

OFFER TO PURCHASE REAL ESTATE

1. THE UNDERSIGNED, **FRIENDS OF THE ROUGE**, a Michigan non-profit corporation, whose address is 650 Church Street, Suite 209, Plymouth, Michigan 48170 ("Purchaser"), hereby offers and agrees to purchase from **LIVONIA PUBLIC SCHOOLS**, a Michigan public school district, whose address is 15125 Farmington Road, Livonia, Michigan 48154 ("Seller") the following vacant real property situated in the City of Westland, Wayne County, Michigan, described as follows:

A vacant 10.45 +/- acre site located on the West side of North Hix Road, about a mile North of Ford Road (M-153) and 1.5 miles Northeast of the I-275 interchange, Westland Michigan, Sidwell Number 56-023-99-0013-000, more particularly described on **Exhibit A** attached hereto, subject to survey (the "Premises"),

together with all improvements and appurtenances, if any, now on the Premises, subject to existing building and use restrictions, easements, if any, and zoning ordinances upon the following conditions:

THE SALE TO BE CONSUMMATED BY CASH SALE: Delivery of the Warranty Deed attached hereto and marked as **Exhibit B** conveying title at Closing to the Premises. The purchase price for the Premises shall be the sum of Three Hundred Fifty Thousand and 00/100 (\$350,000.00) Dollars (the "Purchase Price") payable by Purchaser at Closing in cash, certified check, or direct wire transfer at the option of Seller.

2. As evidence of title, Seller agrees to furnish Purchaser as soon as possible with a Commitment for Title Insurance with the standard exceptions (the "Commitment"), issued by First American Title Insurance Company (the "Title Company") in an amount not less than the Purchase Price bearing date later than the acceptance hereof with policy pursuant thereto to be issued insuring Purchaser and any assigns of this Offer. If Purchaser desires Seller to furnish Purchaser with a Commitment "without the standard survey exceptions," Purchaser shall be responsible to obtain an ALTA survey, at its sole cost and expense, which accurately describes and reflects the Premises ("Survey") within sixty (60) days of the Date of this Offer and, if desired, verify that said Survey is sufficient to allow the Title Company to issue a Commitment without said standard exceptions. Once said Survey is obtained by Purchaser and reviewed and accepted by Seller, the legal description in the Survey shall update **Exhibit A**. The Survey shall be certified to the Seller, the Purchaser and the Title Company. Upon Closing, Seller shall pay for and order a title insurance policy consistent with the Commitment which Seller shall have updated to the date of Closing.

3. In the event of default of the terms and conditions of this Offer by the Purchaser hereunder, the Seller may, at its option, elect to enforce the terms hereof by specific performance or declare a breach hereunder, terminate this Offer and retain the Earnest Money Deposit as liquidated damages.

4. In the event of default of the terms and conditions of this Offer by the Seller hereunder, the Purchaser may, at its option, elect to enforce the terms hereof by specific performance or demand, and be entitled to, an immediate refund of its entire Earnest Money Deposit in full termination of this Offer.

5. If written objection to the title is made within ten (10) days of delivery of the Commitment, that the title is not in the condition required for performance hereunder, the Seller shall have thirty (30) days from the date it receives notice in writing of the particular defects claimed either to: (1) remedy the title defects set forth in said written notice, although Seller shall have no obligation to cure or to obtain insurance over such defects; or (2) terminate the Offer and refund the Earnest Money Deposit in full termination of this Offer. Notwithstanding the above, Purchaser may, at any time during the thirty (30) day cure period, waive the conditions of this Paragraph 5 and accept the title in its "As Is" condition. If the Seller is able to remedy such defects within the time specified as evidenced by written notification, a revised Commitment or endorsement to the Commitment, the Purchaser agrees to complete the sale in accordance with the Closing date set forth in Paragraph 12.

6. All special assessments which have been levied and due and payable upon the Premises as of the Date of this Offer shall be paid by the Seller. All special assessments which are levied and due and payable after the Date of this Offer shall be paid by the Purchaser. All real property taxes on the Premises shall be prorated and adjusted as of the date of Closing in accordance with DUE DATE basis of the municipality or taxing unit in which the Premises is located, under the assumptions that taxes are paid in advance and that summer and winter taxes are due and payable July 1 and December 1 respectively. The Seller shall be responsible for the payment of any applicable transfer taxes associated with this transaction and the Purchaser shall be responsible for all applicable recording fees, including, but not limited to, the fees required for recording the Warranty Deed. All other Closing fees/costs will be split equally between Purchaser and Seller and reflected on the final Closing Statement.

7. It is understood that this Offer is irrevocable for forty-five (45) days from the date hereof. If this Offer is accepted by the Seller, the Purchaser agrees to complete the purchase of the Premises within the time indicated in Paragraph 12.

8. Within three (3) business days of the Date of this Offer, Purchaser shall deposit the sum of Ten Thousand and 00/100 (\$10,000.00) Dollars (the "Earnest Money Deposit") to be held in escrow by the Title Company, as escrow agent, pursuant to the form of Escrow Agreement attached hereto as **Exhibit D** (the "Escrow Agreement"). The Earnest Money Deposit is only refundable to the Purchaser in accordance with the terms and conditions of this Offer and the Earnest Money Deposit, shall be applied to the Purchase Price, if the sale is consummated. Neither the Seller nor the Title Company shall be responsible to the Purchaser for any interest associated with the subject Earnest Money Deposit.

9. The covenants herein shall bind and inure to the benefit of the executors, administrators, successors and assigns of the respective parties.

10. This Offer and all of Purchaser's obligations hereunder are contingent upon all of the following:

A. Purchaser's satisfaction with the Premises following Purchaser's testing, analysis, inspection and evaluation of the Premises ("Purchaser's Evaluations"). Purchaser shall have sixty (60) days after the Date of this Offer ("Inspection Period")

in which to conduct such investigations, evaluations and testing of the Premises (both above ground and below ground) as Purchaser deems appropriate in order to determine if the Premises are satisfactory and suitable for Purchaser's intended use and enjoyment. Purchaser's Evaluations may include, but shall not be limited to: (i) a physical inspection of all aspects of the Premises; (ii) an environmental analysis and investigation of the Premises; (iii) an analysis of the availability of any federal, state or local tax abatements or property tax reductions for the Premises; (iv) a verification that there are no existing special assessments affecting the Premises; (v) investigating the availability and condition of utility and sewage services and systems including, but not limited to, gas, water, electricity, sanitary sewer, storm sewer and telephone services and systems; (vi) making soil tests, borings and other engineering, environmental and architectural tests and evaluations; (vii) reviewing and analyzing all applicable building and use restrictions, zoning ordinances, building codes and all other federal, state and local statutes, codes, ordinances, rules and regulations relating to the ownership, development or use of the Premises; and (viii) analyzing the results of any survey. Upon completion of Purchaser's Evaluations, Purchaser shall, at its sole cost and expense, restore the Premises to a condition as good as its condition prior to such Evaluations. During the term of the Inspection Period and at all times prior to Closing, Purchaser, its employees, agents, representatives, engineers, inspectors and surveyors (collectively "Representatives"), shall have the right of access to the Premises at all times for the purposes of performing Purchaser's Evaluations provided Purchaser has executed the attached Release and marked as **Exhibit C** and obtained such a Release from its Representatives. Purchaser shall indemnify, defend and hold Seller free and harmless from and against any liability arising therefrom except as caused by the acts or omissions of Seller or Seller's agents and employees.

B. In the event that Purchaser is dissatisfied with the results of Purchaser's Evaluations and Purchaser has notified Seller in writing prior to the expiration of said Inspection Period, Purchaser shall have the option to rescind and terminate this Offer and Seller shall return all of Purchaser's Earnest Money Deposit paid as of that time, provided that Purchaser delivers to the Seller, free of charge, a copy of, in both electronic and hard copy formats, any and all documents, engineering plans, construction drawings, reports, assessments, surveys or site plans and any other work product prepared by, or on behalf of, Purchaser in accordance with this Paragraph 10 or for the development of the Premises (the "Documents") and shall represent and warrant to the Seller that upon delivery of the Documents that the Documents are assigned to Seller and/or the Seller has permission from any and all other preparers of the Documents, to use the same in connection with the Premises. All of Purchaser's Evaluations shall be performed at the Purchaser's sole cost and expense. At any time during the Inspection Period, Purchaser may elect to purchase the Premises for the Purchase Price, less the Earnest Money Deposit, by notifying the Seller in writing, and the Closing shall take place in accordance with Paragraph 12.

C. PURCHASER ACKNOWLEDGES THAT ONCE THE INSPECTION PERIOD EXPIRES PURCHASER HAS ACCEPTED THE PREMISES

PURSUANT TO THIS PARAGRAPH AND PURCHASER TAKES THE PREMISES "AS IS". EXCEPT AS PROVIDED IN PARAGRAPH 11 BELOW, SELLER HAS NOT MADE ANY REPRESENTATIONS OR WARRANTIES AS TO ANY MATTER, INCLUDING BUT NOT LIMITED TO, EXTERIOR (E.G., SOIL, SURFACE WATER AND GROUNDWATER) CONDITIONS OF THE PREMISES, EASEMENTS, BUILDING AND USE RESTRICTIONS, AVAILABILITY OF UTILITIES, OR ANY OTHER MATTER CONTEMPLATED IN THIS PARAGRAPH 10, AND THAT PURCHASER ASSUMES ALL RESPONSIBILITY FOR ANY INJURIES, CONDITIONS OR DAMAGES CAUSED BY ANY SUCH MATTERS UPON TRANSFER OF TITLE. EXCEPT AS SPECIFICALLY PROVIDED IN THIS OFFER, UPON CLOSING, PURCHASER WAIVES AND RELEASES SELLER FROM ALL CLAIMS OR CAUSES OF ACTION THAT PURCHASER MAY NOW OR HEREAFTER HAVE, KNOWN OR UNKNOWN, AGAINST SELLER RELATING TO THE PREMISES, THIS OFFER OR ARISING UNDER ANY FEDERAL, STATE, OR LOCAL LAW, REGULATION, ORDINANCE, OR CODE THAT RELATES TO THE PHYSICAL OR ENVIRONMENTAL CONDITION OF THE PREMISES. THIS AS-IS WHEREAS PARAGRAPH SHALL SURVIVE CLOSING.

11. Seller represents and warrants that to the best of its present knowledge there are no judicial or administrative proceedings pending or threatened against the Premises and Seller is not aware of any facts which might result in any action, suit or other proceeding. Upon the execution of this Offer the Seller shall not sell, convey, lease, mortgage, or otherwise encumber the Premises or any part thereof, permit to be done any act or deed to diminish the title to the Premises, and/or enter into any contracts or other commitments regarding the Premises.

12. If this Offer is accepted by Seller and if Title can be conveyed in the condition required within this Offer Purchaser agrees to complete the sale and close within fifteen (15) days of Purchaser's satisfaction of the conditions listed in Paragraph 10 of this Offer (the "Closing"). By the execution of this instrument the Purchaser acknowledges the receipt of a copy of this Offer. The Closing of this sale shall take place at the office of Clark Hill PLC, or as otherwise agreed to by the parties.

13. Purchaser shall indemnify, defend and hold Seller including its Board of Education (in their official and individual capacities), administrators, employees and agents, harmless from any claims, suits, damages, costs, injuries, losses and any expenses resulting and arising from and out of Purchaser's or its officers, directors, agents and/or employees' occupancy, possession, use, evaluations and ownership of the Premises herein during the time this Offer is in existence except for such matters arising from the acts or negligence of Seller or Seller's agents and employees.

14. Seller and Purchaser each acknowledges that no broker or real estate agency is involved in the negotiation or consummation of this transaction and that neither Seller or Purchaser are obligated to pay any fee or commission to any broker or real estate agency in the negotiation or consummation of this transaction. To the extent permitted by law, each party agrees to indemnify and defend the

other and hold the other harmless from any expense, claim or cause of action arising out of the breach of the foregoing warranty.

15. From and after the Date of this Offer, neither party shall initiate a zoning change or other proceeding affecting the Premises or do anything else which may tend to jeopardize or lessen the other party's interest in or the condition of the Premises without first obtaining prior written consent from the other party.

16. For the purposes of the transaction contemplated by this Offer, the "Date of this Offer" is the date of acknowledgment of the signature of the last party to sign this Offer. Once the Seller accepts Purchaser's Offer, this Offer To Purchase Real Estate shall hereinafter be referred to as the "Offer."

17. Whenever in this Offer it is provided that notice must be given or an act performed or payment made on a certain date, and if such date falls on a Saturday, Sunday or holiday, the date of the notice of performance or payment shall be the next following business day.

18. No waiver of any of the provisions of this Offer shall be deemed or shall constitute a waiver of any other provisions, whether or not similar, nor shall any waiver be a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

19. This Offer shall be governed by and construed in accordance with the laws of the State of Michigan regardless of whether any party may or hereafter become domiciled in another state. Venue shall be Wayne County, Michigan.

20. Purchaser shall have the right to assign its rights hereunder to the Wayne County Soil and Water Conservation District; provided that, in the event of such assignment, Purchaser shall notify Seller in writing and complete such assignment no later than five (5) calendar days prior to the Closing, pursuant to the form of Assignment attached hereto as **Exhibit E**.

21. This Offer may be executed in one or more counterparts, all of which together will for all purposes constitute one agreement binding upon the parties.

22. This Offer along with all attachments constitutes the entire agreement of the parties regarding the subject matter herein and supersedes and terminates any and all prior or contemporaneous agreements, representations, understandings or dealings between the parties, either oral or written. This Offer may be amended only by a writing signed by the parties.

23. Except as otherwise provided, all notices required under this Offer shall be effective only if in writing and shall be either personally served, electronically transmitted, or sent with postage prepaid to the appropriate party at its address as set forth in the introductory paragraph of this Agreement.

If to Purchaser: Friends of The Rouge
650 Church Street, Suite 209
Plymouth, Michigan 48170

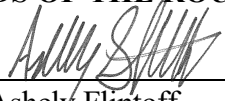
Attn: Ashley Flintoff, Executive Director
Email: aflintoff@therouge.org

If to Seller: Livonia Public Schools
15125 Farmington Road
Livonia, Michigan 48154
Attn: Phillip Francis, Deputy Superintendent
Email: pfrancis@livoniapublicschools.org

With a copy to: Clark Hill PLC
200 Park Street, Suite 200
Birmingham, Michigan 48009
Attn: Dana L. Abrahams
Email: dabrahams@clarkhill.com

24. Seller acknowledges receipt from the Purchaser of the Earnest Money Deposit above mentioned which will be returned forthwith if the foregoing Offer is not accepted within the time above set forth.

**PURCHASER:
FRIENDS OF THE ROUGE**

By: 
Ashely Flintoff

Its: Executive Director

Date: November 6, 2025

SELLER:

LIVONIA PUBLIC SCHOOLS

By: _____
Andrea Oquist

Its: Superintendent

Date: November ___, 2025

EXHIBIT A

LEGAL DESCRIPTION

Legal Description from Assessor Records:

06T1B U PT OF SW 1/4 SEC 6 T2SR9E BEG AT S 1/4 COR SEC 6 TH N
363.30FT TH W 1262.80FT TH SOUTH 230FT TH WEST 150FT TH
SOUTH 133.30FT TH EAST 1417.70FT TO POB EXC THE N 130 FT OF
THE S 363.30 FT OF THE EAST 184 FT 10.45 AC

Sidwell No: 56-023-99-0013-000

EXHIBIT B

WARRANTY DEED

This Indenture, made the ____ day of _____, 202__ between LIVONIA PUBLIC SCHOOLS (hereinafter called the "Grantor"), whose address is 15125 Farmington Road, Livonia, Michigan 48154, and FRIENDS OF THE ROUGE, (hereinafter called Grantee"), whose address is 650 Church Street, Suite 209, Plymouth, Michigan 48170. The Grantor hereby conveys and warrants to the Grantee the following described premises situated in the City of Westland, Wayne County, Michigan, described as:

(the "Premises")

Together with all tenements, hereditaments, appurtenances and improvements thereunto belonging or in any way appertaining for the sum of Three Hundred Fifty Thousand and 00/100 (\$350,000.00) Dollars paid to the Grantor.

Subject to:

1. Easements and building and use restrictions, if any;
2. Rights of the public, and any governmental authority in any part of the land taken, deeded, or used as a street, road or highway; and
3. Restrictions imposed by zoning ordinances or as part of a general plan; and

Grantor grants to Grantee the right to make all divisions permitted under Section 108 of the Michigan Land Division Act, being Act No. 288 of the Public Acts of 1967, as amended.

This Premises 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written.

GRANTOR:

LIVONIA PUBLIC SCHOOLS

By: _____

Its: Superintendent

STATE OF MICHIGAN)
)SS
COUNTY OF WAYNE)

On ____ day of _____, 202__, before me, the undersigned notary public in and for said County, personally appeared _____, Superintendent of Livonia Public Schools, to me known to be the same person who executed the within instrument on behalf of Livonia Public Schools, and who acknowledges the same to be the free act and deed of Livonia Public Schools.

_____, Notary Public
County, Michigan
Acting in _____ County
My commission expires:

This Instrument Drafted By:

Dana L. Abrahams, Esq.
CLARK HILL PLC
200 Park Street, Suite 200
Birmingham, Michigan 48009

When Recorded Return to:

Grantee

Recording Fee: _____

Transfer Tax: *Exempt pursuant to MCLA 207.505(h)(i) and 207.526(h)(i)*

Sidwell No: 56-023-99-0013-000

EXHIBIT C

RELEASE AND HOLD HARMLESS

The undersigned, in consideration of the permission of LIVONIA PUBLIC SCHOOLS (“Owner”) to enter upon the Premises owned by the Owner for purposes of inspecting the subject Premises in the furtherance of the undersigned’s relationship with any prospective purchaser of real property of the Owner, does hereby release and hold the Owner harmless from any and all damages, losses, liabilities, expenses, costs (including attorney fees) and claims incurred by the undersigned resulting in any way from the undersigned’s entering upon and inspecting any real property owned by the Owner except as may arise from the acts or omissions of Owner or Owner’s agents or employees.

WITNESSES:

Ashley Flintoff, Executive Director
Friends of the Rouge

A handwritten signature in black ink, appearing to read 'Ashley Flintoff', is written over a horizontal line.A horizontal line for a signature, currently empty.

EXHIBIT D
ESCROW AGREEMENT

First American Title Insurance Company
5445 Corporate Drive, Suite 175
Troy, Michigan 48098-2617

Commitment No.: NCS-_____-MICH

Re: “Seller”: Livonia Public Schools
 “Purchaser”: Friends of the Rouge
 “Property”: See Description in Attached Offer To
 Purchase Real Estate

Deposited with you herewith are the following:

1. Check in the amount of \$10,000.00; and
2. Offer To Purchase Real Estate (“Offer”) dated _____, 2025, between
 the captioned Seller and Purchaser.

The Deposit represent the Earnest Money Deposit (“Deposit”) recited in the Offer.

The Offer recited above is hereby incorporated by reference. The Deposit is to be held by you for delivery under the following terms and conditions:

You are authorized and directed to release the Deposit in accordance with the terms of the Offer or any other written instructions signed by SELLER and PURCHASER. It is understood and agreed that such written instructions shall clearly indicate the payee, method of delivery and amount.

In the event of a dispute as to the disposition of the Deposit you are authorized and directed to follow one of the following courses of action, which action you shall take at your sole discretion:

1. You may hold the Deposit until you are in receipt of either:
 - a) written instructions signed by the SELLER and PURCHASER which shall direct and authorize the disposition of the Deposit.
 - b) an Order of a Court of Competent Jurisdiction which constitutes a final determination as to the disposition of the Deposit.

Upon making such delivery, and performance of any other services included above, you will thereupon be released and acquitted from any further liabilities concerning the Deposit, it being expressly understood that such liability in any event is limited by the terms and conditions set forth herein. By acceptance of this agency, you are in no way assuming responsibility for the validity or authenticity of the subject matter of the Deposit.

In the event that your duties under this Escrow Agreement shall conflict with any provision of the Offer, this Escrow Agreement shall control. The Deposit recited above shall be held by First American Title Insurance Company.

In the event of litigation affecting your duties relating to the Deposit, we agree to reimburse you for any reasonable expenses incurred, including attorney fees.

Any changes in the terms or conditions hereof may be made only in writing signed by all parties or their duly authorized representatives.

SELLER:

LIVONIA PUBLIC SCHOOLS

BY: _____
Andrea Oquist

ITS: Superintendent

DATE: November __, 2025

PURCHASER:

FRIENDS OF THE ROUGE

BY: _____
Ashely Flintoff

ITS: Executive Director

DATE: November 6, 2025

We hereby accept the above escrow Deposit under the terms and conditions therein set forth.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____

ITS: _____

DATE: _____, 2025

EXHIBIT D

**ASSIGNMENT AND ASSUMPTION OF PURCHASER'S INTEREST IN
OFFER TO PURCHASE REAL ESTATE**

THIS ASSIGNMENT AND ASSUMPTION OF PURCHASER'S INTEREST IN OFFER TO PURCHASE REAL ESTATE ("Assignment") is made and entered into as of _____, 20____, by and between **FRIENDS OF THE ROUGE**, whose address is 650 Church Street, Suite 209, Plymouth, Michigan 48170 ("Assignor"), and **WAYNE COUNTY SOIL AND WATER CONSERVATION DISTRICT**, whose address is _____ ("Assignee").

WITNESSETH:

WHEREAS, Assignor as purchaser, entered into a certain Offer To Purchase Real Estate with the Livonia Public Schools, dated _____, 2025 (the "Purchase Agreement"), to purchase a vacant 10.45 +/- acre site located on the West side of North Hix Road, about a mile North of Ford Road (M-153) and 1.5 miles Northeast of the I-275 interchange, Westland Michigan, Sidwell Number 56-023-99-0013-000, as more fully described in the Purchase Agreement; and

WHEREAS, Assignor desires to assign to Assignee, and Assignee desires to accept from Assignor, all of Assignor's rights, obligations, title, interest, duties, and responsibilities in and to the Purchase Agreement in accordance with the terms and conditions of this Assignment as well as Assignor's interest in the Earnest Money Deposit held by Livonia Public Schools, in accordance with the terms and conditions of this Assignment.

NOW, THEREFORE, in consideration of the foregoing, One Dollar (\$1.00) and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, Assignor does hereby convey, transfer, sell and assign to Assignee all of Assignor's rights, obligations, title, interest, duties and responsibilities in and to the Purchase Agreement and Earnest Money Deposit, and Assignee does hereby assume from Assignor all of Assignor's rights, obligations, title, interest, duties and responsibilities in and to the Purchase Agreement and the Earnest Money Deposit, and agrees to be bound thereby.

**ASSIGNOR:
FRIENDS OF THE ROUGE**

By: _____

Its: _____

Date: _____

**WAYNE COUNTY CONSERVATION DISTRICT, AS ASSIGNEE, HEREBY ACKNOWLEDGES
AND ACCEPTS THE FOREGOING ASSIGNMENT OF THE PURCHASE AGREEMENT:**

**ASSIGNEE:
WAYNE COUNTY SOIL AND WATER
CONSERVATION DISTRICT**

By: _____

Its: _____

Date: _____

ACKNOWLEDGMENT OF SELLER:

LIVONIA PUBLIC SCHOOLS hereby consents to the assignment by Assignor to Assignee of all of Assignor's rights, obligations, title, interest, duties and responsibilities in and to the Purchase Agreement and upon Closing, Assignor shall have no further liabilities or obligations under the Purchase Agreement.

**SELLER:
LIVONIA PUBLIC SCHOOLS**

By:_____

Its: Superintendent

Date: _____