

TRUE COPY CERTIFICATE

Form C of D—16-CE

STATE OF MICHIGAN, }
City of Detroit } ss.

CITY CLERK'S OFFICE, DETROIT

I, **Janice M. Winfrey**

, City Clerk of the City of Detroit, in said

State, do hereby certify that the annexed paper is a TRUE COPY OF RESOLUTION

adopted (passed) by the City Council at session of

February 1, _____ 2019

and approved by Mayor

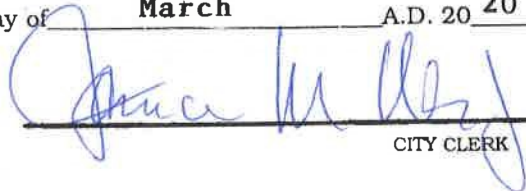
February 7, _____ 2019

as appears from the Journal of said City Council in the office of the City Clerk of Detroit, aforesaid; that I have compared the same with the original, and the same is a correct transcript therefrom, and of the whole of such original.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City, at

Detroit, this 10th

day of March A.D. 2020



CITY CLERK

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for ensuring transparency and accountability in financial operations.

2. The second part of the document outlines the various methods and tools used to collect and analyze data. It highlights the need for consistent and reliable data sources to support informed decision-making.

3. The third part of the document focuses on the implementation of internal controls and risk management strategies. It provides detailed guidance on how to identify potential risks and implement effective measures to mitigate them.

4. The fourth part of the document addresses the role of technology in modern financial management. It discusses the benefits of using advanced software solutions to streamline processes and improve efficiency.

5. The fifth part of the document discusses the importance of regular communication and reporting to stakeholders. It emphasizes that clear and timely communication is crucial for building trust and maintaining strong relationships.

6. The sixth part of the document provides a summary of the key findings and recommendations. It reiterates the importance of a proactive and data-driven approach to financial management.

7. The seventh part of the document includes a list of references and sources used in the research. It provides a comprehensive overview of the literature and resources that informed the analysis.

8. The eighth part of the document contains a list of appendices and supplementary materials. These materials provide additional details and data to support the main findings of the document.

9. The ninth part of the document includes a list of figures and tables. These visual aids help to present complex data in a clear and concise manner, making it easier to understand and interpret.

10. The tenth part of the document contains a list of footnotes and endnotes. These notes provide additional context and information related to the main text, ensuring that all relevant details are covered.



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

USE!

13

M.O.

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

January 18, 2019

Honorable City Council:

RE: Amended Petition No. 140 – PVS Chemicals, Inc. request to vacate various streets and alleys surrounding its headquarters located at 10900 Harper

Amended Petition No. 140 – PVS Chemicals, Inc. requesting the vacation and conversion to easement of Venice Avenue, 50 feet wide, from Harper Avenue to Devine Avenue; and Montclair Avenue, 60 feet wide, from Ford Freeway West Bound Service Drive to Harper Avenue; and east-west alleys, 15 and 20 feet wide, and north-south alley, 15 feet wide, all in the block of Harper Avenue, Devine Avenue, and Venice Avenue.

The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

The request is being made to consolidate the PVS properties in the area of their World Headquarters. At the present site, in addition to their World Headquarters, PVS has extensive facilities including: Water-Treatment Chemical Manufacturing Facility, Transportation Terminal, Warehouse Facility, and a Landscaped Park area. PVS has acquired the properties adjoining the streets and alleys, and maintains the properties. The street closures will help prevent illegal dumping and other illicit activities in the area.

The request was approved by the Solid Waste Division – DPW, Traffic Engineering Division – DPW (TED), and City Engineering Division – DPW. The petition originally included a vacation of Athens Avenue from Devine Street to Harper Avenue, and the creation of a turnaround area; however, the request was amended to not include Athens Avenue or the turnaround.

Detroit Water and Sewerage Department (DWSD) has no objection to the conversion to easement. The specific DWSD provisions for easements are included in the resolution.

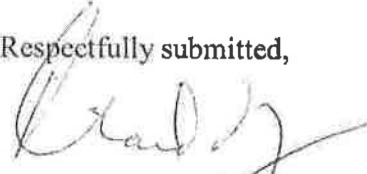
DTE Energy – Electric reports having facilities in the subject streets. Provisions for DTE to have unimpeded access to maintain their facilities are a part of the resolution.

1/28/19 rec'd @ table

All other involved City Departments, and privately owned utility companies have reported no objections to the conversion of the public rights-of-way into private easements for public utilities. Provisions protecting utility installations are part of the attached resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard Doherty", written over a horizontal line.

Richard Doherty, P.E., City Engineer
City Engineering Division – DPW

/JK

Cc: Ron Brundidge, Director, DPW
Mayor's Office – City Council Liaison

BY COUNCIL MEMBER

Benson

RESOLVED, that all of Venice Avenue, 50 feet wide, from Harper Avenue to Devine Avenue; and Montclair Avenue, 60 feet wide, from Ford Freeway West Bound Service Drive to Harper Avenue; and east-west alleys, 15 and 20 feet wide, and north-south alley, 15 feet wide, all in the block of Harper Avenue, Devine Avenue, Athens Avenue, and Venice Avenue. All of the above being land in the City of Detroit, Wayne County, Michigan described as:

- 1) Venice Avenue, 50 feet wide, lying easterly of and adjoining the easterly line of Lots 50 through 64, both inclusive, also, lying westerly of and adjoining the westerly line of Lots 37 through 49, both inclusive "Good's Subdivision of part of Fractional Sections 22 and 23, T.1S.,R.12E., known as Private Claim 12, Gratiot Township, Wayne County, Michigan" as recorded in Liber 31, Page 51 of Plats, Wayne County Records; also lying easterly of and adjoining the easterly line of Lots 106 through 113, both inclusive, also lying westerly of and adjoining the westerly line of Lots 114 through 121, both inclusive "Bessenger & Moore's Gratiot Avenue, Subdivision No. 2 of Part of P.C. 12 and Fractional Sections 22 and 23 T.1S.,R.12E., Gratiot Township, Wayne County, Michigan" as recorded in Liber 28, Page 30 of Plats, Wayne County Records.
- 2) Montclair Avenue, 60 feet wide, lying easterly of and adjoining the easterly line of Lots 256 through 281, both inclusive, also, lying westerly of and adjoining the westerly line of Lots 229 through 255, both inclusive, and vacated Harper adjoining said Lot 255 "St. Clair Heights', Eugene Sloman's Subdivision of that part of P.C. 387 lying North of Center of Mack Avenue, Grosse Pointe Twp., Wayne County, Michigan" as recorded in Liber 18, Page 50 of Plats, Wayne County Records; said part of Montclair Avenue, bounded on the North by the South line of Harper Avenue, and bounded on the South by the North line of the Ford Freeway West Bound Service Drive.
- 3) East-west public alley, 15 feet wide, lying northerly of and adjoining the northerly line of Lots 28 through 37, both inclusive, and lying southerly of and adjoining the southerly line of Lots 27, and 38 and alley adjoining "Good's Subdivision of part of Fractional Sections 22 and 23, T.1S.,R.12E., known as Private Claim 12, Gratiot Township, Wayne County, Michigan" as recorded in Liber 31, Page 51 of Plats, Wayne County Records.
- 4) North-south public alley, 15 feet wide, lying easterly of and adjoining the easterly line of Lots 38 through 49, both inclusive, and lying westerly of and adjoining the westerly line of Lots 17 through 27, both inclusive "Good's Subdivision of part of Fractional Sections 22 and 23, T.1S.,R.12E., known as Private Claim 12, Gratiot Township, Wayne County, Michigan" as recorded in Liber 31, Page 51 of Plats, Wayne County Records.
- 5) East-west public alley, 20 feet wide, dedicated on May 13, 1981 in J.C.C. pages 1086-1087, and described as: the southerly 20 feet of Lot 17 "Good's Subdivision of part of Fractional Sections 22 and 23, T.1S.,R.12E., known as Private Claim 12, Gratiot Township, Wayne County, Michigan" as recorded in Liber 31, Page 51 of Plats, Wayne County Records.

Be and the same are hereby vacated as a public rights-of-way and converted into a private easements for public utilities of the full width of the rights-of-way, which easement shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be

observed by the owners of the lots abutting on said right-of-way and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public an easement or right-of-way over said vacated public streets and alleys herein above described for the purposes of maintaining, installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public right-of-way in the City of Detroit, with the right to ingress and egress at any time to and over said easement for the purpose above set forth,

Second, said utility easement or right-of-way in and over said vacated streets and alleys herein above described shall be forever accessible to the maintenance and inspection forces of the utility companies, or those specifically authorized by them, for the purpose of inspecting, installing, maintaining, repairing, removing, or replacing any sewer, conduit, water main, gas line or main, telephone or light pole or any utility facility placed or installed in the utility easement or right-of-way. The utility companies shall have the right to cross or use the driveways and yards of the adjoining properties for ingress and egress at any time to and over said utility easement with any necessary equipment to perform the above mentioned task, with the understanding that the utility companies shall use due care in such crossing or use, and that any property damaged by the utility companies, other than that specifically prohibited by this resolution, shall be restored to a satisfactory condition,

Third, said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition walls (except necessary line fences), shall be built or placed upon said easements, nor change of surface grade made, without prior approval of the City Engineering Division – DPW,

Fourth, that if the owners of any lots abutting on said vacated streets and alleys shall request the removal and/or relocation of any existing poles or other utilities in said easement; such owners shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners,

Fifth, that if any utility located in said property shall break or be damaged as a result of any action on the part of said owners or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 3, mentioned above, then in such event said owners or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility; and

Provided, that the petitioner maintain Fire Department vehicle access to all buildings, structures, fire hydrants, and fire department connections, and further

Provided, that an easement, the full width of the existing right-of-way is reserved for DTE Electric Company (DTE) for the purpose of installing, maintaining, repairing, removing, or replacing any overhead and underground utilities facilities which may consist of underground vaults, pipelines, poles, guys, anchors, wires, manholes, conduits, pipes, cables, transformers, and accessories

(collectively DTE facilities) with the right of ingress/egress at any time to, and over said easement for the purpose above set forth, and further

Provided, that free and easy access (i.e. gated access with DTE locks at all ends of the easement) to the DTE facilities and within the easement is reserved for DTE equipment including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the facilities, and further

Provided, said owners of the adjoining property for themselves, their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition walls, shall be built or placed upon said easements, nor changes or storage of materials, shall be made within said easement without prior written approval of DTE, and further

Provided, that an easement, the full width of the existing right-of-way, is reserved for the Detroit Water and Sewerage Department for the purpose of installing, maintaining, repairing, removing, or replacing any sewers, water mains, fire hydrants and appurtenances, with the right of ingress and egress at any time to, and over said easement for the purpose above set forth; and be it further

Provided, that free and easy access to the sewers, water mains, fire hydrants and appurtenances within the easement is required for Detroit Water and Sewerage Department equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the sewer or water main facilities; and be it further

Provided, that the Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide post over its water mains at reasonable intervals and at points deflection; and be it further

Provided, that said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including porches, patios, balconies, etc., shall be built upon or over said easement, or that no grade changes or storage of materials shall be made within said easement without prior written approval and agreement with the Detroit Water and Sewerage Department; and be it further

Provided, that if any time in the future, the owners of any lots abutting on said vacated street shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incident to such removal and/or relocation. It is further provided that if sewers, water mains, and/or appurtenances in said easement shall break or be damaged as a result of any action on the part of the owner, or assigns, then in such event, the owner or assigns shall be liable for all costs incident to the repair of such broken or damaged sewers and water mains, and shall also be liable for all claims for damages resulting from his action; and be it further

Provided, that if it becomes necessary to remove any of the paved street or alley returns at the entrances (into Harper Avenue, and/or Devine Avenue and/or Ford Freeway Service Drive) such removal and construction of new curb and sidewalk shall be done under city permit and inspection

according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further

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

PETITION NO. 140
 PVS CHEMICALS, INC
 10900 HARPER AVE.
 DETROIT, MICHIGAN 48213
 JONATHAN S. TAUB
 PHONE NO. 313 924-2629



- CONVERSION TO EASEMENT

"REVISED"

E	REVISIONS	WLW	KSM	KSM	11/14/19
D	REVISIONS	WLW	KSM	KSM	11/14/19
C	REVISIONS	WLW	KSM	KSM	7/25/18
B	REVISIONS	WLW	KSM	KSM	6/07/18
A	REVISIONS	WLW	KSM	KSM	3/20/18
DESCRIPTION		DRWN	CHKD	APPD	DATB
DRAWN BY		CHECKED			
DATE		APPROVED			
03-15-18		KSM			

(FOR OFFICE USE ONLY)

CARTO 57 B & E

CONVERSION TO EASEMENT
 VARIOUS PUBLIC STREETS AND ALLEYS
 VARIOUS WIDTHS
 IN THE AREA BOUND BY
 FRENCH RD, DEVINE AND CONNER AVE.
 AND EDSSEL FORD FWY.

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 140

ADOPTED AS FOLLOWS
COUNCIL MEMBERS

#13N.B

		YEAS	NAYS
Janee	AYERS		
Scott	BENSON		
Raquel	CASTANEDA-LOPEZ		
Gabe	LELAND		
Roy	MCCALISTER, JR.		
*Mary	SHEFFIELD		
Andre	SPIVEY		
James	TATE		
Brenda	PRESIDENT JONES		
*PRESIDENT PRO TEM			
		8	0

