

ALLEY VACATION
ORDINANCE NO. 10694-19

Status Vacated

Date: November 25, 2019

Description: Right-of-Way Portion to Be Vacated is Approximately 15' in Width Running the Length of Napoleon Boulevard Approximately 221.4', Between North Notre Dame Avenue and North Saint Peter Street Being the South Right-of-Way on Napoleon Boulevard

United States of America

ORDINANCE No. 10694-19

Passed by the Common Council of the City of South Bend, Indiana _____

November 25, 2019

Attest: Dawn M. Jones City Clerk
Dawn M. Jones

Attest: Karen Lite President of Common Council

Presented by me to the Mayor of the City of South Bend, Indiana _____

November 25, 2019

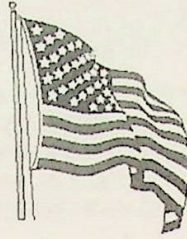
Dawn M. Jones City Clerk
Dawn M. Jones

Approved and signed by me November 25 2019

[Signature] Mayor

(Receipt)

United States of America



-RECEIVED-
DEC 03 2019
ST. JOSEPH COUNTY
ASSESSOR

Certificate

-FILED-
DEC 03 2019
ST. JOSEPH COUNTY

STATE OF INDIANA, COUNTY OF ST. JOSEPH, ss:

I, Dawn M. Jones, Clerk of the City of South Bend, County of St. Joseph, Indiana, hereby certify that the attached and foregoing is a full, true, and correct copy of

ORDINANCE 10694-19

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: RIGHT-OF-WAY PORTION TO BE VACATED IS APPROXIMATELY 15' IN WIDTH RUNNING THE LENGTH OF NAPOLEON BOULEVARD APPROXIMATELY 221.4', BETWEEN NORTH NOTRE DAME AVENUE AND NORTH SAINT PETER STREET BEING THE SOUTH RIGHT-OF-WAY OF NAPOLEON BOULEVARD

PASSED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, NOVEMBER 25, 2019.

PRESENTED TO, APPROVED AND SIGNED BY MAYOR PETE BUTTIGIEG, NOVEMBER 25, 2019.

ATTEST: TIM SCOTT, PRESIDENT OF THE COMMON COUNCIL

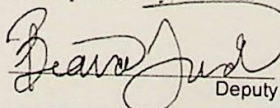
ATTEST: DAWN M. JONES, CITY CLERK

the original of which is now on file in the office of the Clerk of the City of South Bend, St. Joseph County, Indiana.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of the City of South Bend, St. Joseph County, Indiana, this 3rd day of December 20 19

Dawn M. Jones

Clerk of the City of South Bend
St. Joseph County, Indiana

By: 
Deputy

BILL NO. 54-19

ORDINANCE NO. 10694-19

**AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:
RIGHT-OF-WAY PORTION TO BE VACATED IS APPROXIMATELY 15' IN WIDTH
RUNNING THE LENGTH OF NAPOLEON BOULEVARD APPROXIMATELY 221.4',
BETWEEN NORTH NOTRE DAME AVENUE AND NORTH SAINT PETER STREET
BEING THE SOUTH RIGHT-OF-WAY OF NAPOLEON BOULEVARD**

STATEMENT OF PURPOSE AND INTENT

Pursuant to Indiana Code Section 36-7-3-12, the Common Council is charged with the authority to hear all petitions to vacate public ways or public places within the City. The following Ordinance vacates the above described public property.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, as follows:

SECTION I. The Common Council of the City of South Bend having held a Public Hearing on the petition to vacate the following property:

RIGHT-OF-WAY PORTION TO BE VACATED IS APPROXIMATELY 15' IN WIDTH
RUNNING THE LENGTH OF NAPOLEON BOULEVARD APPROXIMATELY 221.4',
BETWEEN NORTH NOTRE DAME AVENUE AND NORTH SAINT PETER STREET BEING
THE SOUTH RIGHT-OF-WAY OF NAPOLEON BOULEVARD

hereby determines that it is desirable to vacate said property.

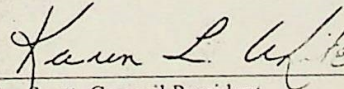
SECTION II. The City of South Bend hereby reserves the rights and easements of all utilities and the Municipal City of South Bend, Indiana, to construct and maintain any facilities, including, but not limited to, the following: electric, telephone, gas, water, sewer, surface water control structures and ditches, within the vacated right-of-way, unless such rights are released by the individual utilities.

SECTION III. The following property may be injuriously or beneficially affected by such vacating:

018-5104-3635, 018-5105-3666, 018-5104-3638, 018-5104-3618, 018-5104-3637, 018-5123-4386,
018-5104-3617, 018-5104-3634, 018-5104-363501, 018-5123-4387, 018-5123-4385, 018-5123-
4384, 018-5123-4383, 018-5123-4381, 018-5104-3636, 018-5123-4382, 018-5105-3663, 018-5123-
439204

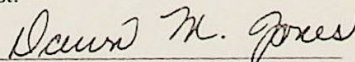
Section IV. The purpose of the vacation of the real property is extent the precedent of vacated portion on Napoleon Boulevard East of Notre Dame Avenue.

SECTION V. This ordinance shall be in full force and effect from and after its Passage by the Common Council and approval by the Mayor.



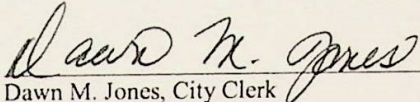
Tim Scott, Council President
South Bend Common Council

Attest:




Dawn M. Jones, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the 25 day of November, 2019, at 2 o'clock P. m.


Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the 25 day of November, 2019, at 10 o'clock P. m.


Pete Buttigieg, Mayor
City of South Bend, Indiana

1st READING 11/21/19
PUBLIC HEARING 11/25/19
3rd READING 11/25/19
NOT APPROVED
REFERRED
PASSED 7/8



OFFICE OF THE CITY CLERK
KAREEMAH FOWLER, CITY CLERK

PETITION TO VACATE PUBLIC RIGHTS-OF-WAY
(STREETS/ALLEY)

DATE: May 13, 2019

To the Common Council of the City of South Bend, Indiana. I (we), the undersigned property owner(s), petition you to vacate:

1. THE ALLEY DESCRIBED AS:

N/A

2. THE STREET DESCRIBED AS:

A portion of Napoleon Blvd. between Notre Dame Ave.
and St. Peter St. from the south side of the sidewalk on
the south side of Napoleon Blvd. to the property owner's
lot lines.

Abutting Property Owner(s) Signatures:

Name (print):	Signature	Address	Lot Number
1. Carlson, Laura A West, Robert L Jr	<i>[Handwritten Signature]</i>	1132 St. Peter St. South Bend, IN	53
2. Windmoor Foundation Inc	<i>[Handwritten Signature]</i>	810 Napoleon South Bend, IN	53
3. Alavanja, Branko Alavanja, Lauren Elizabeth	<i>[Handwritten Signatures]</i>	V/L Notre Dame Ave. South Bend, IN	53

INTEGRITY | SERVICE | ACCESSIBILITY

JENNIFER M. COFFMAN
CHIEF DEPUTY/DIRECTOR OF OPERATIONS

BLANCA L. TRADO
DEPUTY/DIRECTOR OF POLICY

JOSEPH R. MOLNAR
ORDINANCE VIOLATION CLERK


EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

455 County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p 574.235.9221 | f 574.235.9173 | www.southbend.in.gov



**INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

DATE SENT: 5/22/2019

TO: Pete Kaminski, Street Department
 Matt Longfellow, Engineering Department
 Chris Dressel, Community Investment
 Federico Rodriguez, Fire Department
 Larry Magliozzi, Area Plan Commission
 Brad Rohrscheib, Police Department
Phil Griffin, NIPSCO (pmgriffin@nisource.com) (FYI Only)
FROM: Linda M. Martin, Clerk 

SUBJECT: REQUEST FOR RECOMMENDATION – ALLEY VACATION

APPLICANT: Abraham Marcus/Marcus Realty, LLC.

LOCATION: ROW portion is 15' in width running the length of Napoleon Blvd approx. 221.4', between N. Notre Dame Ave and N St. Peter St being the S ROW of Napoleon Blvd.

DATE DUE: June 4, 2019

FAX OR E-MAIL TO: [235-9171 / lmartin@southbendin.gov](mailto:lmartin@southbendin.gov)

**PLEASE MAKE YOUR RECOMMENDATIONS BASED ON THE FOLLOWING
IC 36-7-3-13 CRITERIA:**

1. The vacation would/would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
2. The vacation would/would not make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
3. The vacation would/would not hinder the public's access to a church, school or other public building or place.
4. The vacation would/would not hinder the use of a public right-of-way by the neighborhood in which it is located or to which it is contiguous.

COMMENTS:

By _____ Date _____

1316 COUNTY-CITY BUILDING
227 W. JEFFERSON BOULEVARD
SOUTH BEND, INDIANA 46601-1830



PHONE 574/235-9251
FAX 574/235-9171

CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR
BOARD OF PUBLIC WORKS

June 25, 2019

Abraham Marcus
Marcus Realty, LLC
1217 S. Walnut Street, Suite L
South Bend, IN 46619

RE: Alley Vacation – 15' Wide Right-of-Way along the South Side Napoleon St. from N. St. Peter St. to N. Notre Dame Ave. (Preliminary Review)

Dear Mr. Marcus:

The Board of Public Works, at its June 25, 2019, meeting, reviewed comments by the Engineering Division, Area Plan Commission, Community Investment, Fire Department, Police Department, and the Street Department.

Per Indiana Code 36-7-3-13, the vacation met all criteria. The Engineering Department stated a professional survey should be required to show the exact location of the current property lines in relation to existing sidewalks. Once the exact dimensions are determined, submit a design plan showing the changes proposed to the right-of-way line. The Board also stated the vacation should leave one (1) foot right-of-way back from the sidewalk.

Therefore, the Board of Public Works submitted a favorable recommendation for the vacation of this alley.

Please contact Donna Hanson at (574) 235-9254 prior to picking up your radius map. You will need a radius map showing properties within 150' of the proposed vacation for your petition to the Common Council. Once you pick up the radius map, proceed to the City Clerk's office for your alley vacation packet.

Sincerely,

A handwritten signature in cursive script that reads "Linda M. Martin".

Linda M. Martin, Clerk

CITY OF SOUTH BEND
DEPARTMENT OF PUBLIC WORKS



227 W. JEFFERSON BOULEVARD
SUITE 1316 COUNTY-CITY BUILDING
SOUTH BEND, INDIANA 46601

PHONE 574/235-9251
FAX 574/235-9171

Street/Alley Vacation Form

Submission Date: May 15, 2019
Applicant Name: Carlson, Laura A Phone #: 574-532-4163
West, Robert L Jr
Windmoor Foundation Inc Email: abe@marcusrealtyllc.com
Alavanja, Branko
Property Address: Alavanja, Lauren Elizabeth - By Abraham Marcus, Realtor
1135 Notre Dame Ave., 1132 St. Peter St., 810 Napoleon Blvd.

Applicant property information: Residential Commercial Industrial

Describe the general alley location with boundaries (Ex: Church Pl, between E. Colfax Ave & E. LaSalle Ave):

A portion of Napoleon Blvd. between Notre Dame Ave. and St. Peter St. from the south side of the sidewalk on the south side of Napoleon Blvd. to the property owner's lot lines.

Is your property adjacent to the alley of interest? Yes No
Do you own all adjacent properties to the alley of interest? Yes No
Does the existing alley provide garage access to other property owners? Yes No
Does the alley receive daily traffic excluding your own use? Yes No
Would the vacation hinder public access to any of the following: a church, school, or any other public building or place? Yes No

Reason for street/alley vacation and proposed use:

Extend property lines to sidewalk for decorative fencing. Extend the precedent of vacated portion on Napoleon Blvd. east of Notre Dame Ave.

OFFICE USE ONLY:

Board Recommendation for the proposed alley vacation: Yes No

Board of Public Works Authorized Signatures:

Handwritten signatures of board members

Abraham Marcus
Managing Broker
Marcus Realty LLC
574-532-4163
abe@marcusrealtyllc.com

Abraham Marcus/Marcus Realty, LLC

For homeowners at:

1132 N. St. Peter St.

810 E. Napoleon Blvd.

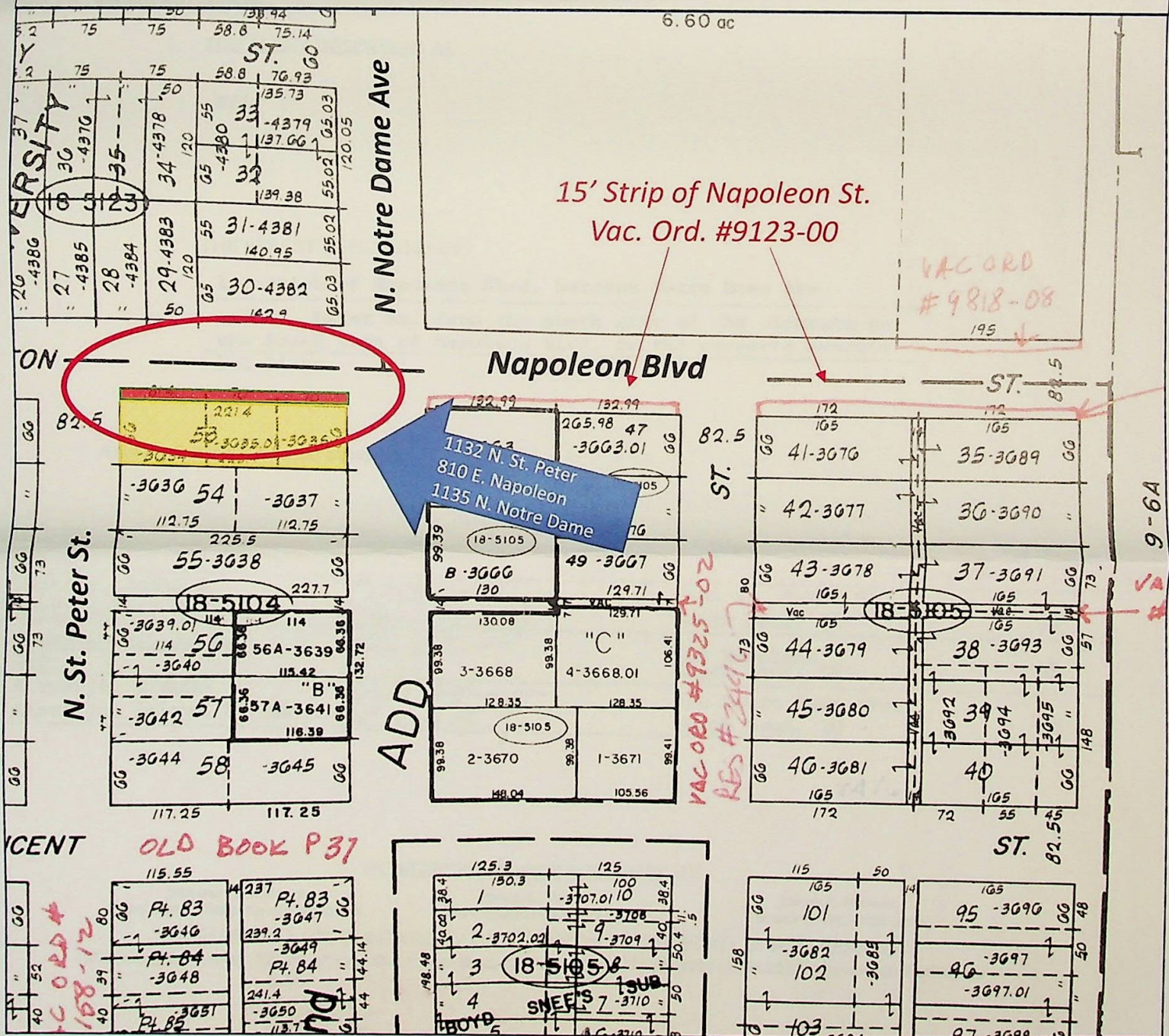
1135 N. Notre Dame Ave.

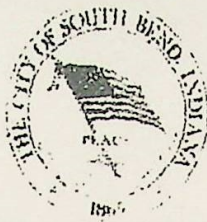
South Bend, IN 46617

574-532-4163



Right-of-way portion to be vacated is approx. 15' in width running the length of Napoleon Blvd approx. 221.4', between N. Notre Dame Ave. and N. St. Peter St. being the S. right-of-way of Napoleon Blvd.





OFFICE OF THE CITY CLERK
KAREEMAH FOWLER, CITY CLERK

PETITION TO VACATE PUBLIC RIGHTS-OF-WAY
(STREETS/ALLEY)

DATE: May 13, 2019

To the Common Council of the City of South Bend, Indiana, I (we), the undersigned property owner(s), petition you to vacate:

1. THE ALLEY DESCRIBED AS:

N/A

2. THE STREET DESCRIBED AS:

A portion of Napoleon Blvd. between Notre Dame Ave.

and St. Peter St. from the south side of the sidewalk on
the south side of Napoleon Blvd. to the property owner's
lot lines.

Abutting Property Owner(s) Signatures:

Name (print):	Signature	Address	Lot Number
1. Carlson, Laura A West, Robert L Jr		1132 St. Peter St. South Bend, IN	53
2. Windmoor Foundation Inc		810 Napoleon South Bend, IN	53
3. Alavanja, Branko Alavanja, Lauren Elizabeth	 	V/L Notre Dame Ave. South Bend, IN	53

INTEGRITY | SERVICE | ACCESSIBILITY

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CHIEF DEPUTY/DIRECTOR OF OPERATIONS

BIANCA L. TRADO
DEPUTY/DIRECTOR OF POLICY

JOSEPH R. MOLNAR
ORDINANCE VIOLATION CLERK

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT
455 County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p 574.235.9221 | f 574.235.9173 | www.southbendin.gov



LAWRENCE P. MAGLIOZZI
EXECUTIVE DIRECTOR

AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

227 W. JEFFERSON BLVD., ROOM 1140 COUNTY-CITY BUILDING, SOUTH BEND, INDIANA 46601 (574) 235-9571

May 22, 2019

City of South Bend
Board of Public Works
13th Floor, County-City Building
South Bend, Indiana 46601

RE: Street Vacation
Applicant: Abraham Marcus
Location: 15' Strip South Side of Napoleon Street, Between St. Peter and Notre Dame Avenue

Dear Board Members:

The staff has reviewed this petition relative to IC 36-7-3-13, and offers a FAVORABLE recommendation. It is the staff's opinion that:

- (1) The vacation **would not** hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.

The block in which the properties are located are fully parceled out.

- (2) The vacation **would not** make access to the lands of the aggrieved person by means of public way difficult or inconvenient.

Each parcel has full access to adjacent, dedicated streets.

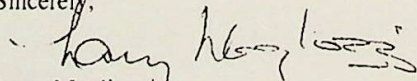
- (3) The vacation **would not** hinder the public's access to a church, school, or other public building or place.

No church, school or other public building or place is accessed by the alley.

- (4) The vacation **would not** hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.

The vacation will not hinder access to other adjacent public ways.

Sincerely,


Larry Magliozzi

Raschelle Carey

From: Federico Rodriguez
Sent: Wednesday, May 22, 2019 1:13 PM
To: Raschelle Carey
Subject: RE: Alley Vacation Recommendation-Abraham Marcus/Marcus Realty LLC.

Favorable SBFD

Federico (Chico) Rodriguez
Fire Marshal
Office: (574) 235-7564
Mobile: (574) 876-6734
1222 S. Michigan Street
City of South Bend, In 46601
frodrigu@southbendin.gov



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From: Raschelle Carey
Sent: Wednesday, May 22, 2019 11:14 AM
To: Pete Kaminski <pkaminsk@southbendin.gov>; Matt Longfellow <mlongfel@southbendin.gov>; Chris Dressel <cdressel@southbendin.gov>; Federico Rodriguez <frodrigu@southbendin.gov>; Larry Magliozzi <LMAGLIOZ@sjcindiana.com>; Brad Rohrscheib <brohrscheib@southbendin.gov>
Cc: pmgriffin@nisource.com
Subject: Alley Vacation Recommendation-Abraham Marcus/Marcus Realty LLC.

Please Provide Recommendation

Raschelle Carey
Department of Public Works, Engineering Division
227 W Jefferson Blvd Ste 1316
South Bend, IN 46601
(574) 235-9197
Rcarey@southbendin.gov

From: SouthBend
Sent: Wednesday, May 22, 2019 11:05 AM

Raschelle Carey

From: Chris Dressel
Sent: Thursday, June 6, 2019 9:23 AM
To: Raschelle Carey
Cc: Tim Corcoran
Subject: RE: Alley Vacation Recommendation-Abraham Marcus/Marcus Realty LLC.

The vacation request is recommended for approval based upon the following IC-36-7-3-13 Criteria:

- 1 - The vacation would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
2. - The vacation would not make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
- 3 - The vacation would not hinder the public's access to a church, school or other public building or space.
- 4 - The vacation would not hinder the use of a public right of way by a neighborhood in which it is located or to which it is contiguous.

Assumes that sidewalk aligns properly.



Christopher D Dressel, AICP
Senior Planner
Bicycle Coordinator
Brownfields Coordinator
Census Coordinator
Department of Community Investment
(574) 235-5847
cdressel@southbendin.gov
City of South Bend
227 W. Jefferson Blvd., Suite 1400S
South Bend, IN 46601

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From: Raschelle Carey
Sent: Wednesday, May 22, 2019 11:14 AM
To: Pete Kaminski <pkaminsk@southbendin.gov>; Matt Longfellow <mlongfel@southbendin.gov>; Chris Dressel <cdressel@southbendin.gov>; Federico Rodriguez <frodrigu@southbendin.gov>; Larry Magliozzi <LMAGLIOZ@sjcindiana.com>; Brad Rohrscheib <brohrsch@southbendin.gov>
Cc: pmgriffin@nisource.com
Subject: Alley Vacation Recommendation-Abraham Marcus/Marcus Realty LLC.

Please Provide Recommendation

Raschelle Carey

Department of Public Works, Engineering Division
227 W Jefferson Blvd Ste 1316
South Bend, IN 46601
(574) 235-9197

Raschelle Carey

From: Brad Rohrscheib
Sent: Monday, June 10, 2019 3:39 PM
To: Raschelle Carey
Subject: RE: Alley Vacation Recommendation-Abraham Marcus/Marcus Realty LLC.-2nd request

The Police Dept. has no objections. Thanks

Sgt. Brad Rohrscheib

Traffic & Special Events
South Bend Police Department
701 W. Sample St.
South Bend, IN 46601
(574) 235-9817



From: Raschelle Carey
Sent: Monday, June 10, 2019 9:39 AM
To: Pete Kaminski <pkaminsk@southbendin.gov>; Matt Longfellow <mlongfel@southbendin.gov>; Brad Rohrscheib <brohrsch@southbendin.gov>
Subject: FW: Alley Vacation Recommendation-Abraham Marcus/Marcus Realty LLC.-2nd request

From: Raschelle Carey
Sent: Wednesday, May 22, 2019 11:14 AM
To: Pete Kaminski <pkaminsk@southbendin.gov>; Matt Longfellow <mlongfel@southbendin.gov>; Chris Dressel <cdressel@southbendin.gov>; Federico Rodriguez <frodrigu@southbendin.gov>; Larry Magliozzi <LMAGLIOZ@sjcindiana.com>; Brad Rohrscheib <brohrsch@southbendin.gov>
Cc: pmgriffin@nisource.com
Subject: Alley Vacation Recommendation-Abraham Marcus/Marcus Realty LLC.

Please Provide Recommendation

Raschelle Carey

Department of Public Works, Engineering Division
227 W Jefferson Blvd Ste 1316

Raschelle Carey

From: Pete Kaminski
Sent: Tuesday, June 11, 2019 10:49 AM
To: Raschelle Carey; Matt Longfellow; Brad Rohrscheib
Subject: RE: Alley Vacation Recommendation-Abraham Marcus/Marcus Realty LLC.-2nd request

Hi Raschelle, the Street division has no objection to this vacate request, thank you.

From: Raschelle Carey
Sent: Monday, June 10, 2019 9:39 AM
To: Pete Kaminski <pkaminsk@southbendin.gov>; Matt Longfellow <mlongfel@southbendin.gov>; Brad Rohrscheib <brohrsch@southbendin.gov>
Subject: FW: Alley Vacation Recommendation-Abraham Marcus/Marcus Realty LLC.-2nd request

From: Raschelle Carey
Sent: Wednesday, May 22, 2019 11:14 AM
To: Pete Kaminski <pkaminsk@southbendin.gov>; Matt Longfellow <mlongfel@southbendin.gov>; Chris Dressel <cdressel@southbendin.gov>; Federico Rodriguez <frodrigu@southbendin.gov>; Larry Magliozzi <LMAGLIOZ@sjcindiana.com>; Brad Rohrscheib <brohrsch@southbendin.gov>
Cc: pmgriffin@nisource.com
Subject: Alley Vacation Recommendation-Abraham Marcus/Marcus Realty LLC.

Please Provide Recommendation

Raschelle Carey

Department of Public Works, Engineering Division
227 W Jefferson Blvd Ste 1316
South Bend, IN 46601
(574) 235-9197
Rcarey@southbendin.gov

From: SouthBend
Sent: Wednesday, May 22, 2019 11:05 AM
To: Raschelle Carey <rcarey@southbendin.gov>
Subject: Message from Engineering MFP

Raschelle Carey

From: Matt Longfellow
Sent: Monday, June 17, 2019 11:28 AM
To: Toy Villa; Raschelle Carey
Cc: Chris Dressel; Donna C. Hardy
Subject: FW: Alley Vacation Recommendation-Abraham Marcus/Marcus Realty LLC.-2nd request
Attachments: 2992_001.pdf; google street view_looking east.jpg; google street view_looking west.jpg; macoggis aerial.jpg

Raschelle,

Engineering does not object to this vacation of public right-of-way to abut the existing sidewalk, however we recommend to the Board to require a professional survey be done (at the cost of the applicant/property owner) to show exact location of current property line in relation to the existing sidewalk. Once the exact dimension are determined, submit a design plan showing the changes proposed to the right-of-way of Napoleon Street. This plan would then be utilized by GIS and the Engineer to record the exact new location of the right-of-way line, rather than just saying "to the existing sidewalk". New property corners should be installed by a surveyor.

Regards,



Matt Longfellow
Permits Inspector
Department of Public Works
Division of Engineering
Office: (574) 235-5929
Mobile: (574) 286-9589
mlongfel@southbendin.gov
City of South Bend
227 W. Jefferson Blvd.
South Bend, IN 46601
www.southbendin.gov

From: Raschelle Carey
Sent: Monday, June 10, 2019 9:39 AM
To: Pete Kaminski <pkaminsk@southbendin.gov>; Matt Longfellow <mlongfel@southbendin.gov>; Brad Rohrscheib <brohrsch@southbendin.gov>
Subject: FW: Alley Vacation Recommendation-Abraham Marcus/Marcus Realty LLC.-2nd request

From: Raschelle Carey
Sent: Wednesday, May 22, 2019 11:14 AM
To: Pete Kaminski <pkaminsk@southbendin.gov>; Matt Longfellow <mlongfel@southbendin.gov>; Chris Dressel <cdressel@southbendin.gov>; Federico Rodriguez <frodrigu@southbendin.gov>; Larry Magliozzi <LMAGLIOZ@sjcindiana.com>; Brad Rohrscheib <brohrsch@southbendin.gov>
Cc: pmgriffin@nisource.com
Subject: Alley Vacation Recommendation-Abraham Marcus/Marcus Realty LLC.