

## FIRST AMENDMENT TO 1208 SOUTH UNIVERSITY DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between the City of Ann Arbor, a Michigan municipal corporation, with principal address at 301 East Huron Street, Ann Arbor, Michigan 48107, hereinafter called the CITY; and LMP Galleria Property Owner, a Delaware limited liability company, with principal address at 3410 Belle Chase Way, Suite 600, Lansing, MI 48911, hereinafter called the DEVELOPER, amends the development agreement between the City and the DEVELOPER dated \_\_\_\_\_ ("Development Agreement").

WHEREAS, the DEVELOPER has received site plan approval for certain land in the City of Ann Arbor, commonly known as 1208 South University;

WHEREAS, the DEVELOPER requests amendment to the Development Agreement to allow the expansion of the original project scope to include 610 South Forest;

WHEREAS, the DEVELOPER requests amendment to the Development Agreement to allow the reconstruction of the City-owned plaza adjacent in coordination with the CITY and Downtown Development Authority;

Therefore, the CITY and the DEVELOPER agree to the following:

Paragraph P-8 from the Development Agreement shall be replaced with the following:

(P-8) For the benefit of the residents of the DEVELOPER'S Project, to make a park contribution of \$161,875 to the CITY Parks and Recreation Services Unit prior to the request for or issuance of certificates of occupancy for Improvements to Douglas Park, Crary Park, Forsythe Park, Hanover Square Park, or Liberty Plaza, as well as Community-wide Parks like Burns Park, Gallup Park, West Park, Argo Nature Area, and Riverside Park.

Paragraph T-4 from the Development Agreement shall be replaced with the following:

(T-4) **WAITING FOR UPDATED LEGALS**

Paragraph P-18 shall be added to the Development Agreement:DDA Plaza improvements/ROW

*(P-18) To restore the portion of the service drive across the adjacent City-owned parcel to the south, addressed as 616 S Forest Avenue, according to the plans and specifications designed by and approved by the Downtown Development Authority and the City prior to the issuance of any certificates of occupancy or as determined by the City to be feasible given other development, disturbance, and restoration work in progress for the remaining portion of the service drive.*

*Area of restoration shall include the portion of the city-owned parcel adjacent to the project site that includes the service drive and the plaza area. Restoration features may include, but are not limited to: pavement, pavement patterns and markings, curbs, fencing, bollards, stormwater drainage inlets, signage, streetlights, benches, trees and plants, landscape planters, and bike parking.*

(Signatures on the following pages)

## CITY

By: \_\_\_\_\_  
Christopher Taylor, Mayor

By: \_\_\_\_\_  
Jacqueline Beaudry, City Clerk

STATE OF MICHIGAN            )  
County of Washtenaw         ) ss

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Christopher Taylor and Jacqueline Beaudry, Mayor and City Clerk respectively of the  
City of Ann Arbor.

NOTARY PUBLIC  
County of Washtenaw, State of Michigan  
Acting in the County of Washtenaw  
My Commission Expires:

Approved as to Substance:

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Milton Dohoney Jr., City Administrator

Approved as to Form:

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Atleen Kaur, City Attorney

## DEVELOPER

By: \_\_\_\_\_  
[Name, Title]

STATE OF MICHIGAN            )  
County of Washtenaw         ) ss

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
by \_\_\_\_\_, \_\_\_\_\_

NOTARY PUBLIC  
County of \_\_\_\_\_, State of Michigan  
Acting in the County of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

DRAFTED BY AND AFTER RECORDING RETURN TO:

Ann Arbor Planning & Development Services  
ATTN: Brett Lenart  
Post Office Box 8647  
Ann Arbor, Michigan 48107  
(734) 794-6265