



Central Services Facility

313-267-8000 • detroitmi.gov/DWSD

Date:

Petition Map:

- ☐ Outright Vacation
- ☐ Conversion to Easement

- ☐ Dedication
- ☐ Encroachment

☐ Berm Use

☐ Temporary Closing

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

☐ Approved Subject to Attached Provisions

☐ Not Approved

☐ Revise and Resubmit

Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:			Mohammad Siddique	
Approved by:			Mohammad Siddique For Syed Ali	

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 15-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 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 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.



October 5, 2024

**Honorable Detroit City Council
C/o Detroit City Clerk
200 Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226**

RE: Giffels Webster - Request to vacate a public alley with reservation of utility easement.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Kintsugi Village, 2020 14th Street, Detroit, MI, 48216, respectfully requests that the City of Detroit vacate the following public alley with reservation of the utility easement:

- The public alley (20 feet wide) in the block bounded by 14th Street (80 feet wide), Dalzelle Street (70 feet wide), Wabash Street (65 feet wide) and Marantette Street (60 feet wide).

Limits of the requested vacation and adjacent property owner letters of support can be found in the attachment, enclosed herein.

Giffels Webster has been asked to facilitate the requested vacation. If you should have any questions, please do not hesitate to contact me at (P) 313.962.4442 (M) 313.980.1469 or mmarks@giffelswebster.com.

Respectfully,

A handwritten signature in blue ink, appearing to read "Michael W. Marks".

Michael W. Marks P.E.,
Partner | Treasurer
Giffels Webster

2020 14th Street



11/13/2024

Transmission System Mains - GLWA

■ Abandoned/Inactive Water Main
■ Active Water Main

Transmission System Valves - GLWA



Blowoff

 Gate

Manual Air

 Distribution System Hydrant

Distribution Systems Main

— Active

Manual Air

 Distribution System Hydrant Wastewater Catch Basin Wastewater Manhole

Wastewater Fitting

⊗ Blind Connection

☐ Bulkhead/Cap

- Crown/Main Point

- Wastewater Lamp Hole

Wastewater GravityMain

— Active

— Abandoned/Inactive/Retired



DWSD, Esri Community Maps Contributors, City of Windsor, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri,



DALZELLE ST. 50 FT. WD.

14TH ST. 60 FT. WD.

43	44
46	45
49	50
52	51
55	56
58	57
61	62
64	63
67	68
70	69

WABASH ST. 65 FT. WD.

→ | | ← 20'

MARANTETTE ST. 60 FT. WD.



- REQUEST VACATION WITH EASEMENT

(FOR OFFICE USE ONLY)

CARTO 18 A 19 F

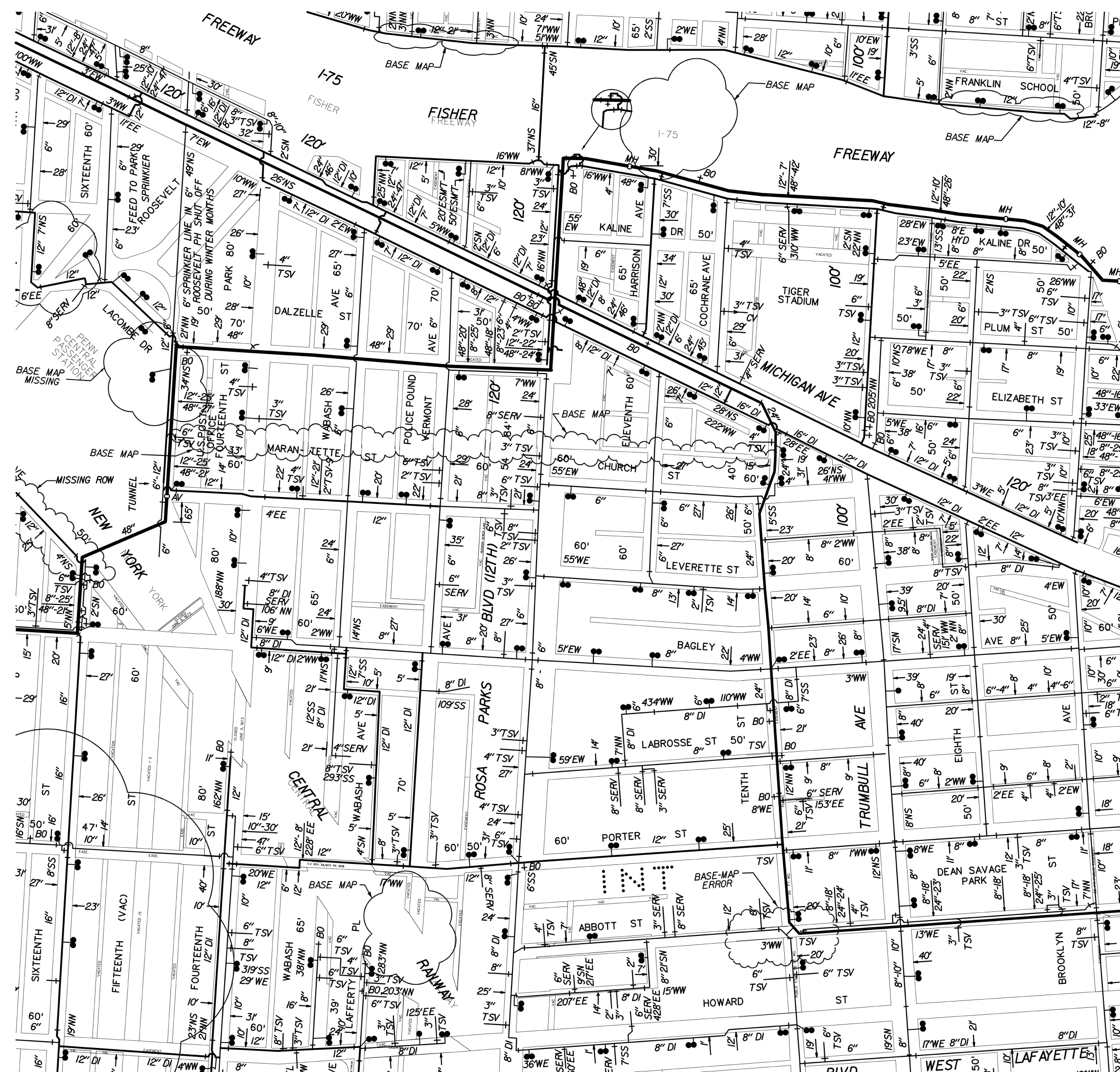
B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	AP	CHECKED	LC / TS		
DATE	11-12-2024	APPROVED	RW		

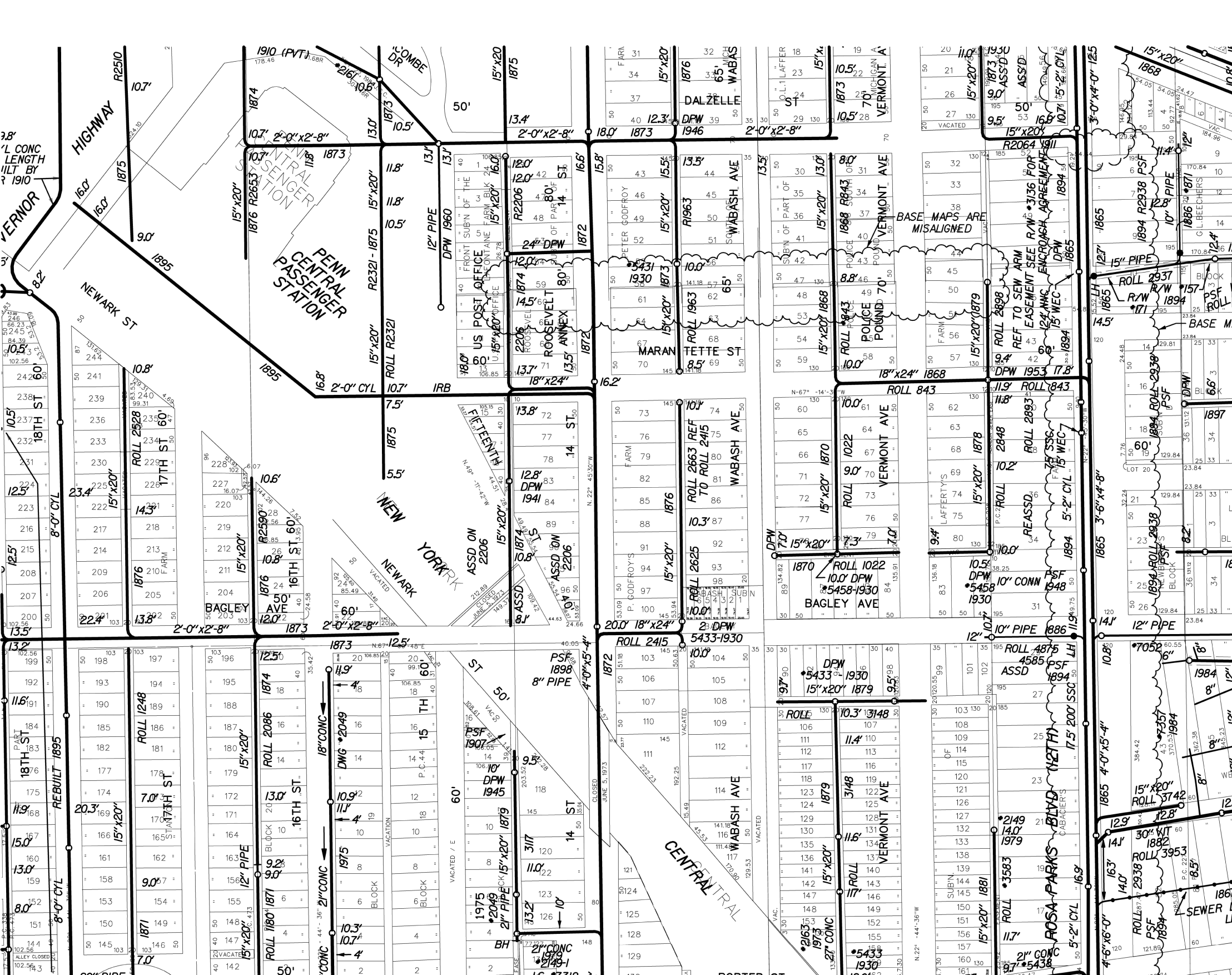
REQUEST VACATION WITH EASEMENT
THE NORTH/SOUTH ALLEY BETWEEN
DALZELLE ST. AND MARANTETTE ST.

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 24-165

DRWG. NO.

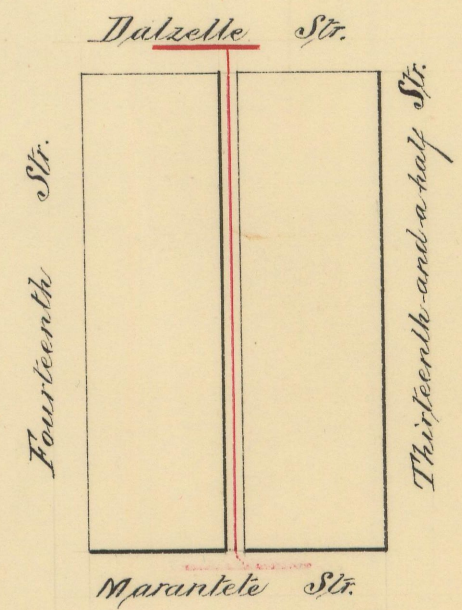
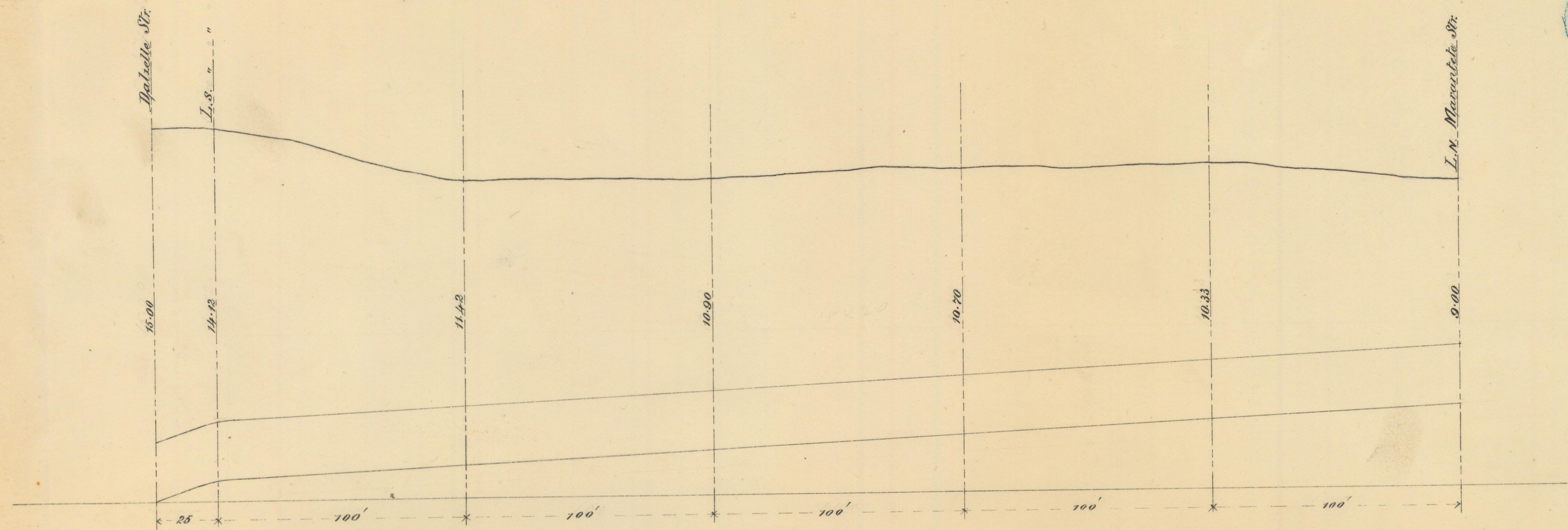




N^o 60. In the Alley between Dazelle, Marantete, Fourteenth, and Thirteenth-and-a-half Streets,

Andrew & J. A. Stewart, Contractors 1873.

Roll - 1963



40 feet per inch Horizontal
SCALE. 4 " " " Vertical
Grade, 6 inches per 100 feet.

Length 525'
SEWER. Size 15" x 20."

6411

City of Detroit

PUBLIC WORKS DEPARTMENT: CITY ENGINEERING DIVISION

Coleman A. Young Municipal Center - 6th Floor

Petition to vacate with reservation of utility easement of the 20 ft. wide public alley with in the block bound by Dalzelle, Wabash, Marantette and 14th Street.

We, the undersigned individuals owning property adjacent to the proposed right-of-way to be vacated have no objections to the request of the petitioner. This petition requires consent by 2/3 of the adjacent owners in residential areas. Commercial areas require 100% of adjacent owners to consent. Properties owned by a business or other entity must be signed by an authorized agent in order to be counted in this petition.

By signing this petition, the property owner is confirming awareness of the following changes to their property:

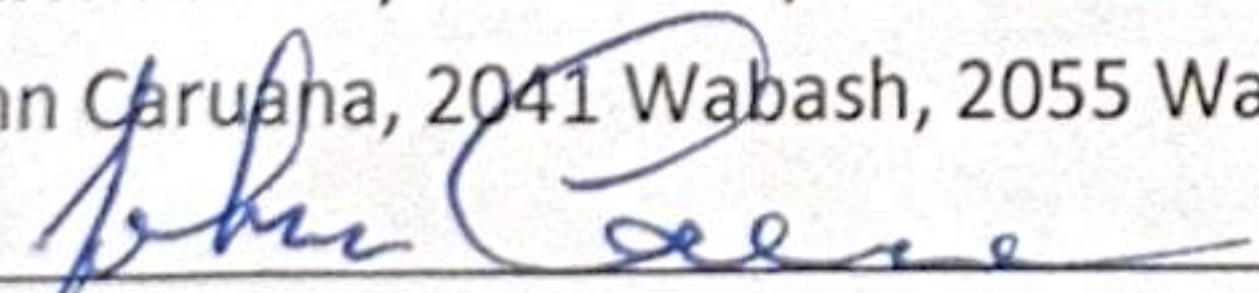
- (1) Vacating the proposed street or alley will result in the property owner being allocated ownership of ½ of the street or alley (conditional to the design of the subdivision) and will cause the property assessment to be adjusted to include the increase in square footage.
- (2) Drainage fees to the property will be adjusted based on any added impervious surfaces added to the property. Please contact the Department of Water and Sewage for additional questions regarding rates.
- (3) Garages orientated toward the alley may no longer be accessible by the alley. Upon approval of this petition the alley will no longer be considered public. The property owner waves their right to access their property using the alley.

Commercial properties are subject to the conditions of their land use grant which may require permission from the Buildings and Safety Engineering and Environment Department or the Board of Zoning Appeals prior to changing the limits of their property.

PRINT NAME / ADDRESS / DATE SIGNED

John Caruana, 2041 Wabash, 2055 Wabash, Date:

SIGNATURE

 10/24/24



Google Earth

© 2018 Google

300 ft

City of Detroit

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PRINT NAME / ADDRESS / DATE SIGNED

Scott Lowell, 2098 14th Street, 2061, 2067, 2075 Wabash, Date:

31 Oct, 2024

SIGNATURE



City of Detroit

PUBLIC WORKS DEPARTMENT: CITY ENGINEERING DIVISION

Coleman A. Young Municipal Center - 6th Floor

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PRINT NAME / ADDRESS / DATE SIGNED

Paul Spiegelman, Kintsugi Village Holdings L3C., 2001 Wabash, Date:11/9/24

SIGNATURE



City of Detroit

PUBLIC WORKS DEPARTMENT: CITY ENGINEERING DIVISION

Coleman A. Young Municipal Center - 6th Floor

Petition to vacate with reservation of utility easement of the 20 ft. wide public alley with in the block bound by Dalzelle, Wabash, Marantette and 14th Street.

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PRINT NAME / ADDRESS / DATE SIGNED

Paul Spiegelman, Kintsugi Village Holdings, L3C, 2020 14th Street Date: 11/9/24

SIGNATURE



2
2024 AUG 16 AM 9:20

Bernard J. Youngblood
Wayne County Register of Deeds
2024228708 L: 59031 P: 358
08/16/2024 09:20 AM DD Total Pages: 5



P.A. 327 OF 1968
AFFIDAVIT FILED

COVENANT DEED

The Grantor,	2001 Wabash Land Holdings, LLC, a Delaware limited liability company ("Grantor"),
whose address is	246 West End Avenue, 1A, New York, NY 10023
Conveys and transfers to	Kintsugi Village Holdings, L3C, a Michigan low-profit limited liability company ("Grantee"),
whose address is	1420 Washington Boulevard, Suite 301, Detroit, Michigan 48226,

the premises situated in the City of Detroit, County of Wayne, State of Michigan, described in **Exhibit A** (the "Premises") attached hereto and incorporated herein by reference (the "Real Estate") for the consideration reflected in the REAL ESTATE TRANSFER TAX VALUATION AFFIDAVIT FILED, the receipt and sufficiency of which are hereby acknowledged, together with all buildings and improvements, as well as all hereditaments, privileges and appurtenances thereunto belonging or in any way appertaining to the Premises and all fixtures located on the Premises.

The preceding conveyance and transfer is made subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto. The Grantor covenants and agrees that the Grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the Premises or any part of them to be charged or encumbered in title, estate or otherwise, howsoever and, except for the Permitted Exceptions, Grantor does hereby warrant and defend title to the Real Estate against every person whosoever lawfully claims the same or any part thereof solely by, through or under Grantor, but not anyone else or otherwise.

First American Title

[Signature Page Follows]

①

1014440 BH

[Signature Page to Covenant Deed]

8/9
Dated as of August 8/6, 2024.

GRANTOR:

2001 Wabash Land Holdings, LLC
a Delaware limited liability company

By: NCI Integrity SVL, LLC,
a Delaware limited liability company
Its: Managing Member

By: Next Cities Investments II, LLC,
a Delaware limited liability company
Its: Managing Member

By: [Signature]
Signature of: Shannon W Hill
Title: Manager

STATE OF New York)
COUNTY OF New York) ss.

The foregoing instrument was acknowledged and sworn to before me, acting in the state and county aforesaid, this 6th day of August, 2024, by Shannon W Hill, the Manager of Next Cities Investments II, LLC, a Delaware limited liability company and Managing Member of NCI Integrity SVL, LLC, a Delaware limited liability company and Managing Member of ~~2048-14 Street~~ 2001 Wabashland Holdings, LLC, a Delaware limited liability company and Grantor named herein.

Holdings

ADD

ABIMBOLA AYODELE
Notary Public - State of New York
No. 01AY0020623
Qualified in Kings County
My Commission Expires Feb. 02, 2028

Name: Abimbola Ayodele
Notary Public, ADD County, NY
My Commission Expires: 02/02/2028
Acting in New York County, NY

Drafted by:
Elizabeth M. Rogers, Esq.
Taft Law
27777 Franklin Road, Ste. 2500
Southfield, Michigan 48226

When recorded return to:
Grantee

Send subsequent tax bills to:
Grantee

EXHIBIT A

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

PARCEL 1:

Lots 62, the North 1/2 of Lot 63, the South 1/2 of Lot 63, the North 1/2 of Lot 68, the South 1/2 of Lot 68, Lot 69, EXCEPT the Westerly 58 feet, and the West 58 feet of Lot 69 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

ALSO DESCRIBED AS FOLLOWS:

Lot 62 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

North 1/2 of Lot 63 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

South 1/2 of Lot 63 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

North 1/2 of Lot 68 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

South 1/2 of Lot 68 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

All that Part of Lot 69 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records described as follows: Beginning at the Northeast corner of said Lot 69, thence South 67 degrees 18 minutes West 31.40 feet, thence South 22 degrees 47 minutes East 19.92 feet, thence South 67 degrees 47 minutes East 6.79 degrees, thence North 67 degrees 18 minutes East 26.60 feet, thence North 22 degrees 47 minutes West 24.72 feet along the West line of Wabash Avenue to the Point of Beginning.

All that Part of Lot 69 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records described as follows: Beginning at the Southeast corner of said Lot 69 thence South 67 degrees 13 minutes West 31.40 feet, thence North 22 degrees 47 minutes West 24.55 feet, thence North 67 degrees 47 minutes West 3.46 feet, thence North 22 degrees 47 minutes West 23 feet, thence North 67 degrees 18 minutes East 2.45 feet, thence South 22 degrees 47 minutes East 19.92 feet, thence South 67 degrees 47 minutes East 6.79 feet, thence North 67 degrees 18 minutes East 26.60 feet thence South 22 degrees 47 minutes East 25.28 feet.

West 58 feet of Lot 69 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

East 19.78 feet of the West 77.78 feet of Lot 69 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

East 16 feet of the West 93.78 feet of Lot 69 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

All that Part of Lot 69 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records described as follows: Beginning at a point in the North line of Marantette Street 60 foot wide distant South 67 degrees 18 minutes West 31.40 feet from the Southeast corner of Lot 69, thence South 67 degrees 18 minutes West 16 feet, thence North 22 degrees 47 minutes West 50 feet, thence North 67 degrees 18 minutes East 13.55 feet, thence South 22 degrees 47 minutes East 23 feet, thence South 67 degrees 47 minutes East 3.46 feet, thence South 22 degrees 47 minutes East 24.55 feet to the Point of Beginning.

PARCEL 2:

Lots 55, 58, 61, 64, 67 and 70 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

Tax Parcel Number(s): 004817-22/Ward 10
CKA: 2001 Wabash, Detroit, MI 48216

004864.001 Ward 10
CKA: 14th Street, Detroit, MI 48216 CG

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

No: 12125 Eric A. Jellison Not Examined
Date 8-13-24 WAYNE COUNTY TREASURER Clerk MMW

EXHIBIT B
(Permitted Exceptions)

1. Taxes and assessments not due and payable at Policy Date.
2. Terms and Conditions contained in Quit Claim Deed as disclosed by instrument recorded in Liber 9788, page 257, Register No. B339980. (Affects Lot 69)
3. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.
4. Survey by Nowak & Fraus Engineers, dated May 21, 2021, last revised June 29, 2021, Job No. M338- M339, discloses the following:
 - a. Gas meter on property without the benefit of a recorded easement.
 - b. Overhead lines crossing property and property lines without the benefit of a recorded easement
 - c. Concrete crossing Easterly and Westerly property lines
5. Encroachments, overlaps, boundary line disputes and any matters which would be referenced by an accurate survey and personal inspection of the land subsequent to April 26, 2021.

2024 AUG 16 AM 9:20

Bernard J. Youngblood
Wayne County Register of Deeds
2024228709 L: 59031 P: 363
08/16/2024 09:20 AM DD Total Pages: 4



**P.A. 327 OF 1968
AFFIDAVIT FILED**

COVENANT DEED

The Grantor, **2048 14 Street Holdings, LLC, a Delaware limited liability company**
("Grantor"),
whose address is **246 West End Avenue, 1A, New York, NY 10023**
Conveys and transfers to **Kintsugi Village Holdings, L3C, a Michigan low-profit limited liability**
company ("Grantee"),
whose address is **1420 Washington Boulevard, Suite 301, Detroit, Michigan 48226,**

the premises situated in the City of Detroit, County of Wayne, State of Michigan, described in **Exhibit A** (the "Premises") attached hereto and incorporated herein by reference (the "Real Estate") for the consideration reflected in the REAL ESTATE TRANSFER TAX VALUATION AFFIDAVIT FILED, the receipt and sufficiency of which are hereby acknowledged, together with all buildings and improvements, as well as all hereditaments, privileges and appurtenances thereunto belonging or in any way appertaining to the Premises and all fixtures located on the Premises.

The preceding conveyance and transfer is made subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto. The Grantor covenants and agrees that the Grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the Premises or any part of them to be charged or encumbered in title, estate or otherwise, howsoever and, except for the Permitted Exceptions, Grantor does hereby warrant and defend title to the Real Estate against every person whosoever lawfully claims the same or any part thereof solely by, through or under Grantor, but not anyone else or otherwise.

(2)

[Signature Page Follows]

First American Title

1014440 BH

[Signature Page to Covenant Deed]

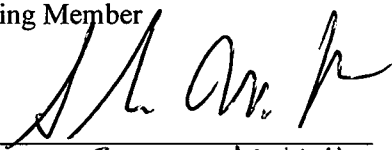
8/9
Dated as of August 8/6, 2024.

GRANTOR:

2048 14 Street Holdings, LLC
a Delaware limited liability company

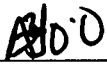
By: NCI Integrity SVB, LLC,
a Delaware limited liability company
Its: Managing Member

By: Next Cities Investments II, LLC,
a Delaware limited liability company
Its: Managing Member

By: 
Signature of: Shannon W Hill
Title: Manager

STATE OF New York
COUNTY OF New York ss.

The foregoing instrument was acknowledged and sworn to before me, acting in the state and county aforesaid, this ___ day of August, 2024, by Shannon W Hill, the Manager of Next Cities Investments II, LLC, a Delaware limited liability company and Managing Member of NCI Integrity SVB, LLC, a Delaware limited liability company and Managing Member of 2048 14 Street Holdings, LLC, a Delaware limited liability company and Grantor named herein.


ABIMBOLA AYODELE
Notary Public - State of New York
No. 01AY0020623
Qualified in Kings County
My Commission Expires Feb. 02, 2028
Name: Abimbola Ayodele
Notary Public, AYO County, NY
My Commission Expires: 02/02/2028
Acting in New York County, NY

Drafted by:
Elizabeth M. Rogers, Esq.
Taft Law
27777 Franklin Road, Ste. 2500
Southfield, Michigan 48226

When recorded return to:
Grantee

Send subsequent tax bills to:
Grantee

(Attached to and becoming a part of document dated: August 09, 2024)

EXHIBIT A

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

PARCEL 2:

Lots 55, 58, 61, 64, 67 and 70 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

Tax Parcel Number(s): 004864.001/Ward 10

CKA: 2020 14th Street, Detroit, MI 48216

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other entities.
No: 12125 Tim R. Johnson Not Examined
Date 8-13-24 WAYNE COUNTY TREASURER Clerk MMK

EXHIBIT B
(Permitted Exceptions)

1. Taxes and assessments not due and payable at Policy Date.
2. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.
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 - a. Utility Pole on property without the benefit of a recorded easement.
 - b. Overhead lines crossing property and property lines without the benefit of a recorded easement,
 - c. Fence outside Northerly property line.
 - d. Asphalt crossing Westerly property line.
4. Encroachments, overlaps, boundary line disputes and any matters which would be referenced by an accurate survey and personal inspection of the land subsequent to April 26, 2021.