

## **PURCHASE AND SALE AGREEMENT**

THIS PURCHASE AND SALE AGREEMENT (this “**Agreement**”) is entered into as of the Effective Date (as defined herein), by and between the CITY OF DETROIT, a Michigan municipal corporation acting by and through its DETROIT WATER AND SEWERAGE DEPARTMENT, whose address is 735 Randolph St., Detroit, Michigan 48226 (“**DWSD**”), and DEO GRATIAS MINISTRIES DETROIT, a Michigan nonprofit corporation, whose address is 720 Atkinson St., Detroit, Michigan 48202 (“**Purchaser**”).

### **RECITALS:**

A. DWSD is the owner of that certain real property located in the City of Detroit, Wayne County, Michigan, more thoroughly described on Exhibit A attached hereto and incorporated herein by reference (the “**Land**”), together with all improvements located thereon (the “**Improvements**,” and together with the Land, collectively referred to herein as the “**Property**”).

B. DWSD has obtained an appraisal of the Property and DWSD’s Chief Financial Officer has verified that the Purchase Price reflects fair market value in accordance with DWSD Real Property Transactions Policy.

C. The Property is not subject to the Regional Water Supply or Sewage Disposal System Leases with the Great Lakes Water Authority.

D. DWSD desires to sell to Purchaser, and the Purchaser desires to purchase from DWSD, DWSD’s right, title, and interest in and to the Property.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and of the benefits to be derived therefrom, and other good and valuable consideration, the receipt of which is hereby acknowledged, DWSD and Purchaser agree as follows:

1. **Definitions.** The following words and phrases, listed in alphabetical order, shall have the following corresponding meanings when used in this Agreement:

**BOWC Approval.** The approval of the transaction contemplated herein by resolution of the Detroit Water and Sewerage Department’s Board of Water Commissioners (“**BOWC**”), duly adopted, and approved by the Director of the Detroit Water and Sewerage Department.

**Business Day.** A day which is not a Saturday, Sunday, state or federal holiday, or other day on which DWSD offices at 735 Randolph St., Detroit, Michigan 48226 are closed to the public.

**Closing.** The consummation of the purchase and sale of the Property as contemplated in this Agreement.

**Closing Date.** A mutually agreeable date within the later of: (a) thirty (30) days following the expiration of the Inspection Period; or (b) ten (10) days following the BOWC Approval, subject to extension as provided in Section 9 hereof.

**Deed.** The quit claim deed to the Property in the form attached hereto as Exhibit B, attached hereto.

**Deposit.** The Initial Deposit, together with the Second Deposit if made.

**Effective Date.** The date on which Purchaser and DWSD have each executed this Agreement and this Agreement has been approved as to form by the Detroit Water and Sewerage Department's General Counsel and Chief Compliance Officer, as indicated on DWSD's signature page to this Agreement.

**Encumbrance.** Any covenant, license, right of way, easement, limitation, condition, reservation, restriction, right or option, mortgage, pledge, lien, construction lien, mechanic's lien, charge, conditional sale or other title retention agreement or arrangement, encumbrance, lease, sublease, security interest, or trust interest.

**Environmental Reports.** None.

**Hazardous Materials.** As referred to herein, shall mean any of the following as defined by the Relevant Environmental Laws (as defined herein): asbestos; hazardous wastes; solid wastes; and toxic or hazardous substances, wastes, or contaminants (including, but not limited to, polychlorinated biphenyls (PCB's), paint containing lead, and urea formaldehyde foam insulation).

**Initial Deposit.** The sum of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00), together with all interest, if any, earned thereon.

**Initial Inspection Period.** The period commencing on the Effective Date of this Agreement and concluding at 11:59 p.m. eastern time on the date sixty (60) days thereafter.

**Inspection Period.** The Initial Inspection Period, together with the Second Inspection Period if timely exercised by Purchaser.

**Intended Use.** The use for which Purchaser desires to acquire the Property, which shall be for the construction and/or development of non-profit office space.

**Purchase Price.** The sum of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00).

**Relevant Environmental Laws.** All applicable federal, state, and local laws, rules, regulations, orders, judicial determinations, and decisions or determinations by any judicial, legislative or executive body of any governmental or quasi-governmental entity, whether in the past, the present or the future, with respect to: (i) the installation, existence, or removal of, or exposure to, asbestos on the Property; (ii) the existence on, discharge from, or removal from the Property of Hazardous Materials; or (iii) the effects on the environment of the Property or of any activity conducted on the Property. Relevant Environmental Laws shall include, but are not limited to, the following: (i) the Comprehensive Environmental Response, Compensation, and Liability

Act, 42 USC Sections 9601, *et seq.*; the Superfund Amendments and Reauthorization Act, Public Law 99-499, 100 Stat. 1613; the Resource Conservation and Recovery Act, 42 USC Sections 6901, *et seq.*; the National Environmental Policy Act, 42 USC Section 4321; the Safe Drinking Water Act, 42 USC Sections 300F, *et seq.*; the Toxic Substances Control Act, 15 USC Section 2601; the Hazardous Materials Transportation Act, 49 USC Section 1801; the Federal Water Pollution Control Act, 33 USC Sections 1251, *et seq.*; the Clean Air Act, 42 USC Sections 7401, *et seq.*; and the regulations promulgated in connection therewith; (ii) Environmental Protection Agency regulations pertaining to asbestos (including 40 CFR Part 61, Subpart M); Occupational Safety and Health Administration Regulations pertaining to asbestos (including 29 CFR Sections 1910.1001 and 1926.58) as each may now or hereafter be amended; and (iii) any state and local laws and regulations pertaining to Hazardous Materials and/or asbestos.

**Right of Entry.** A written authorization by the City to access City-owned real property, in a form promulgated by the City.

**Second Deposit.** The sum of Ten-Thousand and 00/100 Dollars (\$10,000.00), together with all interest, if any, earned thereon.

**Second Inspection Period.** The period commencing upon the expiration of the Initial Inspection Period and continuing for thirty (30) days thereafter, but only if timely exercised by Purchaser in accordance with Section 3(e).

**Survey.** A current ALTA/NSPS survey of the Property, which Purchaser may order pursuant to this Agreement.

**Survival Period.** The period commencing on the Closing Date and continuing for one (1) year thereafter.

**Title Commitment.** A commitment to issue an ALTA owner's policy of title insurance with respect to the Property.

**Title Company.** A title company mutually acceptable to DWSD and Purchaser, and having an office located within the City of Detroit.

**Title Objection Period.** The period commencing on the Effective Date of this Agreement and concluding at 11:59 p.m. eastern time on the date that is sixty (60) days thereafter.

## 2. Purchase and Sale; Deposits.

(a) Subject to the term and conditions of this Agreement, DWSD agrees to sell and Purchaser agrees to purchase the Property for the Purchase Price. In the event of Closing, the Purchase Price shall be paid, as directed by DWSD, by wire transfer of immediately available funds or certified funds simultaneously with delivery of the Deed.

(b) Within five (5) days of the Effective Date, Purchaser shall deposit into escrow with the Title Company the Initial Deposit. Except in the event of default by the Purchaser, the Initial Deposit shall be refundable to Purchaser until the conclusion of Purchaser's Initial

Inspection Period. Upon the conclusion of the Initial Inspection Period, the Initial Deposit shall be deemed earned by DWSD and thereafter shall be nonrefundable.

(c) If Purchaser timely elects to commence the Second Inspection Period pursuant to Section 3(e), Purchase shall, concurrently with such notice, deposit the Second Deposit with the Title Company. Except in the event of Purchaser's default, the Second Deposit shall be fully refundable until the expiration of the Second Inspection Period. Upon the conclusion of the Second Inspection Period, the Second Deposit shall be deemed earned by DWSD and thereafter shall be nonrefundable.

(d) In the event of Closing, both the initial deposit and the Second Deposit (if made) shall be delivered to DWSD and credited against the Purchase Price.

3. Inspection of Property; Right of Entry.

(a) Prior to the Effective Date, if Purchaser would like to conduct a limited, non-invasive, visual inspection of the Property, Purchaser may do so only after first obtaining, executing, and returning to the City a Right of Entry permit, approved by DWSD. Purchaser and its consultants shall comply with the typical procedures of the City of Detroit for applying for and obtaining a Right of Entry. Purchaser shall submit applications for any required Right of Entry for Purchaser's inspections of the Property prior to the Effective Date. DWSD reserves the right, in its sole discretion, to suspend or revoke any granted Right-of-Entry at any time, with or without cause, including but not limited to reasons related to safety, operational requirements, or departmental discretion.

(b) Upon the Effective Date, Purchaser shall have the right to undertake such surveying, environmental, and other due diligence investigations and inspections of the Property as Purchaser may deem appropriate. Purchaser shall not interfere, and shall prevent its consultants from interfering, with the use of the Property by DWSD, including any site improvement activities of DWSD. All of Purchaser's inspections and investigations of the Property shall be done at Purchaser's sole risk and expense. Purchaser shall provide not less than three (3) Business Days' notice to DWSD or its designated agent (which notice may be made by e-mail to DWSD or DWSD's designated agent), prior to performing any physical investigations or inspections of the Property. Purchaser shall perform all inspections during regular business hours. DWSD shall have the right to have a representative present during any investigations or inspections of the Property.

(c) Purchaser shall not cause any damage to the Property and shall fully restore the Property to the condition existing prior to any activity by Purchaser or its consultants. Purchaser shall indemnify, defend, and hold DWSD harmless from and against, any and all loss, cost, liability, and expense, including reasonable attorneys' fees and litigation costs, suffered or incurred by DWSD as a result of the Purchaser's or Purchaser's consultant's entry onto the Property. Upon request of DWSD, and at no cost to DWSD, Purchaser shall deliver to DWSD a copy of each survey or report generated as a result of Purchaser's inspections and investigations. It shall be a condition precedent to any return of the Deposit to Purchaser that Purchaser shall first have performed restoration of the Property and delivered its surveys and reports to DWSD as required by this Section 3(c). The requirements of this Section 3(c) shall survive the termination

of this Agreement.

(d) Purchaser shall obtain, prior to Purchaser's entry onto the Property, and shall maintain during the term of this Agreement, and shall cause each of Purchaser's consultants to obtain and maintain, at its sole expense, insurance in the following types and amounts:

(i) Workers' compensation insurance for employees that meets Michigan's statutory requirements and Employers' Liability insurance with minimum limits of One Hundred Thousand and 00/100 Dollars (\$100,000.00) each accident.

(ii) Automobile liability insurance covering all owned, hired, and non-owned vehicles with personal protection insurance to comply with the provisions of the Michigan No-Fault Insurance Act, including residual liability insurance, with minimum bodily injury limits of One Hundred Thousand and 00/100 Dollars (\$100,000.00) each person and Three Hundred Thousand and 00/100 Dollars (\$300,000.00) each occurrence and minimum property damage limits of One Hundred Thousand and 00/100 Dollars (\$100,000.00) each occurrence.

(iii) Commercial general liability insurance with minimum limits of One Million and 00/100 Dollars (\$1,000,000.00) combined single limit, each occurrence, Two Million and 00/100 Dollars (\$2,000,000.00) in the aggregate, for bodily injury, property damage, products, completed operations and blanket contractual liability for all written agreements.

All of said insurance policies shall name Purchaser as the insured and, except for the worker's compensation insurance, shall name DWSD as an additional insured and shall, to the extent obtainable, be accompanied by a commitment from the insurer that such policies shall not be canceled or reduced without at least thirty (30) days' prior notice to DWSD.

(e) Purchaser shall have the one-time option to commence the Second Inspection Period immediately following the conclusion of the Initial Inspection Period. Purchaser may exercise this option by: (1) delivering written notice to DWSD of Purchaser's intention to exercise such option no later than five (5) Business Days prior to the scheduled expiration of the Initial Inspection Period; and (2) depositing the Second Deposit with the Title Company concurrent with such notice. Upon Purchaser's timely exercise of this option, the Second Inspection Period shall run consecutively after the Initial Inspection Period, and all references in this Agreement to the "Inspection Period" shall mean the Initial Inspection Period together with the Second Inspection Period. If Purchaser does not timely exercise its one-time option to commence the Second Inspection Period, then the Inspection Period shall expire upon the conclusion of the Initial Inspection Period.

(f) Purchaser shall have the right, at any time prior to the expiration of the Inspection Period, for any reason or no reason, in its sole and absolute discretion, to terminate this Agreement by delivering written notice of such termination to DWSD, in which event this Agreement shall terminate and be of no further force or effect, (subject to Purchaser's compliance with Section 3(c) of this Agreement and subject to the respective deadlines of the Initial Deposit and Second Deposit becoming earned by DWSD) the Deposit shall be returned to Purchaser, and neither party shall have any liability to the other hereunder except for obligations which expressly

survive termination. If Purchaser does not deliver a copy of such notice of termination to DWSD prior to the expiration of the Inspection Period, then Purchaser shall be deemed to be satisfied with the physical and financial condition of the Property and have waived any right to object thereto, and Purchaser and DWSD shall proceed to Closing, subject to satisfaction or waiver of the remaining conditions precedent set forth herein.

(g) To the extent available, DWSD shall provide copies of utility bills for the Property for the 12 months immediately prior to the Effective Date hereof, and to the extent different, for the most recent 12-month period of occupancy of the Property.

4. Title; Survey

(a) Purchaser may, at its own expense, obtain the Title Commitment in the amount of the Purchase Price from Title Company, showing all matters of record affecting title to the Property. Purchaser shall provide DWSD with a copy of the Title Commitment, together with copies of all instruments described on Schedule B thereof promptly upon Purchaser's receipt of the same.

(b) Purchaser may, at its own expense, obtain the Survey from a registered land surveyor, which may contain such detail from the ALTA/NSPS Schedule A Table as Purchaser deems necessary. Purchaser shall cause the Survey to be certified to the "City of Detroit, by and through its Detroit Water and Sewerage Department" and shall deliver a certified copy of such survey to DWSD promptly following Purchaser's receipt thereof.

(c) Purchaser shall have the right, prior to the expiration of the Title Objection Period, to notify DWSD of any objections to the state of title to the Property disclosed in the Title Commitment or the Survey. If Purchaser timely delivers notice of such objections to DWSD then DWSD may, but shall not be obligated to, cure such objections or notify Purchaser of any actions which DWSD proposes to take to cure such objections within twenty (20) Business Days following DWSD's receipt of Purchaser's notice of such objections. If DWSD does not deliver notice to Purchaser of DWSD's proposed cure to such objections within such twenty (20) Business Day period, then DWSD shall be deemed to have elected not to cure the Purchaser's objections. If Purchaser timely delivered notice of its title and survey objections to DWSD, and if Purchaser is dissatisfied for any reason with DWSD's cure of, proposed cure of, or election not to cure the Purchaser's objections then the Purchaser shall have the right to terminate this Agreement by providing written notice thereof to DWSD not later than ten (10) days following expiration of the Title Objection Period, in which event this Agreement shall terminate and be of no further force or effect, (subject to Purchaser's compliance with Section 3(c) of this Agreement and subject to the respective deadlines of the Initial Deposit and Second Deposit becoming earned by DWSD) the Deposit shall be returned to Purchaser, and neither party shall have any liability to the other hereunder except for obligations which expressly survive termination. If Purchaser does not elect to terminate this Agreement within ten (10) days following expiration of the Title Objection Period as permitted hereunder, then Purchaser shall be deemed to have waived its objections and be satisfied with the state of title to the Property, and the parties shall proceed to Closing subject to the remaining terms and conditions hereof.

5. Representations and Warranties of Purchaser.

(a) In order to induce DWSD to enter into this Agreement, Purchaser represents and warrants to DWSD that, as of the date of this Agreement and as of Closing:

(i) Purchaser is a duly incorporated nonprofit corporation, validly existing in the State of Michigan, duly qualified to transact business in the State of Michigan, in good standing under the laws of the State of Michigan, and has full power and authority to carry on its business as it is now being conducted.

(ii) Purchaser has the power to make, deliver and perform this Agreement and has taken all necessary action to authorize the foregoing and to authorize the execution, delivery, and performance of this Agreement.

(iii) The execution, delivery and performance of this Agreement will not violate any provision of any existing law, regulation, order or decree of any court or governmental entity, the violation of which would be likely to materially affect its ability to fulfill its obligations under this Agreement, or any provision of Purchaser's incorporating documents and will not violate any provision of, or constitute a default under, any agreement or contract to which Purchaser is a party, the violation of which would be likely to materially affect its ability to fulfill its obligations under this Agreement.

(iv) Purchaser and each of Purchaser's officers, directors, partners, managers, and members have paid all income, personal and property taxes, and inspection or license fees heretofore due, payable, and owing to the City of Detroit and DWSD. Purchaser is not in default to the City of Detroit or DWSD.

(v) To the best of Purchaser's knowledge, Purchaser is in compliance with all existing laws and regulations applicable to it, the violation of which would be likely to materially adversely affect its ability to fulfill its obligations under this Agreement.

(vi) No litigation or administrative proceeding of or before any court or administrative body is presently pending, nor, to Purchaser's knowledge, is any such litigation or proceeding presently threatened, against Purchaser or any of its property, that, if adversely determined, would be likely to materially affect its ability to fulfill its obligations under this Agreement, or by it against DWSD.

(vii) All financial statements of Purchaser previously submitted to DWSD in connection with Purchaser's proposed acquisition of the Property: (1) are complete and correct in all material respects; (2) accurately present its financial condition as of the dates of such statements, and the results of Purchaser's operations for the periods for which same have been furnished; and (3) have been prepared in accordance with generally accepted accounting principles consistently followed throughout the periods covered thereby.

(viii) To the best of Purchaser's knowledge, all other written information, reports, papers, and data given to DWSD by Purchaser with respect to Purchaser are accurate and

correct in all material respects and substantially complete insofar as completeness may be necessary to give DWSD a true and accurate knowledge of the subject matter, and all projections of future results are, in its opinion, reasonable.

(ix) To the best of Purchaser's knowledge, Purchaser is not a party to any agreement or instrument materially and adversely affecting Purchaser's present or proposed business, properties or assets, operation or condition, financial or otherwise, not disclosed to DWSD in writing; and Purchaser is not in default in the performance, observance, or fulfillment of any of the material obligations, covenants, or conditions set forth in any agreement or instrument to which it is a party, the violation of which would be likely to materially affect its ability to fulfill its obligations under this Agreement.

(b) All the representations and warranties of Purchaser contained in this Section 5 shall survive the delivery of the Deed and shall remain in full force and effect for the Survival Period. Purchaser shall indemnify and hold DWSD harmless from and against, and shall be obligated to pay and reimburse DWSD for, any and all loss or damage (including reasonable attorneys' fees, whether inside or outside counsel) which DWSD may sustain or incur as a result of any misrepresentation or breach of warranty on the part of Purchaser due to DWSD's reliance thereon.

(c) It shall be a condition precedent to DWSD's obligation to sell the Property at Closing that the representations and warranties of Purchaser contained in this Section 5 shall be true, complete, and correct as of the Closing Date.

## 6. Condition of the Property; AS-IS Sale.

(a) Pursuant to the requirements of Section 16 of Part 201 of NREPA, being MCL 324.20116, Purchaser acknowledges and agrees that DWSD has notified Purchaser whether, to DWSD's knowledge, the property is a "facility" as that term is defined in Part 201 of NREPA, by DWSD's delivery of the Environmental Reports, if any, to Purchaser. The general nature and extent of any land or resource restrictions or any release at or from the facility that is known to DWSD is more fully described in the Environmental Reports, if any. Purchaser, by its execution of this Agreement, acknowledges its receipt of the Environmental Reports, if any. The foregoing shall not be deemed to be a representation by DWSD as to the current environmental condition of the Property or the scope or extent of any contamination or other adverse matter affecting the Property.

(b) Except as expressly set forth in this Agreement, it is understood and agreed that DWSD is not making and has not, at any time, made any warranties or representations of any kind or character, express or implied, with respect to the Property, including, but not limited to, any warranties or representations as to habitability, merchantability, fitness for a particular purpose, title, zoning, tax consequences, latent or patent defects, environmental condition, utilities, operating history, valuation, governmental approvals, the compliance of the Property with applicable laws, the truth, accuracy or completeness of any documents or other information provided by or on behalf of DWSD to the Purchaser, or any other matter regarding the Property. The Property is being sold, and at Closing the Purchaser shall accept the Property in its AS-IS,

WHERE-IS, and WITH ALL FAULTS condition. Purchaser has not relied, and will not rely upon, and DWSD shall not be liable for or bound by, any express or implied warranties, guarantees, statements, representations or other information pertaining to the Property or relating thereto, including, without limitation, any property information made or furnished by any real estate broker or agent representing or purporting to represent DWSD.

(c) Purchaser has conducted, or prior to Closing will conduct such investigations of the Property as Purchaser deems necessary to satisfy itself as to the condition of the Property and will rely solely upon the same and not upon any information provided by or on behalf of DWSD or its agents or employees with respect thereto. Purchaser hereby releases DWSD and its officials, employees, and agents (but not any third party) from any and all liability for any defects in or conditions of the Property, including but not limited to any surface, subsurface, latent or patent conditions whether naturally occurring or by action of any party, or conditions currently existing thereon. In the event of Closing, Purchaser shall accept the Property in its then "AS IS, WHERE IS" physical condition with "ALL FAULTS" and Purchaser shall be deemed to have released, discharged, and acquitted DWSD from any and all claims or causes of action relating to the Property, including such physical condition, whenever discovered.

(d) Purchaser agrees that the disclosures of DWSD concerning the Property and its condition are intended to satisfy any duties DWSD may have under the law, including but not limited to statutes, Relevant Environmental Laws, and common law. Purchaser shall rely solely on its own due diligence with respect to such inquiries, investigations, and assessments.

(e) DWSD shall not be liable to Purchaser for, and Purchaser, for itself and its successors and assigns, hereby releases DWSD from, any and all liability for any violation or alleged violation of the Relevant Environmental Laws by Purchaser with respect to the Property, whether such alleged violation occurred before or after Closing and the transfer of possession to Purchaser. DWSD shall not be liable for, and Purchaser shall immediately pay to DWSD when incurred and shall indemnify, defend, and hold DWSD harmless from and against, all loss, cost, liability, damage, and expense (including, but not limited to, attorneys' fees and costs incurred in the investigation, defense and settlement of claims) that DWSD may suffer or incur as a result of or in connection in any way with any violation of the Relevant Environmental Laws occurring after the Closing or the date of transfer of possession of the Property, whichever is earlier, any environmental assessment or study from time to time undertaken or requested by Purchaser, or breach of any covenant or undertaking by Purchaser in this Agreement; provided, however, Purchaser shall have no obligation to DWSD with respect to liabilities arising solely from the gross negligence or willful misconduct of DWSD.

7. Zoning. Purchaser shall, as part of Purchaser's inspections and investigations of the Property, determine whether the Property is currently zoned for Purchaser's Intended Use of the Property, and shall provide notice of the Purchaser's conclusions of whether the Property is properly zoned for the Intended Use prior to expiration of the Inspection Period. DWSD has not made any representation or warranty to Purchaser that the Property is properly zoned for the Intended Use, and nothing contained herein shall be deemed to be an agreement or guaranty of DWSD's grant of any zoning action with respect to the Property. The grant or denial of any rezoning, conditional use permit, variance, or other zoning action with respect to the Property shall

be at the sole discretion of the City of Detroit and its applicable departments, subject to applicable laws, rules, regulations and the 2019 Detroit City Code.

8. Action of DWSD's Board of Water Commissioners; DWSD Right to Terminate.

(a) Nothing contained herein shall be deemed to be a representation by DWSD of any action which may be taken by DWSD's BOWC or the Director of DWSD. Nothing contained in this Agreement shall obligate any member of the BOWC to vote in any specific manner with respect to approval of DWSD's sale of the Property, and each member of the BOWC is entitled to exercise their independent judgment in voting whether to approve DWSD's sale of the Property.

(b) DWSD may terminate this Agreement at any time prior to Closing by providing written notice of such termination to Purchaser if DWSD, in its sole discretion, determines that the sale of the Property is not in the best interests of DWSD. If DWSD terminates this Agreement as permitted pursuant to this Section 8(b), then this Agreement shall terminate and be of no further force or effect, (subject to Purchaser's compliance with Section 3(c) of this Agreement) the Deposit shall be returned to Purchaser, and neither party shall have any liability to the other hereunder except for obligations which expressly survive termination.

9. Closing.

(a) The Closing shall take place on the Closing Date at the offices of the Title Company in Detroit, Michigan or at another mutually agreeable location. If the Closing has not occurred by the Closing Date, and DWSD has not consented in writing to any extension thereof, then DWSD may terminate this Agreement by providing written notice thereof to Purchaser at any time prior to the Closing of the transaction contemplated herein, in which event this Agreement shall terminate and be of no further force or effect, the Deposit shall be disbursed to DWSD, and neither party shall have any liability to the other hereunder except for obligations which expressly survive termination.

(b) At the Closing, DWSD shall execute and deliver to Purchaser the following, in the form prescribed herein or such form as is reasonably satisfactory to DWSD and its counsel:

(i) The Deed;

(ii) Evidence of the approval of DWSD's BOWC authorizing the execution, delivery and performance of this Agreement and all other documents and actions contemplated hereunder, and the transaction contemplated herein, and certifying those persons who have the authority to execute agreements on behalf of and binding upon DWSD; and

(iii) The closing statement to be entered into between the parties as detailed in Section 9(d) hereof.

(c) At the Closing, Purchaser shall deliver to DWSD the following in a form reasonably satisfactory to DWSD and its counsel:

(i) The Purchase Price, as adjusted by the adjustments set forth herein;

(ii) A certified copy of the resolution of the officer(s), manager(s), member(s), board of director(s), or partner(s) of Purchaser, as applicable, authorizing the execution, delivery and performance of this Agreement and all other documents and actions contemplated hereunder, and the transaction contemplated herein, and certifying those persons who have the authority to execute agreements on behalf of and binding upon the Purchaser, in a form acceptable to the Title Company and DWSD; and

(iii) The closing statement to be entered into between the parties as detailed in Section 9(d) hereof.

(d) At and upon Closing, DWSD and Purchaser shall execute and deliver to each other a closing statement showing the amounts by which the Purchase Price shall have been adjusted, such adjustments to be made as of the date of Closing, as follows:

(i) DWSD shall pay, at or prior to Closing, all utility charges with respect to the Property, including all charges of water and sewer service for the Property, for all periods prior to and including Closing. DWSD shall use commercially reasonable efforts to obtain a final statement from DTE Energy of electrical and gas utility charges with respect to the Property as of the Closing Date, and a final statement for the water and sewer service utility charges with respect to the Property as of the Closing Date, and, at Closing, shall pay all amounts required to be paid pursuant to such final statements.

(ii) If the Property is on the tax rolls at the date of Closing, taxes and assessments, special and otherwise, which are a lien against the Property and which are due and payable as of the date of Closing shall be paid (or caused to be paid) by DWSD at or prior to Closing. Summer and winter ad valorem property taxes assessed within the prior twelve (12) months with respect to the Property shall be prorated between Purchaser and DWSD based on the Closing Date, with summer ad valorem property taxes being treated as paid in advance for the period running from July through June of the following year, and winter ad valorem property taxes being treated as paid in advance for the period running from January through December in the year following when such ad valorem property taxes were levied.

(iii) If the Property is not on the tax rolls at the date of Closing and Purchaser is not entitled to exemption therefrom, Purchaser agrees to pay to DWSD at Closing a prorated amount equal to the ad valorem taxes and assessments which would have been levied had the Property been on the tax rolls. This amount shall be (1) based on the greater of the Purchase Price or the Property's true cash value as then most recently determined by the City of Detroit's Assessor; (2) calculated using the most recently posted total non-homestead millage rates (including special assessments levied on a millage basis); and (3) prorated from the date of Closing or transfer of possession, whichever is earlier, to the dates when the next tax bills are issued after the date the Property is placed back on the tax rolls. The Property will be placed back on the tax rolls as of December 31 of the year in which the Closing or transfer of possession takes place. For example, if the date of Closing or transfer of possession occurred in the 2000 calendar year, the

Property would be placed back on the tax rolls effective December 31, 2000, and the next tax bills issued would be July 1, 2001, for the summer taxes and December 1, 2001, for the winter taxes. The payment for taxes would be prorated to June 30, 2001, and November 30, 2001, respectively. If the date of Closing and transfer of possession take place in the 2001 calendar year, the Property will not be placed on the tax rolls until December 31, 2001, and tax bills will not be issued until July 1 and December 1, 2002. In that case, the payment for taxes would be prorated to June 30 and November 30, 2002.

(iv) Purchaser shall pay the premium for any owner's policy of title insurance or loan policy of title insurance desired by Purchaser, together with the cost of all endorsements thereto. Purchaser shall be responsible for and shall pay all costs related to recording the Deed, including any documentary stamp tax or state or county transfer taxes, if any. Purchaser shall be responsible for paying the costs, fees and expenses of whatever kind or nature related to the services of all its attorneys, consultants, engineers, and professionals incurred pursuant to the making of or performance of this Agreement and shall hold DWSD harmless with respect to the payment of the same.

(v) Escrow and closing costs, if any, charged by the Title Company shall be paid by Purchaser.

10. Loss by Fire, Other Casualty or Condemnation.

(a) DWSD shall give Purchaser prompt notice of any damage to or destruction of all or any part of the Property or of the institution of any proceedings for condemnation thereof.

(b) In the event that prior to the Closing Date the Property suffers material damage, Purchaser shall have the right, exercisable by giving notice to DWSD within fifteen (15) days after receiving written notice of such damage or destruction, to either: (1) terminate this Agreement, in which event this Agreement shall terminate and be of no further force or effect, (subject to Purchaser's compliance with Section 3(c) of this Agreement) the Deposit shall be returned to Purchaser, and neither party shall have any liability to the other hereunder except for obligations which expressly survive termination; or (2) accept the Property in its then condition and to proceed with the Closing, and to receive all insurance proceeds paid to DWSD (if any) for such material damage, together with an assignment of all of DWSD's rights to any insurance proceeds (if any) payable, by reason of such damage or destruction, less any actual out-of-pocket costs of restoration of DWSD. If Purchaser elects to proceed pursuant to clause (2) above, DWSD shall not compromise, settle, or adjust any claims to such proceeds without Purchaser's prior written consent.

(c) If prior to Closing there is any non-material damage to the Property, DWSD shall provide, or assign the rights to, Purchaser all of DWSD's insurance proceeds (if any) related to such repair of such non-material damages prior to the Closing.

(d) If prior to the Closing the Property is subject to a material taking by public authority, Purchaser shall have the right to terminate this Agreement by providing written notice to DWSD within ten (10) days following the Purchaser's receipt of notice of such taking, in which

event this Agreement shall terminate and be of no further force or effect, (subject to Purchaser's compliance with Section 3(c) of this Agreement) the Deposit shall be returned to Purchaser, and neither party shall have any liability to the other hereunder except for obligations which expressly survive termination.

(e) If prior to the Closing the Property is subject to a non-material taking, Purchaser shall accept the Property in its then condition and proceed with the Closing and shall be entitled to an assignment of all of DWSD's rights to any award in connection with such taking. In the event of any such non-material taking, DWSD shall not compromise, settle, or adjust any claims to such award without Purchaser's prior written consent.

(f) For the purposes of this Section 10, damage to or the taking of a portion of the Property shall be deemed to be material if the reasonably estimated cost of restoration or repair of the damage or the diminution of the value of the remaining Property on account of the taking, as the case may be, shall be One Hundred Thousand and 00/100 Dollars (\$100,000.00) or greater.

11. Indemnification by Purchaser.

(a) Purchaser agrees to and shall indemnify and hold harmless DWSD, its agents and its employees against and from any and all liabilities, obligations, damages, penalties, claims, costs, charges, losses and expenses (including without limitation, reasonable litigation costs and attorneys' fees) which may be imposed upon, incurred by, or asserted against DWSD related to this Agreement by reason of any negligent or tortious act or omission of Purchaser or its associates resulting in personal injury, bodily injury, sickness, disease or death, or injury to or destruction of tangible property including the loss of use therefrom, except for such of the same as are caused solely by DWSD or its employees', contractors', or agents' gross negligence or willful misconduct. Purchaser also agrees to hold DWSD harmless from any and all injury to the person or damage to the property of an employee of DWSD which arises out of or pursuant to any negligent or tortious act or omission of Purchaser or its associates resulting in personal injury, bodily injury, sickness, disease or death, or injury to or destruction of tangible property including the loss of use therefrom except for such loss or injury as is caused solely by DWSD's or its, employees', contractors', or agents' gross negligence or willful misconduct.

(b) In the event any action or proceeding shall be brought against DWSD by reason of any claim covered hereunder, Purchaser, upon notice from DWSD, will at its sole cost and expense, resist and defend the same, using legal counsel reasonably acceptable to DWSD.

(c) From and after the date of Closing, DWSD shall not be responsible or liable to Purchaser, and Purchaser hereby releases DWSD from liability, for any loss or damage that may be occasioned by or through the acts or omissions of persons occupying any part of the Property. From or after the date of Closing or the date Purchaser takes possession of the Property, whichever is earlier, Purchaser shall be solely responsible for all injuries to persons and property resulting from any accident, explosion, leak or other cause arising in or about the use of the Property and its appurtenances. DWSD shall not be responsible for any loss or damage resulting to Purchaser or its property or to any other person or persons on their property which may be caused by the bursting, stopping, or leaking of water, gas, sewer or steam pipes or from overflow or backing up

of any sewer or water main, unless caused by DWSD's gross negligence or willful misconduct.

12. DWSD Default; Purchaser's Remedies. If DWSD defaults in the performance of any of its obligations and/or covenants hereunder prior to Closing, and such default is not cured by DWSD within thirty (30) days after Purchaser delivers written notice thereof to DWSD, provided that the Purchaser is not then in default hereunder, Purchaser's remedy on account thereof shall be either: (1) the termination of this Agreement upon written notice thereof to DWSD, in which event this Agreement shall terminate and be of no further force or effect, (subject to Purchaser's compliance with Section 3(c) of this Agreement) the Deposit shall be returned to Purchaser, and neither party shall have any liability to the other hereunder except for obligations which expressly survive termination; or (2) Purchaser shall be entitled to seek the specific performance of DWSD's obligations under this Agreement from a court of competent jurisdiction; provided that any action against DWSD seeking specific performance shall be commenced by Purchaser, if at all, within sixty (60) days from the expiration of such thirty (30) day notice and cure period or be forever barred.

13. Purchaser Default; DWSD Remedies.

(a) If Purchaser defaults in the performance of any of its obligations and/or covenants hereunder, and such default is not cured by Purchaser within ten (10) days after DWSD delivers written notice thereof to Purchaser, then DWSD shall have the right: (1) to terminate this Agreement by providing written notice thereof to Purchaser and receive the Deposit, in which event this Agreement shall be terminated, the Deposit shall be disbursed to DWSD, and neither party shall thereafter have any further liability or obligation hereunder except for obligations which expressly survive termination; and (2) pursue such other rights or remedies as may be available at law or in equity. The rights and remedies of DWSD, whether provided by law or equity or by this Agreement, shall be cumulative, and the exercise by DWSD of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other such remedies for the same default or breach. No waiver made by DWSD shall apply to obligations beyond those expressly waived in writing. Purchaser shall reimburse DWSD for its expenses, including reasonable attorneys' fees (whether inside or outside counsel), reasonably incurred by DWSD after a default by Purchaser in connection with the enforcement of or the preservation of any rights under this Agreement.

(b) It shall be considered a Purchaser default hereunder, for which Purchaser shall not be entitled to any notice or cure rights, if Purchaser admits in writing its inability to pay its debts generally as they become due, or Purchaser ceases to conduct business in the normal course by reason of any of the following: (1) the making by Purchaser of any general arrangement or general assignment for the benefit of creditors; (2) Purchaser becoming a "debtor" as defined in 11 U.S.C. § 101 or any successor statute thereto (unless, in the case of a petition filed against Purchaser, the same is dismissed within forty-five (45) days); (3) the appointment of a trustee or receiver to take possession of substantially all of Purchaser's assets or of Purchaser's interest in this Agreement, where possession is not restored to Purchaser within forty-five (45) days; (4) the attachment, execution, or other judicial seizure of substantially all of Purchaser's assets located at the Property or of Purchaser's interest in this Agreement, where such seizure is not discharged within forty-five (45) days; or (v) Purchaser's voluntary or involuntary dissolution.

14. Brokers. DWSD represents that it has retained Summit Commercial, and DWSD shall be solely responsible for any commission or fee owed to Summit Commercial in connection with this transaction pursuant to a separate written agreement. Purchaser represents and warrants that it has engaged Plante Moran Realpoint as Purchaser's Representative, and DWSD agrees to pay Plante Moran Realpoint a 3% commission in connection with this transaction at Closing. Purchaser shall indemnify, defend, and hold DWSD harmless from and against any claims for commissions, fees, or compensation asserted by any broker, finder, or agent claiming to have been engaged by, through, or on behalf of Purchaser. Except as expressly set forth above, no broker, finder, or agent has been involved in this transaction.

15. Assignment by Purchaser. Prior to BOWC Approval, Purchaser may not transfer or assign this Agreement or any rights or interests under this Agreement, without the prior written approval of DWSD. From and after BOWC Approval, Purchaser may not assign this Agreement or any rights or interests under this Agreement without the prior written approval of DWSD and the approval of the BOWC. Prior to the Closing, Purchaser may not assign the Property or any rights or interests in or to the Property.

16. No Third-Party Beneficiaries. Nothing in this Agreement, express or implied, is intended to confer upon any person, other than the parties hereto and their respective successors and permitted assigns, any rights or remedies whatsoever.

17. Notices. All notices, requests, demands or other communications required to be provided by any party under this Agreement shall be in writing and shall be deemed given hereunder: (1) upon personal delivery; (2) upon depositing any such notice with postage prepaid in a United States mailbox if sent via certified mail, return receipt requested, provided a duplicate copy of such notice is also sent via electronic mail; (3) upon depositing any such notice in the custody of a nationally recognized overnight delivery service, provided a duplicate copy of such notice is also sent via electronic mail; or (4) upon delivery via electronic mail if the recipient of such communication acknowledges receipt thereof. Notices may be given by and/or to counsel for the parties. Notices shall be deemed properly addressed if sent to the following addresses:

If to the DWSD: Detroit Water and Sewerage Department  
735 Randolph St.,  
Detroit, Michigan 48226  
Attn: Director Gary Brown

With a copy to: Detroit Water and Sewerage Department  
Office of the General Counsel  
Attention: James A. Budreau  
735 Randolph St., STE 901  
Detroit, Michigan 48226  
Email: [James.Budreau@detroitmi.gov](mailto:James.Budreau@detroitmi.gov)

If to Purchaser: Deo Gratia Ministries Detroit

720 Atkinson Street  
Detroit, MI 48202  
Attn: Robert Sadler  
Email: [bsadler@dgmDETROIT.org](mailto:bsadler@dgmDETROIT.org)

With a copy to: Quarles & Brady LLP  
33 E. Main St., Suite 900  
Madison, WI 53703  
Attn: Margaret Utterback  
Email: [margaret.utterback@quarles.com](mailto:margaret.utterback@quarles.com)

18. Headings. The title and headings of this Agreement are for purposes of reference only and shall not limit or define the meaning of any provisions of this Agreement.

19. Extension for Non-Business Days. Whenever in this Agreement it is provided that notice must be given or an act performed or payment made on a certain date, if such date falls on a non-Business Day, then the date for the notice of performance or payment shall be the next following Business Day.

20. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

21. Consents and Waivers. If an action by any party requires the consent or approval of another party, that consent or approval shall be given, if at all, in writing, and any consent or approval given in one instance shall not be deemed a consent or approval in any other instance.

22. Entire Agreement; Amendment. This Agreement constitutes the entire agreement and understanding between the parties hereto relating to the sale and purchase of the Property. Purchaser acknowledges that neither DWSD nor DWSD's agents have made any representations except those expressly set forth herein, and no rights or remedies are or shall be acquired by Purchaser by implication or otherwise unless expressly set forth herein. Any change in, addition to, or amendment or modification of the terms hereof shall be of no effect unless reduced to writing and executed by both parties and approved by DWSD in accordance with Section 27 hereof.

23. Survival. This Agreement shall not be merged into any instruments or documents executed and delivered at the Closing but shall survive the Closing and the representations and warranties and covenants made herein shall remain in full force and effect for the Survival Period.

24. Time is of the Essence. Time is of the essence of this Agreement and the performance of all covenants, agreements and obligations hereunder.

25. Counterpart Originals; Electronic Execution and Delivery. This Agreement may be executed by the parties in counterparts and they shall be considered as one fully executed agreement. Executed copies of this Agreement may be delivered between the parties via electronic means including electronic mail. The parties intend that this Agreement may be executed by either

or both of the parties by means of the affixing of a digital signature or by other electronic means, in accordance with the Michigan Uniform Electronic Transactions Act (MCL 450.831 *et seq.*).

26. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Michigan without reference to conflict of laws principles. Purchaser and DWSD agree, consent, and submit to the jurisdiction of any competent court in Wayne County, Michigan, for any action brought against it arising out of this Agreement. Purchaser also agrees that it will not commence any action against DWSD because of any matter whatsoever arising out of or relating to the validity, construction, interpretation, and enforcement of this Agreement in any courts other than those in Wayne County, Michigan.

27. Authority of DWSD. Notwithstanding anything in this Agreement, in law or in equity, or otherwise to the contrary, this Agreement shall be of no force or effect and may not in any way be enforced against DWSD, and DWSD shall not be authorized or obligated to sell the Property to Purchaser, unless and until this Agreement has been fully executed by the duly authorized representative of DWSD pursuant to the resolution of DWSD's BOWC as approved by the Director of DWSD, and approved by the Office of the General Counsel for DWSD. Any amendments or modifications must likewise be duly authorized by resolution of DWSD's BOWC, as approved by the Director of DWSD, and approved by the Office of the General Counsel for DWSD.

*[Remainder of page intentionally left blank.]*

**[SIGNATURE PAGE TO PURCHASE AND SALE AGREEMENT]**

**IN WITNESS WHEREOF**, the parties have executed this Purchase and Sale Agreement as of the Effective Date first set forth below.

**WITNESSES:**

Print: \_\_\_\_\_

Print: \_\_\_\_\_

**PURCHASER:**

DEO GRATIAS MINISTRIES DETROIT  
a Michigan nonprofit corporation,

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

Name: Robert Sadler

Its: Executive Director

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_, the \_\_\_\_\_ of DEO GRATIAS MINISTRIES DETROIT, a  
Michigan nonprofit corporation.

\_\_\_\_\_  
Print: \_\_\_\_\_

Notary Public, Wayne County, Michigan

My commission expires: \_\_\_\_\_

Acting in the County of \_\_\_\_\_

*[Signatures continue on following page.]*

**[SIGNATURE PAGE TO PURCHASE AND SALE AGREEMENT]**

**DWSD:**

CITY OF DETROIT,  
a Michigan municipal corporation, by and  
through the DETROIT WATER AND  
SEWERAGE DEPARTMENT

By: \_\_\_\_\_  
Name: Gary Brown  
Its: Director, Detroit Water  
and Sewerage Department

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by Gary Brown, the Director of the Detroit Water and Sewerage Department of the City of Detroit, a Michigan municipal corporation.

Print: \_\_\_\_\_  
Notary Public, Wayne County, Michigan  
My commission expires: \_\_\_\_\_  
Acting in the County of Wayne

Approved as to form by Detroit Water and  
Sewerage Department's Office of the  
General Counsel.

Scott A. MacGriff, Esq.  
General Counsel and Chief Compliance  
Officer, Detroit Water and Sewerage  
Department

**Effective Date:** \_\_\_\_\_, 20\_\_\_\_

**EXHIBIT A**  
***Legal Description***

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(Note: The Legal Descriptions are contingent on verification by the City of Detroit)

Real property situated in the City of Detroit, County of Wayne and State of Michigan described as follows:

Parcel ID: 21020297-301

Common Address: 13303 E. McNichols, Detroit, Michigan 48205, N--E MC NICHOLS RD 198 THRU 202 MICHAEL GREINER ESTATE SUB L41 P67 PLATS, W C R 21/611 203.50 X 100.

Parcel ID: 21020303

Common Address: 13407 E. McNichols, Detroit, Michigan 48205, N--E MC NICHOLS RD 222 MICHAEL GREINER ESTATE SUB L41 P67 PLATS, W C R 21/611 44.40 X 100.

Parcel ID: 21020304

Common Address: 13411 E. McNichols, Detroit, Michigan 48205, N--E MC NICHOLS RD 223 MICHAEL GREINER ESTATE SUB L41 P67 PLATS, W C R 21/611 40 X 100.

Parcel ID: 21020305

Common Address: 13419 E. McNichols, Detroit, Michigan 48205, N--E MC NICHOLS RD 224 MICHAEL GREINER ESTATE SUB L41 P67 PLATS, W C R 21/611 40 X 100.

**EXHIBIT B**  
***Form Quit Claim Deed***

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**QUIT CLAIM DEED**

The CITY OF DETROIT, a Michigan municipal corporation, by and through its DETROIT WATER AND SEWERAGE DEPARTMENT, whose address is 735 Randolph St., Detroit, Michigan 48226 (“**Grantor**”), QUIT CLAIMS to DEO GRATIAS MINISTRIES DETROIT, a Michigan nonprofit corporation, whose address is 720 Atkinson St., Detroit, Michigan 48202 (“**Grantee**”), the premises located in the City of Detroit, Wayne County, State of Michigan, described in the attached **EXHIBIT A** and incorporated herein by reference (the “**Property**”), for the sum of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00), SUBJECT TO and reserving to the City of Detroit its rights under public easements and rights of way, easements of record, applicable zoning ordinances, development plans pursuant to Act 344 of 1945 as amended (if applicable), and all covenants, conditions, and restrictions of record, if any, and such state of facts as an accurate survey and/or inspection of the Property will disclose; and the following language is included pursuant to MCL Sections 560.109(3) and 560.109(4), added by 1996 PA 591, and applies only if the Property is not platted:

“The Grantor grants to the Grantee the right to make all divisions under Section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.”

This deed is dated as of \_\_\_\_\_, 20\_\_\_\_.

[*Remainder of page intentionally left blank; signature page follows.*]

**[SIGNATURE PAGE TO QUIT CLAIM DEED]**

**GRANTOR:**

CITY OF DETROIT,  
a Michigan municipal corporation, by and  
through the DETROIT WATER AND  
SEWERAGE DEPARTMENT

By: \_\_\_\_\_  
Name: Gary Brown  
Its: Director, Detroit Water  
and Sewerage Department

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2025, by Gary Brown, the Director of the Detroit Water and Sewerage Department of the City of Detroit, a Michigan municipal corporation.

Print: \_\_\_\_\_  
Notary Public, Wayne County, Michigan  
My commission expires: \_\_\_\_\_  
Acting in the County of Wayne

I hereby certify that proper and fair consideration has been received by the Detroit Water and Sewerage Department pursuant to this instrument.	Approved as to form by Detroit Water and Sewerage Department's Office of the General Counsel.  _____ Scott A. MacGriff, Esq. General Counsel and Chief Compliance Officer, Detroit Water and Sewerage Department	Approved by the Detroit Water and Sewerage Department's Board of Water Commissioners on:  _____  Approved by Detroit Water and Sewerage Department's Director, Gary Brown, on:  _____
Istakur Rahman, Chief Financial Officer, Detroit Water and Sewerage Department		

**Drafted by:**

Scott A. MacGriff, Esq.  
General Counsel/Chief Compliance Officer  
Detroit Water and Sewerage Department  
735 Randolph St. Detroit, Michigan 48226

Send Subsequent Tax Bills to: Grantee

**When recorded return to:**

Attn: James A. Budreau, Esq.  
Detroit Water and Sewerage Department  
735 Randolph St., STE 901  
Detroit, Michigan 48226

Recording Fee: \_\_\_\_\_

Exempt from transfer taxes pursuant to MCL § 207.505(h)(i) and MCL § 207.526(h)(i).

## **EXHIBIT A**

### **Legal Description**

Real property situated in the City of Detroit, County of Wayne and State of Michigan described as follows:

Parcel ID: 21020297-301

Common Address: 13303 E. McNichols, Detroit, Michigan 48205, N--E MC NICHOLS RD 198  
THRU 202 MICHAEL GREINER ESTATE SUB L41 P67 PLATS, W C R 21/611 203.50 X 100.

Parcel ID: 21020303

Common Address: 13407 E. McNichols, Detroit, Michigan 48205, N--E MC NICHOLS RD 222  
MICHAEL GREINER ESTATE SUB L41 P67 PLATS, W C R 21/611 44.40 X 100.

Parcel ID: 21020304

Common Address: 13411 E. McNichols, Detroit, Michigan 48205, N--E MC NICHOLS RD 223  
MICHAEL GREINER ESTATE SUB L41 P67 PLATS, W C R 21/611 40 X 100.

Parcel ID: 21020305

Common Address: 13419 E. McNichols, Detroit, Michigan 48205, N--E MC NICHOLS RD 224  
MICHAEL GREINER ESTATE SUB L41 P67 PLATS, W C R 21/611 40 X 100.