

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, April 19, 2016

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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

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

DPW - CITY ENGINEERING DIVISION

1094 *On Your Fork, LLC, request to vacate alley located to the rear of property at 2977 & 2987 Franklin Street.*

**On Your Fork, LLC
2987 Franklin Street
Detroit, Michigan 48207**

February 29, 2016

City Council of the City of Detroit
2 Woodward Avenue
Detroit, Michigan 48226

Re: Petition for Vacation of Alley

Dear Honorable Members of the City Council:

I am writing to you to request vacation of the alley located to the rear of our property located at 2977 & 2987 Franklin Street. As you can see from the attached drawing, the alley runs from McDougall Street between Woodbridge Street and Franklin Street, west to another alley located to the east of and parallel to Jos Campau. This alley has not been used as a public alley in years and has, in fact, been fenced at various points along its length for many years.

On Your Fork, LLC is a Michigan limited liability company that purchased the property located at 2977 & 2987 Franklin Street on December 12, 2014. A copy of our acquisition deed is attached. Since that time we have been in the process of rehabilitating the property from its former manufacturing/office use (Dongan Electric) into a vibrant mixed-use building. We ourselves moved into the building earlier this month. We are actively negotiating with other tenants at this time and plan to continue to develop the building into a mixed-use condominium of commercial and residential space.

If the alley to the rear of our building were vacated, it would allow all of the adjacent property owners on Woodbridge and Franklin the opportunity to incorporate the vacated alley into the continuing re-development of this block. This would also provide certainty to the property owners that the alley would not once again become active and interrupt the re-development of this block.

We respectfully request your consideration of our request for the formal vacation of this unused alley. Thank you.

Sincerely,

On Your Fork, LLC, a Michigan
limited liability company

By: _____
Catherine Hanson, Member

CH:ntm
Attachments

Frankl

McDougall St

McDougall St

Franklin St

Woodbridge St

Cannabis Counsel

Franklin St

Garden Court
Condominiums

Woodbridge St

Jos Campau

Say 11

MICHIGAN REAL ESTATE TRANSFER TAX
Wayne County County Tax Stamp #363057
02/18/2015
Receipt# 15-47501 L: 52030 P: 403
State Tax: \$3,375.00 County Tax: \$495.00



2015056096 L: 52030 P: 403 WD
02/18/2015 04:54:50 PM Total Pages: 4
Bernard J. Youngblood, Register of Deeds - Wayne County, MI
ELECTRONICALLY RECORDED

WARRANTY DEED

Corporate
(Unplatted Land)

Drafted By:
Gary H. Hicks, Authorized Signatory
Hicks Leasing Company, L.L.C.
2987 Franklin St.
Detroit, MI 48207

Return To:
On Your Fork, LLC
2021 Hazel St.
Birmingham, MI 48009

Send Tax Bills To:
On Your Fork, LLC
2021 Hazel St.
Birmingham, MI 48009

Recording Fee: \$35.00
File Number: 667550 BH

State Transfer Tax: \$3,375.00
County Transfer Tax: \$495.00

Tax Parcel No.: 000075 / Ward 11,
000072-4 / Ward 11

Know All Persons by These Presents: That **Hicks Leasing Company, L.L.C., a Michigan limited liability company** whose address is 2987 Franklin St., Detroit, MI 48207

Convey(s) and Warrant(s) to **On Your Fork, LLC, a Michigan limited liability company** whose address is 2021 Hazel St., Birmingham, MI 48009

the following described premises situated in the City of **Detroit**, County of **Wayne**, State of Michigan, to wit:

(SEE ATTACHED EXHIBIT A)

More commonly known as: **2977 & 2987 Franklin Street, Detroit, MI 48207**

For the full consideration of: **four hundred fifty thousand and 00/100 Dollars (\$450,000.00)**

Subject To:

See attached Exhibit B Permitted Exceptions.



First American Title Insurance Company

667550 BH

(Attached to and becoming a part of Warranty Deed dated: December 12, 2014 between Hicks Leasing Company, L.L.C., a Michigan limited liability company, as Seller(s) and On Your Fork, LLC, a Michigan limited liability company, as Purchaser(s).)

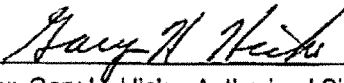
If the property conveyed is unplatted, the following applies:

The grantor grants to the grantee the right to make all division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. **(If no number is inserted, the right to make divisions stays with the portion of the parent tract retained by the grantor; if all of the parent tract is conveyed, then all division rights are granted.)** This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated this December 12, 2014.

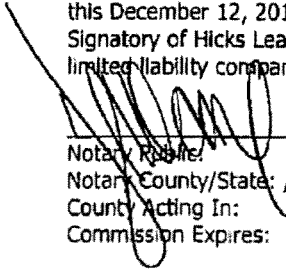
Seller(s):

Hicks Leasing Company, L.L.C., a Michigan limited liability company


By: Gary H. Hicks, Authorized Signatory

State of Michigan
County of Oakland

The foregoing Instrument was acknowledged before me this December 12, 2014 by Gary H. Hicks, Authorized Signatory of Hicks Leasing Company, L.L.C., a Michigan limited liability company.


Notary Public
Notary County/State: /
County Acting In:
Commission Expires:

Donna S Wilco.
Notary Public State of M.
County of Oakland
My Commission Expires Mar 30 2017
Acting in County of Oakland 21

667550 BH

(Attached to and becoming a part of Warranty Deed dated: December 12, 2014 between Hicks Leasing Company, L.L.C., a Michigan limited liability company, as Seller(s) and On Your Fork, LLC, a Michigan limited liability company, as Purchaser(s).)

EXHIBIT A

Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:

Part of P.C. 9 and P.C. 454, Town 1 South, Range 12 East and Town 1 South, Range 13 East, City of Detroit, Wayne County, State of Michigan, described as: Beginning at the Northwest corner of Franklin Street and McDougall Avenue and running Southwesterly on the North line of Franklin Street and parallel thereto 50 feet to a point; thence running Northerly and parallel with McDougall Avenue 100 feet to a point; f thence Northeasterly and parallel to Franklin Street 50 feet to a point; thence Southerly along West line of McDougall Avenue 100 feet to the Point of Beginning, MCDUGALL FARM; and the East 50 feet of the West 212 feet of the South 90.24 feet of MCDUGALL FARM lying North of Franklin Street and West of McDougall Avenue and the East 25 feet of the West 162 feet of the South 90.24 feet of the MCDUGALL FARM PRIVATE CLAIMS 9 AND 454, lying North of Franklin Street; and the East 76 feet of the West 137 feet of the South 90.24 feet of the MCDUGALL FARM PRIVATE CLAIMS 9 and 454 between Woodbridge Street and Franklin Street. Also described as: The East 151 feet of the West 212 feet of the South 90.24 feet, ALSO the East 50 feet of the West 262 feet of the South 100 feet of the MCDUGALL FARM, lying North of Franklin Street and West of McDougall Avenue.

Tax Item No(s):
000072-4/Ward 11
000075/Ward 11

PER ASSESSORS

JPS 1-26-15

Tax Parcel Number: 000075 / Ward 11, 000072-4 / Ward 11

This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any tax liens or titles owed to any other entities.

No: 1861 R. [Signature] Not Examined
Date 1/26/15 WAYNE COUNTY TREASURER Clerk [Signature]



First American Title Insurance Company

(Attached to and becoming a part of document dated: December 12, 2014)

EXHIBIT B PERMITTED EXCEPTIONS

Any lien relating to the inspection, demolition or removal of any improvement that has been or is presently located on the property.

Grant of Easement in favor of Comcast of Detroit and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 46463, page 1049.

Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

Rights of tenants, if any, under any unrecorded leases.

Any building and or use restrictions, easements or covenants of record.

