

**315 WEST HURON
DEVELOPMENT AGREEMENT**

This Agreement is made this _____ day of _____, 2026, by and between the City of Ann Arbor, a Michigan municipal corporation ("CITY"), with principal address at 301 East Huron Street, Ann Arbor, Michigan 48104; and Talbot Huron LLC, a Michigan limited liability company ("DEVELOPER"), with principal address at 1235 Lyonhurst Street, Birmingham, Michigan 48009:

WHEREAS, DEVELOPER owns certain land in the City of Ann Arbor, described in Paragraph T-4 below (the "Property") and site planned as 315 West Huron ("Project");

WHEREAS, on _____, Ann Arbor City Council approved the Project site plan ("Site Plan") and on _____, Ann Arbor City Council approved this Project Development ("Agreement");

WHEREAS, DEVELOPER desires to build or use certain improvements with and without the necessity of special assessments by the CITY; and

WHEREAS, the CITY desires to ensure that all of the improvements for the Project be properly made and that DEVELOPER will install certain improvements prior to any permits being issued when required by applicable law, including CITY Code and regulations.

The parties agree:

THE DEVELOPER HEREBY AGREES:

(P-1) To prepare and submit to the CITY for approval plans and specifications ("Plans") prepared by a registered professional engineer for construction of private storm water management system, public sidewalk, and public street lights ("Improvements"), provided that no work on said Improvements shall be commenced until the Plans have been approved by the City Administrator or designee, and until such other relevant information to CITY service areas as shall be reasonably required has been provided.

(P-2) To construct all Improvements set forth in Paragraph P-1 of this Agreement in accordance with the approved Plans and to repair all defects in the Improvements that occur within one year from the date of acceptance of the Improvements by the CITY, commencing on the latest date of the acceptance of any Improvements by the CITY. If the DEVELOPER fails to construct the Improvements, the CITY may send notice via first class mail to the DEVELOPER at the address listed above requiring it to commence and complete the Improvements in the notice within the time set forth in the notice. If the DEVELOPER does not complete the work within the time set forth in the notice, the CITY may cause the work to be

completed and the DEVELOPER shall pay the CITY the actual costs of such work within 60 days after the CITY has sent notice and documentation of the actual costs via first class mail to the DEVELOPER at the address listed above.

(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the Improvements set forth in Paragraph P-1 above have been completed in accordance with the specifications of the CITY and the approved Plans. The engineer's certificate shall cover only those items that DEVELOPER's engineer inspects.

(P-4) To grant an easement to the CITY for solid waste collection as shown on the Site Plan in a final configuration determined on the approved Plans, subject to City Council approval. DEVELOPER shall submit legal descriptions and survey drawings for the easements prior to the request for and issuance of building permits, and the easements shall be granted to the CITY in a form acceptable to the CITY Attorney. The easements must be accepted by City Council prior to the request for and issuance of any temporary or final certificate of occupancy, although the easements may be accepted at a later time as determined by the CITY Public Services Area.

(P-5) To be included in a future special assessment district, along with other benefiting property, for the construction of additional improvements to West Huron Street, South First Street, or West Washington Street, such as street widening, storm sewers, curb and gutter, sidewalks, bike paths, street lights, and the planting of trees along West Huron Street, South First Street, or West Washington Street frontages when such improvements are determined by the CITY to be necessary.

(P-6) To indemnify, defend, and hold the CITY harmless from any claims, losses, liabilities, damages or expenses (including reasonable attorney fees) suffered or incurred by the CITY based upon or resulting from any acts or omissions of the DEVELOPER, its employees, agents, subcontractors, invitees, or licensees in the design, construction, maintenance, or repair of any Improvement, structure, or facility that is to be constructed by DEVELOPER as part of the Project or as required under this Agreement or the Site Plan.

(P-7) To cause to be maintained General Liability Insurance and Property Damage Insurance in the minimum amount of \$2,000,000 per occurrence and naming the CITY as additional insured to protect and indemnify the CITY against any claims arising out of public use of any public Improvement, structure, or facility that is to be constructed by DEVELOPER as part of the Project or as required under this Agreement or the Site Plan from commencement of construction through final written acceptance of such public Improvement, structure, or facility by the CITY. Evidence of such insurance shall be produced upon request by the CITY.

(P-8) For the benefit of the residents of the DEVELOPER's Project, to make a park contribution of \$178,125 to the CITY Parks and Recreation Services Unit, prior to the request for or issuance of any certificate of occupancy for the Project, for improvements to Wheeler Park, Waterworks Park, or Liberty Plaza, as well as community-wide parks such as Burns Park, Gallup Park, West Park, Argo Nature Area, or Riverside Park.

(P-9) To construct, repair, and adequately maintain the on-site storm water management system in accordance with the approved Plans. If the DEVELOPER fails to construct, repair, or maintain the private storm water management system, the CITY may send notice via first class mail to the DEVELOPER at the address listed above, requiring it to commence and complete the work items stated in the notice within the time set forth in the

notice. The CITY may cause the work to be completed at the expense of the DEVELOPER if the DEVELOPER does not complete the work within the time set forth in the notice.

(P-10) After construction of the private on-site storm water management system, to commission an annual inspection of the system by a registered professional engineer evaluating its operation and stating required maintenance or repairs, and to provide a written copy of this evaluation to the CITY Public Services Area.

(P-11) To provide a minimum of 15% of the units in the Project leased at or below 60 percent of the City of Ann Arbor area median household income, as defined by the United States Department of Housing and Urban Development. DEVELOPER or its designee shall verify the income eligibility of the tenant using a form approved by the CITY and the CITY or its designee shall certify that the renter is income eligible. The affordable units shall remain available to individuals and families with income at or below 60 percent of the City area median income for a minimum of 25 years from the final certificate of occupancy. DEVELOPER shall execute a housing affordability agreement or covenant with the CITY, in a form acceptable to the City Attorney, which shall be executed and recorded prior to the request or issuance of any certificate of occupancy for the Project.

(P-12) To design, construct, repair and maintain the Project in accordance with the provisions of Chapter 119 (Noise Control) of City Code to ensure that any noise emanating from the Project will not impact nearby residents or businesses. In addition, DEVELOPER shall review existing noise sources surrounding the Project and incorporate necessary design and construction techniques to ensure that future tenants will not be exposed to noise sources in violation of Chapter 119.

(P-13) To include the elevation drawings, as submitted to City Council, as part of the Site Plan and to construct all buildings consistent with said elevation drawings. If DEVELOPER proposes any substantive changes to the approved building elevations, setbacks, aesthetics, or materials, that those changes be brought back to the City Council for consideration. The DEVELOPER is required to submit signed and sealed drawings to staff reflecting the elevations, setbacks, aesthetics, materials and Site Plan approved by City Council.

(P-14) To provide a construction waste management plan for review and approval by the CITY with the goal of achieving a 50% waste diversion rate. Approval by the CITY shall be required prior to the issuance of any demolition or other permit.

(P-15) To remove all discarded building materials and rubbish from the Project at least once each month during construction of the Improvements, and within one month after completion or abandonment of construction.

(P-16) DEVELOPER is the sole title holder in fee simple of the land described below except for any mortgage, easements, and deed restrictions of record.

(P-17) Failure to construct, repair, or maintain the Project pursuant to the Site Plan, or failure to comply with any of this Agreement's terms and conditions, shall constitute a material breach of this Agreement and the CITY shall have all remedies in law or in equity necessary to ensure that the DEVELOPER complies with the Site Plan and this Agreement. DEVELOPER shall be responsible for all costs and expenses including reasonable attorney fees incurred by the CITY in enforcing the terms and conditions of the Site Plan or Agreement.

(P-18) In addition to any other remedy set forth in this Agreement or in law or equity, if DEVELOPER fails to make a timely or full payment to the CITY as set forth in this Agreement, all unpaid amounts shall become a lien against the Property and may be placed on the CITY tax roll as a special assessment, or if the Project is converted to condominium ownership, every owner of a portion of the Property shall pay a pro-rata share of the amount of the payments attributable to each condominium unit. If the unpaid amounts, in whole or in part, have been recorded as a lien on the CITY's tax roll and with the Washtenaw County Register of Deeds, then upon payment of the amount in full along with any penalties and interest, the CITY shall upon request execute an instrument in recordable form acknowledging full satisfaction of the lien.

(P-19) To pay for the cost of recording this Agreement with the Washtenaw County Register of Deeds, and to pay for the cost of recording all documents granting easements to the CITY.

THE CITY HEREBY AGREES:

(C-1) To use the park contribution described above for improvements to the Wheeler Park, Waterworks Park, or Liberty Plaza, as well as community-wide parks, such as Burns Park, Gallup Park, West Park, Argo Nature Area, or Riverside Park.

(C-2) To provide timely and reasonable CITY inspections as may be required during construction.

(C-3) To record this Agreement with the Washtenaw County Register of Deeds.

GENERAL TERMS

(T-1) This Agreement is not intended to create a contractual right for third parties.

(T-2) This Agreement cannot be modified, amended, or waived unless in writing and executed by all parties to this Agreement. Any representations or statements, whether oral or in writing, not contained in this Agreement shall not be binding on any party.

(T-3) Prior to issuance of the last, final certificate of occupancy for the Project, DEVELOPER may assign this Agreement to a subsequent owner of the Property, provided that DEVELOPER provides notice of the assignment to the City prior to or at the time of assignment.

(T-4) The obligations and conditions in this Agreement shall run with the Property and shall bind the parties, their heirs, successors, and assigns. The parties acknowledge that the Property is subject to changes in ownership, but that subsequent owners shall take their interest to all or a portion of the Property subject to this Agreement. The Property is described as follows:

City of Ann Arbor, Washtenaw County, Michigan

Parcel II

Beginning at the Northeast corner of Lot 1, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records; thence South along the West line of First Street, 54.28

feet; thence Westerly deflecting 90°15' to the right, 85.47 feet; thence Southerly deflecting 90°15' to the left, 78.49 feet; thence Westerly deflecting 90°15' to the right, 46.53 feet; thence Southerly deflecting 90°15' to the left, 132.67 feet to the North line of Washington Street; thence Westerly along said North line, deflecting 90°15' to the right, 46.0 feet; thence Northwesterly deflecting 75°19' to the right, 127.55 feet; thence Easterly deflecting 103°47' to the right, 9.0 feet; thence Northerly deflecting 87°58' to the left, 141.94 feet to the South line of Huron Street; thence along said South line, Easterly deflecting 89°07' to the right, 198.33 feet to the place of beginning, being Lot 6 and part of Lots 1 and 7, Block 1, Assessor's Plat No. 3, in the City of Ann Arbor, Washtenaw County, Michigan, excepting therefrom the following described land; Beginning at the Northeast corner of Lot 1, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records; thence Southerly along the West line of First Street, 54.28 feet; thence Westerly deflecting 90°15' to the right, 100.10 feet along the South line of Lot 1 of said Plat and its Westerly extension; thence Northerly deflecting 89°45' to the right, 54.28 feet along a line between two contiguous brick walls; thence Easterly deflecting 90°15' to the right, 100.10 feet along the South line of Huron Street to the Place of Beginning, being Lot 1 and part of Lot 7, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan.

Parcel III

Lot 2 and the South 2 inches of Lot 1, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records.

Parcel IV

Lot 8 and the West 2.8 feet of Lot 7, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records.

AND ALSO, Beginning at the Northeast corner of Lot 1, Block 1 Assessor's Plat #3, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records; thence Southerly along the West line of First Street, 54.28 feet; thence Westerly deflecting 90°15' to the right 100.10 feet along the South line of Lot 1 of said Plat and its Westerly extension; thence northerly deflecting 89°45' to the right 54.28 feet along a line between two contiguous brick walls; thence Easterly deflecting 90°15' to the right 100.10 feet along the South line of Huron Street to the Place of Beginning, being Lot 1 and part of Lot 7 of Assessor's Plat No. 3, City of Ann Arbor, Michigan.

Parcel ID 09-09-29-213-016: 5,422 SF, 0.12 acres (+/-)

Parcel ID 09-09-29-213-017: 31,370 SF, 0.72 acres (+/-)

(T-5) (T-5) In addition to any other remedy in law or in equity, failure of DEVELOPER to comply with any provision of this Agreement or any part of the Site Plan, shall give the CITY adequate basis and cause to issue a stop work order for any previously-issued building permits and shall be an adequate basis and cause for the CITY to deny the issuance of any building permit, certificate of occupancy, or any other permit unless and until the CITY has notified DEVELOPER in writing that DEVELOPER has satisfactorily corrected the obligations DEVELOPER has failed to perform.

(T-6) This Agreement shall be interpreted, enforced and governed under the laws of the State of Michigan and Ann Arbor City Code. DEVELOPER submits to the personal jurisdiction of any competent court in Washtenaw County, Michigan for any action arising out of this Agreement. DEVELOPER also agrees that no action will be commenced against the City because of any matter arising out of this Agreement in any court other than those in the County of Washtenaw, State of Michigan, unless original jurisdiction can be established in the United States District Court for the Eastern District of Michigan, Southern Division, the Michigan Supreme Court, or the Michigan Court of Appeals.

(T-7) The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement. Each party represents that the execution of this Agreement has been duly authorized and is binding on said party.

(Signatures on the following pages)

CITY OF ANN ARBOR
a Michigan municipal corporation

Christopher Taylor, Mayor

Jacqueline Beaudry, City Clerk

STATE OF MICHIGAN)
) ss

The COUNTY OF WASHTENAW)

This instrument was acknowledged before me this _____ day of _____, 20____
by Christopher Taylor, Mayor, and Jacqueline Beaudry, Clerk of the City of Ann Arbor, a _____
Michigan municipal corporation, on behalf of the corporation.

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

(Signatures continue on the following page)

City of Ann Arbor Internal Approvals

Approved by:

Milton Dohoney Jr., City Administrator

Atleen Kaur, City Attorney

(Signatures continue on the following page)

[DEVELOPER ENTITY NAME]

By: _____
[Name, Title]

Signed in:

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____
by _____, _____ of _____,
a _____, on behalf of the _____.

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

DRAFTED BY AND AFTER RECORDING RETURN TO:

Christopher Frost (P70380)
Senior Assistant City Attorney
Office of the City Attorney
City of Ann Arbor
Ann Arbor, MI 48104

Tax Parcel ID: 09-09-29-213-016
 09-09-29-213-017