



Letter of Transmittal

Date: 11-03-2025
Petition Map: 25-103

Type of Petition

- |  |                                       |  |
|--|---------------------------------------|--|
| <input type="checkbox"/> Outright Vacation                 | <input type="checkbox"/> Dedication   | <input type="checkbox"/> Berm Use          |
| <input checked="" 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 checked="" type="checkbox"/> Approved Subject to Attached Provisions | <input type="checkbox"/> Revise and Resubmit |
| <input type="checkbox"/> Not Approved                                       |  |

Additional Comments (if applicable):

DWSD records indicate there is DWSD assets in the public right-of-way requested for conversion to easement. DWSD has no objections to the requested conversion to easement subject to the attached provision for Conversion to Easement is followed.

Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:	Mohammad Siddique	Engineer	<i>Mohammad Siddique</i>	11-03-2025
Approved by:	Syed Ali	Engineering Manager	<i>Mohammad Siddique</i> For Syed Ali	11-03-2025

## 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.

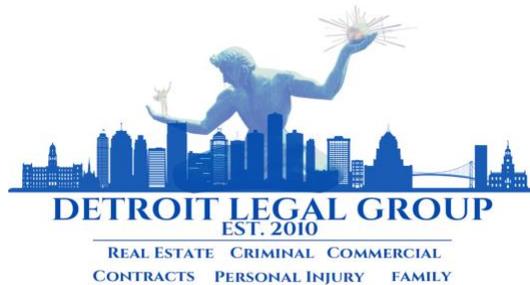
Free and easy access to the sewers, water mains, fire hydrants and manholes and structures within the easement is required for DWSD equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the sewer 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.



**Detroit Legal Group, PLLC**  
26700 Lahser Road, Suite 330  
Southfield, MI 48033  
(313) 962-4954  
[rhill@detroitlegalgroup.com](mailto:rhill@detroitlegalgroup.com)

**Date:** October 21, 2025

**City of Detroit – Department of Public Works**  
City Engineering Division – Maps & Records Bureau  
Coleman A. Young Municipal Center  
2 Woodward Avenue, 6<sup>th</sup> Floor  
Detroit, MI 48226

**Re: Petition to Vacate Alley Adjacent to 11811 Pleasant Street, Detroit, MI 48217**

Dear City Engineering Division,

On behalf of our client, SBS Buildings, LLC, we are submitting a Petition to Vacate the public alley located between Pleasant Street and Bassett Street in Detroit, Michigan. The alley runs adjacent to the following parcels owned by SBS Buildings, LLC: 11811, 11809, and 11807 Pleasant Street, as well as 1029 and 1034 Bassett Street, and 1029 Ethel Street.

The purpose of this request is to vacate the existing alley right-of-way and incorporate it into the client's adjoining parcels for maintenance, safety, and improvement purposes. The property is maintained in excellent condition, and this petition seeks to formally bring the alley into conformity with the surrounding commercial use.

**Utilities/Easements.** The owner understands that any existing utility easements and access requirements identified during review will be preserved or otherwise addressed to the City's satisfaction.

**Requested Action.** Please accept this filing, assign a file number, and circulate for inter-departmental review. Kindly confirm receipt and advise of any next steps or additional documentation needed.

**Primary Contacts:**

Applicant/Owner: SBS Building, LLC – Attn: Tom Saville

Phone: (313)841-3430

Email: [tom@savswelding.com](mailto:tom@savswelding.com)

Attorney: Ryan Hill

Detroit Legal Group, PLLC

Phone: (313)962-4954

Email: [rhill@detroitlegalgroup.com](mailto:rhill@detroitlegalgroup.com)

**Authorized representative:** Please note that **Detroit Legal Group, PLLC**, is authorized to communicate with the City and submit supplemental materials on the owner's behalf.

Thank you for your assistance in processing this alley vacation request.

Sincerely,

*/s/ Ryan E. Hill*

\_\_\_\_\_  
Ryan E. Hill (P68445)

# 11811 Pleasant Street,



10/24/2025

Wastewater Control Devices - GLWA

- Stop Log Gate
- Chamber
- Dry Well
- Manhole
- Wet Well

Wastewater Mains - GLWA

- GLWA Gravity Main
- GLWA Force Main

Transmission System Mains - GLWA

- Active Water Main
- Transmission System Hydrants - GLWA

Transmission System Valves - GLWA

- Blowoff
- Gate
- Manual Air
- Tapping Sleeve
- Distribution System Hydrant

Distribution System Main

- Active
- Abandoned
- Wastewater Catch Basin
- Wastewater Manhole
- Bend/Slope Change

Wastewater GravityMain

- Active
- Abandoned/Inactive/Retired
- Wastewater Regulator

World Imagery

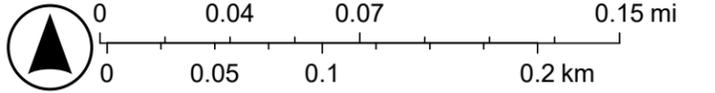
- Blind Connection
- Bulkhead/Cap
- Crown/Main Point

Low Resolution 15m Imagery

High Resolution 60cm Imagery

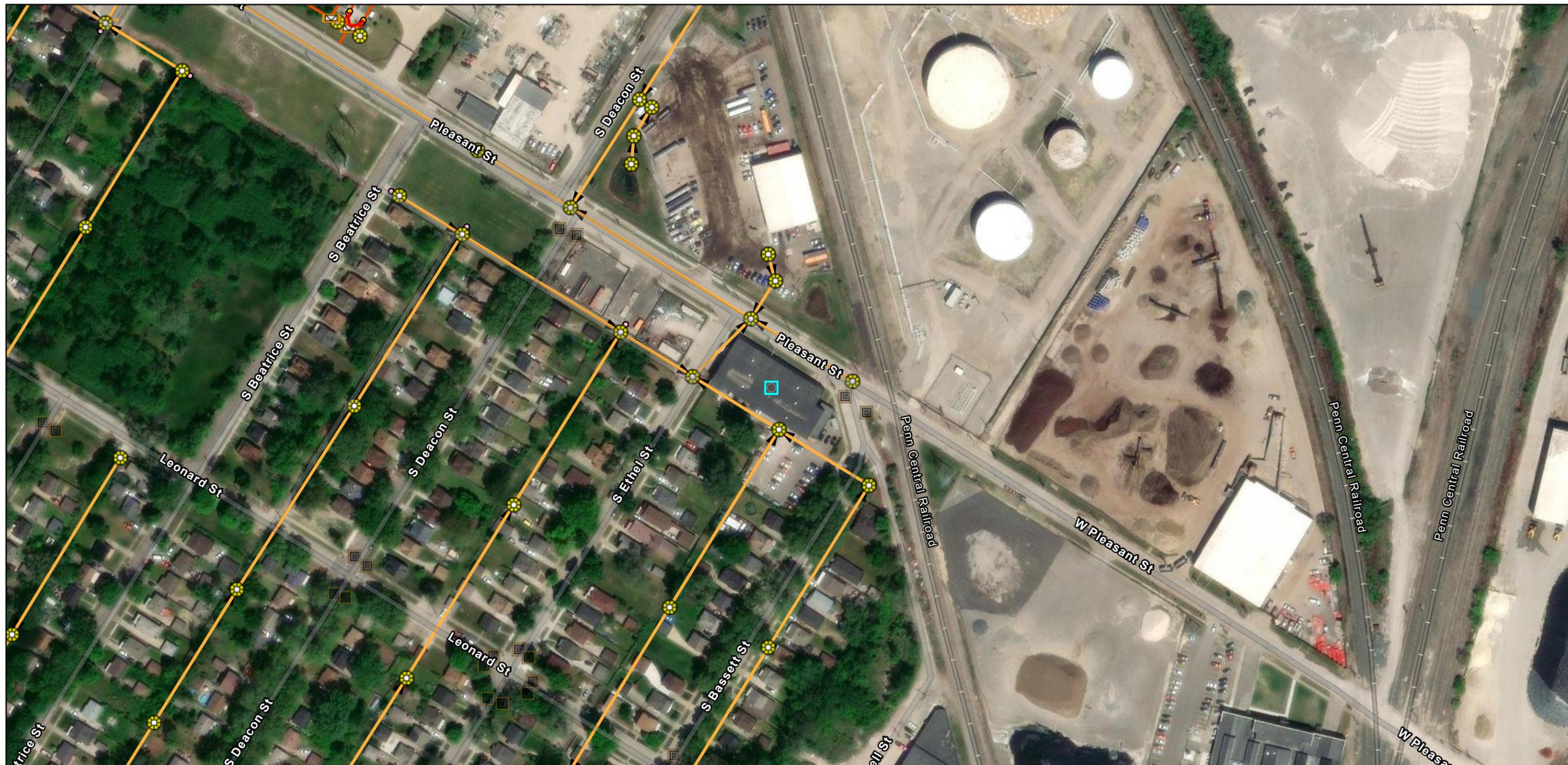
High Resolution 30cm Imagery

Citations



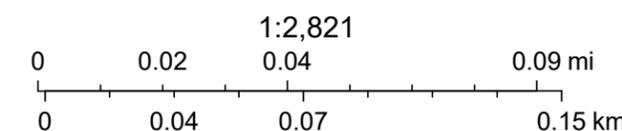
Vantor, DWSD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# 11811 Pleasant Street,



10/24/2025, 8:12:24 AM

- |  |                               |  |                                   |  |                                |  |                         |
|--|-------------------------------|--|-----------------------------------|--|--------------------------------|--|-------------------------|
|  | Wastewater Catch Basin (DWSD) |  | Wastewater Regulator (DWSD)       |  | Chamber                        |  | Manhole                 |
|  | Wastewater Manhole (DWSD)     |  | Wastewater Gravity Main (DWSD)    |  | Chamber                        |  | Wastewater Mains (GLWA) |
|  | Wastewater Fitting (DWSD)     |  | Active                            |  | Manhole                        |  | GLWA Gravity Main       |
|  | Crown/Main Point              |  | Wastewater Control Devices (GLWA) |  | DWSD Wastewater Flow Direction |  |                         |
|  |                               |  | Stop Log Gate                     |  |                                |  |                         |



Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





Roll 6/27/28.

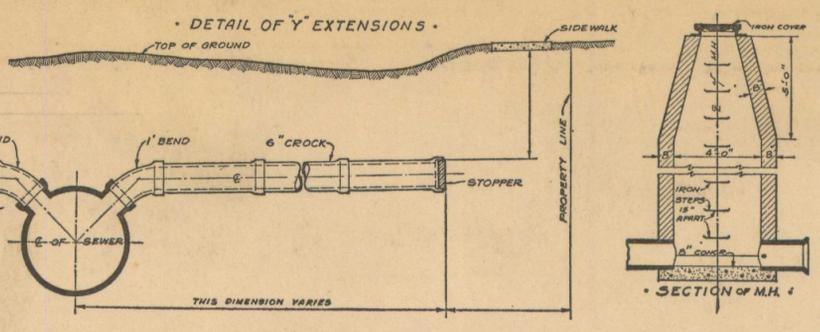
# LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY  
COOLIDGE HWY.-PLEASANT-CITY LIMITS- N. OF ETHEL.

TOTAL LENGTH OF SEWER	5313 <sup>29</sup>	FT. M. OR L.
" " " 24" CROCK	366 <sup>00</sup>	" INC. 7-6" Y's
" " " 18" " "	620 <sup>00</sup>	" " 25" " "
" " " 15" " "	1369 <sup>88</sup>	" " 59" " "
" " " 12" " "	2957 <sup>41</sup>	" " 126" " "

(16) SIXTEEN MANHOLES, 1-6" CONN.  
132 IRON STEPS

VITRIFIED PIPE



DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEER'S OFFICE  
DETROIT, MICH.

SEWER No. 4997  
ROLL No. 10307

PETITION No. \_\_\_\_\_ DATE \_\_\_\_\_

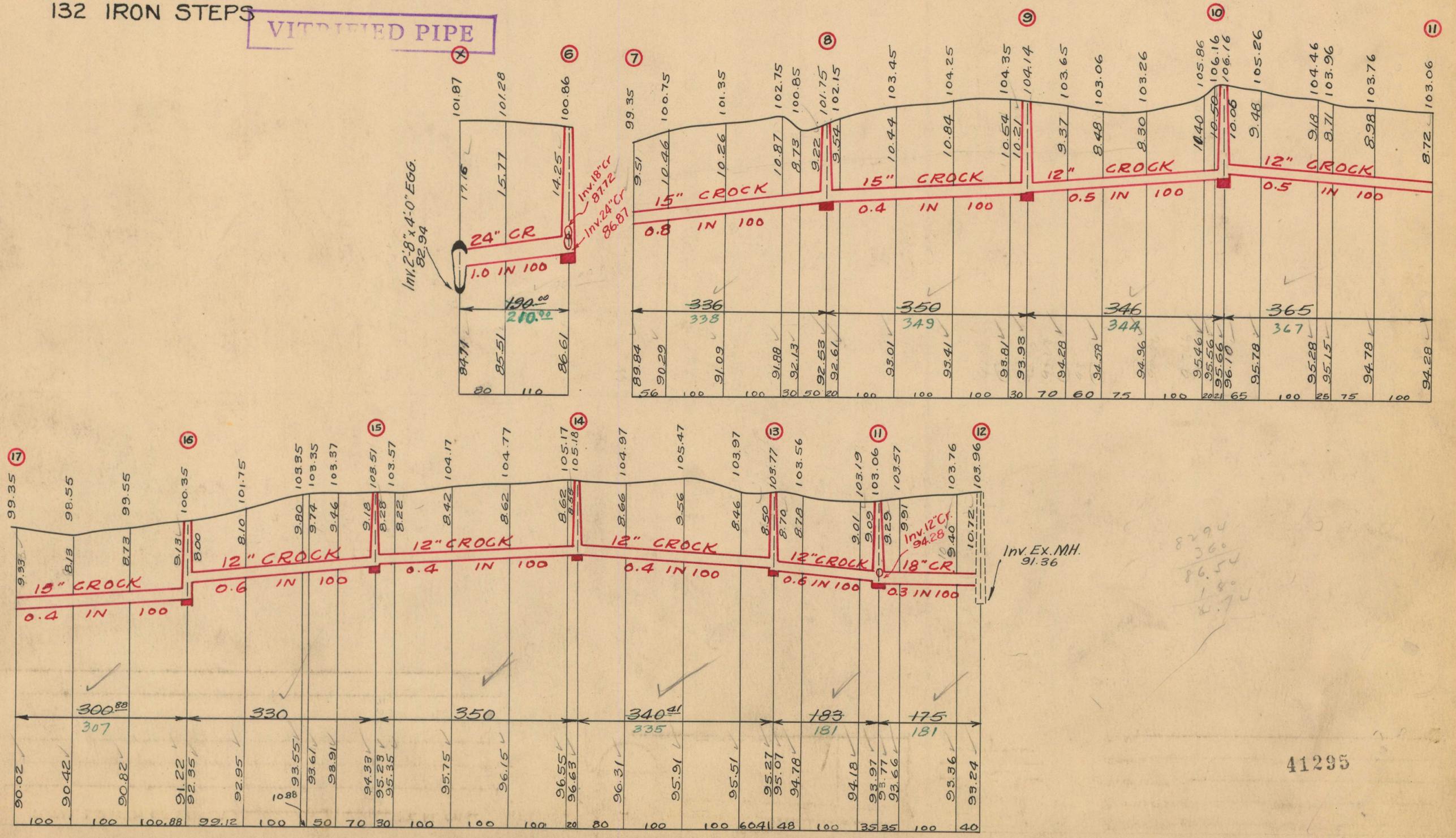
RESOLUTION \_\_\_\_\_ BIDS OPENED \_\_\_\_\_

CONTRACT CONF'D \_\_\_\_\_ COMPLETED \_\_\_\_\_

TIME LIMIT \_\_\_\_\_

CONT'R \_\_\_\_\_ PRICE \_\_\_\_\_

B. M. \_\_\_\_\_



82.94  
360  
86.54  
1.80  
8.70

41295

NOTE--Contractor to furnish and set as markers for all connections 1/2 inch iron rods 2 feet long with 3 inch tile collar 6 inches long.

IMPORTANT NOTICE:—The location of all public utilities are taken from best available data: City is not responsible for variations from locations shown. Sidewalks, pavements, and other existing surface and underground public utilities, whether shown on drawings or not, must be adequately protected, and when damaged the contractor must restore them to their original status. Water mains and water service pipes if damaged, are to be repaired in a manner to meet the requirements of the Water Board. Sewer pipes to be built in tunnel under pavement, and backfilled with Class 1 concrete. Each bidder is expected to make his estimates of the facilities and difficulties attending the execution of the work, to do all necessary pumping and bulkheads when directed by City Engineer. All above costs to be borne by Contractors.

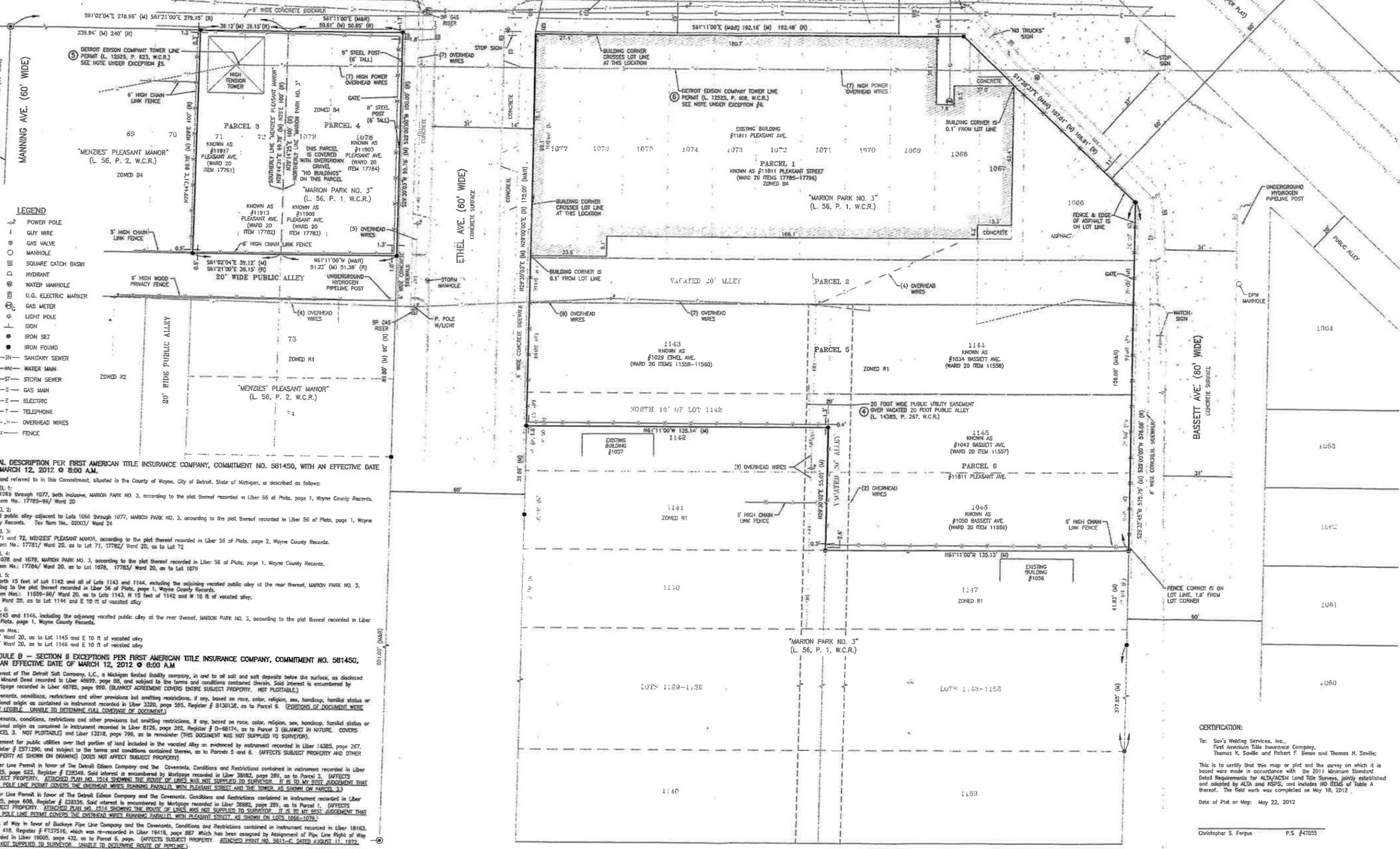
SCALE	VERTICAL 1"=10'	DRAWN	N.	CHECK	230/54
	HORIZONTAL 1"=150'	TRACED		NOTE BOOK	





# ALTA/ACSM LAND TITLE SURVEY

- GENERAL SURVEY NOTES:**
- CURRENT ZONING: B4 & R1
  - MINIMUM SETBACK REQUIREMENTS:  
 (SETBACKS VARY DEPENDING ON USE)  
 ALL DISTRICT  
 FRONT = 20 FEET  
 SIDES = 4 FEET (ONE SIDE); 14 FEET (TOTAL)  
 REAR = 30 FEET
  - BEARINGS WERE ESTABLISHED FROM THE PLATTS OF "MARION PARK NO. 3" AS RECORDED IN LIBER 56 OF PLATS, PAGE 1, WAYNE COUNTY RECORDS AND "MENZIES' PLEASANT MANOR" AS RECORDED IN LIBER 56 OF PLATS, PAGE 2, WAYNE COUNTY RECORDS.
  - SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
  - OWNER OF SUBJECT PROPERTY: HARRY A. MILLMAN.



- LEGEND**
- POWER POLE
  - GUY WIRE
  - GAS VALVE
  - MANHOLE
  - SQUARE CATCH BASIN
  - HYDRANT
  - WATER MANHOLE
  - U.G. ELECTRIC MARKER
  - GAS METER
  - LIGHT POLE
  - SIGN
  - IRON SET
  - IRON FOUND
  - SANITARY SEWER
  - WATER MAIN
  - STORM SEWER
  - GAS MAIN
  - ELECTRIC
  - TELEPHONE
  - OVERHEAD WIRES
  - FENCE

**LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 581450, WITH AN EFFECTIVE DATE OF MARCH 12, 2012 @ 8:00 A.M.**

- The land referred to in this Commitment, situated in the County of Wayne, City of Detroit, State of Michigan, is described as follows:
- PARCEL 1:**  
Lots 1065 through 1077, both inclusive, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records. Tax Item No. 17785-66/ Ward 20
- PARCEL 2:**  
Closed public alley adjacent to Lots 1055 through 1077, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records. Tax Item No. 02003/ Ward 24
- PARCEL 3:**  
Lots 71 and 72, MENZIES' PLEASANT MANOR, according to the plat thereof recorded in Liber 56 of Plats, page 2, Wayne County Records. Tax Item No. 17781/ Ward 20, as to Lot 71, 17782/ Ward 20, as to Lot 72
- PARCEL 4:**  
Lots 1078 and 1079, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records. Tax Item No. 17784/ Ward 20, as to Lot 1078, 17783/ Ward 20, as to Lot 1079
- PARCEL 5:**  
The North 15 feet of Lot 1142 and all of Lots 1143 and 1144, including the adjoining vacated public alley at the rear thereof, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records. Tax Item Nos.: 11559-60/ Ward 20, as to Lots 1143, N 15 feet of 1142 and W 10 ft of vacated alley; 1158/ Ward 20, as to Lot 1144 and E 10 ft of vacated alley
- PARCEL 6:**  
Lots 1145 and 1146, including the adjoining vacated public alley at the rear thereof, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records. Tax Item Nos.: 11557/ Ward 20, as to Lot 1145 and E 10 ft of vacated alley; 1156/ Ward 20, as to Lot 1146 and E 10 ft of vacated alley

**SCHEDULE B - SECTION II EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 581450, WITH AN EFFECTIVE DATE OF MARCH 12, 2012 @ 8:00 A.M.**

- Interest of The Detroit Sulf Company, L.C., a Michigan limited liability company, in and to all soil and soil deposits below the surface, as disclosed by Mineral Deed recorded in Liber 48899, page 88, and subject to the terms and conditions contained therein. Said interest is encumbered by Mortgage recorded in Liber 48785, page 980. (BLANKET AGREEMENT COVERS ENTIRE SUBJECT PROPERTY. NOT PLOTTABLE.)
- Covenants, conditions, restrictions and other provisions but amending restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 3320, page 595, Register # 9130136, as to Parcel 5. (PORTIONS OF DOCUMENT WERE NOT LEGIBLE - UNABLE TO DETERMINE FULL COMPARISON OF DOCUMENTS)
- Covenants, conditions, restrictions and other provisions but amending restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 8126, page 392, Register # D-65174, as to Parcel 3 (BLANKET IN WITNESS COVERS PARCEL 3. NOT PLOTTABLE) and Liber 13218, page 796, as to remainder. (THIS DOCUMENT WAS NOT SUPPLIED TO SURVEYOR)
- Easement for public utilities over that portion of land included in the vacated Alley as evidenced by instrument recorded in Liber 14385, page 267, Register # 2371290, and subject to the terms and conditions contained therein, as to Parcels 5 and 6. (AFFECTS SUBJECT PROPERTY AND OTHER PROPERTY AS SHOWN ON DRAWING) (DOES NOT AFFECT SUBJECT PROPERTY)
- Tower Line Permit in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 12525, page 623, Register # E28349. Said interest is encumbered by Mortgage recorded in Liber 38882, page 289, as to Parcel 1. (AFFECTS SUBJECT PROPERTY. ATTACHED PLAN NO. 1514 SHOWING THE ROUTE OF LINES WAS NOT SUPPLIED TO SURVEYOR. IT IS TO BE SET ASBESTOS THAT THIS POLE LINE PERMIT COVERS THE OVERHEAD WIRES RUNNING PARALLEL WITH PLEASANT STREET AND THE TOWER, AS SHOWN ON PARCEL 1.)
- Tower Line Permit in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 12525, page 608, Register # E28335. Said interest is encumbered by Mortgage recorded in Liber 38882, page 289, as to Parcel 1. (AFFECTS SUBJECT PROPERTY. ATTACHED PLAN NO. 1514 SHOWING THE ROUTE OF LINES WAS NOT SUPPLIED TO SURVEYOR. IT IS TO BE SET ASBESTOS THAT THIS POLE LINE PERMIT COVERS THE OVERHEAD WIRES RUNNING PARALLEL WITH PLEASANT STREET, AS SHOWN ON LOTS 1066-1079.)
- Right of Way in favor of Buckeye Pipe Line Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 18183, page 418, Register # F737516, which was re-recorded in Liber 19418, page 887 which has been assigned by Assignment of Pipe Line Right of Way recorded in Liber 19005, page 432, as to Parcel 5, page. (AFFECTS SUBJECT PROPERTY. ATTACHED PLAN NO. 3611-C, DATED AUGUST 11, 1972, WAS NOT SUPPLIED TO SURVEYOR. UNABLE TO DETERMINE ROUTE OF PIPELINE)

**BOSS ENGINEERING**  
 ENGINEERS • SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS  
 315 W. LANSING AVE.  
 DETROIT, MI 48226  
 (313) 961-3430  
 (800) 248-0725 FAX (313) 516-1070

PROJECT: 11811 PLEASANT STREET, DETROIT, MI  
 PREPARED FOR: SAU'S WELDING SERVICES, INC.  
 801 COOLIDGE HIGHWAY  
 RIVER ROUGE, MI 48218  
 313-941-3430

TITLE: ALTA/ACSM LAND TITLE SURVEY

NO.	BY	REVISION PER	DATE

DESIGNED BY: AEB  
 DRAWN BY: AEB  
 CHECKED BY:  
 SCALE: 1" = 20'  
 JOB NO.: 12-128  
 DATE: 5-22-12  
 SHEET NO.: 1 OF 1

**CERTIFICATION:**

To: Sau's Welding Services, Inc.,  
 First American Title Insurance Company,  
 Thomas K. Saville and Robert F. Besno and Thomas N. Saville;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes NO ITEMS of Table A thereof. The field work was completed on May 18, 2012.

Date of Plat or Map: May 22, 2012

Christopher S. Fergus P.S. #47055



Ethel

Pleasant

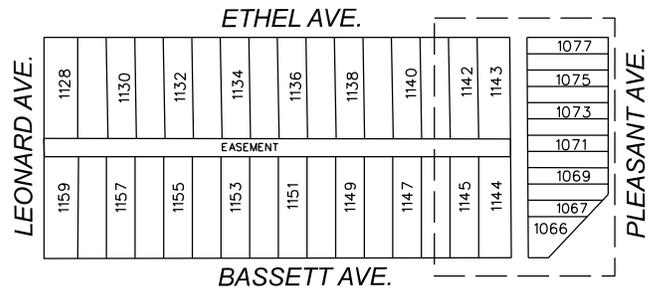
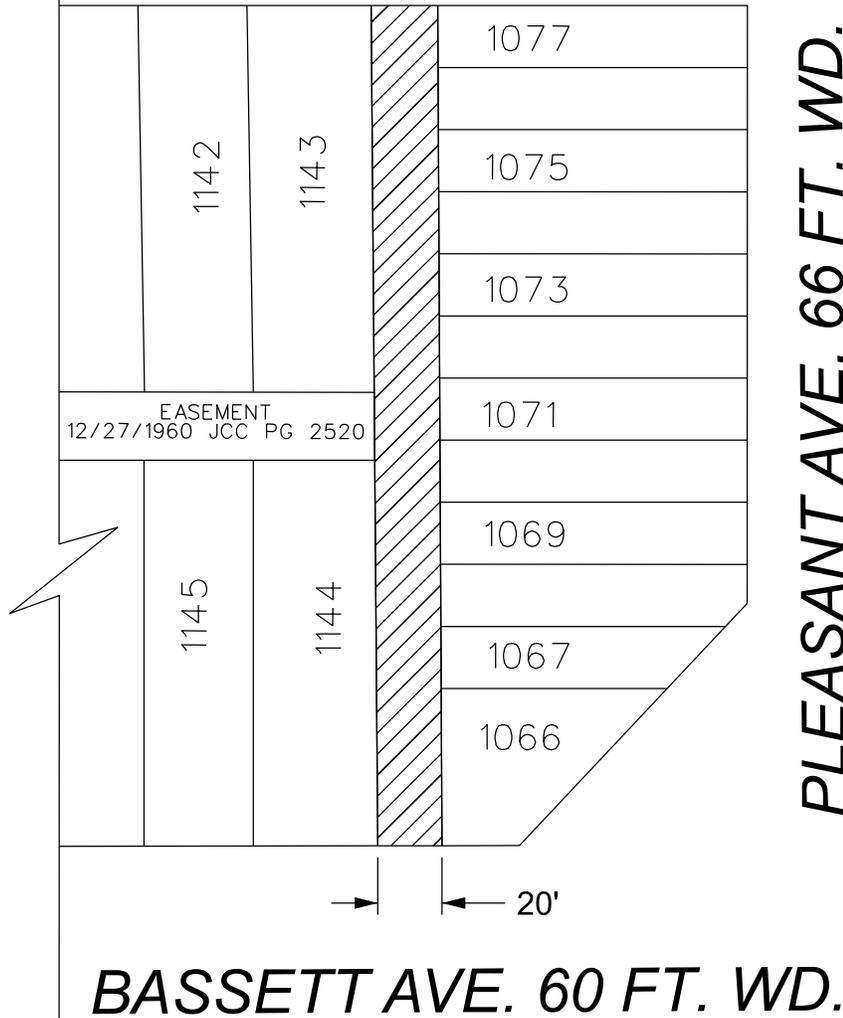
Pleasant

Pleasant

Bassett  
Bassett



**ETHEL AVE. 60 FT. WD.**



- REQUEST VACATION WITH EASEMENT

(FOR OFFICE USE ONLY)

CARTO 72 E

<b>DRAWN BY</b> AP	<b>REQUEST VACATION WITH EASEMENT OF THE EAST/WEST ALLEY BOUNDED BY PLEASANT AVE., BASSETT AVE., LEONARD AVE., AND ETHEL AVE.</b>	<b>CITY OF DETROIT CITY ENGINEERING DIVISION MAPS &amp; RECORDS BUREAU</b>
<b>DATE</b> 10/22/2025		
<b>CHECKED</b> LC/TS		<b>DRWG. NO.</b>
<b>APPROVED</b> GE		

City of Detroit

PUBLIC WORKS DEPARTMENT: CITY ENGINEERING DIVISION

Coleman A. Young Municipal Center - 6th Floor

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 half 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

Tom Saville 11811 Pleasant, Detroit, MI 48217 10/21/2025

SIGNATURE

/s/ Tom Saville

PRINT NAME / ADDRESS / DATE SIGNED

Tom Saville 1029 Ethel, Detroit, MI 48217 10/21/2025

SIGNATURE

**/s/ Tom Saville**

---

PRINT NAME / ADDRESS / DATE SIGNED

**Tom Saville    1034 Bassett, Detroit, MI 48217    10/21/2025**

SIGNATURE

**/s/ Tom Saville**

---

PRINT NAME / ADDRESS / DATE SIGNED

---

SIGNATURE

---

PRINT NAME / ADDRESS / DATE SIGNED

---

SIGNATURE

---

PRINT NAME / ADDRESS / DATE SIGNED

---

SIGNATURE

---

PRINT NAME / ADDRESS / DATE SIGNED

---

SIGNATURE

---

PRINT NAME / ADDRESS / DATE SIGNED

---

---

SIGNATURE

---

PRINT NAME / ADDRESS / DATE SIGNED

---

SIGNATURE

Real Estate Transfer Tax



County: \$211.75  
State: \$1,443.75  
Receipt: 471532  
Stamp: 280729

Bernard J. Youngblood  
Wayne County Register of Deeds

November 19, 2012 12:40 PM  
Inst: 2012462250 WD Pages: 3  
Liber: 50306 Page: 184



**WARRANTY DEED**

**Corporate**(Platted/Condominium)

**Drafted By:**  
Sharon Millman  
P.O. Box 18116  
River Rouge, MI 48218

**Return To:** SBS Buildings LLC  
801 Coolidge  
River Rouge, MI 48218

**Send Tax Bills To:** SBS Buildings LLC  
801 Coolidge  
River Rouge, MI 48218

Recording Fee: \$  
File Number: 581450 **BN**

State Transfer Tax: \$1,443.75  
County Transfer Tax: \$211.75

Tax Parcel No.: 17785-96/Ward 20,  
2003/Ward 24, 17781/Ward 20,  
17782/Ward 20, 17784/Ward 20,  
17783/Ward 20, 11559-60/Ward 20,  
11558/Ward 20, 11557/Ward 20,  
11556/Ward 20

*Know All Persons by These Presents:* That **Sharon Millman, Successor Trustee of the Harry A. Millman Revocable Living Trust** whose address is P.O. Box 18116, River Rouge, MI 48218

Convey(s) and Warrant(s) to **SBS Buildings LLC, a Michigan limited liability company** whose address is 801 Coolidge, River Rouge, MI 48218

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

(SEE ATTACHED EXHIBIT A)

More commonly known as: **11811, 11903, 11909, 11913 and 11917 Pleasant Street, 1029 S Ethel Avenue, 1034, 1050 and 1042 S Bassett Avenue, Detroit, MI**

For the full consideration of: **one hundred ninety two thousand five hundred** Dollars (\$192,500.00)

**Subject To:**

Existing building and use restrictions, easements of record, and zoning ordinances, if any.

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

No. 11391 Revised Writting Date 11-13-12

WAYNE COUNTY TREASURER Clerk J. Millman



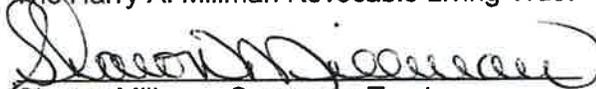
**First American Title Insurance Company**

**(Attached to and becoming a part of Warranty Deed dated: October 16, 2012 between Sharon Millman, Successor Trustee of the Harry A. Millman Revocable Living Trust, as Seller(s) and SBS Buildings LLC, a Michigan limited liability company, as Purchaser(s).)**

Dated this October 16, 2012.

**Seller(s):**

The Harry A. Millman Revocable Living Trust



Sharon Millman, Successor Trustee

State of Michigan  
County of Oakland

The foregoing instrument was acknowledged before me this October 16, 2012 by Sharon Millman, Successor Trustee of Sharon Millman, Successor Trustee of the Harry A. Millman Revocable Living Trust.



Notary Public:

Notary County/State: /

County Acting In:

Commission Expires:

MARYANN HOTTLE  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires Jul. 5, 2013  
Acting in the County of Oakland

***(Attached to and becoming a part of Warranty Deed dated: October 16, 2012 between Sharon Millman, Successor Trustee of the Harry A. Millman Revocable Living Trust, as Seller(s) and SBS Buildings LLC, a Michigan limited liability company, as Purchaser(s).)***

## **EXHIBIT A**

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

**PARCEL 1:**

Lots 1066 through 1077, both inclusive, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.

Tax Item No. 17785-96/Ward 20.

**PARCEL 2:**

Closed public alley adjacent to Lots 1066 through 1077, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.

Tax Item No. 2003/Ward 24

**PARCEL 3:**

Lots 71 and 72, MENZIES' PLEASANT MANOR, according to the plat thereof recorded in Liber 59 of Plats, page 2, Wayne County Records.

Tax Item Nos.

17781/Ward 20, as to Lot 71

17782/Ward 20, as to Lot 72

**PARCEL 4:**

Lots 1078 and 1079, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.

Tax Item Nos.

17784/Ward 20, as to Lot 1078

17783/Ward 20, as to Lot 1079

**PARCEL 5:**

The North 15 feet of Lot 1142 and all of Lots 1143 and 1144, including the adjoining vacated public alley at the rear thereof, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.

Tax Item Nos.

11559-60/Ward 20, as to Lots 1143, N 15 feet of 1142 and W 10 ft of vacated alley

11558/Ward 20, as to Lot 1144 and E 10 ft of vacated alley

**PARCEL 6:**

Lots 1145 and 1146, including the adjoining vacated public alley at the rear thereof, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.

Tax Item Nos.

11557/Ward 20, as to Lot 1145 and E 10 ft of vacated alley

11556/Ward 20, as to Lot 1146 and E 10 ft of vacated alley

Tax Parcel Number: 17785-96/Ward 20, 2003/Ward 24, 17781/Ward 20, 17782/Ward 20, 17784/Ward 20, 17783/Ward 20, 11559-60/Ward 20, 11558/Ward 20, 11557/Ward 20, 11556/Ward 20

— TELEPHONE  
- - - OVERHEAD WIRES  
-x- FENCE

Legal Description

**LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 581450, WITH AN EFFECTIVE DATE OF MARCH 12, 2012 @ 8:00 A.M.**

The land referred to in this Commitment, situated in the County of Wayne, City of Detroit, State of Michigan, is described as follows:

- PARCEL 1:**  
Lots 1066 through 1077, both inclusive, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.  
Tax Item No.: 17785-96/ Ward 20
- PARCEL 2:**  
Closed public alley adjacent to Lots 1066 through 1077, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records. Tax Item No.: 02003/ Ward 24
- PARCEL 3:**  
Lots 71 and 72, MENZIES' PLEASANT MANOR, according to the plat thereof recorded in Liber 56 of Plats, page 2, Wayne County Records.  
Tax Item No.: 17781/ Ward 20, as to Lot 71, 17782/ Ward 20, as to Lot 72
- PARCEL 4:**  
Lots 1078 and 1079, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.  
Tax Item No.: 17784/ Ward 20, as to Lot 1078, 17783/ Ward 20, as to Lot 1079
- PARCEL 5:**  
The North 15 feet of Lot 1142 and all of Lots 1143 and 1144, including the adjoining vacated public alley at the rear thereof, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.  
Tax Item Nos.: 11559-60/ Ward 20, as to Lots 1143, N 15 feet of 1142 and W 10 ft of vacated alley;  
1158/ Ward 20, as to Lot 1144 and E 10 ft of vacated alley
- PARCEL 6:**  
Lots 1145 and 1146, including the adjoining vacated public alley at the rear thereof, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.  
Tax Item Nos.:  
11557/ Ward 20, as to Lot 1145 and E 10 ft of vacated alley  
11556/ Ward 20, as to Lot 1146 and E 10 ft of vacated alley

**SCHEDULE B - SECTION II EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 581450, WITH AN EFFECTIVE DATE OF MARCH 12, 2012 @ 8:00 A.M**

- 1 Interest of The Detroit Salt Company, L.C., a Michigan limited liability company, in and to all salt and salt deposits below the surface, as disclosed by Mineral Deed recorded in Liber 48699, page 88, and subject to the terms and conditions contained therein. Said interest is encumbered by Mortgage recorded in Liber 48785, page 990. (BLANKET AGREEMENT COVERS ENTIRE SUBJECT PROPERTY. NOT PLOTTABLE.)
- 2 Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 3320, page 595, Register # B130138, as to Parcel 6. (PORTIONS OF DOCUMENT WERE NOT LEGIBLE. UNABLE TO DETERMINE FULL COVERAGE OF DOCUMENT.)
- 3 Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 8126, page 392, Register # D-68174, as to Parcel 3 (BLANKET IN NATURE. COVERS PARCEL 3. NOT PLOTTABLE) and Liber 13218, page 799, as to remainder (THIS DOCUMENT WAS NOT SUPPLIED TO SURVEYOR).
- 4 Easement for public utilities over that portion of land included in the vacated Alley as evidenced by instrument recorded in Liber 14385, page 267, Register # E571290, and subject to the terms and conditions contained therein, as to Parcels 5 and 6. (AFFECTS SUBJECT PROPERTY AND OTHER PROPERTY AS SHOWN ON DRAWING) (DOES NOT AFFECT SUBJECT PROPERTY)
- 5 Tower Line Permit in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 12525, page 623, Register # E28349. Said interest is encumbered by Mortgage recorded in Liber 38882, page 289, as to Parcel 3. (AFFECTS SUBJECT PROPERTY. ATTACHED PLAN NO. 1514 SHOWING THE ROUTE OF LINES WAS NOT SUPPLIED TO SURVEYOR. IT IS TO MY BEST JUDGEMENT THAT THIS POLE LINE PERMIT COVERS THE OVERHEAD WIRES RUNNING PARALLEL WITH PLEASANT STREET AND THE TOWER, AS SHOWN ON PARCEL 3.)
- 6 Tower Line Permit in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 12525, page 608, Register # E28336. Said interest is encumbered by Mortgage recorded in Liber 38882, page 289, as to Parcel 1. (AFFECTS SUBJECT PROPERTY. ATTACHED PLAN NO. 1514 SHOWING THE ROUTE OF LINES WAS NOT SUPPLIED TO SURVEYOR. IT IS TO MY BEST JUDGEMENT THAT THIS POLE LINE PERMIT COVERS THE OVERHEAD WIRES RUNNING PARALLEL WITH PLEASANT STREET, AS SHOWN ON LOTS 1066-1079.)
- 7 Right of Way in favor of Buckeye Pipe Line Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 18163, page 418, Register # F737516, which was re-recorded in Liber 19418, page 887. Which has been assigned by Assignment of Pipe Line Right of Way recorded in Liber 19005, page 432, as to Parcel 6, page. (AFFECTS SUBJECT PROPERTY. ATTACHED PRINT NO. 5611-C, DATED AUGUST 11, 1972. WAS NOT SUPPLIED TO SURVEYOR. UNABLE TO DETERMINE ROUTE OF PIPELINE.)

501.00' (M&R)



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE. SUITE 601  
DETROIT, MICHIGAN 48226  
PHONE: (313) 224-3949 • TTY: 711  
FAX: (313) 224-3471  
WWW.DETROITMI.GOV

Date: June 30th, 2023

SBS Buildings, LLC  
11811 Pleasant Street  
Detroit, MI, 48217

**Regarding: The status of open/closed public street or alley adjacent to property owned by the recipient of this notice.**

Street/Alley description: public alley, lying between S Ethel Street and S Bassett Street, adjacent to the property commonly known as 11811 Pleasant Street.

Previously approved closure of public street or alley: No approval on record.

The recipient of this notice has been identified as being the steward of the above-described public street or alley that had previously been approved, through decision by the City of Detroit City Council, to be closed on a temporary basis. City records indicate that the expiration date for the closure has passed, and the described street or alley is required to be re-opened for public use or is required to be approved for an extension of closure.

**Items to consider prior to making the next step:**

Street and alleys approved for temporary closure are subject to the following provisions:

- No buildings or other structures of any nature shall be constructed on or over the street or alley proposed to be closed.
- Owners may not utilize the closed street or alley for the storage of materials, displays of merchandise, or installation of signs.
- Owners are to restore the street or alley to its original condition upon expiration.

Approval for temporary closure is intended for the improvement of safety and security of adjacent owners. Approval for temporary closure does not allow adjacent businesses to expand into the closed street or alley to increase parking capacity, for the staging of equipment or materials, or for the construction of any structure.

**You are hereby notified that the adjacent public street or alley, described above, has passed expiration for the previously approved closure. Notified owners are to respond by re-opening the closed street or alley or submit to extend closure.**

To apply for extension of the closure visit the DPW website to access the online application at <https://detroitmi.gov/departments/department-public-works/maps-and-records>. Owners who have not satisfied the provisions of the previously approved closure may not be eligible for extension.

Failure to comply with this notice will subject you to the penalties provided for in section 43-8-7 of the Municipal Code, City of Detroit, and will make it necessary for this Department to remove the obstruction(s). The cost of such removal will be assessed against your property. Failure to comply may also subject you to the penalties provided under section 43-1-1 of the Municipal Code, City of Detroit, indicating that obstruction of a public street or alley is a misdemeanor offense and may result in fines up to \$500 and up to 90 days in jail.

Recipients of this notice have until July 30<sup>th</sup> to re-open the above-described public street or alley or apply for extension using the online application portal.

City of Detroit

Department of Public Works

City Engineering Division

[Mapsandrecordsbureau@detroitmi.gov](mailto:Mapsandrecordsbureau@detroitmi.gov)

313-224-3970

City of Detroit

PUBLIC WORKS DEPARTMENT: CITY ENGINEERING DIVISION

Coleman A. Young Municipal Center - 6th Floor

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 h 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

**Tom Saville      11811 Pleasant, Detroit, MI 48217      10/21/2025**

SIGNATURE

**/s/ Tom Saville**

\_\_\_\_\_

PRINT NAME / ADDRESS / DATE SIGNED

**Tom Saville      1029 Ethel, Detroit, MI 48217      10/21/2025**

SIGNATURE

**/s/ Tom Saville**

---

PRINT NAME / ADDRESS / DATE SIGNED

**Tom Saville    1034 Bassett, Detroit, MI 48217    10/21/2025**

SIGNATURE

**/s/ Tom Saville**

---

PRINT NAME / ADDRESS / DATE SIGNED

---

SIGNATURE

---

PRINT NAME / ADDRESS / DATE SIGNED

---

SIGNATURE

---

PRINT NAME / ADDRESS / DATE SIGNED

---

SIGNATURE

---

PRINT NAME / ADDRESS / DATE SIGNED

---

SIGNATURE

---

PRINT NAME / ADDRESS / DATE SIGNED

---

---

SIGNATURE

---

PRINT NAME / ADDRESS / DATE SIGNED

---

SIGNATURE