



Letter of Transmittal

Date:
Petition Map:

Type of Petition

- | | | |
|---|---------------------------------------|--|
| <input type="checkbox"/> Outright Vacation | <input type="checkbox"/> Dedication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Conversion to Easement | <input type="checkbox"/> Encroachment | <input type="checkbox"/> Temporary Closing |

Review Status

The above petition has been received and reviewed by this office. Please see below for the review status as marked.

- | | |
|--|--|
| <input type="checkbox"/> Approved Subject to Attached Provisions | <input type="checkbox"/> Revise and Resubmit |
| <input type="checkbox"/> Not Approved | |

Additional Comments (if applicable):

Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:			<i>Austin Johnson</i>	
Approved by:			<i>Austin Johnson</i> For S. Ali	



PROVISIONS FOR OUTRIGHT VACATION

Provided that the petitioner shall design and construct proposed sewers and/or water mains and make the connections to the existing public sewers and/or water mains as required and approved by the Detroit Water and Sewerage Department (DWSD) prior to abandoning the sewers and/or water mains petitioned for outright vacation.

Provided that the plans for the sewers and or water mains shall be prepared by a licensed professional engineer registered in the State of Michigan; and further;

Provided that DWSD be and is hereby authorized to review the drawings for the proposed sewers and or water mains and to issue permits for the construction of the sewers and or water mains, and further;

Provided that the entire work is to be performed in accordance with the current DWSD standards/specifications and approved by DWSD and constructed under the inspection and approval of DWSD; and further;

Provided that the entire cost of the proposed sewers and or water mains construction, including inspection, survey and engineering shall be borne by the petitioner; and further;

Provided that the petitioner shall deposit with DWSD, in advance of engineering, inspection and survey, such amounts as the department deems necessary to cover the costs of these services; and further;

Provided that the petitioner shall grant to the City a satisfactory easement, if applicable, for the sewers and/or water mains; and further;

Provided that the Board of Water Commissioners shall accept and execute the easement grant on behalf of the City; and further;

Provided, that the petitioner shall provide DWSD with as –built drawings on the proposed sewers and or water mains; and further;

Provided that the petitioner shall provide a one (1) year warranty for the proposed sewers and or water mains; and further;

Provided that upon satisfactory completion, the proposed sewers and/or water mains shall become City property and become part of the City system. Any existing sewers and/or water mains that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City.

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 (DWSD) 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. Any proposed fencing across the easement must have a gate installed to permit access for DWSD forces. The gate shall remain unlocked 24 hours a day, unless a guard is stationed near the gate to allow the DWSD ingress and egress at any time. The minimum dimensions of the gate or gates shall provide 16-foot vertical and 13 foot horizontal clearances for freedom of DWSD equipment movement.

Free and easy access to the sewers, water mains, fire hydrants and manholes and structures within the easement is required for DWSD 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 and/or water main facilities.

DWSD retains the right to install suitable permanent main location guideposts 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 DWSD.

DWSD prohibits the use of heavy construction equipment or the storage of building material directly over or near DWSD facilities. DWSD also prohibits the use of cranes and balls or hydraulic rams for pavement removal where DWSD facilities are involved. If the water main and/or sewer facilities are broken or damaged as a result of any action on the part of the contractor, the contractor shall be liable for any and all costs incidental to the repair of such broken or damaged water main and/or sewer facilities.

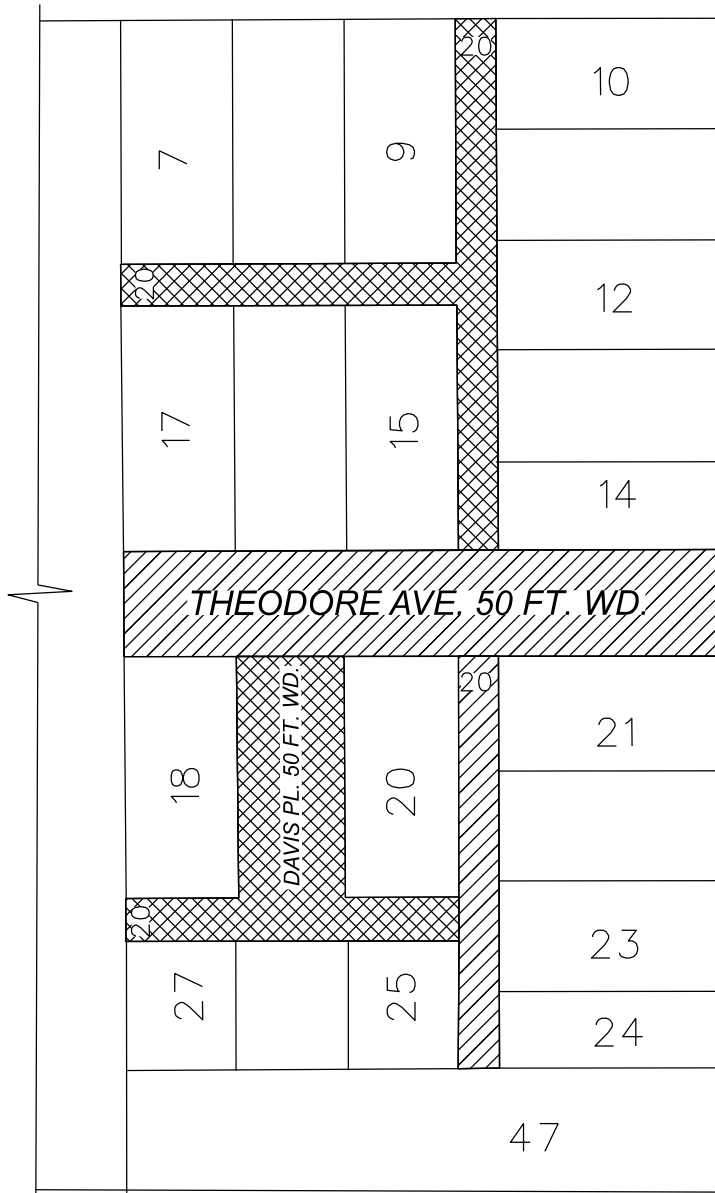
3. If at any time in the future, the owners of any lots abutting on said conversion to easement shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incidental to such removal and/or relocation. It is further provided that if sewers, 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 incidental to the repair of such broken or damaged sewers and/or water mains, and shall also be liable for any and all claims for damages resulting from his action.



FARNSWORTH AVE. 60 FT. WD.

GRAND TRUNK R.R.

(DEQUINDRE ST. 90 FT. WD.)



ST. AUBIN AVE. 50 FT. WD.

WARREN AVE. 60 FT. WD.



- REQUEST VACATION WITH EASEMENT



- REQUEST OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 40 B

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	LC	CHECKED	AP		
DATE	09-17-2024	APPROVED	RW		

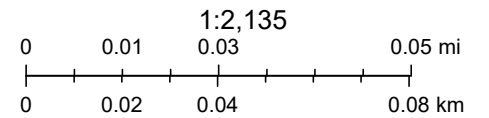
VACATION WITH EASEMENT OF THEODORE AVE. AND PART OF THE ADJACENT NORTH/SOUTH ALLEY; OUTRIGHT VACATION OF DAVIS PL. AND ADJACENT PUBLIC ALLEYS IN THE AREA BOUNDED BY E. WARREN AVE., ST. AUBIN AVE., DEQUINDRE AVE., AND FARNSWORTH ST.

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	23-127
DRWG. NO.	

DWSD Permitting



9/16/2024



Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri, TomTom, Garmin, SafeGraph,

MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH BUREAU OF COMMERCIAL SERVICES										
Date Received AUG 08 2008	(FOR BUREAU USE ONLY) ADJUSTED PURSUANT TO TELEPHONE AUTHORIZATION <i>pu mrs</i>									
<p>This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.</p> <p style="font-size: 2em; font-weight: bold;">FILED</p> <p style="font-size: 1.2em;">AUG 08 2008</p>										
<table border="1" style="width: 100%;"> <tr> <td colspan="3">Name Michele C. Walker, c/o Soave Enterprises L.L.C.</td> </tr> <tr> <td colspan="3">Address 3400 E. Lafayette</td> </tr> <tr> <td>City Detroit</td> <td>State MI</td> <td>Zip Code 48207</td> </tr> </table>		Name Michele C. Walker, c/o Soave Enterprises L.L.C.			Address 3400 E. Lafayette			City Detroit	State MI	Zip Code 48207
Name Michele C. Walker, c/o Soave Enterprises L.L.C.										
Address 3400 E. Lafayette										
City Detroit	State MI	Zip Code 48207								
Administrator BUREAU OF COMMERCIAL SERVICES 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

E11279

For use by Domestic Limited Liability Companies

(Please read information and instructions on last page)

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: DP ASSOCIATES L.L.C.

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

1. The street address of the location of the registered office is:
30600 Telegraph Road, Suite 2345 Bingham Farms, Michigan 48025
(Street Address) (City) (ZIP Code)

2. The mailing address of the registered office if different than above:
Same, Michigan _____
(Street Address or P.O. Box) (City) (ZIP Code)

3. The name of the resident agent at the registered office is: The Corporation Company

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

The effective date of formation shall be the same as the date of filing. See Addendum for Article VI.

Signed this 8th day of August, 2008

By Michele C. Walker
(Signature(s) of Organizer(s))

Michele C. Walker
(Type or Print Name(s) of Organizer(s))

100.00 Acct 112655

81636



August 2, 2024

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

Dear Council Members:

On behalf of W-F L.L.C., we would like to petition the City of Detroit for the vacation of Theodore Avenue and various adjacent public alleys in the area bounded by East Warren Avenue, St. Aubin, Dequindre and Farnsworth Street. The purpose of this vacation is to allow for the consolidation of adjacent parcels and to prepare the site for future tenants. Please see the attached exhibit showing the exact location of the proposed vacation.

At present there is water and sewer infrastructure in Theodore Street as well as DTE facilities, therefore, W-F, LLC will be providing a utility easement where necessary.

Once vacated, we will be seeking to combine the lots into a single parcel under 1995 E Warren address for future development. Thank you for your time and attention toward this matter. Please feel free to contact me at tonja@parkstonedevelopment.com or 313-329-2655 with any questions or concerns related to this request.

Respectfully,

Tonja Stapleton

Tonja Stapleton, President
Parkstone Development Partners

Cc: Yale Levin, Executive Vice President, Soave Enterprises
Thomas Turnbull, Vice President, Soave Enterprises
Amanda Elias, Deputy Group Executive, Mayor's Office
Debra Pospiech, Chief General Counsel, Detroit DWSD

Michigan Department of Labor & Economic Growth

Filing Endorsement

This is to Certify that the CERT. OF CHANGE OF REG. OFF./RES. AGENT

for

PL PROPERTIES L.L.C.

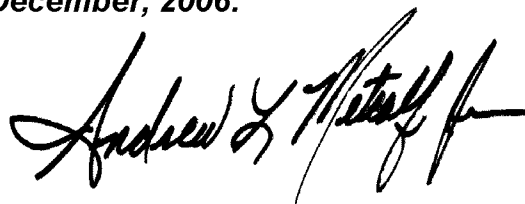
ID NUMBER: B55435

received by facsimile transmission on December 15, 2006 is hereby endorsed

Filed on December 18, 2006 by the Administrator.

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

In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 19TH day of December, 2006.



, Director



Bureau of Commercial Services

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.										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="3" style="padding: 2px;">Name</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Address</td> </tr> <tr> <td style="padding: 2px;">City</td> <td style="padding: 2px;">State</td> <td style="padding: 2px;">Zip Code</td> </tr> </table>		Name			Address			City	State	Zip Code
Name										
Address										
City	State	Zip Code								
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.

CERTIFICATE OF CHANGE OF REGISTERED OFFICE AND/OR CHANGE OF RESIDENT AGENT For use by Domestic and Foreign Corporations and Limited Liability Companies

(Please read information and instructions on reverse side)

Pursuant to the provisions of Act 284, Public Acts of 1972 (profit corporations), Act 162, Public Acts of 1982 (nonprofit corporations), or Act 23, Public Acts of 1993 (limited liability companies), the undersigned corporation or limited liability company executes the following Certificate:

1. The name of the corporation or limited liability company is: <u>PL Properties L.L.C.</u>				
2. The identification number assigned by the Bureau is:		<u>B55435</u>		
3. a. The name of the resident agent on file with the Bureau is: <u>DEBORAH J FANTINI</u>				
b. The location of the registered office on file with the Bureau is:				
<u>3400 E LAFAYETTE</u>		<u>DETROIT</u>	<u>Michigan</u>	<u>48207</u>
(Street Address)		(City)	(State)	(ZIP Code)
c. The mailing address of the above registered office on file with the Bureau is:				
<u>Same</u>		<u>Michigan</u>		
(Street Address or P.O. Box)		(City)	(ZIP Code)	

ENTER IN ITEM 4 THE INFORMATION AS IT SHOULD NOW APPEAR ON THE PUBLIC RECORD

4. a. The name of the resident agent is: <u>The Corporation Company</u>				
b. The address of the registered office is:				
<u>30600 Telegraph Road</u>		<u>Bingham Farms</u>	<u>Michigan</u>	<u>48025</u>
(Street Address)		(City)	(State)	(ZIP Code)
c. The mailing address of the registered office IF DIFFERENT THAN 4B is:				
		<u>Michigan</u>		
(Street Address or P.O. Box)		(City)	(ZIP Code)	

5. The above changes were authorized by resolution duly adopted by: 1. ALL CORPORATIONS: its Board of Directors; 2. PROFIT CORPORATIONS ONLY: the resident agent if only the address of the registered office is changed, in which case a copy of this statement has been mailed to the corporation; 3. LIMITED LIABILITY COMPANIES: an operating agreement, affirmative vote of a majority of the members pursuant to section 502(f), managers pursuant to section 405, or the resident agent if only the address of the registered office is changed.

6. The corporation or limited liability company further states that the address of its registered office and the address of its resident agent, as changed, are identical.

Signature 	Type or Print Name and Title or Capacity Samantha Jones, VP of Soave Management, Inc., Manager	Date Signed 12/14/2006
---------------	--	---------------------------