

City of Detroit  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Thursday, June 30, 2016*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

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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.

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DPW - CITY ENGINEERING DIVISION

**1202**     *248 East Baltimore LLC, request to vacate the city owned alley on the south side of Baltimore Street, between John R. and Brush Streets, Detroit, MI. 48202, as well as the current dedicated alley.*

# JACOBS *Street*

248 East Baltimore LLC  
 PO Box 160  
 Detroit, MI 48207  
 313-638-1470  
[esiegel@jacobsst.com](mailto:esiegel@jacobsst.com)

Andre Gilbert II  
 City of Detroit, Clerk's Office  
 1 Coleman A. Young Municipal Center  
 2 Woodward Avenue  
 Detroit, MI 48226

RE: Request for Vacation and Conversion to Easement of Alley

Dear Mr. Gilbert,

It is hereby requested that the city of Detroit vacate the city owned alley on the south side of Baltimore Street, between John R and Brush Streets, Detroit, MI 48202, as well as the current dedicated alley. A survey, exact legal descriptions and parcel maps are provided in Exhibit A attached to this letter. This area contains twenty-one (21) platted parcels, and approximately two acres of land. In addition, this entity and other affiliated entities contain ownership of over 86% of the land in this area. I have attached both the Patrick McGinnis subdivision plat map, and two surveys of this land as Exhibit A to this letter.

The purpose of the request for the vacation and conversion to easement is to provide the development parcels with sufficient area to include both developmental density, parking and landscaping buffers between adjacent parcels and the railroad line to the south. Indicated in preliminary site plan attached as Exhibit B for 248 East Baltimore LLC, which has not yet been approved, the proposed uses for the easement are landscaping and parking.

All remaining parcel owners, as well as the railroad, have been contacted regarding the proposed all vacation.

(Continued)

Thank you for your time and consideration. Please feel free to reach out if you have questions, comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Edward Siegel', with a stylized, cursive script.

Edward Siegel  
Managing Member, 248 East Baltimore LLC  
Managing Member, 280 East Baltimore LLC  
Managing Member, 314 East Baltimore LLC

Exhibit A

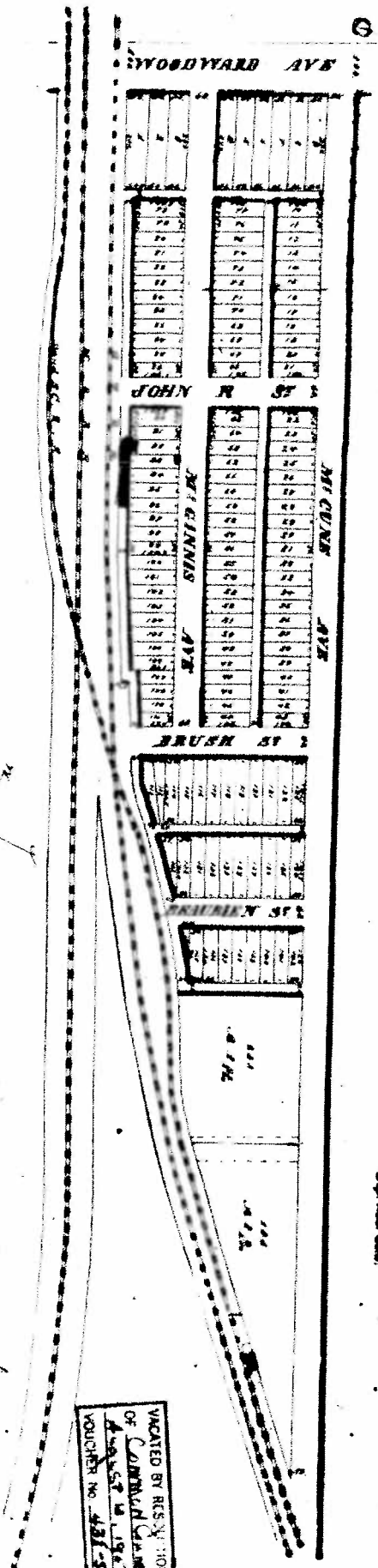
S Baltimore 90-111 Patrick Mc Ginnis L4 P93 Plats, W C R 1/97



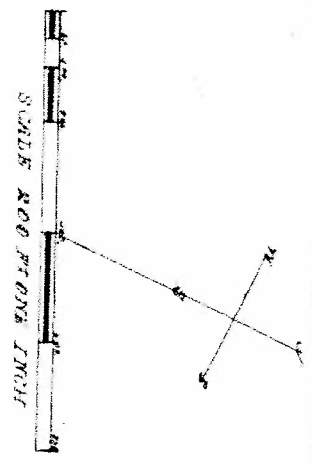


**P. MCGINNIS SUB**  
 of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 of  
 McCune Sub of part of Fractional  
 Sections 31 in the City of Detroit  
 Wayne County Michigan

RECEIVED AND FILED  
 in Auditing General's Office  
*April 2, 1878*  
*W. H. Root*  
 Dep. Aud. Gen.



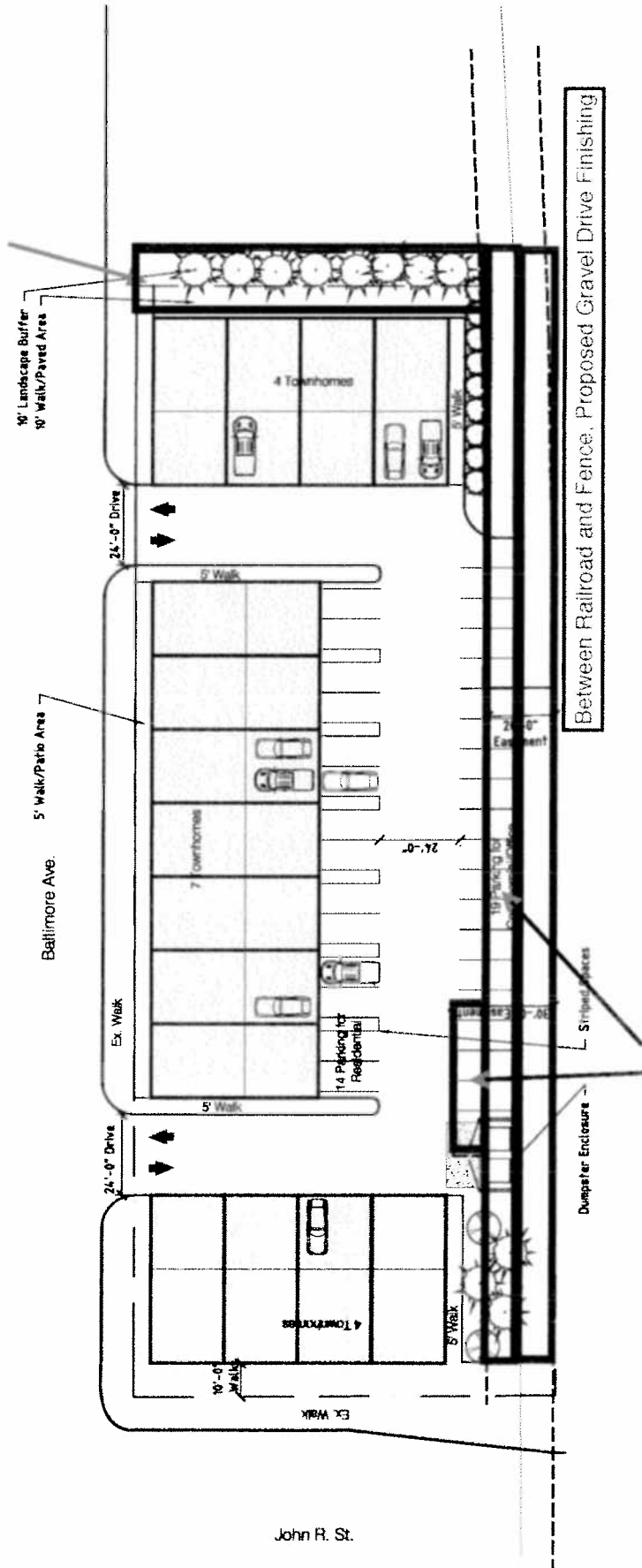
VACATED BY RESOLUTION  
 OF COMMON COUNCIL  
 Session 1877  
 VOUCHER NO. 405-W



VACATED BY RESOLUTION  
 OF COMMON COUNCIL  
 Session 1878  
 VOUCHER NO. 411-W

*Approved April 17 1878*  
*Wm. Howell* Mayor  
*Ed. H. Appleton* Secy of Public Works  
*Wm. H. Root*

Between Proposed Development and House, Proposed Landscaping Buffer



Between Railroad and Fence, Proposed Gravel Drive Finishing

Between Fence and East Baltimore Road, Proposed Landscaping and/or Finished Parking Lot on Vacated Alley





E544508

LI14295 PA428

By Councilman Smith

Resolved That all that part of the east-west public alley 20 feet wide east of John R Street and south of Patience Avenue as platted in Patrick McGinnis Subdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 of McCune Subdivision of Part of Fractional Section 21 in the City of Detroit, Wayne County, Michigan as recorded in Liber 4 Page 91 of Plat Wayne County Records, lying south of and adjoining the south line of Lots 92 to 95 both inclusive and south of and adjoining the south line of the west 20 feet of Lot 96, all of the above-mentioned subdivision.

Also all that part of Lots 92 and 93 of the last mentioned Patrick McGinnis Subdivision which was condemned by the City of Detroit for alley purposes on May 31, 1912, J.C.C. Page 534 and 535, being more particularly described as the south 10 feet of Lot 92 and the north 10 feet of the west 15 feet of Lot 93, of the above-mentioned subdivision.

Be and the same is hereby vacated as a public alley to become a part and parcel of the adjoining property subject to the following provisions:

It is provided, That by reason of the vacation of the above-described alley, the City of Detroit does not waive any rights to the sewer located therein and at all times shall have the right to enter upon the premises, if found necessary, on account of said sewer to repair, alter, or service same, and further

It is provided, That if a building is to be constructed over said sewer, the sewer shall be repaired with cast iron pipe of the same size required or increased in 4 inches of Class "A" concrete, or in lieu of the above, such work shall be done as will be specified by the City Engineer, all of the work mentioned to be done under the supervision and inspection of the Department of Public Works and all costs entailed, to be borne by the petitioner, their successors, or assigns, and further

It is provided, That no buildings shall be constructed over said sewer without the prior approval of such building construction by the City Engineer and the Department of Buildings and Safety Engineering, and further

It is provided, That in the event that the sewer located in said alley, if built upon, shall break causing damage to any construction above, the petitioner and their assigns, by acceptance of the permit for building over said sewer, waive all claims for damages to such construction and agree to pay all costs incident to the repair of said broken sewer, and further

Resolved, That the Warranty Deed of Fredson H. Adler and Irene J. Adler, his wife, to the City of Detroit, conveying land for alley purposes, said land being described as "The east 20 feet of Lot 100 of Patrick McGinnis Subdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 of McCune Subdivision of Part of Fractional Section 21 of the City of Detroit, Wayne County Michigan as recorded in Liber 4, Page 91 of Plat Wayne County Records" be and the same is hereby accepted and the City Controller is hereby directed to record said deed in the Office of the Register of Deeds for Wayne County.

Adopted as follows:  
 Yeas - Councilmen Curry, Connor, Patrick, McGill, Smith, Van Antwerp, Waco and President Beck - 8.  
 Nays - None.

E544508

Recorded SEP 20 1960 3198  
 BERNARD J. YOUNGBLOOM, R. 10-16  
 WAYNE COUNTY REC.

SHORT FORM -- TRUE COPY CERTIFICATE

STATE OF MICHIGAN)ss.  
CITY OF DETROIT )

I, THOMAS D. LEADBETTER City Clerk of the City of Detroit, do hereby Certify that the annexed paper is a True Copy of a Resolution adopted by the Common Council on May 10, 1960 and approved by the Mayor on May 17, 1960 as appears from the Journal of said Common Council, on file in my Office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said City, at Detroit, on Sept. 20, 1960

Thomas D. Leadbetter  
CITY CLERK

