

City of Detroit
Inter-Departmental Communication

TO: Richard Doherty, City Engineer
City Engineering/Department of Public Works

FROM: Debra Singleton, Engineer
Detroit Water and Sewerage Department

DATE: June 27, 2017

RE: Petition No. 1481
Request to Convert to Easement East/West and North/South Alley in the Block
Bound by Oakman Dexter, Pasadena, And Holmur

The above petition received by this office has been reviewed. With regard to DWSD's interests, our comments are as follows:

- Our records indicate that there are sewers in both alleys. DWSD has no objection to the requested conversion to easement provided that the attached Provisions for Conversion to Easement are strictly followed.

If you have any questions, please call me at (313) 267-8309 or Mohamad Boudali at (313) 964-9236.

Sincerely,

Debra Singleton
Engineer
Permits Section

DS/gl
Attachments

CC: Mohamad Farhat, CSF

City of Detroit
**City Engineering Division, Department of Public Works
Survey Bureau**

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 06/07/2017

Petition: x1481

- | | |
|--|---|
| <input type="checkbox"/> AT&T Telecommunication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Comcast Television (CATV) | <input type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Detroit Edison (DTE) | <input type="checkbox"/> Dedication |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Encroachment |
| <input type="checkbox"/> Great Lakes Water Authority | <input type="checkbox"/> Temporary Closing |
| <input type="checkbox"/> Land Bank Authority | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Michcon (DTE) | |
| <input type="checkbox"/> Planning & Development Department | |
| <input type="checkbox"/> Public Lighting Authority | |
| <input type="checkbox"/> Public Lighting Department | |
| <input type="checkbox"/> Police Department | |
| <input type="checkbox"/> Solid Waste Division, DPW | |
| <input type="checkbox"/> Street Design Bureau, DPW | |
| <input type="checkbox"/> Street Maintenance Division, DPW | |
| <input type="checkbox"/> Traffic Engineering Division, DPW | |
| <input type="checkbox"/> Water and Sewerage Department | |
| <input type="checkbox"/> _____ | |

A petition drawing is attached. Property shown on the attached print is proposed to be changed as indicated. Kindly report (using the back of this sheet) the nature of your services, if any affected by the proposed change and the estimated costs of removing and rerouting such services (if necessary).

Please return one copy to City Engineering Division, DPW within two weeks of the submittal date. Retain one copy and print for you file.

Ron Brundidge, Director, Department of Public Works

By: Richard Doherty, CED DPW
City Engineer

**TO: City Engineering Division, DPW
2 Woodward Ave., Suite 642
Detroit, Michigan 48226-3462
Survey Bureau: 313-224-3970**

Petition: x1481

The proposed change in property (referred to on the other side of this sheet) would affect our services as follows:

- Not Involved

- Involved; but asking you to hold action on this petition until further notice.

- Involved; but no objections to the property change.

- Involved; objection to the property change.

- Involved; but no objections to the property change...provided as easement of the full width of the public right-of-way (street, alley or other public place) is reserved.

- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

(Utility or City Department)

By

Title

Date

Area code – Telephone number

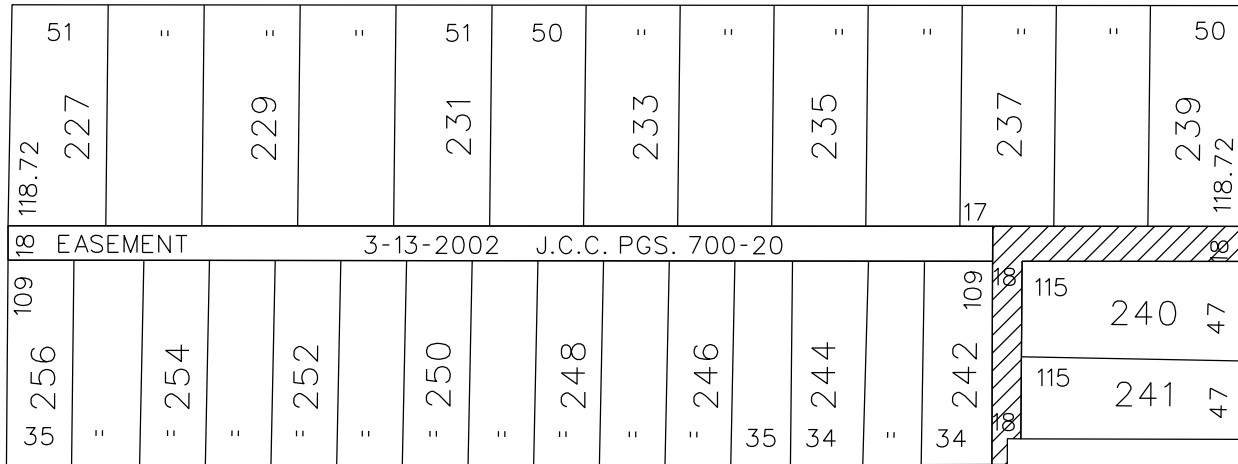
PETITION NO. 1481
 810 COMPLEX, LLC
 3700 PASADENA AVE.
 DETROIT, MICHIGAN 48238
 C/O SILVANA PETRILLO
 PHONE NO. 786 356-3102



HOLMUR AVE. 60 FT. WD.

OAKMAN BLVD. 150 FT. WD.

DEXTER AVE. 100 FT. WD.



PASADENA AVE. 60 FT. WD.



- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 24 D

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY		CHECKED			
DATE		APPROVED			
06-07-17					

REQUEST TO CONVERT TO EASEMENT
 THE EAST/WEST AND NORTH/SOUTH
 PUBLIC ALLEYS, 18 FT. WD.
 IN THE BLOCK BOUND BY
 DEXTER, PASADENA, HOLMUR AVE.
 AND OAKMAN BLVD.

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 1481

March 10th, 2017

To: City of Detroit
Planning and Development Department
City Council

To The Honorable City Council:

On behalf of 810 Complex LLC, I respectfully request the closing of the alley segment, that runs EW at Dexter St (see attached map) behind 2207 and 2217 Oakman Blvd (owned by Mr Arthur Christian) and the alley between 3700 Pasadena St and 3730 Pasadena St (I own both properties). We both, 810 Complex LLC and Mr Arthur Christian, constitute the 100% of the homeowners whose homes border the alley cited above.

The circumstances surrounding my petition are for safety, health and cleanliness reasons.

We were vandalized and stolen few times and we are worried that an intruder will have again an easy time getting into the building and houses. There have been several burglaries in the neighborhood within the past months and we are afraid that happens again. With a fence, they will not have access to the back of our houses and building.

Also, people throw bulk trash and all kind of waste on the alley and make the area hazardous by germs, vermin, bugs, exposing us to health risks and causes damages by clogging drainpipes or storm water piping.

All expenses in connection with fencing will be at our expense and the all utility companies (such as power, cable, phone) will have the right to access 24/7 if necessary.

Thank you for your prompt consideration of this matter.

Respectfully,

810 Complex LLC

BY: 

Silvana Petrillo

Owner/President

PETITION FOR CONVERSION OF ALLEY TO EASEMENT
 Detroit, MI

Date MARCH 10th 2017

TO THE HONORABLE CITY COUNCIL:

Gentlemen: We, the undersigned owners of the property abutting the alley:

EAST / WEST ALLEY BEHIND 2207 and 2217 OAKMAN and Alley Between
 Location of Alley 3700 and 3730 PASADENA ST -
ALLEY FROM 2217 GOING WEST TO HOLMES AVE. BY CLEVELAND PARK
 do respectfully petition your Honorable Body to vacate said alley and convert same into a public easement.

Further, the undersigned representing not less than two-thirds (66-2/3%) ownership of property abutting said alley hereby agree that all existing utilities in said alley are to remain in their present location, and that if at any time in the future a request is made to remove or relocate any existing poles or other utilities in the easement, the property owners making such request and upon whose property the pole or other utilities are located will pay all costs incurred in such removal or relocation unless such charges are waived by the utility owners.

We do further agree that no buildings or structures of any nature whatsoever (except necessary line fences) shall be built upon the easement or any part thereof, so that said easement shall be forever accessible for maintenance of utilities.

SPONSORING PETITIONER SILVANA Petrallo 3700 PASADENA ST 786-356-3102
 (Name) (Address) (Phone No.)
 by 810 Complex LLC

Lot No.	Signature of Deed Holder	Signature of Wife or Other Co-Owner	Address	Date
238	<u>Arthur Christ</u> TRUSTEE, VERMONT	<u>CHRISTIAN ZEV</u> TRUST 1161104	<u>2207</u> <u>OAKMAN BL</u>	<u>6</u> <u>MARCH</u> <u>2017</u>
237	<u>Arthur Christ</u>	<u>James C.</u> <u>Christman</u>	<u>2217</u> <u>OAKMAN BL</u>	<u>6</u> <u>MARCH</u> <u>2017</u>
	<u>Silvana</u>	:	<u>3700 PASADENA</u> <u>ST</u>	<u>6</u> <u>MARCH</u> <u>2017</u>
	<u>Silvana</u>		<u>3730 PASADENA</u> <u>ST.</u>	

MAILING ADDRESS: 20533 DISCAYNE BLVD # 4170
AVENTURA, FL 33180

(Over)

EMAIL: SILVANAMAIL@YAHOO.COM



MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

This is to Certify that the **ARTICLES OF ORGANIZATION (DOMESTIC L.L.C.)**

for

810 COMPLEX LLC

ID NUMBER: F0410V

received by facsimile transmission on October 4, 2016 is hereby endorsed.

Filed on October 4, 2016 by the Administrator.

This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



Sent by Facsimile Transmission

In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 4th day of October, 2016.

Julia Dale

Julia Dale, Director
Corporations, Securities & Commercial Licensing Bureau

803020-200 (Rev. 12/05)

MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH BUREAU OF COMMERCIAL SERVICES	
Date Received	(FOR BUREAU USE ONLY)
This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.	
Name	Sharp Legal Group
Address	48377 Van Dyke Ave
City	Shelby Twp. State: MI Zip Code: 48317
EFFECTIVE DATE	

Document will be returned to the name and address you enter above. If left blank document will be mailed to the registered office.

ARTICLES OF ORGANIZATION
For use by Domestic Limited Liability Companies
(Please read information and instructions on last page)

B

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned execute the following Articles:

ARTICLE I

The name of the limited liability company is: 810 Complex LLC

ARTICLE II

The purpose or purposes for which the limited liability company is formed is to engage in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan.

ARTICLE III

The duration of the limited liability company if other than perpetual is:

ARTICLE IV

- The street address of the location of the registered office is:
1159 Nottingham Road Grosse Pointe Park, Michigan 48230
(Street Address) (City) (ZIP Code)
- The mailing address of the registered office if different than above:
20533 DISCAYNE BLVD, #4170 FLORIDA, 33180, Michigan
(Street Address or P.O. Box) (City) (ZIP Code)
- The name of the resident agent at the registered office is: Silvana Petrillo

ARTICLE V (insert any desired additional provision authorized by the Act; attach additional pages if needed.)

Please see attached Article V.

Signed this 4th day of October, 2016
By [Signature]
Richard Sharp, Agent
(Type or Print Name(s) of Organization(s))

ARTICLES OF ORGANIZATION – ARTICLE V

No Liability of Member for Acts, Debts, or Obligations. Unless otherwise provided by law, the Member is not liable for the acts, debts, or obligations of the Company.

Indemnification; Exculpation of Liability. The Company shall indemnify, defend, and hold the Member harmless from and against any losses, claims, costs, damages, and liabilities, including, without limitation, judgments, fines, amounts paid in settlement, and expenses (including, without limitation, attorney fees and expenses, court costs, investigation costs, and litigation costs) incurred by the Member in any civil, criminal, or investigative proceeding in which he or she is involved or threatened to be involved by reason of the Member being a manager of the Company. Moreover, the Member shall not have any liability for any breach of any duty established by Section 404 of the Act. However, the Company shall not be required to indemnify the Member for and the liability of the Member shall not be eliminated for (a) the receipt of a financial benefit to which the Member is not entitled; (b) liability under Section 308 of the Act; (c) a knowing violation of law; or, (d) an act or omission occurring before the date when the provision becomes effective.

PROVISIONS FOR CONVERSION TO EASEMENT

1. 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.

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.

The Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide posts over its water mains at reasonable intervals and at points of deflection.

2. Said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including fences, 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.
3. If at any time in the future, the owners of any lots abutting on said vacated right of way 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.

These provisions shall be made part of the City Council's Vacating Resolution.

04/08/13



