

**City of Detroit**  
OFFICE OF THE CITY CLERK

T-416 P.002/007 F-357

Jackie L. Currie  
City Clerk

Vernon C. Allen  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

February 25, 2004

To: The Department or Commission Listed Below

From: Jackie L. Currie  
Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

**PLANNING AND DEVELOPMENT DEPARTMENTS/**  
**PUBLIC WORKS - CITY ENGINEERING DIVISION/**

2293 Landstar R.E., LLC, for vacation of alley and conversion into easement in area of I-94, Harper, Chalmer and E. Outer Drive.

**RECEIVED**  
CITY ENGINEERING DIV.-DPW

MAR 02 2004

By \_\_\_\_\_

2293

**PETITION FOR CONVERSION OF ALLEY TO EASEMENT**  
 Detroit, MI

Date 2-19 2004

TO THE HONORABLE CITY COUNCIL:

Gentlemen: We, the undersigned owners of the property abutting the alley:

NORTH OF 194 WY SOUTH OF HARPER - EAST OF CHALMER  
 Location of Alley

MALINDA, 10601 E OUTER DR  
DET, MI 48224

do respectfully petition your Honorable Body to vacate said alley and convert same into a public easement.

Further, the undersigned representing not less than two-thirds (66-2/3%) ownership of property abutting said alley hereby agree that all existing utilities in said alley are to remain in their present location, and that if at any time in the future a request is made to remove or relocate any existing poles or other utilities in the easement, the property owners making such request and upon whose property the pole or other utilities are located will pay all costs incurred in such removal or relocation unless such charges are waived by the utility owners.

We do further agree that no buildings or structures of any nature whatsoever (except necessary line fences) shall be built upon the easement or any part thereof, so that said easement shall be forever accessible for maintenance of utilities.

SPONSORING PETITIONER LAND STAR RELC 10601 E OUTER DR, DET, MI 48224  
 (Name) (Address) (Phone No.)  
313 3714777

Lot No.	Signature of Deed Holder	Signature of Wife or Other Co-Owner	Address	Date
9		10601 OUTER DR		2-19-04
10				}
11				
12				
13				
14				
15				
16				
17				

11 04 FEB 20  
 --CITY CLERK--

(Over)

1710 P-004/007 F-357

**Michigan Department of Consumer and Industry Services**

**Filing Endorsement**

**This is to Certify that the ARTICLES OF ORGANIZATION (DOMESTIC L.L.C.)**

**for**

**LANDSTAR R.E. LLC**

**ID NUMBER: B6429N**

**received by facsimile transmission on November 12, 2003 is hereby endorsed filed on November 13, 2003 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.**



Sent by Facsimile Transmission 63517

**In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 13th day of November, 2003.**

**, Director**

**Bureau of Commercial Services**

MC-1000 Rev. (Rev. 8/97)

MICHIGAN DEPARTMENT OF CONSUMER & INDUSTRY SERVICES 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.	
Name KAYED BAZZI	EFFECTIVE DATE:
Address 6150 CHALMERS	
City State Zip Code DETROIT, MI 48224	
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**  
For use by Domestic Limited Liability Companies  
(Please read information and instructions on the last page)

B

Pursuant to the provisions of Act 20, Public Act of 1960, the undersigned create the following Articles:

**ARTICLE I**

The name of the limited liability company is: LANDSTAR R. E. LLC

**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**

- The street address of the registered office is:  
6150 CHALMERS DETROIT Michigan 48224  
(Street Address) (City) (State) (Zip Code)
- The mailing address of the registered office if different than above:  
(Street address or P. O. Box) (City) (State) (Zip Code)
- The name of the resident agent at the registered office is: KAYED BAZZI  
(Name)

**ARTICLE V** (Insert any desired additional provisions authorized by the Act, attach additional pages if needed.)

[Empty box for Article V provisions]

Signed this 1ST day of NOVEMBER, 2003

By [Signature]  
(Signature)  
KAYED BAZZI  
(Type or Print Name)

# CERTIFIED SURVEY

COMBINING OF LOTS

SURVEY NUMBER  
GL - 2010360 A

PICTURE#:  
REF#:  
CUSTOMER:  
BAZO CONSTRUCTION

SHEET 2 OF 2

PERL:

FINAL:

SCALE:



ORIGINAL LEGAL DESCRIPTION ( 14408 & 14410 HARPER AVE )

LOT 13 THROUGH 15 EXCEPTING THAT PART TAKEN FOR WIDENING OF HARPER AVENUE OF SEPTON PARK SUBDIVISION, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED, IN LIBER 38, PAGE 88 OF PLATS, WAYNE COUNTY RECORDS.

ORIGINAL LEGAL DESCRIPTION ( 14426 HARPER AVE )

LOT 16 AND PART OF LOT 17 EXCEPTING THAT PART TAKEN FOR WIDENING OF HARPER AVENUE OF SEPTON PARK SUBDIVISION, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 38, PAGE 88 OF PLATS, WAYNE COUNTY RECORDS.

ORIGINAL LEGAL DESCRIPTION ( 6150 CHALMERS AVE )

LOTS 9 THROUGH 12 EXCEPT THAT PORTION 9 TAKEN FOR ROAD & PUBLIC UTILITY PURPOSES, SEPTON PARK SUBDIVISION, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 38, PAGE 88 OF PLATS, WAYNE COUNTY RECORDS.

PROPOSED LEGAL DESCRIPTION ( 14408 & 14410 & 14426 ALSO 6150 CHALMERS AVE )

LOT 9 THROUGH 16 AND PART OF LOT 17 EXCEPT THAT PART TAKEN FOR WIDENING OF HARPER AVENUE ALSO THAT PORTION OF LOT 9 TAKEN FOR ROAD AND UTILITY PURPOSES, SEPTON PARK SUBDIVISION, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED, IN LIBER 38, PAGE 88 OF PLATS, WAYNE COUNTY RECORDS.

## CERTIFICATE

I hereby certify that I have surveyed the parcel of land described and delineated hereon, that said plat is a true representation of the survey performed, that said survey was performed with an error of closure no greater than 1 in 5,000, and that said survey is in compliance with Section 3, Act No. 132, Public Acts of 1970, as amended.

<p>SYSTEM'S SEVEN SURVEY LAND SURVEYING 45° P.O. BOX 891 HAZEL PARK, MI 48030 OFFICE: 248-528-2400 FAX: 248-528-0184</p>	<p>CERTIFIED BY <i>Riad Kattuah</i></p>	<p>RIAD KATTUAH ENGINEER NO. 17950</p>
<p>ORIGINAL 1-16-04 REVISED 2-5-04</p>	<p>Note: This survey is subject to any easement of record and other pertinent facts which a Title search might disclose.</p>	

# CERTIFIED SURVEY

COMBINING OF LOTS

SURVEY NUMBER  
GL - 2010360 A

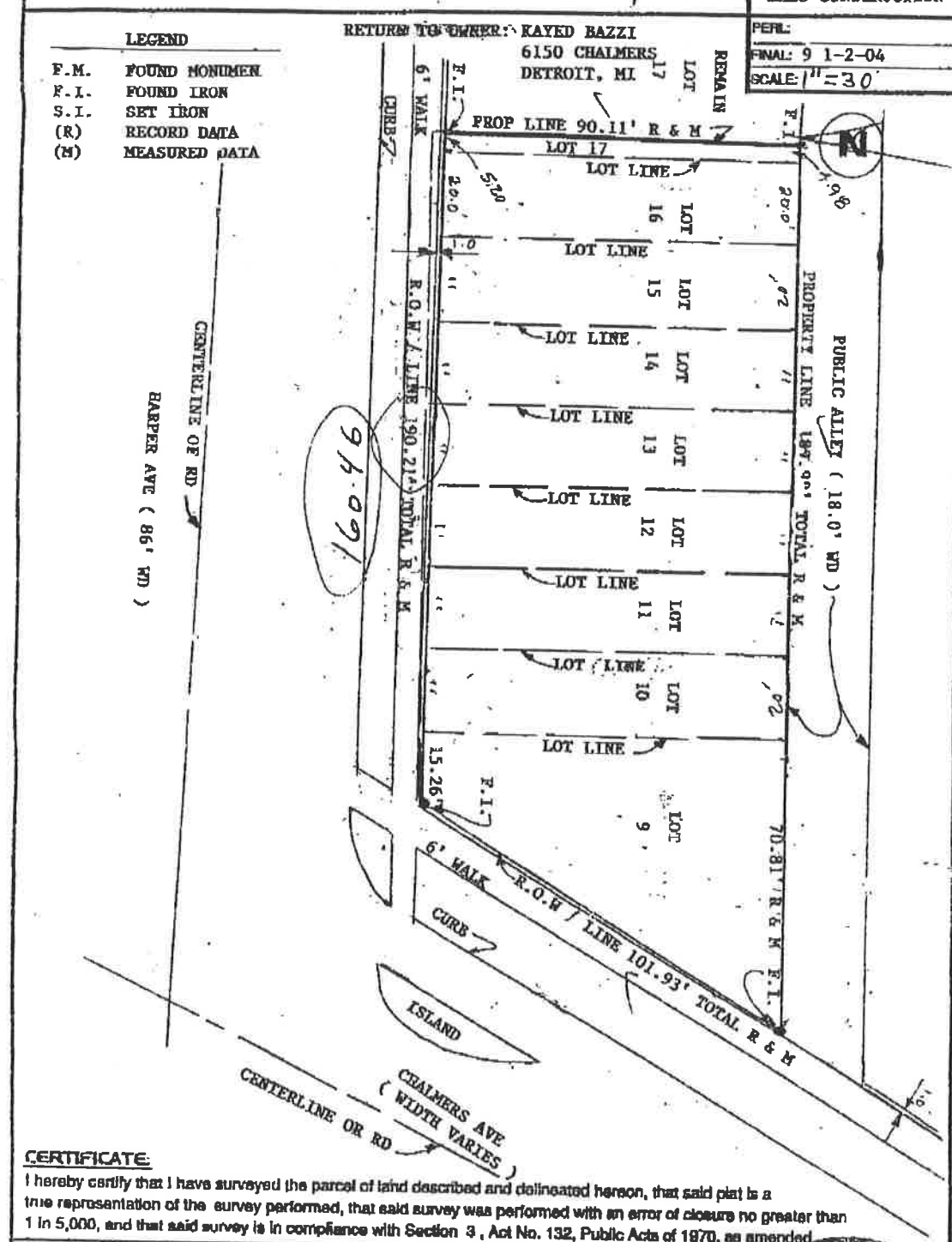
PICTURE#:  
REF#:  
CUSTOMER:  
BAZO CONSTRUCTION

PERL:  
FINAL: 9 1-2-04  
SCALE: 1" = 30'

**LEGEND**

- F.M. FOUND MONUMEN
- F.I. FOUND IRON
- S.I. SET IRON
- (R) RECORD DATA
- (M) MEASURED DATA

RETURN TO OWNER: KAYED BAZZI  
6150 CHALMERS  
DETROIT, MI



**CERTIFICATE**

I hereby certify that I have surveyed the parcel of land described and delineated hereon, that said plat is a true representation of the survey performed, that said survey was performed with an error of closure no greater than 1 in 5,000, and that said survey is in compliance with Section 3, Act No. 132, Public Acts of 1870, as amended.

<p><b>SYSTEM'S</b> SEVEN <b>SURVEY</b> LAND SURVEYING</p> <p>P.O. BOX 891 HAZEL PARK, MI. 48030</p> <p>OFFICE: 248-528-2480 FAX: 248-528-0184</p>	<p>CERTIFIED BY</p> <p><i>Riad Kattuah</i></p>	
<p>ORIGINAL 1-16-04 REVISED 2-5-04</p>	<p>Note: This survey is subject to any easement of record and other pertinent facts which a Title search might disclose.</p>	

May 14, 2007

Honorable City Council:

RE: Petition No. 2293 – Landstar R.E., L.L.C., request for vacation and conversion to easement the alley in the area of Edsel Ford Freeway (I-94), Harper, Chalmer and Marlborough.

Petition No. 2293 of “Landstar R.E., L.L.C.” whose address is 10601 East Outer Drive – Detroit, Michigan 48224 c/o Kayed Bazzi request for the conversion of the East – West public alley, 18 feet wide, in the block bounded by Harper Avenue, 86 feet wide, Edsel Ford Freeway (I-94), Chalmers Avenue, 100 feet wide, and Marlborough Avenue, 50 feet wide, into a private easement for utilities.

The request was approved by the Solid Waste Division – DPW, and the Traffic Engineering Division – DPW. The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

Landstar R.E., LLC, (the petitioner) have made numerous attempts over the past three (3) years to secure 100% of abutting property owners signature to close the East – West public alley in the block bounded by Harper, Edsel Ford Freeway (I-94), Chalmers and Marlborough. Kayed Bazzi of Landstar R.E., LLC have obtained signatures and/or purchase the land abutting the said alley except for one abutting property located at 14434 Harper Avenue. Kayed Bazzi of Landstar R.E., LLC have sent the property owner certified mail with a letter of consent for the alley closure. The certified mail was returned back to the sender as unclaimed. The original certified mail sent to the property at 14434 Harper is on file with The City Engineering Department – DPW.

All City departments and privately owned utility companies have reported no objections to the conversion of public rights-of-way into a private easement for public utilities. Provisions protecting utility installations are part of the resolution.

This resolution is attached for your Honorable Body for consideration.

Respectfully submitted,



Jessy Jacob, Interim City Engineer  
City Engineering Division – DPW

NRP\

Cc: Cathy Square, Director-DPW  
Kandia Milton, Mayor's Office



RESOLVED, all that part of the East – West public alley, 18 feet wide, lying Northerly of and abutting the North line of Lots 21, 158, and the public alley, 18 feet wide, vacated on December 1, 1959 – J.C.C. Page 2394 and lying Southerly of and abutting the South line of Lots 9 through 20, both inclusive, all in the “Sefton park Subdivision of Lot 4” of Plat of North-East ½ of Front and Rear Concession of P.C. 321 City of Detroit, Wayne County, Michigan as recorded in Liber 38, Page 86, Plats, Wayne County Records;

Be and the same is hereby vacated as a public alley and is hereby converted into a private easement for public utilities of the full width of the alley, which easement shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be observed by the owners of the lots abutting on said alley and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public easement or right-of-way over said vacated public alley herein above described for the purposes of maintaining, installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public alley in the City of Detroit, with the right to ingress and egress at any time to and over said easement for the purpose above set forth,

Second, Said utility easement or right-of-way in and over said vacated alley herein above described shall be forever accessible to the maintenance and inspection forces of the utility companies, or those specifically authorized by them, for the purpose of inspecting, installing, maintaining, repairing, removing, or replacing any sewer, conduit, water main, gas line or main, telephone or light pole or any utility facility placed or installed in the utility easement or right-of-way. The utility companies shall have the right to cross or use the driveways and yards of the adjoining properties for ingress and egress at any time to and over said utility easement with any necessary equipment to perform the above mentioned task, with the understanding that the utility companies shall use due care in such crossing or use, and that any property damaged by the utility companies, other than that specifically prohibited by this resolution, shall be restored to a satisfactory condition,

Third, Said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition walls, shall be built or placed upon said easements, nor change of surface grade made, without prior approval of the City Engineering Division – DPW,

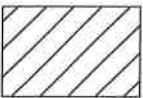
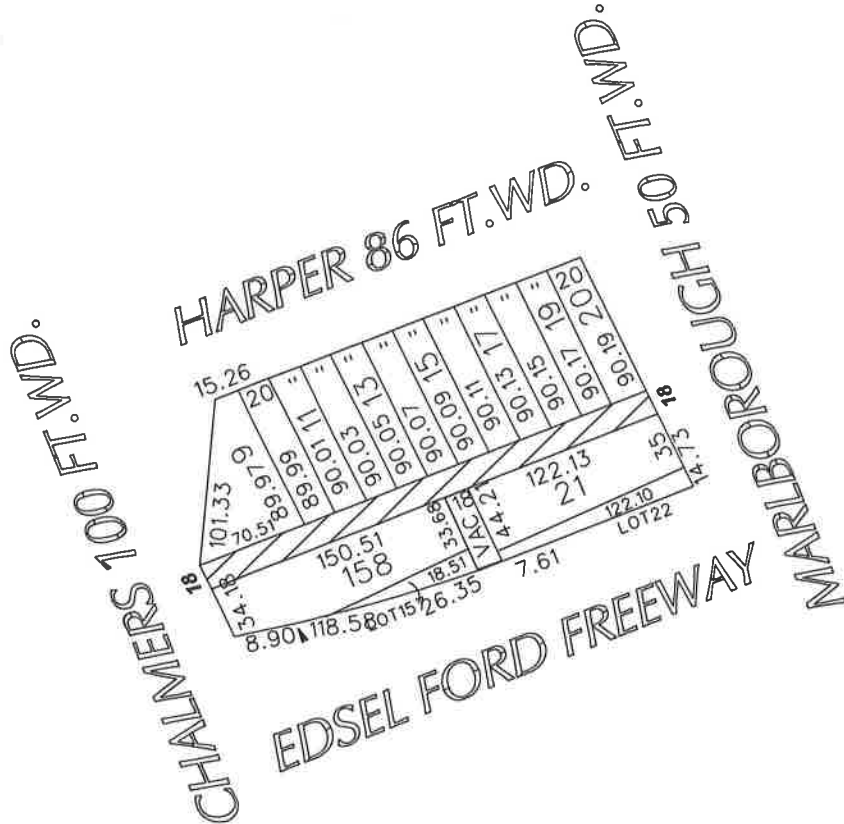
Fourth, That if the owners of any lots abutting on said vacated alley shall request the removal and/or relocation of any existing poles or other utilities in said easement, such owners shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners,

Fifth, That if any utility located in said property shall break or be damaged as a result of any action on the part of said owners or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 3, mentioned above, then in such event said owners or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility; and further

PROVIDED, That if it becomes necessary to remove the paved alley return at the entrances (into Chalmers and Marlborough Avenues), such removal and construction of new curb and sidewalk shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further

PROVIDED, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION NO. 2293  
 LANDSTAR L.L.C.  
 10601 E. OUTER DR.  
 c/o KAYED BAZZI  
 PHONE 313-341-4777



- REQUESTED CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 65 E

B						REQUESTED CONVERSION TO EASEMENT THE EW OPEN PUBLIC ALLEY, 18 FT.WD., IN THE BLK. BND. BY EDSEL FORD, HARPER, CHALMERS, AND MARLBOROUGH.	CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
A								JOB NO. 01-01
DESCRIPTION		DRWN	CHKD	APPD	DATE			DRWG. NO. x2293.dgn
DRAWN BY NP		CHECKED						
DATE 4-19-04		APPROVED						