

November 13, 2006

Honorable City Council:

RE: Petition No. 3442—Addendum
Redico Management, Inc. ("REDICO")
Office-Retail Building on the Kennedy Square Block at Campus Martius
"As-Built" Easements within city rights-of-way
area bounded by Griswold, Woodward, Fort and Michigan

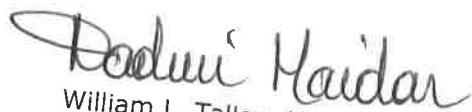
Redico Management Inc. ("REDICO") completed construction of a multi-story office-retail building on the Kennedy Square Block site. The building added about 240,000 square feet of office-retail space in downtown Detroit. The structure is built above the renovated Kennedy Square Block underground parking garage. The REDICO office-retail building stands facing Campus Martius Park.

City Council approved a resolution (Petition No. 3442; November 18, 2005—J.C.C. pages 3510-22) granting REDICO certain public street right-of-way easements, variances, roadway alterations and encroachments. The building structure activities are complete, and REDICO finished an 'as-built' land survey on July 28, 2006. Based upon the 'as-built' land survey, REDICO submitted a Kennedy Block Condominium Subdivision Plan to Wayne County for recording a master deed; containing three-dimensional legal descriptions of condominium documents necessitate adjustments in some of the legal descriptions of easements approved by City Council in the November 2005 resolution. Also, to operate the renovated underground parking garage certain 'as-built' easements must be retained by the Detroit Downtown Development Authority ("DDA").

The attached resolution will serve as an "addendum" to Petition No. 3442 of REDICO. The 'as-built' legal descriptions within this resolution will reestablish the REDICO and DDA "three-dimensional land easements". The 'as built' easements in this resolution are shown within the Kennedy Block Condominium Plan

I am recommending adoption of the attached resolution.

Respectfully submitted,



William L. Talley, Head Engineer
City Engineering Division -DPW

AM:

Attachments

cc: Director, Department of Public Works
Mayor's Office

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BY COUNCIL MEMBER: _____

Whereas, Redico Management Inc. ("REDICO") completed construction of a multi-story office-retail building on the Kennedy Square Block site. The finished building added about 240,000 square feet of office-retail space in downtown Detroit. The structure is built above the renovated Kennedy Square Block underground parking garage. The REDICO office-retail building stands facing Campus Martius Park; and

Whereas, City Council approved a resolution (Petition No. 3442; November 18, 2005—J.C.C. pages 3510-22) granting REDICO certain public street right-of-way easements, variances, roadway alterations and encroachments. The building structure activities are complete, and REDICO finished an 'as-built' land survey on July 28, 2006. Based upon the 'as-built' land survey, REDICO submitted a Kennedy Block Condominium Subdivision Plan to Wayne County for recording a master deed; containing three-dimensional legal descriptions. The condominium documents necessitate adjustments in some of the legal descriptions of easements approved by City Council in the November 2005 resolution. Also, to operate the renovated underground parking garage certain 'as-built' easements must be retained by the Detroit Downtown Development Authority ("DDA"); therefore be it

RESOLVED, To maintain the REDICO office-retail building within the Kennedy Block Condominium Subdivision Plan it is necessary to reestablish "three-dimensional land easements" previously granted by City Council (Petition No. 3442; November 18, 2005—J.C.C. pages 3510-22). Land surveys have determined the precise position of the 'as-built' structure and its appurtenances. Parts of the structure are permissible projections into City public rights-of-way as shown within the condominium plan. Also, to operate the renovated underground parking garage certain 'as-built' easements must be retained by the DDA. Firstly, the DDA and REDICO easement areas are summarized in a "table" in this resolution. Secondly, the DDA and REDICO "three-dimensional land easements" are more particularly described in this resolution:

NOTES: In this resolution "easement(s)" means a non-possessory interest—delimited elevations in city datum; aboveground and surface-grade—within public street rights-of-way to construct and maintain parts of the "REDICO office-retail building." When this specific purpose is extinguished (meaning if the "REDICO office-retail building" is razed by its land title holders) the public lands, street rights-of-way, revert back to their full height(s)-width(s)-depth(s) [elevations defined within condominium plan records] free of "REDICO office-retail building" burden(s) or easement(s).

The REDICO office-retail building and DDA garage three-dimensional 'as-built' easements are shown within a set of drawings, prepared by Metco Services, Inc., entitled "Kennedy Block Condominium." The drawings will be recorded as an exhibit to the master deed of "Kennedy Block Condominium, City of Detroit, Wayne County, Michigan.

FIRSTLY, the DDA and REDICO easements are summarized in the following table:

Redico Building Easements		DDA Garage Easements	
Easement "L"	TREE GRATE purposes, lying within portion of Michigan Avenue (100 feet wide)	Easement "A"	EXHAUST SHAFT PURPOSES
Easement "M"	BUILDING PROJECTION purposes, lying within portion of Michigan Avenue (100 feet wide)		
Easement "N"	BUILDING PROJECTION purposes, lying within portion of Michigan Avenue (100 feet wide)	Easement "B"	EXHAUST SHAFT PURPOSES
Easement "O"	PLANTER purposes, lying within portion of Michigan Avenue (100 feet wide)		
Easement "P"	GRANITE PAVERS purposes, lying within portion of Michigan Avenue (100 feet wide)	Easement "C"	AIR INTAKE PURPOSES
Easement "Q"	BUILDING PROJECTION purposes, lying within portion of Woodward Avenue (variable width)		
Easement "R"	BUILDING PROJECTION purposes, lying within portion of Woodward Avenue (variable width)	Easement "D"	STAIRWELL AND ENTRY PURPOSES
Easement "R ₁ "	BUILDING PROJECTION purposes, lying within portion of Woodward Avenue (variable width)		
Easement "R ₂ "	BUILDING PROJECTION purposes, lying within portion of Woodward Avenue (variable width)	Easement "E"	STAIRWELL PURPOSES
Easement "S"	BUILDING PROJECTION purposes, lying within portion of Woodward Avenue (variable width)		
Easement "S ₁ "	BUILDING PROJECTION purposes, lying within portion of Woodward Avenue (variable width)	Easement "J"	AIR INTAKE TUNNEL PURPOSES
Easement "S ₂ "	BUILDING PROJECTION purposes, lying within portion of Woodward Avenue (variable width)		
Easement "T"	BUILDING PROJECTION purposes, lying within portion of Fort Street (100 feet wide)	Easement "K"	EXHAUST SHAFT PURPOSES
Easement "U"	BUILDING PROJECTION purposes, lying within portion of Griswold Street (90 feet wide)		

SECONDLY, the DDA and REDICO "three-dimensional land easements" are more particularly described as follows:

**DDA GARAGE EASEMENT "A"
EXHAUST SHAFT PURPOSES**

A three-dimensional easement for *exhaust shaft* purposes, within an area between City of Detroit Elevation 89.5 and City of Detroit Elevation 124.47, lying within that portion of Fort Street (100 feet wide) in the City of Detroit, County of Wayne, State of Michigan, described as:

Commencing at the northwest corner of Lot 16 of the "MAP OF THE TRACT OF LAND GRANTED BY AN ACT OF CONGRESS, APPROVED MAY 20, 1826 TO THE CITY OF DETROIT AS THE SAME DIVIDED INTO LOTS AND NUMBER BY ORDER OF THE COMMON COUNCIL OF SAID CITY BY J. MULLET, SURVEYOR, 1831" as recorded on June 13, 1831 in Liber 5 page 218 City Records;

Thence S33°07'12"E 280.31 feet to the southwest corner of said Lot 16;

Thence S27°42'52"E 51.31 feet to the POINT OF BEGINNING;

Thence N56°52'48"E 13.00 feet;

Thence S33°07'12"E 0.99 feet;

Thence N57°26'30"E 61.81 feet;

Thence S33°07'12"E 12.50 feet;

Thence S57°26'30"W 74.81 feet;

Thence N33°07'12"E 13.36 feet to the POINT OF BEGINNING; and further

**DDA GARAGE EASEMENT "B"
EXHAUST SHAFT PURPOSES**

A three-dimensional easement for *exhaust shaft* purposes, within an area between City of Detroit elevation 88.45 and City of Detroit Elevation 122.50, lying within that portion of Fort Street (100 feet wide) in the City of Detroit, County of Wayne, State of Michigan, described as:

Commencing at the southwest corner of Lot 16 of the "MAP OF THE TRACT OF LAND GRANTED BY AN ACT OF CONGRESS, APPROVED MAY 20, 1826 TO THE CITY OF DETROIT AS THE SAME DIVIDED INTO LOTS AND NUMBER BY ORDER OF THE COMMON COUNCIL OF SAID CITY BY J. MULLET, SURVEYOR, 1831" as recorded on June 13, 1831 in Liber 5 page 218 City Records;

Thence N59°50'27"E along the northerly line of Fort Street (100 feet wide), also being the southerly line of said Lot 16 and the easterly extension thereof 219.07 feet;

Thence S33°07'12"E 39.76 feet to the POINT OF BEGINNING;

Thence N56°52'48"E 23.23 feet;

Thence S33°07'12"E 7.58 feet;

Thence S56°52'48"W 23.23 feet;

Thence N33°07'12"W 7.58 feet to the POINT OF BEGINNING; and further

**DDA GARAGE EASEMENT "C"
AIR INTAKE PURPOSES**

A three-dimensional easement for *air intake* purposes, within an area between City of Detroit elevation 85.50 and City of Detroit Elevation 140.25, lying within that portion of Woodward Avenue (variable width) in the City of Detroit, County of Wayne, State of Michigan, described as:

Commencing at the northwest corner of Lot 16 of the "MAP OF THE TRACT OF LAND GRANTED BY AN ACT OF CONGRESS, APPROVED MAY 20, 1826 TO THE CITY OF DETROIT AS THE SAME DIVIDED INTO LOTS AND NUMBER BY ORDER OF THE COMMON COUNCIL OF SAID CITY BY J. MULLET, SURVEYOR, 1831" as recorded on June 13, 1831 in Liber 5 page 218 City Records;

Thence N59°50'38"E along the southerly line of Lafayette Boulevard (80 feet wide), also being the northerly line of said Lot 16, 18.66 feet to the southerly line of Michigan Avenue (100 feet wide);

Thence N89°51'36"E along the southerly line of said Michigan Avenue, also being the northerly line of said Lot 16 and the easterly extension thereof 193.58;

Thence N67°24 '15"E 65.58 feet to the POINT OF BEGINNING;

Thence S89°53'06"E 24.35 feet;

Thence S00°06'54"W 7.07 feet;

Thence S45°06'54"W 16.85 feet;

Thence N33°07'12"W 22.70 feet; to the POINT OF BEGINNING; and further

**DDA GARAGE EASEMENT "D"
STAIRWELL AND ENTRY PURPOSES**

A three-dimensional easement *for stairwell and entry* purposes, within an area between City of Detroit elevation ± 90.87 and City of Detroit Elevation ± 136.97 , lying within that portion of Fort Street (100 feet wide) in the City of Detroit, County of Wayne, State of Michigan, described as:

Commencing at the southwest corner of Lot 16 of the "MAP OF THE TRACT OF LAND GRANTED BY AN ACT OF CONGRESS, APPROVED MAY 20, 1826 TO THE CITY OF DETROIT AS THE SAME DIVIDED INTO LOTS AND NUMBER BY ORDER OF THE COMMON COUNCIL OF SAID CITY BY J. MULLET, SURVEYOR, 1831" as recorded on June 13, 1831 in Liber 5 page 218 City Records;

Thence N59°50'27"E along the northerly line of Fort Street (100 feet wide), also being the southerly line of said Lot 16 and the easterly extension thereof 108.08 feet;

Thence S30°09'33"E 45.56 feet to the POINT OF BEGINNING;

Thence N56°52'48"E 25.08 feet;

Thence S33°07'12"E 8.66 feet;

Thence S56°52'48"W 18.42 feet;

Thence S33°07'12"E 10.33 feet;

Thence S56°52'48"W 18.42 feet;

Thence N33°07'12"W 10.17 feet;

Thence N56°52'48"E 11.75 feet;

Thence N33°07'12"W 8.83 feet to the POINT OF BEGINNING; and further

**DDA GARAGE EASEMENT "E"
STAIRWELL PURPOSES**

A three-dimensional easement for stairwell purposes, within an area between City of Detroit Elevation, at the Top of the Garage Lid, of ± 117.33 , and City of Detroit Elevation ± 131.67 , lying within that part of the southwesterly part of Campus Martius, as vacated by Recorders Court on January 3, 1860, file #8, and the same was recited in Journal of Common Council, 1860 on page 45, located between

Michigan Avenue (100 feet wide) and Fort Street (100 feet wide), all being the former City Hall Site as stated in the Common Council Resolution of March 6, 1860 on page 45, described as:

Commencing at the northwest corner of Lot 16 of the "MAP OF THE TRACT OF LAND GRANTED BY AN ACT OF CONGRESS, APPROVED MAY 20, 1826 TO THE CITY OF DETROIT AS THE SAME DIVIDED INTO LOTS AND NUMBER BY ORDER OF THE COMMON COUNCIL OF SAID CITY BY J. MULLET, SURVEYOR, 1831" as recorded on June 13, 1831 in Liber 5 page 218 City Records;

Thence N59°50'38"E along the northerly line of said Lot 16 also being the southerly line of Lafayette Street (80 feet wide), 18.66 feet to the southerly line of Michigan Avenue (100 feet wide);

Thence N89°51'36"E along the southerly line of said Michigan Avenue, also being the northerly line of said Lot 16 a distance of 260.41 feet;

Thence S00°08'24"E 4.33 feet to the POINT OF BEGINNING;

Thence S89°53'06"E 8.33 feet;

Thence S00°06'54"W 18.64 feet;

Thence N89°53'06"W 8.33 feet;

Thence N00°06'54"E 18.64 feet to the POINT OF BEGINNING; and further

**DDA GARAGE EASEMENT "J"
AIR INTAKE TUNNEL PURPOSES**

A three-dimensional easement for air intake tunnel purposes, within an area between City of Detroit elevation ± 110.00 and City of Detroit Elevation ± 116.33 , lying within that portion of Woodward Avenue (variable width) in the City of Detroit, County of Wayne, State of Michigan, described as:

Commencing at the northwest corner of Lot 16 of the "MAP OF THE TRACT OF LAND GRANTED BY AN ACT OF CONGRESS, APPROVED MAY 20, 1826 TO THE CITY OF DETROIT AS THE SAME DIVIDED INTO LOTS AND NUMBER BY ORDER OF THE COMMON COUNCIL OF SAID CITY BY J. MULLET, SURVEYOR, 1831" as recorded on June 13, 1831 in Liber 5 page 218 City Records;

Thence N59°50'38"E along the southerly line of Lafayette Boulevard (80 feet wide), also being the northerly line of said Lot 16, 18.66 feet to the southerly line of Michigan Avenue (100 feet wide);

Thence N89°51'36"E along the southerly line of said Michigan Avenue, also being the northerly line of said Lot 16 and the easterly extension thereof 193.58;

Thence N67°24'15"E 65.58 feet to the POINT OF BEGINNING;

Thence N33°07'12"W 2.83 feet;

Thence S89°54'14"W 57.07 feet;

Thence N00°05'46"W 4.33 feet;

Thence N89°54'14"E 60.79 feet;

Thence S33°07'12"E 8.02 feet;

Thence N89°53'06"W 6.55 feet to the POINT OF BEGINNING; and further

DDA GARAGE EASEMENT "K"*Not Included In Original Plan Documents***EXHAUST SHAFT PURPOSES**

A three-dimensional easement for *exhaust shaft* purposes, within an area between City of Detroit elevation 88.45 and City of Detroit Elevation 122.50, lying within that portion of Fort Street (100 feet wide) in the City of Detroit, County of Wayne, State of Michigan, described as:

Commencing at the southwest corner of Lot 16 of the "MAP OF THE TRACT OF LAND GRANTED BY AN ACT OF CONGRESS, APPROVED MAY 20, 1826 TO THE CITY OF DETROIT AS THE SAME DIVIDED INTO LOTS AND NUMBER BY ORDER OF THE COMMON COUNCIL OF SAID CITY BY J. MULLET, SURVEYOR, 1831" as recorded on June 13, 1831 in Liber 5 page 218 City Records;

Thence N59°50'27"E along the northerly line of Fort Street (100 feet wide), also being the southerly line of said Lot 16 and the easterly extension thereof 205.41 feet;

Thence S33°07'12"E 34.88 feet to the POINT OF BEGINNING;

Thence N01°42'59"E 22.64 feet;

Thence N61°01'24"E 9.65 feet;

Thence S33°01'09"E 22.18 feet;

Thence S56°33'52"W 22.52 feet;

Thence N33°07'12"W 4.42 feet to the POINT OF BEGINNING; and further

REDICO BUILDING EASEMENT "L"**TREE GRATE PURPOSES**

A private easement for *tree grate* purposes lying within that portion of Michigan Avenue (100 feet wide) in the City of Detroit, County of Wayne, State of Michigan, and being described as:

Commencing at the northwest corner of Lot 16 of the "MAP OF THE TRACT OF LAND GRANTED BY AN ACT OF CONGRESS, APPROVED MAY 20, 1826 TO THE CITY OF DETROIT AS THE SAME DIVIDED INTO LOTS AND NUMBER BY ORDER OF THE COMMON COUNCIL OF SAID CITY BY J. MULLET, SURVEYOR, 1831" as recorded on June 13, 1831 in Liber 5 page 218 City Records;

Thence N59°50'38"E along the southerly line of Lafayette Boulevard (80 feet wide), also being the northerly line of said Lot 16, a distance of 18.66 feet to the southerly line of Michigan Avenue (100 feet wide), to the POINT OF BEGINNING;

Thence N30°09'22"W 18.18 feet;

Thence N59°50'38"E 10.51 feet;

Thence N89°51'36"E 70.67 feet;

Thence S30°09'22"W 20.52 feet;

Thence S89°51'36"W 6.00 feet;

Thence S00°08'24"E 3.00 feet; to a point on the southerly line of said Michigan Avenue, also being the northerly line of said Lot 16;

Thence S89°51'36"W along the southerly line of said Michigan Avenue, also being the northerly line of said Lot 16, a distance of 74.53 feet to the POINT OF BEGINNING; and further

REDICO BUILDING EASEMENT "M"
BUILDING PROJECTION PURPOSES

A three-dimensional easement for *building projection* purposes, within an area between City of Detroit elevation 122.17 and City of Detroit Elevation 266.51, lying within that portion of Michigan Avenue (100 feet wide) in the City of Detroit, County of Wayne, State of Michigan, and being described as:

Commencing at the northwest corner of Lot 16 of the "MAP OF THE TRACT OF LAND GRANTED BY AN ACT OF CONGRESS, APPROVED MAY 20, 1826 TO THE CITY OF DETROIT AS THE SAME DIVIDED INTO LOTS AND NUMBER BY ORDER OF THE COMMON COUNCIL OF SAID CITY BY J. MULLET, SURVEYOR, 1831" as recorded on June 13, 1831 in Liber 5 page 218 City Records;

Thence N59°50'38"E along the southerly line of Lafayette Boulevard (80 feet wide), also being the northerly line of said Lot 16, a distance of 18.66 feet to the southerly line of Michigan Avenue (100 feet wide);

Thence N89°51'36"E along the southerly line of said Michigan Avenue, also being the northerly line of said Lot 16, a distance of 74.53 feet to the POINT OF BEGINNING;

Thence N00°08'24"W 3.00 feet;

Thence N89°51'36"E 6.00 feet;

Thence S00°08'24"E 3.00 feet to a point on the southerly line of said Michigan Avenue, also being the northerly line of said Lot 16;

Thence S89°51'36"W along the southerly line of said Michigan Avenue, also being the northerly line of said Lot 16, a distance of 6.00 feet to the POINT OF BEGINNING; and further

REDICO BUILDING EASEMENT "N"
BUILDING PROJECTION PURPOSES

A three-dimensional easement for *building projection* purposes, within an area between City of Detroit elevation 122.17 and City of Detroit Elevation 149.25, lying within that portion of Michigan Avenue (100 feet wide) in the City of Detroit, County of Wayne, State of Michigan, and being described as:

Commencing at the northwest corner of Lot 16 of the "MAP OF THE TRACT OF LAND GRANTED BY AN ACT OF CONGRESS, APPROVED MAY 20, 1826 TO THE CITY OF DETROIT AS THE SAME DIVIDED INTO LOTS AND NUMBER BY ORDER OF THE COMMON COUNCIL OF SAID CITY BY J. MULLET, SURVEYOR, 1831" as recorded on June 13, 1831 in Liber 5 page 218 City Records;

Thence N59°50'38"E along the southerly line of Lafayette Boulevard (80 feet wide), also being the northerly line of said Lot 16 a distance of 18.66 feet to the southerly line of Michigan Avenue (100 feet wide);

Thence N89°51'36"E along the southerly line of said Michigan Avenue, also being the northerly line of said Lot 16, a distance of 123.03 feet to the POINT OF BEGINNING;

Thence N00°08'24"W 3.00 feet;

Thence N89°51'36"E 8.00 feet;

Thence S00°08'24"E 3.00 feet to a point on the southerly line of said Michigan Avenue, also being the northerly line of said Lot 16;

Thence S89°51'36"W along the southerly line of said Michigan Avenue, also being the northerly line of said Lot 16, a distance of 8.00 feet to the POINT OF BEGINNING; and further

**REDICO BUILDING EASEMENT "O"
PLANTER PURPOSES**

A private easement for *planter* purposes lying within that portion of Michigan Avenue (100 feet wide) in the City of Detroit, County of Wayne, State of Michigan, and being described as:

Commencing at the intersection of the southerly line of Michigan Avenue (100 feet wide) with the westerly line of Woodward Avenue, as relocated, (variable width);

Thence S89°51'36"W along the southerly line of said Michigan Avenue; also being the northerly line of said Lot 16, a distance of 11.33 feet to the POINT OF BEGINNING;

Thence S89°51'36"W 32.04 feet; along the southerly line of Michigan Avenue, also known as the northerly line of Lot 16;

Thence N00°08'24"W 16.50 feet;

Thence N89°51'36"E 32.04 feet;

Thence S00°08'24"E 16.50 feet to the POINT OF BEGINNING; and further

**REDICO BUILDING EASEMENT "P"
GRANITE PAVERS PURPOSES**

A private easement for *granite pavers* purposes lying within that portion of Michigan Avenue (100 feet wide) in the City of Detroit, County of Wayne, State of Michigan, and being described as:

Commencing at the intersection of the southerly line of Michigan Avenue (100 feet wide) with the westerly line of Woodward Avenue, as relocated, (variable width);

Thence S00°08'24"E along the Westerly line of said Woodward Avenue, 5.05 feet to the POINT OF BEGINNING;

Thence S33°08'24"E 34.49 feet;

Thence S56°51'36"W 22.40 feet to a point on the westerly line of Woodward Avenue;

Thence N00°08'24"W along the southerly line of Woodward Avenue, 32.90 feet to the POINT OF BEGINNING; and further

**REDICO BUILDING EASEMENT "Q"
BUILDING PROJECTION PURPOSES**

A three-dimensional easement for *building projection* purposes, within an area between City of Detroit elevation 122.17 and City of Detroit Elevation 140.42, lying within that portion of Woodward Avenue (variable width) in the City of Detroit, County of Wayne, State of Michigan, and being described as:

Commencing at the intersection of the southerly line of Michigan Avenue (100 feet wide) with the westerly line of Woodward Avenue, as relocated, (variable width);

Thence S00°08'24"E along the westerly line of said Woodward Avenue, 58.46 feet to the POINT OF BEGINNING;

Thence N89°51'36"E 7.00 feet;

Thence S00°08'24"E 35.00 feet;
 Thence S89°51'36"W 7.00 feet to a point on the westerly line of said Woodward Avenue;
 Thence N00°08'24"W along the westerly line of said Woodward Avenue, 35.00 feet to the POINT OF BEGINNING; and further

REDICO BUILDING EASEMENT "R"
BUILDING PROJECTION PURPOSES

A three-dimensional easement for *building projection* purposes, within an area between City of Detroit elevation 141.00 and City of Detroit Elevation 285.00 lying within that portion of Woodward Avenue (variable width) in the City of Detroit, County of Wayne, State of Michigan, and being described as:
 Commencing at the intersection of the southerly line of Michigan Avenue (100 feet wide) with the westerly line of Woodward Avenue, as relocated, (variable width);
 Thence S00°08'24"E along the westerly line of said Woodward Avenue, 100.46 feet to the POINT OF BEGINNING;
 Thence N89°51'36"E 17.00 feet;
 Thence S00°08'24"E 42.00 feet;
 Thence S89°51'36"W 17.00 feet to a point on the westerly line of said Woodward Avenue;
 Thence N00°08'24"W along the westerly line of said Woodward Avenue, 42.00 feet to the POINT OF BEGINNING; and further

REDICO BUILDING EASEMENT "R1"
BUILDING PROJECTION PURPOSES

A three-dimensional easement for *building projection* purposes, within an area between City of Detroit elevation 122.17 and City of Detroit Elevation 141.00, lying within that portion of Woodward Avenue (variable width) in the City of Detroit, County of Wayne, State of Michigan, and being described as:
 Commencing at the intersection of the southerly line of Michigan Avenue (100 feet wide) with the westerly line of Woodward Avenue, as relocated, (variable width);
 Thence S00°08'24"E along the westerly line of said Woodward Avenue, 101.44 feet to the POINT OF BEGINNING;
 Thence N56°51'36"E 1.50 feet;
 Thence S33°08'24"E 3.00 feet;
 Thence S56°51'36"W 3.45 feet to a point on the westerly line of said Woodward Avenue;
 Thence N00°08'24"W along the westerly line of said Woodward Avenue, 3.58 feet to the POINT OF BEGINNING; and further

REDICO BUILDING EASEMENT "R2"
BUILDING PROJECTION PURPOSES

A three-dimensional easement for *building projection* purposes, within an area between City of Detroit elevation 122.17 and City of Detroit Elevation 141.00, lying within that portion of Woodward Avenue (variable width) in the City of Detroit, County of Wayne, State of Michigan, and being described as:

Commencing at the intersection of the southerly line of Michigan Avenue (100 feet wide) with the westerly line of Woodward Avenue, as relocated, (variable width);
 Thence S00°08'24"E along the westerly line of said Woodward Avenue, 137.21 feet to the POINT OF BEGINNING;
 Thence N56°51'36"E 1.48 feet;
 Thence S33°08'24"E 3.00 feet;
 Thence S56°51'36"W 3.43 feet to a point on the westerly line of said Woodward Avenue;
 Thence N00°08'24"W along the westerly line of said Woodward Avenue, 3.58 feet to the POINT OF BEGINNING; and further

REDICO BUILDING EASEMENT "S"
BUILDING PROJECTION PURPOSES

A three-dimensional easement for *building projection* purposes, within an area between City of Detroit elevation 141.00 and City of Detroit Elevation 266.51, lying within that portion of Woodward Avenue (variable width) in the City of Detroit, County of Wayne, State of Michigan, and being described as:
 Commencing at the intersection of the southerly line of Michigan Avenue (100 feet wide) with the westerly line of Woodward Avenue, as relocated, (variable width);
 Thence S00°08'24"E along the westerly line of said Woodward Avenue, 171.46 feet to the POINT OF BEGINNING;
 Thence N89°51'36"E 15.00 feet;
 Thence S00°08'24"E 35.00 feet;
 Thence S89°51'36"W 15.00 feet to a point on the westerly line of said Woodward Avenue;
 Thence N00°08'24"W along the westerly line of said Woodward Avenue, 35.00 feet to the POINT OF BEGINNING; and further

REDICO BUILDING EASEMENT "S1"
BUILDING PROJECTION PURPOSES

A three-dimensional easement for *building projection* purposes, within an area between City of Detroit elevation 122.17 and City of Detroit Elevation 141.00, lying within that portion of Woodward Avenue (variable width) in the City of Detroit, County of Wayne, State of Michigan, and being described as:
 Commencing at the intersection of the southerly line of Michigan Avenue (100 feet wide) with the westerly line of Woodward Avenue, as relocated, (variable width);
 Thence S00°08'24"E along the westerly line of said Woodward Avenue, 172.98 feet to the POINT OF BEGINNING;
 Thence N56°51'36"E 1.46 feet;
 Thence S33°08'24"E 3.00 feet;
 Thence S56°51'36"W 3.41 feet to a point on the westerly line of said Woodward Avenue;
 Thence N00°08'24"W along the westerly line of said Woodward Avenue, 3.58 feet to the POINT OF BEGINNING; and further

**REDICO BUILDING EASEMENT "S2"
BUILDING PROJECTION PURPOSES**

A three-dimensional easement for *building projection* purposes, within an area between City of Detroit elevation 122.17 and City of Detroit Elevation 141.00, lying within that portion of Woodward Avenue (variable width) in the City of Detroit, County of Wayne, State of Michigan, and being described as:

Commencing at the intersection of the southerly line of Michigan Avenue (100 feet wide) with the westerly line of Woodward Avenue, as relocated, (variable width);
Thence S00°08'24"E along the westerly line of said Woodward Avenue, 201.60 feet to the POINT OF BEGINNING;

Thence N56°51'36"E 1.55 feet;

Thence S33°08'24"E 3.00 feet;

Thence S56°51'36"W 3.50 feet to a point on the westerly line of said Woodward Avenue;

Thence N00°08'24"W along the westerly line of said Woodward Avenue, 3.58 feet to the POINT OF BEGINNING; and further

**REDICO BUILDING EASEMENT "T"
BUILDING PROJECTION PURPOSES**

A three-dimensional easement for *building projection* purposes, within an area between City of Detroit Elevation 122.17 and City of Detroit Elevation 140.42, lying within that portion of Fort Street (100 feet wide) in the City of Detroit, County of Wayne, State of Michigan, described as:

Commencing at the southwest corner of Lot 16 of the "MAP OF THE TRACT OF LAND GRANTED BY AN ACT OF CONGRESS, APPROVED MAY 20, 1826 TO THE CITY OF DETROIT AS THE SAME DIVIDED INTO LOTS AND NUMBER BY ORDER OF THE COMMON COUNCIL OF SAID CITY BY J. MULLET, SURVEYOR, 1831" as recorded on June 13, 1831 in Liber 5 page 218 City Records;

Thence N59°50'27"E along the northerly line of said Fort Street, also being the southerly line of said Lot 16 and the northeasterly extension thereof, 35.00 feet to the POINT OF BEGINNING;

Thence continuing N59°50'27"E along the northerly line of said Fort Street also being the southerly line of said Lot 16 and the northeasterly extension thereof, 21.00 feet;

Thence S30°09'33"E 5.00 feet;

Thence S59°50'27"W 21.00 feet;

Thence N30°09'33"W 5.00 feet to the POINT OF BEGINNING; and further

**REDICO BUILDING EASEMENT "U"
BUILDING PROJECTION PURPOSES**

A three-dimensional easement for *building projection* purposes, within an area between City of Detroit Elevation 113.00 and City of Detroit Elevation 170.00, lying within that portion of Griswold Street (90 feet wide) in the City of Detroit, County of Wayne, State of Michigan, described as:

Commencing at the northwest corner of Lot 16 of the "MAP OF THE TRACT OF LAND GRANTED BY AN ACT OF CONGRESS, APPROVED MAY 20, 1826 TO THE CITY OF DETROIT AS THE SAME DIVIDED INTO LOTS AND NUMBER BY ORDER OF THE COMMON COUNCIL OF SAID CITY BY J. MULLET, SURVEYOR, 1831" as recorded on June 13, 1831 in Liber 5 page 218 City Records;

Thence S33°07'12"E along the easterly line of said Griswold Street, also being the Westerly line of said Lot 16, 137.98 feet to the POINT OF BEGINNING;

Thence continuing S33°07'12"E along the easterly line of said Griswold Street also being the westerly line of said Lot 16, 23.00 feet;

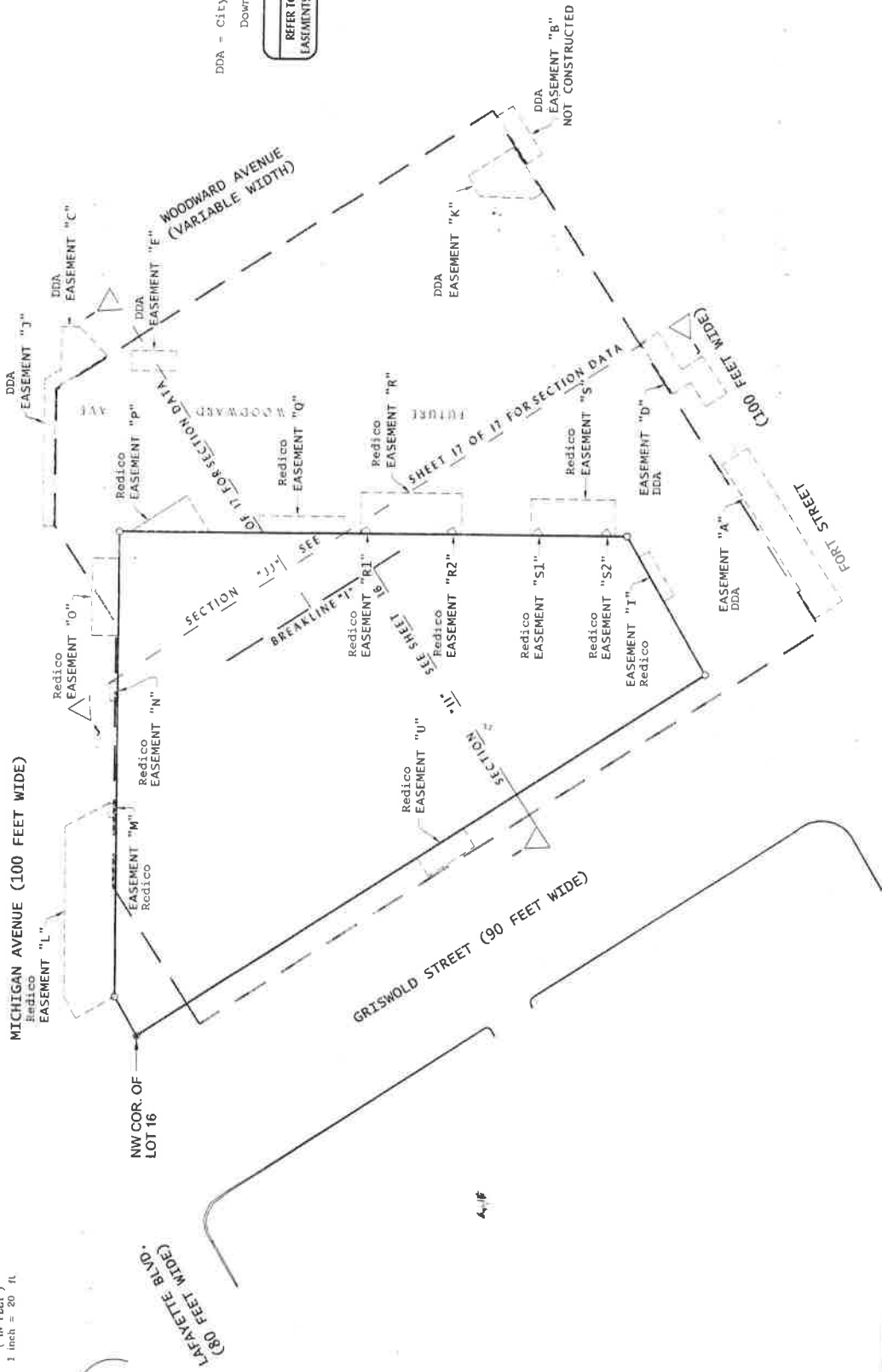
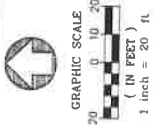
Thence S56°51'33"W 9.00 feet;

Thence N33°07'12"W 23.00 feet;

Thence N56°51'33"E 9.00 feet to the POINT OF BEGINNING; and further

PROVIDED, This resolution shall serve as an "addendum" to Petition No. 3442 of REDICO (granted by City Council on November 18, 2005—J.C.C. pages 3510-22). The 'as-built' legal descriptions within this resolution shall reestablish the REDICO and DDA "three-dimensional land easements". The 'as built' easements in this resolution are shown within the Kennedy Block Condominium Plan; and be it further

RESOLVED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.



DDA - City of Detroit
Downtown Development Authority

GENERAL NOTE
REFER TO SHEETS 8 AND 9 OF 14 FOR DETAILS OF EASEMENTS GRANTED TO THE DEVELOPER AS SHOWN

DATE	12/01/01	BY	IRB	DATE	05/20/06	BY	CRD	DATE	04/24/06	BY	CSO	DATE	07/27/04	BY	BS
REVISION		DESCRIPTION		REVISION		DESCRIPTION		REVISION		DESCRIPTION		REVISION		DESCRIPTION	
SCALE	1" = 20'	PROJECT	KENNEDY BLOCK CONDOMINIUM	SCALE	1" = 20'	PROJECT	KENNEDY BLOCK CONDOMINIUM	SCALE	1" = 20'	PROJECT	KENNEDY BLOCK CONDOMINIUM	SCALE	1" = 20'	PROJECT	KENNEDY BLOCK CONDOMINIUM
PROJECT	KENNEDY BLOCK CONDOMINIUM LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN			PROJECT	KENNEDY BLOCK CONDOMINIUM LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN			PROJECT	KENNEDY BLOCK CONDOMINIUM LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN			PROJECT	KENNEDY BLOCK CONDOMINIUM LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN		
CLIENT	DETROIT DOWNTOWN DEVELOPMENT AUTHORITY			CLIENT	DETROIT DOWNTOWN DEVELOPMENT AUTHORITY			CLIENT	DETROIT DOWNTOWN DEVELOPMENT AUTHORITY			CLIENT	DETROIT DOWNTOWN DEVELOPMENT AUTHORITY		
ACR NUMBER	01-150	SHEET NUMBER	7 OF 17	ACR NUMBER	01-150	SHEET NUMBER	7 OF 17	ACR NUMBER	01-150	SHEET NUMBER	7 OF 17	ACR NUMBER	01-150	SHEET NUMBER	7 OF 17
PROPOSED	MAY 30, 2006			PROPOSED	MAY 30, 2006			PROPOSED	MAY 30, 2006			PROPOSED	MAY 30, 2006		
COMPOSITE OF EASEMENTS GRANTED TO THE DEVELOPER				COMPOSITE OF EASEMENTS GRANTED TO THE DEVELOPER				COMPOSITE OF EASEMENTS GRANTED TO THE DEVELOPER				COMPOSITE OF EASEMENTS GRANTED TO THE DEVELOPER			