

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERFRONT ASSOCIATES NO. 3, a Michigan limited partnership, the address of which is 3270 West Big Beaver Road, Suite 300, Troy, Michigan 48099, quit claims to the CITY OF DETROIT, a Michigan municipal corporation, whose address is City-County Building, Detroit, Michigan 48226, the premises situated in the City of Detroit, County of Wayne, and State of Michigan, more particularly described on Exhibit "A" hereto (hereinafter referred to as the "Property"), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Dollar (\$1.00).

Grantor hereby reserves unto itself and its respective heirs, successors and assigns with respect to the Property for the benefit of the property more particularly described on Exhibit "B" hereto, the right and easement to enter upon the Property with men and equipment in order to repair and maintain the same in good condition and repair and in connection with the repair and maintenance of the improvements upon and to be constructed upon the property described on Exhibit "B" hereto. Nothing contained herein shall be deemed to impose any duty or obligation upon Grantor or its respective heirs, successors and assigns to so repair and/or maintain any or all of the Property.

At the request of the Grantor and without any payment therefor, the Grantee shall (a) convey fee title to the air rights over the Property to Grantor, (b) enter into a lease of such air rights for a minimum of one hundred (100) years for a rental of One Dollar (\$1.00) per year, (c) create a condominium over such air rights, (d) grant the Grantor appropriate easements, and/or transfer such air rights to the Grantor in such other manner as shall be required by the Grantor. In connection therewith, Grantee will (i) permit reasonable supports to be constructed in Jefferson Avenue and Sixth Street, (ii) grant the Grantor appropriate easement and/or other rights in other adjacent property owned by the Grantee for support, utilities and other appropriate facilities as are necessary, and (iii) enact an ordinance granting Grantor the right to have such buildings perpetually encroach upon and over Jefferson Avenue and Sixth Street.

The Property is herein conveyed solely for use as a vehicular bridge, and appurtenances, from Fort Street, south along the line of Sixth Street, across West Jefferson Avenue to the property described on Exhibit "B."

Dated this 19th day of June, 1984.

Signed in the Presence of:

Sandra Gentry
Sandra Gentry

RIVERFRONT ASSOCIATES NO. 3
a Michigan limited partnership

By: Miles Jaffe, a General Partner

Jean P. Sochocki
Jean P. Sochocki

STATE OF MICHIGAN)
COUNTY OF WAYNE) ss.

RECORDED AUG 12 1984 AT 1127
FOREST E. YOUNGBLOOD, Register of Deeds
WAYNE COUNTY, MICHIGAN 48226

The foregoing instrument was acknowledged before me this 19th day of June, 1984, by Miles Jaffe, a General Partner of Riverfront Associates No. 3, a Michigan limited partnership.

Jean P. Sochocki
Notary Public, Wayne County, Michigan
My commission expires:

This instrument drafted by and
when recorded, return to:
William J. Zousner, Esq.
2290 First National Building
Detroit, Michigan 48226
(313) 256-7673

JEAN P. SOCHOCKI
Notary Public, Wayne County, Michigan
My Commission Expires January 28, 1986

Return to:
F. Logan Davidson
1010 City-County Bldg.
Detroit, Mi. 48226

NO REVENUE ATTACHED

G860464

EXHIBIT "A"

Land in the City of Detroit, County of Wayne, Michigan, being part of the Forsyth Farm, Private Claim 23, and the LaBrosse Farm, Private Claim 246, and being more particularly described as follows:

Commencing at the intersection of the S'ly line of West Jefferson Ave., 70 ft. wide, with the W'ly line of Third Ave., 60 ft. wide, which point is the N.E. corner of Lot 1, Block H of the "Map of the front of the Cass Farm as Subdivided into Lots for the Proprietors by John Mullett," as recorded in Liber 9, City Records, Page 409; thence along said S'ly line of West Jefferson Ave. S.74°49'13"W. 1161.54 ft. and S.69°52'53"W. 87.51 ft. to the point of beginning; thence along the arc of a curve to the right 110.82 ft., with a radius of 1295.00 ft., a delta of 4°54'12" and a chord which bears N.75°54'19"E. 110.79 ft.; thence N.78°21'25"E. 78.99 ft. to point A; thence S. 19°27'12"E. 197.39 ft.; thence S.70°32'48"W. 312.00 ft.; thence N.19°27'12"W. 217.03 ft.; thence along said S'ly line of West Jefferson Ave. N.69°52'53"E. 123.45 ft. to the point of beginning, containing 66,360.63 square feet more or less.

Land in the City of Detroit, Wayne County, Michigan, being part of Lots 1 and 2 Block K, Lot 4 Block G, and vacated 4th St. of the Subdivision of the Front of the Cass Farm, as recorded in Liber 9, City Records, Page 409 on November 9, 1836, and part of that area lying between the S'y line of said Subdivision of the Cass Farm and the U.S. Harbor Line as established April 13, 1953, by the Corps of Engineers, U.S. Army, and part of the Jones Farm of P.C. 247, the Forsyth Farm of P.C. 23, and the LaBrosse Farm of P.C. 246 lying between the S'y line of Relocated West Jefferson and said U.S. Harbor Line, including that area between the original S'y line of these private claims and said U.S. Harbor Line and that part of West Jefferson Avenue to be vacated, all more particularly described as:

Commencing at the intersection of the S'y line of West Jefferson, as now established, with the W'y line of Third Avenue, 60 ft. wide, which point is the N.E. corner of Lot 1, Block H of said Subdivision of Front of the Cass Farm; thence along the S'y line of said West Jefferson Avenue S.74°49'13"E. 303.54 ft.; thence along the S'y line of Relocated West Jefferson Avenue, the following two courses, S.68°44'50"W. 85.72 ft. to a point of curve; thence on a curve to the right 118.68 ft., said curve having a radius of 1413.00 ft., a delta of 4°48'44" and a chord which bears S.71°09'12"E. 118.64 ft. to the point of Beginning; thence S.15°27'12"E. 359.11 ft.; thence S.62°27'12"E. 155.56 ft.; thence N.70°32'48"E. 155.12 ft.; thence S.19°27'12"E. 148.08 ft. to a point on the U.S. Harbor Line as established April 13, 1953, by the Corps of Engineers, U.S. Army, said point being distant S.68°38'53"E. 268.64 ft. along said Harbor Line from said W'y line of Third Avenue extended; thence along said Harbor Line S.68°38'53"E. 957.90 ft.; thence N.19°27'12"W. 184.82 ft.; thence N.70°32'48"E. 75.00 ft.; thence N.19°27'12"W. 310.00 ft.; thence S.70°32'48"E. 245.00 ft.; thence N.19°27'12"W. 233.86 ft.; thence along the S'y line of Relocated West Jefferson Ave. on the following five courses, on a curve to the right 236.35 ft., said curve having a radius of 1310.00 ft., a delta of 10°20'15" and a chord which bears N.73°11'17"E. 236.03 ft.; thence N.78°21'25"E. 309.26 ft. to a point of curve; thence on a curve to the left, 105.74 ft., said curve having a radius of 1713.00 ft., a delta of 3°32'12" and a chord which bears N.76°35'19"E. 105.72 ft.; thence N.74°49'13"E. 184.42 ft. to a point of curve; thence on a curve to the left, 31.09 ft., said curve having a radius of 1413.00 ft., a delta of 1°15'39" and a chord which bears N.74°11'23"E. 31.09 ft. to the point of beginning. Containing 527,559.82 square feet or 12.11111 acres of land.

Area between Jefferson & Corp of Engr survey line 373,473.01 SF.
Area between survey line and U.S. Harbor Line 154,086.81 SF.

A & D

Land in the City of Detroit, Wayne County, Michigan, being part of the LaBrosse Farm of P.C. 246 lying between the S'y line of Relocated West Jefferson and the U.S. Harbor Line as established April 13, 1953, by the Corps of Engineers, U.S. Army, including that area between the original S'y line of this Private Claim and said U.S. Harbor Line, and part of West Jefferson Avenue to be vacated, all more particularly described as:

Commencing at the intersection of the S'y line of West Jefferson, as now established, with the E'y line of Third Avenue, 60 ft. wide, which point is the N.E. corner of Lot 1, Block R of the Subdivision of Front of the Cass Farm as recorded in Liber 9, City Records, Page 409; thence along the S'y line of said West Jefferson Avenue S.74°49'13"W. 303.54 ft.; thence along the S'y line of Relocated West Jefferson Avenue on the following six courses, S.68°44'50"W. 55.72 ft.; thence on a curve to the right 149.77 ft., said curve having a radius of 1413.00 ft., a delta of 6°04'23" and a chord which bears S.71°47'01.5"W. 149.70 ft.; thence S.74°49'13"W. 184.42 ft.; thence on a curve to the right 105.74 ft., said curve having a radius of 1713.00 ft., a delta of 3°37'12" and a chord which bears S.76°35'19"W. 105.72 ft.; thence S.78°21'25"E. 309.26 ft.; thence on a curve to the left 236.35 ft., said curve having a radius of 1310.00 ft., a delta of 10°20'15" and a chord which bears S.73°11'17"W. 236.03 ft.; thence S.19°27'12"E. 15.01 ft. to the point of Beginning; thence S.19°27'12"E. 218.84 ft.; thence N.70°32'48"E. 245.00 ft.; thence S.19°27'12"E. 310.00 ft.; thence S.70°32'48"W. 75.00 ft.; thence S.19°27'12"E. 184.82 ft.; thence along said U.S. Harbor Line, S.68°38'53"W. 577.95 ft.; thence along the W'y line of said Private Claim 246, N.22°59'25"W. 194.34 ft.; thence along the S. face of the Concrete bulkhead (seawall) N.70°32'48"E. 15.03 ft.; thence parallel to and 15 ft. E'y of said W'y line of Private Claim 246, N.22°59'25"W. 460.63 ft.; thence parallel to and 15 ft. S'y of the S'y line of Relocated West Jefferson and West Jefferson 70 ft. wide on the following courses, N.57°13'55"E. 197.86 ft. and on a curve to the right 243.15 ft., said curve having a radius of 1295.00 ft., a delta of 10°45'29" and a chord which bears N.62°36'40"E. 242.80 ft.; to the point of beginning, and containing 398,170.49 square feet or 9.14074 acres.

AND

Land in the City of Detroit, County of Wayne, Michigan being all or parts of the following lots and parcels: Block H lot numbers 3 through 28, Block I lot numbers 1 through 11, Block K lot numbers 1 and 2, Block G lot numbers 1 through 4, and vacated streets and alleys of the "Map of the Front of the Cass Farm as Subdivided into Lots for the Proprietors by John Mullett," as recorded in Liber 9, City Records, Page 409 and part of that area lying between the S'y line of said "Map of the Cass Farm" and the U.S. Harbor Line as established April 13, 1953, by the Corps of Engineers, U.S. Army, and part of the Jones Farm of P.C. 247 lying between the S'y line of West Jefferson Avenue and said U.S. Harbor Line and being more particularly described as follows:

Commencing at the intersection of the S'y line of West Jefferson Avenue 70 ft. wide with the E'y line of Third Avenue, 60 ft. wide, which point is the N.E. corner of Lot 1, Block H of said "Map of the Front of the Cass Farm"; thence along the W'y line of said Third Avenue, S.22°02'53"E. 452.54 ft. to the point of Beginning; thence along the S'y face of a concrete bulkhead (seawall) S.70°32'48"W. 200.00 ft.; thence along the E'y & E'y line of the Bike Path N.19°27'12"W. 30.00 ft.; and N.70°32'48"E. 183.63 ft.; and N.22°02'53"W. 209.41 ft.; and N.83°19'52"W. 56.75 ft.; and N.22°02'53"W. 164.42 ft.; and N.6°44'55"W. 28.50 ft.; thence along said S'y line of West Jefferson S.74°49'13"W. 38.26 ft.; thence on a curve to the right 78.24 ft.; said curve having a radius of 739.00 ft., a delta of 6°03'57" and a chord which bears S.65°42'51"W. 78.20 ft.; thence S.68°44'50"W. 33.57 ft.; thence on a curve to the right 38.32 ft., said curve having a radius of 115.00 ft., a delta of 19°05'28" and a chord which bears S.76°17'34"W. 38.14 ft.; thence on a reverse curve to the left 28.32 ft., said curve having a radius of 85.00 ft., a delta of 19°05'28"

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and a chord which bears S.78°17'34"W. 28.19 ft.; thence S.68°44'50"W. 114.13 ft.; thence on a curve to the right 119.15 ft., said curve having a radius of 1428.00 ft., a delta of 4°46'50" and a chord which bears S.71°08'15"W. 119.11 ft.; thence S.19°27'12"E. 344.09 ft.; thence S.64°27'12"E. 155.56 ft.; thence N.70°32'48"E. 155.12 ft.; thence S.19°27'12"E. 148.08 ft.; thence along said U.S. Harbor Line N.68°38'53"E. 268.64 ft.; thence along the S'y extension of the West Line of said Third Avenue N.22°02'53"W. 135.17 ft. to the point of beginning, containing 243,540.94 square feet or 5.58664 acres.

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