



Huntington Place Rebranding Signage Changes

March 21, 2022

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March 21, 2022

The Honorable Detroit City Council
1340 Coleman A. Young Municipal Center
Two Woodward Avenue,
Detroit, MI 48226

**Re: Petition of the Detroit Regional Convention Facility Authority
for the TCF CENTER REBRANDING PC/PCA Zoning Approval**

Dear Honorable Body:

On the instructions of the Detroit Regional Convention Facility Authority (DRCFA), we are hereby submitting this Petition for changing the rebranding of TCF Center (previously Cobo Center) to Huntington Place under PC/PCA Zoning Approval of signage changes and additions.

PREVIOUS APPROVAL

On March 2ND, 2020 we submitted a petition to your Honorable Body related to the changing of the name of the Convention Center from Cobo Center to TCF Center including signage changes, additions and deletions. The petition went through the comprehensive review process and was approved. Since that time some of the proposed changes have been made but others are pending. However TCF Bank has been purchased by Huntington Bank and therefore it is proposed that the name of the convention center be changed again to Huntington Place. Therefore we are submitting this petition to reflect that change though most of the previously approved signs are unchanged other than color and wording.

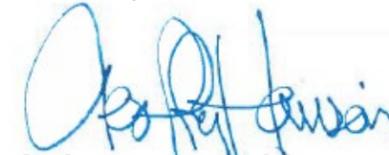
REQUESTED APPROVAL

The Convention Center is zoned PC (southern portion) and PCA (northern portion). Division 6 of the City of Detroit Zoning Code requires review of changes to any exterior appearance in PC and PCA Districts. Therefore, this Petition is for review and approval of the exterior appearance of signage changes resulting from the modified rebranding.

With overwhelming public support, DRCFA proposed that the name of Detroit's Convention Center be changed from Cobo Center to something different. DRCFA's lease with the City of Detroit allowed DRCFA to change the name. In accordance with the mission imposed on DRCFA by the State Legislature, DRCFA sought sponsorship for the new name and following competitive proposals selected prominent Michigan bank TCF as the new name. The change has been well received. However TCF Bank has been purchased by Huntington Bank and therefore it is proposed that the name of the convention center be changed again to Huntington Place. Visually the rebranding manifests itself from the previously approved petition by changes in color and wording only.

We are hereby submitting this petition requesting review and approval of the signage changes by your Honorable Body.

Sincerely,



GEOFFREY HARRISON

Principal

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1. Executive Summary

EXECUTIVE SUMMARY

Detroit's Convention Center dates from 1960 and was expanded in 1989. On September 15, 2009 the building was transferred to a State Authority, the Detroit Regional Convention Facility Authority (DRCFA), under State legislation and under a lease with the City of Detroit. DRCFA has contracted with ASM-G to operate the facility.

Under their enabling legislation, DRCFA had the ability to sell \$299-million in bonds retired by the State Convention Development Fund. DRCFA adopted a 2010-2015 Capital Improvements Program in three phases. Phase I was a \$3-million program focused on addressing certain needs for the 2010 North American International Auto Show (NAIAS). That was completed on time and on budget. Phase II was divided between certain "immediate needs" infrastructure improvements and four discrete projects. These were completed on schedule for NAIAS 2012. Phase III was the major program with a budget of \$221-million. Phase III had a series of target deadlines for NAIAS 2013, NAIAS 2014 and NAIAS 2015. All work was completed by August 2015. The completed projects have received enthusiastic approval from Cobo Center's users, the press and the public.

In 2018-19 there was significant public sentiment to change the name of the Convention Center from Cobo Center. Albert Cobo was Detroit's 62nd Mayor from 1950 to 1957. He openly supported racially restrictive covenants in Detroit's housing. DRCFA strongly agreed with the name change sentiments. Following their State-directed mandate, DRCFA issued invitations for proposals for sponsorship of the name change. After reviewing all proposals, DRCFA concluded that the name TCF Center would provide the best value to DRCFA and the community. The name change was formally announced on August 24th, 2019. Under the sponsorship agreement TCF had the ability to request certain permanent signage on the exterior of the convention center and to have all Cobo names removed or changed to TCF.

The convention center (then the TCF Center) was located in two zoning districts; PC for the southern portion south of Larned Street, and PCA for the northern portion north of Larned Street. Under the City of Detroit Zoning Code Article VI Subdivision D signs in PC and PCA Districts are subject to Special District Review as outlined in the City of Detroit Zoning Code Article VI Division 6. Section 61-3-182 provides for review and approval of City Council based on written recommendations by the City Planning Commission and the Planning and Development Department. A petition was submitted for approval under the zoning code and following staff/Planning Commission/Economic Development Committee and full City Council review the signage changes were approved.

At the end of the 2010-2015 Capital Improvements Program, a major wayfinding initiative was implemented which included replacement and additions to the exterior signage on the principal east and north sides of the center. Documents dated October 22, 2014 were submitted for PC/PCA District zoning approval and were approved by City Council. That submission documented signage as it existed before rebranding.

The rebranding of the convention center involved the following:

1. Changing the Cobo Center name to TCF Center on all freeway signs.
2. Changing the Cobo Center name to TCF Center on all interior signs.
3. Changing the Cobo Center name to TCF Center on all materials use in or related to the building including online media.
4. Changing the Cobo Center name to TCF Center on all exterior signs to remain.
5. Removing any Cobo Center signs that are not to be replaced with TCF Center.
6. Adding TCF Center signs in accordance with the sponsorship agreement.
7. No action on exterior signs that do not contain the Cobo Center name.

Item 1. above was undertaken by the Michigan Department of Transportation.

Items 2 and 3 were completed.

Items 4, 5, 6 and 7 were the subject of the petition that was approved. However before many of these signs could be changed TCF bank was purchased by Huntington Bank. Under the sponsorship agreement Huntington Bank had the right to change the branding of the convention center and has chose "Huntington Place" with the Huntington Bank logo as the new brand.

With the above change we are resubmitting the petition showing the new branding. There are only minor sign changes (other than color) from the petition previously approved for TCF Center.

Signs under item 7 are included in this package as it has been structured to form a "Comprehensive Sign Plan" similar to that desired in the proposed new Signage Ordinance Page 70 Section 4-4-22, even though that Ordinance is not applicable. It was felt that this proposed document structure would assist City Council, City Planning Commission and staff in understanding signage at the convention center.

SIGNS TO REMAIN WITH NAME CHANGE

With three exceptions, all signs including the name Cobo Center are to remain but are to have the name changed to Huntington Place. This includes signs on the parking garages, monument signs along sidewalks, etc. There will be no changes to the signs in design, size or materials other than the name change.

SIGNS TO BE REMOVED

The three large red illuminated COBO signs centered in the three meeting room blocks along Washington Boulevard were removed. This was accomplished before the formal rebranding announcement on August 24, 2019.

SIGNS TO BE ADDED

The sponsorship agreement between Huntington Bank and DRCFA includes the potential for DRCFA approving four new added signs as follows:

1. A sign on the southernmost meeting room block along Washington Boulevard, south of Jefferson Avenue, above the location of the removed red COBO sign.
2. A sign on the central meeting room block along Washington Boulevard, between Jefferson Avenue and Larned, above the location of the removed red COBO sign.
3. A sign on the northernmost meeting room block along Washington Boulevard, between Larned and Congress, above the location of the removed red COBO sign.
4. A sign on the north face of the ballroom building (ex Cobo Arena).

Signs 1, 2 and 3 (above) are to say "Huntington Place" plus the logo. Because of the complexity of the existing exterior wall construction with the interior floor structure and interstitial space for HVAC ducts, it is not possible to simply attach the letters to the granite panels. It is necessary to provide a backing surface and this is proposed as being 80'-0" by 20'-0" sized to coordinate with the existing exterior configuration. The backing surface will be a material whose color complements the existing granite. A representative sample with the TCF logo was installed for onsite review as desired by staff, Commission members and Council members. The letters and logo will be cut into the surface with the openings infilled with colored plastic of the appropriate color. Each sign will be internally illuminated with LED lights (unchangeable white light).

Sign 4 is a standard sign on the north elevation.

SIGNS UNCHANGED

The remaining signs that exist that do not contain the center name will be unchanged from the previous City approvals.

SUBMISSION FORMAT

This submission has the following format:

- Section 2: Property Description: This section includes a site plan from the 2009 Lease that shows the boundaries of the property leased by the City of Detroit to the DRCFA, property retained by the City of Detroit, and Rights of Way. This is followed by the legal description of the property leased to DRCFA.
- Section 3: Project Details: This provides information in the format requested in Zoning Application Forms.
- Section 4: Existing Signage: This section documents the locations of existing signage on a site plan with an I.D. for each sign. These signs are the unchanged signs. Signs that have name changes are included in Section 5. The location plan is followed by tables that give details of each sign including size and classification. A column is added to show if the sign is located in the right-of-way. The tables are followed by images of each sign. For comparative purposes the images reflect the relative sizes though they are not to scale.
- Section 5: Changed Signage: This section documents the locations of signage with name changes, on a site plan with an I.D. for each sign. This is followed by tables that give details of each sign including size and classification. A column is added to show if the sign is located in the right-of-way. The tables are followed by images of each sign. For comparative purposes the images reflect the relative sizes though they are not to scale.
- Section 6: Added/Deleted Signage: This section documents the locations of signage to be removed or added, on a site plan with an I.D. for each sign. This is followed by tables that give details of each sign including size and classification. The tables are followed by images of each sign. For the added signs additional details are included including materials and illumination data.
- Section 7 contains tables that summarize the totals from Sections 4, 5 and 6.

IMPLEMENTATION

After approval of this petition by your Honorable Body, a signage contractor licensed in the City of Detroit will submit a signage permit request to BSEED following the City's standard procedures. The permit application will be signed by DRCFA as being in control of the property.

2. Property Description

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

I. COBO HALL:

PARCEL 1:

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, BEING ALL OF LOTS 1, 2, 4, 13 AND 14, PART OF LOTS 3, 5, 6, 10, 11 AND 12, IN BLOCK 8, ALL OF LOTS 1, 11, 12, 13 AND 14, PART OF LOTS 2, 7, 8, 9 AND 10, IN BLOCK 7, ALL OF LOTS 4 THRU 12, IN BLOCK 6, IN "MAP OF THE WESTERN ADDITION TO THE CITY OF DETROIT AS SURVEYED INTO LOTS BY JOHN MULLETT, SURVEYOR", AS RECORDED IN LIBER 7, PAGE 164 OF CITY RECORDS, WAYNE COUNTY RECORDS; ALSO ALL OF LOTS 1 THRU 7 AND PART OF LOT 8, NORTH OF LARNED STREET, WEST OF WASHINGTON BLVD., ALL OF LOTS 1 THRU 6 AND PART OF LOT 7, SOUTH OF CONGRESS STREET, WEST OF WASHINGTON BLVD., ALL OF LOTS 1 THRU 6, NORTH OF WOODBRIDGE, PART OF LOTS 3 THRU 6, SOUTH OF WOODBRIDGE, PART OF LOT 7 SOUTH OF WOODBRIDGE, PLAT OF "THE MILITARY RESERVE", AS RECORDED IN LIBER 5, PAGE 218 OF CITY RECORDS, WAYNE COUNTY RECORDS; ALSO ALL OF A LOT KNOWN AS "OLD COLE LOT" WHICH LIES IN THE PLAN OF SECTION 2 OF THE GOVERNOR AND JUDGES PLAN, AS RECORDED IN LIBER 34, PAGE 549 OF DEEDS, WAYNE COUNTY RECORDS; ALSO ALL OF LOTS 1 THRU 4 OF "SUBDIVISION OF THE OLD MANSION HOUSE LOT", AS RECORDED IN LIBER 15, PAGE 338 OF CITY RECORDS, WAYNE COUNTY RECORDS; ALSO PART OF LOTS 27, 28, 29 AND AN UNNUMBERED LOT, OF PLAN OF SECTION 2 OF THE GOVERNOR AND JUDGES PLAN, AS RECORDED IN LIBER 34, PAGE 549 OF DEEDS, WAYNE COUNTY RECORDS; ALSO ALL OF LOTS 1 THRU 5, OF "CLARK'S SUBDIVISION ON THE NORTHWEST CORNER OF JEFFERSON AVENUE AND CASS STREET ADJOINING AND EAST OF THE OLD MANSION HOUSE LOT IN THE CITY OF DETROIT", AS RECORDED IN LIBER 1, PAGE 129 OF PLATS, WAYNE COUNTY RECORDS; ALSO PART OF LOTS 7, 8 AND 9, ALL OF LOTS 20 THRU 25, 83 THRU 86, PART OF LOTS 19 AND 82, OF "PLAN OF THE MILITARY TRACT IN THE CITY OF DETROIT AS LAID OUT INTO LOTS UNDER THE DIRECTION OF MAJOR WHITING", AS RECORDED IN LIBER 5, PAGE 311 OF CITY RECORDS; ALSO ALL OF LOTS 1 THRU 30, IN "AMENDED PLAT OF BLOCK 3, CASS FARM", AS RECORDED IN LIBER 31, PAGE 560 OF DEEDS, WAYNE COUNTY RECORDS; ALSO ALL OF LOTS 1 THRU 4 OF BLOCK

1, ALL OF LOTS 1 THRU 14 IN BLOCK 2, ALL OF LOTS 1 THRU 10 OF BLOCK A, PART OF LOTS 1 AND 2 OF BLOCK B, PART OF LOTS 1 THRU 3 OF BLOCK C, ALL OF LOTS 1 THRU 8, AND ALL OF LOTS 23 THRU 30, AND PART OF LOTS 9, 10, AND 22, OF BLOCK D, OF "MAP OF THE FRONT OF THE CASS FARM AS SUBDIVIDED INTO LOTS FOR THE PROPRIETORS", AS RECORDED IN LIBER 9, PAGE 409 OF CITY RECORDS, WAYNE COUNTY RECORDS; ALSO PART OF LOTS 1 THRU 6, PART OF LOT A, ALL OF LOTS 7 THRU 10, ALL OF LOT B, OF "SCHOOLCRAFT'S SUBDIVISION OF LOTS 1 AND 2, CITY PLAT", AS RECORDED IN LIBER 12, PAGE 622 OF CITY RECORDS, WAYNE COUNTY RECORDS; ALSO ALL OF LOTS A, B, C, D, E, F AND G, AND PART OF H ALL IN RESUBDIVISION OF PART OF WELLE'S AND MILITARY TRACT BETWEEN JEFFERSON AVE., WOODBRIDGE, WAYNE AND CASS", AS RECORDED IN LIBER 2, PAGE 13 OF PLATS, WAYNE COUNTY RECORDS; ALSO PART OF LOTS 38, 71, 72, 73, 74, 90, AND 91 OF THE PLAN OF SECTION 3 OF THE GOVERNOR AND JUDGES PLAN, AS RECORDED IN LIBER 34, PAGE 548 OF DEEDS, WAYNE COUNTY RECORDS; ALSO PART OF LOT A, OF "PLAT OF THE JONES PROPERTY KNOWN AS THE BEARD AND GREELY CLAIMS, SECTION 3, GOVERNOR AND JUDGES PLAN OF THE CITY OF DETROIT, AS RECORDED IN LIBER 1, PAGE 290 OF PLATS, WAYNE COUNTY RECORDS; ALSO PART OF LOTS 4, 5, AND 6 OF THE "SUBDIVISION OF THE HENDREE CLAIM", AS RECORDED IN LIBER 26, PAGE 233 OF DEEDS, WAYNE COUNTY RECORDS; ALSO PART OF THE "AUDRAIN LOT", "CONANT'S EXCHANGE", THE "DESNOYERS CLAIM" AND THE "J.S. ROBY CLAIM" TO PART OF SECTION 3 OF THE GOVERNOR AND JUDGES PLAN OF THE CITY OF DETROIT, AS RECORDED IN LIBER 1, PAGE 290 OF PLATS, WAYNE COUNTY RECORDS; ALSO ALL STREETS AND ALLEYS ADJACENT TO ALL OF THE ABOVE, WITHIN THE BOUNDS OF THE FOLLOWING MORE PARTICULARLY DESCRIBED PARCEL:

COMMENCING AT THE INTERSECTION OF WEST LINE OF FIRST STREET (60 FEET WIDE) WITH THE NORTH LINE OF SAID CONGRESS STREET (60 FEET WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 13 OF "MAP OF THE WESTERN ADDITION TO THE CITY OF DETROIT AS SURVEYED INTO LOTS BY JOHN MULLETT, SURVEYOR", AS RECORDED IN LIBER 7, PAGE 164 OF CITY RECORDS, WAYNE COUNTY RECORDS; THENCE S59°51'24"W, 120.91 FEET ALONG THE NORTH LINE OF SAID CONGRESS STREET; THENCE S30°09'42"E, 60.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF SAID CONGRESS STREET; THENCE N59°51'24"E, 754.29 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD (VARIABLE WIDTH); THENCE S30°09'06"E, 808.54 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF CIVIC CENTER DRIVE (VARIABLE WIDTH); THENCE THE FOLLOWING THIRTEEN COURSES ALONG THE SOUTH, WEST AND NORTH

LINE OF SAID CIVIC CENTER DRIVE: (1) N59°50'26"E, 339.46 FEET, AND (2) ALONG A TANGENT CURVE TO THE RIGHT, 88.24 FEET, SAID CURVE HAVING A RADIUS OF 56.17 FEET, A CENTRAL ANGLE OF 90°00'19", AND A LONG CHORD BEARING S75°09'34"E, 79.44 FEET, AND (3) S30°09'34"E, 56.58 FEET, AND (4) S59°50'28"W, 20.50 FEET, AND (5) S30°09'42"E, 164.29 FEET, AND (6) ALONG A TANGENT CURVE TO THE RIGHT, 58.93 FEET, SAID CURVE HAVING A RADIUS OF 91.65 FEET, A CENTRAL ANGLE OF 36°50'27" AND A LONG CHORD BEARING S11°44'28"E, 57.92 FEET, AND (7) S6°40'45"W, 55.35 FEET, AND (8) ALONG A TANGENT CURVE TO THE LEFT, 72.37 FEET, SAID CURVE HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 23°49'55" AND A LONG CHORD BEARING S5°14'12"E, 71.85 FEET, AND (9) ALONG A NON-TANGENT CURVE TO THE RIGHT, 77.73 FEET, SAID CURVE HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 7°32'53", AND A LONG CHORD BEARING S64°57'13"W, 77.67 FEET, AND (10) S68°43'39"W, 173.64 FEET, AND (11) S72°54'00"W, 147.23 FEET, AND (12) N20°34'43"W, 1.91 FEET, AND (13) S68°38'33"W, 763.52 FEET; THENCE N29°32'41"W, 155.04 FEET; THENCE N64°36'18"E, 18.10 FEET; THENCE N30°13'21"W, 338.27 FEET TO A POINT ON THE SOUTH BARRIER WALL OF THE LODGE FREEWAY; THENCE THE FOLLOWING TWO COURSES ALONG SAID BARRIER WALL: (1) S81°59'08"W, 99.72 FEET, AND (2) ALONG A TANGENT CURVE TO THE LEFT, 40.46 FEET, SAID CURVE HAVING A RADIUS OF 808.51 FEET, A CENTRAL ANGLE OF 2°52'01" AND A LONG CHORD BEARING S80°33'07"W, 40.45 FEET TO A POINT ON THE CENTERLINE OF VACATED SECOND AVENUE (60 FEET WIDE); THENCE N30°05'00"W, 260.49 FEET ALONG SAID CENTERLINE TO A POINT ON THE NORTH LINE OF VACATED LARNED STREET (60 FEET WIDE); THENCE S59°51'21"W, 30.00 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF SAID VACATED SECOND AVENUE; THENCE N30°05'00"W, 111.27 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH FACE OF THE COBO HALL HELIX BRIDGE; THENCE THE FOLLOWING TWO COURSES ALONG SAID BRIDGE: (1) S59°50'18"W, 98.75 FEET, AND (2) ALONG A TANGENT CURVE TO THE RIGHT, 54.29 FEET, SAID CURVE HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 34°56'57" AND A LONG CHORD BEARING S77°18'48"W, 53.45 FEET TO A POINT ON THE NORTH RETAINING WALL OF THE LODGE FREEWAY; THENCE ALONG SAID WALL ALONG A NON-TANGENT CURVE TO THE RIGHT, 166.26 FEET, SAID CURVE HAVING A RADIUS OF 562.96 FEET, A CENTRAL ANGLE OF 16°55'18", AND A LONG CHORD BEARING S84°35'00"W, 165.66 FEET TO THE EAST LINE OF THIRD AVENUE (60 FEET WIDE); THENCE N30°00'25"W, 63.79 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF SAID CONGRESS STREET; THENCE N59°51'24"E, 330.22 FEET ALONG SAID SOUTH LINE TO THE CENTERLINE OF VACATED SECOND AVENUE; THENCE S30°05'00"E, 158.20 FEET ALONG SAID CENTERLINE; THENCE N59°50'18"E, 209.39 FEET; THENCE N30°09'42"W, 158.13 FEET TO THE POINT OF BEGINNING.

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PARCEL 2:

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, BEING PART OF LOTS 1, 2, AND 3 OF "PLAT OF THE KINZIE OR FORSYTHE LOT", AS RECORDED IN LIBER 38, PAGE 1 OF DEEDS, WAYNE COUNTY RECORDS; ALSO PART OF LOTS 17 AND 37 OF THE "PLAN OF SECTION 3 OF THE GOVERNOR AND JUDGES PLAN", AS RECORDED IN LIBER 34, PAGE 548 OF DEEDS, WAYNE COUNTY RECORDS; ALSO PART OF LOTS 1, 2, 3, 4, 5, AND 6 OF THE "SUBDIVISION OF THE HENDREE CLAIM", AS RECORDED IN LIBER 26, PAGE 233 OF DEEDS, WAYNE COUNTY RECORDS; ALSO PART OF THE "AUDRAIN LOT" AND "CONANT'S EXCHANGE", OF PART OF SECTION 3 OF THE GOVERNOR AND JUDGES PLAN OF THE CITY OF DETROIT, AS RECORDED IN LIBER 34, PAGE 548 OF PLATS, WAYNE COUNTY RECORDS; ALSO PART OF LOT 1 SOUTH OF JEFFERSON AND PART OF LOT 1 NORTH OF WOODBRIDGE OF "PLAT OF THE SUBDIVISION OF THE COOPER PROPERTY, BEING PART OF THE ROBERTSON AND SEEK OR MELDRUM LOTS, ALSO OTHER PROPERTY SITUATED BETWEEN JEFFERSON AVENUE AND WOODBRIDGE STREET, GRISWOLD AND SHELBY STREETS", AS RECORDED IN LIBER 5, PAGE 31 OF PLATS, WAYNE COUNTY RECORDS; ALSO ALL STREETS AND ALLEYS ADJACENT TO ALL OF THE ABOVE, WITHIN THE BOUNDS OF THE FOLLOWING MORE PARTICULARLY DESCRIBED PARCEL:

COMMENCING AT THE INTERSECTION OF WEST LINE OF FIRST STREET (60 FEET WIDE) WITH THE NORTH LINE OF SAID CONGRESS STREET (60 FEET WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 13 OF "MAP OF THE WESTERN ADDITION TO THE CITY OF DETROIT AS SURVEYED INTO LOTS BY JOHN MULLETT, SURVEYOR", AS RECORDED IN LIBER 7, PAGE 164 OF CITY RECORDS, WAYNE COUNTY RECORDS; THENCE SOUTH 59° 51' 24" WEST, 120.91 FEET ALONG THE NORTH LINE OF SAID CONGRESS STREET; THENCE SOUTH 30° 09' 42" EAST, 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID CONGRESS STREET; THENCE NORTH 59° 51' 24" EAST, 754.29 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD (VARIABLE WIDTH); THENCE SOUTH 30° 09' 06" EAST, 731.29 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF JEFFERSON AVENUE (210 FEET WIDE) EXTENDED; THENCE NORTH 59° 50' 26" EAST, 92.16 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 59° 50' 26" EAST, 339.08 FEET ALONG SAID LINE; THENCE SOUTH 30° 09' 34" EAST, 118.87 FEET TO A POINT ON THE NORTH LINE OF CIVIC CENTER DRIVE (VARIABLE WIDTH); THENCE THE FOLLOWING FOUR COURSES ALONG SAID NORTH LINE: (1) ALONG A NON-TANGENT CURVE TO THE LEFT, 126.49 FEET, SAID CURVE HAVING A RADIUS OF 85.66 FEET, A CENTRAL ANGLE OF 84° 36' 25",

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AND A LONG CHORD BEARING NORTH 77° 51' 21" WEST, 115.31 FEET, AND (2) SOUTH 59° 50' 26" WEST, 243.60 FEET, AND (3) ALONG A TANGENT CURVE TO THE RIGHT, 15.64 FEET, SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 89° 37' 50" AND A LONG CHORD BEARING NORTH 75° 20' 39" WEST, 14.10 FEET, AND (4) NORTH 30° 31' 44" WEST, 31.32 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PART OF CIVIC CENTER DRIVE TO BE VACATED, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET (60 FEET WIDE) WITH THE NORTH LINE OF SAID CONGRESS STREET (60 FEET WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 13 OF "MAP OF THE WESTERN ADDITION TO THE CITY OF DETROIT AS SURVEYED INTO LOTS BY JOHN MULLETT, SURVEYOR", AS RECORDED IN LIBER 7, PAGE 164 OF CITY RECORDS, WAYNE COUNTY RECORDS; THENCE SOUTH 59 DEGREES 51 MINUTES 24 SECONDS WEST 120.91 FEET ALONG THE NORTH LINE OF SAID CONGRESS STREET; THENCE SOUTH 30 DEGREES 09 MINUTES 42 SECONDS EAST 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID CONGRESS STREET; THENCE NORTH 59 DEGREES 51 MINUTES 24 SECONDS EAST 754.29 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD (VARIABLE WIDTH); THENCE SOUTH 30 DEGREES 09 MINUTES 06 SECONDS EAST 731.29 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF JEFFERSON AVENUE (210 FEET WIDE) EXTENDED; THENCE NORTH 59 DEGREES 50 MINUTES 26 SECONDS EAST 99.04 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 59 DEGREES 50 MINUTES 26 SECONDS EAST 46.96 FEET ALONG SAID LINE; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, 57.53 FEET, SAID CURVE HAVING A RADIUS OF 27.30 FEET, A CENTRAL ANGLE OF 120 DEGREES 44 MINUTES 19 SECONDS, AND A LONG CHORD BEARING SOUTH 59 DEGREES 46 MINUTES 57 SECONDS EAST 47.46 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST 59.84 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, 15.41 FEET, SAID CURVE HAVING A RADIUS OF 63.33 FEET, A CENTRAL ANGLE OF 13 DEGREES 56 MINUTES 43 SECONDS, AND A LONG CHORD BEARING NORTH 48 DEGREES 45 MINUTES 30 SECONDS WEST 15.38 FEET; THENCE NORTH 42 DEGREES 09 MINUTES 34 SECONDS WEST 27.28 FEET TO THE POINT OF BEGINNING.

Together with any and all rights of the City in the following:

PARCEL 3 - COBO ARENA PARCEL:

PART OF LOT 9, SOUTH OF WOODBRIDGE STREET, 50 FEET WIDE, OF PLAN OF THE MILITARY TRACT IN THE CITY OF DETROIT AS LAID OUT INTO LOTS UNDER THE DIRECTION OF MAJ. WHITING, RECORDED IN LIBER 5,

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PAGE 311 OF CITY RECORDS; ALSO PART OF LOT 7, SOUTH OF WOODBRIDGE STREET, 50 FEET WIDE, OF PART OF THE MILITARY RESERVE, RECORDED IN LIBER 5, PAGE 218 OF CITY RECORDS; ALSO ALL OF LOTS 71, 72, 73, 90 AND 91, PART OF LOTS 74, 89 AND 92, ALL OF THE PUBLIC ALLEYS, 20 FEET WIDE, SOUTH OF WOODBRIDGE STREET, ALL IN PLAN OF SECTION 3 OF THE GOVERNOR AND JUDGES PLAT OF THE CITY OF DETROIT, RECORDED IN LIBER 34, PAGE 548 OF DEEDS, WAYNE COUNTY RECORDS; ALSO PART OF LOT A AND PART OF A PUBLIC ALLEY, 20 FEET WIDE, ALL IN PLAT OF JONES PROPERTY KNOWN AS THE BEARD AND GREELY CLAIMS, SECTION 3, GOVERNOR AND JUDGES PLAN OF THE CITY OF DETROIT, RECORDED IN LIBER 1, PAGE 290 OF PLATS, WAYNE COUNTY RECORDS; ALSO PART OF DESNOYERS CLAIM AND PART OF J. S. ROBY CLAIM TO PART OF SECTION 3 OF THE GOVERNOR AND JUDGES PLAT OF THE CITY OF DETROIT; ALSO PART OF VACATED WOODBRIDGE STREET, 50 FEET WIDE, AND VACATED WAYNE STREET, 50 FEET WIDE, ALL ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF WOODWARD AVENUE, (120 FEET WIDE), AND THE SOUTHERLY LINE OF JEFFERSON AVENUE, (210 FEET WIDE); THENCE WESTERLY ALONG THE SOUTHERLY LINE OF JEFFERSON AVENUE 784.60 FEET; THENCE SOUTHERLY, PERPENDICULAR TO THE SOUTHERLY LINE OF JEFFERSON AVENUE, 155.96 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE WESTERLY LINE OF CIVIC CENTER DRIVE, WHICH HAS A VARYING WIDTH, AND THE SOUTHERLY FACE OF THE BRIDGE OVER SAID CIVIC CENTER DRIVE, EASTERLY OF COBO ARENA; THENCE SOUTH 30 DEGREES 09 MINUTES 42 SECONDS EAST ALONG THE WESTERLY LINE OF THE CIVIC CENTER DRIVE, 198.91 FEET, TO A POINT OF CURVE IN SAID DRIVE; THENCE 53.93 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 91.65 FEET, A DELTA OF 36 DEGREES 50 MINUTES 27 SECONDS AND A LONG CHORD OF 57.92 FEET WHICH BEARS SOUTH 11 DEGREES 44 MINUTES 28 SECONDS EAST; THENCE SOUTH 6 DEGREES 40 MINUTES 45 SECONDS WEST 55.35 FEET; THENCE 72.37 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 174.00 FEET, A DELTA OF 23 DEGREES 49 MINUTES 55 SECONDS AND A LONG CHORD OF 71.85 FEET WHICH BEARS SOUTH 5 DEGREES 14 MINUTES 12 SECONDS EAST TO THE INTERSECTION WITH THE NORTHERLY LINE OF CIVIC CENTER DRIVE, 60 FEET WIDE; THENCE 77.73 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 590.00 FEET, A DELTA OF 7 DEGREES 32 MINUTES 53 SECONDS, A LONG CHORD OF 77.67 FEET WHICH BEARS SOUTH 64 DEGREES 57 MINUTES 13 SECONDS WEST; THENCE SOUTH 68 DEGREES 43 MINUTES 39 SECONDS WEST, 173.64 FEET; THENCE SOUTH 72 DEGREES 54 MINUTES 00 SECONDS WEST 147.23 FEET, TO

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THE FACE OF THE COBO HALL BUILDING PROPER; THENCE NORTH 20 DEGREES 34 MINUTES 43 SECONDS WEST, 53.00 FEET ALONG SAID FACE TO AN ANGLE POINT IN THE BUILDING; THENCE NORTH 30 DEGREES 09 MINUTES 42 SECONDS WEST, 244.04 FEET TO THE SOUTHERLY WALL OF THE COBO ARENA PARKING GARAGE; THENCE NORTH 59 DEGREES 50 MINUTES 18 SECONDS EAST ALONG SAID WALL 465.28 FEET TO THE POINT OF BEGINNING.

PARCEL 4: VEHICULAR PARKING FACILITIES:

ROOF TOP PARKING DECK:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF WASHINGTON BOULEVARD, 80 FEET WIDE, AND THE SOUTHERLY LINE OF LARNED STREET, 60 FEET WIDE; THENCE SOUTH 59 DEGREES 47 MINUTES 02 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF LARNED STREET, 100.51 FEET; THENCE SOUTH 30 DEGREES 12 MINUTES 58 SECONDS EAST 17.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 56.6 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST 17.2 FEET; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 657.6 FEET TO THE SOUTHEAST CORNER OF THE ROOF TOP; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST 490 FEET TO A POINT KNOWN AS "B", SAID POINT BEING THE START OF A SPIRAL RAMP FROM ROOF DECK TO ROADWAY; THENCE NORTH 30 DEGREES 09 MINUTES 34 SECONDS WEST 679.1 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 26 SECONDS EAST 15.0 FEET; THENCE NORTH 30 DEGREES 09 MINUTES 34 SECONDS WEST 35.1 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 26 SECONDS EAST 492.2 FEET TO THE PLACE OF BEGINNING. THE ROOF PARKING DECK HAS A SURFACE WHOSE LOWEST ELEVATION IS 176.16 FEET AS REFERRED TO DETROIT CITY DATUM PLANE AND HAS LIGHTS, PENTHOUSES AND OTHER FEATURES WHICH EXTEND UPWARD TO ELEVATION OF 212.5 FEET AND INCLUDES ALL OF THE SPACE CONTAINED THEREIN.

WITHIN THE AREA DESCRIBED FOR THE ROOF DECK ARE TWO POINTS OF PEDESTRIAN ACCESS, ONE AT THE NORTHWEST CORNER OF THE ROOF AND A STAIRWAY AND THREE ELEVATORS AT THE NORTHEAST CORNER.

TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS TO AND FROM THE EXHIBIT HALL BY WAY OF STAIRWAYS AND ESCALATORS AT THE SOUTHEAST CORNER OF THE ROOF DECK, AS CREATED, LIMITED AND DEFINED IN WARRANTY DEED RECORDED IN LIBER 20846, PAGE 766, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ROOF TOP PARKING DECK, A POINT NOTED IN THE DESCRIPTION OF THE AREA; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 44.3 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST 19.5 FEET; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 2.2 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST 30.2 FEET; THENCE NORTH 30 DEGREES 09 MINUTES 34 SECONDS WEST 6.7 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST 40.2 FEET; THENCE NORTH 30 DEGREES 09 MINUTES 34 SECONDS WEST 39.8 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 26 SECONDS EAST 89.9 FEET TO THE POINT OF BEGINNING AND EXTENDING FROM ELEVATION 100.0 TO ELEVATION 188.6 FEET, DETROIT CITY DATUM.

SPIRAL VEHICLE ACCESS RAMP:

A SPIRAL VEHICLE ACCESS RAMP IS CONNECTED TO THE SOUTHWEST CORNER OF THE ROOF TOP PARKING DECK AT ELEVATION 176.6 FEET EXTENDING THENCE WESTERLY OVER THE CIVIC CENTER MAINTENANCE SHOPS, SPIRALING THENCE DOWNWARD TO A CONNECTION WITH FIRST STREET AT ELEVATION 118.0 FEET OVER LAND DESCRIBED AS: BEGINNING AT POINT B IN THE ABOVE DESCRIPTION OF THE ROOF TOP PARKING DECK AT ELEVATION 176.6 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST 158.0 FEET TO A POINT OF CURVE; THENCE 147.6 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 94.0 FEET, A DELTA OF 90 DEGREES 03 MINUTES 40 SECONDS, WITH A LONG CHORD OF 132.9 FEET WHICH BEARS NORTH 75 DEGREES 11 MINUTES 24 SECONDS WEST TO A POINT OF TANGENCY; THENCE NORTH 30 DEGREES 09 MINUTES 34 SECONDS WEST 97.0 FEET TO A POINT OF CURVE; THENCE 144.3 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 179.2 FEET, A DELTA OF 46 DEGREES 08 MINUTES 08 SECONDS, WITH A LONG CHORD OF 140.4 FEET WHICH BEARS NORTH 53 DEGREES 13 MINUTES 39 SECONDS WEST, TO A POINT ON THE LINE OF FIRST STREET CONNECTION AT ELEVATION 118.0 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 26 SECONDS EAST 106.0 FEET; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 142.6 FEET TO A POINT OF CURVE; THENCE 237.2 FEET ALONG THE ARC OF CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 94.0 FEET, A DELTA OF 144 DEGREES 45 MINUTES 30 SECONDS, WITH A LONG CHORD OF 179.0 FEET WHICH BEARS SOUTH 75 DEGREES 11 MINUTES 30 SECONDS EAST; THENCE NORTH 59 DEGREES 50 MINUTES 26 SECONDS EAST 62.4 FEET; THENCE NORTH 34 DEGREES 25 MINUTES 58 SECONDS EAST, 13.3 FEET TO POINT OF ENDING OF SAID SPIRAL RAMP; THENCE SOUTH 30 DEGREES 09 MINUTES 34

SECONDS EAST 56.7 FEET ALONG THE WEST LINE OF THE ROOF DECK TO THE POINT OF BEGINNING.

TOGETHER WITH THE FIRST STREET CONNECTION, AN EASEMENT FOR VEHICULAR ACCESS TO THIS RAMP PROVIDED BY PUBLIC ROADWAY ALONG THE WESTERLY SIDE OF THE EXHIBITION HALL AS CREATED, LIMITED AND DEFINED IN WARRANTY DEED RECORDED AT LIBER 20846, PAGE 766, WAYNE COUNTY RECORDS. THIS ROADWAY EXTENDS FROM THE SOUTH LINE OF LARNED STREET AS AN EXTENSION SOUTHERLY OF FIRST STREET, PASSES OVER THE JOHN C. LODGE FREEWAY AND TURNS WESTERLY TO CONNECT WITH THE ROADWAY TO THE SPIRAL RAMP AND VARIES IN WIDTH FROM 60 TO 80 FEET. THIS EASEMENT IS MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LARNED STREET WITH THE EASTERLY LINE OF VACATED FIRST STREET, THENCE SOUTHERLY ALONG SAID EASTERLY LINE 52 FEET MORE OR LESS; THENCE WEST ALONG A BUILDING LINE 17.2 FEET; THENCE SOUTH ALONG THE WEST WALL OF THE EXHIBIT HALL, 146.8 FEET; THENCE WEST AT RIGHT ANGLES 206 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE ABOVE DESCRIBED SPIRAL VEHICLE RAMP; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST 106.0 FEET ALONG THE RAMP ENTRANCE AT AN ELEVATION OF 118.0 FEET; THENCE NORTH 60 FEET TO A POINT ON THE NORTHERLY LINE OF THE ELEVATED ROADWAY STRUCTURE; THENCE EAST AND NORTHERLY ALONG THE NORTH AND WEST LINES OF THE CONNECTING ROADWAY STRUCTURE 555 FEET MORE OR LESS TO THE SOUTH LINE OF LARNED STREET; THENCE EAST ALONG SAID STREET LINE 60 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

UNDERGROUND PARKING STRUCTURE:

THE UNDERGROUND PARKING STRUCTURE HAS TWO FLOORS AND COVERS THE FOLLOWING DESCRIBED PORTION OF THE OVERALL PARCEL: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF WASHINGTON BOULEVARD, 80 FEET WIDE, AND THE SOUTHERLY LINE OF LARNED STREET, 60 FEET WIDE; THENCE SOUTH 59 DEGREES 47 MINUTES 02 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF LARNED STREET, 100.51 FEET; THENCE SOUTH 30 DEGREES 12 MINUTES 58 SECONDS EAST 17.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 56.6 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 26 SECONDS EAST 15.7 FEET; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 61.1 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST 26.5 FEET; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 118.7 FEET TO THE NORTHERLY LINE OF THE

J.C. LODGE FREEWAY; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST ALONG THE SAID NORTHERLY LINE OF THE J.C. LODGE FREEWAY 197.1 FEET; THENCE ALONG THE SAID NORTHERLY LINE OF THE J.C. LODGE FREEWAY, BEING AN ARC OF A CURVE CONCAVE TO THE NORTH, WITH A LONG CHORD OF 303.3 FEET WHICH BEARS SOUTH 69 DEGREES 07 MINUTES 10 SECONDS WEST; THENCE NORTH 30 DEGREES 09 MINUTES 34 SECONDS WEST 152.4 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 26 SECONDS EAST 15.0 FEET; THENCE NORTH 30 DEGREES 09 MINUTES 34 SECONDS WEST 35.1 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 26 SECONDS EAST 492.2 TO THE PLACE OF BEGINNING. SAID STRUCTURE HAS A GROUND FLOOR ELEVATION WHICH BEGINS AT 98.0 FEET AND WHOSE UPPER ROOF SLAB IS THE GROUND FLOOR OF THE EXHIBITION HALL AT ELEVATION 124.0 FEET. THE SOUTHERLY WALL OF THIS GARAGE IS THE NORTH WALL OF THE JOHN C. LODGE FREEWAY UNDERPASS.

TOGETHER WITH AN EASEMENT FOR VEHICULAR ACCESS TO SAID STRUCTURE THROUGH TWO ENTRANCES ON LARNED STREET AT AN ELEVATION OF 101.6 FEET AS CREATED, LIMITED AND DEFINED IN WARRANTY DEED RECORDED AT LIBER 20846, PAGE 766, WAYNE COUNTY RECORDS. THE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM LARNED STREET LIES WITHIN THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF WASHINGTON BOULEVARD AND THE SOUTHERLY LINE OF LARNED STREET; THENCE SOUTH 59 DEGREES 47 MINUTES 02 SECONDS WEST ALONG THE SOUTHERLY LINE OF LARNED STREET 100.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30 DEGREES 12 MINUTES 58 SECONDS EAST 17.18 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST ALONG THE NORTHERLY BUILDING LINE OF THE UNDERGROUND PARKING STRUCTURE 492.2 FEET; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 35.1 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST 15.0 FEET; THENCE NORTH 30 DEGREES 09 MINUTES 34 SECONDS WEST 52.28 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 26 SECONDS EAST ALONG THE SOUTH LINE OF LARNED STREET, 507.2 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS TO ALL ENTRANCES TO THE GARAGE WHICH CONNECT WITH THE CONVENTION HALL THROUGH STAIRWELLS, ESCALATORS AND ELEVATORS WITHIN THE OVERALL DESCRIBED PARCEL.

THE ARENA UNDERGROUND PARKING STRUCTURE:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF WASHINGTON BOULEVARD, 80 FEET WIDE, AND THE SOUTHERLY LINE OF LARNED STREET, 60 FEET WIDE; THENCE SOUTH 59 DEGREES 47 MINUTES 02 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF LARNED STREET, 100.51 FEET; THENCE SOUTH 30 DEGREES 12 MINUTES 58 SECONDS EAST 17.18 FEET; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 56.6 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 26 SECONDS EAST 15.7 FEET; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 61.1 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST 26.5 FEET; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 118.7 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST 6.4 FEET; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 100.5 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 26 SECONDS EAST 436.8 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 212.0 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST 132.0 FEET; THENCE NORTH 30 DEGREES 09 MINUTES 34 SECONDS WEST 6.7 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST 304.8 FEET; THENCE NORTH 30 DEGREES 09 MINUTES 34 SECONDS WEST 205.3 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 26 SECONDS EAST 436.8 FEET TO THE POINT OF BEGINNING. THE STRUCTURE'S LOWER FLOOR BEGINS AT ELEVATION 95.7 FEET, DETROIT CITY DATUM AND RUNS TO ITS ROOF AT ELEVATION 118.7.

TOGETHER WITH AN EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS TO THE VEHICLE ENTRANCE ON THE SOUTH BUILDING WALL AS CREATED, LIMITED AND DEFINED IN WARRANTY DEED RECORDED AT LIBER 20846, PAGE 766, WAYNE COUNTY RECORDS OVER LAND DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CIVIC CENTER DRIVE (SHELBY STREET) AND WOODBRIDGE STREET (VACATED) AS PLATTED IN SECTION 3 OF THE GOVERNOR AND JUDGES PLAN; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 100.0 FEET MORE OR LESS ALONG THE WEST LINE OF CIVIC CENTER DRIVE; THENCE SOUTH 59 DEGREES 50 MINUTES 26 SECONDS WEST 120.0 FEET, MORE OR LESS; THENCE NORTH 30 DEGREES 09 MINUTES 34 SECONDS WEST 105.0 FEET MORE OR LESS TO THE SOUTH WALL OF THE GARAGE STRUCTURE; THENCE NORTH 59 DEGREES 50 MINUTES 26 SECONDS EAST 120.0 FEET ALONG SAID WALL TO THE WEST LINE OF CIVIC CENTER DRIVE; THENCE SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 5.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS TO ALL ENTRANCES TO THE GARAGE WHICH CONNECT WITH THE CONVENTION

HALL THROUGH STAIRWELLS, ESCALATORS AND ELEVATORS WITHIN THE OVERALL DESCRIBED PARCEL.

TOGETHER WITH AN EASEMENT FOR THOSE MANHOLES, ACCESS RAMPS, STAIRWELLS AND ELEVATOR SHAFT WHICH EXTEND UPWARD ABOVE THE ROOF TO OR ABOVE GROUND ELEVATION.

II. TOGETHER WITH:

TOGETHER WITH rights of access to and the use of the existing lines providing for the flow of water from the Detroit River to the Premises and returning from the Premises to the Detroit River located on the property owned by the City between Parcel 1 described above and the Detroit River.

TOGETHER WITH the rights under the following appurtenant easements:

1. Air Rights Easement for Parking Ramp in favor of the City of Detroit as defined in instrument recorded in Liber 23060, Page 599, Wayne County Records.
2. Air Rights Easement for Truck Ramp in favor of the City of Detroit as defined in instruments recorded in Liber 23064, Page 507 and Liber 23060, Page 599, Wayne County Records.
3. Air Rights Easement for Roadway Entrance Ramp to Northbound Lodge from Congress in favor of the City of Detroit as defined in instruments recorded in Liber 23064, Page 507 and Liber 23060, Page 599, Wayne County Records.
4. Cobo Hall Station Detroit People Mover System Easement Agreement between the City of Detroit and the Detroit Transportation System dated as of September 15, 2009 and recorded at Liber ____, Page ____, Wayne County Records.
5. Grant of Mutual Easement (Utilities) between the City of Detroit and the City of Detroit Building Authority dated as of September 15, 2009 and recorded at Liber ____, Page ____, Wayne County Records.
6. Grant of Mutual Easement (Utilities -UAW) between the City of Detroit and the City of Detroit Building Authority dated as of September 15, 2009 and recorded at Liber ____, Page ____, Wayne County Records.
7. Grant of Mutual Easement (Loading Areas) between the City of Detroit and the City of Detroit Building Authority September 15, 2009 and recorded at Liber ____, Page ____, Wayne County Records.

TOGETHER WITH the following encroachment rights:

1. Encroachment of Helix Access Ramp into Congress Street over the property more particularly described as follows:

LEGAL DESCRIPTION

HELIX RAMP ENCROACHMENT OVER CONGRESS STREET

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING PART OF CONGRESS STREET (60 FEET WIDE), LYING NORTH OF LOT 2 AND THE VACATED PUBLIC ALLEY, 20 FEET WIDE AND NORTH OF PART OF LOTS 1 AND 3 IN BLOCK 8, OF THE "MAP OF THE WESTERN ADDITION TO THE CITY OF DETROIT AS SURVEYED INTO LOTS BY JOHN MULLETT, SURVEYOR", AS RECORDED IN LIBER 7, PAGE 164 OF CITY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF WEST LINE OF FIRST STREET (60 FEET WIDE) WITH THE NORTH LINE OF SAID CONGRESS STREET (60 FEET WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 13 OF "MAP OF THE WESTERN ADDITION TO THE CITY OF DETROIT AS SURVEYED INTO LOTS BY JOHN MULLETT, SURVEYOR", AS RECORDED IN LIBER 7, PAGE 164 OF CITY RECORDS; THENCE S59°51'24"W, 120.91 FEET ALONG THE NORTH LINE OF SAID CONGRESS STREET; THENCE S30°09'42"E, 80.00 FEET TO A POINT ON THE SOUTH LINE OF SAID CONGRESS STREET; THENCE S59°51'24"W, 273.06 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUING S59°51'24"W, 129.47 FEET ALONG SAID SOUTH LINE; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, 145.92 FEET, SAID CURVE HAVING A RADIUS OF 87.74 FEET, A CENTRAL ANGLE OF 95°05'34", AND A LONG CHORD BEARING N59°51'24"E, 129.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.059 ACRES.

2. Encroachment of Building Overhang into Congress Street over the property more particularly described as follows:

LEGAL DESCRIPTION

COBO HALL OVERHANG ENCROACHMENT INTO CONGRESS STREET

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING PART OF CONGRESS STREET (60 FEET WIDE), LYING NORTH OF LOT 4 AND PART OF LOT 5 AND PART VACATED CASS AVENUE IN A TRACT OF LAND CALLED "THE MILITARY RESERVE", AND SHOWN ON A "MAP" RECORDED IN LIBER 5, PAGE 218 OF CITY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF WEST LINE OF FIRST STREET (60 FEET WIDE) WITH THE NORTH LINE OF SAID CONGRESS STREET (60 FEET WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 13 OF "MAP OF THE WESTERN ADDITION TO THE CITY OF DETROIT AS SURVEYED INTO LOTS BY JOHN MULLETT, SURVEYOR", AS RECORDED IN LIBER 7, PAGE 164 OF CITY RECORDS; THENCE S59°51'24"W, 120.91 FEET ALONG THE NORTH LINE OF SAID CONGRESS STREET; THENCE S30°09'42"E, 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID CONGRESS STREET; THENCE N59°51'24"E, 551.54 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; THENCE N30°08'24"W, 17.00 FEET; THENCE N59°47'46"E, 109.70 FEET; THENCE S30°17'54"E, 10.02 FEET; THENCE N59°50'37"E, 10.00 FEET; THENCE S30°08'23"E, 7.69 FEET TO A POINT ON THE SOUTH LINE OF CONGRESS STREET; THENCE S59°51'24"W, 119.73 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.045 ACRE.

COBO HALL OVERHANG ENCROACHMENT INTO CONGRESS STREET

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

3. Encroachment of Building Overhang into South Civic Center Drive over the property more particularly described as follows:

LEGAL DESCRIPTION

COBO HALL OVERHANG ENCROACHMENT INTO CIVIC CENTER DRIVE

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING DESCRIBED AS PART OF LOTS 1 AND 2 OF BLOCK B, IN "MAP OF THE FRONT OF THE CASS FARM AS SUBDIVIDED INTO LOTS FOR THE PROPRIETORS", AS RECORDED IN LIBER 9, PAGE 409 OF CITY RECORDS; ALSO PART OF LOTS 1 THRU 6, PART OF LOT A, IN "SCHOOLCRAFT'S SUBDIVISION OF LOTS 1 AND 2, CITY PLAT OF DETROIT, 1841", AS RECORDED IN LIBER 12, PAGE 622 OF CITY RECORDS; PART OF LOTS 3 THRU 6, SOUTH OF WOODBRIDGE, PART OF THE PUBLIC ALLEY, 16 FEET WIDE, SOUTH OF WOODBRIDGE ST., IN A TRACT OF LAND CALLED "THE MILITARY RESERVE", AND SHOWN ON A "MAP" RECORDED IN LIBER 5, PAGE 218 OF CITY RECORDS; ALSO PART OF LOTS 7, 8 AND 9, IN "PLAN OF THE MILITARY TRACT IN THE CITY OF DETROIT AS LAID OUT INTO LOTS UNDER THE DIRECTION OF MAJOR WHITING", AS RECORDED IN LIBER 5, PAGE 311 OF CITY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF WEST LINE OF FIRST STREET (60 FEET WIDE) WITH THE NORTH LINE OF SAID CONGRESS STREET (60 FEET WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 13 OF "MAP OF THE WESTERN ADDITION TO THE CITY OF DETROIT AS SURVEYED INTO LOTS BY JOHN MULLETT, SURVEYOR", AS RECORDED IN LIBER 7, PAGE 164 OF CITY RECORDS; THENCE S59°51'24"W, 120.91 FEET ALONG THE NORTH LINE OF SAID CONGRESS STREET; THENCE S30°09'42"E, 80.00 FEET TO A POINT ON THE SOUTH LINE OF SAID CONGRESS STREET; THENCE N59°51'24"E, 754.29 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF WASHINGTON BOULEVARD (VARIABLE WIDTH); THENCE S30°09'06"E, 508.54 FEET ALONG SAID WEST LINE TO A POINT IN THE SOUTH LINE OF PROPOSED CIVIC CENTER DRIVE; THENCE THE FOLLOWING ELEVEN COURSES ALONG THE SOUTH, WEST AND NORTH LINE OF PROPOSED CIVIC CENTER DRIVE: (1) N59°50'26"E, 339.48 FEET, AND (2) ALONG A TANGENT CURVE TO THE RIGHT, 88.24 FEET, SAID CURVE HAVING A RADIUS OF 56.17 FEET, A CENTRAL ANGLE OF 90°00'19", AND A LONG CHORD BEARING S75°09'34"E, 79.44 FEET, AND (3) S30°09'34"E, 56.58 FEET, AND (4) S59°50'28"W, 20.50 FEET, AND (5) S30°09'42"E, 164.29 FEET, AND (6) ALONG A TANGENT CURVE TO THE RIGHT, 68.93 FEET, SAID CURVE HAVING A RADIUS OF 91.65 FEET, A CENTRAL ANGLE OF 36°50'27" AND A LONG CHORD BEARING S11°44'28"E, 57.92 FEET, AND (7) S6°40'45"W, 55.35 FEET, AND (8) ALONG A TANGENT CURVE TO THE LEFT, 72.37 FEET, SAID CURVE HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 23°49'55" AND A LONG CHORD BEARING S5°14'12"E, 71.85 FEET, AND (9) ALONG A NON-TANGENT CURVE TO THE RIGHT, 77.73 FEET, SAID CURVE HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 7°32'53", AND A LONG CHORD BEARING S64°57'13"W, 77.67 FEET, AND (10) S68°43'39"W, 173.64 FEET, AND (11) S72°54'00"W, 144.17 FEET TO THE POINT OF BEGINNING; THENCE S24°57'37"E, 63.99 FEET; THENCE S68°38'33"W, 494.01 FEET; THENCE N30°07'34"W, 66.78 FEET TO A POINT ON THE NORTH LINE OF SAID CIVIC CENTER DRIVE; THENCE THE FOLLOWING THREE COURSES ALONG SAID NORTH LINE: (1) N68°38'33"E, 497.14 FEET, AND (2) S20°34'43"E, 1.91 FEET, AND (3) N72°54'00"E, 3.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.753 ACRES.

4. Encroachment of existing underground foundations surrounding the building.

5. Encroachment of Jefferson Plaza over the right of way over the property more particularly described as follows:

LEGAL DESCRIPTION

JEFFERSON PLAZA BRIDGE ENCROACHMENT INTO CIVIC CENTER DRIVE

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, BEING PART OF LOT 1 NORTH OF WOODBRIDGE OF 'PLAT OF THE SUBDIVISION OF THE COOPER PROPERTY, BEING PART OF THE ROBERTSON AND SEEK OR MELDRUM LOTS, ALSO OTHER PROPERTY SITUATED BETWEEN JEFFERSON AVENUE AND WOODBRIDGE STREET, GRISWOLD AND SHELBY STREETS', AS RECORDED IN LIBER 5, PAGE 31 OF PLATS, WAYNE COUNTY RECORDS; ALSO PART OF VACATED WOODBRIDGE STREET AND VACATED SHELBY STREET ADJACENT TO THE ABOVE, WITHIN THE BOUNDS OF THE FOLLOWING MORE PARTICULARLY DESCRIBED PARCEL:

COMMENCING AT THE INTERSECTION OF WEST LINE OF FIRST STREET (60 FEET WIDE) WITH THE NORTH LINE OF SAID CONGRESS STREET (60 FEET WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 13 OF 'MAP OF THE WESTERN ADDITION TO THE CITY OF DETROIT AS SURVEYED INTO LOTS BY JOHN MULLETT, SURVEYOR', AS RECORDED IN LIBER 7, PAGE 184 OF CITY RECORDS, WAYNE COUNTY RECORDS; THENCE S59°51'24"W, 120.91 FEET ALONG THE NORTH LINE OF SAID CONGRESS STREET; THENCE S30°09'42"E, 60.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF SAID CONGRESS STREET; THENCE N59°51'24"E, 754.29 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD (VARIABLE WIDTH); THENCE S30°09'06"E, 808.54 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF CIVIC CENTER DRIVE; THENCE THE FOLLOWING TWO COURSES ALONG SAID SOUTH LINE: (1) N59°50'26"E, 339.46 FEET, AND (2) ALONG A TANGENT CURVE TO THE RIGHT, 51.81 FEET, SAID CURVE HAVING A RADIUS OF 58.17 FEET, A CENTRAL ANGLE OF 52°50'59", AND A LONG CHORD BEARING N66°15'46"E, 49.99 FEET TO THE POINT OF BEGINNING; THENCE N59°50'18"E, 42.89 FEET TO A POINT ON THE EAST LINE OF SAID CIVIC CENTER DRIVE; THENCE THE FOLLOWING TWO COURSES ALONG SAID EAST LINE: (1) ALONG A NON-TANGENT CURVE TO THE RIGHT, 27.91 FEET, SAID CURVE HAVING A RADIUS OF 85.88 FEET, A CENTRAL ANGLE OF 18°40'15", AND A LONG CHORD BEARING S39°29'41"E, 27.79 FEET, AND (2) S30°09'34"E, 28.46 FEET; THENCE S59°50'18"W, 36.00 FEET TO A POINT ON THE WEST LINE OF SAID CIVIC CENTER DRIVE; THENCE THE FOLLOWING TWO COURSES ALONG SAID WEST AND SOUTH LINE OF SAID CIVIC CENTER DRIVE: (1) N30°09'34"W, 21.98 FEET, AND (2) ALONG A TANGENT CURVE TO THE LEFT, 36.43 FEET, SAID CURVE HAVING A RADIUS OF 56.17 FEET, A CENTRAL ANGLE OF 37°09'19", AND A LONG CHORD BEARING N48°44'04" W, 35.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.048 ACRES.

6. Encroachment of raw water line into Civic Center Drive over the property more particularly described as follows:

LEGAL DESCRIPTION

RAW WATER LINE EASEMENT

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, BEING PART OF LOTS 1, 2, AND 3 OF BLOCK C OF 'MAP OF THE FRONT OF THE CASS FARM AS SUBDIVIDED INTO LOTS FOR THE PROPRIETORS', AS RECORDED IN LIBER 9, PAGE 409 OF CITY RECORDS, WAYNE COUNTY RECORDS; WITHIN THE BOUNDS OF THE FOLLOWING MORE PARTICULARLY DESCRIBED AREA:

COMMENCING AT THE INTERSECTION OF WEST LINE OF FIRST STREET (60 FEET WIDE) WITH THE NORTH LINE OF SAID CONGRESS STREET (60 FEET WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 13 OF 'MAP OF THE WESTERN ADDITION TO THE CITY OF DETROIT AS SURVEYED INTO LOTS BY JOHN MULLETT, SURVEYOR', AS RECORDED IN LIBER 7, PAGE 184 OF CITY RECORDS, WAYNE COUNTY RECORDS; THENCE S59°51'24"W, 120.91 FEET ALONG THE NORTH LINE OF SAID CONGRESS STREET; THENCE S30°09'42"E, 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID CONGRESS STREET; THENCE S59°51'24"W, 209.17 FEET ALONG SAID SOUTH LINE TO A POINT ON THE CENTERLINE OF VACATED SECOND AVENUE (60 FEET WIDE); THENCE S30°05'00"E, 520.85 FEET ALONG SAID CENTERLINE TO A POINT ON THE SOUTH BARRIER WALL OF THE LODGE FREEWAY; THENCE THE FOLLOWING TWO COURSES ALONG SAID BARRIER WALL: (1) ALONG A NON-TANGENT CURVE TO THE RIGHT, 40.46 FEET, SAID CURVE HAVING A RADIUS OF 808.51 FEET, A CENTRAL ANGLE OF 2°52'01", AND A LONG CHORD BEARING N80°33'07"E, 40.45 FEET, AND (2) N81°59'08"E, 99.72 FEET; THENCE S30°13'21"E, 338.27 FEET; THENCE S64°36'18"W, 18.10 FEET; THENCE S29°32'41"E, 111.40 FEET TO THE POINT OF BEGINNING; THENCE N59°43'46"E, 53.96 FEET; THENCE N30°16'14"W, 6.13 FEET; THENCE N59°43'46"E, 70.00 FEET; THENCE S30°16'14"E, 16.00 FEET; THENCE S59°43'46"W, 45.00 FEET; THENCE S30°16'14"E, 6.13 FEET; THENCE S59°43'46"W, 79.16 FEET; THENCE N29°32'41"W, 16.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.049 ACRES.

LEGAL DESCRIPTION

RAW WATER LINE ENCROACHMENT INTO CIVIC CENTER DRIVE AND CITY OWNED PROPERTY

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, BEING PART OF LOTS 3 AND 4 OF BLOCK C, AND PART OF LOT 1 OF BLOCK F AND PART OF VACATED SECOND AVENUE OF 'MAP OF THE FRONT OF THE CASS FARM AS SUBDIVIDED INTO LOTS FOR THE PROPRIETORS', AS RECORDED IN LIBER 9, PAGE 409 OF CITY RECORDS, WAYNE COUNTY RECORDS; WITHIN THE BOUNDS OF THE FOLLOWING MORE PARTICULARLY DESCRIBED AREA:

COMMENCING AT THE INTERSECTION OF WEST LINE OF FIRST STREET (60 FEET WIDE) WITH THE NORTH LINE OF SAID CONGRESS STREET (60 FEET WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 13 OF 'MAP OF THE WESTERN ADDITION TO THE CITY OF DETROIT AS SURVEYED INTO LOTS BY JOHN MULLETT, SURVEYOR', AS RECORDED IN LIBER 7, PAGE 184 OF CITY RECORDS, WAYNE COUNTY RECORDS; THENCE S59°51'24"W, 120.91 FEET ALONG THE NORTH LINE OF SAID CONGRESS STREET; THENCE S30°09'42"E, 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID CONGRESS STREET; THENCE S59°51'24"W, 209.17 FEET ALONG SAID SOUTH LINE TO A POINT ON THE CENTERLINE OF VACATED SECOND AVENUE (60 FEET WIDE); THENCE S30°05'00"E, 520.85 FEET ALONG SAID CENTERLINE TO A POINT ON THE SOUTH BARRIER WALL OF THE LODGE FREEWAY; THENCE THE FOLLOWING TWO COURSES ALONG SAID BARRIER WALL: (1) ALONG A NON-TANGENT CURVE TO THE RIGHT, 40.46 FEET, SAID CURVE HAVING A RADIUS OF 808.51 FEET, A CENTRAL ANGLE OF 2°52'01", AND A LONG CHORD BEARING N80°33'07"E, 40.45 FEET, AND (2) N81°59'08"E, 99.72 FEET; THENCE S30°13'21"E, 338.27 FEET; THENCE S64°36'18"W, 18.10 FEET; THENCE S29°32'41"E, 111.40 FEET TO THE POINT OF BEGINNING; THENCE S29°32'41"E, 16.00 FEET; THENCE S59°43'46"W, 120.26 FEET; THENCE S21°43'46"W, 91.70 FEET; THENCE S10°21'06"E, 51.59 FEET TO A POINT ON THE DETROIT RIVER HARBOR LINE; THENCE S68°38'54"W, 16.30 FEET ALONG SAID LINE; THENCE N10°21'06"W, 59.30 FEET; THENCE N21°43'46"E, 101.81 FEET; THENCE N59°43'46"E, 125.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.101 ACRES.

7. Encroachment of Arena Garage into the rights of way of Jefferson Avenue, Shelby Street and Washington Boulevard over the property more particularly described as follows:

LEGAL DESCRIPTION

ARENA UNDERGROUND PARKING ENCROACHMENT INTO JEFFERSON, WASHINGTON AND CIVIC CENTER DRIVE

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, BEING PART OF JEFFERSON AVENUE (210 FEET WIDE); ALSO PART OF LOT H, IN RESUBDIVISION OF PART OF WELLE'S AND MILITARY TRACT BETWEEN JEFFERSON AVE., WOODBRIDGE, WAYNE AND CASS", AS RECORDED IN LIBER 2, PAGE 13 OF PLATS, WAYNE COUNTY RECORDS; ALSO PART OF WAYNE STREET (50 FEET WIDE, PREVIOUSLY VACATED); ALSO PART OF CIVIC CENTER DRIVE (VARIABLE WIDTH), BEING PART OF LOTS 37 AND 38 OF THE PLAN OF SECTION 3 OF THE GOVERNOR AND JUDGES PLAN, AS RECORDED IN LIBER 34, PAGE 548 OF DEEDS, WAYNE COUNTY RECORDS; ALSO PART OF LOTS 4, 5, AND 6 OF THE "SUBDIVISION OF THE HENDREE CLAIM", AS RECORDED IN LIBER 28, PAGE 233 OF DEEDS, WAYNE COUNTY RECORDS; ALSO PART OF THE "AUDRAIN LOT" AND "CONANT'S EXCHANGE", OF PART OF SECTION 3 OF THE GOVERNOR AND JUDGES PLAN OF THE CITY OF DETROIT, AS RECORDED IN LIBER 34, PAGE 548 OF DEEDS, WAYNE COUNTY RECORDS; ALL WITHIN THE BOUNDS OF THE FOLLOWING MORE PARTICULARLY DESCRIBED AREA:

COMMENCING AT THE INTERSECTION OF WEST LINE OF FIRST STREET (60 FEET WIDE) WITH THE NORTH LINE OF SAID CONGRESS STREET (60 FEET WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 13 OF "MAP OF THE WESTERN ADDITION TO THE CITY OF DETROIT AS SURVEYED INTO LOTS BY JOHN MULLETT, SURVEYOR", AS RECORDED IN LIBER 7, PAGE 164 OF CITY RECORDS, WAYNE COUNTY RECORDS; THENCE S59°51'24"W, 120.91 FEET ALONG THE NORTH LINE OF SAID CONGRESS STREET; THENCE S30°09'42"E, 60.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF SAID CONGRESS STREET; THENCE N59°51'24"E, 754.29 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD (VARIABLE WIDTH); THENCE S30°09'06"E, 675.27 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING ON THE NORTH LINE OF THE ARENA UNDERGROUND PARKING GARAGE; THENCE N59°50'18"E, 339.18 FEET ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF SAID ARENA UNDERGROUND PARKING GARAGE; THENCE S30°09'34"E, 56.03 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF JEFFERSON AVENUE; THENCE S59°50'26"W, 247.01 FEET ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF CIVIC CENTER DRIVE; THENCE THE FOLLOWING THREE COURSES ALONG THE EAST AND NORTH LINE OF SAID CIVIC CENTER DRIVE: (1) S30°31'44"E, 31.32 FEET, AND (2) ALONG A TANGENT CURVE TO THE LEFT, 15.64 FEET, SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 89°37'50" AND A LONG CHORD BEARING S75°20'39"E, 14.10 FEET, AND (3) N59°50'26"E, 236.80 FEET TO A POINT ON THE EAST LINE OF SAID ARENA UNDERGROUND PARKING GARAGE; THENCE S30°09'34"E, 35.99 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF SAID CIVIC CENTER DRIVE; THENCE S59°50'26"W, 339.17 FEET ALONG SAID LINE TO A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD; THENCE N30°09'06"W, 133.27 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.804 ACRE.

III. SUBJECT TO:

1. Easements in favor of the Detroit Building Authority for vehicular and pedestrian access to and from the parking facilities as defined in Warranty Deed recorded in Liber 20846, Page 766, Wayne County Records.
2. Easements in favor of Michigan Department of Transportation for Lodge and Larned Ramp through Cobo, Roadway Entrance Ramp to Northbound Lodge from Congress and for Pump House South of Congress, including aerial rights, as defined in Resolution recorded in Liber 24859, Page 80, Wayne County Records.
3. Detroit Edison Steam Service Easement as recorded in Liber 23695, Page 178 and Liber 24859, Page 89, Wayne County Records and Agreement for Easements recorded in Liber 22823, Page 531, Wayne County Records.
4. Easement for Use of Airspace as defined in Easement Agreement recorded in Liber 25248, Page 717, Wayne County Records.

5. Easements reserved within the vacated alleys within the Helix parcel as set forth in Resolution recorded in Liber 19119, Page 676, Wayne County Records.
6. Resolution permitting 10 foot encroachment with alley between Congress St. and Larned St., East of Cass Ave. recorded in Liber 19897, Page 21, Wayne County Records.
7. Memorandum of Easement Agreement by and between the City of Detroit and the Detroit Transportation Corporation recorded in Liber 22786, Page 204, Wayne County Records.
8. Lobby Easement in favor of the City of Detroit Downtown Development Authority as defined in Limited Warranty Deed recorded in Liber 23060, Page 599, Wayne County Records.
9. Terms and Conditions contained in the Cobo Hall Station Detroit People Mover System Easement Agreement between the City of Detroit and the Detroit Transportation System dated as of September 15, 2009 and recorded at Liber ____, Page ____, Wayne County Records.
10. Terms and Conditions contained in the Grant of Mutual Easement (Utilities) between the City of Detroit and the City of Detroit Building Authority dated as of September 15, 2009 and recorded at Liber ____, Page ____, Wayne County Records.
11. Terms and Conditions contained in the Grant of Mutual Easement (Utilities – UAW) between the City of Detroit and the City of Detroit Building Authority dated as of September 15, 2009 and recorded at Liber ____, Page ____, Wayne County Records.
12. Terms and Conditions contained in the Grant of Mutual Easement (Loading Areas) between the City of Detroit and the City of Detroit Building Authority September 15, 2009 and recorded at Liber ____, Page ____, Wayne County Records.
13. Matters of Survey dated _____, 2009, prepared by Giffels-Webster Engineers, Inc. being Job No. 17784.00D, including but not limited to:
 - a. Combined Sewer and Water Main Easements in favor of the Detroit Water and Sewer Department.
 - b. Easements in favor of the City of Detroit Public Lighting Department, including Substation and Access.
14. Interest of the City of Detroit, a Michigan municipal corporation, Lessee from the City of Detroit Building Authority, as set forth in unrecorded Master Lease Agreement dated August 16, 1978, as to that part known as "Cobo Arena".
15. Interest of Olympia Arena, Inc., a Michigan corporation, successor to the rights and interests of Olympia Stadium Corporation, Lessee under a certain unrecorded

"Master Lease of Riverfront Arena and Cobo Arena between the City of Detroit and Olympia Stadium Corporation August 16, 1978", as disclosed by Affidavit recorded December 7, 1982 in Liber 21540, Page 657, Wayne County Records. Said Master Lease Agreement was amended by unrecorded Amendment to the Master Lease Agreement dated December 30, 1980, and by Amendment Agreement No. 2 to the Master Lease Agreement dated April 10, 1992, together with all terms, covenants, provisions, conditions and obligations contained in the Master Lease, as amended.

16. Interest of the the Detroit Hockey Club, Inc., a Michigan corporation, its successors or assigns and its National Hockey League Franchise team, presently known as the Detroit Red Wings, Sublessee under a certain unrecorded Sublease dated June 21, 1982, as disclosed by Affidavit recorded December 7, 1982 in Liber 21540, Page 657, Wayne County Records.
17. Rights of tenants, as tenants only, in any unrecorded leases.
18. Interest of the City of Detroit, Lessee from the City of Detroit Building Authority, as set forth in unrecorded "Contract of Lease No. 2" dated October, 1985, acknowledged December 4, 1985, as to that part known as "Vehicle Parking Facilities"
19. Terms and conditions of Lease dated September 15, 2009, by and between the City of Detroit and the Detroit Regional Convention Facility Authority, a Memorandum of which is recorded in Liber _____, Page _____, Wayne County Records (the "Lease").
20. Rights of adjoining property owners to storm water drainage onto the Premises.

3. Project Details

PROJECT DETAILS

A. APPLICANT

Detroit Regional Convention Facility Authority
1 Washington Boulevard
Detroit, Michigan 48226

B. PROPERTY OWNER

City of Detroit
Property is leased to Detroit Regional Convention Facility Authority until 2039 with Detroit Regional Convention Facility Authority having full development rights.

C. ARCHITECT

SDG Associates PLLC
607 Shelby, Suite 704
Detroit, Michigan 48226

D. MANAGER

Not applicable.

E. DEVELOPER

Not applicable.

F. TITLE OF PROPOSAL

TCF Center Rebranding to Huntington Place

G. GENERAL DESCRIPTION

Name change from Cobo Center to Huntington Place results in changes to previously approved petition, but generally limited to wording and color.

H. ADDRESS OF PROPERTY

1 Washington Boulevard
Detroit, Michigan 48226

I. LEGAL DESCRIPTION

Legal description is included in Section 2 of this Petition on pages 8 to 17.

J. GENERAL LOCATION

The property is located north of the Detroit River, west of Washington Boulevard/Hart Plaza, south of Congress Street, and east of the line of Second Street extended south.

K. PRESENT ZONING

The southern portion, south of Larned, is zoned PC and the northern portion, north of Larned, is zoned PCA.

L. SIZE OF PROPERTY

The size of the property is approximately 24 acres. The building's area is approximately 2,400,000 square feet.

M. ZONING OF ADJACENT PROPERTIES

North: PCA
South: PC (and Detroit River)
East: PC south of Jefferson Avenue, PCA from Jefferson Avenue north to alley between Larned and Congress, and B5 north of alley to Congress
West: PC south of Jefferson Avenue, PCA north of Jefferson Avenue.

N. DEVELOPMENT OF ADJACENT PROPERTIES

North: Parking Structures, Offices and Bar.
South: Riverwalk and Detroit River.
East: Hotels (2) and Offices.
West: Freeways and To Be Determined for Joe Louis Arena site.

O. DIMENSIONAL CHANGES

Ground Coverage: None.
Gross Area: None.
Height: None.

P. PARKING IMPACTS

None.

Q. ENERGY SAVING FEATURES

Removed signs were illuminated with less-efficient fluorescent lighting. Added signs will be illuminated with low-energy usage LED lighting.

R. RESULTANT EMPLOYEE CHANGES

None.

S. BEGIN CONSTRUCTION DATE

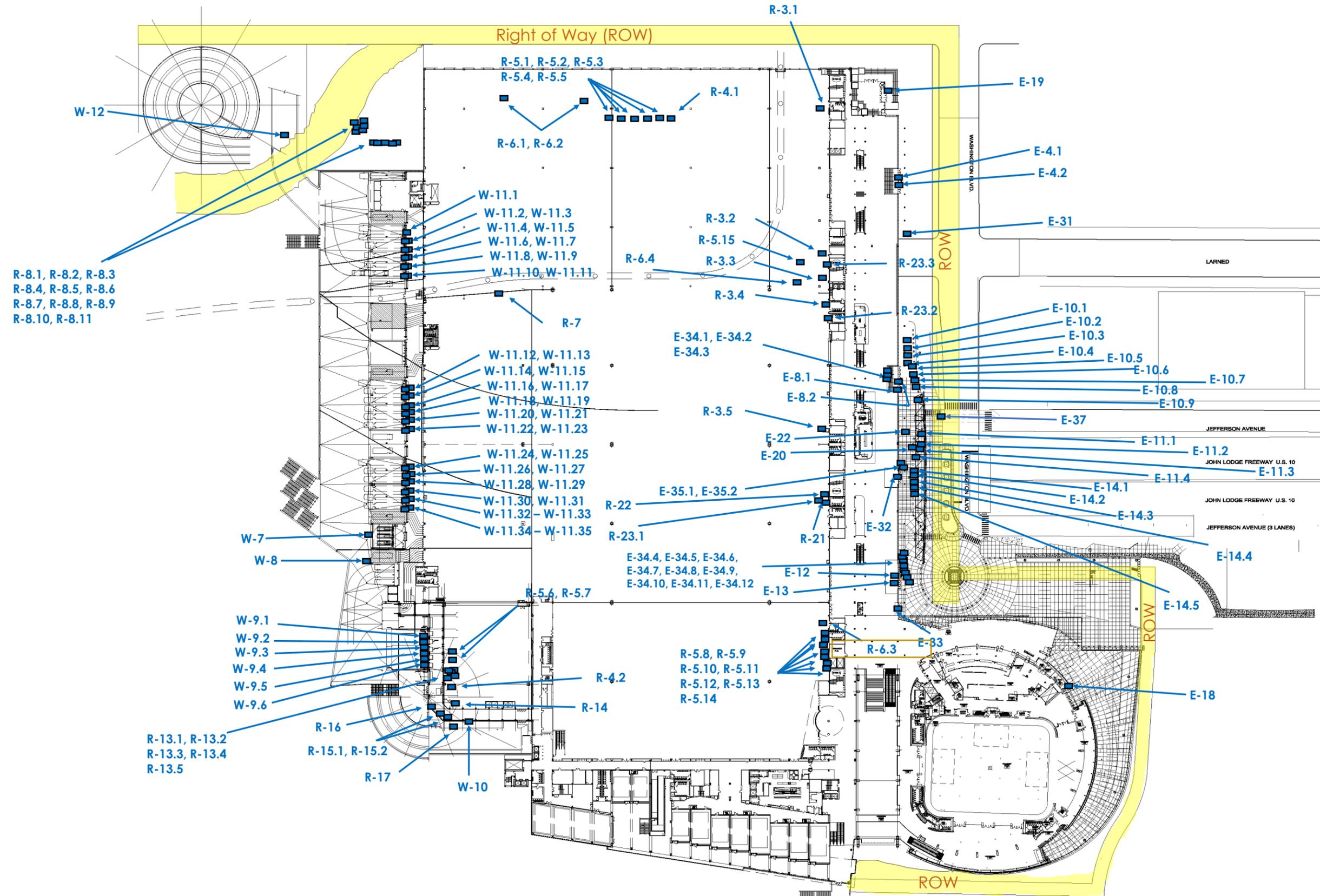
TBD

T. END CONSTRUCTION DATE

Name changes and three east side new signs - TBD

Fourth and fifth new signs – TBD.

4. Existing Signage



R-8.1, R-8.2, R-8.3
R-8.4, R-8.5, R-8.6
R-8.7, R-8.8, R-8.9
R-8.10, R-8.11

R-13.1, R-13.2
R-13.3, R-13.4
R-13.5

W-9.1
W-9.2
W-9.3
W-9.4
W-9.5
W-9.6

R-5.1, R-5.2, R-5.3
R-5.4, R-5.5

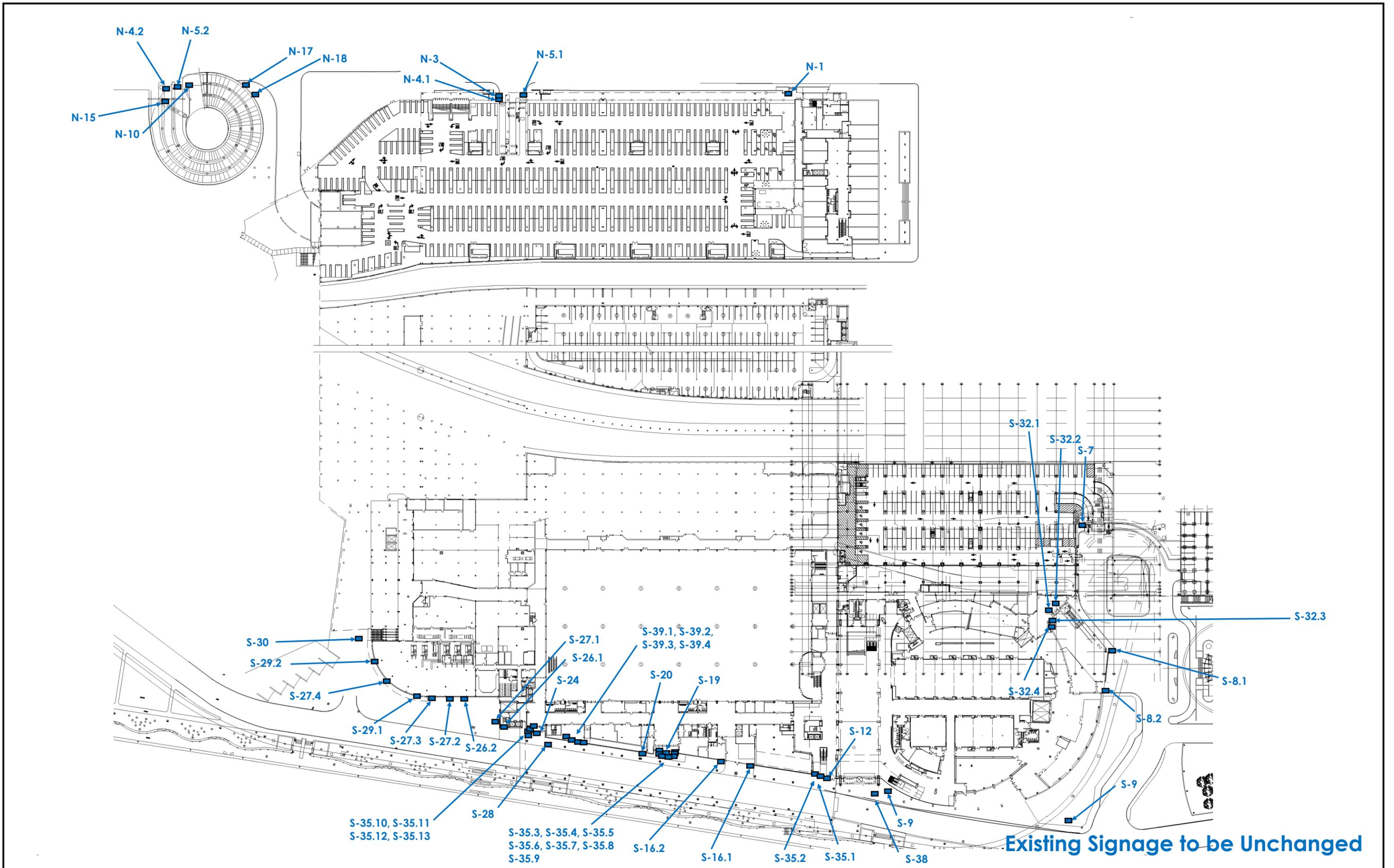
W-11.1
W-11.2, W-11.3
W-11.4, W-11.5
W-11.6, W-11.7
W-11.8, W-11.9
W-11.10, W-11.11

W-11.12, W-11.13
W-11.14, W-11.15
W-11.16, W-11.17
W-11.18, W-11.19
W-11.20, W-11.21
W-11.22, W-11.23
W-11.24, W-11.25
W-11.26, W-11.27
W-11.28, W-11.29
W-11.30, W-11.31
W-11.32, W-11.33
W-11.34, W-11.35

E-34.4, E-34.5, E-34.6,
E-34.7, E-34.8, E-34.9,
E-34.10, E-34.11, E-34.12

R-5.8, R-5.9
R-5.10, R-5.11
R-5.12, R-5.13
R-5.14

Existing Signage to be Unchanged



Sign ID #	Sheet #	Location	Size (w x h)	Business Classification	Directional Classification	Real Estate	Non-Commercial Graphic
E-4.1	21	Washington Boulevard	4'0" x 1'0"	4.0			
E-4.2	21	Washington Boulevard	4'0" x 1'0"	4.0			
E-8.1	21	Washington Boulevard	4'0" x 1'0"	4.0			
E-8.2	21	Washington Boulevard	4'0" x 1'0"	4.0			
E-10.1	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-10.2	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-10.3	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-10.4	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-10.5	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-10.6	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-10.7	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-10.8	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-10.9	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-11.1	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-11.2	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-11.3	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-12	21	Washington Boulevard	4'0" x 1'0"	4.0			
E-13	21	Washington Boulevard	4'0" x 1'0"	4.0			
E-14.1	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-14.2	21	Washington Boulevard	1'0" x 0'10"	0.8			

Sign ID #	Sheet #	Location	Size (w x h)	Business Classification	Directional Classification	Real Estate	Non-Commercial Graphic
E-14.3	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-14.4	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-14.5	21	Washington Boulevard	1'0" x 0'10"	0.8			
E-18	21	Washington Boulevard	0'3" x 0'9"	0.2			
E-19†	21	Washington / Congress	114'0" x 25'0"	2,850.0			
E-20	21	Washington Boulevard	160'0" x 30'0"	4,800.0			
E-22	21	Washington Boulevard	2'0" x 2'0"	4.0			
E-31	21	Washington Boulevard	1'0" x 1'6"	1.5			
E-32	21	Washington Boulevard	4'0" x 1'0"	4.0			
E-33	21	Washington Boulevard	4'0" x 1'0"	4.0			
E-34.1	21	Washington Boulevard	0'4" x 0'4"	0.1			
E-34.2	21	Washington Boulevard	0'4" x 0'4"	0.1			
E-34.3	21	Washington Boulevard	0'4" x 0'4"	0.1			
E-34.4	21	Washington Boulevard	0'4" x 0'4"	0.1			
E-34.5	21	Washington Boulevard	0'4" x 0'4"	0.1			
E-34.6	21	Washington Boulevard	0'4" x 0'4"	0.1			
E-34.7	21	Washington Boulevard	0'4" x 0'4"	0.1			
E-34.8	21	Washington Boulevard	0'4" x 0'4"	0.1			
E-34.9	21	Washington Boulevard	0'4" x 0'4"	0.1			
E-34.10	21	Washington Boulevard	0'4" x 0'4"	0.1			

• Values represent square footages.

† Width is average across three differently sized bands. Actual sizes (bottom to top):

- 130' x 10' | 110' x 10' | 90' x 5'

Sign ID #	Sheet #	Location	Size (w x h)	Business Classification	Directional Classification	Real Estate	Non-Commercial Graphic
W-7	21	Loading Dock (Second Av.)	13'0" x 5'0"	65.0			
W-8	21	Loading Dock (Second Av.)	1'6" x 2'6"	3.8			
W-9.1	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-9.2	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-9.3	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-9.4	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-9.5	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-9.6	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-10	21	Loading Dock (Second Av.)	1'2" x 0'10"	1.0			
W-11.1	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.2	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.3	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.4	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.5	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.6	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.7	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.8	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.9	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.10	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.11	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			

Sign ID #	Sheet #	Location	Size (w x h)	Business Classification	Directional Classification	Real Estate	Non-Commercial Graphic
W-11.12	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.13	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.14	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.15	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.16	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.17	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.18	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.19	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.20	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.21	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.22	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.23	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.24	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.25	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.26	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.27	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.28	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.29	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.30	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			
W-11.31	21	Loading Dock (Second Av.)	0'10.5" x 2'0"	1.8			

• Values represent square footages.

Sign ID #	Sheet #	Location	Size (w x h)	Business Classification	Directional Classification	Real Estate	Non-Commercial Graphic
R-3.1	21	Rooftop Parking Lot	0'2" x 1'3"	0.2			
R-3.2	21	Rooftop Parking Lot	0'2" x 1'3"	0.2			
R-3.3	21	Rooftop Parking Lot	0'2" x 1'3"	0.2			
R-3.4	21	Rooftop Parking Lot	0'2" x 1'3"	0.2			
R-3.5	21	Rooftop Parking Lot	0'2" x 1'3"	0.2			
R-4.1	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-4.2	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-5.1	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-5.2	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-5.3	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-5.4	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-5.5	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-5.6	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-5.7	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-5.8	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-5.9	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-5.10	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-5.11	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-5.12	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-5.13	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			

Sign ID #	Sheet #	Location	Size (w x h)	Business Classification	Directional Classification	Real Estate	Non-Commercial Graphic
R-5.14	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-5.15	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-6.1	21	Rooftop Parking Lot	2'0" x 2'3"	4.5			
R-6.2	21	Rooftop Parking Lot	2'0" x 2'3"	4.5			
R-6.3	21	Rooftop Parking Lot	2'0" x 2'3"	4.5			
R-6.4	21	Rooftop Parking Lot	2'0" x 2'3"	4.5			
R-7	21	Rooftop Parking Lot	2'6" x 3'9"	9.4			
R-8.1	21	Rooftop Parking Lot	1'0" x 1'0"		1.0		
R-8.2	21	Rooftop Parking Lot	1'0" x 1'0"		1.0		
R-8.3	21	Rooftop Parking Lot	1'0" x 1'0"		1.0		
R-8.4	21	Rooftop Parking Lot	1'0" x 1'0"		1.0		
R-8.5	21	Rooftop Parking Lot	1'0" x 1'0"		1.0		
R-8.6	21	Rooftop Parking Lot	1'0" x 1'0"		1.0		
R-8.7	21	Rooftop Parking Lot	1'0" x 1'0"		1.0		
R-8.8	21	Rooftop Parking Lot	1'0" x 1'0"		1.0		
R-8.9	21	Rooftop Parking Lot	1'0" x 1'0"		1.0		
R-8.10	21	Rooftop Parking Lot	1'0" x 1'0"		1.0		
R-8.11	21	Rooftop Parking Lot	1'0" x 1'0"		1.0		
R-13.1	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			
R-13.2	21	Rooftop Parking Lot	1'0" x 1'6"	1.5			

• Values represent square footages.

Sign ID #	Sheet #	Location	Size (w x h)	Business Classification	Directional Classification	Real Estate	Non-Commercial Graphic
S-7	22	Atwater Street	1'4" x 0'8"	0.9			
S-8.1	22	Atwater Street	1'4" x 2'0"	2.7			
S-8.2	22	Atwater Street	1'4" x 2'0"	2.7			
S-9	22	Atwater Street	2'0" x 3'4"	6.7			
S-12	22	Atwater Street	20'0" x 5'8"	113.3			
S-16.1	22	Atwater Street	2'0" x 2'0"	4.0			
S-16.2	22	Atwater Street	2'0" x 2'0"	4.0			
S-19	22	Atwater Street	20'0" x 4'0"	80.0			
S-20	22	Atwater Street	2'0" x 1'6"	3.0			
S-24	22	Atwater Street	8'0" x 4'0"	32.0			
S-26.1	22	Atwater Street	2'0" x 1'6"	3.0			
S-26.2	22	Atwater Street	2'0" x 1'6"	3.0			
S-27.1	22	Atwater Street	1'0" x 1'2"	1.2			
S-27.2	22	Atwater Street	1'0" x 1'2"	1.2			
S-27.3	22	Atwater Street	1'0" x 1'2"	1.2			
S-27.4	22	Atwater Street	1'0" x 1'2"	1.2			
S-28	22	Atwater Street	1'0" x 1'2"	1.2			
S-29.1	22	Atwater Street	1'0" x 1'2"	1.2			
S-29.2	22	Atwater Street	1'0" x 1'2"	1.2			
S-30	22	Atwater Street	3'0" x 2'0"	6.0			

Sign ID #	Sheet #	Location	Size (w x h)	Business Classification	Directional Classification	Real Estate	Non-Commercial Graphic
S-32.1	22	Atwater Street	0'10.5" x 2'0"	1.8			
S-32.2	22	Atwater Street	0'10.5" x 2'0"	1.8			
S-32.3	22	Atwater Street	0'10.5" x 2'0"	1.8			
S-32.4	22	Atwater Street	0'10.5" x 2'0"	1.8			
S-35.1	22	Atwater Street	0'4" x 0'4"	0.1			
S-35.2	22	Atwater Street	0'4" x 0'4"	0.1			
S-35.3	22	Atwater Street	0'4" x 0'4"	0.1			
S-35.4	22	Atwater Street	0'4" x 0'4"	0.1			
S-35.5	22	Atwater Street	0'4" x 0'4"	0.1			
S-35.6	22	Atwater Street	0'4" x 0'4"	0.1			
S-35.7	22	Atwater Street	0'4" x 0'4"	0.1			
S-35.8	22	Atwater Street	0'4" x 0'4"	0.1			
S-35.9	22	Atwater Street	0'4" x 0'4"	0.1			
S-35.10	22	Atwater Street	0'4" x 0'4"	0.1			
S-35.11	22	Atwater Street	0'4" x 0'4"	0.1			
S-35.12	22	Atwater Street	0'4" x 0'4"	0.1			
S-35.13	22	Atwater Street	0'4" x 0'4"	0.1			
S-38	22	Atwater Street	1'3" x 2'0"	2.5			
S-39.1	22	Atwater Street	0'4" x 0'6"	0.2			
S-39.2	22	Atwater Street	0'4" x 0'6"	0.2			

• Values represent square footages.



E-4.1 – E-4.2



E-8.1 – E-8.2



E-10.1 – E-10.9



E-11.1 – E-11.3



E-12



E-13



E-14.1 – E-14.5



E-18



E-19



E-20



E-22



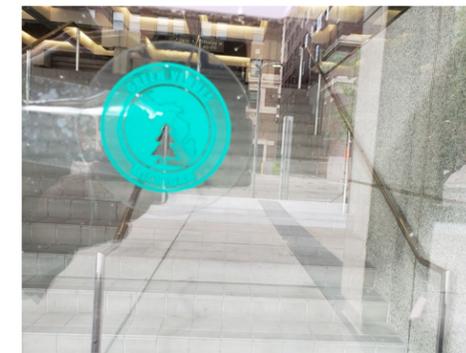
E-31



E-32



E-33



E-34.1 – E-34.12



E-35.1 – E-35.2

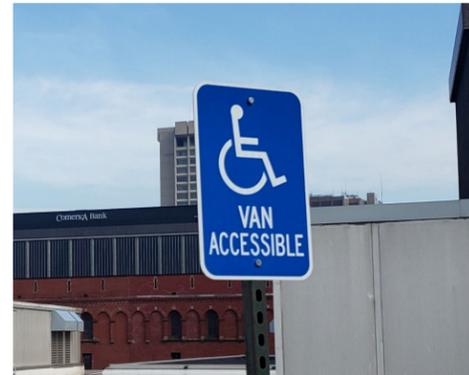


E-37

Plan Locations on Page 21



R-3.1 – R-3.5



R-4.1 – R-4.2



R-5.1 – R-5.15



R-6.1 – R-6.4



R-7



R-8.1 – R-8.11



R-13.1 – R-13.5



R-14



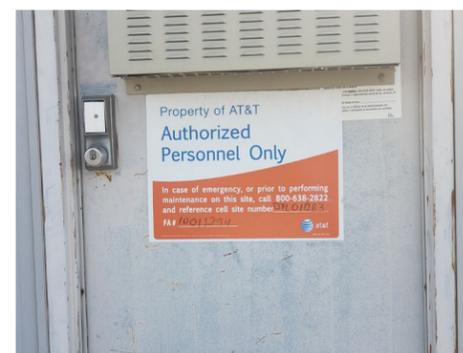
R-15.1 – R-15.2



R-16



R-17



R-21



R-22



R-23.1 – R-23.3

Plan Locations on Page 21



W-7



W-8



W-9.1 – W-9.6



W-10



W-11.1 – W-11.35



W-12

Plan Locations on Page 21



N-1



N-3



N-4.1 –
N-4.2



N-5.1 –
N-5.2



N-10



N-15



N-17



N-18

Plan Locations on Page 22



S-7



S-8.1 – S-8.2



S-9



S-12



S-16.1 – S-16.2



S-19



S-20



S-24



S-26.1 – S-26.2



S-27.1 – S-27.4



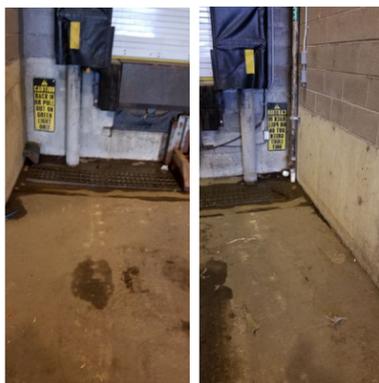
S-28



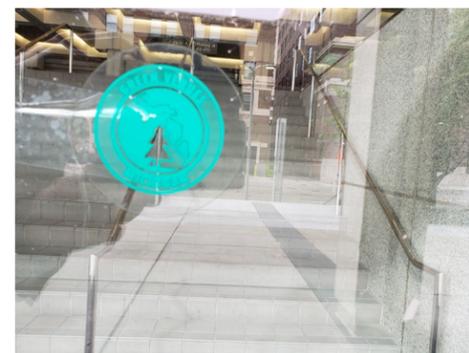
S-29.1 – S-29.2



S-30



S-32.1 – S-32.4



S-35.1 – S-35.13



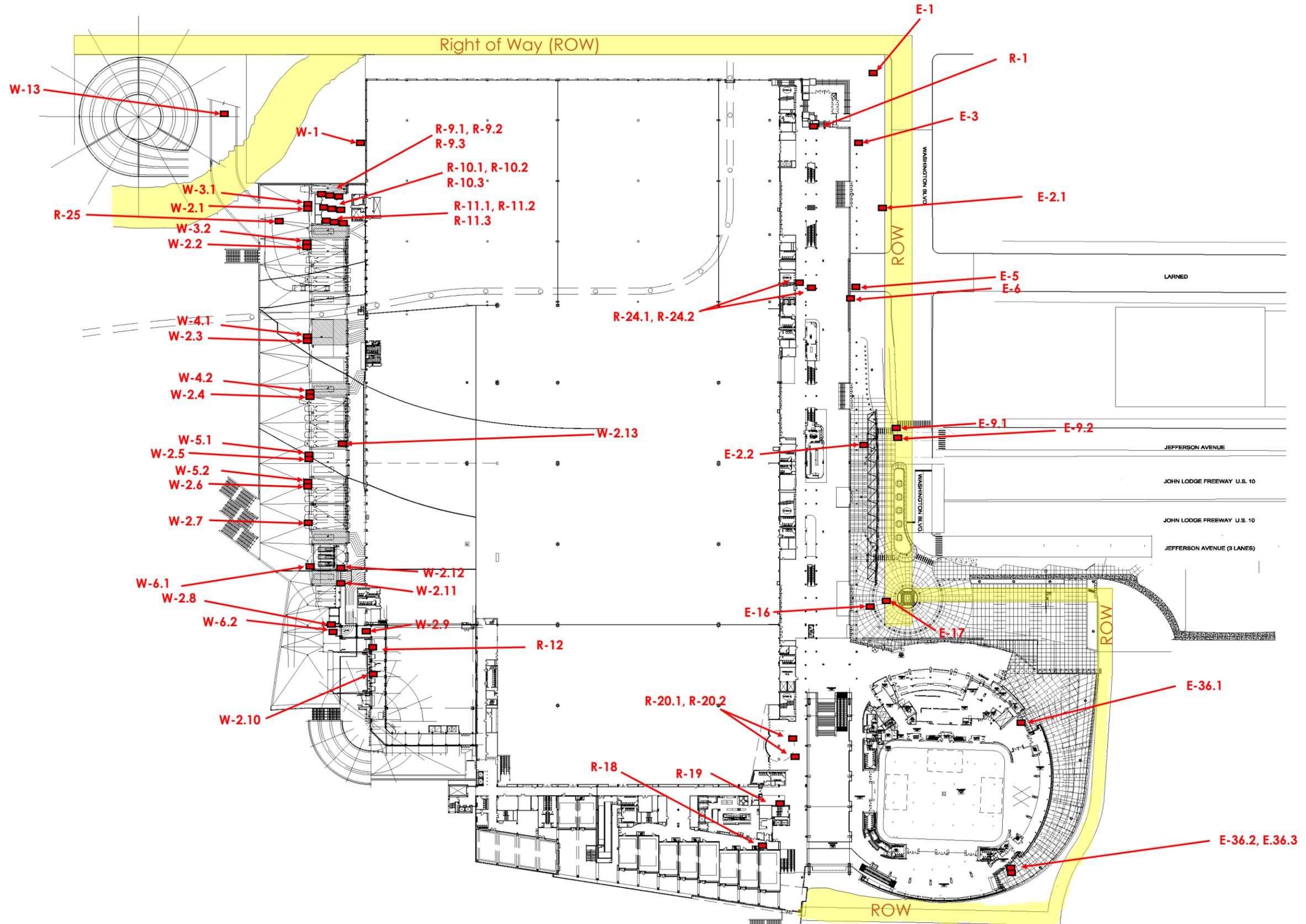
S-38



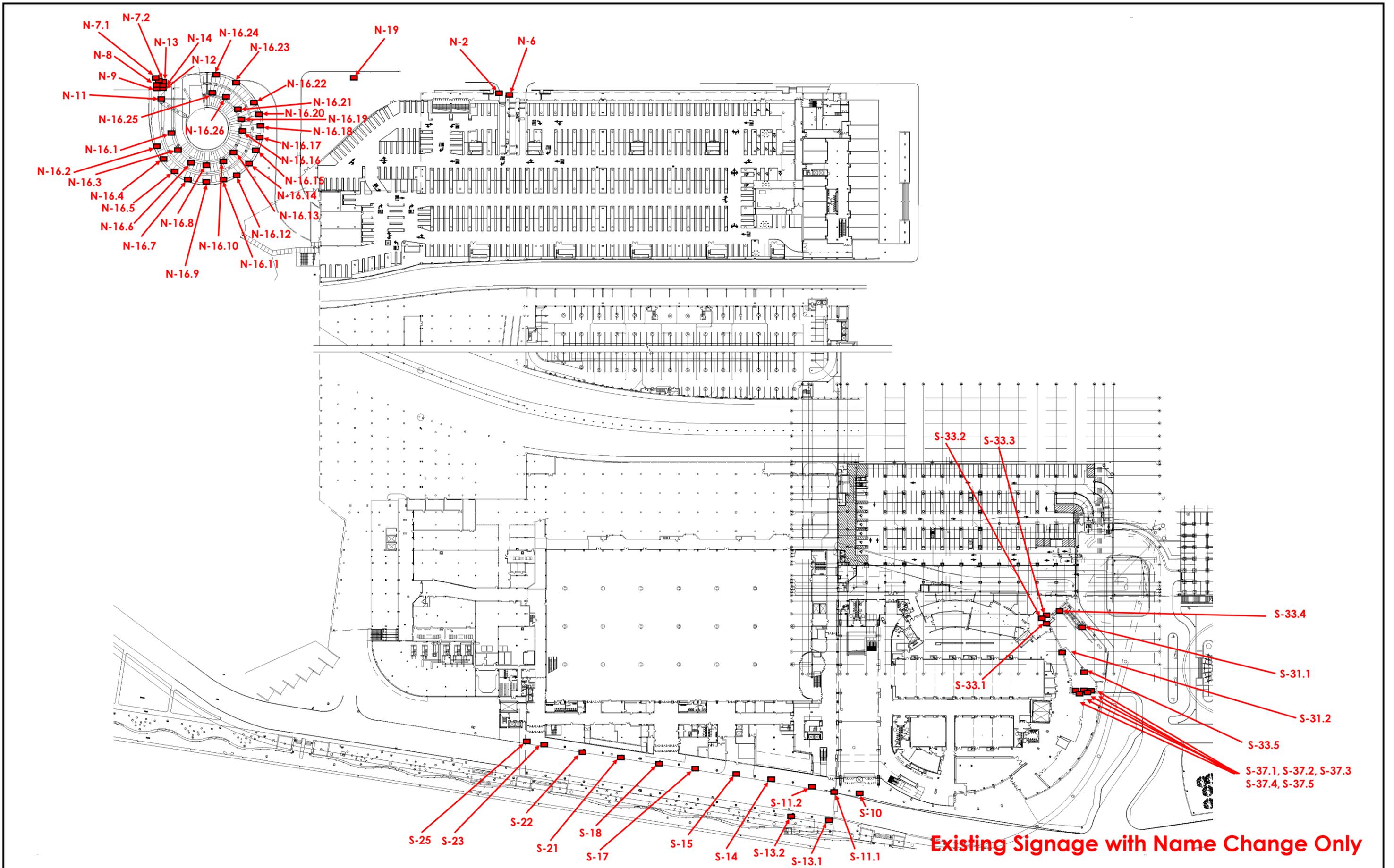
S-39.1 – S-39.4

Plan Locations on Page 22

5. Changed Signage



Existing Signage with Name Change Only



Sign ID #	Sheet #	Location	Size (w x h)	Business Classification	Directional Classification	Real Estate	Non-Commercial Graphic
N-2	39	Congress Street	2'6" x 4'0"	10.0			
N-6	39	Congress Street	1'0" x 3'0"		3.0		
N-7.1	39	Congress Street	2'6" x 4'0"	10.0			
N-7.2	39	Congress Street	2'6" x 4'0"	10.0			
N-8	39	Congress Street	2'5" x 3'8"	8.9			
N-9	39	Congress Street	3'8" x 2'5"		8.9		
N-11	39	Congress Street	1'0" x 3'0"		3.0		
N-12	39	Congress Street	3'8" x 2'5"		8.9		
N-13	39	Congress Street	2'5" x 3'8"	8.9			
N-14	39	Congress Street	1'6" x 3'2"	4.8			
N-16.1	39	Congress Street	1'10" x 1'8"	3.1			
N-16.2	39	Congress Street	1'10" x 1'8"	3.1			
N-16.3	39	Congress Street	1'10" x 1'8"	3.1			
N-16.4	39	Congress Street	1'10" x 1'8"	3.1			
N-16.5	39	Congress Street	1'10" x 1'8"	3.1			
N-16.6	39	Congress Street	1'10" x 1'8"	3.1			
N-16.7	39	Congress Street	1'10" x 1'8"	3.1			
N-16.8	39	Congress Street	1'10" x 1'8"	3.1			
N-16.9	39	Congress Street	1'10" x 1'8"	3.1			
N-16.10	39	Congress Street	1'10" x 1'8"	3.1			

Sign ID #	Sheet #	Location	Size (w x h)	Business Classification	Directional Classification	Real Estate	Non-Commercial Graphic
N-16.11	39	Congress Street	1'10" x 1'8"	3.1			
N-16.12	39	Congress Street	1'10" x 1'8"	3.1			
N-16.13	39	Congress Street	1'10" x 1'8"	3.1			
N-16.14	39	Congress Street	1'10" x 1'8"	3.1			
N-16.15	39	Congress Street	1'10" x 1'8"	3.1			
N-16.16	39	Congress Street	1'10" x 1'8"	3.1			
N-16.17	39	Congress Street	1'10" x 1'8"	3.1			
N-16.18	39	Congress Street	1'10" x 1'8"	3.1			
N-16.19	39	Congress Street	1'10" x 1'8"	3.1			
N-16.20	39	Congress Street	1'10" x 1'8"	3.1			
N-16.21	39	Congress Street	1'10" x 1'8"	3.1			
N-16.22	39	Congress Street	1'10" x 1'8"	3.1			
N-16.23	39	Congress Street	1'10" x 1'8"	3.1			
N-16.24	39	Congress Street	1'10" x 1'8"	3.1			
N-16.25	39	Congress Street	1'10" x 1'8"	3.1			
N-16.26	39	Congress Street	1'10" x 1'8"	3.1			
N-19	39	Congress Street	2'0" x 6'0"	12.0			

- Values represent square footages.
- Footages in Red indicate Right of Way
 - Total this Page: 12.0 SF

- Signs in this section have been previously approved but have proposed graphic changes



E-1



E-2.1 – E-2.2



E-3



E-5.1 – E-5.2



E-6



E-9.1 – E-9.2



E-16



E-17



E-36.1 – E-36.3

May be removed, or replaced with E-42

Plan Locations on Page 38



W-2.1 – W-2.13



W-3.1 – W-3.2



W-4.1 – W-4.2



W-5.1 – W-5.2



W-6.1 – W-6.2



W-13

Plan Locations on Page 38



R-1



R-9.1 – R-9.3



R-10.1 – R-10.3



R-11.1 – R-11.3

*May be removed,
or replaced with
similar to E-42*



R-12



R-18



R-19



R-24.1 – R-24.2



R-25

Plan Locations on Page 38



N-2



N-6



N-7.1 – N-7.2



N-8



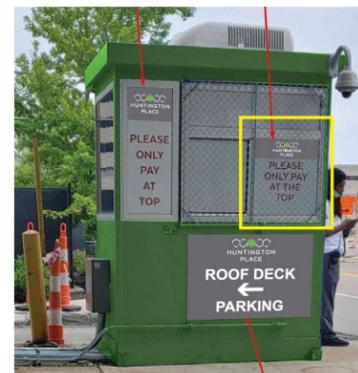
N-9



N-11



N-12



N-13



N-14



N-16.1 – N-16.26



N-19

Plan Locations on Page 39

NUMBERING ASSUMES TRAFFIC ENTERS PICK UP AREA FROM THE RIGHT.



S-10



S-11.1 – S-11.2, S-13.1 – S-13.2, S-14, S-15, S-17, S-18, S-21, S-22, S-23, S-25



S-23



S-25



S-31.1 – S-31.2



S-33.1 – S-33.5



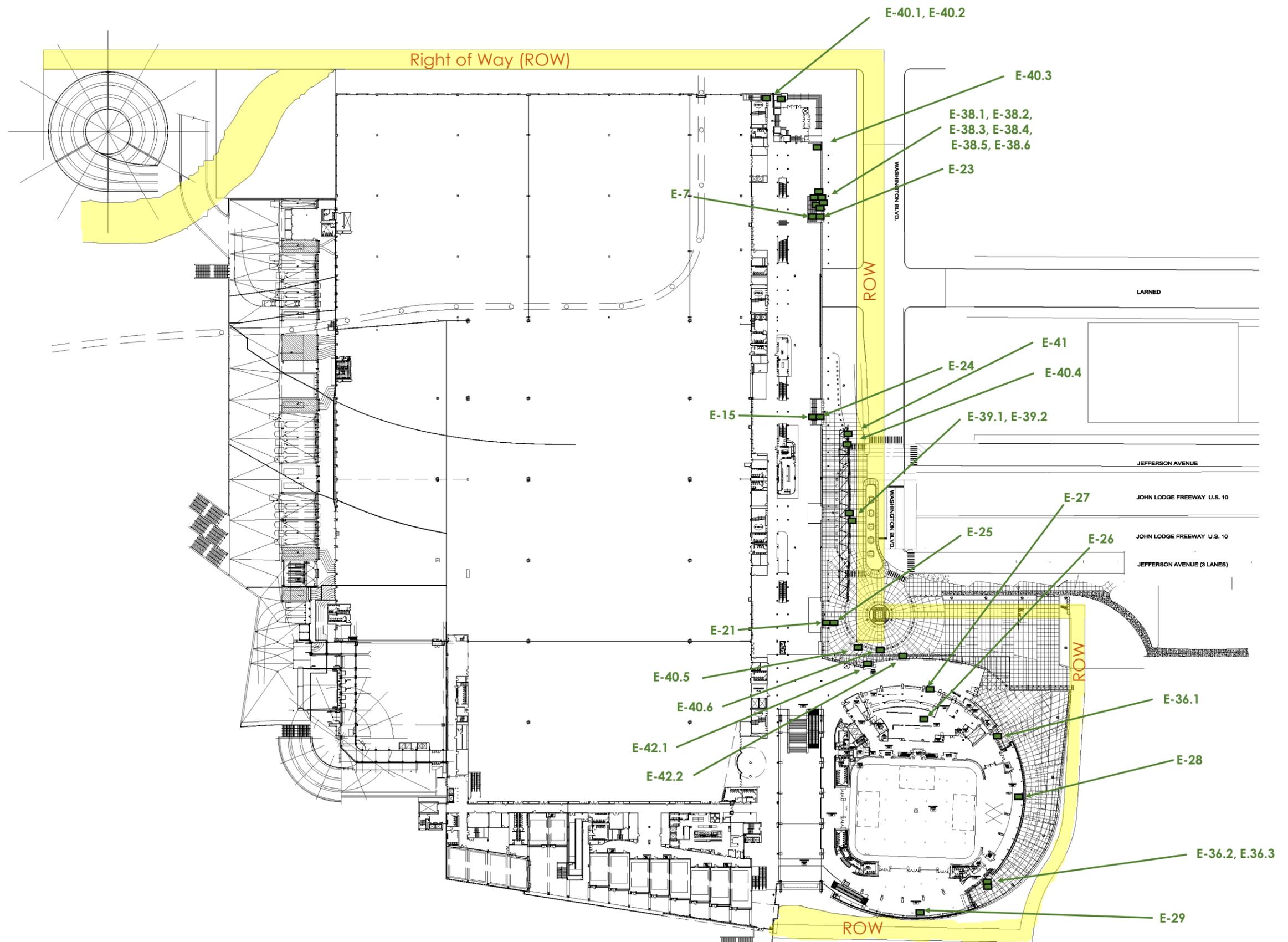
S-34



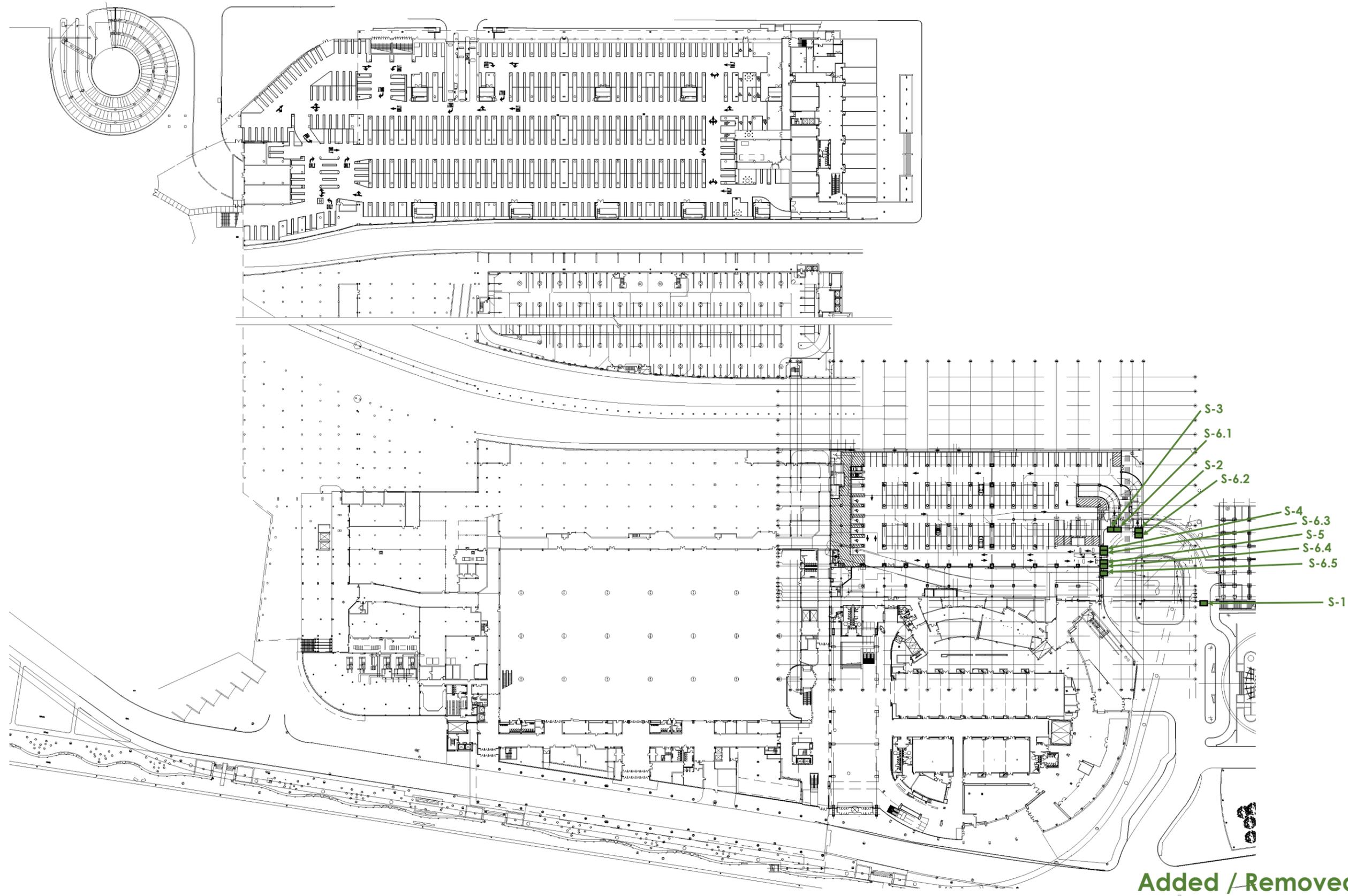
S-37.1 – S-37.5

Plan Locations on Page 39

6. Added / Removed Signage



Added / Removed Signs



Added / Removed Signs



E-7
North Entrance



E-15
Center Entrance



E-21
South Entrance

Plan Locations on Page 51



E-38.1 – E-38.6



E-39.1 – E-39.2



E-40.1 – E-40.6



E-41



E-42.1 – E-42.2

Plan Locations on Page 51



W-1

Plan Locations on Page 51



S-1



S-2, S-3



S-4, S-5



S-6.1 – S-6.5

Plan Locations on Page 52

TEMPORARY

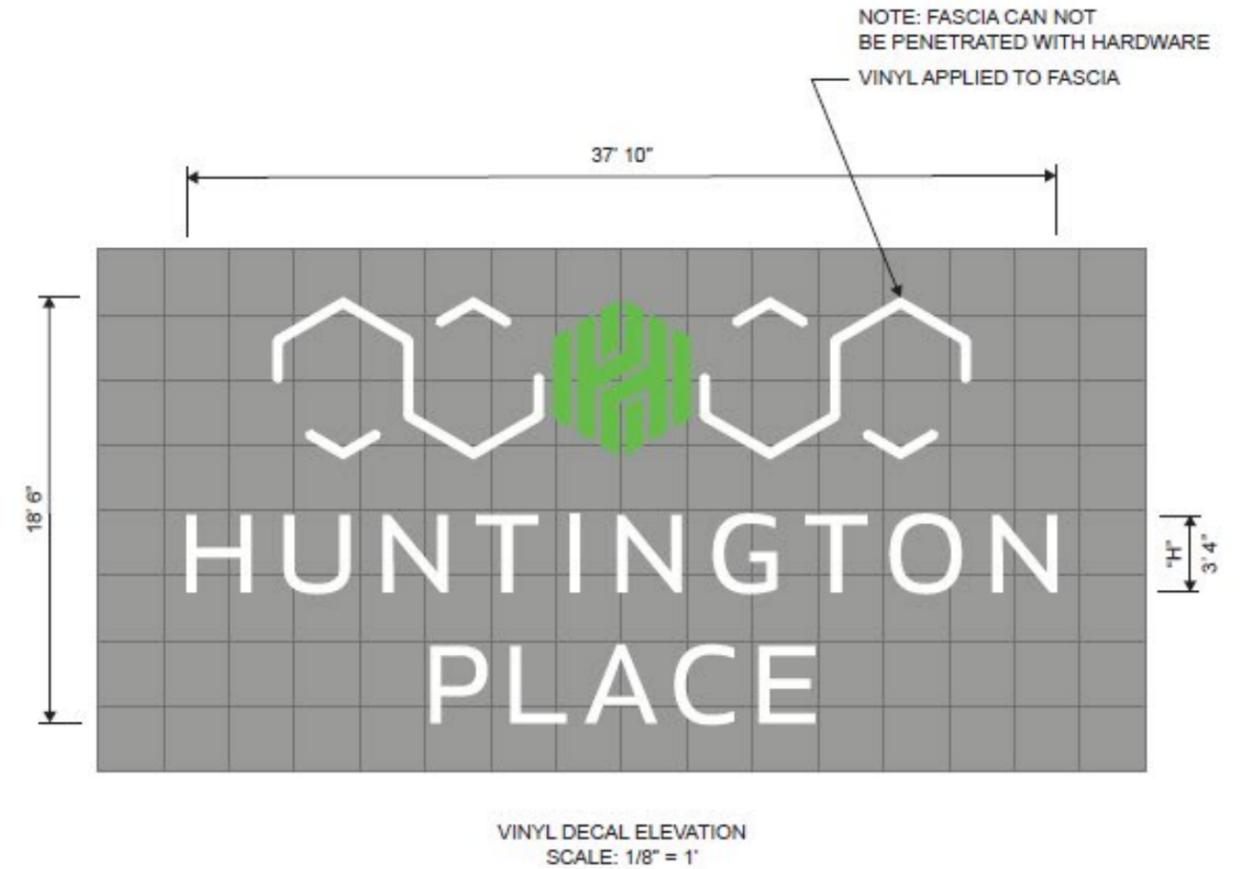
Facsia Sign - Temporary Vinyl Decal - Permanent Signs to be Illuminated

18' 6" h x 37' 10" w VINYL DECAL REQUIRED

Existing



Proposed



Permanent signage to be illuminated plastic letters and logo, on a grey aluminum backing as indicated for the approved TCF sign change submission dated March 2, 2020. Image copy from this package is provided directly to the right.



Plan Locations on Page 51

E-23 North Entrance

TEMPORARY

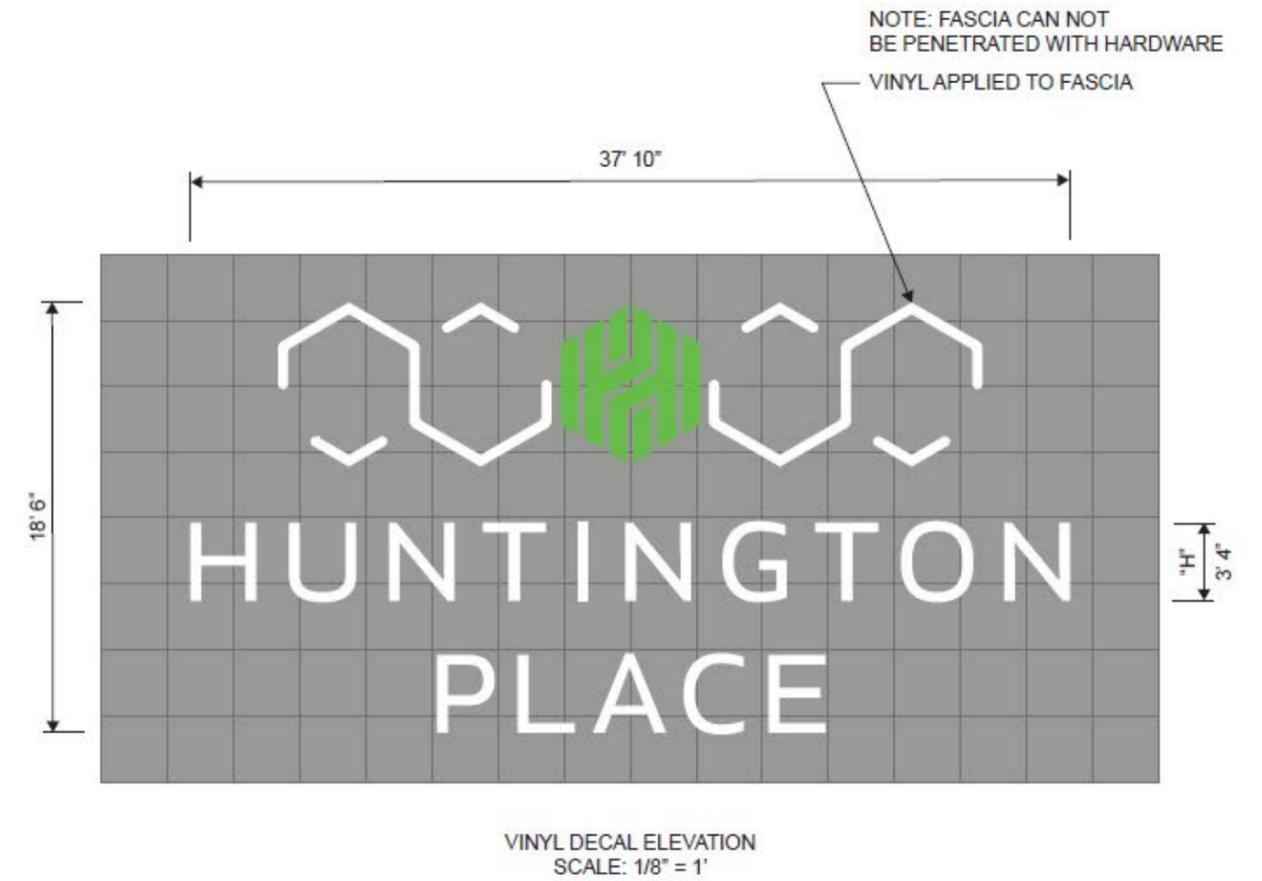
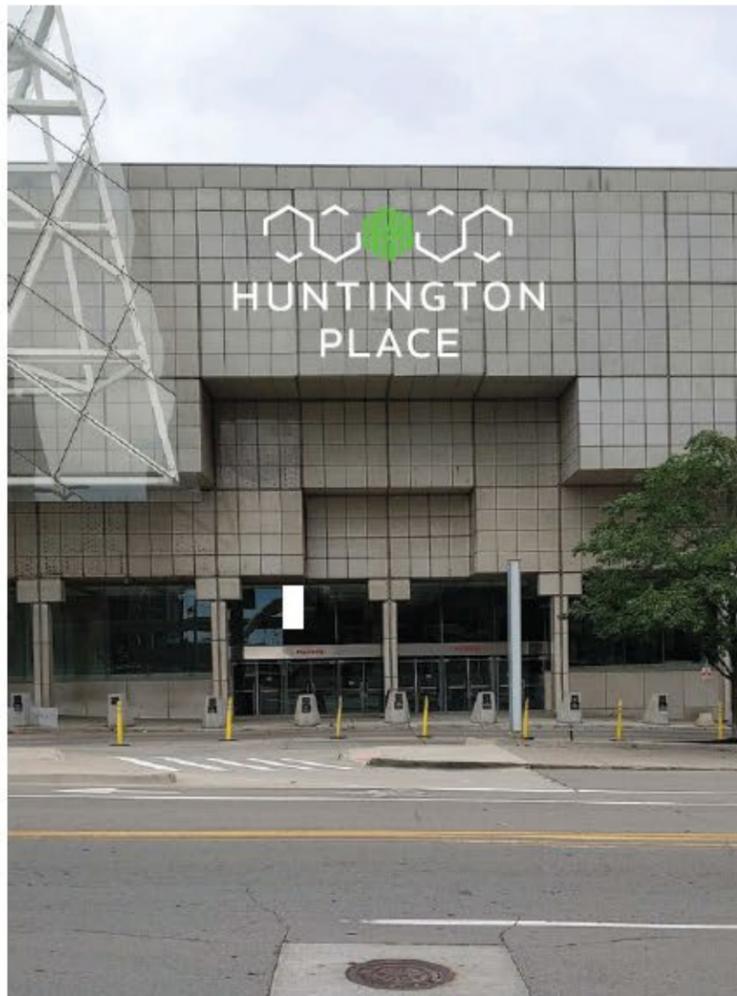
Facsia Sign - Temporary Vinyl Decal - Permanent Signs to be Illuminated

18' 6" h x 37' 10" w VINYL DECAL REQUIRED

Existing



Proposed



Permanent signage to be illuminated plastic letters and logo, on a grey aluminum backing as indicated for the approved TCF sign change submission dated March 2, 2020. Image copy from this package is provided directly to the right.



Plan Locations on Page 51

E-24 Center Entrance

TEMPORARY

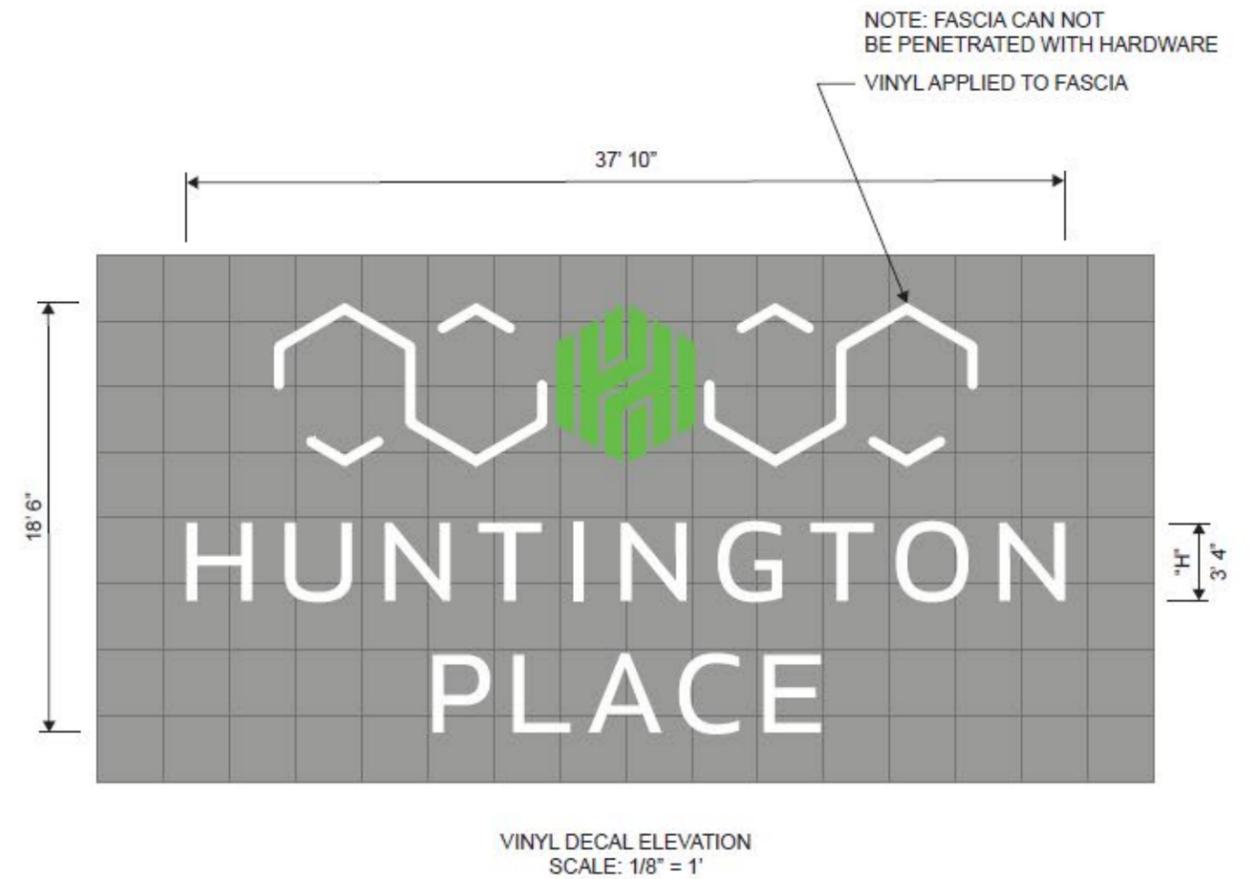
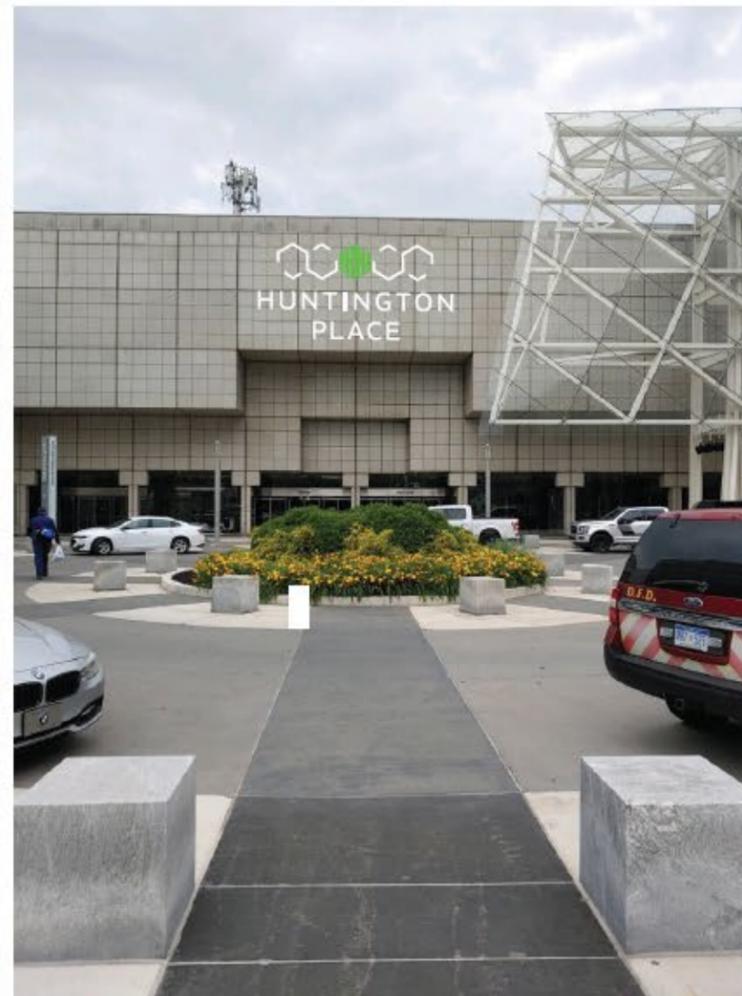
Facsia Sign - Temporary Vinyl Decal - Permanent Signs to be Illuminated

18' 6" h x 37' 10" w VINYL DECAL REQUIRED

Existing



Proposed

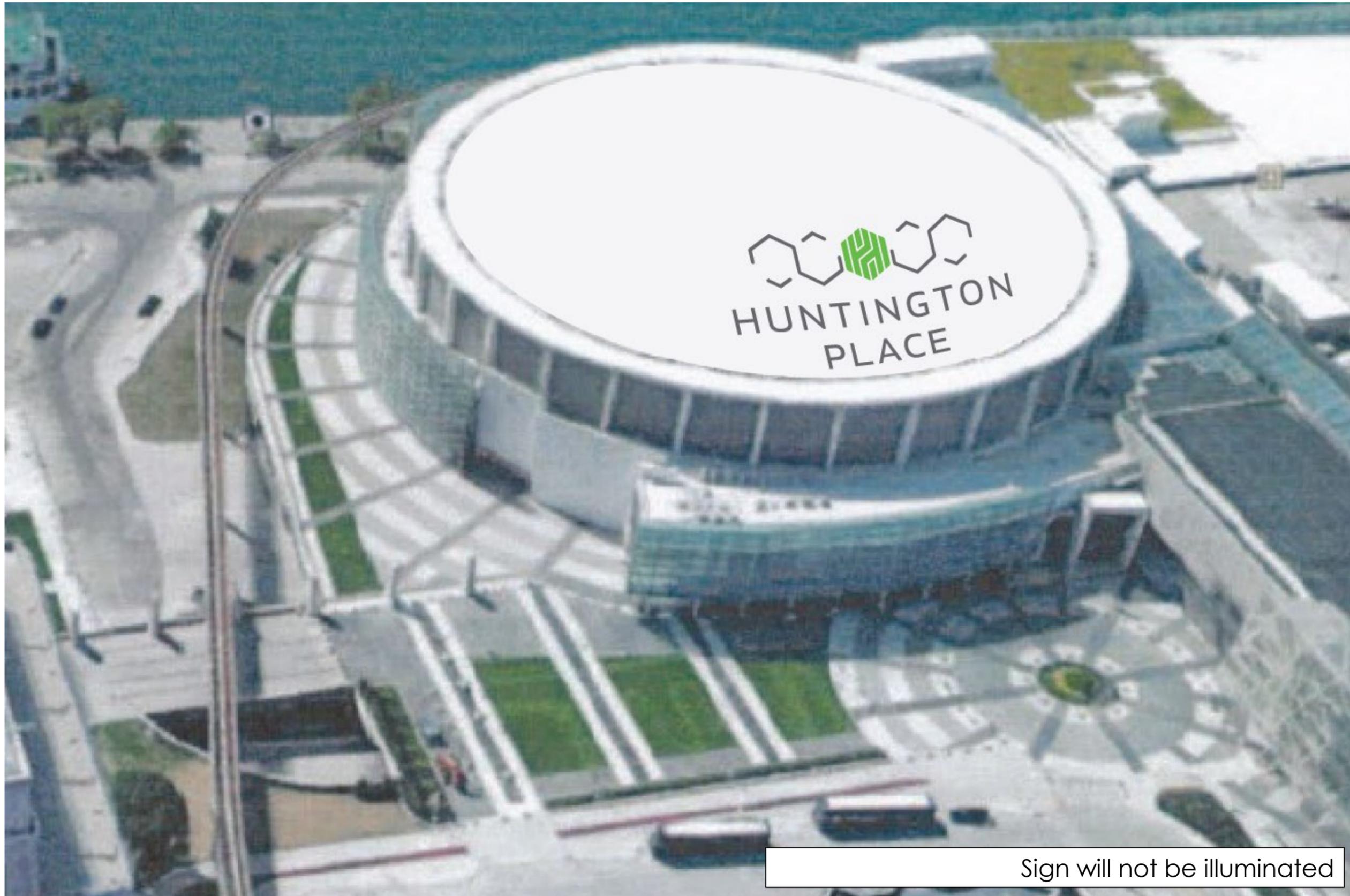


Permanent signage to be illuminated plastic letters and logo, on a grey aluminum backing as indicated for the approved TCF sign change submission dated March 2, 2020. Image copy from this package is provided directly to the right.



Plan Locations on Page 51

E-25 South Entrance



Sign will not be illuminated

Plan Locations on Page 51

E-26 Ballroom Roof



Permanent signage to be plastic letters and logo (non-illuminated), on a grey aluminum backing

Plan Locations on Page 51

E-27 Ballroom Exterior Face - North



Permanent signage to be plastic letters and logo (non-illuminated), on a grey aluminum backing

Plan Locations on Page 51

E-28 Ballroom Exterior Face - East



Permanent signage to be plastic letters and logo (non-illuminated), on a grey aluminum backing

Plan Locations on Page 51

E-29 Ballroom Exterior Face - South

7. Summary Schedule

(square footages)

		Existing	Changed	Added	Deleted	Total
East Side	Business Classification	7,717.1	98.4	5,361.2	1,560.0	14,736.7
	Directional Classification			43.4		43.4
	Real Estate					
	Non-Commercial Graphic					
	East Side Totals	7,717.1	98.4	5,404.6	1,560.0	14,780.1
West Side	Business Classification	149.6	83.6		1.5	234.7
	Directional Classification					
	Real Estate					
	Non-Commercial Graphic					
	West Side Totals	149.6	83.6		1.5	234.7
Roof	Business Classification	157.0	223.7			380.7
	Directional Classification	11.0	197.7			208.7
	Real Estate					
	Non-Commercial Graphic					
	Roof Totals	168.0	421.4			589.4
North Side	Business Classification	23.8	145.2			169.0
	Directional Classification	16.0	23.8			39.8
	Real Estate					
	Non-Commercial Graphic					
	North Side Totals	39.8	169.0			208.8
South Side	Business Classification	281.5	895.0	67.5		1,244.0
	Directional Classification		20.0	48.0		68.0
	Real Estate					
	Non-Commercial Graphic					
	South Side Totals	281.5	915.0	115.5		1,312.0
Totals	Business Classification	8,329.0	1,445.9	5,428.7	1,561.5	16,765.1
	Directional Classification	27.0	241.5	91.4		359.9
	Real Estate					
	Non-Commercial Graphic					
	Overall Totals	8,356.0	1,687.4	5,520.1	1,561.5	17,125.0

8. Appendix A

Changes to Signs Remote from Huntington Place
Located in a Right-of-Way



Summary:

There are two (2) signs remote from Huntington Place, located in the Right-of-Way on Fort Street, at the Southwest corner of 3rd Avenue. Current signage is wayfinding for roof top parking for vehicles traveling south on 3rd Avenue or east on Fort Street

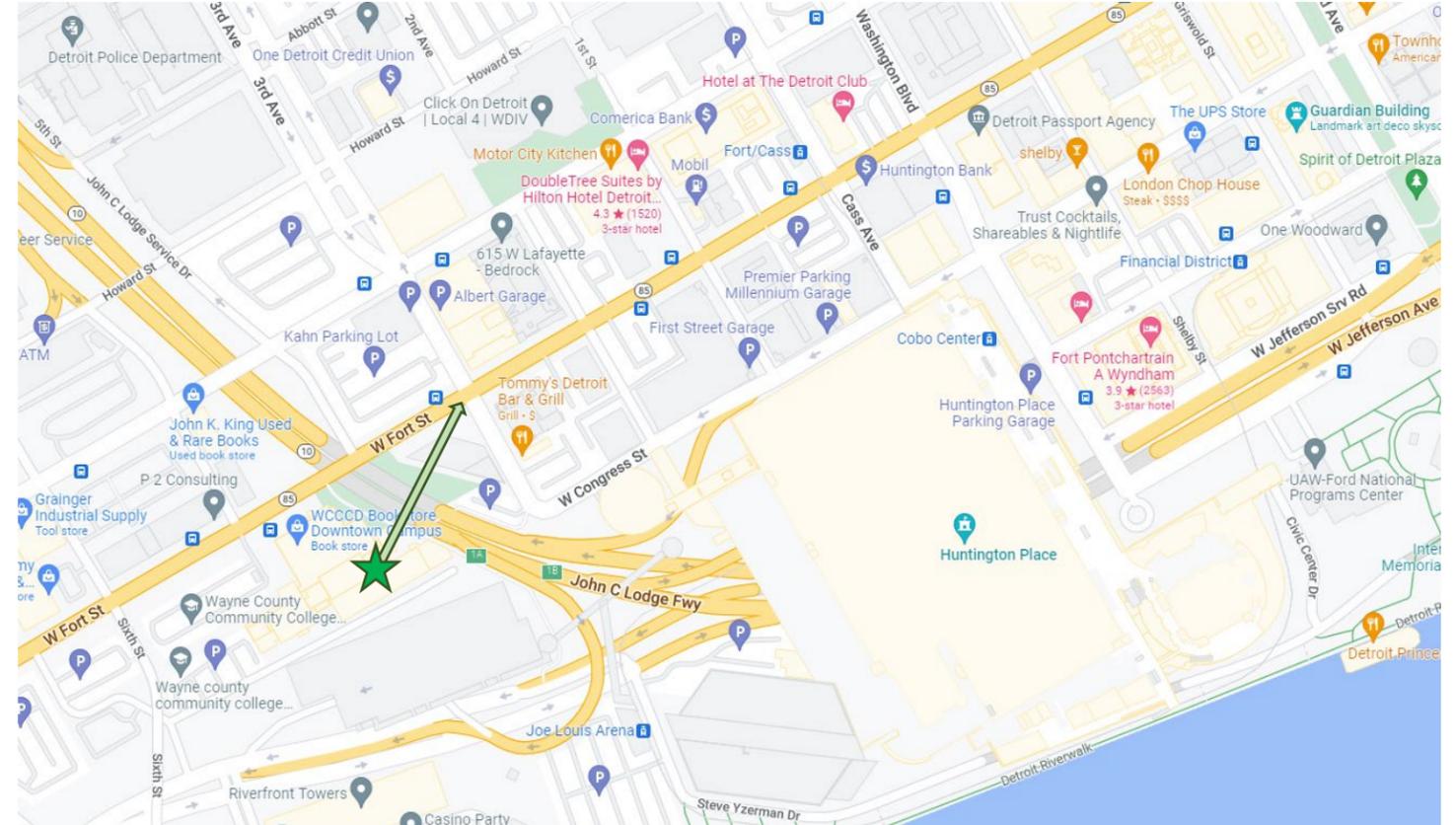
Existing signs are shown to the left. Proposed changes to signs are detailed on the following pages.

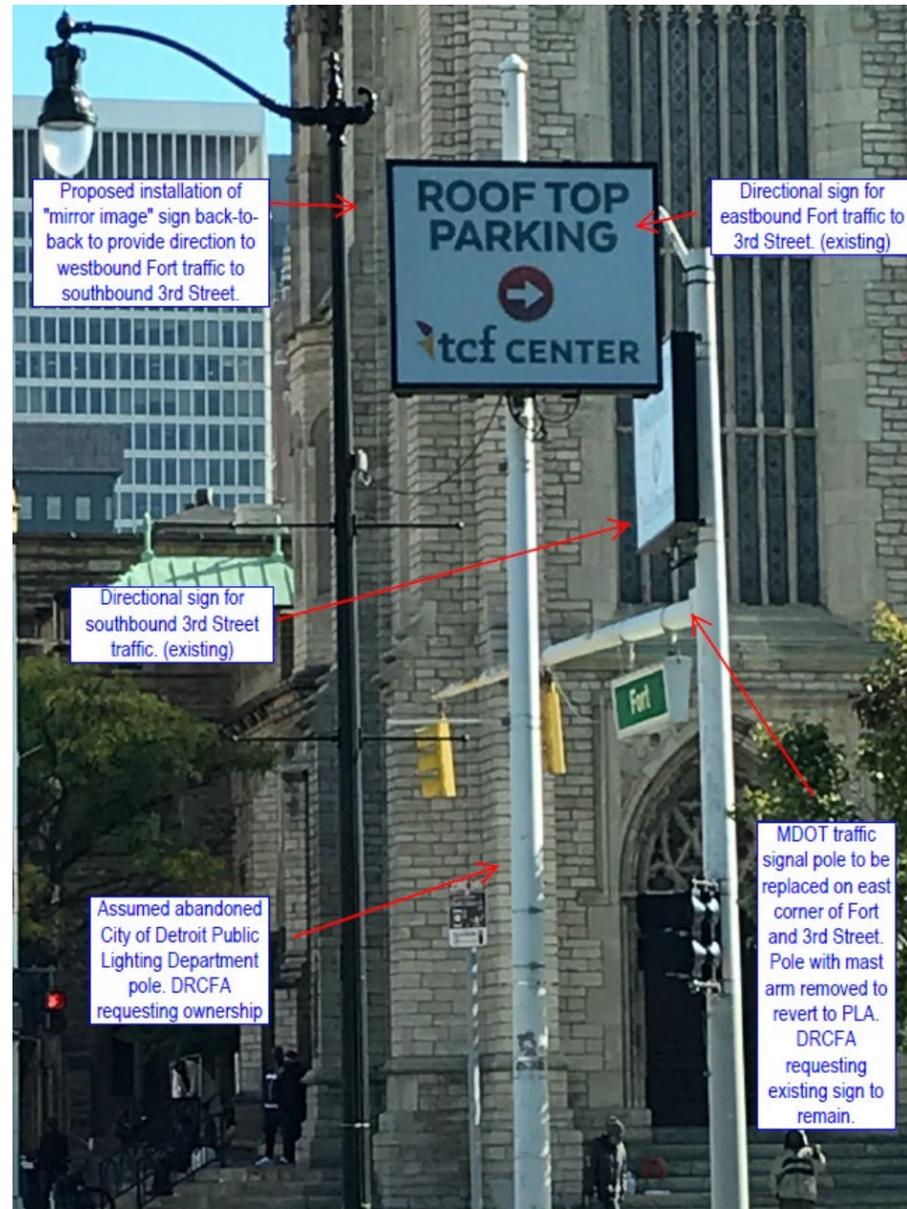
Sign Count: 2
 Approximate Sign Size: 5'0" x 5'0"

Sign 1: North Facing

Sign 2: West Facing

Existing Signage







Conceptual Image Sample of Replacement Sign

Actual signage is To Be Determined