



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE. SUITE 601
DETROIT, MICHIGAN 48226
PHONE: (313) 224-3949 TTY: 711
WWW.DETROITMI.GOV

To: Clerk's Office
From: The Department of Public Works
City Engineering Division
MapsandRecordsBureau@DetroitMI.Gov
(313) 224-3970

Petitioner:
Hillwood Enterprises
9550 W Higgins Rd, Ste 425
Rosemont, IL 60018

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

Petition for the Dedication of various roadways within the State Fair Grounds, owned by the State Fair Partners Phase 2B LLC.

Jered Dean
Manager II
Department of Public Works
City Engineering Division
313-224-3985

STATE FAIR PARTNERS, LLC

January 3, 2021

City of Detroit
Department of Public Works
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Re: Former Michigan State Fairgrounds (138 AC); Tax ID 01009845.
Agreement of Purchase and Sales dated 10.29.2020 between The City of Detroit and State Fair Partners, LLC.... (as modified by assignments of Assignor's rights, duties, obligations and liabilities and as the same may be amended from time-to-time, the "APS").

Assignor/Assignees:

State Fair Partners, LLC; Tax ID 01009845.006

State Fair Partners Phase 2, LLC; Tax ID 01009845.009

State Fair Partners Phase 2B, LLC; Tax ID 01009845.007

Petition Type: Street/Alley Dedication and Public Address Request

Project: Dedication of the ROW for the State Fairgrounds development

Applicant Name: Hillwood Enterprises

Email/Address: Greg.Scovitch@hillwood.com; 9550 W Higgins Rd., Ste 425, Rosemont, IL 60018

Related Building Permit: BLD 2020-03202

Dear Sir or Madam:

On behalf of Ownership, please accept this application to commence the dedication of the Right of Way for the State Fairgrounds development.

In accordance with Section 5(b)iii of the referenced Agreement to Purchase and Sale Agreement, Purchaser has completed construction of the North-South roadway from Eight Mile road on its North terminus through and to State Fair Avenue on its South terminus...which roadway upon completion the Purchaser agrees to dedicate to the City of Detroit and which dedication the City of Detroit agrees to accept from the Purchaser thereby creating a publicly dedicated roadway. The North-South Roadway and any other roadway to be built by Purchaser and dedicated (including the East-West Connector) to the City of Detroit...

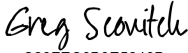
There are four (4) ROW roads to dedicate. Name recommendations as follows (Exhibit attached).

1. Ralston (North-South roadway from Eight Mile Road to State Fair Avenue)
2. Ralston Court
3. Remington (East-West connector to Woodward Ave)
4. Winchester (dividing road SFP, LLC, Tax ID 01009845.006 and SFP Ph2, LLC, Tax ID 01009845.009)

In summary, the Planning & Development Department requested the City of Detroit Council approve the sale of 138 acres of the former Michigan State Fairgrounds (Property) to State Fair Partners, LLC (SFP) and the City Council approved the sale by separate resolution whereas the SFP agreed to develop the Property in three phases.

Phase I to construct and lease a 3.8M SF Distribution Center is underway under Building Permit 2020-03202. In conjunction with SFP's construction of Phase I the City is constructing the Transit Center on Parcel D of the attached site plan.

Sincerely,

DocuSigned by:

C28FEC6B9E5246D...

Greg Scovitch, VP Development
as Owner Representative

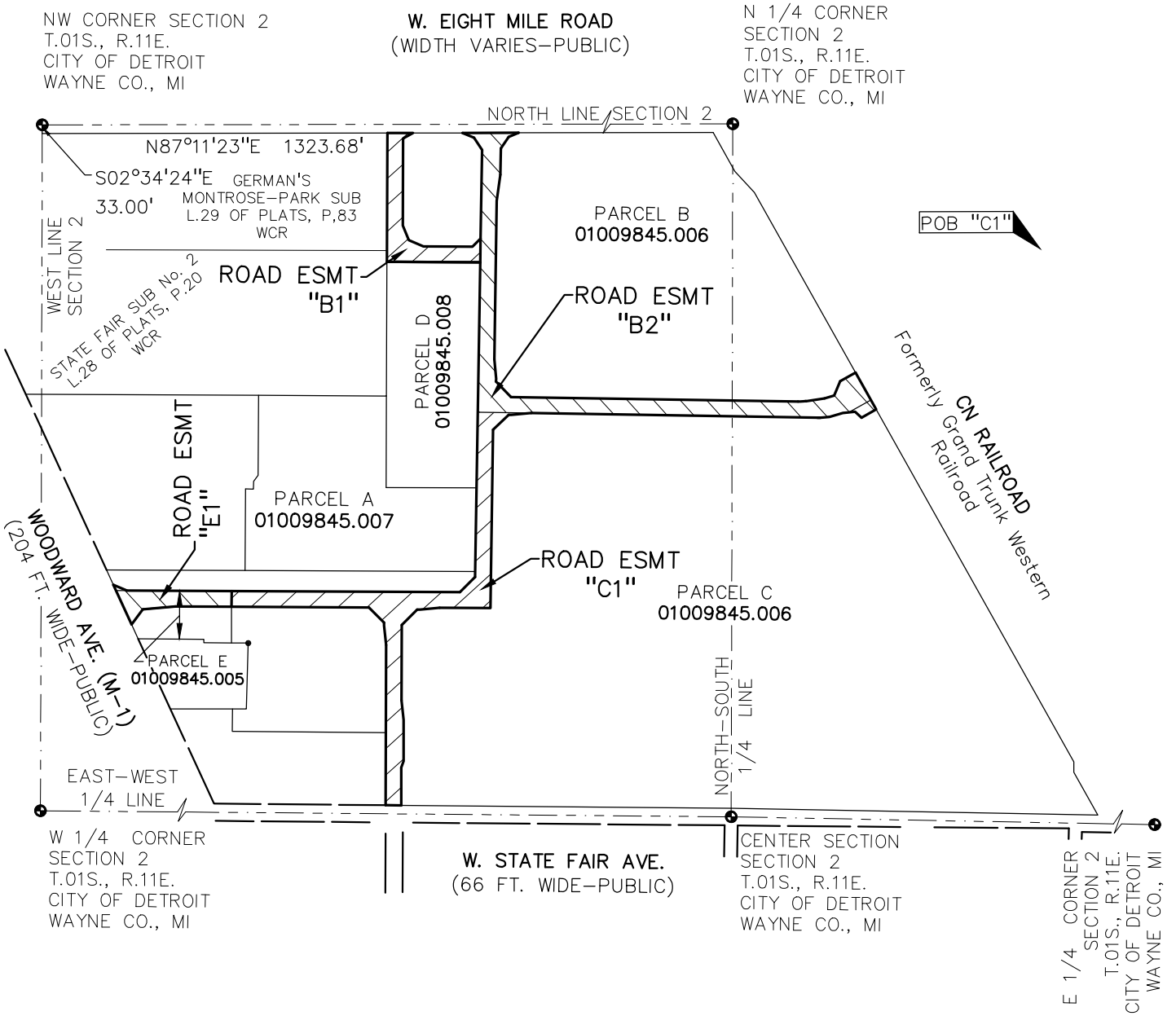
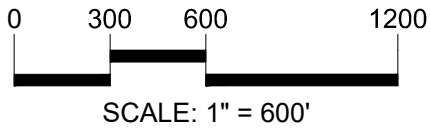
Attachments:

Site Plan

Roadway Dedication Name-Exhibit

Tax Affidavits

ROADWAY EASEMENT



SEE SHEET 2 OF 8 FOR THE COURSES AND DISTANCES

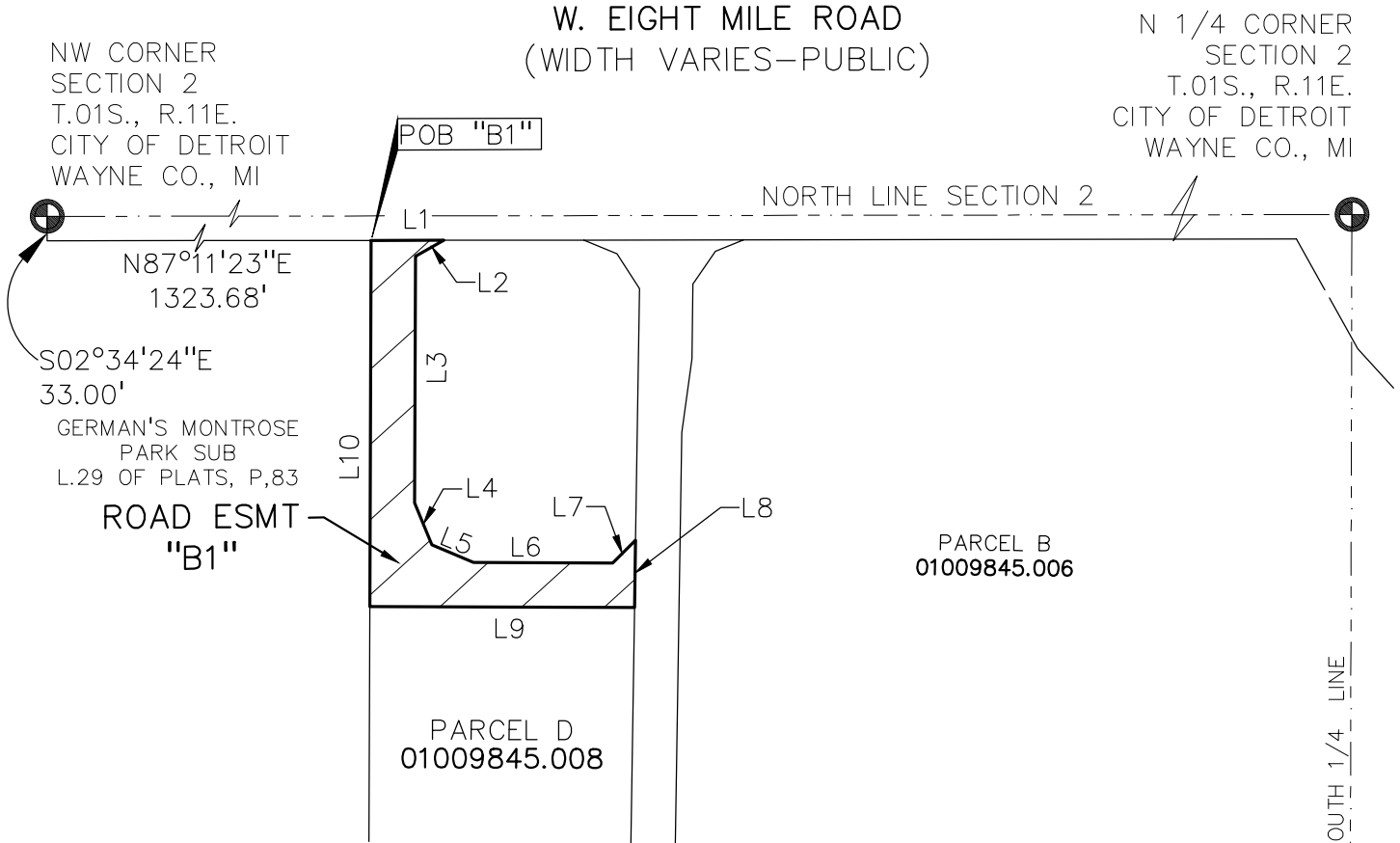
HILLWOOD ENTERPRISES, L.P.
 9550 W. HIGGINS RD., SUITE 425
 ROSEMONT, IL 60018

SHEET 1 OF 6
 MARCH 10, 2022
 2020-0149



t: 844.813.2949
 www.peagroup.com

ROADWAY EASEMENT



Line Table		
Line #	Direction	Length
L1	N87°11'23"E	98.18'
L2	S58°00'57"W	43.84'
L3	S02°30'30"E	333.13'
L4	S25°01'03"E	61.25'
L5	S70°02'10"E	61.25'
L6	N87°27'18"E	187.63'
L7	N42°49'12"E	43.56'
L8	S01°48'52"E	90.60'
L9	S87°27'18"W	357.58'
L10	N02°30'30"W	494.27'

LEGAL DESCRIPTION

ROAD EASEMENT "B1"

A variable width easement for ingress and egress in a part of the Northwest Quarter of Section 2, Township 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being described as:

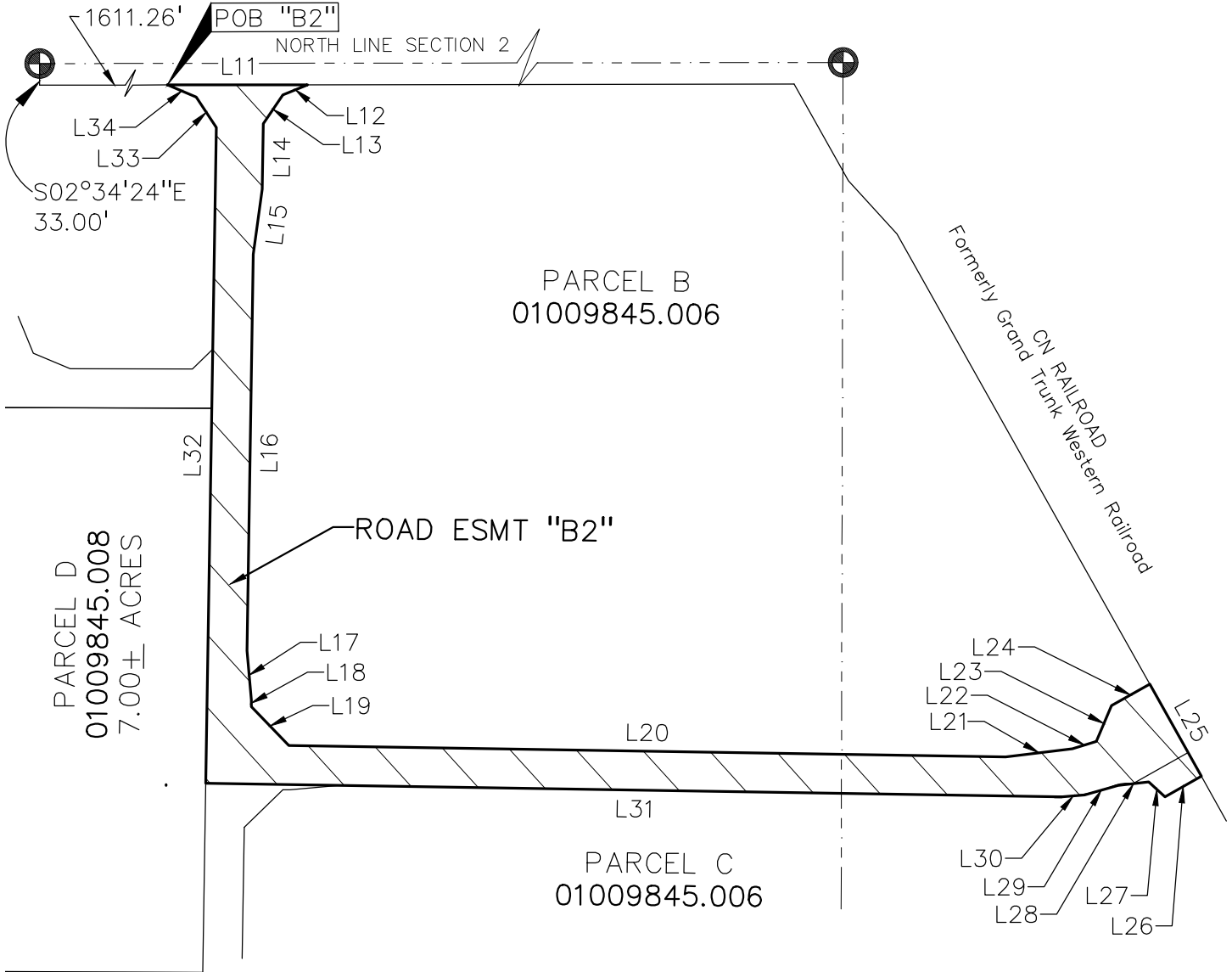
Commencing at the Northwest corner of said Section 2, thence South 02 degrees 34 minutes 24 seconds East, 33.00 feet along the West line of said Section 2 to the South right-of-way line of Eight Mile Road (width varies), being the North line of GERMAN'S MONTROSE-PARK SUBDIVISION as shown in Liber 29 of Plats, page 83 of the Wayne County Records; thence North 87 degrees 11 minute 23 seconds East 1323.68 feet along said South right-of-way line of Eight Mile Road and the North line of said GERMAN'S MONTROSE-PARK SUBDIVISION to the **POINT OF BEGINNING**; thence continuing along said south right-of-way line N87°11'23"E, 98.18 feet; thence S58°00'57"W, 43.84 feet; thence S02°30'30"E, 333.13 feet; thence S25°01'03"E, 61.25 feet; thence S70°02'10"E, 61.25 feet; thence N87°27'18"E, 187.63 feet; thence N42°49'12"E, 43.56 feet; thence S01°48'52"E, 90.60 feet; thence S87°27'18"W, 357.58 feet; thence N02°30'30"W, 494.27 feet along the east line of said German's Montrose Park Sub. to the **POINT OF BEGINNING**

ROADWAY EASEMENT

NW CORNER SECTION 2
T.01S., R.11E.
CITY OF DETROIT
WAYNE CO., MI
N87°11'23"E

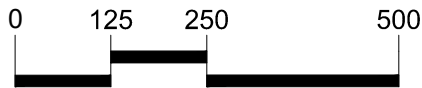
N 1/4 CORNER SECTION 2
T.01S., R.11E.
CITY OF DETROIT
WAYNE CO., MI

W. EIGHT MILE ROAD
(WIDTH VARIES—PUBLIC)



Line Table		
Line #	Direction	Length
L11	N87°11'23"E	215.01'
L12	S64°59'27"W	40.90'
L13	S31°35'17"W	53.40'
L14	S01°48'52"E	100.69'
L15	S05°01'42"W	100.72'
L16	S01°48'52"E	608.05'
L17	S07°54'11"E	75.43'
L18	S01°48'52"E	10.61'
L19	S46°48'51"E	82.73'
L20	N88°11'08"E	1099.76'
L21	N80°18'51"E	103.16'
L22	N70°22'21"E	38.62'

Line Table		
Line #	Direction	Length
L23	N20°16'24"E	59.63'
L24	N57°57'24"E	67.00'
L25	S32°02'36"E	161.92'
L26	S57°57'24"W	64.17'
L27	N49°50'13"W	33.63'
L28	S80°29'47"W	47.66'
L29	S71°21'57"W	53.36'
L30	S82°34'44"W	34.80'
L31	S88°11'08"W	1313.66'
L32	N01°48'52"W	1005.65'
L33	N35°57'58"W	56.14'
L34	N70°07'04"W	47.86'



SCALE: 1" = 250'

HILLWOOD ENTERPRISES, L.P.
9550 W. HIGGINS RD., SUITE 425
ROSEMONT, IL 60018

SHEET 3 OF 6
MARCH 10, 2022
2020-0149



t: 844.813.2949
www.peagroup.com

ROADWAY EASEMENT

NW CORNER SECTION 2
 T.01S., R.11E.
 CITY OF DETROIT
 WAYNE CO., MI

NORTH LINE SECTION 2



S02°34'24"E
33.00'

N87°11'23"E 1611.26'

S70°07'04"E 47.86'

S35°57'58"E 56.14'

W. EIGHT MILE ROAD
(WIDTH VARIES—PUBLIC)



Line Table		
Line #	Direction	Length
L35	N88°11'08"E	204.10'
L36	S82°03'59"W	75.43'
L37	S88°11'08"W	10.61'
L38	S43°11'08"W	82.73'
L39	S01°48'52"E	683.10'
L40	S87°31'34"W	194.96'
L41	S81°26'16"W	75.43'
L42	S47°14'31"W	90.60'
L43	S02°33'07"E	289.34'
L44	S08°38'26"E	75.43'
L45	S02°33'07"E	158.15'

Line Table		
Line #	Direction	Length
L46	S15°11'34"W	26.25'
L47	S02°33'07"E	144.21'
L48	S87°45'39"W	60.00'
L49	N02°33'07"W	614.01'
L50	N08°38'26"W	75.43'
L51	N02°33'07"W	10.61'
L52	N47°30'47"W	82.67'
L53	S87°31'34"W	526.55'
L54	N02°26'39"W	60.00'
L55	N87°31'34"E	874.96'
L56	N42°52'33"E	82.23'
L57	N01°48'52"W	632.54'

PARCEL D
 01009845.008

PARCEL
 0100984:
 ROA

POB "C1"

PARCEL A
 01009845.007

ROAD ESMT "E1"

PARCEL E
 01009845.005

WOODWARD AVE. (M-1)
 (204 FT. WIDE—PUBLIC)

PARCEL C
 01009845.006

EAST—WEST 1/4 LINE

W. STATE FAIR AVE.
 (66 FT. WIDE—PUBLIC)

0 125 250 500

SCALE: 1" = 250'

HILLWOOD ENTERPRISES, L.P.
 9550 W. HIGGINS RD., SUITE 425
 ROSEMONT, IL 60018

SHEET 4 OF 6
 MARCH 10, 2022
 2020-0149

PEA
 GROUP

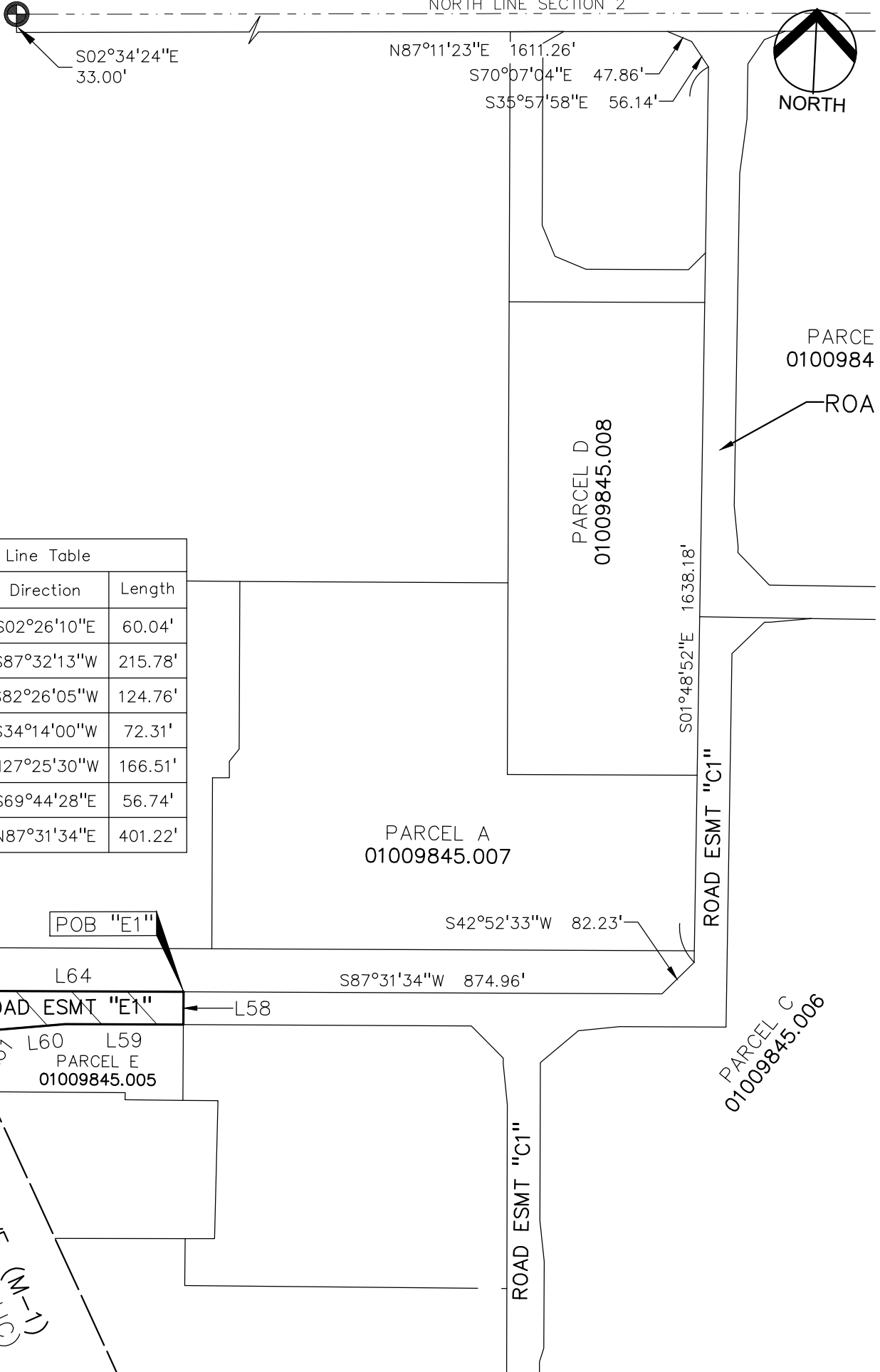
t: 844.813.2949
 www.peagroup.com

ROADWAY EASEMENT

W. EIGHT MILE ROAD
(WIDTH VARIES—PUBLIC)

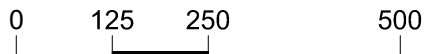
NW CORNER SECTION 2
T.01S., R.11E.
CITY OF DETROIT
WAYNE CO., MI

NORTH LINE SECTION 2



Line Table		
Line #	Direction	Length
L58	S02°26'10"E	60.04'
L59	S87°32'13"W	215.78'
L60	S82°26'05"W	124.76'
L61	S34°14'00"W	72.31'
L62	N27°25'30"W	166.51'
L63	S69°44'28"E	56.74'
L64	N87°31'34"E	401.22'

WOODWARD AVE. (M-1)
(204 FT. WIDE—PUBLIC)



SCALE: 1" = 250'

HILLWOOD ENTERPRISES, L.P.
9550 W. HIGGINS RD., SUITE 425
ROSEMONT, IL 60018

SHEET 5 OF 6
MARCH 10, 2022
2020-0149



t: 844.813.2949
www.peagroup.com

ROADWAY EASEMENT

LEGAL DESCRIPTION

ROAD EASEMENT "B2"

A variable width easement for ingress and egress in a part of the Northwest Quarter of Section 2, Township 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being described as:

Commencing at the Northwest corner of said Section 2, thence S02°34'24"E, 33.00 feet along the West line of said Section 2 to the South right-of-way line of Eight Mile Road (width varies), being the North line of GERMAN'S MONTROSE-PARK SUBDIVISION as shown in Liber 29 of Plats, page 83 of the Wayne County Records; thence N87°11'23"E 1611.26 feet along said South right-of-way line of Eight Mile Road to the **POINT OF BEGINNING**; thence continuing along said south right-of-way line N87°11'23"E, 215.01 feet; thence S64°59'27"W, 40.90 feet; thence S31°35'17"W, 53.40 feet; thence S01°48'52"E, 100.69 feet; thence S05°01'42"W, 100.72 feet; thence S01°48'52"E, 608.05 feet; thence S07°54'11"E, 75.43 feet; thence S01°48'52"E, 10.61 feet; thence S46°48'51"E, 82.73 feet; thence N88°11'08"E, 1099.76 feet; thence N80°18'51"E, 103.16 feet; thence N70°22'21"E, 38.62 feet; thence N20°16'24"E, 59.63 feet; thence N57°57'24"E, 67.00 feet; hence S32°02'36"E, 161.92 feet along the west line of the CN Railroad; thence S57°57'24"W, 64.17 feet; thence N49°50'13"W, 33.63 feet; thence S80°29'47"W, 47.66 feet; thence S71°21'57"W, 53.36 feet; thence S82°34'44"W, 34.80 feet; thence S88°11'08"W, 1313.66 feet; thence N01°48'52"W, 1005.65 feet; thence N35°57'58"W, 56.14 feet; thence N70°07'04"W, 47.86 feet to the **POINT OF BEGINNING**

LEGAL DESCRIPTION

ROAD EASEMENT "C1"

A variable width easement for ingress and egress in a part of the Northwest Quarter of Section 2, Township 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being described as:

Commencing at the Northwest corner of said Section 2, thence S02°34'24"E, 33.00 feet along the West line of said Section 2 to the South right-of-way line of Eight Mile Road (width varies), being the North line of GERMAN'S MONTROSE-PARK SUBDIVISION as shown in Liber 29 of Plats, page 83 of the Wayne County Records; thence N87°11'23"E 1611.26 feet along said South right-of-way line of Eight Mile Road; thence S70°07'04"E 47.86 feet; thence S35°57'58"E 56.14 feet; thence S01°48'52"E 1005.65 feet to the **POINT OF BEGINNING**; thence N88°11'08"E, 204.10 feet; thence S82°03'59"W, 75.43 feet; thence S88°11'08"W, 10.61 feet; thence S43°11'08"W, 82.73 feet; thence S01°48'52"E, 683.10 feet; thence S87°31'34"W, 194.96 feet; thence S81°26'16"W, 75.43 feet; thence S47°14'31"W, 90.60 feet; thence S02°33'07"E, 289.34 feet; thence S08°38'26"E, 75.43 feet; thence S02°33'07"E, 158.15 feet; thence S15°11'34"W, 26.25 feet; thence S02°33'07"E, 144.21 feet; thence S87°45'39"W, 60.00 feet along the north line of W. State Fair Ave. (66 ft wide); thence N02°33'07"W, 614.01 feet; thence N08°38'26"W, 75.43 feet; thence N02°33'07"W, 10.61 feet; thence N47°30'47"W, 82.67 feet; thence S87°31'34"W, 526.55 feet; thence N02°26'39"W, 60.00 feet; thence N87°31'34"E, 874.96 feet; thence N42°52'33"E, 82.23 feet; thence N01°48'52"W, 632.54 feet to the **POINT OF BEGINNING**

ROAD EASEMENT "E1"

A variable width easement for ingress and egress in a part of the Northwest Quarter of Section 2, Township 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being described as:

Commencing at the Northwest corner of said Section 2, thence S02°34'24"E, 33.00 feet along the West line of said Section 2 to the South right-of-way line of Eight Mile Road (width varies), being the North line of GERMAN'S MONTROSE-PARK SUBDIVISION as shown in Liber 29 of Plats, page 83 of the Wayne County Records; thence N87°11'23"E 1611.26 feet along said South right-of-way line of Eight Mile Road; thence S70°07'04"E 47.86 feet; thence S35°57'58"E 56.14 feet; thence S01°48'52"E 1638.18 feet; thence S42°52'33"W 82.23 feet; thence S87°31'34"W 874.96 feet to the **POINT OF BEGINNING**; thence S02°26'10"E, 60.04 feet; thence S87°32'13"W, 215.78 feet; thence S82°26'05"W, 124.76 feet; thence S34°14'00"W, 72.31 feet; thence N27°25'30"W, 166.51 feet along the easterly line of Woodward Ave. (204 ft wide); thence S69°44'28"E, 56.74 feet; thence N87°31'34"E, 401.22 feet to the **POINT OF BEGINNING**

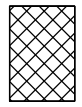
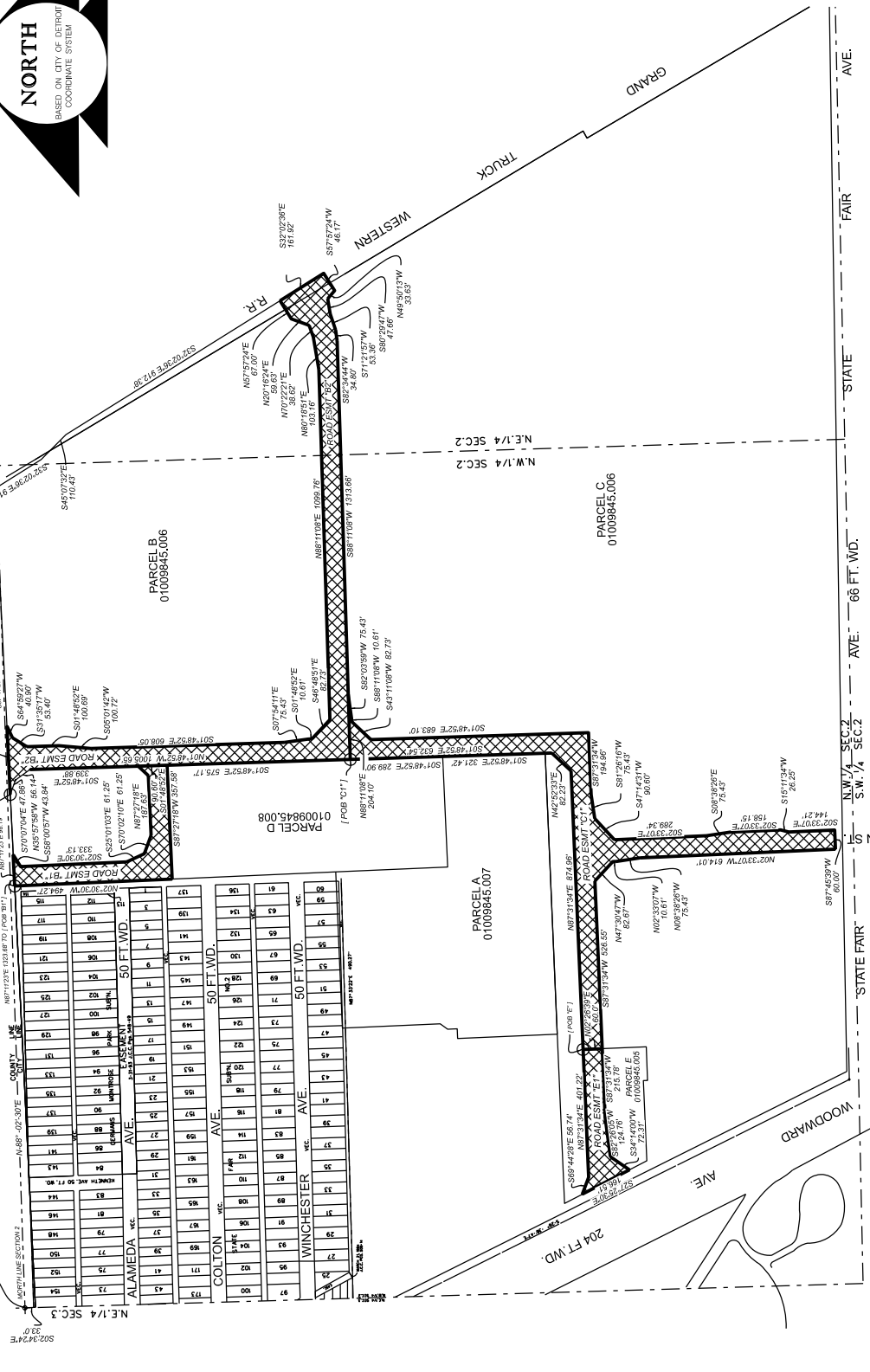
MAP-22-1

NW CORNER SECTION 2
TOWNSHIP 41 NORTH
RANGE 10 WEST
WAYNE CO. MI

EIGHT MILE ROAD

WEST ROAD

204 FT. WD.



- REQUEST STREET DEDICATION

CARTO:
27 A & 37 C

(FOR OFFICE USE ONLY)

B				
A				
DESCRIPTION	DRWN	CHKD	APPD	DATE
REVISIONS				
CHECKED				
DRAWN BY SA				
DATE 02-01-2022				
APPROVED				
				JD

REQUEST DEDICATION OF THE ROW FOR THE STATE FAIRGROUNDS DEVELOPMENT.

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 01-01

DRWG. NO.