



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

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date:

Petition: x 1823

- AT&T Telecommunication
- Comcast Television (CATV)
- Detroit Edison (DTE)
- Fire Department
- Great Lakes Water Authority
- Land Bank Authority
- Michcon (DTE)
- Planning & Development Department
- Public Lighting Authority
- Public Lighting Department
- Police Department
- Solid Waste Division, DPW
- Street Design Bureau, DPW
- Street Maintenance Division, DPW
- Traffic Engineering Division, DPW
- Water and Sewerage Department
- _____

- Berm Use
- Conversion to Easement
- Dedication
- Encroachment
- Outright Vacation
- Temporary Closing

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: ■■■■■

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:

DPW/SMD

(Utility or City Department)

By Mr. Leslie R Walker

SUPERVISOR
Title

MAR 7, 2018
Date

313.224.0018
Area code - Telephone number

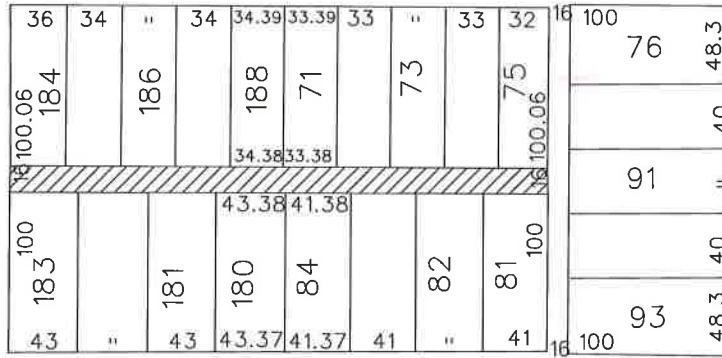
PETITION NO. 1823
 UNION CAPITOL DEVELOPMENT
 3535 CASS AVE.
 DETROIT, MICHIGAN 48226
 C/O ROBERT ZINSER
 PHONE NO. 734 330-1185



McQUADE AVE. 50 FT. WD.

W. CHICAGO AVE. 60 FT. WD.

DEXTER AVE. 100 FT. WD.



LONGFELLOW AVE. 50 FT. WD.



- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 22 C

B					CONVERSION TO EASEMENT THE EAST/WEST PUBLIC ALLEY, 16 FT. WD. IN THE BLOCK BOUND BY LONGFELLOW, McQUADE, W. CHICAGO AND DEXTER AVE.	CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU
	A					
DESCRIPTION		DRWN	CHEK	APPD	DATE	JOB NO. 01-01
DRAWN BY WLW		CHECKED KSM		DATE 03-02-18		
REVISIONS		APPROVED				



Union Capital Development LLC
Housing and Financial Development Consultants
3535 Cass Ave
Detroit, MI 48201

October 24, 2017

The Honorable City Council
Attn: Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226

Honorable Ladies and Gentlemen:

Union Capital Development, acting as an agent of the Salvation Army, an Illinois Corporation, 10 W. Algonquin, Des Plaines, Illinois 60016, requests to petition your honorable body for the closing of the east-west alley behind 3729 W. Chicago. The alley is bounded by West Chicago to the North, Dexter to the East, Longfellow to the South and McQuade to the West. We would seek to accomplish this immediately upon the approval of your honorable body.

It is the intent of The Salvation Army to establish a child day care facility in an existing church and a non-profit neighborhood center at the above location. There is no plan to construct anything in the right-of-way or effect existing utilities. It is necessary to close the alley in order to provide access to the required 2,000 sq. ft. outdoor play area without crossing a street or alley. The Salvation Army has acquired title to the property on the north and south sides of the alley.

We are providing copies of the title documents and a site plan for clarity. If you need any additional information, please contact me. If your honorable body finds some controversy or reason to deny our petition, we ask for a formal hearing to present our case.

Respectfully,

A handwritten signature in black ink, appearing to read 'Robert Zinsler', with a long horizontal line extending to the right.

Robert Zinsler
734-330-1185

Exhibit A

Legal Description

Land in the City of Detroit, County of Wayne and State of Michigan being Lots 71 through 75, also Lots 82, 83 and Lots 184 through 188; McQuades Dexter Boulevard Subdivision, of Part of the East Quarter of 1/4 Section 32, 10,000 A. T. City of Detroit, Wayne Co., Michigan as recorded in Liber 35, Page 5 of Plans, Wayne County Records.

DESCRIPTION CORRECT
ENGINEER OF SURVEYS

BY *Martin C. Quinn*
METCO SERVICES, INC.

A/K/A 3729, 3735, 3741, 3765, 3787-89 Chicago, 3734-36 & 3742-44 Longfellow
Ward 14 Items 3521, 3522, 3523, 3524, 3525, 3526, 3519 & 3518

2018018202 L: 52889 P: 711 QCD
01/13/2018 04:58:00 PM Total Pages: 1
Bernard J. Youngblood, Register of Deeds - Wayne County, MI
ELECTRONICALLY RECORDED

WAYNE COUNTY TREASURER
QUIT CLAIM DEED

(Issued under Act 206 Public Act of 1893, as Amended by Act 123 of Public Acts of 1999)
Richard P. Hathaway, Treasurer of the Charter County of Wayne, Michigan, hereinafter called the Grantor/Treasurer whose
address is 400 Monroe, Suite 520, Detroit, Michigan 48226, by authority of Act 206 of Public Acts of 1893, as amended by Act 123
of Public Acts of 1999, as amended, conveys and quit claims to
DETROIT LAND BANK AUTHORITY

Hereinafter called the Grantee, whose address is
500 GRISWOLD STREET, SUITE 1200 DETROIT, MI 48226 the following
described premises located in the **CITY OF DETROIT, WAYNE COUNTY, MI**

Tax Parcel ID # **14003518**
Legal Description:
N LONGFELLOW 180 MCQUADES DEXTER BLVD SUB L35 P5 PLATS, W C R 14/184 43.37 X 100

Commonly known as: **3758 LONGFELLOW DETROIT, MI 48208**

For the full consideration of **\$0.00** Dollars Date **January 13, 2018**

Pursuant to the provisions of Section 78b(5)(c) and 78b(5)(e) parcels are subject to visible or recorded easements and rights of way, private deed restrictions; building restrictions of record, all future installments of special assessments and liens recorded by the State or the foreclosing governmental unit or restrictions or other governmental interests imposed pursuant to the Natural Resources and Environmental Protection Act being Public Act 451 of 1994. This conveyance is exempt from taxes pursuant to MCL 207.505(h)(1) and MCL 207.526(h)(1)

Declaration of Conditions Subsequent This Declaration is made to give record notice of the conditions subsequent to the sale of the Property by imposition of the following restrictions on the sale to the Property

- A That Grantee or any subsequent Purchaser/Assignee shall pay all tax obligations due on the date the Deed is issued and shall keep current payment on all tax obligations for the two years following the date the deed was issued
- B That Grantee or subsequent Purchaser/Assignee shall either demolish the property within six months following the date of the deed or maintain and secure the Property for two years following the date of the deed from Grantor/Treasurer in accordance with local building, health and public safety ordinances
- C That failure of the Grantee or subsequent Purchaser/Assignee to comply with above clauses A and/or B or to cure the default within 30 days of written notice may result in a reversion of the title of the Property to the Grantor/Treasurer or assigned to the State of Michigan, County of Wayne, City, or Township where the property is located, at the discretion of the Grantor/Treasurer. The right of reversion of title shall reinstate fee simple absolute title to the Grantor/Treasurer or to Treasurer's assignee within 30 days of failure to cure default, unless extended at the Treasurer's sole discretion. Written notice of default and failure to cure default addressed to the Grantee and mailed to the Grantee's address as written on the deed shall be notice to any subsequent Purchaser/Assignee, unless a copy of the Property Transfer Affidavit (PTA) that was filed with the local Assessor and which includes any change of mailing address is hand delivered to and signed as received by said Grantor/Treasurer, or designated representative. DURING THE TAX YEARS THAT THE CONDITIONS SUBSEQUENT APPLY, THIS PROPERTY SHALL NOT BE SOLD, CONVEYED OR TRANSFERRED UNLESS ALL TAXES ARE PAID IN FULL. VIOLATORS SHALL BE PERSONALLY LIABLE TO PURCHASER AND/OR GRANTOR/TREASURER FOR DAMAGES AND AGREE TO SUBMIT TO THE JURISDICTION OF THE COURTS IN THE STATE OF MICHIGAN

In Witness Whereof the Grantor, has signed and affixed the seal of the Wayne County Treasurer the day and year first above written



Richard P. Hathaway
Richard P. Hathaway
Wayne County Treasurer

STATE OF MICHIGAN)
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on this **13** day of **January**, **2018** by
Richard P. Hathaway, Wayne County Treasurer

Commonwealth

02133001 AUG 08 2002

LI-24708 Pa-1948
202477044 8/08/2002
Bernard J. Younblod
Washtenaw Co. Register of Deeds

Commonwealth
Land Title Insurance Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That James C. Dickerson, an unmarried man and Evelyn Eason, as joint tenants with full rights of survivorship

whose street number and post office address is: 7037 Chalfonte
Detroit, Michigan 48238

Convey(s) and Warrant(s) to: The Salvation Army, an Illinois Corporation

whose street number and post office address is: Central Territorial Headquarters
10 W. Algonquin Rd.
Des Plaines, IL 60016-6006

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

Lot 181, McQuade's Dexter Boulevard Subdivision, as recorded in Liber 38, Page 5, of
Plats, Wayne County Records.

3760-3770 LONGFELLOW

Tax I.D. No. 003515 Ward No. 14



More commonly known as: 3760-3770 Longfellow, Detroit, Michigan 48206

for the sum of EIGHTY THOUSAND AND 00/100, (**\$80,000.00) Dollars

subject to existing building and use restrictions, easements of record, and zoning ordinances, if any;

Dated this 28th day of June, 2002

This is to certify that there are no tax liens or taxes on this property and that taxes are paid for FIVE YEARS previous to date of this instrument.

JUL 08 2002
No. 5448 Clerk of the Court
Detroit, City of Detroit

Signed and Sealed:

James C. Dickerson
Evelyn Eason

STATE OF Michigan

COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 28th day of June, 2002 by James C. Dickerson, an unmarried man and Evelyn Eason, as joint tenants with full rights of survivorship

My Commission expires 12/19/03 Notary Public, Oakland County, Michigan

After recording return to:
Geoffrey Gallinger
Kohn, Sangster, Wysocki and Berg, P.C.
400 Hancock, Ste. 3555, Detroit, MI 48243
Rev. \$588.00

Drafted By:
James Dickerson & Evelyn Eason
Assisted by Commonwealth Land Title Ins.
900 Wilshire, Ste. 305, Troy, MI 48064
177913

X This is to certify that there are no tax liens or taxes on this property and that taxes are paid for FIVE YEARS previous to date of this instrument EXCEPT 32576 which was TRUSTY