

JFK INVESTMENT COMPANY L.L.C.

A Michigan Limited Liability Company

July 3, 2008

City of Novi Board of Appeals
Community Development Department
45175 W. Ten Mile Road
Novi, Michigan 48375

REF: Signage for Lakepointe Office Center
26200 Town Center Drive

Dear Board of Appeals:

JFK Investment Company L.L.C. ("JFK") hereby appeals your denial of the three (3) signage applications for non-compliance with Section 28-5(3) of the Novi Sign Code as more fully set forth in your letter addressed to JFK dated June 19, 2008; and requests a variance allowing for the installation of (i) one building sign facing to the North so that it is visible from the I-96 expressway, (ii) ~~one building sign facing West so that it is visible from Town Center Drive,~~ ^{permitted} and (iii) one ground sign with the property's address, with room for two nameplates that can be used by up to two (2) tenants.

JFK's grounds for appeal are as follows:

- 1) Signage has become higher in importance to the office tenants in the Building, particularly for those that are service oriented, such as Merrill Lynch. Given the location of the Building, being located on a service drive, tucked in behind a large shopping center, tenants want to make the building as easy to find as possible. Building and ground signs, as requested, will make the building more recognizable and identifiable.
- 2) Recent changes to the Novi Sign Code allow buildings exceeding 40,000 square feet that are subject to OS1, OS2 or OST zoning one ground sign in addition to a building sign (Section 28-5(3)(i)). OSC zoning, to which Lake Pointe Office Center is subject, is not included. This omission appears to be an oversight as we have never been given a satisfactory explanation as to why OSC zoning was not included. Also, this omission has created an unfair advantage for the Lake Pointe Office Center when competing with buildings subject to OS1, OS2 or OST zoning.
- 3) Under Section 28-5(3)E of the Novi Sign Code, multi-story, multi-tenant office buildings are allowed to have an additional building sign facing an expressway if the property in question abuts the expressway. Lake Pointe Office Center does not abut I-96, but it does abut the pond that abuts the yet to be built service drive that abuts the expressway, allowing for a very wide and clear path of vision from the expressway to the building, and

43252 WOODWARD AVENUE ~ SUITE 210 ~ BLOOMFIELD HILLS, MI 48302
PHONE: (248) 333-2373 ~ FAX: (248) 333-2573

creating a natural location on the North side of the building for Autodesk's name as shown on the attached.

- 4) The building sign facing Town Center Drive would be for the benefit of Autodesk, which occupies over 50% of the building.
- 5) The ground sign will have the building's addresses on it face, plus name plates for up to two (2) two tenants' names, as shown on the attached drawings, which will allow for other tenants in the building to have some exterior exposure.
- 6) If our building was properly within the ordinance 28-5(3)(i) for the buildings over 40,000 square feet, we would be entitled to the building sign and ground sign. Thereby being the only true variance I believe we should have been asking for would be the second wall sign due to the highway exposure.

Respectfully,



JFK Investment Company L.L.C.
Joseph F. Kosik, Jr., Manager

JFK/ag

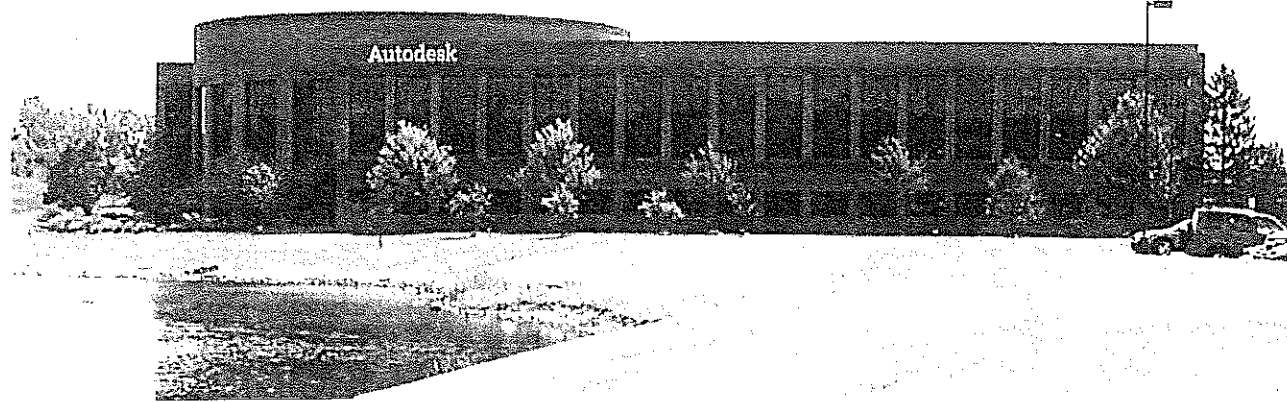


PHOTO RENDERING
NTS

18'-4"

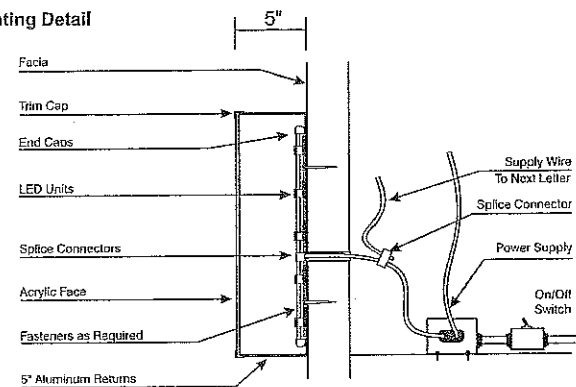
3'-0" Autodesk

3/8" = 1'-0"

SPECIFICATIONS:

FABRICATED ALUMINUM CHANNEL LETTERS WITH WHITE ACRYLIC FACES AND LED INTERIOR ILLUMINATION. LETTER RETURNS SHALL BE PAINTED WHITE.

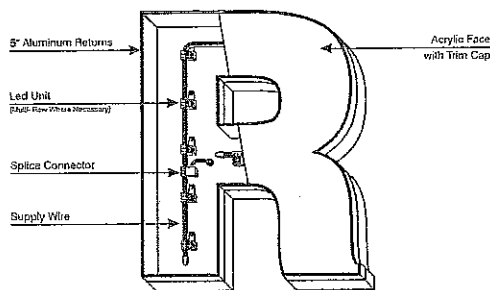
Mounting Detail



LED Channel Letters (Typical)

General Spec Sheet

Flush Wall Mount.
Standard 5" Deep Pan Channel Letters.
GE Tetra LED System.
Remote Power Supplies.



SYMCOM

1114 Hawthorne Avenue
Modesto, California
95350-3025

Tel: 209-523-5444
symcom@afl.net

PROJECT:

Autodesk

ADDRESS:

26200 Town Center Dr.
Novi, MI 48375

DESCRIPTION:

Building Signage

SCALE:

Noted

DRAWING #

AUTO-52

DATE:

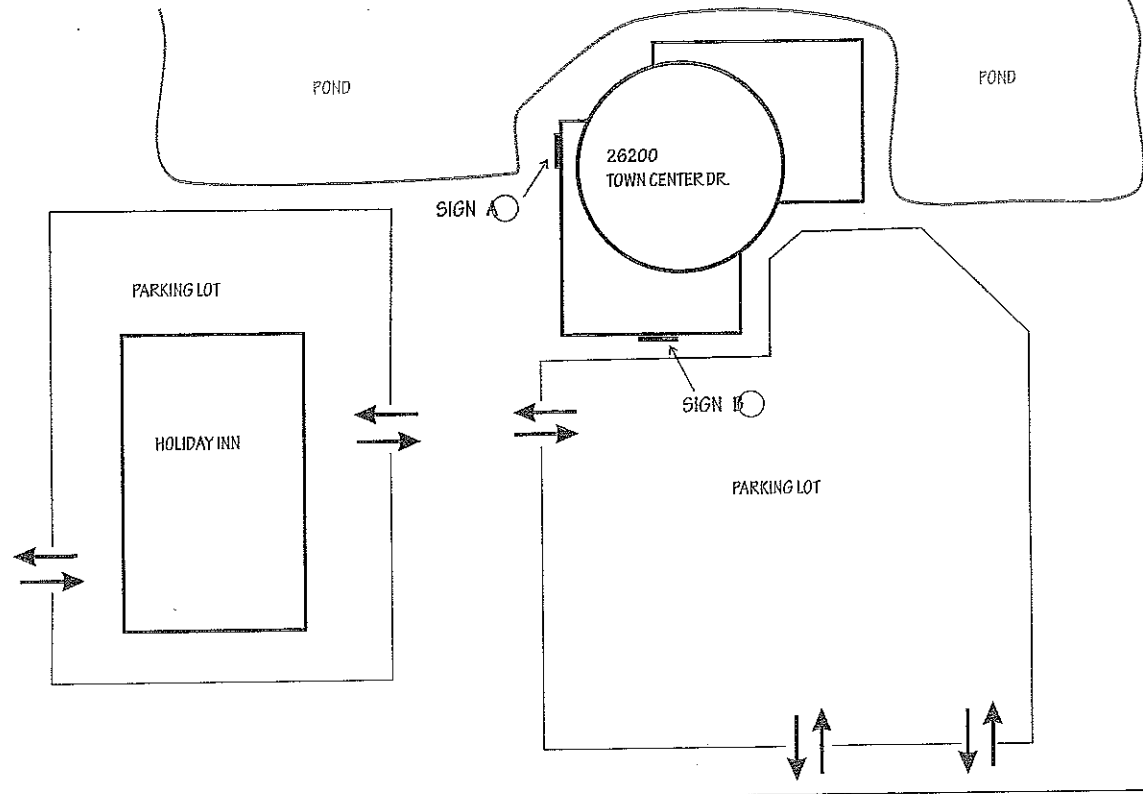
9/01/06

REVISION #1

03/12/08

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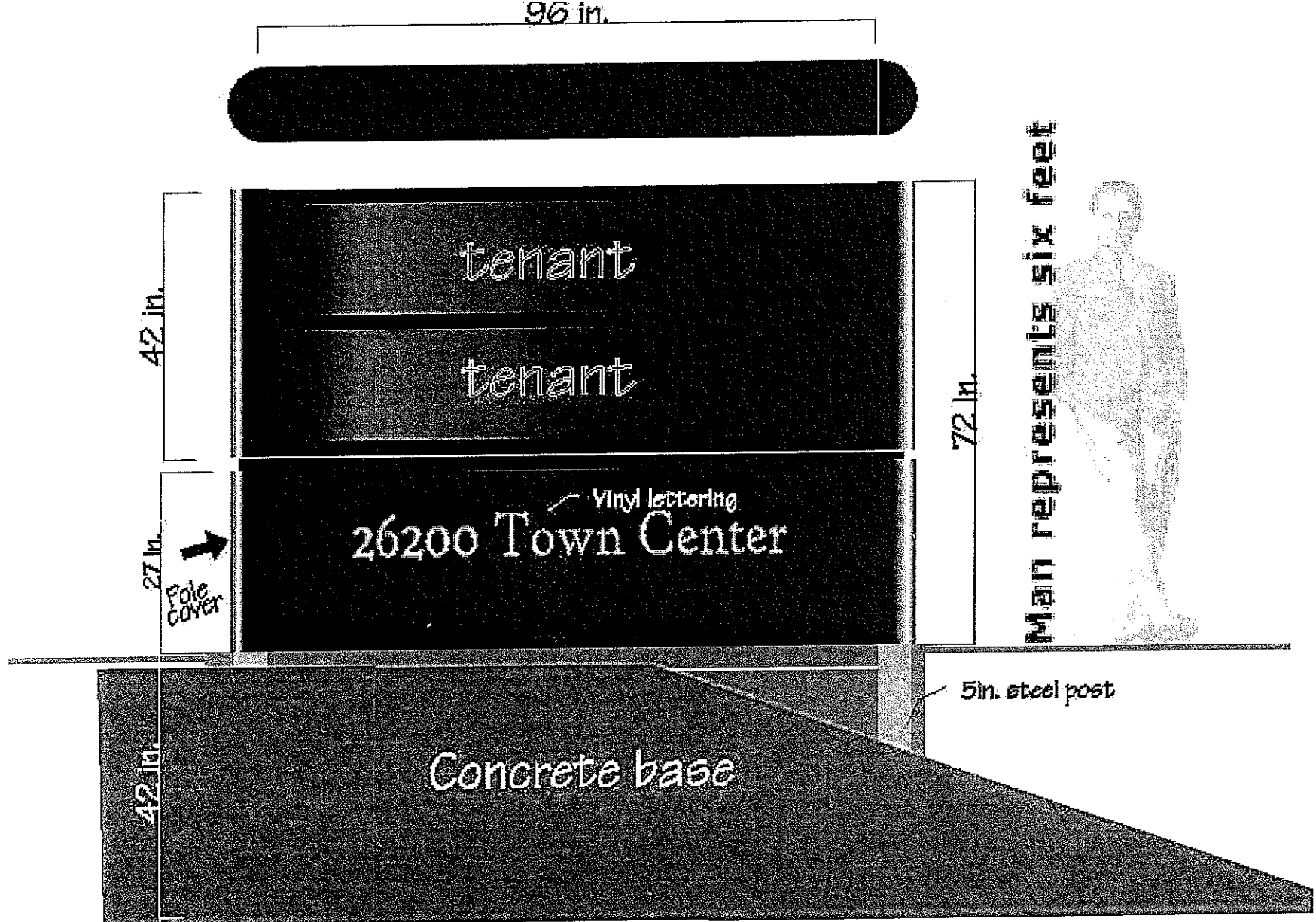


TOWN CENTER DR.



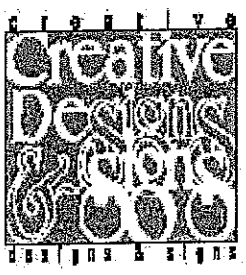
SYMCOM 1114 Hawthorne Avenue Modesto, California 95350-3025 Tel: 209-523-5444 symcom@att.net
PROJECT: Autodesk
ADDRESS: 26200 Town Center Dr. Novi, MI 48375
DESCRIPTION: Site Plan
SCALE: NYS
DRAWING # AUTO-32
DATE: 9/01/06
REVISION #
©2006 Scan L. Lugo

1114 Hawthorne Avenue Modesto, California 95350-3025 Tel: 209-523-5444 symcom@att.net



33200 Fourteen Mile Rd.
 30 Sq. ft. Illuminated sign cabinet 42in. x 96in. Radius ends
 Tenant faces 3/16in. acrylic faces matt black background
 white letters
 Radius pole cover: non illuminated w/ white vinyl address
 with concrete base

These sign designs are the exclusive property of
 Creative Designs + Signs, Inc. and cannot be used without
 written consent. Use of our designs without a written
 contract is subject to a design fee of \$1,000.00

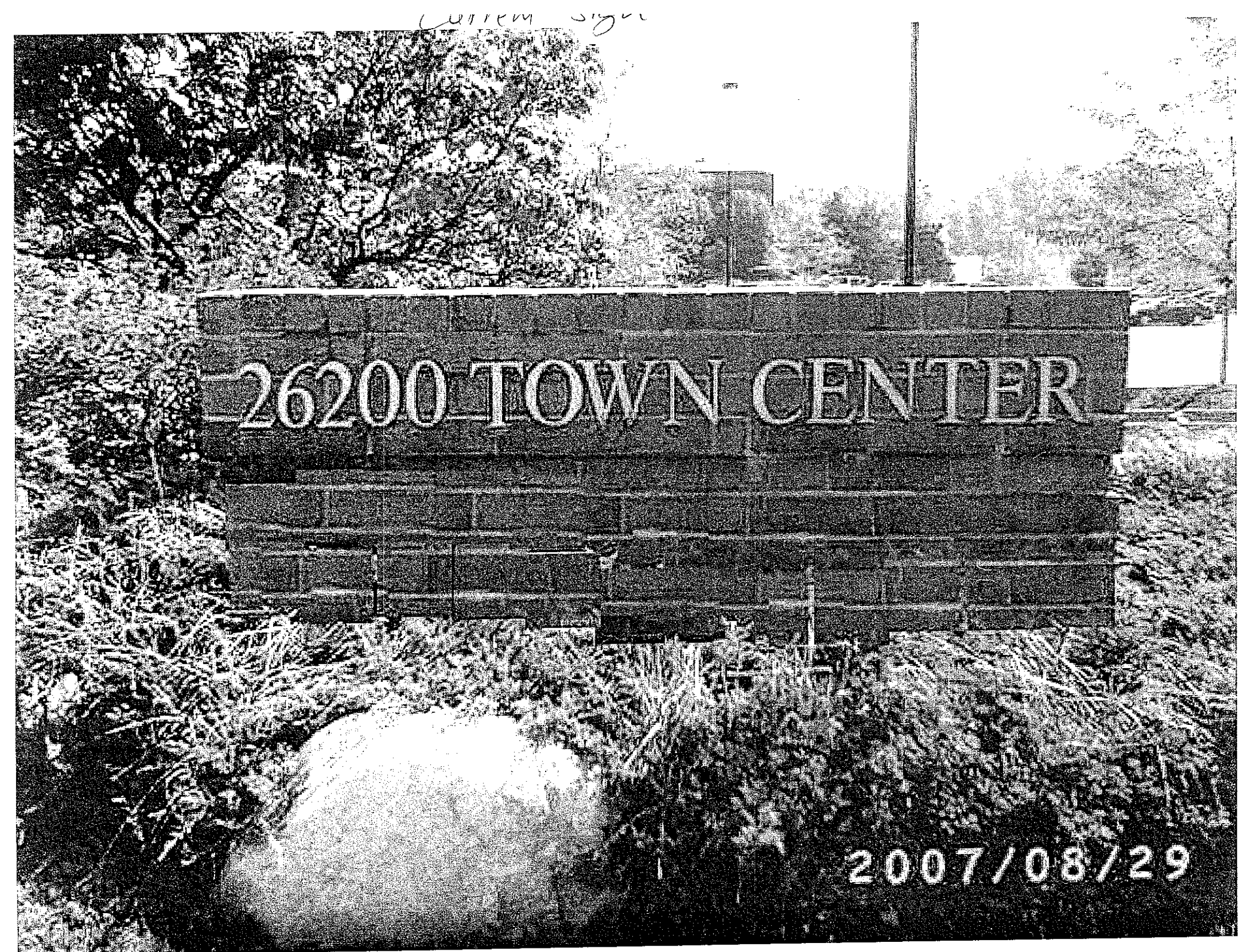


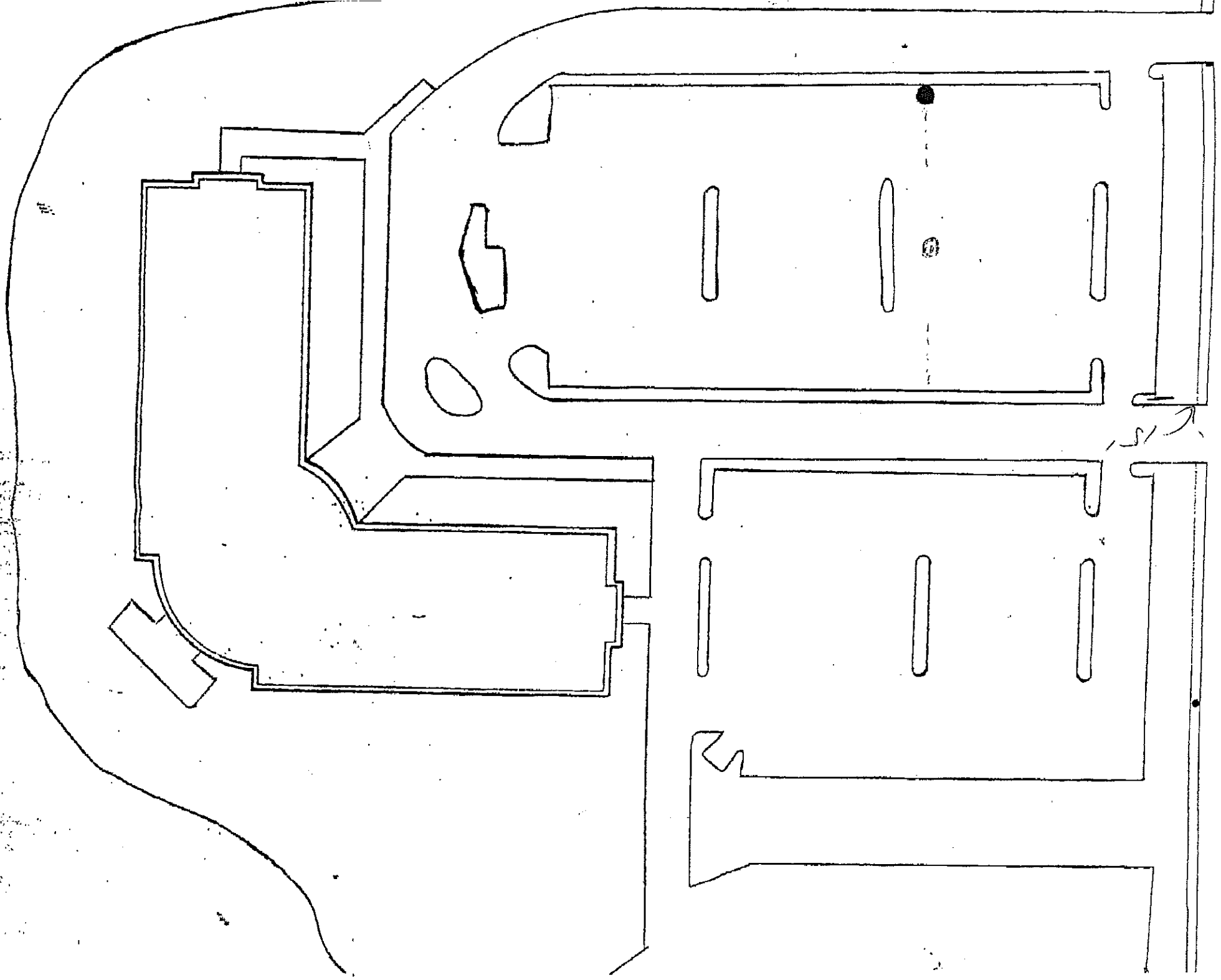
tel 248.334.5580 • fax 248.334.1109
 146 Cesar Chavez Avenue
 Pontiac, Michigan 48342
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Current sign

26200 TOWN CENTER

2007/08/29





Jun 17 08 01:06p

JFK Investment Company

2484496008

p.1

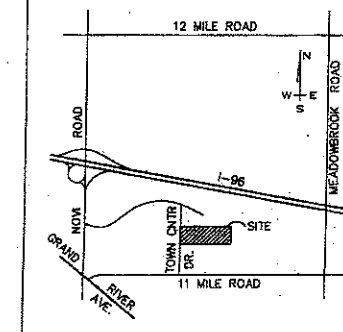
NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. 11-01381914 DATED AUG 26, 2003

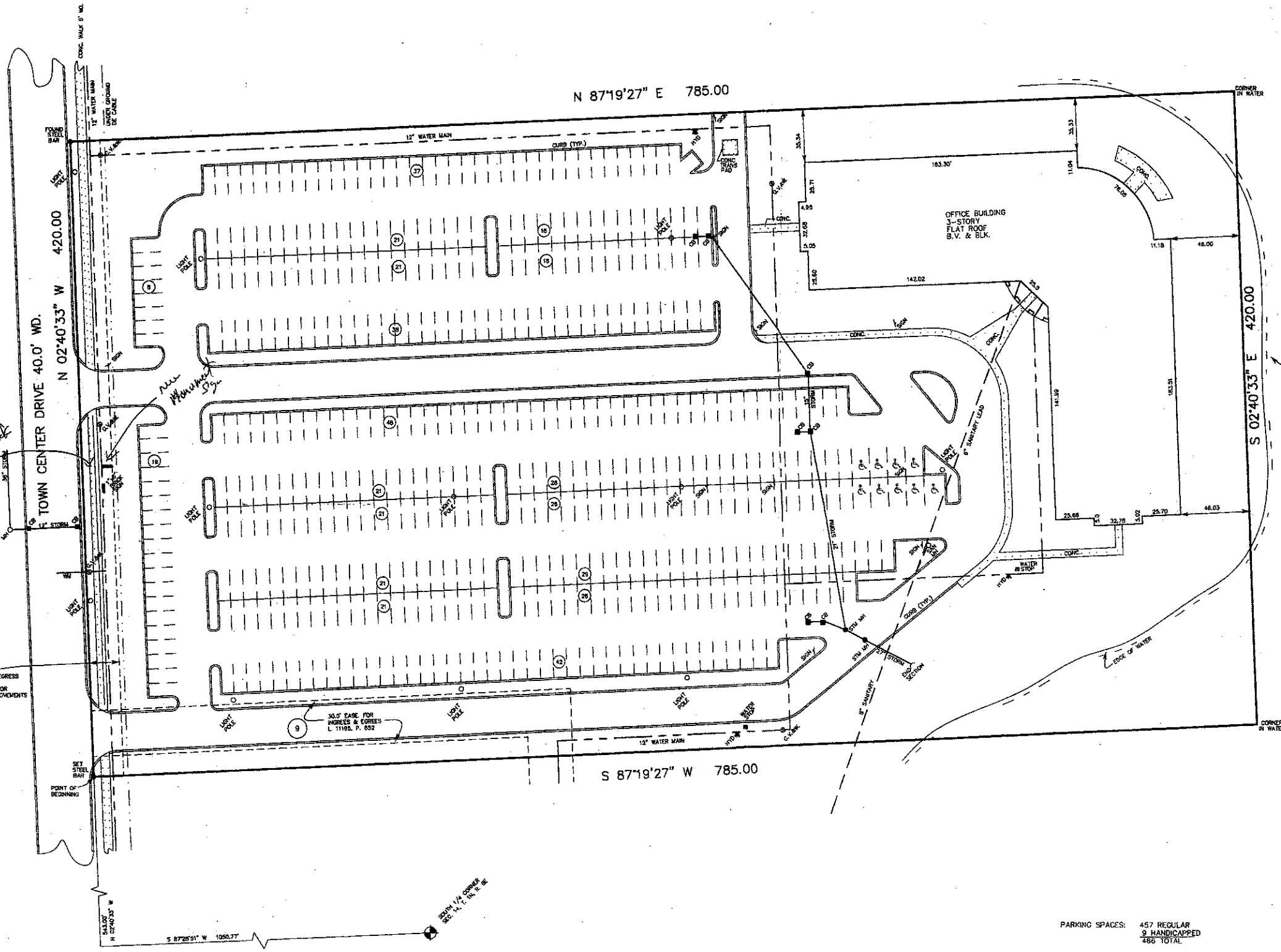
- 8 DECLARATION OF EASEMENT FOR UTILITIES AND INGRESS AND EGRESS RECORDED IN LIBER 11195 ON PAGE 652, OAKLAND COUNTY RECORDS.
- 9 TERMS AND CONDITIONS OF EASEMENTS AGREEMENT BETWEEN THE CITY OF NOVI, A MICHIGAN MUNICIPAL CORPORATION, WOLVERINE IV LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, WOLVERINE V LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP AND MERVYN'S, A CALIFORNIA CORPORATION, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 10037 ON PAGE 250.

STATEMENT OF ENCROACHMENTS

THERE ARE NO ENCROACHMENTS



VICINITY MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATION

I hereby certify to Allstate Life Insurance Company, its successors and/or assigns, and Title Source, Inc. and JFX Investment, LLC that: (a) this survey was prepared by me or under my supervision; (b) the legal description of the property as set forth herein, and the location of all improvements, fences, easements, roadways, rights of way and setback lines which are either visible or of record in Oakland County, Michigan (according to Commitment for Title Insurance Number 11-01381914 dated 8-28-03, issued 12-4-03), are accurately reflected hereon; and (c) this survey accurately depicts the state of facts as they appear on the ground. This map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Title Association ("ALTA"), the American Congress on Surveying and Mapping ("ACSM") and the National Society of Professional Surveyors ("NSPS") in 1999, and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that:

Proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

1/21/04
DATE: *William L. Roskelly*
William L. Roskelly, RLS #10705

DESCRIPTION

PART OF THE EAST 1/2 OF THE S.W. 1/4 OF SECTION 14, T. 1N., R. 8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 14: THENCE ALONG THE SOUTH SECTION LINE S 87°28'51" W, 1050.77 FEET AND N 02°40'33" W, 543.00 FEET TO THE POINT OF BEGINNING AND PROCEEDING THENCE N 02°40'33" W, 420.00 FEET, THENCE N 87°19'27" E, 785.00 FEET, THENCE S 02°40'33" E, 420.00 FEET, THENCE S 87°19'57" W, 785.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS OF RECORD, CONTAINING 329700 SQ. FT., 7.57 ACRES.

SITE DATA

- 1. ZONING- OSC (OFFICE SERVICE COMMERCIAL)
- SETBACKS-
FRONT - 35'

PARKING SPACES: 457 REGULAR
9 HANDICAPPED
466 TOTAL

Utilities as shown indicate approximate locations of facilities only, as disclosed by various companies and no guarantee is given either as to the completion or accuracy thereof. The contractor shall call MISS DIG prior to the start of any construction.

These plans are the property of BASNEY AND SMITH, INC.

NO construction staking or construction inspection or constructive use of these plans shall be made by ANYONE without the written authorization of BASNEY & SMITH, INC.

SURVEY OF
PART OF THE S.W. 1/4 OF SEC. 14, T 1N, R 8E, CITY OF NOVI, OAKLAND CO, MI
LAKE POINTE OFFICE CENTER

REVISIONS		
ITEM	DATE	BY
REVISIONS	1/16/04	TY

BASNEY & SMITH, INC.
33177 SCHOOLCRAFT ROAD
LIVONIA, MI 48150
PHONE # (734) 458-2098
FAX # (734) 458-2298

NOTE-UNABLE TO LOCATE UNDERGROUND GAS, ELECTRIC, AND CABLE LINES.

NOTE-EASEMENT FOR DETROIT EDISON COMPANY RECORDED IN LIBER 10069, PAGE 803 DOES NOT LIE WITHIN THE PROPERTY.

NOTE-EASEMENT FOR DETROIT EDISON COMPANY & MICHIGAN BELL TELEPHONE COMPANY RECORDED

FLOOD DATA X

