



## CITY COUNCIL AGENDA ITEM

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Date: May 31, 2011

To: John Szerlag, City Manager

From: Mark F. Miller, Director of Economic and Community Development  
Steven J. Vandette, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Warranty Deed and Four Permanent Easements from Mondrian Properties-The Villas, LLC – Sidwell #88-20-21-102-026

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### Background

As part of the development of *The Villas of Troy* site condominium located in Section 21, the Engineering department has received a Warranty Deed for 35 feet of right-of-way along Finch Road and four permanent easements for public utilities, storm sewer, storm water detention, surface drainage, sidewalks, emergency ingress and egress.

The Warranty Deed and Permanent Easements were granted to the City of Troy by Mondrian Properties—The Villas, LLC, owner of the property having Sidwell #88-20-21-102-026.

The format and content of this Warranty Deed and Permanent Easements is consistent with conveyances previously accepted by City Council. The consideration amount on each document is \$1.00.

### Recommendation

City Management recommends that City Council accept the attached Warranty Deed and four Permanent Easements, consistent with our policy of accepting easements and right-of-way for development and improvement purposes.

WARRANTY DEED

Sidwell # 88-20-21-102-026 (part of)  
Resolution #

The Grantor(s) MONDRIAN PROPERTIES – THE VILLAS, LLC, a Michigan limited liability company, whose address is: 50125 Schoenherr, Shelby Township, MI 48315 convey(s) and warrant(s) to the City of Troy, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road., Troy, Michigan 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and no/cents (\$1.00)

subject to easements and building and use restrictions of record and further subject to:

Dated this 26th day of May, 2011.

MONDRIAN PROPERTIES – THE VILLAS, LLC  
a Michigan limited liability company

By [Signature]  
Joseph Maniaci  
Its: Member

STATE OF MICHIGAN)  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 26th day of May, 2011, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES – THE VILLAS, LLC, a Michigan limited liability company, on behalf of the company.

[Signature]

LARYSA FIGOL Notary Public, \_\_\_\_\_ County, MI  
Notary Public, Oakland County, Michigan Commission expires: \_\_\_\_\_  
Acting in Oakland County, Michigan Acting \_\_\_\_\_ County, MI  
My Commission Expires 03/02/2012

County Treasurer's Certificate		City Treasurer's Certificate	
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel #88-20-21-102-026 (part of) Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

\*TYPE OR PRINT NAMES UNDER SIGNATURES

# EXHIBIT "A"

## FINCH ROAD RIGHT-OF-WAY

PAGE 1 OF 2

**NORTH**



**SCALE: 1"=100'**

N.W. CORNER  
SECTION 21  
T.2N., R.11E.

N. 1/4 COR.  
SECTION 21  
T.2N., R.11E.

**WATTLES ROAD**  
120' WIDE

S 88°58'33" E (R&M)  
2638.61' (R) 2638.45' (M)

NORTH LINE OF SECTION 21

S 88°58'33" E  
1109.00'

UNPLATTED

UNPLATTED

S 88°58'33" E 178.50'

S 01°15'32" W 113.00'

N 88°58'33" W 25.00'

S 01°15'32" W 40.00'

S 88°58'33" E 220.00'

N 88°58'33" W 48.50'

UNPLATTED

S 88°58'33" E 25.00'

N 01°15'32" E 95.00'

S 88°53'43" E 15.00'

S 88°53'43" E 208.38'

**PARCEL 1**  
20-21-102-021

N 88°53'43" W 208.21'

**PARCEL 2**  
20-21-102-026

"SAPPHIRE ESTATES SUB."  
LIBER 221, PAGES 5-8, O.C.R.

P.O.B. PARCEL 1 &  
FINCH ROAD R.O.W.

SUPERIOR  
DRIVE  
80' WD.

P.O.B. PARCEL 2

FINCH ROAD  
60' WIDE

"WATTLES CREEK CONDOMINIUM"  
O.C.C.P. 239

S 01°09'56" W 1268.80'

S 01°09'56" E 102.90'

S 01°09'56" E 152.90'

S 00°21'43" W 255.82'

S 01°15'32" W 102.90'

S 01°15'32" E 126.92'

S 01°15'32" W 460.71'

S 01°15'32" W 460.71'

FINCH ROAD  
RIGHT-OF-WAY,  
0.196 ACRES

**"WASHINGTON SQUARE ESTATES"**  
LIBER 124, PAGES 33 AND 34 OF O.C.R.

APEX

ENGINEERING GROUP INC.

CIVIL ENGINEERING, SURVEYING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE  
SHELBY TOWNSHIP, MI 48317

PROJECT:  
EASEMENTS FOR  
**"THE VILLAS OF TROY"**  
SITE CONDOMINIUM

PT. OF THE N.W. 1/4 OF SEC. 21, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:  
MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES -  
THE VILLAS LLC  
50215 SCHOENHERR RD.  
SHELBY TWP., MI 48315  
586-728-7340

JOB NO: 07-031  
DATE: 10-16-08  
DRAWN BY: N.P.R.  
CHECKED BY: N.P.R.

**EXHIBIT "A"**  
**FINCH ROAD RIGHT-OF-WAY**  
**PAGE 2 OF 2**

**PROPERTY DESCRIPTIONS**

Parcel 1, Sidwell #20-21-102-021

Part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Beginning at a point distant S.88°58'33"E., 1109.00 feet and S.01°09'56"W., 1268.80 feet from the Northwest Section Corner; thence S.88°53'43"E., 208.38 feet; thence S.01°15'32"W., 102.90 feet; thence N.88°53'43"W., 208.21 feet; thence N.01°09'56"E., 102.90 feet to the Point of Beginning. Containing 0.49 acres of land.

Parcel 2, Sidwell #20-21-102-026

Part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Beginning at a point distant S.88°58'33"E., 1109.00 feet and S.01°09'56"W., 1371.70 feet from the Northwest Section Corner; thence S.88°53'43"E., 208.21 feet; thence N.01°15'32"E., 102.90 feet; thence S.88°53'43"E., 15.00 feet; thence N.01°15'32"E., 95.00 feet; thence S.88°58'33"E., 25.00 feet; thence N.01°15'32"E., 126.92 feet; thence N.88°58'33"W., 48.50 feet; thence N.01°15'32"E., 135.50 feet; thence S.88°58'33"E., 178.50 feet; thence S.01°15'32"W., 113.00 feet; thence N.88°58'33"W., 25.00 feet; thence S.01°15'32"W., 40.00 feet; thence S.88°58'32"E., 220.00 feet; thence S.01°15'32"W., 460.71 feet; thence N.88°53'43"W., 572.97 feet; thence N.01°09'56"E., 152.90 feet to the Point of Beginning. Containing 5.04 acres of land.

**FINCH ROAD RIGHT-OF-WAY**

A Right-of-way for Finch Road (Public), part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Commencing at the Northwest Corner of Section 21; thence along the North line of Section 21 S.88°58'33"E., 1109.00 feet; thence S.01°09'56"W., 1268.80 feet to the Point of Beginning; thence S.88°53'43"E., 31.66 feet; thence S.00°21'43"W., 255.82 feet; thence N.88°53'43"W., 35.25 feet; thence N.01°09'56"E., 255.80 feet to the Point of Beginning, containing 0.196 acres.

**APEX**  
ENGINEERING GROUP INC.  
CIVIL ENGINEERING, SURVEYING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE  
SHELBY TOWNSHIP, MI 48317

PHONE: 586-739-5200  
FAX: 586-254-5314

PROJECT:

EASEMENTS FOR  
"THE VILLAS OF TROY"  
SITE CONDOMINIUM

PT. OF THE N.W. 1/4 OF SEC. 21, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

10-27-08 REVISED

CLIENT:

MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES -  
THE VILLAS LLC  
50216 SCHOENHERR RD.  
SHELBY TWP., MI 48315  
586-726-7340

JOB NO: 07-031

DATE: 10-19-08

DRAWN BY: N.P.R.

CHECKED BY: N.P.R.

**PERMANENT EASEMENT**

Sidwell #88-20-21-102-026 (pt of)  
Resolution #

Mondrian Properties – The Villas, LLC, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp, MI 48315, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to construct, operate, maintain, repair and/or replace **public utilities, sanitary sewer and water main**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 26<sup>th</sup> day of May A.D. 2011.

Mondrian Properties – The Villas, LLC  
a Michigan limited liability company

By [Signature] (L.S.)  
\*Joseph Maniaci  
Its Manager

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of May, 2011, by Joseph Maniaci, Manager of, Mondrian Properties – The Villas, LLC, a Michigan limited liability company on behalf of the company.

[Signature]  
LARYSA FIGOL Notary Public, \_\_\_\_\_ County, Michigan  
Notary Public, Oakland County, Michigan Commission Expires \_\_\_\_\_  
Acting in Oakland County, Michigan Acting in \_\_\_\_\_ County, Michigan  
Commission Expires 03/02/2012

Prepared by: Larysa Figol  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

Return to: City Clerk  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

# EXHIBIT "A"

EASEMENT FOR SANITARY SEWER,  
WATER MAIN, & PUBLIC UTILITIES

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**SCALE: 1"=100'**

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120' WIDE

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**PARCEL 2**  
20-21-102-026

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**PARCEL 1**  
20-21-102-021

S 88°53'43" E 33.03'

P.O.B. EASEMENT

S 88°53'43" W 208.21'

S 88°53'43" E 253.66'

N 01°06'17" E 5.00'

S 88°53'43" E 5.85'

L=44.22'

R=39.00'

Δ=64°58'16"

BRG=N 58°37'09" E

C LEN=41.89'

L=213.78'

R=50.00'

Δ=244°58'16"

BRG=N 31°22'51" W

C LEN=64.35'

L=265.28'

R=65.00'

Δ=233°50'03"

BRG=S 36°56'57" E

C LEN=115.92'

N 01°09'56" E  
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**EASEMENT FOR SANITARY SEWER,  
WATER MAIN, & PUBLIC UTILITIES**  
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Part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Beginning at a point distant S.88°58'33"E., 1109.00 feet and S.01°09'56"W., 1268.80 feet from the Northwest Section Corner; thence S.88°53'43"E., 208.38 feet; thence S.01°15'32"W., 102.90 feet; thence N.88°53'43"W., 208.21 feet; thence N.01°09'56"E., 102.90 feet to the Point of Beginning. Containing 0.49 acres of land.

**Parcel 2, Sidwell #20-21-102-026**

Part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Beginning at a point distant S.88°58'33"E., 1109.00 feet and S.01°09'56"W., 1371.70 feet from the Northwest Section Corner; thence S.88°53'43"E., 208.21 feet; thence N.01°15'32"E., 102.90 feet; thence S.88°53'43"E., 15.00 feet; thence N.01°15'32"E., 95.00 feet; thence S.88°58'33"E., 25.00 feet; thence N.01°15'32"E., 126.92 feet; thence N.88°58'33"W., 48.50 feet; thence N.01°15'32"E., 135.50 feet; thence S.88°58'33"E., 178.50 feet; thence S.01°15'32"W., 113.00 feet; thence N.88°58'33"W., 25.00 feet; thence S.01°15'32"W., 40.00 feet; thence S.88°58'32"E., 220.00 feet; thence S.01°15'32"W., 460.71 feet; thence N.88°53'43"W., 572.97 feet; thence N.01°09'56"E., 152.90 feet to the Point of Beginning. Containing 5.04 acres of land.

**EASEMENT FOR SANITARY SEWER,  
WATER MAIN & PUBLIC UTILITIES**

An easement for Sanitary Sewer, Water Main, and Public Utilities, part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Commencing at the Northwest Corner of Section 21; thence along the North line of Section 21 S.88°58'33"E., 1109.00 feet; thence S.01°09'56"W., 1366.70 feet; thence S.88°53'43"E., 33.03 feet to the Point of Beginning; thence continuing S.88°53'43"E., 253.66 feet; thence N.01°06'17"E., 5.00 feet; thence S.88°53'43"E., 5.85 feet; thence 44.22 feet along a curve concave to the northwest of radius 39.00 feet, whose chord bears N.58°37'09"E., a chord distance of 41.89 feet; thence 265.28 feet along a curve concave to the southwest of radius 65.00 feet, whose chord bears S.36°56'57"E., a chord distance of 115.92 feet; thence S.01°06'17"W., 6.22 feet; thence N.88°53'43"W., 365.39 feet; thence N.00°21'43"E., 20.00 feet; thence S.88°53'43"E., 353.10 feet; thence 213.78 feet along a curve concave to the southwest of radius 50.00 feet, whose chord bears N.31°22'51"W., a chord distance of 84.35 feet; thence 61.23 feet along a curve concave to the northwest of radius 54.00 feet, whose chord bears S.58°37'09"W., a chord distance of 58.01 feet; thence N.88°53'43"W., 259.38 feet; thence N.00°21'43"E., 10.00 feet to the Point of Beginning, containing 0.327 acres.

**A P E X**  
**ENGINEERING GROUP INC.**  
CIVIL ENGINEERING, SURVEYING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE  
SHELBY TOWNSHIP, MI 48317

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PROJECT:

EASEMENTS FOR  
"THE VILLAS OF TROY"  
SITE CONDOMINIUM

PT. OF THE N.W. 1/4 OF SEC. 21, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

10-27-08 REVISED

CLIENT:

MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES -  
THE VILLAS LLC  
50216 SCHONHERR RD.  
SHELBY TWP., MI 48315  
586-728-7340

JOB NO: 07-031

DATE: 10-16-08

DRAWN BY: N.P.R.

CHECKED BY: N.P.R.

**PERMANENT EASEMENT**

Sidwell #88-20-21-102-026 (pt of)  
Resolution #

Mondrian Properties – The Villas, LLC, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp, MI 48315, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to construct, operate, maintain, repair and/or replace public utilities & for emergency ingress/egress, & police/fire protection over, under & across the real property, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 26<sup>th</sup> day of May A.D. 2011.

Mondrian Properties – The Villas, LLC  
a Michigan limited liability company

By [Signature] (L.S.)  
Joseph Maniaci  
its Manager

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of May, 2011, by Joseph Maniaci, Manager of, Mondrian Properties – The Villas, LLC, a Michigan limited liability company on behalf of the company.

[Signature]  
\* LARYSA FIGOL Notary Public, \_\_\_\_\_ County, Michigan  
Notary Public, Oakland County, Michigan My Commission Expires \_\_\_\_\_  
Acting in Oakland County, Michigan Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires 03/02/2012

Prepared by: Larysa Figol  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

Return to: City Clerk  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

**PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES**

# EXHIBIT "A"

EASEMENT FOR INGRESS, EGRESS, & PUBLIC UTILITIES  
PAGE 1 OF 2

**NORTH**



**SCALE: 1"=100'**

N.W. CORNER  
SECTION 21  
T.2N., R.11E.

N. 1/4 COR.  
SECTION 21  
T.2N., R.11E.

**WATTLES ROAD**  
120' WIDE

S 88°58'33" E (R&M)  
2638.61' (R) 2638.45' (M)

NORTH LINE OF SECTION 21

UNPLATTED

UNPLATTED

S 88°58'33" E 178.50'

S 01°15'32" W 113.00'

N 88°58'33" W 25.00'

S 01°15'32" W 40.00'

S 88°58'33" E 220.00'

N 88°58'33" W 48.50'

UNPLATTED

S 88°58'33" E 25.00'

**PARCEL 2**  
20-21-102-026

N 01°15'32" E 95.00'

S 88°53'43" E 15.00'

S 88°53'43" E 208.38'

**PARCEL 1**  
20-21-102-021

N 88°53'43" W 208.21'

S 88°53'43" E 208.21'

S 88°53'43" E 259.38'

N 00°21'43" E 40.00'

N 88°53'43" W 353.10'

P.O.B. EASEMENT

S 88°53'43" E 33.18'

L=61.23'  
R=54.00'  
Δ=64°58'16"  
BRG=N 58°37'09" E  
C LEN=58.01'

EASEMENT FOR  
INGRESS, EGRESS,  
& PUBLIC UTILITIES,  
0.478 ACRES.

L=213.78'  
R=50.00'  
Δ=244°58'16"  
BRG=S 31°22'51" E  
C LEN=84.35'

N 88°53'43" W 572.97'

48

29

28

27

26

25

**"WASHINGTON SQUARE ESTATES"**

LIBER 124, PAGES 33 AND 34 OF O.C.R.

"SAPPHIRE ESTATES SUB."  
LIBER 221, PAGES 5-8, O.C.R.

9  
1

SUPERIOR  
DRIVE  
60' WD.

P.O.B. PARCEL 2  
N 01°09'56" E  
152.90'

P.O.B. PARCEL 1  
N 01°09'56" E  
102.90'

N 01°09'56" E  
5.00'

**FINCH ROAD**  
60' WIDE

S 01°15'32" W 460.71'

"WATTLES CREEK CONDOMINIUM"  
O.C.C.P. 239

**APEX**  
ENGINEERING GROUP INC.  
CIVIL ENGINEERING, SURVEYING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE  
SHELBY TOWNSHIP, MI 48317

PHONE: 586-739-5200  
FAX: 586-254-5314

PROJECT:

EASEMENTS FOR  
"THE VILLAS OF TROY"  
SITE CONDOMINIUM

PT. OF THE N.W. 1/4 OF SEC. 21, T.2N., R.11E,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

10-27-08 REVISED

CLIENT:

MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES -  
THE VILLAS LLC  
50216 SCHOENHERR RD.  
SHELBY TWP., MI 48316  
586-728-7340

JOB NO: 07-031

DATE: 10-16-08

DRAWN BY: N.P.R.

CHECKED BY: N.P.R.

# EXHIBIT "A"

## EASEMENT FOR INGRESS, EGRESS, & PUBLIC UTILITIES PAGE 2 OF 2

### PROPERTY DESCRIPTIONS

Parcel 1, Sidwell #20-21-102-021

Part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Beginning at a point distant S.88°58'33"E., 1109.00 feet and S.01°09'56"W., 1268.80 feet from the Northwest Section Corner; thence S.88°53'43"E., 208.38 feet; thence S.01°15'32"W., 102.90 feet; thence N.88°53'43"W., 208.21 feet; thence N.01°09'56"E., 102.90 feet to the Point of Beginning. Containing 0.49 acres of land.

Parcel 2, Sidwell #20-21-102-026

Part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Beginning at a point distant S.88°58'33"E., 1109.00 feet and S.01°09'56"W., 1371.70 feet from the Northwest Section Corner; thence S.88°53'43"E., 208.21 feet; thence N.01°15'32"E., 102.90 feet; thence S.88°53'43"E., 15.00 feet; thence N.01°15'32"E., 95.00 feet; thence S.88°58'33"E., 25.00 feet; thence N.01°15'32"E., 126.92 feet; thence N.88°58'33"W., 48.50 feet; thence N.01°15'32"E., 135.50 feet; thence S.88°58'33"E., 178.50 feet; thence S.01°15'32"W., 113.00 feet; thence N.88°58'33"W., 25.00 feet; thence S.01°15'32"W., 40.00 feet; thence S.88°58'32"E., 220.00 feet; thence S.01°15'32"W., 460.71 feet; thence N.88°53'43"W., 572.97 feet; thence N.01°09'56"E., 152.90 feet to the Point of Beginning. Containing 5.04 acres of land.

### EASEMENT FOR INGRESS, EGRESS, & PUBLIC UTILITIES

An easement for Ingress, Egress, and Public Utilities, part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Commencing at the Northwest Corner of Section 21; thence along the North line of Section 21 S.88°58'33"E., 1109.00 feet; thence S.01°09'56"W., 1376.70 feet; thence S.88°53'43"E., 33.18 feet to the Point of Beginning; thence continuing S.88°53'43"E., 259.38 feet; thence 61.23 feet along a curve concave to the northwest of radius 54.00 feet, whose chord bears N.58°37'09"E., a chord distance of 58.01 feet; thence 213.78 feet along a curve concave to the southwest of radius 50.00 feet, whose chord bears S.31°22'51"E., a chord distance of 84.35 feet; thence N.88°53'43"W., 353.10 feet; thence N.00°21'43"E., 40.00 feet to the Point of Beginning, containing 0.478 acres.

**APEX**  
ENGINEERING GROUP INC.  
CIVIL ENGINEERING, SURVEYING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE  
SHELBY TOWNSHIP, MI 48317

PHONE: 586-739-5200  
FAX: 586-254-5314

PROJECT:

EASEMENTS FOR  
"THE VILLAS OF TROY"  
SITE CONDOMINIUM

PT. OF THE N.W. 1/4 OF SEC. 21, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

10-27-08 REVISED

CLIENT:

MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES -  
THE VILLAS LLC  
50215 SCHOENHERR RD.  
SHELBY TWP., MI 48315  
586-726-7340

JOB NO: 07-031

DATE: 10-16-08

DRAWN BY: N.P.R.

CHECKED BY: N.P.R.

**PERMANENT EASEMENT**

Sidwell #88-20-21-102-026 (pt of)  
Resolution #

Mondrian Properties – The Villas, LLC, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp, MI 48315, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to construct, operate, maintain, repair and/or replace **storm water detention, sidewalks and public utilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed His signature(s) this 26th day of May A.D. 2011.

Mondrian Properties – The Villas, LLC  
a Michigan limited liability company

By [Signature] (L.S.)  
\*Joseph Maniaci  
Its Manager

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 26th day of May, 2011, by Joseph Maniaci, Manager of, Mondrian Properties – The Villas, LLC, a Michigan limited liability company on behalf of the company.

[Signature]  
\* LARYSA FIGOL, Notary Public, \_\_\_\_\_ County, Michigan  
Acting in Oakland County, Michigan My Commission Expires \_\_\_\_\_  
My Commission Expires 03/02/2012 Acting in \_\_\_\_\_ County, Michigan

Prepared by: Larysa Figol  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

Return to: City Clerk  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

**PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES**



# EXHIBIT "A"

## EASEMENT FOR STORM WATER DETENTION, SIDEWALK, & PUBLIC UTILITIES

PAGE 2 OF 2

### PROPERTY DESCRIPTIONS

#### Parcel 1, Sidwell #20-21-102-021

Part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Beginning at a point distant S.88°58'33"E., 1109.00 feet and S.01°09'56"W., 1268.80 feet from the Northwest Section Corner; thence S.88°53'43"E., 208.38 feet; thence S.01°15'32"W., 102.90 feet; thence N.88°53'43"W., 208.21 feet; thence N.01°09'56"E., 102.90 feet to the Point of Beginning. Containing 0.49 acres of land.

#### Parcel 2, Sidwell #20-21-102-026

Part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Beginning at a point distant S.88°58'33"E., 1109.00 feet and S.01°09'56"W., 1371.70 feet from the Northwest Section Corner; thence S.88°53'43"E., 208.21 feet; thence N.01°15'32"E., 102.90 feet; thence S.88°53'43"E., 15.00 feet; thence N.01°15'32"E., 95.00 feet; thence S.88°58'33"E., 25.00 feet; thence N.01°15'32"E., 126.92 feet; thence N.88°58'33"W., 48.50 feet; thence N.01°15'32"E., 135.50 feet; thence S.88°58'33"E., 178.50 feet; thence S.01°15'32"W., 113.00 feet; thence N.88°58'33"W., 25.00 feet; thence S.01°15'32"W., 40.00 feet; thence S.88°58'32"E., 220.00 feet; thence S.01°15'32"W., 460.71 feet; thence N.88°53'43"W., 572.97 feet; thence N.01°09'56"E., 152.90 feet to the Point of Beginning. Containing 5.04 acres of land.

### EASEMENT FOR STORM WATER DETENTION, SIDEWALK & PUBLIC UTILITIES

An easement for Storm Water Detention, Sidewalk, and Public Utilities, part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Commencing at the Northwest Corner of Section 21; thence along the North line of Section 21 S.88°58'33"E., 1109.00 feet; thence S.01°09'56"W., 1376.70 feet; thence S.88°53'43"E., 292.56 feet; thence 61.23 feet along a curve concave to the northwest of radius 54.00 feet, whose chord bears N.58°37'09"E., a chord distance of 58.01 feet; thence 99.40 feet along a curve concave to the south of radius 50.00 feet, whose chord bears N.83°05'00"E., a chord distance of 83.82 feet to the Point of Beginning; thence N.50°01'59"E., 29.47 feet; thence N.01°06'17"E., 105.79 feet; thence S.88°53'43"E., 75.00 feet; thence S.33°15'14"E., 62.67 feet; thence S.01°15'32"W., 75.00 feet; thence N.88°44'28"W., 102.04 feet; thence S.66°14'25"W., 25.00 feet; thence 14.14 feet along a curve concave to the southwest of radius 50.00 feet, whose chord bears N.31°51'48"W., a chord distance of 14.10 feet to the Point of Beginning, containing 0.309 acres.

CLOSES L AREA 012'S

**APEX**  
ENGINEERING GROUP INC.  
CIVIL ENGINEERING, SURVEYING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE  
SHELBY TOWNSHIP, MI 48317

PHONE: 586-739-5200  
FAX: 586-254-5314

PROJECT:

EASEMENTS FOR  
"THE VILLAS OF TROY"  
SITE CONDOMINIUM

PT. OF THE N.W. 1/4 OF SEC. 21, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES -  
THE VILLAS LLC  
50215 SCHOENHERR RD.  
SHELBY TWP., MI 48315  
586-728-7340

JOB NO: 07-031

DATE: 10-18-08

DRAWN BY: N.P.R.

CHECKED BY: N.P.R.

PERMANENT EASEMENT

Sidwell #88-20-21-102-026 (pt of)
Resolution #

Mondrian Properties - The Villas, LLC, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp, MI 48315, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to construct, operate, maintain, repair and/or replace storm sewer and surface drainage, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 26th day of May A.D. 2011.

Mondrian Properties - The Villas, LLC
a Michigan limited liability company

By [Signature] (L.S.)
\*Joseph Maniaci
Its Manager

STATE OF MICHIGAN )
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 26th day of May, 2011, by Joseph Maniaci, Manager of, Mondrian Properties - The Villas, LLC, a Michigan limited liability company on behalf of the company.

[Signature]
LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2012
Notary Public, \_\_\_\_\_ County, Michigan
Acting in \_\_\_\_\_ County, Michigan

Prepared by: Larysa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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# EXHIBIT "A"

## EASEMENTS FOR STORM SEWER & MAINTENANCE OF SURFACE DRAINAGE

PAGE 1 OF 2

**NORTH**



**SCALE: 1"=100'**

N.W. CORNER  
SECTION 21  
T.2N., R.11E.

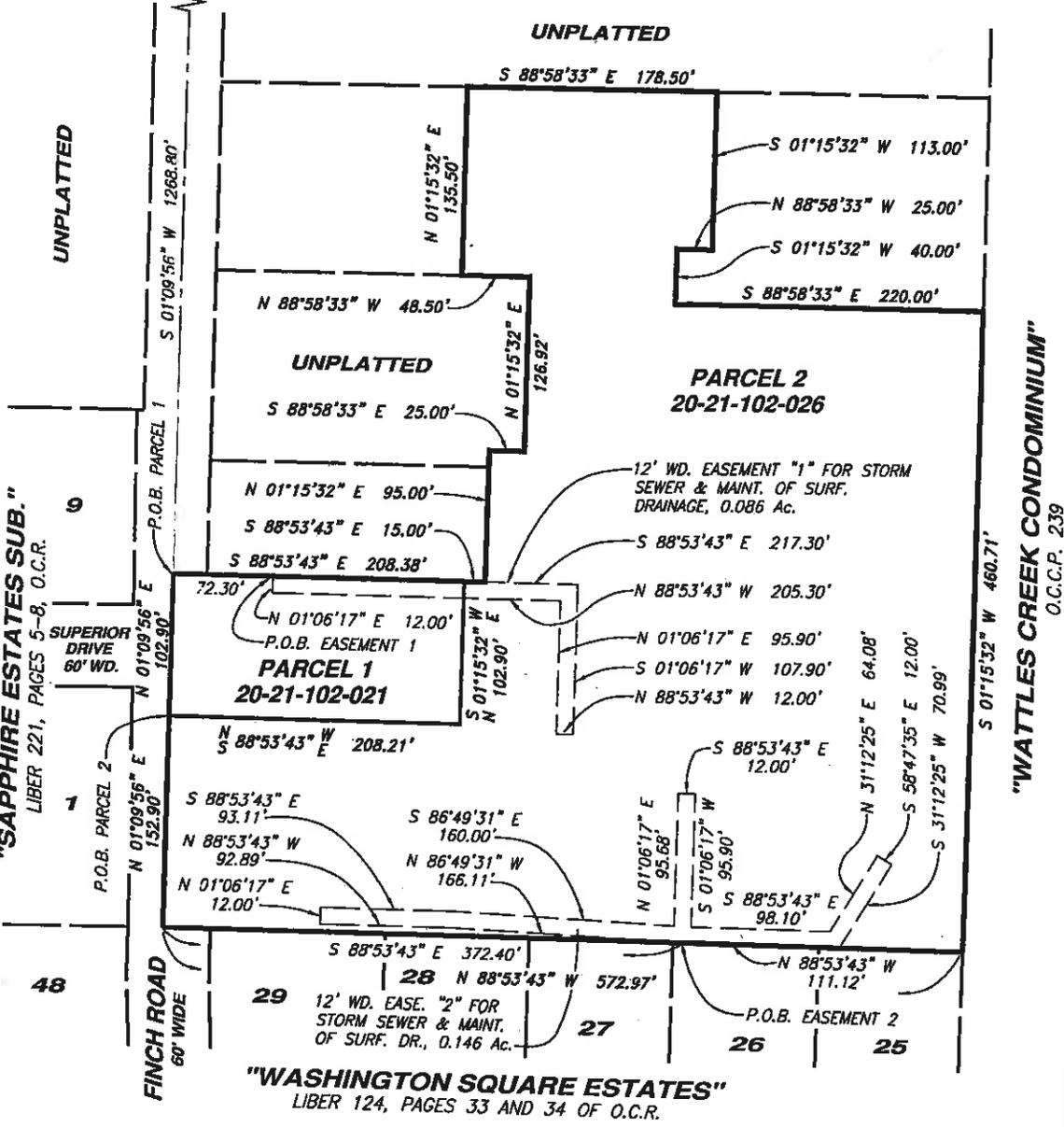
**WATTLES ROAD**  
120' WIDE

N. 1/4 COR.  
SECTION 21  
T.2N., R.11E.

S 88°58'33" E (R&M)  
2638.61' (R) 2638.45' (M)

S 88°58'33" E  
1109.00'

NORTH LINE OF SECTION 21



"SAPPHIRE ESTATES SUB."  
LIBER 221, PAGES 5-8, O.C.R.

"WATTLES CREEK CONDOMINIUM"  
O.C.C.P. 239

"WASHINGTON SQUARE ESTATES"  
LIBER 124, PAGES 33 AND 34 OF O.C.R.

**APEX**  
ENGINEERING GROUP INC.  
CIVIL ENGINEERING, SURVEYING & LAND PLANNING CONSULTANTS  
47745 VAN DYKE AVENUE  
SHELBY TOWNSHIP, MI 48317

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EASEMENTS FOR  
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PT. OF THE N.W. 1/4 OF SEC. 21, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:  
MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES -  
THE VILLAS LLC  
50216 SCHOENHERR RD.  
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586-728-7340  
JOB NO: 07-031  
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CHECKED BY: N.P.R.

# EXHIBIT "A"

## EASEMENTS FOR STORM SEWER & MAINTENANCE OF SURFACE DRAINAGE

PAGE 2 OF 2

### **PROPERTY DESCRIPTIONS**

Parcel 1, Sidwell #20-21-102-021

Part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Beginning at a point distant S.88°58'33"E., 1109.00 feet and S.01°09'56"W., 1268.80 feet from the Northwest Section Corner; thence S.88°53'43"E., 208.38 feet; thence S.01°15'32"W., 102.90 feet; thence N.88°53'43"W., 208.21 feet; thence N.01°09'56"E., 102.90 feet to the Point of Beginning. Containing 0.49 acres of land.

Parcel 2, Sidwell #20-21-102-026

Part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Beginning at a point distant S.88°58'33"E., 1109.00 feet and S.01°09'56"W., 1371.70 feet from the Northwest Section Corner; thence S.88°53'43"E., 208.21 feet; thence N.01°15'32"E., 102.90 feet; thence S.88°53'43"E., 15.00 feet; thence N.01°15'32"E., 95.00 feet; thence S.88°58'33"E., 25.00 feet; thence N.01°15'32"E., 126.92 feet; thence N.88°58'33"W., 48.50 feet; thence N.01°15'32"E., 135.50 feet; thence S.88°58'33"E., 178.50 feet; thence S.01°15'32"W., 113.00 feet; thence N.88°58'33"W., 25.00 feet; thence S.01°15'32"W., 40.00 feet; thence S.88°58'32"E., 220.00 feet; thence S.01°15'32"W., 460.71 feet; thence N.88°53'43"W., 572.97 feet; thence N.01°09'56"E., 152.90 feet to the Point of Beginning. Containing 5.04 acres of land.

### **12' WD. EASEMENT "1" FOR STORM SEWER & MAINTENANCE OF SURFACE DRAINAGE**

A twelve (12) feet wide easement for Storm Sewer and Maintenance of Surface Drainage, part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Commencing at the Northwest Corner of Section 21; thence along the North line of Section 21 S.88°58'33"E., 1109.00 feet; thence S.01°09'56"W., 1268.80 feet; thence S.88°53'43"E., 72.30 feet to the Point of Beginning; thence continuing S.88°53'43"E., 217.30 feet; thence S.01°06'17"W., 107.90 feet; thence N.88°53'43"W., 12.00 feet; thence N.01°06'17"E., 95.90 feet; thence N.88°53'43"W., 205.30 feet; thence N.01°06'17"E., 12.00 feet to the Point of Beginning, containing 0.086 acres. CLOSSES & ALBA CLK'S

### **12' WD. EASEMENT "2" FOR STORM SEWER & MAINTENANCE OF SURFACE DRAINAGE**

A twelve (12) feet wide easement for Storm Sewer and Maintenance of Surface Drainage, part of the Northwest 1/4 of Section 21, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Commencing at the Northwest Corner of Section 21; thence along the North line of Section 21 S.88°58'33"E., 1109.00 feet; thence S.01°09'56"W., 1524.60 feet; thence S.88°53'43"E., 372.40 feet to the Point of Beginning; thence N.86°49'31"W., 166.11 feet; thence N.88°53'43"W., 92.89 feet; thence N.01°06'17"E., 12.00 feet; thence S.88°53'43"E., 93.11 feet; thence S.86°49'31"E., 160.00 feet; thence N.01°06'17"E., 95.68 feet; thence S.88°53'43"E., 12.00 feet; thence S.01°06'17"W., 95.90 feet; thence S.88°53'43"E., 98.10 feet; thence N.31°12'25"E., 64.08 feet; thence S.58°47'35"E., 12.00 feet; thence S.31°12'25"W., 70.99 feet; thence N.88°53'43"W., 111.12 feet to the Point of Beginning, containing 0.146 acres. CLOSSES & ALBA CLK'S

**APEX**  
ENGINEERING GROUP INC.  
CIVIL ENGINEERING, SURVEYING & LAND PLANNING CONSULTANTS  
47745 VAN DYKE AVENUE  
SHELBY TOWNSHIP, MI 48317

PHONE: 586-739-6200  
FAX: 586-254-5314

PROJECT:  
EASEMENTS FOR  
"THE VILLAS OF TROY"  
SITE CONDOMINIUM

PT. OF THE N.W. 1/4 OF SEC. 21, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:  
MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES -  
THE VILLAS LLC  
50216 SCHOENHERR RD.  
SHELBY TWP., MI 48316  
586-728-7340

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