August 28, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

RE: Property Sale  
4365 Newport, Detroit, MI

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from 4365 Newport LLC ("Purchaser"), a Michigan limited liability company, to purchase certain City-owned real property at 4365 Newport (the "Property") for the purchase price of Seventy Thousand and 00/100 Dollars ($70,000.00).

The Purchaser proposes to utilize the Property for a mixed-use development. Currently, the Property is within an R2 zoning district (Two-Family Residential District). The Purchaser’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Purchaser.

Respectfully submitted,

Maurice Cox  
Director

cc: Stephanie Washington, Mayor’s Office
RESOLUTION

BY COUNCIL MEMBER

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves the sale of certain real property at 4365 Newport, Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to 4365 Newport LLC, a Michigan limited liability company, for the purchase price of Seventy Thousand and 00/100 Dollars ($70,000.00); and be it further

RESOLVED, that the Director of the Planning and Development Department (“P&DD”), or his authorized designee, is authorized to execute a quit claim deed and such other documents as may be necessary or convenient to effect the transfer of the Property to 4365 Newport LLC consistent with this resolution; and be it further

RESOLVED, that the quit claim deed for transfer of the Property to 4365 Newport LLC shall include a condition subsequent such that if 4365 Newport LLC does not clean and secure the Property within six (6) months of closing and does not obtain a certificate of occupancy for the Property within thirty-six (36) months of closing, then title to the Property may, at the sole discretion of the P&DD Director, revert back to City of Detroit; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Properties, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)
EXHIBIT A

LEGAL DESCRIPTION

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

E EASTLAWN LOTS 133 THRU 141 AND REAR LOTS 62 THRU 69 NEWPORT HEIGHTS
SUB L32 P78 PLATS, W C R 21/442 668.26 X 231

a/k/a 4365 Newport
       Tax Parcel ID 21053026.

Description Correct
Engineer of Surveys

[Signature]

Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED