

STATE FAIR PARTNERS, LLC

January 3, 2021

City of Detroit
Department of Public Works
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Re: Former Michigan State Fairgrounds (138 AC); Tax ID 01009845.
Agreement of Purchase and Sales dated 10.29.2020 between The City of Detroit and State Fair Partners, LLC.... (as modified by assignments of Assignor's rights, duties, obligations and liabilities and as the same may be amended from time-to-time, the "APS").

Assignor/Assignees:

State Fair Partners, LLC; Tax ID 01009845.006

State Fair Partners Phase 2, LLC; Tax ID 01009845.009

State Fair Partners Phase 2B, LLC; Tax ID 01009845.007

Petition Type: Street/Alley Dedication and Public Address Request

Project: Dedication of the ROW for the State Fairgrounds development

Applicant Name: Hillwood Enterprises

Email/Address: Greg.Scovitch@hillwood.com; 9550 W Higgins Rd., Ste 425, Rosemont, IL 60018

Related Building Permit: BLD 2020-03202

Dear Sir or Madam:

On behalf of Ownership, please accept this application to commence the dedication of the Right of Way for the State Fairgrounds development.

In accordance with Section 5(b)iii of the referenced Agreement to Purchase and Sale Agreement, Purchaser has completed construction of the North-South roadway from Eight Mile road on its North terminus through and to State Fair Avenue on its South terminus...which roadway upon completion the Purchaser agrees to dedicate to the City of Detroit and which dedication the City of Detroit agrees to accept from the Purchaser thereby creating a publicly dedicated roadway. The North-South Roadway and any other roadway to be built by Purchaser and dedicated (including the East-West Connector) to the City of Detroit...

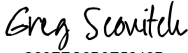
There are four (4) ROW roads to dedicate. Name recommendations as follows (Exhibit attached).

1. Ralston (North-South roadway from Eight Mile Road to State Fair Avenue)
2. Ralston Court
3. Remington (East-West connector to Woodward Ave)
4. Winchester (dividing road SFP, LLC, Tax ID 01009845.006 and SFP Ph2, LLC, Tax ID 01009845.009)

In summary, the Planning & Development Department requested the City of Detroit Council approve the sale of 138 acres of the former Michigan State Fairgrounds (Property) to State Fair Partners, LLC (SFP) and the City Council approved the sale by separate resolution whereas the SFP agreed to develop the Property in three phases.

Phase I to construct and lease a 3.8M SF Distribution Center is underway under Building Permit 2020-03202. In conjunction with SFP's construction of Phase I the City is constructing the Transit Center on Parcel D of the attached site plan.

Sincerely,

DocuSigned by:

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Greg Scovitch, VP Development
as Owner Representative

Attachments:

Site Plan

Roadway Dedication Name-Exhibit

Tax Affidavits