# City of Detroit OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson Deputy City Clerk

### DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, May 30, 2007

To:

The Department or Commission Listed Below

From:

Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

PLANNING AND DEVELOPMENT DEPARTMENT DPW - CITY ENGINEERING DIVISION

Riverfront Holdings, Inc. (RHT), 'East River' etc. as part of the Infrastructure Improvements Development Agreement (amended) desires dedication certain portions of River East Propety to the City of Detroit as public roadways; St. Antoine, Riverside Drive, Hastings, and Rivard.

38C,38D





1650

### April 23, 2007

Detroit City Council
1340 Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226

Re: Dedication of Road Rights of Way to the City of Detroit

Dear Honorable Council Members:

This petition is made by Riverfront Holdings, Inc., a Delaware corporation ("RHT"), as the beneficial owner of the Renaissance Center and of certain real estate located east of the Renaissance Center, commonly known as "River East", bounded on the west by Beaubien, on the north by Franklin, on the south by the Detroit RiverWalk, and on the east by Rivard (the "River East Property").

As part of the implementation of certain infrastructure improvements agreed to under the terms of that Infrastructure Improvements Development Agreement dated as of April 30, 1959, as amended, and entered into by the City of Detroit, RHI and certain other parties, RHI desires to dedicate certain improved portions of the River East Property to the City of Detroit (the "City") for use as public roadways by, and for the benefit of, the citizens of the City. The road rights of way to be dedicated comprise the portions of St. Antoine Street, Riverside Drive, Hastings Street and Rivard Street depicted and legally described on Exhibit A attached hereto (the "River East Dedication Parcels"). For reference, a general description of that portion of the River East Property south of Atwater is also included as page 1 of Exhibit A.

On the basis of these facts, RHI hereby submits its request that, on behalf of the City of Detroit, the Honorable City Council accept formal dedication of the River East Dedication Parcels.

If additional information is required, please contact Dean Stermer, Project Manager, using the following contact information:

c/o Hines 200 Renaissance Center, Suite 1400 Detroit, MI 48243 Phone: (313) 568-5799 Fax: (313) 568-5794 April <u>2-3</u>, 2007 Page Two

Very truly yours,

Riverfront Holdings, Inc., a Delaware corporation

Mischell R. Meister, Esq.

Exhibit A

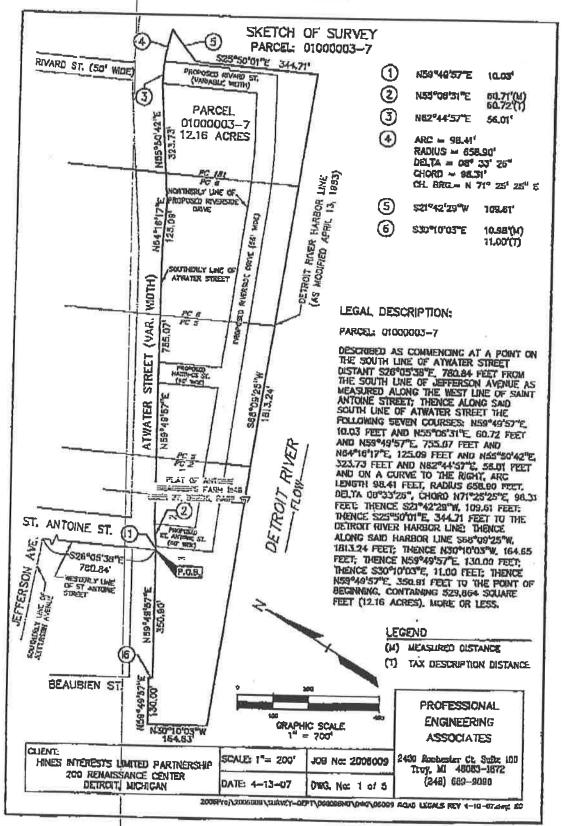


Exhibit A

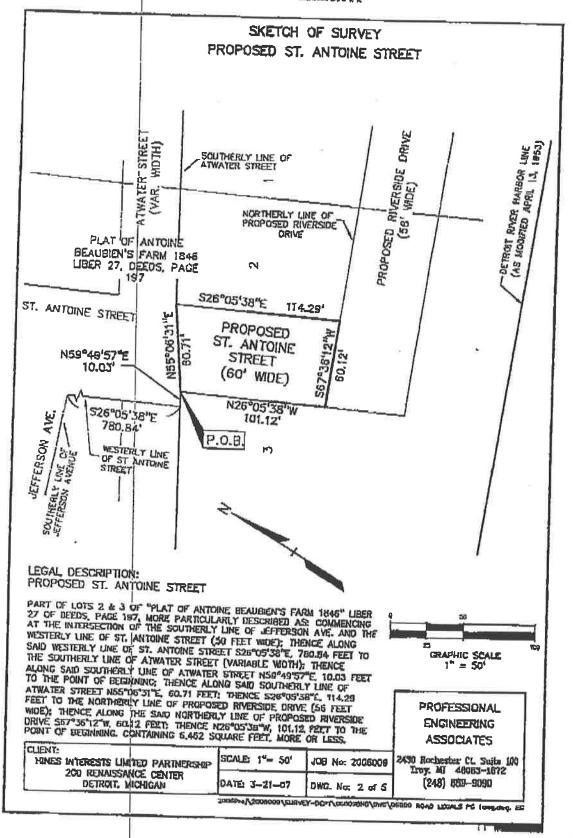
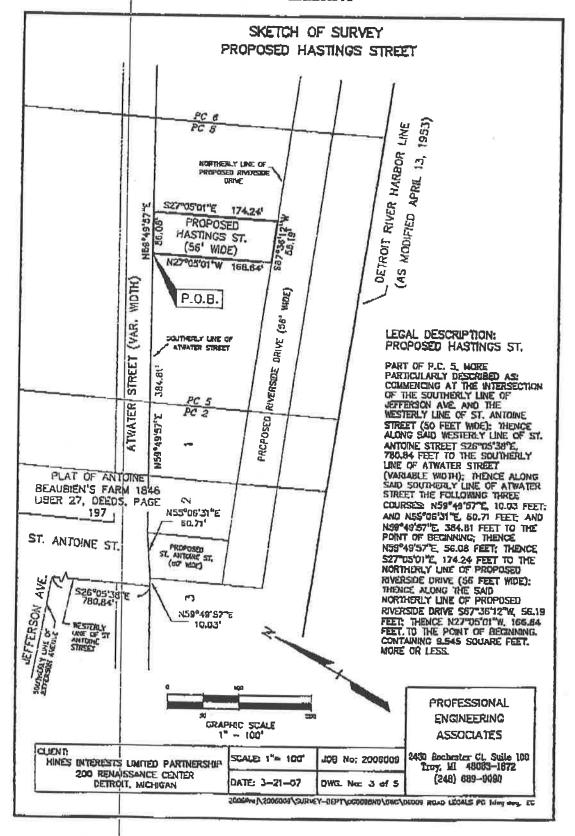
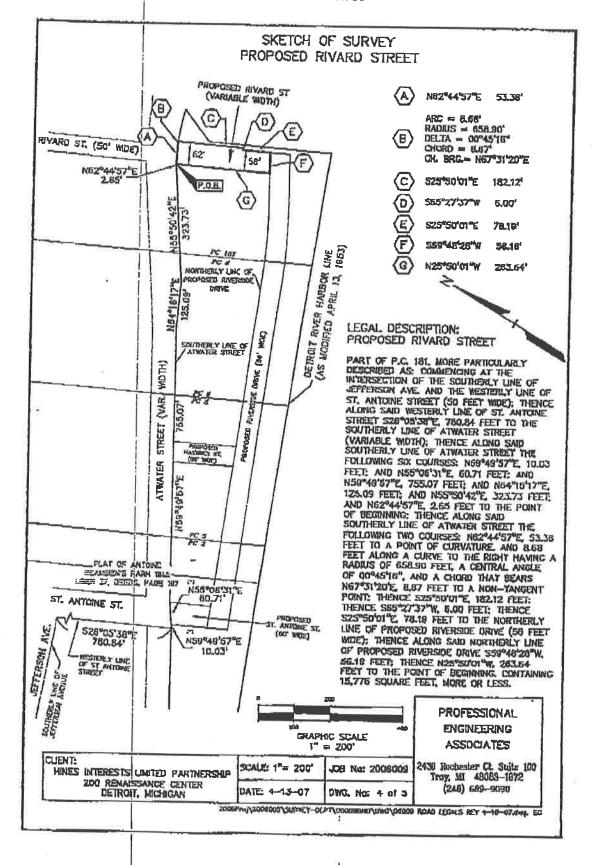


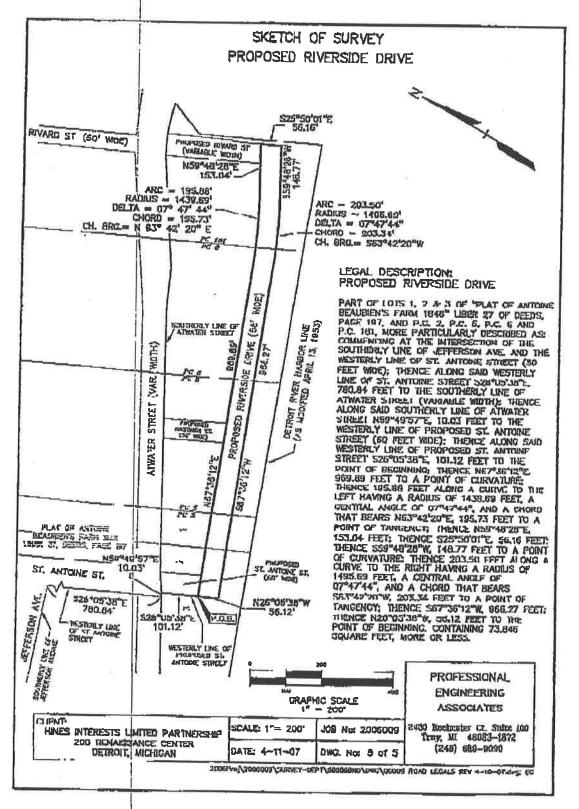
Exhibit A



#### Exhibit A



#### Exhibit A



#### FAX TRANSMISSION

CITY CLERK

2007 MAY 24 P 12: 40

To:

City Clerk

COMPANY:

Detroit City Clerk Office

FAX No.:

(313) 224-1466

CC:

FROM:

Carol Pickens (313) 568-5712

DATE:

May 24, 2007

PAGES:

9

(including this sheet)

### Hines

Attached is the Dedication of Road Rights of Way to the City of Detroit package.

Please assign a petition number and forward the number to Ms. Heather Johnson with Council President Kenneth Cockerl Jr.'s office.

All departments have the package and are awaiting the petition number.

Please call if you have any questions.

CC:

NOTICE OF CONFIDENTIALITY: The information contained in this FAX is confidential and/or privileged. This FAX is intended up be reviewed unitially by only the individual(s) to whom it is addressed. If the render of the TRANSMITTAL PACE is not the intended recipient, or representative of the intended recipient, you are hereby notified that any naview, dissemination, or copying of the FAX or this information equations to prohibited. If you receive this FAX in error please immediately notify the sender by telephone and return this FAX to the sender at the address below. Thank you

An original hard copy of this transmission will \( \square\) will not \( \square\) be sent separately.

If you do not receive all pages, please call (313) 568-5712.

200 Renzissance Conton, Suite 1400 Degrot, Michigan 48243 (313) 568-5600 (313) 568-5794 FAX

# FILE COPY

### HAND DELIVERED

April 24, 2007

Detroit City Council
1340 Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226

# Hines

Re:

Dedication of Road Rights of Way to the City of Detroit

Dear Honorable Council Members:

I submit to you the following petition dated April 23, 2007 on behalf of Riverfront Holdings, Inc., a Delaware corporation, as the beneficial owner of the Renaissance Center regarding the above referenced matter.

If additional information is required, please feel free to contact me at (313) 568-5799.

Sincerely, Dean Stermer mo-

Dear Stermer

Project Manager

DS/nv

Attachment

October 18, 2007

Honorable City Council:

Petition No. 1650 - Riverfront Holdings, Inc. (RHT) / General Motors Corporation RE: desires to dedicate certain portions of property to the City of Detroit for the River East Project as public roadways in the area south of Atwater and between St. Antoine and Rivard.

Petition No. 1650 of "River Front Holdings Inc. (RHT) / General Motors Corporation" request for City Council to accept and/or approval for dedication of private land for new public streets and the naming with in the area south of Atwater and between St. Antoine and Rivard. This request is to assist in the final plans for the River East Project.

The City Engineering Division - DPW/Street Design Bureau and the Traffic Engineering Division of DPW approved the request. The petition was referred to the City Engineering Division - DPW for investigation (utility review) and report. This is our report.

City Council is requested to accept the deed of new public streets for public purposes; provided said property complies with the requirements of Detroit codes and ordinance No. 29-94; Detroit Code Sections 2-1-11 through 2-1-15 also known as the "Environmental Review Guidelines", and that the fee owner submit a properly executed "covenant" deed; proof of lien-free ownership; proof of paid Wayne County Taxes and proof of paid Detroit property taxes. The new public streets must be constructed to City Engineering Division -DPW specifications.

All other city departments and privately owned utility companies have no objections to the requested new public rights-of-way.

I am recommending adoption of the attached resolution.

Respectfully submitted,

Jessy Jacob, Interim City Engineer City Engineering Division – DPW

NRP/

Cc: Cathy Square, Director – DPW

Mayor's Office - Kandia Milton, City Council Liaison

RESOLVED, That your Honorable Body authorized the acceptance of the following described properties owned by, River Front Holdings Inc. (RHT) / General Motors Corporation subject to the approval of the Traffic Engineering Division – DPW, City Engineering Division – DPW and any other public or privately owned utility company, if necessary, for Public Street purposes:

- 1. New Roadway Dedication; St. Antoine Avenue, 60 feet wide being described as; Part of Lots 2 and 3 of "Plat of Antoine Beaubien's Farm 1846" Liber 27 of Deeds, Page 197, more particularly described as: Commencing at the intersection of the Southerly line of Jefferson avenue and the Westerly line of St. Antoine, 50 feet wide; thence along said Westerly line of St. Antoine Avenue S.26°05'38"E., 780.84 feet to the Southerly line of Atwater Street, variable width; thence along said Southerly line of Atwater Avenue, N.59°49'57"E., 10.03 feet to the Point of Beginning; Thence along said Southerly line of Atwater Avenue N55°06'31"E., 60.71 feet; Thence S.26°05'38"E., 114.29 feet to the Northerly line of proposed Riverside Drive (56 feet wide); Thence along the said Northerly line of proposed riverside Drive S.67°36'12"W., 60.12 feet; thence N.26°05' 38"W., 101.12 feet to the Point of Beginning Containing 6,462 square;
- 2. New Roadway Dedication; Hasting Street, 56 feet wide, being described as; Part of P.C. 5, more particularly described as: Commencing at the intersection of the Southerly line of Jefferson Avenue and the Westerly line of St. Antoine Avenue, 50 feet wide; Thence along said Westerly line of St. Antoine Avenue S.26°05'38"E., 780.84 feet to the Southerly line of Atwater Street, variable width; thence along said southerly line of Atwater street the following three courses: N.59°49'57"E., 10.03 feet; and N.55°06'31"E., 60.71 feet; and N.59°49'57"E., 384.81 feet to the Point of Beginning; Thence N.59°49'57"E., 56.08 feet; Thence S.27°05'01"E., 174.24 feet to the Northerly line of proposed Riverside Drive, 56 feet wide; Thence along the said Northerly line of proposed Riverside Drive S.67°36'12"W., 56.19 feet; Thence N.27°05'01"W., 166.64 feet to the Point of Beginning. Containing 9,545 square feet, more or less.
- 3. New Roadway Dedication; Rivard Street, 62 and 56 feet wide, being described as; Part of P.C. 181, more particularly described as: commencing at the intersection of the Southerly line of Jefferson avenue and the Westerly line of St. Antoine Street, 50 feet wide; Thence along said Westerly line of St. Antoine street S.26°05'38"E., 780.84 feet to the Southerly line of Atwater street, variable width; Thence along said Southerly line of Atwater Street the following six course:

N.59°49'57"E., 10.03 feet; and N.55°06'31"E., 60.71 feet; and N.59°49'57"E., 755.07 feet; and N.64°16'17"E., 125.09 feet; and N.55°50'42"E., 323.73 feet; and N.62°44'57"E., 2.65 feet to the Point of Beginning; Thence along said Southerly line of Atwater Street the following two courses: N.62°44'57"E., 53.36 feet to a Point of Curvature, and 8.68 feet along a curve to the right having a radius of 658.90 feet, a central angle of 00°45'16", and a chord that bears N.67°31'20"E., 8.67 feet to a non – tangent point; Thence S.25°50'01"E., 182.12 feet; Thence S.65°27'37"W., 6.00 feet; Thence S.25°50'01"E., 78.19 feet to the Northerly line of proposed Riverside Drive, 56 feet wide; Thence along said Northerly line of proposed Riverside Drive S.59°48'28"W., 56.16 feet; Thence N.25°50'01"W., 263.64 feet to the point of Beginning. Containing 15,776 square feet, more or less.

4. New Roadway Dedication; Riverside Drive, 56 feet wide, being described as: Part of lots 1, 2, and 3 of "Plat of Antoine Beaubien's Farm 1846" Liber 27 of Deeds, Page 197, and P.C. 2, P.C. 5, P.C. 6 and P.C. 181, more particularly described as: Commencing at the intersection of the Southerly line of Jefferson Avenue and the Westerly line of St. Antoine Street, 50 feet wide; Thence along said Westerly line of St. Antoine Street S.26°05'38"E., 780.84 feet to the Southerly line of Atwater Street, variable width; Thence along said Southerly line of Atwater Street N.59°49'57"E., 10.03 feet to the Westerly line of proposed St. Antoine Street, 60 feet wide; Thence along said Westerly line of proposed St. Antoine Street S.26°05'38"E., 101.12 feet to the Point of Beginning; Thence N.67°36'12"E., 969.89 feet to a point of curvature; Thence 195.88 feet along a curve to the left having a radius of 1439.69 feet, a central angle of 07°47'44", and a chord that bears N.63°42'20"E., 195.73 feet to a point of tangency; Thence N.59°48'28"E., 153.04 feet; Thence S.25°50'01"E., 56.16 feet; Thence S.59°48'28"W., 148.77 feet to a point of curvature; Thence 203.50 feet along a curve to the right having a radius of 1495.69 feet, a central angle of 07°47'44", and a chord that bears S.63°42'20"W., 203.34 feet to a point of tangency; Thence S.67°36'12"W., 966.27 feet; Thence N.26°05'38"W., 56.12 feet to the Point of Beginning. Containing 73,846 square feet more or less.

PROVIDED, That the petitioner shall design and construct the proposed streets as required by the City Engineering Division – DPW (CED)/Street Design Bureau and the Traffic Engineering Division – DPW; and further

PROVIDED, That the entire work is to be performed in accordance with plans and specifications approved by CED and constructed under the inspection and approval of CED; and further

PROVIDED, That the entire cost of the proposed streets construction, including inspection, survey and engineering shall be borne by the petitioner; and further

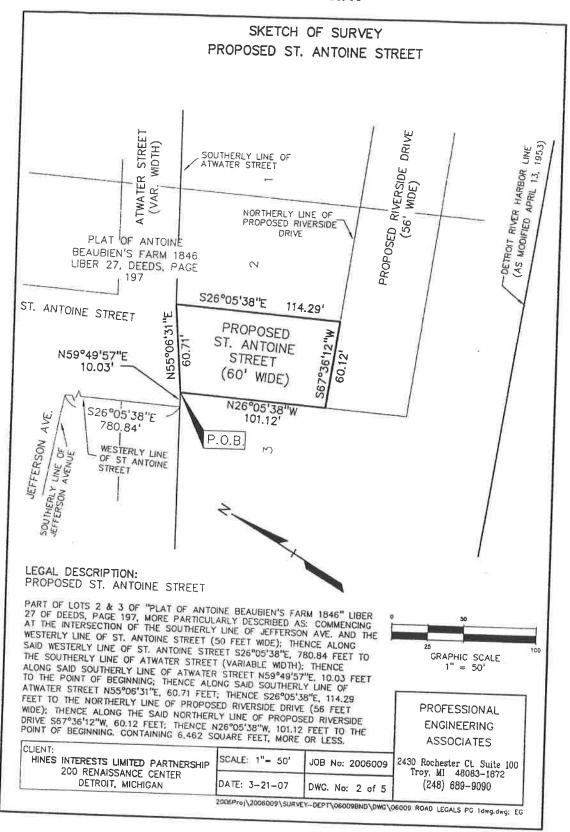
PROVIDED, That all taxes with respect to property of which the Dedication Area is a part of shall be paid and proof thereof furnished to the Law Department and/or City Engineering Division – DPW; and further

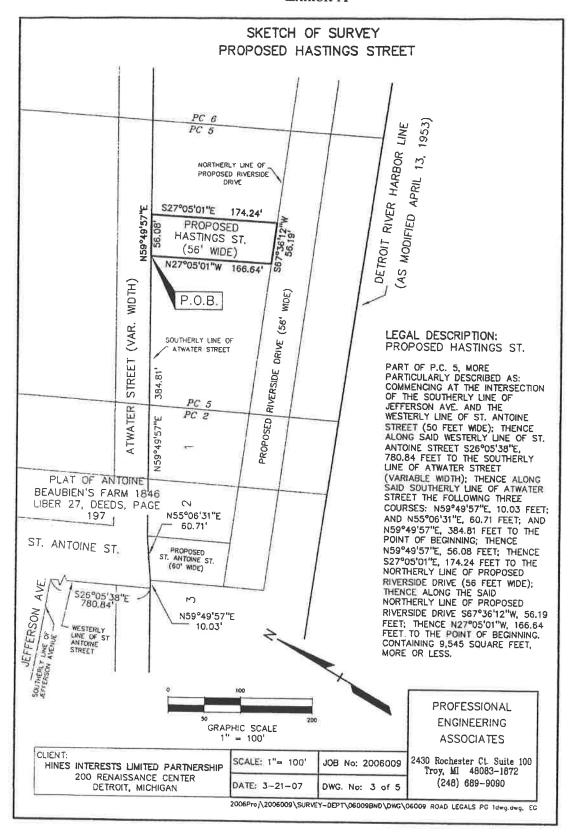
PROVIDED, That proof of compliance with Detroit Ordinance No. 29-94, Detroit Code Sections 2-1-11 through 2-1-15 also known as the Environmental Review Guidelines, is furnished to the Law Department and/or City Engineering Division – DPW; and further

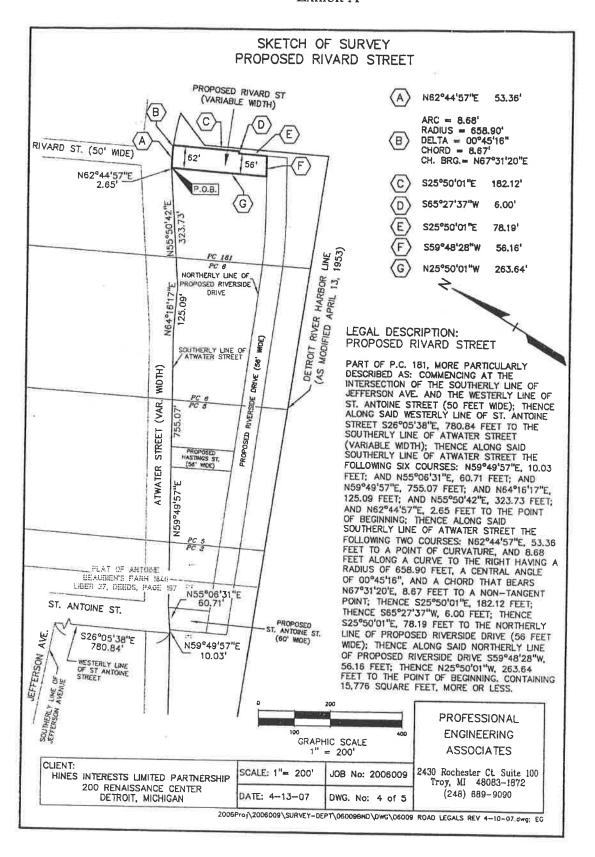
PROVIDED, That the fee owner submit a properly executed deed acceptable to the Law Department and/or City Engineering Division – DPW; and

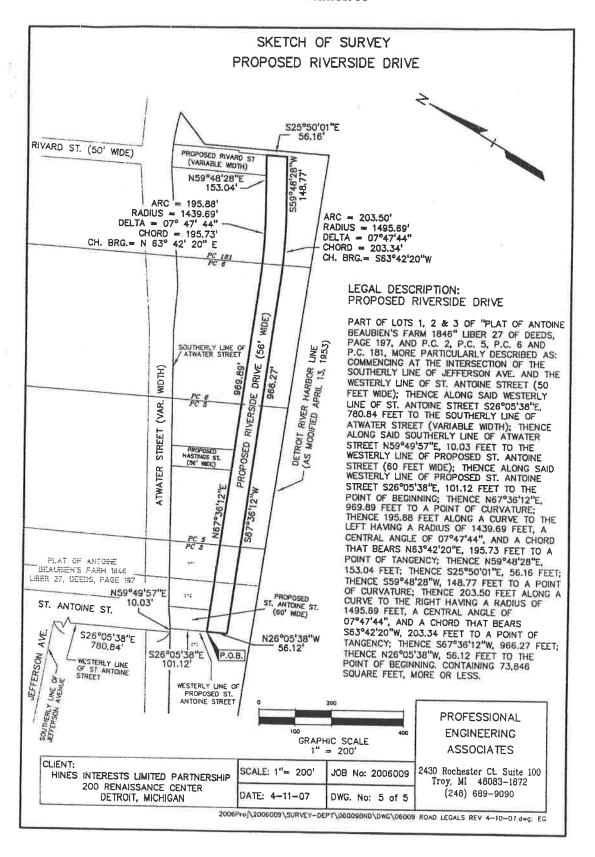
PROVIDE, That the petitioner and/or developer work with DTE's Service Planning Department to relocate the transformer, and shall borne all cost associate with this relocation if necessary; and

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



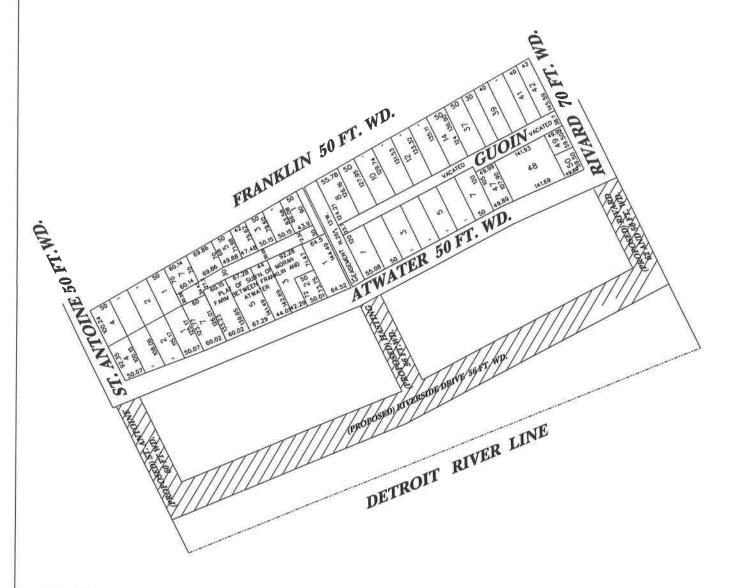






PETITION NO. 1650 200 RENAISSANCE CENTER SUITE 1400 DETROIT, MI 48243 c/o DEAN STERMER PHONE NO. #313-568-5799 FAX NO. #313-568-5799







### **DEDICATION OF NEW PUBLIC STREETS**

В					
A					
DESCRIPTION			CHKD	APPD	DATE
		VISIONS			
DRAWN BY ahb		CHECKED			
1/03/07		APPROVED			

DEDICATION OF NEW PUBLIC STREETS IN THE AREA SOUTH OF ATWATER BETWEEN ST. ANTOINE AND RIVARD.

(FOR OFFICE USE ONLY)

CITY OF DETROIT
CITY ENGINEERING DEPARTMENT

CARTO 38C

SURVEY BUREAU

JOB NO. 01-01

DRWG. NO. x1650.dgn