the Purchase Price is consistent with the terms of Section 11 of the First Option Agreement. Purchaser shall pay the total Purchase Price in full at the time of closing on the sale of the Property (“**Closing**”).

4. **Financing.** DLBA may, at its discretion, subordinate or assign its interests in the Property to assist the Purchaser in obtaining any financing necessary for Purchaser to purchase the Property. Any subordination or assignment agreement must be presented to DLBA at least fifteen (15) days prior to the Closing. Any subordination or assignment agreement must be acceptable to DLBA, and the DLBA has the complete discretion to make changes to the terms of the agreement, or to reject any such agreement for any reason.
5. **Responsibility for Taxes, and Utilities; Quiet Title.** Purchaser will be responsible for paying any outstanding taxes, solid waste fees, water and sewer charges, or other recorded lien charges assessed against the Property prior to date of Closing. Prior to Closing, Purchaser may request that DLBA file and litigate a quiet title action in the Circuit Court of Wayne County Michigan with respect to certain or all of the Property (the “**Quiet Title Action**”) to remove any title defect or eliminate certain eligible liabilities. DLBA may, at its discretion, accept or decline Purchaser’s request for any reason. The terms and conditions of DLBA’s election to proceed with the Quiet Title Action shall be memorialized by separate agreement whereby Purchaser agrees to authorize DLBA to file, litigate, and control the Quiet Title Action, cooperate with DLBA in the litigation of the Quiet Title Action, and pay DLBA for its services in addition to all associated costs (“**Quiet Title Agreement**”). The Quiet Title Agreement shall not impose an obligation upon DLBA to remove any title defect or eliminate any liability. DLBA shall have no obligation to proceed with the Quiet Title Action, and the Closing Date (defined below) terms set forth in Section 15 of this Purchase Agreement shall in no way be extended or tolled, until the Quiet Title Agreement is fully executed.
6. **Responsibility for Closing Costs.** DLBA, at its sole discretion, may elect to retain the services of a title company of its choice to complete the transfer of the Property. Purchaser will be responsible to pay all Closing costs regardless of whether a title company is retained, which may include, but are not limited to: the preparation and filing of a Real Property Transfer Affidavit, costs of recording the Deed, title search fee, any escrow fee, and any other charges customarily incurred in the sale of real property in Wayne County, Michigan.
7. **Property Condition and Indemnification.** DLBA hereby disclaims any warranty, guaranty or representation, express or implied, oral or written, past, present, or future, of, as to or concerning (i) the condition or state of repair of the Property, or the suitability thereof for any purpose; (ii) the extent of any right-of-way, lease, possession, lien, encumbrance, easement, license, reservation, or condition in connection with the Property; (iii) the compliance of the Property with any applicable laws, ordinances, or regulations of any government or other body, including, without limitation, compliance with any land use or zoning law or regulation, or applicable environmental, rules, ordinances or regulations; (iv) title to or the boundaries of the Property; and (v) the physical condition of the Property, including, without limitation to, the environmental condition of the Property and the structural, mechanical and engineering characteristics of the improvements to the Property. The sale of the Property shall be on an “AS IS, WHERE IS, WITH ALL FAULTS” basis. Purchaser expressly agrees that DLBA makes no warranty or representation, express or implied, or arising by operation of law, including, but not limited to, any warranty of condition, habitability, merchantability or fitness for a particular purpose, with respect to the Property, and Purchaser hereby expressly waives and releases any such warranty or representation. Purchaser shall buy the Property based on its own

investigations, and, by accepting title to all or part of the Property, acknowledges that it has conducted such investigations as it has deemed necessary or advisable. Purchaser shall indemnify and hold DLBA, and each of their respective officers, employees, agents and affiliates, and the successors, assigns, heirs and legal representatives of each of the foregoing (collectively, the “**DLBA Indemnified Parties**”) free and harmless from and against any and all claims, damages, liabilities, losses, costs and expenses (including reasonable attorneys’ fees and court costs incurred in connection with the enforcement of this indemnity) related to, resulting from, or in any way arising out of the physical condition of the Property or the ownership or operation of the Property on and after Closing. Purchaser’s indemnification obligations set forth in this Section 7 shall survive Closing and shall not be merged with the Deed.

8. **No Additional Inspection by Purchaser.** By executing this Purchase Agreement, Purchaser acknowledges and confirms that it is satisfied with the condition of the Property. Purchaser further acknowledges and confirms that it is not relying on any information provided or to be provided on behalf of DLBA or any statement, representation or other assertion made by DLBA or its employees or agents with respect to the Property. Purchaser further acknowledges and confirms that it has in all respects had an adequate opportunity to inspect and investigate the Property and all matters pertaining to its condition, use and operation and has completed all investigation and testing and other due diligence activities relating to the purchase of the Property, including without limitation such market and feasibility studies or analyses as Purchaser deemed necessary or desirable in order to satisfy itself as to market conditions applicable to the Property and with respect to any pollutant or hazardous materials on or about the real property, including lead-based paint or lead-based paint hazards. All testing, inspections and investigations have been conducted at Purchaser’s sole cost and expense and Purchaser hereby indemnifies DLBA, and holds DLBA harmless against any loss, costs, damage or expenses arising out of such testing, inspections and investigation performed by Purchaser, its agents, employees, independent contractors or assignees.

DLBA will provide the Purchaser with the Environmental Protection Agency pamphlet “Protect Your Family from Lead in Your Home,” and the “Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards” is attached as Exhibit B. At Closing, Purchaser will execute Exhibit B.

9. **Representations and Warranties of Purchaser.** To induce DLBA to enter into this Purchase Agreement, Purchaser makes the following representations and warranties, which shall be true and correct on the date of Closing (“**Closing Date**”):
- (a) Purchaser is authorized and permitted to enter into this Purchase Agreement and to perform all covenants and obligations of Purchaser hereunder and Purchaser’s right to execute this Purchase Agreement is not limited by any other agreements. The execution and delivery of this Purchase Agreement, the consummation of the transaction described herein and compliance with the terms of this Purchase Agreement will not conflict with, or constitute a default under, any agreement to which Purchaser is a party or by which Purchaser is bound or violate any regulation, law, court order, judgment or decree applicable to Purchaser. This Purchase Agreement is legally

binding on and enforceable against Purchaser in accordance with its terms.

- (b) There are no attachments, executions, assignments for the benefit of creditors or voluntary or involuntary proceedings under the Bankruptcy Code, 11 U.S.C. §101, et seq., or under any other debtor relief laws pending or threatened against Purchaser.
- (c) Purchaser has been duly organized, is validly existing and is in good standing in the state in which it was formed, and is qualified to do business in the State of Michigan. This Purchase Agreement and all other documents executed by Purchaser and delivered to DLBA at Closing are, duly authorized, executed and delivered by Purchaser.
- (d) No other action by Purchaser, no consent, approval, order or authorization of any person or entity that is not a party to this Purchase Agreement, and no permit, consent, approval, declaration or filing with any governmental authority is required for Purchaser to execute and deliver the Purchase Agreement or perform the transaction contemplated herein.

- 10. **Post-Closing Property Inspection.** Purchaser shall permit agents of DLBA, its investigators or law enforcement officials to inspect the Property, without notice, for the period of time provided for in Section 15 to complete Purchaser's obligations thereunder in order to verify compliance with such terms, provided that if Purchaser is granted any extension(s) of time, then DLBA's right of inspection shall also automatically be extended for the same period.
- 11. **Quit Claim Deed.** DLBA will convey its interest in the Property to Purchaser through a Quit Claim Deed (the "**Deed**"), in the form attached as Exhibit C. Purchaser waives all warranties pertaining to the Property's condition and takes the Property "AS IS, WHERE IS, WITH ALL FAULTS," as described in Section 7 above.
- 12. **Evidence of Title; DLBA Authority.** Purchaser accepts title to the Property as DLBA acquired it. DLBA has full power and authority to enter into this Purchase Agreement and to perform all its obligations hereunder, and has taken all action required by law, its governing instruments, or otherwise to authorize the execution, delivery and performance of this Purchase Agreement and all the deeds, agreements, certificates and other documents contemplated herein.
- 13. **Purchaser's Reconveyance Deed.** Purchaser shall at the time of Closing execute and deliver a Reconveyance Deed in the form attached as Exhibit D that would, upon the accrual of certain remedies set forth in the First Option Agreement, reconvey the Property to DLBA (the "**Reconveyance Deed**"). Upon the occurrence of a Rehabilitation Event (defined below), DLBA shall return to Purchaser the Reconveyance Deed for the Property that is the subject of the Rehabilitation Event.
- 14. **Closing.** At the Closing the following will occur:

- (a) DLBA will deliver the Quit Claim Deed to Purchaser;
- (b) Purchaser will present a certified check payable to the title company retained to assist with Closing for the balance of the Purchase Price, all Closing costs and any other amounts required to be paid by Purchaser hereunder;
- (c) Purchaser will execute the Reconveyance Deed and deliver it to the DLBA;
- (d) Purchaser will execute the “Disclosure of Information on Lead-Based Paint and Lead Based Paint Hazards”; and
- (e) Purchaser will take immediate custody of the Property.

Closing shall take place at DLBA’s offices. DLBA will notify Purchaser of the prospective Closing Date not less than ten (10) calendar days in advance, unless otherwise agreed between the parties, provided that, unless DLBA and Purchaser enter into a Quiet Title Agreement, the Closing Date shall take not place more than sixty (60) days from the date of this Purchase Agreement.

**15. Purchaser’s Rehabilitation or Demolition of the Property.** Purchaser shall, at its election, either rehabilitate or demolish the Property according to the following terms and conditions:

- (a) If Purchaser elects to renovate and rehabilitate the Property, Purchaser shall, at its sole cost and expense, achieve a Rehabilitation Event (defined below) within **eighteen (18) months** after the Closing, unless that date is extended by DLBA in accordance with the terms of this Purchase Agreement or by operation of a Stabilization Certification (as defined in the First Option Agreement), Housing Redevelopment Plan Certification (as defined in the First Option Agreement) or Fifteen Percent Attainment Certification (as defined in the First Option Agreement) and/or Fifty Percent Attainment Certification (as defined in the First Option Agreement). If the Property is the first Option Property purchased pursuant to the First Option Agreement, Purchaser shall further report to DLBA its progress toward rehabilitation, including documents sufficient to evidence the relevant scope of work performed by Purchaser, ninety (90) days after Closing and every ninety (90) days thereafter until Purchaser obtains a Certificate of Rehabilitation (defined below) for the Property. If the Property is not the first Option Property purchased pursuant to the First Option Agreement, Purchaser shall report to DLBA its progress at ninety (90) day intervals as commenced from the date of closing on the first Option Property purchased pursuant to the First Option Agreement. Purchaser shall provide DLBA with any additional reports upon reasonable request by DLBA, and shall diligently respond to DLBA’s requests for further information or documentation in follow-up to any report.

For purposes of this Agreement and the Purchase Agreement, rehabilitation of a Property is complete (“**Rehabilitation Event**”) upon the earlier of: (1) Purchaser’s submission to DLBA of a Final Certificate of Occupancy for the Property; or (2) DLBA’s determination, within fourteen (14) days after request for same from the

Purchaser, that rehabilitation is complete by DLBA's issuance of a certification confirming rehabilitation ("**Certificate of Rehabilitation**"). In order to obtain a Certificate of Rehabilitation from DLBA, Purchaser shall submit to DLBA with the request a copy of all materials submitted by Purchaser to City of Detroit's Buildings, Safety Engineering & Environmental Department ("**BSEED**") for purposes of obtaining a Certificate of Occupancy. DLBA shall respond to Purchaser's submission of such materials within fourteen (14) days of receipt, and, if necessary, inspect the Property identified in the Purchaser's request. If DLBA determines the Property has not been rehabilitated to a condition required to permit occupancy, DLBA will, in lieu of issuing a Certificate of Rehabilitation, notify Purchaser in writing in what respects Purchaser has failed to rehabilitate the Property and what measures and acts Purchaser shall take or perform to complete such rehabilitation. If the DLBA fails to perform its obligations to provide a Certificate of Rehabilitation within the period herein required, the Certificate of Rehabilitation will be deemed issued by the DLBA and DLBA shall return the Reconveyance Deed.

If Purchaser cannot timely achieve the Rehabilitation Event, but has made measurable progress and exercised diligence in working to do so or has been unable to proceed because of conditions beyond the control of the Purchaser, Purchaser may apply to DLBA, in writing and no later than **thirty (30) days** prior to the required rehabilitation completion date, for an extension. DLBA agrees that to the extent the failure to progress is caused by a circumstance or condition beyond the reasonable control of the Purchaser (e.g., acts of God, casualty, shortages or labor or supplies, inability of Purchaser to obtain power to the Property or inability to obtain permits to complete the work from BSEED despite reasonable efforts by the Purchaser to obtain same), the DLBA will grant such extensions. In the event rehabilitation has not been completed but has commenced, Purchaser's application shall explain the reasons that the extension is required and provide an estimate of the revised completion date as to each Property for which rehabilitation will not be timely completed. Purchaser must demonstrate in its application that it has proceeded with the required rehabilitation with due diligence and without Purchaser-caused delays; however, DLBA has complete discretion to grant, deny, or place conditions on the initial or any subsequent extensions, except DLBA agrees to grant extensions to the extent required because of delays caused by the City or inability of Purchaser to obtain power or utility services to the Property despite Purchaser's reasonable efforts.

- (b) If Purchaser elects to demolish the Property, Purchaser must complete demolition within **ninety (90) days** after Closing, unless that date is extended by DLBA in accordance with the terms of this Purchase Agreement or if demolition permits are not timely issued by the City despite timely and satisfactory application by the Purchaser. Purchaser shall provide DLBA with the following information by the following deadlines:
  - (1) A copy of a fully-executed contract with a State of Michigan licensed demolition contractor to demolish the subject property, within **thirty (30) days** after the Closing. The contract shall contain a date certain by which work on the Property

is to begin. Proof of completion of such contract shall be forwarded to DLBA immediately upon completion. If Purchaser fails to provide DLBA with a copy of such contract, DLBA shall deem Purchaser to have elected to rehabilitate the Property; and

- (2) A copy of the Final Certificate of Acceptance issued by the City of Detroit to Purchaser for the Property, within ninety (90) days after the Closing or such later date as the Permit is issued if requested by no later than the ninety (90) days after the Closing (“**Demolition Event**”).

If Purchaser cannot complete the demolition within **ninety (90) days** from the date of the Closing, but has made measurable progress and exercised diligence in working to do so or Purchaser has been unable to proceed because of circumstances or conditions beyond the control of the Purchaser, Purchaser may apply to DLBA, in writing and no later than **thirty (30) days** prior to the required demolition completion date, for an extension. DLBA agrees that to the extent the failure to progress is caused by a circumstance or condition beyond the reasonable control of Purchaser (e.g., acts of God, casualty, shortages or labor or supplies, inability of Purchaser to obtain demolition permits to complete the work from the City despite reasonable efforts by the Purchaser to obtain same), DLBA will grant such extensions. Purchaser’s application shall explain the reasons that the extension is required and provide an estimate of the revised completion date. Purchaser must demonstrate in its application that it has proceeded with the required demolition with due diligence and without unnecessary delays; however, DLBA has complete discretion to grant, deny, or place conditions on the initial or any subsequent extensions, except DLBA agrees to grant extensions to the extent required because of delays caused by the City despite Purchaser’s reasonable efforts.

16. **DLBA’s Remedies.** The Property is subject to all remedies described in Section 13 of the First Option Agreement. Further, if Purchaser fails to achieve a Rehabilitation Event or Demolition Event within the time periods and in accordance with the terms set forth in Section 15 of this Purchase Agreement, Purchaser will be in breach of the Purchase Agreement. DLBA shall provide Purchaser with written notice of such breach, and Purchaser shall have thirty (30) days to cure, provided, however, that if the nature of Purchaser’s breach is such that, for reasons beyond Purchaser’s control and in spite of Purchaser’s good faith efforts to achieve a timely Rehabilitation Event or Demolition Event, more than the cure period provided is reasonably required for its cure, then Purchaser shall not be deemed to be in breach if Purchaser commences such cure within said period and thereafter diligently pursues such cure to completion. If Purchaser’s inability to commence to cure (or commence to rehabilitate a Property or demolish a Property) relates to the inability of Purchaser to timely obtain permits from the City necessary to complete the Rehabilitation Event or Demolition Event, despite Purchaser’s timely and satisfactory application for same, DLBA agrees to permit Purchaser additional time to cure to the extent required because of delays caused by the City despite Purchaser’s reasonable efforts. If Purchaser’s breach is not cured within the later of thirty (30) days of written notice from DLBA or the expiration of any other applicable cure period, a Property Default (as defined in the First Option Agreement) shall have occurred and the Property shall be deemed a Defaulted

Property (as defined in the First Option Agreement) for purposes of the remedies set forth in the First Option Agreement.

17. **Limitation of Liability.** PURCHASER UNDERSTANDS AND ACKNOWLEDGES THAT DLBA HAS ACQUIRED THE PROPERTY THROUGH FORECLOSURE OR SIMILAR PROCESS, DLBA HAS NEVER OCCUPIED THE PROPERTY, AND DLBA HAS LITTLE OR NO DIRECT KNOWLEDGE ABOUT THE PHYSICAL CONDITION OF THE PROPERTY. PURCHASER AGREES THAT PURCHASER IS BUYING THE PROPERTY "AS IS" (AS MORE FULLY SET FORTH IN SECTION 7 OF THIS PURCHASE AGREEMENT).

NOTWITHSTANDING ANY PROVISION TO THE CONTRARY IN THE PURCHASE AGREEMENT, DLBA'S LIABILITY AND PURCHASER'S SOLE AND EXCLUSIVE REMEDY IN ALL CIRCUMSTANCES AND FOR ALL CLAIMS ARISING OUT OF OR RELATING IN ANY WAY TO THE PURCHASE AGREEMENT OR THE SALE OF THE PROPERTY TO PURCHASER SHALL BE LIMITED TO NO MORE THAN THE PURCHASE PRICE. PURCHASER AGREES THAT DLBA SHALL NOT BE LIABLE UNDER ANY CIRCUMSTANCES FOR ANY SPECIAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES WHATSOEVER, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE AND STRICT LIABILITY), OR ANY OTHER LEGAL OR EQUITABLE PRINCIPLE, THEORY, OR CAUSE OF ACTION ARISING OUT OF OR RELATED IN ANY WAY TO ANY CLAIM RELATING TO THIS PURCHASE AGREEMENT OR THE TRANSFER OF THE PROPERTY TO PURCHASER, INCLUDING THE CONDITION OF THE TITLE.

18. **Governing Law.** This Purchase Agreement is governed by applicable Michigan law.
19. **Integration; Modification.** This Purchase Agreement contains both DLBA's and Purchaser's entire intentions and understandings in regards to the sale of the Property. This Purchase Agreement supersedes any prior agreements, whether written or oral.

DLBA and Purchaser may choose to modify this Purchase Agreement in a writing. The written modification must be signed and sworn by both parties. Any such modifications will become part of this Purchase Agreement by incorporation. This Purchase Agreement may not be modified orally.

20. **Severability.** If any one or more of the Purchase Agreement's provisions is/are held invalid or unenforceable in any respect, all other provisions will remain valid and enforceable as stated in the Purchase Agreement.
21. **Notice; Reports.** Except as otherwise expressly provided herein, all notices and communications hereunder shall be in writing and shall be deemed to have been given when either hand-delivered or sent by registered or certified mail, return receipt requested, postage prepaid, or by national overnight courier, and addressed to the parties at the following addresses:



Detroit Land Bank Authority  
Attn: Jano Hanna  
500 Griswold Street, Suite 1200  
Detroit, MI 48226

Herman Kiefer Development, LLC  
PO Box 2822  
Detroit, MI 48202

With a copy to:

Duval & Stachenfeld LLP  
555 Madison Avenue, 6<sup>th</sup> Floor  
New York, New York 10022  
Attention: Terri L. Adler, Esq.

and an additional copy to:

Kerr, Russell and Weber, PLC  
500 Woodward Avenue, Suite 2500  
Detroit, Michigan 48226  
Attention: Brandy L. Mathie

All documentation and updates to be provided by Purchaser pursuant to Section 15 shall be sent by email (with the appropriate Property address in the subject line) or by first-class mail to:

Detroit Land Bank Authority  
Attn: Compliance Team  
500 Griswold Street, Suite 1200,  
Detroit, Michigan 48226  
documents@detroitlandbank.org

22. **Assignment; Notification upon Transfer of Property.** Until Purchaser has completed its obligations under Section 15 and the DLBA has confirmed and certified the completion of the obligations under Section 15, the Purchaser shall not assign, transfer or convey its rights and/or obligations under this Purchase Agreement and/or with respect to the Property without the prior written consent of DLBA, which consent DLBA may withhold in its sole, absolute and subjective discretion.
23. **Binding Effect.** This Purchase Agreement will be binding on the heirs, devisees, legal representatives, claimants, successors, and assignees of the parties.
24. **Closing Date.** This Purchase Agreement is effective on the Closing Date.
25. **Counterparts.** This Purchase Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall

constitute one instrument.

26. **Waiver.** No waiver by either party of any of its rights or remedies hereunder or otherwise shall be considered a waiver of any other subsequent right or remedy. Except as expressly provided herein, no waiver by either party of any of its rights or remedies hereunder or otherwise shall be effective unless such waiver is evidenced in a written instrument executed by the waiving party.
27. **Dates.** If any date herein set forth for the performance of any obligations of DLBA or Purchaser, or for the delivery of any instrument or notice as herein provided, should be on a Saturday, Sunday or legal holiday, the compliance with such obligations (or such delivery, as the case may be) shall be deemed acceptable on the next business day following such Saturday, Sunday or legal holiday.

Accordingly, DLBA and Purchaser having read and agreed to all the terms included in this Purchase Agreement have caused this Purchase Agreement to be executed effective as of the Closing Date.

**Remainder of Page left intentionally blank**

**DETROIT LAND BANK AUTHORITY**

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

State of Michigan            )  
  ) ss.  
Wayne County                )

This Purchase Agreement was acknowledged before me on \_\_\_\_\_, 2017, by  
\_\_\_\_\_,  
\_\_\_\_\_ of the Detroit Land Bank Authority, a public body  
corporate.

\_\_\_\_\_  
Signature of Notary  
\_\_\_\_\_  
Printed name of Notary  
Notary Public, State of Michigan, County of: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Acting in the County of: \_\_\_\_\_

**Remainder of Page left intentionally blank**

**PURCHASER**

Dated: \_\_\_\_\_

\_\_\_\_\_  
By: Ronald Castellano  
Its: Managing Member

State of Michigan            )  
  )ss.  
Wayne County                )

This Agreement was acknowledged before me on \_\_\_\_\_, 2017, by Ronald Castellano, Managing Member on behalf of \_\_\_\_\_, Purchaser.

Signature of Notary  
Printed name of Notary  
Notary Public, State of Michigan, County of: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Acting in the County of: \_\_\_\_\_

*NOTICE: The Detroit Land Bank is an Equal Housing Opportunity Provider and does not discriminate in the sale, rental, and financing of housing, or in other housing-related transactions, based on race, color, national origin, religion, sex, familial status, age, height, weight, or disability.*

**EXHIBIT A**



# **EXHIBIT C**

## VACANT LAND PURCHASE AGREEMENT

This Vacant Land Purchase Agreement (“**Purchase Agreement**”) is entered on this \_\_\_\_ day of \_\_\_\_\_, 2017, between the Detroit Land Bank Authority (“**DLBA**”), a public body corporate, and \_\_\_\_\_ (“**Purchaser**”), a Michigan limited liability company.

### RECITALS

A. On May 25, 2016, The City of Detroit (the “**City**”) and Herman Kiefer Development, LLC (“**HKD**”) executed that certain Master Agreement to Purchase and Develop Land (the “**MDA**”) for the development of certain real property located in the City of Detroit and more particularly described in the MDA.

B. On \_\_\_\_\_, 2016, DLBA and Purchaser, an affiliate of HKD, executed that certain First Option to Purchase Property and Agreement for Maintenance of Property (“**First Option Agreement**”) granting Purchaser a first option to purchase certain properties more particularly described in the First Option Agreement (each an “**Option Property**”).

C. The First Option Agreement provides that following Purchaser’s exercise of the first option to purchase an Option Property, the sale of any such Option Property shall be effected by a separate purchase agreement for Improved Property (as defined in the First Option Agreement) or Vacant Land (as defined in the First Option Agreement).

D. The property located in the City of Detroit, County of Wayne, and State of Michigan, the legal descriptions of which are set for on Exhibit A attached hereto and incorporated by reference (individually and collectively, the “**Property**”) is an Option Property, and this Purchase Agreement is the Vacant Land Purchase Agreement (as defined in the First Option Agreement) to purchase such Property pursuant to the First Option Agreement.

NOW THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties herein agree as follows:

1. **Accuracy of Recitals.** The parties each hereby represent and warrant that all of the recitals contained in this Agreement are true, correct, and accurate and such recitals are hereby incorporated herein by reference as part of the substantive provisions of this Agreement.
2. **Property Description; Sale.** DLBA will sell and Purchaser will purchase the Property in accordance with the terms and conditions of this Purchase Agreement.
3. **Purchase Price; Closing.** The purchase price for the Property is \_\_\_\_\_ (“**Purchase Price**”). Purchaser and DLBA agree that the Purchase Price is consistent with the terms of Section 11 of the First Option Agreement. Purchaser shall pay the total Purchase Price in full at the time of closing on the sale of the Property (“**Closing**”).
4. **Financing.** DLBA may, at its discretion, subordinate or assign its interests in the Property to assist the Purchaser in obtaining any financing necessary for Purchaser to purchase the

Property. Any subordination or assignment agreement must be presented to DLBA at least fifteen (15) days prior to the Closing. Any subordination or assignment agreement must be acceptable to DLBA, and the DLBA has the complete discretion to make changes to the terms of the agreement, or to reject any such agreement for any reason.

5. **Responsibility for Taxes, and Utilities; Quiet Title.** Purchaser will be responsible for paying any outstanding taxes, solid waste fees, water and sewer charges, or other recorded lien charges assessed against the Property prior to date of Closing. Prior to Closing, Purchaser may request that DLBA file and litigate a quiet title action in the Circuit Court of Wayne County Michigan with respect to certain or all of the Property (the “**Quiet Title Action**”) to remove any title defect or eliminate certain eligible liabilities. DLBA may, at its discretion, accept or decline Purchaser’s request for any reason. The terms and conditions of DLBA’s election to proceed with the Quiet Title Action shall be memorialized by separate agreement whereby Purchaser agrees to authorize DLBA to file, litigate, and control the Quiet Title Action, cooperate with DLBA in the litigation of the Quiet Title Action, and pay DLBA for its services in addition to all associated costs (“**Quiet Title Agreement**”). The Quiet Title Agreement shall not impose an obligation upon DLBA to remove any title defect or eliminate any liability. DLBA shall have no obligation to proceed with the Quiet Title Action, and the Closing Date (defined below) terms set forth in Section 15 of this Purchase Agreement shall in no way be extended or tolled, until the Quiet Title Agreement is fully executed.
6. **Responsibility for Closing Costs.** DLBA, at its sole discretion, may elect to retain the services of a title company of its choice to complete the transfer of the Property. Purchaser will be responsible to pay all Closing costs regardless of whether a title company is retained, which may include, but are not limited to: the preparation and filing of a Real Property Transfer Affidavit, costs of recording the Deed, title search fee, any escrow fee, and any other charges customarily incurred in the sale of real property in Wayne County, Michigan.
7. **Property Condition and Indemnification.** DLBA hereby disclaims any warranty, guaranty or representation, express or implied, oral or written, past, present, or future, of, as to or concerning (i) the condition or state of repair of the Property, or the suitability thereof for any purpose; (ii) the extent of any right-of-way, lease, possession, lien, encumbrance, easement, license, reservation, or condition in connection with the Property; (iii) the compliance of the Property with any applicable laws, ordinances, or regulations of any government or other body, including, without limitation, compliance with any land use or zoning law or regulation, or applicable environmental, rules, ordinances or regulations; (iv) title to or the boundaries of the Property; and (v) the physical condition of the Property, including, without limitation to, the environmental condition of the Property and the structural, mechanical and engineering characteristics of the improvements to the Property. The sale of the Property shall be on an “AS IS, WHERE IS, WITH ALL FAULTS” basis. Purchaser expressly agrees that DLBA makes no warranty or representation, express or implied, or arising by operation of law, including, but not limited to, any warranty of condition, habitability, merchantability or fitness for a particular purpose, with respect to the Property, and Purchaser hereby expressly waives and releases any such warranty or representation. Purchaser shall buy the Property based on its own investigations, and, by accepting title to all or part of the Property, acknowledges that it has conducted such investigations as it has deemed necessary or advisable. Purchaser shall



indemnify and hold DLBA, and each of their respective officers, employees, agents and affiliates, and the successors, assigns, heirs and legal representatives of each of the foregoing (collectively, the “**DLBA Indemnified Parties**”) free and harmless from and against any and all claims, damages, liabilities, losses, costs and expenses (including reasonable attorneys’ fees and court costs incurred in connection with the enforcement of this indemnity) related to, resulting from, or in any way arising out of the physical condition of the Property or the ownership or operation of the Property on and after Closing. Purchaser’s indemnification obligations set forth in this Section 7 shall survive Closing and shall not be merged with the Deed.

8. **No Additional Inspection by Purchaser.** By executing this Purchase Agreement, Purchaser acknowledges and confirms that it is satisfied with the condition of the Property. Purchaser further acknowledges and confirms that it is not relying on any information provided or to be provided on behalf of DLBA or any statement, representation or other assertion made by DLBA or its employees or agents with respect to the Property. Purchaser further acknowledges and confirms that it has in all respects had an adequate opportunity to inspect and investigate the Property and all matters pertaining to its condition, use and operation and has completed all investigation and testing and other due diligence activities relating to the purchase of the Property, including without limitation such market and feasibility studies or analyses as Purchaser deemed necessary or desirable in order to satisfy itself as to market conditions applicable to the Property and with respect to any pollutant or hazardous materials on or about the real property, including lead-based paint or lead-based paint hazards. All testing, inspections and investigations have been conducted at Purchaser’s sole cost and expense and Purchaser hereby indemnifies DLBA, and holds DLBA harmless against any loss, costs, damage or expenses arising out of such testing, inspections and investigation performed by Purchaser, its agents, employees, independent contractors or assignees.

9. **Representations and Warranties of Purchaser.** To induce DLBA to enter into this Purchase Agreement, Purchaser makes the following representations and warranties, which shall be true and correct on the date of Closing (“**Closing Date**”):

(a) Purchaser is authorized and permitted to enter into this Purchase Agreement and to perform all covenants and obligations of Purchaser hereunder and Purchaser’s right to execute this Purchase Agreement is not limited by any other agreements. The execution and delivery of this Purchase Agreement, the consummation of the transaction described herein and compliance with the terms of this Purchase Agreement will not conflict with, or constitute a default under, any agreement to which Purchaser is a party or by which Purchaser is bound or violate any regulation, law, court order, judgment or decree applicable to Purchaser. This Purchase Agreement is legally binding on and enforceable against Purchaser in accordance with its terms.

(b) There are no attachments, executions, assignments for the benefit of creditors or voluntary or involuntary proceedings under the Bankruptcy Code, 11 U.S.C. §101, et seq., or under any other debtor relief laws pending or threatened against Purchaser.

- (c) Purchaser has been duly organized, is validly existing and is in good standing in the state in which it was formed, and is qualified to do business in the State of Michigan. This Purchase Agreement and all other documents executed by Purchaser and delivered to DLBA at Closing are, duly authorized, executed and delivered by Purchaser.
  - (d) No other action by Purchaser, no consent, approval, order or authorization of any person or entity that is not a party to this Purchase Agreement, and no permit, consent, approval, declaration or filing with any governmental authority is required for Purchaser to execute and deliver the Purchase Agreement or perform the transaction contemplated herein.
10. **Post-Closing Property Inspection.** Purchaser shall permit agents of DLBA, its investigators or law enforcement officials to inspect the Property, without notice, for the period of time provided for in Section 15 to complete Purchaser's obligations thereunder in order to verify compliance with such terms, provided that if Purchaser is granted any extension(s) of time, then DLBA's right of inspection shall also automatically be extended for the same period.
11. **Quit Claim Deed.** DLBA will convey its interest in the Property to Purchaser through a Quit Claim Deed (the "**Deed**"), in the form attached as Exhibit B. Purchaser waives all warranties pertaining to the Property's condition and takes the Property "AS IS, WHERE IS, WITH ALL FAULTS," as described in Section 7 above.
12. **Evidence of Title; DLBA Authority.** Purchaser accepts title to the Property as DLBA acquired it. DLBA has full power and authority to enter into this Purchase Agreement and to perform all its obligations hereunder, and has taken all action required by law, its governing instruments, or otherwise to authorize the execution, delivery and performance of this Purchase Agreement and all the deeds, agreements, certificates and other documents contemplated herein.
13. **Purchaser's Reconveyance Deed.** Purchaser shall at the time of Closing execute and deliver a Reconveyance Deed in the form attached as Exhibit C that would, upon the accrual of certain remedies set forth in the First Option Agreement, reconvey the Property to DLBA (the "**Reconveyance Deed**"). For any Property with a Certificate of Implementation (as defined in the First Option Agreement) or Construction Certificate (as defined in the First Option Agreement), DLBA shall return the Reconveyance Deed to Purchaser upon receipt of written certification from the City that the City Reconveyance Right (as defined in the MDA) is no longer available to the City under the terms the MDA (the "**City MDA Certification**"). After receipt of the City MDA Certification, DLBA shall return the Reconveyance Deed for any Property without a Certificate of Implementation (as defined in the First Option Agreement) or Construction Certificate (as defined in the First Option Agreement) upon issuing either such certificate.
14. **Closing.** At the Closing the following will occur:
- (a) DLBA will deliver the Quit Claim Deed to Purchaser;

- (b) Purchaser will present a certified check payable to the title company retained to assist with Closing for the balance of the Purchase Price, all Closing costs and any other amounts required to be paid by Purchaser hereunder;
- (c) Purchaser will execute the Reconveyance Deed and deliver it to the DLBA;
- (d) Purchaser will take immediate custody of the Property.

Closing shall take place at DLBA's offices. DLBA will notify Purchaser of the prospective Closing Date not less than ten (10) calendar days in advance, unless otherwise agreed between the parties, provided that, unless DLBA and Purchaser enter into a Quiet Title Agreement, the Closing Date shall take not place more than sixty (60) days from the date of this Purchase Agreement.

- 15. Purchaser's Maintenance of the Property.** Purchaser shall maintain the Property pursuant to the General Maintenance Plan (as defined in the First Option Agreement) or, after approval and initial implementation, the Land Stewardship Plan (as defined in the First Option Agreement) as more particularly set forth in Sections 5 and 6 of the First Option Agreement. If the Property is the first Option Property purchased pursuant to the First Option Agreement, Purchaser shall further report to DLBA its efforts to maintain the Property or, when applicable, otherwise implement the Land Stewardship Plan, including documents sufficient to evidence the relevant scope of work performed by Purchaser, ninety (90) days after Closing and every ninety (90) days thereafter until Purchaser obtains a Certificate of Implementation (as defined in the First Option Agreement) of Construction Certificate (as defined in the First Option Agreement) for the Property. If the Property is not the first Option Property purchased pursuant to the First Option Agreement, Purchaser shall report to DLBA its progress at ninety (90) day intervals as commenced from the date of closing on the first Option Property purchased pursuant to the First Option Agreement. Purchaser shall provide DLBA with any additional reports upon reasonable request by DLBA, and shall diligently respond to DLBA's requests for further information or documentation in follow-up to any report.
- 16. DLBA's Remedies.** The Property is subject to all remedies described in Section 13 of the First Option Agreement.
- 17. Limitation of Liability.** PURCHASER UNDERSTANDS AND ACKNOWLEDGES THAT DLBA HAS ACQUIRED THE PROPERTY THROUGH FORECLOSURE OR SIMILAR PROCESS, DLBA HAS NEVER OCCUPIED THE PROPERTY, AND DLBA HAS LITTLE OR NO DIRECT KNOWLEDGE ABOUT THE PHYSICAL CONDITION OF THE PROPERTY. PURCHASER AGREES THAT PURCHASER IS BUYING THE PROPERTY "AS IS" (AS MORE FULLY SET FORTH IN SECTION 7 OF THIS PURCHASE AGREEMENT).

NOTWITHSTANDING ANY PROVISION TO THE CONTRARY IN THE PURCHASE AGREEMENT, DLBA'S LIABILITY AND PURCHASER'S SOLE AND EXCLUSIVE REMEDY IN ALL CIRCUMSTANCES AND FOR ALL CLAIMS ARISING OUT OF OR

RELATING IN ANY WAY TO THE PURCHASE AGREEMENT OR THE SALE OF THE PROPERTY TO PURCHASER SHALL BE LIMITED TO NO MORE THAN THE PURCHASE PRICE. PURCHASER AGREES THAT DLBA SHALL NOT BE LIABLE UNDER ANY CIRCUMSTANCES FOR ANY SPECIAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES WHATSOEVER, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE AND STRICT LIABILITY), OR ANY OTHER LEGAL OR EQUITABLE PRINCIPLE, THEORY, OR CAUSE OF ACTION ARISING OUT OF OR RELATED IN ANY WAY TO ANY CLAIM RELATING TO THIS PURCHASE AGREEMENT OR THE TRANSFER OF THE PROPERTY TO PURCHASER, INCLUDING THE CONDITION OF THE TITLE.

18. **Governing Law.** This Purchase Agreement is governed by applicable Michigan law.
19. **Integration; Modification.** This Purchase Agreement contains both DLBA's and Purchaser's entire intentions and understandings in regards to the sale of the Property. This Purchase Agreement supersedes any prior agreements, whether written or oral.

DLBA and Purchaser may choose to modify this Purchase Agreement in a writing. The written modification must be signed and sworn by both parties. Any such modifications will become part of this Purchase Agreement by incorporation. This Purchase Agreement may not be modified orally.

20. **Severability.** If any one or more of the Purchase Agreement's provisions is/are held invalid or unenforceable in any respect, all other provisions will remain valid and enforceable as stated in the Purchase Agreement.
21. **Notice; Reports.** Except as otherwise expressly provided herein, all notices and communications hereunder shall be in writing and shall be deemed to have been given when either hand-delivered or sent by registered or certified mail, return receipt requested, postage prepaid, or by national overnight courier, and addressed to the parties at the following addresses:

Detroit Land Bank Authority  
Attn: Jano Hanna  
500 Griswold Street, Suite 1200  
Detroit, MI 48226

Herman Kiefer Development, LLC  
PO Box 2822  
Detroit, MI 48202

With a copy to:

Duval & Stachenfeld LLP  
555 Madison Avenue, 6<sup>th</sup> Floor  
New York, New York 10022  
Attention: Terri L. Adler, Esq.

and an additional copy to:

Kerr, Russell and Weber, PLC  
500 Woodward Avenue, Suite 2500  
Detroit, Michigan 48226  
Attention: Brandy L. Mathie

All documentation and updates to be provided by Purchaser pursuant to Section 15 shall be sent by email (with the appropriate Property address in the subject line) or by first-class mail to:

Detroit Land Bank Authority  
Attn: Compliance Team  
500 Griswold Street, Suite 1200,  
Detroit, Michigan 48226  
documents@detroitlandbank.org

22. **Assignment; Notification upon Transfer of Property.** Until Purchaser has completed its obligations under Section 15 and the DLBA has confirmed and certified the completion of the obligations under Section 15, the Purchaser shall not assign, transfer or convey its rights and/or obligations under this Purchase Agreement and/or with respect to the Property without the prior written consent of DLBA, which consent DLBA may withhold in its sole, absolute and subjective discretion.
23. **Binding Effect.** This Purchase Agreement will be binding on the heirs, devisees, legal representatives, claimants, successors, and assignees of the parties.
24. **Closing Date.** This Purchase Agreement is effective on the Closing Date.
25. **Counterparts.** This Purchase Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.
26. **Waiver.** No waiver by either party of any of its rights or remedies hereunder or otherwise shall be considered a waiver of any other subsequent right or remedy. Except as expressly provided herein, no waiver by either party of any of its rights or remedies hereunder or otherwise shall be effective unless such waiver is evidenced in a written instrument executed by the waiving party.
27. **Dates.** If any date herein set forth for the performance of any obligations of DLBA or Purchaser, or for the delivery of any instrument or notice as herein provided, should be on a Saturday, Sunday or legal holiday, the compliance with such obligations (or such delivery, as the case may be) shall be deemed acceptable on the next business day following such Saturday, Sunday or legal holiday.

Accordingly, DLBA and Purchaser having read and agreed to all the terms included in

this Purchase Agreement have caused this Purchase Agreement to be executed effective as of the Closing Date.

**Remainder of Page left intentionally blank**

**DETROIT LAND BANK AUTHORITY**

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

State of Michigan            )  
  ) ss.  
Wayne County                )

This Purchase Agreement was acknowledged before me on \_\_\_\_\_, 2017, by  
\_\_\_\_\_,  
\_\_\_\_\_ of the Detroit Land Bank Authority, a public body  
corporate.

\_\_\_\_\_  
Signature of Notary  
\_\_\_\_\_  
Printed name of Notary  
Notary Public, State of Michigan, County of: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Acting in the County of: \_\_\_\_\_

**Remainder of Page left intentionally blank**

**PURCHASER**

Dated: \_\_\_\_\_

\_\_\_\_\_  
By: Ronald Castellano  
Its: Managing Member

State of Michigan            )  
  ) ss.  
Wayne County                )

This Agreement was acknowledged before me on \_\_\_\_\_, 2017, by Ronald Castellano, Managing Member on behalf of \_\_\_\_\_, Purchaser.

Signature of Notary  
Printed name of Notary  
Notary Public, State of Michigan, County of: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Acting in the County of: \_\_\_\_\_

*NOTICE: The Detroit Land Bank is an Equal Housing Opportunity Provider and does not discriminate in the sale, rental, and financing of housing, or in other housing-related transactions, based on race, color, national origin, religion, sex, familial status, age, height, weight, or disability.*



**EXHIBIT A**



# **EXHIBIT D**

### Comprehensive Land Stewardship Plan Concepts

The goal of this exhibit is to outline the concept and intent of the Land Stewardship Plan.

The Purchaser will work with the neighbors and the City of Detroit Planning and Development Department (PDD) to identify and deploy a comprehensive strategy for the maintenance and development of un-built and underutilized land under consideration for purchase or purchased by the Purchaser.

The goal is to contribute to neighborhood stabilization and revitalization, create a positive identity, and improve ecological performance.

Priorities include:

- Increasing canopy cover through tree planting;
- Implementing green infrastructure strategies that address stormwater management, microclimate mitigation, biodiversity and habitat;
- Creating social spaces that could include greenways, gathering places and routes for non-motorized mobility and provide an amenity to the neighborhood;
- Developing productive uses such as forestry, agriculture, energy production or horticulture;
- Deploying strategies for more sustainable maintenance including the installation of alternative ground covers to turf grass and the use of shade and natural systems controls to manage the growth of vegetation;
- Using plant species that are adapted to the climate of southeast Michigan and tolerant of urban conditions, avoiding plants known to be invasive;
- Creating a strategy for the edge conditions of parcels that address public visibility, image and create a cohesive identity for the neighborhood;
- Introducing community amenities;
- Identifying parcels for future in-fill development and more immediate permanent or temporary structures.

### Interim Planning

The Liaison and Purchaser commit to working together when the Neighborhood Agreement is signed, in order to begin developing the Land Stewardship Plan and to identify appropriate land stewardship land uses that may not be specifically listed as by-right uses in the City Zoning Ordinance or permitted by existing City code.

This planning will enable the Liaison and the Purchaser to begin taking conditional uses (and non-identified uses) through the City's approval process in advance of closing in order to expedite installation and implementation. Additionally, temporary permits, re-zonings and zoning overlays may be explored to allow the introduction of non-residential community amenities, and other uses as appropriate.

Within 12 months of closing by Purchaser pursuant to the Master Agreement to Purchase and Develop Land with the City (the "Development Agreement"), the Purchaser will work with PDD to create the Land Stewardship Plan. The plan will define typologies for vacant land and open space to address:

- Spatial structure of the landscape treatment
- Water management techniques
- Materials strategy, including planting and soils
- Strategies for branding and interpretation
- Geographic or adjacency constraints on typology function and program, as necessary
- Site programming strategies and stakeholder partners
- A plan for implementation over the 8 year activation period and a management plan for installation and maintenance

Once approved, these typologies may be deployed in the project area by the Purchaser to comply with the terms of the landscape stewardship agreement. PDD will work closely with the Purchaser to secure available funding, forge partnerships and identify resources to contribute to the implementation and maintenance of this Plan.

#### Interim Land Uses

The intent of the interim land uses is to provide alternatives to comply with the obligations in the First Option to Purchase Property and Agreement for Maintenance of Property between Purchaser and the Detroit Land Bank Authority (the "Neighborhood Agreement") as the more comprehensive Land Stewardship Plan described previously is developed. However, the Purchaser may elect to continue with either the interim uses, or with the minimum maintenance requirements described in the Neighborhood Agreement, in lieu of implementing the to-be-completed Landscape Stewardship Plan.

The interim uses provide an opportunity to pilot land activation strategies with the community that could be incorporated into the Landscape Stewardship Plan.

The interim uses shall satisfy the following objectives:

- have immediate impact and a short installation period;
- manage project edges and aesthetics;
- address perceptions of safety;
- look cared for and signal a shift from the existing context of overgrown lots;
- contribute to the identity of the neighborhood through strategies that could include signage, decorative fencing, and consistent design cues;
- support the Land Stewardship Plan priorities for the treatment of parcels outlined previously.

The Purchaser will notify a Liaison designated by and within PDD before interim land uses are installed if the Purchaser wishes to comply with the Neighborhood Agreement through the interim land uses and waive the grass edging and mowing requirement as permitted in the Neighborhood Agreement. The interim uses must be maintained over the timeframe specified for the maintenance requirements of Deadline II as described in sections 2.05 and 2.06 of the Development Agreement unless Purchaser elects instead to comply as to particular portions of the Property with the Land Stewardship Plan or with the grass edging and mowing requirements.

All interim uses must comply with the Detroit Zoning Ordinance. Except the uses requiring PDD approval as outlined below, interim uses that are affirmatively listed in the City Zoning Ordinance as by-right uses

may be implemented by the Purchaser without approval of the Liaison (except as specified below) on parcels in the development area per the existing zoning to meet the terms of this agreement.

These by-right uses include:

- Tree or plant nurseries that could provide a source of materials for future development in the project area for use by the Purchaser
- Urban gardens for the production of food, biofuel or landscape products (e.g. urban food agriculture, cut flowers), under one acre in size, and in compliance with the Urban Agriculture Ordinance and City Zoning processes; this use includes accessory uses such as benches, bike racks, raised planting beds, picnic tables, garden art and rainwater catchment systems
- Cultivated gardens, rain gardens and woodland gardens that beautify and activate vacant lots using plants intended to provide aesthetic benefit, habitat, biodiversity, and stormwater management which will not be harvested annually for the production of food or crops
- Outdoor Passive and Active Recreation

These uses are allowed by-right on parcels in the development area. For parcels zoned R2, by-right uses include single-season urban gardens and cultivated/rain/woodland gardens. For parcels zoned R3 and above, by-right uses include urban gardens, cultivated/rain/woodland gardens, and outdoor recreation facilities. The interim use implemented is intended to be the primary use for the activated parcel and should cover the majority of the parcel.

However, there are a number of by-right uses that are affirmatively listed in the Zoning Ordinance that would need to be preapproved by PDD prior to implementation in order to be considered an interim land use.

These uses requiring PDD preapproval are:

- Surface and Structured Parking
- Vehicle and Vehicular Repair
- Railroad Facilities

Conditional uses, and other uses not identified in the Zoning Ordinance, may also comply with the maintenance obligation in the Neighborhood Agreement; however, such uses would need to be approved by PDD before they are implemented in order to be considered an interim land use. In such instances, the PDD Liaison will work with the Purchaser to assist in proceeding through land-use approvals as required by the City of Detroit.

To propose a use which is not identified in the Zoning Ordinance, the Purchaser shall submit the following information to PDD:

- A site plan that depicts the scale and layout of the proposed use
- A narrative that describes the interim land use, including its installation and maintenance needs, programming, if applicable, and potential impacts

Within thirty (30) days following receipt of this submittal for a proposed interim use from the Purchaser, the Liaison shall furnish the Purchaser with a determination as to whether the use will meet land stewardship terms and comply the maintenance obligation of the Neighborhood Agreement. The PDD

Liaison shall not unreasonably withhold, condition or delay its determination. If the Liaison refuses to approve the proposed interim use, the Liaison shall, within thirty (30) days of the Purchaser's completed submission, provide the Purchaser with a written statement setting forth the reasons the Liaison has refused to furnish the approval. The statement shall also contain a list of the actions or modifications the Purchaser could take to obtain approval for the proposed interim land use to satisfy the land stewardship terms. If the Liaison fails to provide its approval or written statement setting forth the reasons the Liaison refuses to furnish its approval within thirty (30) days following receipt of the submittal, the approval shall be deemed granted.

# **SCHEDULE I**

**SCHEDULE I**

*Pre-Demolition Costs*

<b><u>ADDRESS</u></b>	<b><u>COST</u></b>
1728 W PHILADELPHIA	\$510.00
1405 CLAIRMOUNT	\$720.00
1729 LEE PL	\$1,113.00
1520 LEE PL	\$1,019.00
1184 TAYLOR	\$1,387.00
1525 TAYLOR	\$724.00
1482 TAYLOR	\$732.00
1645 TAYLOR	\$876.00
1447 TAYLOR	\$1,012.00
1473 TAYLOR	\$772.00
1349 VIRGINIA PARK	\$996.00
1198 VIRGINIA PARK	\$548.00
1190 VIRGINIA PARK	\$1,436.00