



Letter of Transmittal

Date:
Petition Map:

Type of Petition

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

Additional Comments (if applicable):

Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:			<i>Mohammad Siddique</i>	
Approved by:			<i>Mohammad Siddique</i> 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.

Letter of Intent

March 19, 2024

**City of Detroit
Office of the Chief Financial Officer
Office of the Assessor
2 Woodward Ave.
Suite 828
Detroit, MI 48226**

**Chalmers Island Investment LLC / Landlord
Mazin Najjar, Member
11717 Chalmers
14360 Houston-Whittier
Detroit, MI 48205
(586) 212-4433**

**MNSN Inc. – Tenant
11717 Chalmers
14360 Houston-Whittier
Detroit, MI 48205**

To whom it may concern:

Chalmers Island Investment LLC is the owner of the real estate located at 11717 Chalmers and 14360 Houston-Whittier, and leases the same properties to MNSN Inc. Chalmers Island Investment LLC would like to combine their properties, and need to vacate the alley in order to do so. The adjacent neighbor Habitat for Humanity is in support and there is no opposition to vacating the alley.

Chalmers Island Investment LLC hereby respectfully requests the alley lying and being in between 11717 Chalmers and 14360 Houston-Whittier be vacated by the City of Detroit. The vacated alley shall be open and accessible to the general public and any utility company. Chalmers Island Investment LLC and MNSN Inc. will jointly take care of the vacated alley to make sure it is clean and maintained.



**Mazin Najjar
Member of Chalmers Island Investment LLC**





AUGUST

FILBERT

LORETTO

HOUSTON

ALMA AVE

WHITTIER

76' AVE 86'

ERSON
DICK

COPLIN

JANE

CHALMERS

FLANDERS

WILFRED

GLENFIELD

KILBOURNE

ROSEMARY

OUTER DR EAST

PROMENADE

WILSHIRE

ROCHELLE AVE

MAYFIELD AVE

76' AVE 86'

FLANDERS

WILFRED

GLENFIELD

LANNETTE

KILBOURNE

ROSEMARY

OUTER DR EAST

PROMENADE

6" STREET WIDTH
IN BASE MAP

BASE MAPS
DON'T MATCH

CONFLICT BET
25-P & 26-P

6 FT. EASEMENT FOR PUBLIC UTILITIES

6 FT. EASEMENT FOR PUBLIC UTILITIES

6 FT. EASEMENT FOR PUBLIC UTILITIES

6 FT. EASEMENT

EASEMENT

EASEMENT

EASEMENT

VAC.

EASEMENT

EASEMENT

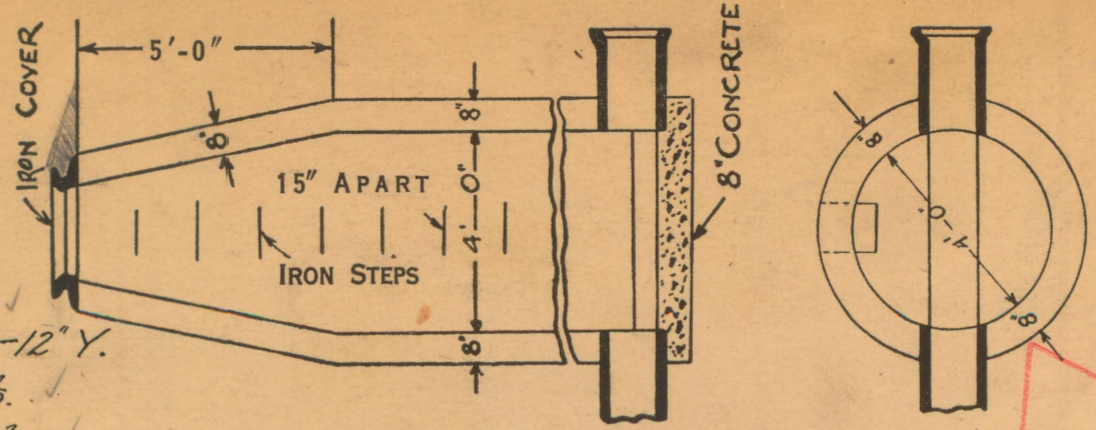
LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY

W. OF NELSON-CHALMERS-JANE-LORETTO
DETAILS

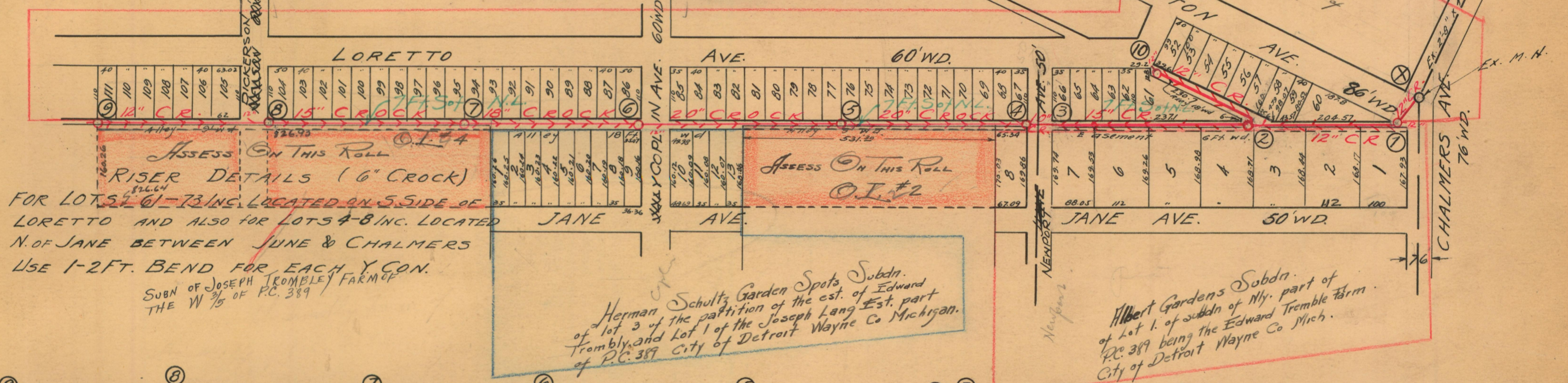
TOTAL LENGTH OF SEWER	3094 ⁵⁰	FT. M. OR L.
" " " 20" CROCK	810 ⁰⁰	INC. 37-6" & 1-12" Y.
" " " 18" " "	370 ⁰⁰	" 19-6" Y3.
" " " 15" " "	859 ⁰⁰	" 39-6" Y3.
" " " 12" " "	1,005 ⁰⁰	" 34-6" & 1-12" Y3.
" " " 10" " "	50 ⁰⁰	

NINE MANHOLES INC. 66 IRON STEPS & 2-12" CONS.
MATERIAL FOR RISERS: - 32-2 FT. BENDS (6" CROCK)



SECTS OF M.H.

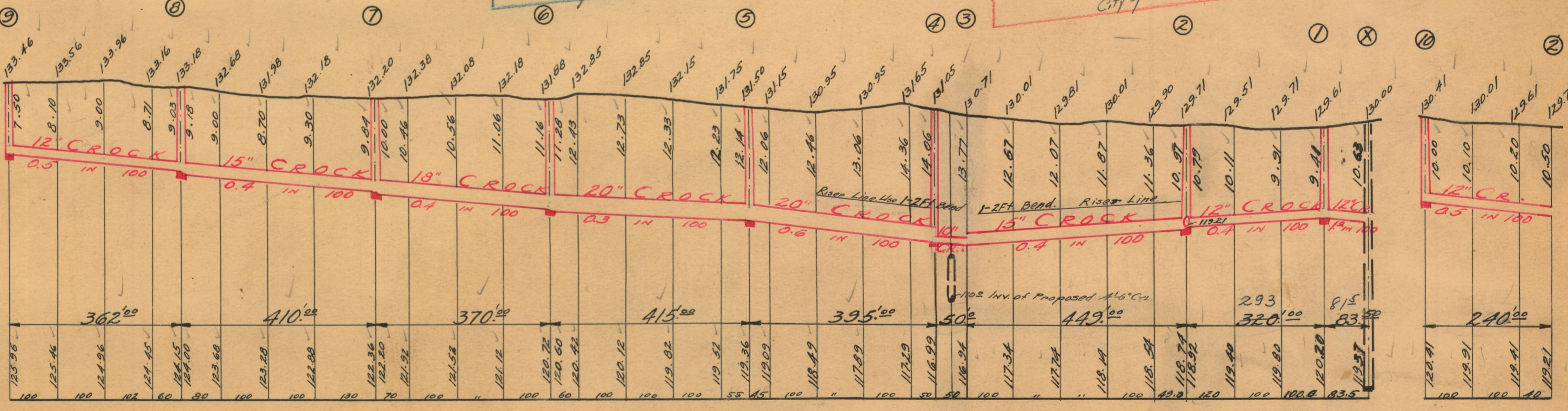
SEWER NO. 3685
ROLL NO. 8995
PETITION NO. 7754
PETITION DATE Aug. 16 - 1921
RESOLUTION JUL 11 1922
BIDS OPENED JUL 21 1922
CONTRACT CONF'D JUL 25 1922
COMPLETED
CONTR. Lennane & McIlwain
\$8000.00
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER'S OFFICE
DETROIT, MICH.



ASSESS ON THIS ROLL
RISER DETAILS (6" CROCK)
FOR LOTS 61-73 INC. LOCATED ON S. SIDE OF
LORETTO AND ALSO FOR LOTS 4-8 INC. LOCATED
N. OF JANE BETWEEN JANE & CHALMERS
USE 1-2 FT. BEND FOR EACH Y CON.
SUBN. OF JOSEPH TROMBLEY FARM OF
THE W 1/5 OF P.C. 389

Herman Schultz Garden Spots Subdn.
of lot 3 of the partition of the est. of Edward
Trombley and Lot 1 of the Joseph Lang Est. part
of P.C. 389 City of Detroit Wayne Co Michigan.

Albert Gardens Subdn.
of Lot 1. of subdn. of Nly. part of
P.C. 389 being the Edward Trombley farm
City of Detroit Wayne Co Mich.



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.

NOTE:--Each bidder is expected to examine the drawings, to visit the locality of the
work, to make his own estimate of the facilities and difficulties attending the execu-
tion of the work, including local conditions and all other contingencies, whether sur-
face or underground, to do all his own pumping and provide proper bulk heads when
directed by city engineer. Above costs to be borne by contractor.

26606

SCALE	VERTICAL 1" = 10'	
	HORIZONTAL 1" = 200'	
DRAWN	JL	CHECK R3
TRACED	O.K.	NOTE BOOK 192/133/14

MAP-24-54

HOUSTON-WHITTIER ST. 77 FT. WD.



LORETTO ST. 60 FT. WD.

CHALMERS ST. 76 FT. WD.

NEWPORT ST. 50 FT. WD.

JANE AVE. 50 FT. WD.



- REQUEST VACATION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 66 B

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	TS	CHECKED	AP		
DATE	07-16-2024	APPROVED	RW		

REQUEST VACATION TO UTILITY EASEMENT
 THE EAST/WEST ALLEY, 9 FT. WD.
 IN THE BLOCK BOUNDED BY LORETTO ST.,
 NEWPORT ST., JANE AVE., CHALMERS ST.,
 AND HOUSTON-WHITTIER ST.

CITY OF DETROIT
 CITY ENGINEERING DIVISION
 SURVEY BUREAU

JOB NO. 24-54

DRWG. NO.

MORTGAGE SURVEY

Certified to: MAZIN NAJAR

Applicant: MAZIN NAJAR

Property Description:
SEE PAGE 2 OF 2

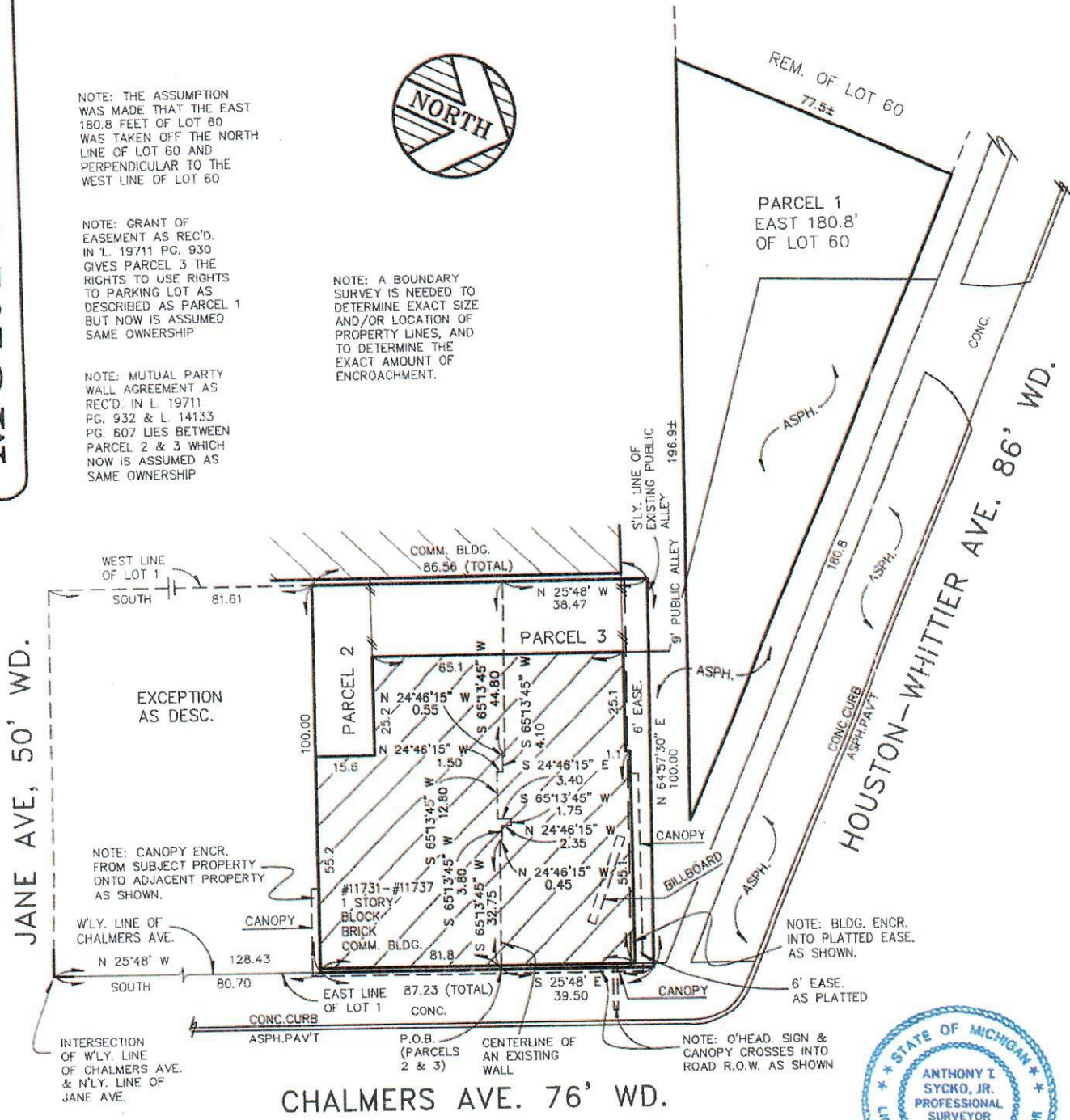
NOTE: THE ASSUMPTION WAS MADE THAT THE EAST 180.8 FEET OF LOT 60 WAS TAKEN OFF THE NORTH LINE OF LOT 60 AND PERPENDICULAR TO THE WEST LINE OF LOT 60



NOTE: GRANT OF EASEMENT AS REC'D. IN L. 19711 PG. 930 GIVES PARCEL 3 THE RIGHTS TO USE RIGHTS TO PARKING LOT AS DESCRIBED AS PARCEL 1 BUT NOW IS ASSUMED SAME OWNERSHIP

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT.

NOTE: MUTUAL PARTY WALL AGREEMENT AS REC'D. IN L. 19711 PG. 932 & L. 14133 PG. 607 LIES BETWEEN PARCEL 2 & 3 WHICH NOW IS ASSUMED AS SAME OWNERSHIP



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



PAGE 1 OF 2
THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

(Signature)
JOB NO: 10-01144 SCALE: 1"=30'
DATE: 04/06/10 DR BY: S.K.

KEM-TEC Professional Engineers & Surveyors

Eastpointe (800) 295.7222	Detroit (313) 758.0677	Ann Arbor (734) 994.3888	Grand Blanc (888) 694.0001
FAX: (586) 772.4048	FAX: (586) 772.4048	FAX: (734) 994.0667	FAX: (810) 694.9955

www.kemtecsurvey.com

Exhibit A

Premises situated in the City of Detroit County of Wayne and State of Michigan, to-wit:

Parcel 1

The East 180.8 feet of Lot 60 of D-J-R SUBDIVISION, according to the plat thereof, as recorded in Liber 41, page 64, Wayne County Records.

Tax Item No. 14394/ Ward 21, covers more land

Parcel 2

The North 86.75 feet of Lot 1, as measured on the East line of the North 87.23 feet of Lot 1, as measured on the West line of ALBERT GARDENS SUBDIVISION, according to the plat thereof, as recorded in Liber 39, page 31, Wayne County Records; EXCEPTING that part described as follows: Being part of Lot 1 of ALBERT GARDENS SUBDIVISION, according to the plat thereof, as recorded in Liber 39, page 31, Wayne County Records; described as: Beginning at a point on the Westerly line of Chalmers Avenue (76 feet wide) distant North 25 degrees 48 minutes West 128.43 feet from the intersection of the Westerly line of Chalmers Avenue and the Northerly line of Jane Avenue (50 feet wide), thence along the centerline of an existing wall South 65 degrees 13 minutes 45 seconds West 32.75 feet; thence South 24 degrees 46 minutes 15 seconds East 0.45 feet; thence South 65 degrees 13 minutes 45 seconds West 3.80 feet; thence North 24 degrees 46 minutes 15 seconds West 2.35 feet; thence South 65 degrees 13 minutes 45 seconds West 1.75 feet; thence South 24 degrees 46 minutes 15 seconds East 3.40 feet; thence South 65 degrees 13 minutes 45 seconds West 12.80 feet; thence North 24 degrees 46 minutes 15 seconds West 1.50 feet; thence South 65 degrees 13 minutes 45 seconds West 4.10 feet; to the end of building; thence North 24 degrees 46 minutes 15 seconds West 0.55 feet to the center of existing wall to the outside of said wall, thence South 65 degrees 13 minutes 45 seconds West 44.80 feet along existing wall extended; thence North 25 degrees 48 minutes West 38.47 feet to the Southerly line of an existing public alley 9.0 feet wide; thence along said Southerly line extended North 64 degrees 57 minutes 30 seconds East 100.00 feet to the Westerly line of Chalmers Avenue; thence along said line South 25 degrees 48 minutes East 39.50 feet to the point of beginning.

Parcel 3

Being part of Lot 1 of ALBERT GARDENS SUBDIVISION, according to the plat thereof, as recorded in Liber 39, page 31, Wayne County Records; described as: Beginning at a point on the Westerly line of Chalmers Avenue (76 feet wide) distant North 25 degrees 48 minutes West 128.43 feet from the intersection of the Westerly line of Chalmers Avenue and the Northerly line of Jane Avenue (50 feet wide), thence along the centerline of an existing wall South 65 degrees 13 minutes 45 seconds West 32.75 feet; thence South 24 degrees 46 minutes 15 seconds East 0.45 feet; thence South 65 degrees 13 minutes 45 seconds West 3.80 feet; thence North 24 degrees 46 minutes 15 seconds West 2.35 feet; thence South 65 degrees 13 minutes 45 seconds West 1.75 feet; thence South 24 degrees 46 minutes 15 seconds East 3.40 feet; thence South 65 degrees 13 minutes 45 seconds West 12.80 feet; thence North 24 degrees 46 minutes 15 seconds West 1.50 feet; thence South 65 degrees 13 minutes 45 seconds West 4.10 feet; to the end of building; thence North 24 degrees 46 minutes 15 seconds West 0.55 feet; to the center of existing wall to the outside of said wall, thence South 65 degrees 13 minutes 45 seconds West 44.80 feet along existing wall extended; thence North 25 degrees 48 minutes West 38.47 feet to the Southerly line of an existing public alley 9.0 feet wide; thence along said Southerly line extended North 64 degrees 57 minutes 30 seconds East 100.00 feet to the Westerly line of Chalmers Avenue; thence along said line South 25 degrees 48 minutes East 39.50 feet to the point of beginning.

Tax Item No. 55798/ Ward 21, as to Parcel 2 and Parcel 3

Certified to: MAZIN NAJAR

Applicant: MAZIN NAJAR

Property Description:

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

Parcel 1:

The East 180.8 feet of Lot 60 of D-J-R SUBDIVISION, according to the plat thereof, as recorded in Liber 41, Page 64, Wayne County Records.

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Note: The property description is as furnished by client.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

PAGE 2 OF 2

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

[Handwritten Signature]

JOB NO: 10-01144 SCALE: 1"=30'
DATE: 04/06/10 DR BY: S.K.

KEM-TEC Professional Engineers & Surveyors

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www.kemtecsurvey.com			

Right of Way Street and Alley Vacations

- Vacation
- Easement

Parcels

City of Detroit Boundary



21055798.

Zoom to Pan

object_id	269519
parcel_number	21055798.
ward	21
address	11717 CHALMERS
council_district	4
zip_code	48205
taxpayer_1	CHALMERS ISLAND
taxpayer_2	
taxpayer_street	11731 CHALMERS
taxpayer_city	DETROIT
taxpayer_state	MI
taxpayer_zip	48205
property_class	201
property_class_desc	COMMERCIAL-IMPROVED
property_class_previous	201
use_code	22410
use_code_desc	STORE-RETAIL

City of Detroit: Street and Alley Vacations

Right-of-Way Ty... **None** Easement Under Review Vacation

11731 chalmers

Right of Way Street and Alley Vacations

- Vacation
- Easement

Parcels

City of Detroit Boundary

21014394.

Zoom to Pan

object_id	270655
parcel_number	21014394.
ward	21
address	14360 HOUSTON-WHITTIER
council_district	4
zip_code	48205
taxpayer_1	CHALMERS ISLAND INVESTMENT LLC
taxpayer_2	
taxpayer_street	11731 CHALMERS
taxpayer_city	DETROIT
taxpayer_state	MI
taxpayer_zip	48205
property_class	202
property_class_desc	COMMERCIAL-VACANT
property_class_previous	202
use_code	00001
use_code_desc	IMPROVED NO RIDG

20 m
100 ft

Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri, Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NRCAN, Parks Canada | Michigan Geographic Fr... Powered by Esri

[Download Link](#) to export the whole table to Shapefile, CSV file, KML, Excel, FGDB, GeoJSON, Feature Collection, GeoPackage.

City of Detroit: Street and Alley Vacations

Right-of-Way Ty... **None** Easement Under Review Vacation

11731 chalmers

Right of Way Street and Alley Vacations

- Vacation
- Easement

Parcels

-

City of Detroit Boundary

-



20 m
100 ft

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City of Detroit: Street and Alley Vacations

Right-of-Way Ty... None Easement Under Review Vacation

Right of Way Street and Alley Vacations

- Vacation
- Easement

Parcels

-

City of Detroit Boundary

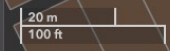
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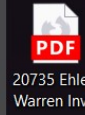
21011903-5

Zoom to Pan

object_id	378821
parcel_number	21011903-5
ward	21
address	14325 JANE
council_district	4
zip_code	48205
taxpayer_1	HABITAT FOR HUMANITY OF DETROIT
taxpayer_2	
taxpayer_street	14325 JANE
taxpayer_city	DETROIT
taxpayer_state	MI
taxpayer_zip	48205
property_class	201
property_class_desc	COMMERCIAL-IMPROVED
property_class_previous	201
use_code	
use_code_desc	



[Download Link](#) to export the whole table to Shapefile, CSV file, KML, Excel, FGDB, GeoJSON, Feature Collection, GeoPackage.



Right of Way Street and Alley Vacations

- Vacation
- Easement

Parcels



City of Detroit Boundary



Michigan Geographic Framework | Office of the Assessor, City of Detroit. Zoning data provided by the Buildings, Safety Engineering, and Environmental Department (BSEED) Zoning Division.

Powered by Esri

- #1 Habitat for Humanity 14235 Jane Parcel ID 21011903-5
- #2 Tiffany Smith 14295 Jane Parcel 21011902. and 14287 Jane Parcel ID 21011901. Completed
- #3 Kerry D Hayes 14273 Jane Parcel ID 21011899-900 Completed
- #4 Ty G. Petrie 14265 Jane Parcel ID 21011898. Completed
- #5 Kennie Smith (Rental) 14257 Jane Parcel ID 21011897.
- #6 Clarence C Williamson (Vacant Lot) 14251 Jane Parcel ID # 21011896.
- #7 James Washington (Rental) 14243 Jane Parcel ID 21011895.
- #8 Detroit Land Bank Authority 14231 Jane Parcel ID 21011894.
- #9 Piluso LLC (Rental) 14221 Jane Parcel ID 21011893.
- #10 Jeans LLC 14215 Jane Parcel ID 21011892. and 14203 Jane Parcel ID 21011891. and
- #11 Detroit Land Bank Authority 14200 Loretto Parcel ID 21012227. and 14210 Loretto Parcel ID 21012226.
- #12 Homes at Houston Whittier (Vacant) 14224 Loretto Parcel ID 21012224-5 (Tax Bill goes to 14325 Jane Detroit
- #13 Detroit Land Bank Authority 14230 Loretto Parcel ID 2102223. and 14250 Loretto Parcel ID 21012222.
- #14 Brandy Jones 14250 Houston-Whittier Parcel ID 21014396.
- #15 Devin Dubois 14260 Hoston-Whittier Parcel ID 21014395.
- #16 Chalmers Island Investment LLC 14360 Houston-Whitter Parcel ID 21014394.
- #17 Chalmers Island Investment LLC 11717 Chalmers Parcel ID 21055798.

WAYNE COUNTY TREASURER
QUIT CLAIM DEED

(Record under Act 206 Public Act of 1893, as Amended by Act 123 of Public Acts of 1999)

Eric R. Sabree, Treasurer of the Charter County of Wayne, Michigan, hereinafter called the Grantor/Treasurer whose address is 400 Monroe, Suite 520, Detroit, Michigan 48226, by authority of Act 206 of Public Acts of 1893, as amended by Act 123 of Public Acts of 1999, as amended, conveys and quit claims to

DETROIT LAND BANK AUTHORITY

hereinafter called the Grantee, whose address is

500 GRISWOLD STREET SUITE 1200 DETROIT, MI 48226

the following

described premises located in the **CITY OF DETROIT, WAYNE COUNTY, MI**

Tax Parcel ID # **21011891**.

Legal Description:

N JANE W 47.55 FT OF LOT 7 ALBERT GARDENS SUB L39 P31 PLATS, W C R 21/489 47.55 X 169.69A

Commonly known as: **14203 JANE, DETROIT**

For the full consideration of **\$0.00** Dollars.

Date: **December 17, 2021**

Pursuant to the provisions of Section 78k(5)(c) and 78k(5)(e) parcels are subject to visible or recorded easements and rights of way, private deed restrictions, building restrictions of record, all future installments of special assessments and liens recorded by the State or the foreclosing governmental unit or restrictions or other governmental interests imposed pursuant to the Natural Resources and Environmental Protection Act being Public Act 451 of 1994. This conveyance is exempt from taxes pursuant to MCL 207.505(h)(1) and MCL 207.526(h)(I).

In Witness Whereof the Grantor, has signed and affixed the seal of the Wayne County Treasurer the day and year first above written.



STATE OF MICHIGAN)

)ss

COUNTY OF WAYNE)

Eric R. Sabree

Eric R. Sabree
Wayne County Treasurer

The foregoing instrument was acknowledged before me on this **17** day of **December**, **2021** by
Eric R. Sabree, Wayne County Treasurer.

JOHN FITZGERALD KRAVITZ
Notary Public, State of Michigan
County of Macomb
My Commission Expires 11-28-2023
Acting in the County of **WAYNE**

John Fitzgerald Kravitz

Notary Public, Wayne County Michigan

Prepared by Wayne County Treasurer
400 Monroe Street, Detroit, Michigan 48226

When recorded return to: Grantor
Send subsequent tax bills to: Grantee

WAYNE COUNTY TREASURER
QUIT CLAIM DEED

(Issued under Act 206 Public Act of 1893, as Amended by Act 123 of Public Acts of 1999)

Eric R. Sabree, Treasurer of the Charter County of Wayne, Michigan, hereinafter called the Grantor/Treasurer whose address is 400 Monroe, Suite 520, Detroit, Michigan 48226, by authority of Act 206 of Public Acts of 1893, as amended by Act 123 of Public Acts of 1999, as amended, conveys and quit claims to:

DETROIT LAND BANK AUTHORITY

hereinafter called the Grantee, whose address is:

500 GRISWOLD STREET SUITE 1200 DETROIT, MI 48226

the following

described premises located in the CITY OF DETROIT, WAYNE COUNTY, MI

Tax Parcel I.D. #: 21011892.

Legal Description:

N JANE E 40.50 FT OF LOT 7 ALBERT GARDENS SUB L39 P31 PLATS, W C R 21/489 40.50 X 169.58A

Commonly known as: 14215 JANE, DETROIT

For the full consideration of \$0.00 Dollars.

Date: December 17, 2021

Pursuant to the provisions of Section 78k(5)(c) and 78k(5)(e) parcels are subject to visible or recorded easements and rights of way; private deed restrictions; building restrictions of record; all future installments of special assessments and liens recorded by the State or the foreclosing governmental unit or restrictions or other governmental interests imposed pursuant to the Natural Resources and Environmental Protection Act being Public Act 451 of 1994. This conveyance is exempt from taxes pursuant to MCL 207.505(h)(1) and MCL 207.526(h)(1).

In Witness Whereof the Grantor, has signed and affixed the seal of the Wayne County Treasurer the day and year first above written.

STATE OF MICHIGAN)

)ss

COUNTY OF WAYNE)



Eric R. Sabree

Eric R. Sabree
Wayne County Treasurer

The foregoing instrument was acknowledged before me on this 17 day of December, 2021 by Eric R. Sabree, Wayne County Treasurer.

JOHN FITZGERALD KRAVITZ
Notary Public, State of Michigan
County of Macomb
My Commission Expires 11-28-2023
Acting in the County of WAYNE

John J. Kravitz

Notary Public, Wayne County Michigan

Prepared by Wayne County Treasurer
400 Monroe Street, Detroit, Michigan 48226

When recorded return to: Grantor
Send subsequent tax bills to: Grantee

WAYNE COUNTY TREASURER
QUIT CLAIM DEED

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DETROIT LAND BANK AUTHORITY

hereinafter called the Grantee, whose address is:

500 GRISWOLD STREET SUITE 1200 DETROIT, MI 48226 the following
described premises located in the CITY OF DETROIT, WAYNE COUNTY, MI

Tax Parcel I.D. #: 21011896.

Legal Description:

N JANE W 37 FT OF E 74 FT OF 5 ALBERT GARDENS SUB L39 P31 PLATS, W C R 21/489 37 X 169.12A

Commonly known as: 14251 JANE, DETROIT

For the full consideration of \$0.00 Dollars.

Date: December 19, 2023

Pursuant to the provisions of Section 78k(5)(c) and 78k(5)(e) parcels are subject to visible or recorded easements and rights of way, private deed restrictions; building restrictions of record; all future installments of special assessments and liens recorded by the State or the foreclosing governmental unit or restrictions or other governmental interests imposed pursuant to the Natural Resources and Environmental Protection Act being Public Act 451 of 1994. This conveyance is exempt from taxes pursuant to MCL 207.505(h)(1) and MCL 207.526(h)(I).

In Witness Whereof the Grantor, has signed and affixed the seal of the Wayne County Treasurer the day and year first above written.

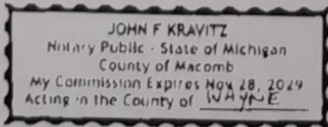


Eric R. Sabree

Eric R. Sabree
Wayne County Treasurer

STATE OF MICHIGAN)
)ss
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on this 19 day of December, 2023 by
Eric R. Sabree, Wayne County Treasurer.



John F. Kravitz

Notary Public, Wayne County Michigan
When recorded return to: Grantor
Send subsequent tax bills to: Grantee

Prepared by Wayne County Treasurer
400 Monroe Street, Detroit, Michigan 48226

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 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

Stephanie Osterland - CEO of Habitat for Humanity Detroit 14325 Jane St / Detroit, MI / 48205 2/8/24

SIGNATURE



PRINT NAME / ADDRESS / DATE SIGNED

Mazin Najjar - Sole Member of Chalmers Island Investment LLC 11717 Chalmers - Detroit - MI - 48205 03/19/2024

SIGNATURE



PRINT NAME / ADDRESS / DATE SIGNED

Mazin Najar - Sole Member of

Chalmers Island Investment LLC

14360 Houston-Whittier - Detroit - MI - 48205

03/19/2024

SIGNATURE



PRINT NAME / ADDRESS / DATE SIGNED

SIGNATURE

PRINT NAME / ADDRESS / DATE SIGNED

SIGNATURE

PRINT NAME / ADDRESS / DATE SIGNED

SIGNATURE

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SIGNATURE

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SIGNATURE

City of Detroit

PUBLIC WORKS DEPARTMENT: CITY ENGINEERING DIVISION

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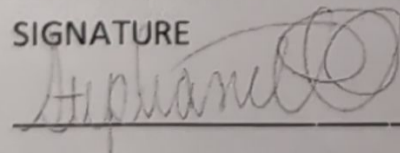
- (1) Vacating the proposed street or alley will result in the property owner being allocated ownership of 1/2 of the street or alley (conditional to the design of the subdivision) and will cause the property assessment to be adjusted to include the increase in square footage.
- (2) Drainage fees to 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.

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PRINT NAME / ADDRESS / DATE SIGNED

Stephanie Osterland - CEO of Habitat for Humanity Detroit 14325 Jane St / Detroit, MI / 48205 2/8/24

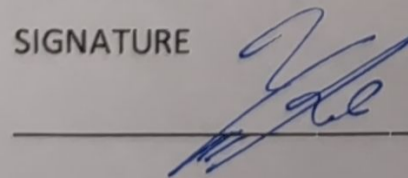
SIGNATURE



PRINT NAME / ADDRESS / DATE SIGNED

Mazin Najar - Sole Member of Chalmers Island Investment LLC 11717 Chalmers - Detroit - MI - 48205 03/19/2024

SIGNATURE



PRINT NAME / ADDRESS / DATE SIGNED

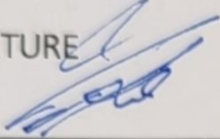
Mazin Najar - Sole Member of

Chalmers Island Investment LLC

14360 Houston-Whittier - Detroit - MI - 48205

03/19/2024

SIGNATURE



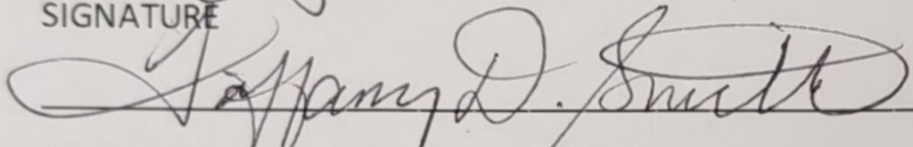
PRINT NAME / ADDRESS / DATE SIGNED

Tiffany D. Smith

14287 Jane St, Det
48205

5/2/24

SIGNATURE



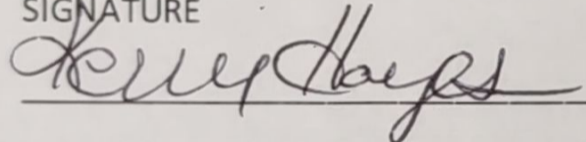
PRINT NAME / ADDRESS / DATE SIGNED

Kerry Hayes

14273 Jane St. Detroit
48205

5/7/24

SIGNATURE



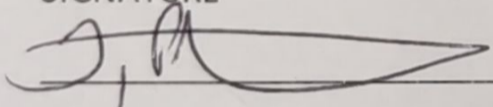
PRINT NAME / ADDRESS / DATE SIGNED

Ty Petrie

14265 Jane St Detroit
48205

5/8/24

SIGNATURE



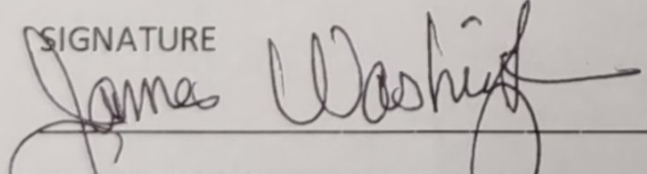
PRINT NAME / ADDRESS / DATE SIGNED

JAMES WASHINGTON

14243 Jane St.

6/20/24

SIGNATURE



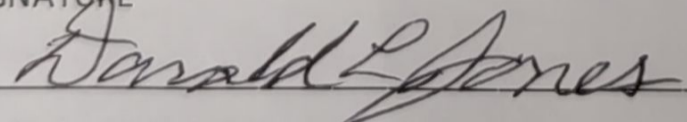
PRINT NAME / ADDRESS / DATE SIGNED

Donald Jones

14203 JANE ST
14215 JANE ST

6/22/24

SIGNATURE



PRINT NAME / ADDRESS / DATE SIGNED

SIGNATURE

PRINT NAME / ADDRESS / DATE SIGNED

Brunny Jones 14250 Houston-Whittier 6/20/24

SIGNATURE

X Brunny Jones

PRINT NAME / ADDRESS / DATE SIGNED

SIGNATURE

PRINT NAME / ADDRESS / DATE SIGNED

SIGNATURE

PRINT NAME / ADDRESS / DATE SIGNED

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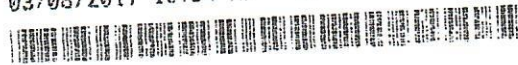
SIGNATURE

PRINT NAME / ADDRESS / DATE SIGNED

SIGNATURE

17 MAR- 8 AM 10:54

Bernard J. Youngblood
Wayne County Register of Deeds
2017066780 L: 53559 P: 605
03/08/2017 10:54 AM WD Total Pages: 2



MICHIGAN REAL ESTATE TRANSFER TAX
Wayne County Tax Stamp #435861
03/08/2017



Receipt# 17-53658 L: 53558 P: 605
State Tax: \$1875.00 County Tax: \$275.00

WARRANTY DEED

Chalmers Park, LLC, a Michigan Limited Liability Company
whose address is 41392 Marksway Ct., Sterling Heights, MI 48314

Conveys and Warrants to Chalmers Island Investment, LLC, a Michigan Limited Liability Company
whose address is 11731 Chalmers, Detroit, MI 48205

the following described premises in the City of Detroit, County of Wayne, and State of Michigan:

Exhibit A

for the full consideration of Two Hundred Fifty Thousand (\$250,000.00) Dollars subject to: all building and use restrictions, covenants, reservations, and easements of record.

The Grantor grants to the Grantee the right to make all divisions, bonus divisions and redivisions of the property that the Grantor may have under the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This property may be located within the vicinity of farmland or a farm operation. Generally, accepted agricultural and management practices that may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated this February 14th, 2017.

Chalmers Park, LLC

Satar Zaitouna

By: Satar Zaitouna
Its: Authorized Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this February 14th, 2017 by Satar Zaitouna, the Authorized Member of Chalmers Park, LLC.

David Silverstein

Notary Public: DAVID SILVERSTEIN
NOTARY PUBLIC, STATE OF MI
Notary County/ State: COUNTY OF OAKLAND
County Acting In: MY COMMISSION EXPIRES Jan 25, 2018
Commission Expires: ACTING IN COUNTY OF OAKLAND

Instrument Drafted by and when recorded return to:
Ramy J. Sesi, 32000 Northwestern Highway, Suite 155, Farmington Hills, Michigan 48334
State/County Transfer Tax: \$
Recording Fee: \$
Tax Parcel: Item #14394/Ward 21 and Item #55798/Ward 21
Send subsequent tax bills to Grantee