



CITY COUNCIL AGENDA ITEM

Date: December 5, 2012

To: Brian Kischnik, 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, Quit Claim Deed and Permanent Easements for Tuscany Estates Site Condominium – Sidwell #88-20-24-226-109 & 111

Background

The Engineering Department has received several conveyances of real estate interest for the proposed Tuscany Estates Site Condominium project located in Section 24 on the west side of Dequindre, north of Winter.

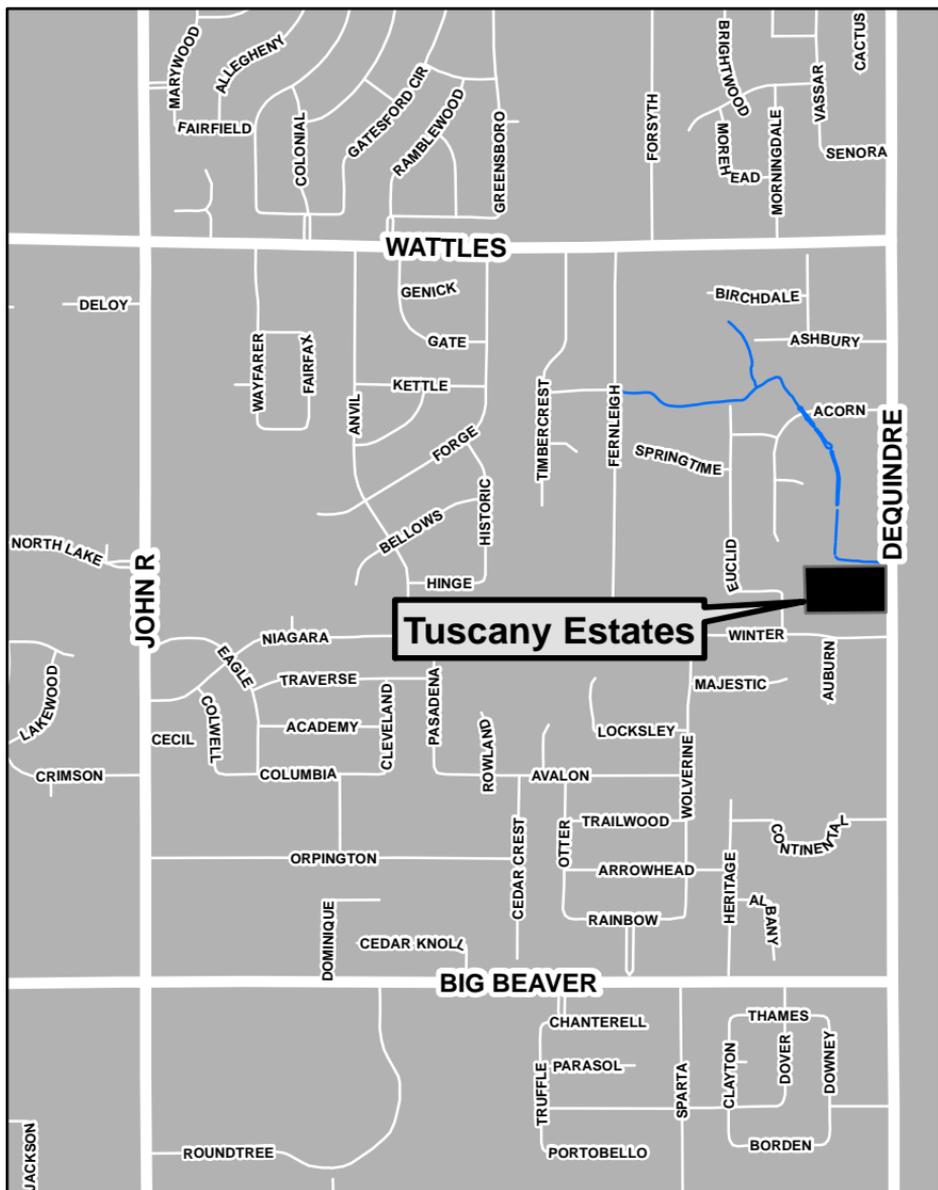
The first set of conveyances is from Heatherwood Homes, Inc., the fee simple owner of the properties having Sidwell #88-20-24-226-109 and 111. Included in the documents is a warranty deed for the proposed right-of-way, Cabernet Drive and Sienna Drive. Additionally there are seven permanent easements for rear yard drainage, public utilities, clear vision and non-access landscape, non-access greenbelt and landscape, sanitary sewer, storm sewer and surface drainage, and grading.

The second set of conveyances is from Mondrian Properties Tuscany Estates, LLC, the property developer who entered into a land contract with the fee simple owner. The quit claim deed and seven easements convey the Land Contract Vendee's equity interest in the property.

The consideration amount on each document is \$1.00. The format and content of the warranty deed, quit claim deed, and permanent easements is consistent with documents previously accepted by City Council.

Recommendation

City Management recommends that City Council accept the attached warranty deed, quit claim deed and permanent easements consistent with our policy of accepting deeds and easements for development and improvement purposes.



Tuscany Estates

Section 24, T2N,
R11E, City of Troy,
Oakland County, MI

LOCATION MAP



WARRANTY DEED

The Grantor(s) HEATHERWOOD HOMES, INC., a Michigan corporation, whose address is: 50466 Heatherwood Lane, Shelby Twp., MI 48317 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.

Dated this 30 day of November, 2012.

HEATHERWOOD HOMES, INC., a Michigan corporation

By [Signature] (L.S.)
*Anthony Fanelli,
Its President

By [Signature] (L.S.)
Richard Mavis,
Its Vice President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 30 day of November, 2012, by Anthony Fanelli, President and Richard Mavis, Vice President of Heatherwood Homes, Inc. a Michigan corporation on behalf of said corporation.

WAFEN LEE BAUER
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF MACOMB
MY COMMISSION EXPIRES Dec 18, 2016
COUNTY OF MACOMB

[Signature]
Notary Public, MACOMB County, Michigan
My Commission Expires on 12/22/2013
Acting in the County of MACOMB, Michigan

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 #83-20-24-226-109 & 111 (pt of) Recording Fee _____ Transfer Tax _____

EXHIBIT "A"

DESCRIPTION OF RIGHT-OF-WAY

DESCRIPTION OF PROPERTY (FROM RECORD)

4.290 ACRE PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE S00°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF BEAVER TRAIL SUBDIVISION NO. 2 RECORDED IN LIBER 134, PAGE 20-23, OAKLAND COUNTY RECORDS; THENCE EXTENDING S89°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO. 2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N00°11'59"W 330.00 FEET (RECORDED) N01°24'37"W 329.70 FEET (MEASURED) ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE N89°44'14"E 570.49 FEET (RECORDED) N89°43'57"E 571.61 FEET (MEASURED); THENCE S00°13'25"W 330.00 (RECORDED) 326.41 FEET (MEASURED) AND S00°11'47"W 3.28 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING, CONTAINING 4.290 ACRES OF LAND. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF RIGHT-OF-WAY

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE S00°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET; THENCE N00°11'47"E 3.28 FEET; THENCE N00°13'25"E 131.42 FEET TO THE POINT OF BEGINNING; THENCE N89°46'36"W 310.13 FEET; THENCE 22.98 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 44.00 FEET AND A CHORD BEARING S75°15'37"W 22.72 FEET; THENCE 198.77 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 76.00 FEET AND A CHORD BEARING N44°46'36"W 146.77 FEET; THENCE 22.98 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 44.00 FEET AND A CHORD BEARING N15°11'2"E 22.72 FEET; THENCE N00°13'24"E 71.44 FEET; THENCE N89°43'57"E 60.00 FEET; THENCE S00°13'24"W 131.82 FEET; THENCE S89°46'36"E 370.00 FEET; THENCE S00°13'25"W 60.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

PERMANENT EASEMENT

Sidwell #88-20-24-226-109 & 111 (pt of)
Resolution #

HEATHERWOOD HOMES, INC., a Michigan CORPORATION, Grantor(s), whose address is 50466 Heatherwood Lane, Shelby Twp, MI 48317 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 rear yard 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.

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 signature(s) this 30 day of November A.D. 2012.

HEATHERWOOD HOMES, INC.
a Michigan corporation

By [Signature] (L.S.)
*Anthony Fanelli,
Its President

By [Signature] (L.S.)
*Richard Mavis,
Its Vice President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 30 day of November, 2012, by Anthony Fanelli, President and Richard Mavis, Vice President of Heatherwood Homes, Inc. a Michigan corporation on behalf of said corporation.

MAREN LEE BAUER
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Dec 29, 2015
ACTING IN COUNTY OF MACOMB

[Signature]
Notary Public, MACOMB County, Michigan
My Commission Expires on 12/29/2015
Acting in the County of Macomb, Michigan

Prepared by and when recorded return to:
Larysa Figol, SR/WA
City of Troy
500 West Big Beaver
Troy, MI 48083

EXHIBIT "A"

DESCRIPTION OF REAR YARD DRAINAGE EASEMENT

DESCRIPTION OF PROPERTY (FROM RECORD)

4.290 ACRE PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF BEAVER TRAIL SUBDIVISION NO.2 RECORDED IN LIBER 134, PAGE 20-23, OAKLAND COUNTY RECORDS; THENCE EXTENDING S89°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N00°11'59"W 330.00 FEET (RECORDED) N01°24'37"W 329.70 FEET (MEASURED) ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE N89°44'14"E 570.49 FEET (RECORDED) N89°43'57"E 571.61 FEET (MEASURED); THENCE 500°13'25"W 330.00 (RECORDED) 326.41 FEET (MEASURED) AND 500°11'47"W 3.28 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING. CONTAINING 4.290 ACRES OF LAND. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF REAR YARD DRAINAGE EASEMENT - 1

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 86.93 FEET TO THE POINT OF BEGINNING; THENCE EXTENDING S89°44'14"W 392.10 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N00°13'24"E 15.00 FEET; THENCE N89°44'14"E 391.97 FEET; THENCE 500°15'46"E 15.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

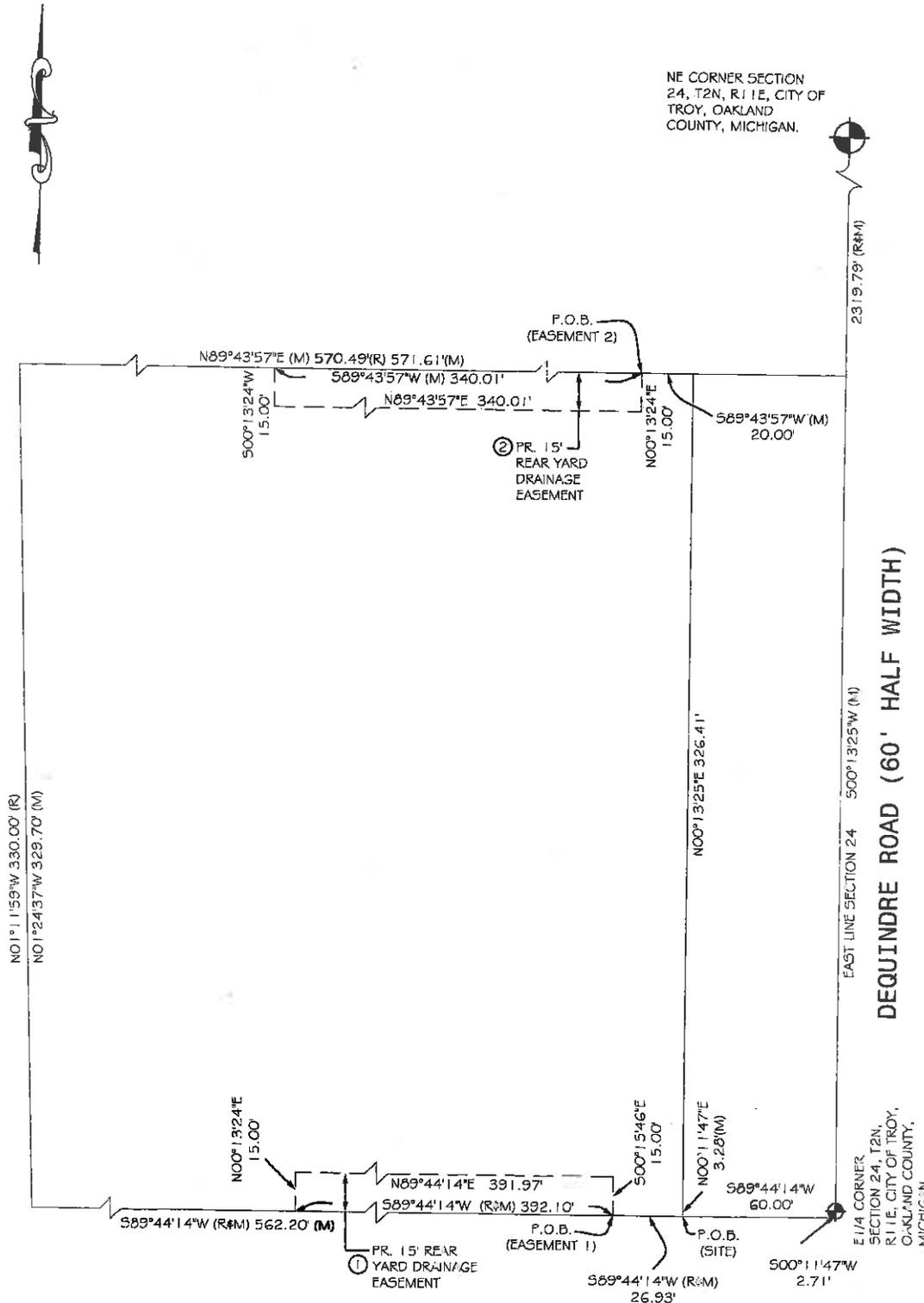
DESCRIPTION OF REAR YARD DRAINAGE EASEMENT - 2

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EXHIBIT "A"

SKETCH OF REAR YARD DRAINAGE EASEMENT

NE CORNER SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.



PERMANENT EASEMENT

Sidwell #88-20-24-226-109 & 111 (pt of)
Resolution #

HEATHERWOOD HOMES, INC., a Michigan CORPORATION, Grantor(s), whose address is 50466 Heatherwood Lane, Shelby Twp, MI 48317 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**, 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 _____ signature(s) this 30 day of November A.D. 2012.

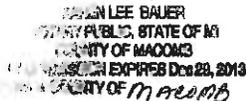
HEATHERWOOD HOMES, INC.
a Michigan corporation

By  (L.S.)
*Anthony Fanelli,
Its President

By  (L.S.)
*Richard Mavis,
Its Vice President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 30 day of November, 2012, by Anthony Fanelli, President and Richard Mavis, Vice President of Heatherwood Homes, Inc. a Michigan corporation on behalf of said corporation.


KAREN LEE BAUER
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Dec 23, 2013
CITY OF MACOMB


*
Notary Public, MACOMB County, Michigan
My Commission Expires on 12/23/2013
Acting in the County of MACOMB, Michigan

Prepared by and when recorded return to:
Larysa Figol, SR/WA
City of Troy
500 West Big Beaver
Troy, MI 48063

EXHIBIT "A"

DESCRIPTION OF PUBLIC UTILITY EASEMENT

DESCRIPTION OF PROPERTY (FROM RECORD)

4.290 ACRE PARCEL

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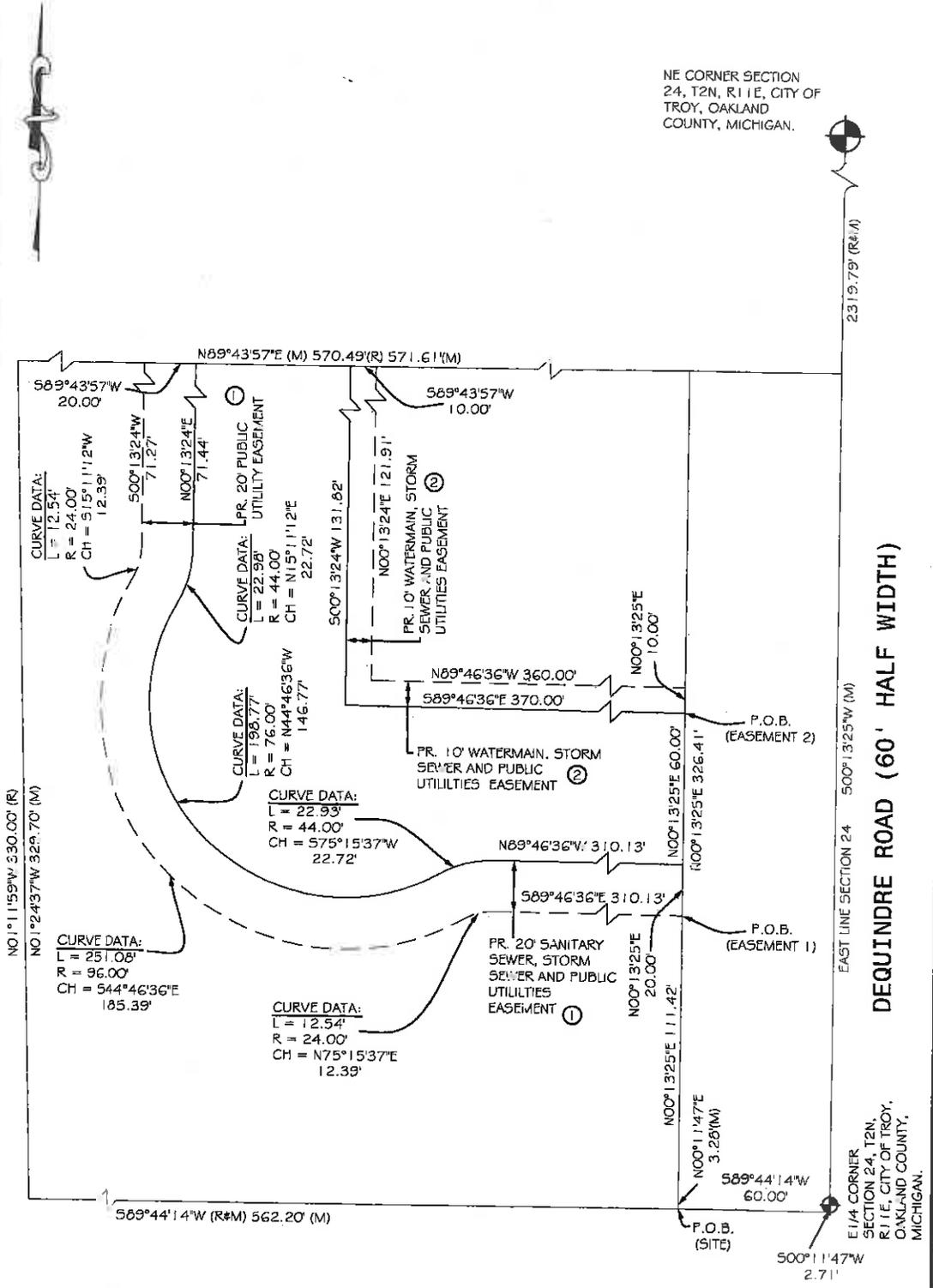
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EXHIBIT "A"

SKETCH OF PUBLIC UTILITY EASEMENT

NE CORNER SECTION
24, T2N, R11E, CITY OF
TROY, OAKLAND
COUNTY, MICHIGAN.



DEQUINDRE ROAD (60' HALF WIDTH)

2319.79' (R#1)

EAST LINE SECTION 24 500' 13'25"W (M)

E 1/4 CORNER
SECTION 24, T2N,
R11E, CITY OF TROY,
OAKLAND COUNTY,
MICHIGAN.

PERMANENT EASEMENT

Sidwell #88-20-24-226-109 & 111 (pt. of)
Resolution #

HEATHERWOOD HOMES, INC., a Michigan CORPORATION, Grantor(s), whose address is 50466 Heatherwood Lane, Shelby Twp, MI 48317 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 clear vision and non-access landscape easement easement, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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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 signature(s) this 30 day of November A.D. 2012.

HEATHERWOOD HOMES, INC.
a Michigan corporation

By [Signature] (L.S.)
*Anthony Fanelli,
Its President

By [Signature] (L.S.)
Richard Mavis,
Its Vice President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 30 day of November, 2012, by Anthony Fanelli, President and Richard Mavis, Vice President of Heatherwood Homes, Inc. a Michigan corporation on behalf of said corporation.

[Signature]

Notary Public, Macomb County, Michigan
My Commission Expires on 12/31/2013
Acting in the County of Macomb, Michigan

ARREN LEO BULLOCH
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF MACOMB
MY COMMISSION EXPIRES ON 12/31/2013
ACTING IN COUNTY OF MACOMB

Prepared by and when recorded return to:
Larysa Figol, SR/WA
City of Troy
500 West Big Beaver
Troy, MI 48083

EXHIBIT "A"

DESCRIPTION OF 25' CLEAR VISION AND NON-ACCESS GREENBELT EASEMENT

DESCRIPTION OF PROPERTY (FROM RECORD)

4.290 ACRE PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE 589°44'14"W 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF BEAVER TRAIL SUBDIVISION NO.2 RECORDED IN LIBER 134, PAGE 20-23, OAKLAND COUNTY RECORDS; THENCE EXTENDING 589°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE 000°11'59"W 330.00 FEET (RECORDED) NO 1°24'37"W 329.70 FEET (MEASURED) ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE 000°11'59"W 330.00 FEET (RECORDED) 88°43'57"E 571.61 FEET (MEASURED); THENCE 500°13'25"W 330.00 (RECORDED) 326.41 FEET (MEASURED) AND 500°11'47"W 3.28 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING, CONTAINING 4.290 ACRES OF LAND. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF 25' CLEAR VISION TRIANGLE - 1

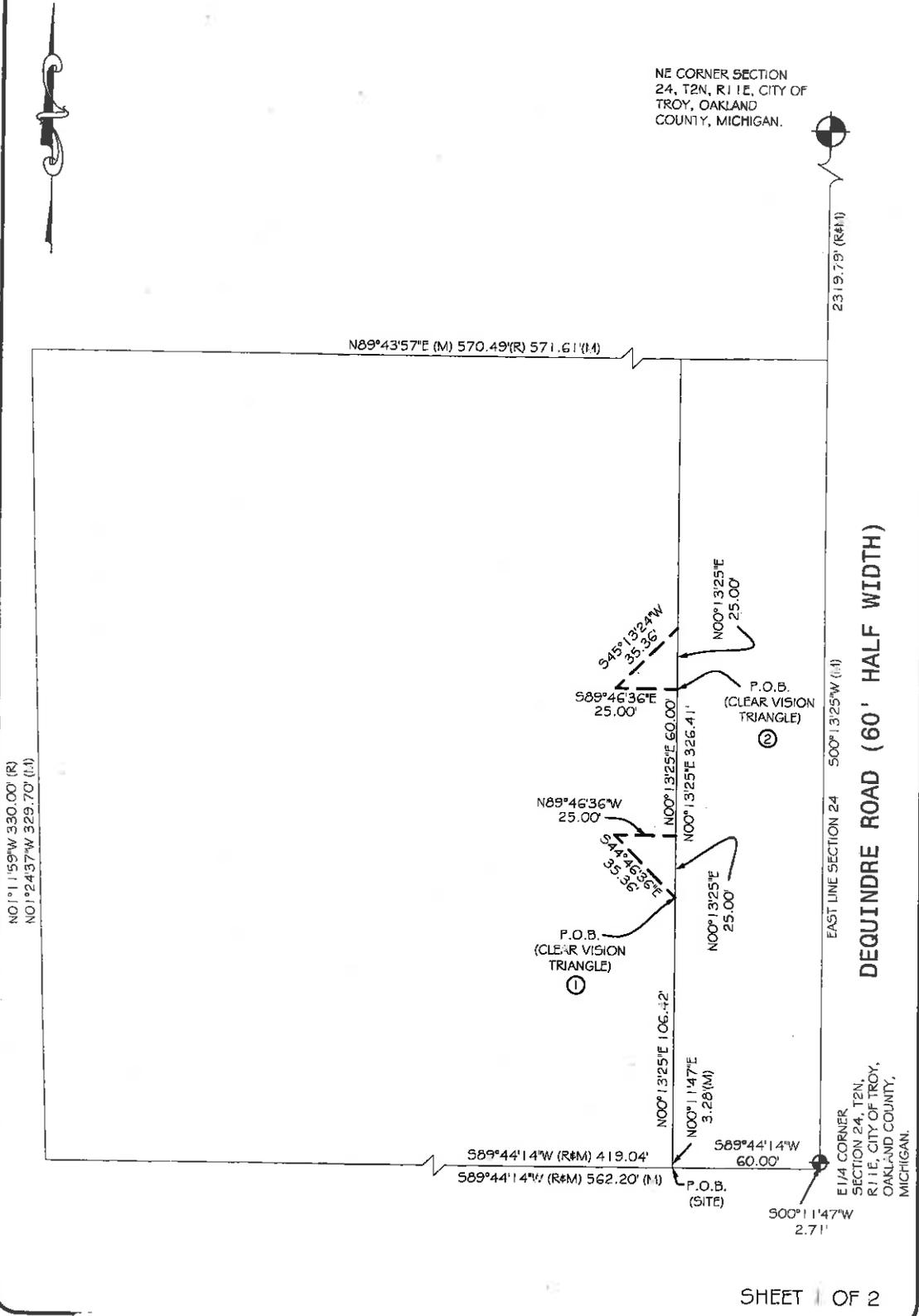
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DESCRIPTION OF 25' CLEAR VISION TRIANGLE - 2

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EXHIBIT "A"

SKETCH OF 25' CLEAR VISION AND NON-ACCESS GREENBELT EASEMENT



PERMANENT EASEMENT

Sidwell #88-20-24-226-109 & 111 (pt of)
Resolution #

HEATHERWOOD HOMES, INC., a Michigan CORPORATION, Grantor(s), whose address is 50466 Heatherwood Lane, Shelby Twp, MI 48317 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 non-access greenbelt and landscape easement, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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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 _____ signature(s) this 30 day of November A.D. 2012.

HEATHERWOOD HOMES, INC.
a Michigan corporation

By [Signature] (L.S.)
*Anthony Fanelli,
Its President

By [Signature] (L.S.)
*Richard Mavis,
Its Vice President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 30 day of November, 2012, by Anthony Fanelli, President and Richard Mavis, Vice President of Heatherwood Homes, Inc. a Michigan corporation on behalf of said corporation.

WENDY LEE BAUER
NOTARY PUBLIC, STATE OF MI
COUNTY OF MADONIA
MY COMMISSION EXPIRES Dec 20, 2018
IN COUNTY OF madonia

[Signature]
Notary Public, MADONIA County, Michigan
My Commission Expires on 12/20/2018
Acting in the County of MADONIA, Michigan

Prepared by and when recorded return to:
Larysa Figol, SR/WA
City of Troy
500 West Big Beaver
Troy, MI 48083

EXHIBIT "A"

DESCRIPTION OF LANDSCAPE AND NON-ACCESS GREENBELT EASEMENT

DESCRIPTION OF PROPERTY (FROM RECORD)

4.290 ACRE PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE 589°44'14"W 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF BEAVER TRAIL SUBDIVISION NO.2 RECORDED IN LIBER 134, PAGE 20-23, OAKLAND COUNTY RECORDS; THENCE EXTENDING 589°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE 000°11'59"W 330.00 FEET (RECORDED) NO 1°24'37"W 329.70 FEET (MEASURED) ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE N89°44'14"E 570.49 FEET (RECORDED) N69°43'57"E 571.61 FEET (MEASURED); THENCE 500°13'25"W 330.00 (RECORDED) 326.41 FEET (MEASURED) AND 500°11'47"W 3.28 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING. CONTAINING 4.290 ACRES OF LAND. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF LANDSCAPE EASEMENT - 1

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE 589°44'14"W 60.00 FEET TO THE POINT OF BEGINNING; THENCE EXTENDING 589°44'14"W 20.00 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE 000°13'25"E 114.87 FEET; THENCE 589°46'36"E 20.00 FEET; THENCE 500°13'25"W 111.42 FEET; THENCE 500°11'47"W 3.28 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF LANDSCAPE EASEMENT - 2

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE 589°44'14"W 60.00 FEET; THENCE 000°11'47"E 3.28 FEET; THENCE 000°13'25"E 201.42 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING; THENCE EXTENDING 000°13'25"E 124.99 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD; THENCE 589°43'57"W 20.00 FEET; THENCE 500°13'25"W 124.82 FEET; THENCE 589°46'36"E 20.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

EXHIBIT "A"

SKETCH OF LANDSCAPE AND NON-ACCESS GREENBELT EASEMENT

NE CORNER SECTION
24, T2N, R11E, CITY OF
TROY, OAKLAND
COUNTY, MICHIGAN.



2319.79' (R&M)

N69°43'57"E (M) 570.49'(R) 571.61'(M)

S69°43'57"W
20.00'

PR. 20'
LANDSCAPE
EASEMENT

589°46'36"E
20.00' P.O.B.
(EASEMENT 2)

589°46'36"E
20.00'

PR. 20'
LANDSCAPE
EASEMENT

589°44'14"W (R&M)
20.00'

NOO°11'47"E
3.28'(M)
589°44'14"W
60.00' P.O.B.
(SITE)
(EASEMENT 1) 500°11'47"W
2.71'

EAST LINE SECTION 24 500°13'25"W (M)

DEQUINDRE ROAD (60' HALF WIDTH)

E 1/4 CORNER
SECTION 24, T2N,
R11E, CITY OF TROY,
OAKLAND COUNTY,
MICHIGAN.

PERMANENT EASEMENT

Sidwell #88-20-24-226-109 & 111 (pt of)
Resolution #

HEATHERWOOD HOMES, INC., a Michigan CORPORATION, Grantor(s), whose address is 50466 Heatherwood Lane, Shelby Twp, MI 48317 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 **sanitary sewer**, 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 _____ signature(s) this 30 day of November A.D. 2012.

HEATHERWOOD HOMES, INC.
a Michigan corporation

By [Signature] (L.S.)

*Anthony Fanelli
Its President

By [Signature] (L.S.)

*Richard Mavis,
Its Vice President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 30 day of November, 2012, by Anthony Fanelli, President and Richard Mavis, Vice President of Heatherwood Homes, Inc. a Michigan corporation on behalf of said corporation.

[Signature]

* Notary Public, Macomb County, Michigan
My Commission Expires on 12/24/2013
Acting in the County of Macomb, Michigan

KAREN LEE GAUER
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Dec 23, 2013
ACTING IN COUNTY OF Macomb

Prepared by and when recorded return to:
Larysa Figol, SRWA
City of Troy
500 West Big Beaver
Troy, MI 48083

EXHIBIT "A"

DESCRIPTION OF SANITARY SEWER EASEMENT

DESCRIPTION OF PROPERTY (FROM RECORD)

4.290 ACRE PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF BEAVER TRAIL SUBDIVISION NO.2 RECORDED IN LIBER 134, PAGE 20-23, OAKLAND COUNTY RECORDS; THENCE EXTENDING S89°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N00°11'59"W 330.00 FEET (RECORDED) NO1°24'37"W 329.70 FEET (MEASURED) ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE N89°44'14"E 570.49 FEET (RECORDED) N89°43'57"E 571.61 FEET (MEASURED); THENCE 500°13'25"W 330.00 (RECORDED) 326.41 FEET (MEASURED) AND 500°11'47"W 3.28 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING. CONTAINING 4.290 ACRES OF LAND. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF SANITARY SEWER EASEMENT-1

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET; THENCE N00°11'47"E 3.28 FEET; THENCE N00°13'25"E 201.42 TO THE POINT OF BEGINNING 1; THENCE EXTENDING N00°13'25"E 124.99 FEET; THENCE S89°43'57"W 20.00 FEET; THENCE 500°13'25"W 124.82 FEET; THENCE S89°46'36"E 20.00 FEET TO THE POINT OF BEGINNING 1. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF SANITARY SEWER EASEMENT-2

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET; THENCE EXTENDING S89°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N01°24'37"W 244.13 FEET ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE S89°46'36"E 20.01 FEET TO THE POINT OF BEGINNING 2; THENCE EXTENDING S89°46'36"E 94.11 FEET; THENCE 3.80 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 96.00 FEET AND A CHORD BEARING N25°00'53"E 3.80 FEET; THENCE 12.54 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 24.00 FEET AND A CHORD BEARING N15°11'12"E 12.39 FEET; THENCE N01°13'24"E 4.69 FEET; THENCE N89°46'36"W 99.71 FEET; THENCE S01°24'37"E 20.01 FEET TO THE POINT OF BEGINNING 2. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

PERMANENT EASEMENT

Sidwell #88-20-24-226-109 & 111 (pt of)
Resolution #

HEATHERWOOD HOMES, INC., a Michigan CORPORATION, Grantor(s), whose address is 50466 Heatherwood Lane, Shelby Twp, MI 48317 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.

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 _____ signature(s) this 30 day of November A.D. 2012.

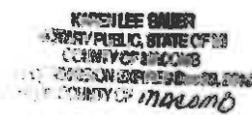
HEATHERWOOD HOMES, INC.
a Michigan corporation

By [Signature] (L.S.)
*Anthony Fanelli,
Its President

By [Signature] (L.S.)
*Richard Mavis,
Its Vice President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 30 day of November, 2012, by Anthony Fanelli, President and Richard Mavis, Vice President of Heatherwood Homes, Inc. a Michigan corporation on behalf of said corporation.



[Signature]
Notary Public, MACOMB County, Michigan
My Commission Expires on 12/29/2013
Acting in the County of MACOMB, Michigan

Prepared by and when recorded return to:
Larysa Figel, SR/WA
City of Troy
500 West Big Beaver
Troy, MI 48083

EXHIBIT "A"

SKETCH OF STORM SEWER EASEMENT

NE CORNER SECTION
24, T2N, R11E, CITY OF
TROY, OAKLAND
COUNTY, MICHIGAN.

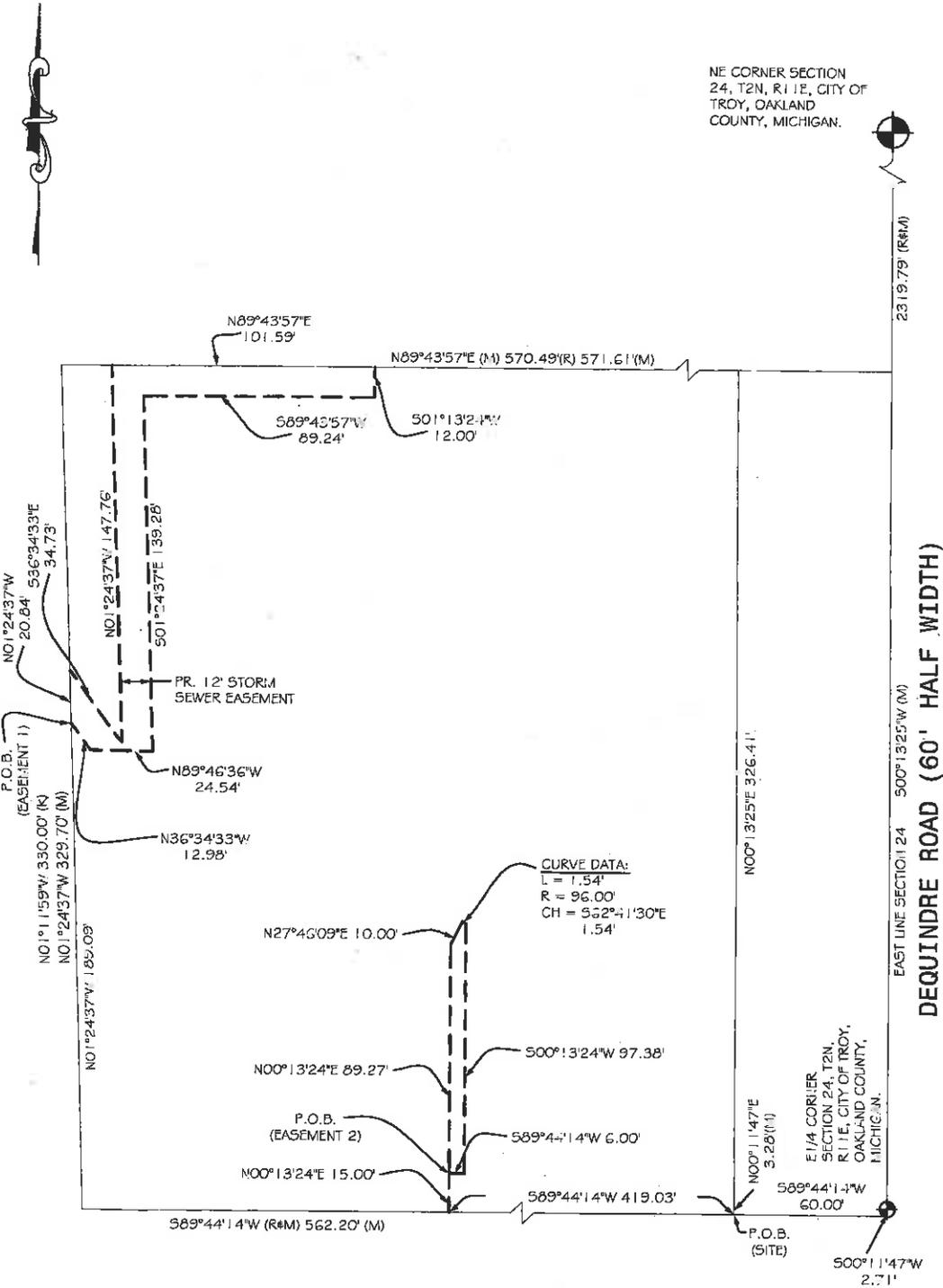


EXHIBIT "A"

DESCRIPTION OF STORM SEWER EASEMENT

DESCRIPTION OF PROPERTY (FROM RECORD)

4.290 ACRE PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF BEAVER TRAIL SUBDIVISION NO. 2 RECORDED IN LIBER 134, PAGE 20-23, OAKLAND COUNTY RECORDS; THENCE EXTENDING S89°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO. 2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N00°11'59"W 330.00 FEET (RECORDED) N01°24'37"W 329.70 FEET (MEASURED) ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE N89°44'14"E 570.40 FEET (RECORDED) N89°43'57"E 571.61 FEET (MEASURED); THENCE 500°13'25"W 330.00 (RECORDED) 326.41 FEET (MEASURED) AND 500°11'47"W 3.28 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING, CONTAINING 4.290 ACRES OF LAND, SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF STORM SEWER EASEMENT - 1

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET; THENCE EXTENDING S89°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO. 2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N01°24'37"W 189.09 FEET ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION TO THE POINT OF BEGINNING 1; THENCE EXTENDING N01°24'37"W 20.84 FEET; THENCE S36°34'33"E 34.75 FEET; THENCE N01°24'37"W 147.76 FEET; THENCE N89°43'57"E 101.59 FEET; THENCE S01°13'24"W 12.00 FEET; THENCE S89°43'57"W 89.24 FEET; THENCE S01°24'37"E 139.28 FEET; THENCE N89°46'36"W 24.54 FEET; THENCE N35°34'33"W 12.98 FEET TO THE POINT OF BEGINNING 1. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF STORM SEWER EASEMENT - 2

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET; THENCE EXTENDING S89°44'14"W 419.03 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO. 2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N00°13'24"E 15.00 FEET TO THE POINT OF BEGINNING 2; THENCE EXTENDING N00°13'24"E 83.27 FEET; THENCE N27°46'09"E 10.00 FEET; THENCE 1.54 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 96.00 FEET AND A CHORD BEARING S62°41'30"E 1.54 FEET; THENCE S00°13'24"W 97.38 FEET; THENCE S89°44'14"W 6.00 FEET TO THE POINT OF BEGINNING 2. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

PERMANENT EASEMENT

Sidwell #88-20-24-226-109 & 111 (pt of)
Resolution #

HEATHERWOOD HOMES, INC., a Michigan CORPORATION, Grantor(s), whose address is 50466 Heatherwood Lane, Shelby Twp, MI 48317 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 **grading easement**, 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 _____ signature(s) this 30 day of November A.D. 2012.

HEATHERWOOD HOMES, INC.
a Michigan corporation

By [Signature] (L.S.)
*Anthony Fanelli,
Its President

By [Signature] (L.S.)
*Richard Mavis,
Its Vice President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 30 day of November, 2012, by Anthony Fanelli, President and Richard Mavis, Vice President of Heatherwood Homes, Inc. a Michigan corporation on behalf of said corporation.



[Signature]
Notary Public, Macomb County, Michigan
My Commission Expires on 12/21/2013
Acting in the County of Macomb, Michigan

Prepared by and when recorded return to:
Larysa Figel, SRWA
City of Troy
500 West Big Beaver
Troy, MI 48063

EXHIBIT "A"

DESCRIPTION OF GRADING EASEMENT

DESCRIPTION OF PROPERTY (FROM RECORD)

4.290 ACRE PARCEL

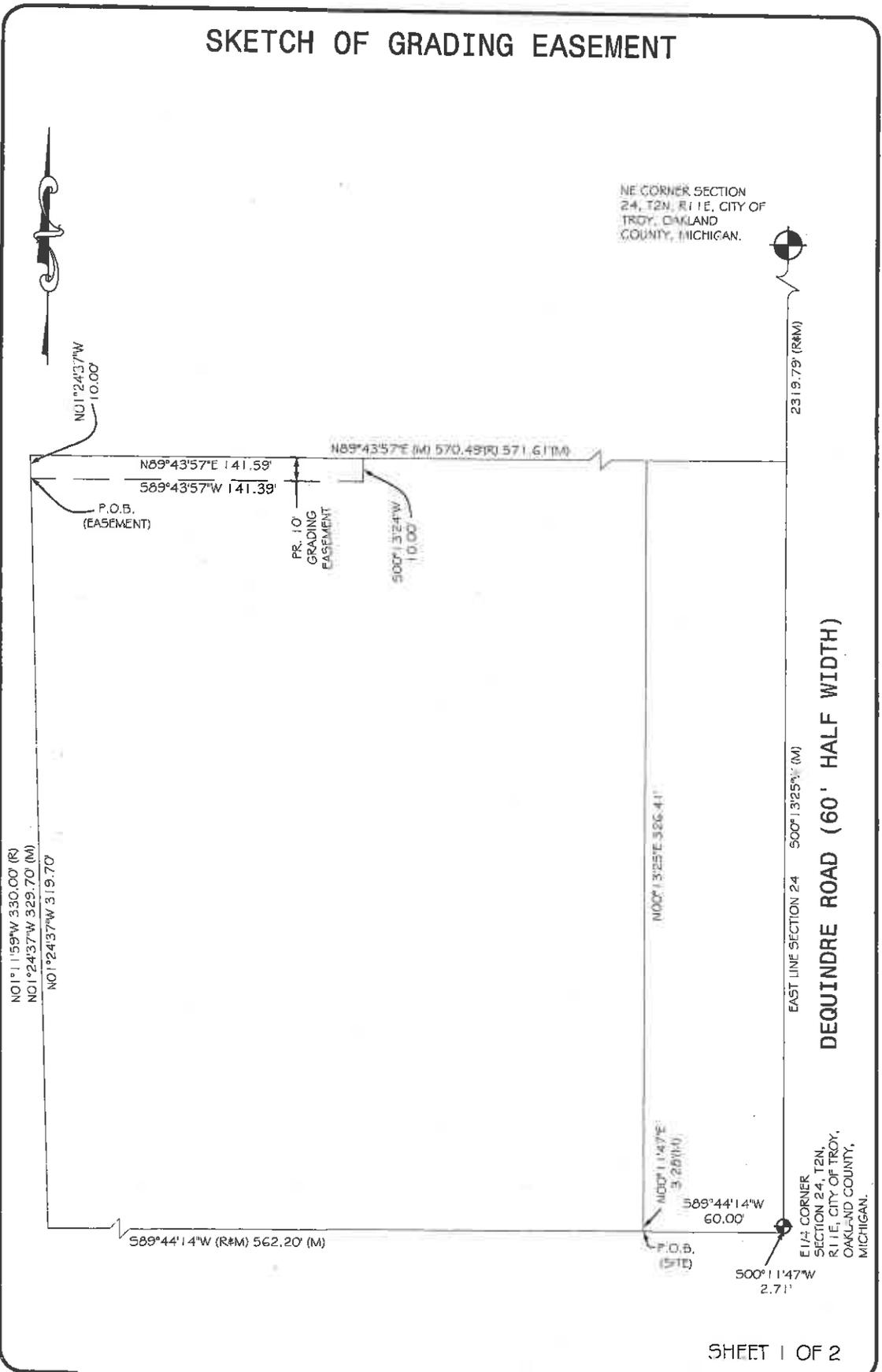
PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE 589°44'14"W 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF BEAVER TRAIL SUBDIVISION NO.2 RECORDED IN LIBER 134, PAGE 20-23, OAKLAND COUNTY RECORDS; THENCE EXTENDING 589°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N00°11'59"W 330.00 FEET (RECORDED) N01°24'37"W 329.70 FEET (MEASURED) ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE N89°44'14"E 570.49 FEET (RECORDED) N89°43'57"E 571.61 FEET (MEASURED); THENCE 500°13'25"W 330.00 (RECORDED) 326.41 FEET (MEASURED) AND 500°11'47"W 3.28 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING, CONTAINING 4.290 ACRES OF LAND. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF GRADING EASEMENT

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE 589°44'14"W 60.00 FEET; THENCE EXTENDING 589°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N01°24'37"W 319.70 FEET ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION TO THE POINT OF BEGINNING; THENCE EXTENDING N01°24'37"W 10.00 FEET; THENCE N89°43'57"E 141.59 FEET; THENCE 500°13'24"W 10.00 FEET; THENCE 589°43'57"W 141.39 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

EXHIBIT "A"

SKETCH OF GRADING EASEMENT



QUIT CLAIM DEED

Sidwell #88-20-24-226-109 & 111 (pt of)
Resolution #

The Grantor(s), MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp, MI 48315 quit claims to the City of Troy, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, all right, title and interest it has as Land Contract Vendee, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

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

For the sum of One Dollar and 00/100 Dollars (\$1.00)

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

Dated this 1 day of November, 2012.

MONDRIAN PROPERTIES TUSCANY ESTATES, LLC,
a Michigan limited liability company

By Joseph Maniaci (L.S.)
Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 1st day of November, 2012, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., a Michigan limited liability company on behalf of the company.

LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2018

Larysa Figol
Notary Public, _____ County, MI
My commission expires: _____
Acting in _____ County, MI

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:	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel #88-20-24-226-109 & 111 (pT of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

DESCRIPTION OF RIGHT-OF-WAY

DESCRIPTION OF PROPERTY (FROM RECORD)

4.290 ACRE PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF BEAVER TRAIL SUBDIVISION NO. 2 RECORDED IN LIBER 134, PAGE 20-23, OAKLAND COUNTY RECORDS; THENCE EXTENDING S89°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO. 2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N00°11'59"W 330.00 FEET (RECORDED) N01°24'37"W 329.70 FEET (MEASURED) ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE N89°44'14"E 570.49 FEET (RECORDED) N89°43'57"E 571.61 FEET (MEASURED); THENCE S00°13'25"W 330.00 (RECORDED) 326.41 FEET (MEASURED) AND S00°11'47"W 3.28 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING. CONTAINING 4.290 ACRES OF LAND. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

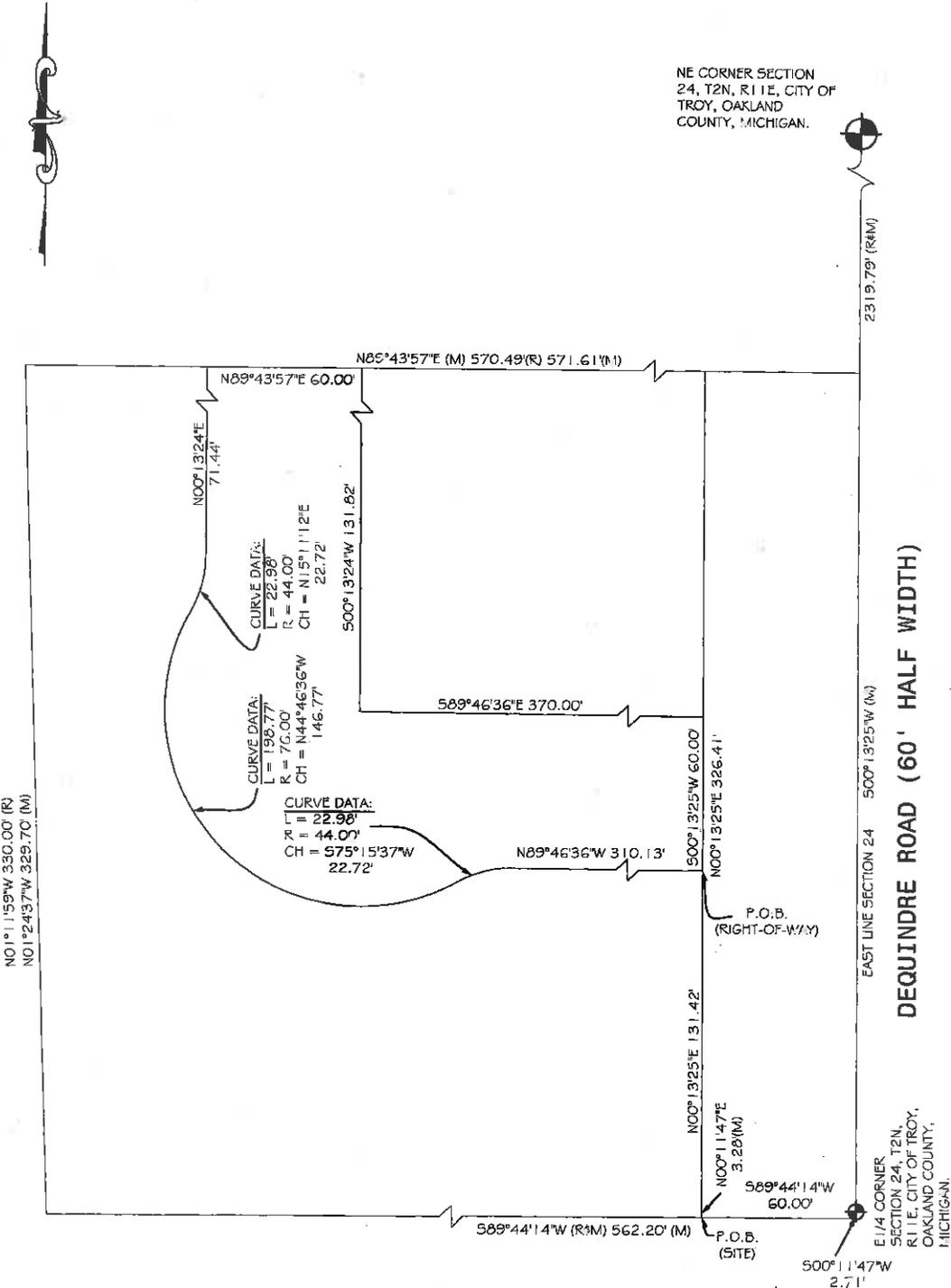
DESCRIPTION OF RIGHT-OF-WAY

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE S00°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET; THENCE N00°11'47"E 3.28 FEET; THENCE N00°13'25"E 131.42 FEET TO THE POINT OF BEGINNING; THENCE N89°46'36"W 310.13 FEET; THENCE 22.98 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 44.00 FEET AND A CHORD BEARING S75°15'37"W 22.72 FEET; THENCE 198.77 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 76.00 FEET AND A CHORD BEARING N44°46'36"W 146.77 FEET; THENCE 22.98 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 44.00 FEET AND A CHORD BEARING N15°11'12"E 22.72 FEET; THENCE N00°13'24"E 71.44 FEET; THENCE N89°43'57"E 60.00 FEET; THENCE S00°13'24"W 131.82 FEET; THENCE S89°46'36"E 370.00 FEET; THENCE S00°13'25"W 60.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

EXHIBIT "A"

SKETCH OF RIGHT-OF-WAY

NE CORNER SECTION
24, T2N, R11E, CITY OF
TROY, OAKLAND
COUNTY, MICHIGAN.



PERMANENT EASEMENT

Sidwell #88-20-24-226-109 & 111 (pt of)
Resolution #

MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., 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 as Land Contract Vendee, the right to construct, operate, maintain, repair and/or replace **rear yard 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.

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 1 signature(s) this NOV day of November A.D. 2012.

MONDRIAN PROPERTIES TUSCANY ESTATES, LLC,
a Michigan limited liability company

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

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 1st day of November, 2012, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., a Michigan limited liability company on behalf of the company.

LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2018
*
[Signature]
Notary Public, _____ County, Michigan
Commission Expires on _____
Acting in the County of _____, Michigan

Prepared by and when recorded return to:
Larysa Figol
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"

DESCRIPTION OF REAR YARD DRAINAGE EASEMENT

DESCRIPTION OF PROPERTY (FROM RECORD) 4.290 ACRE PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE $500^{\circ}11'47''W$ 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE $S89^{\circ}44'14''W$ 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF BEAVER TRAIL SUBDIVISION NO.2 RECORDED IN LIBER 134, PAGE 20-23, OAKLAND COUNTY RECORDS; THENCE EXTENDING $S89^{\circ}44'14''W$ 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE $N00^{\circ}11'59''W$ 330.00 FEET (RECORDED) $N01^{\circ}24'37''W$ 329.70 FEET (MEASURED) ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE $N89^{\circ}44'14''E$ 570.49 FEET (RECORDED) $N89^{\circ}43'57''E$ 571.61 FEET (MEASURED); THENCE $500^{\circ}13'25''W$ 330.00 (RECORDED) 326.41 FEET (MEASURED) AND $500^{\circ}11'47''W$ 3.28 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING, CONTAINING 4.290 ACRES OF LAND. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF REAR YARD DRAINAGE EASEMENT - 1

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE $500^{\circ}11'47''W$ 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE $S89^{\circ}44'14''W$ 86.93 FEET TO THE POINT OF BEGINNING; THENCE EXTENDING $S89^{\circ}44'14''W$ 392.10 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE $N00^{\circ}13'24''E$ 15.00 FEET; THENCE $N89^{\circ}44'14''E$ 391.97 FEET; THENCE $500^{\circ}15'46''E$ 15.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

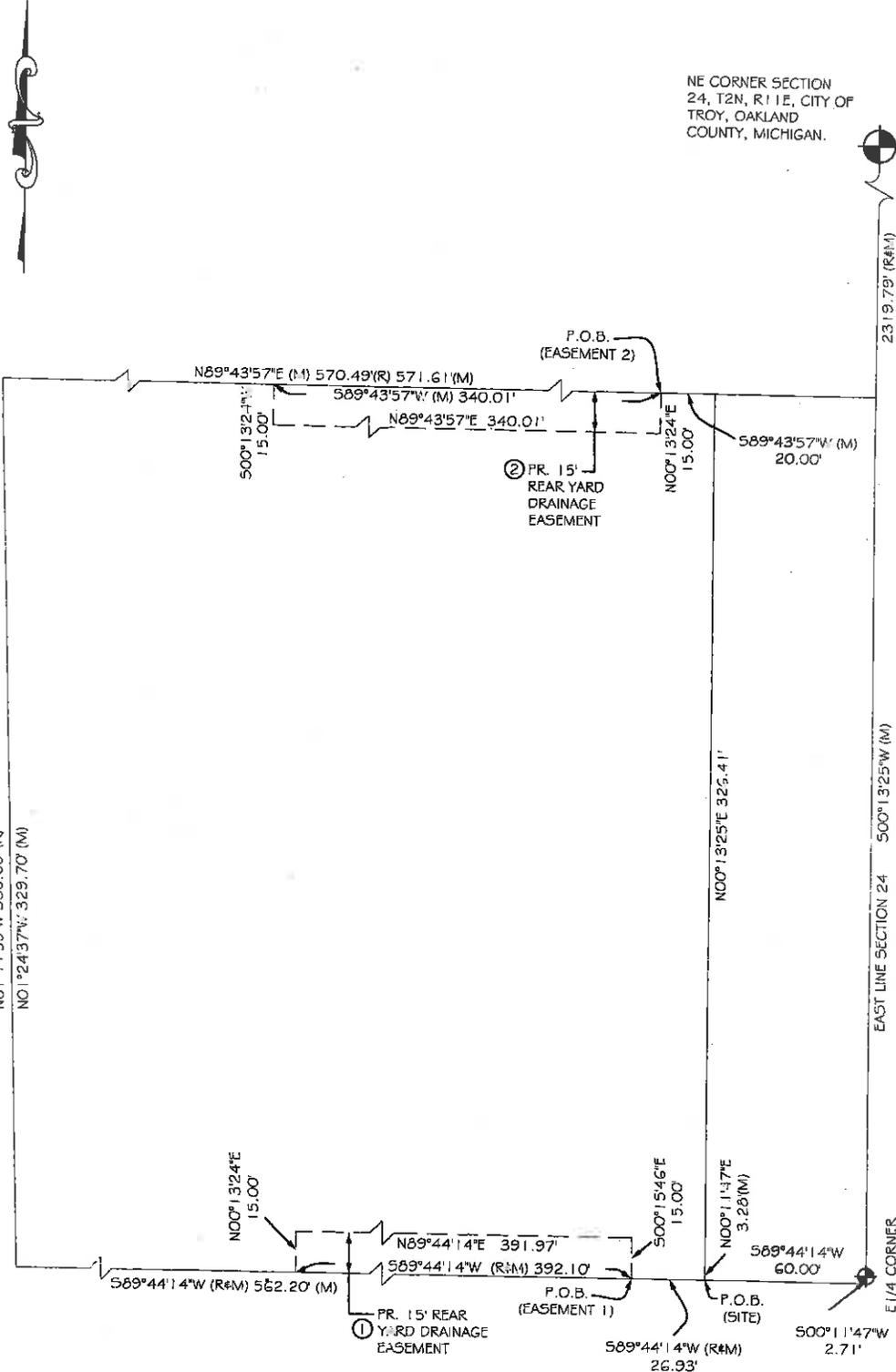
DESCRIPTION OF REAR YARD DRAINAGE EASEMENT - 2

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE $500^{\circ}11'47''W$ 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE $S89^{\circ}44'14''W$ 60.00 FEET; THENCE $N00^{\circ}11'47''E$ 3.28 FEET AND $N00^{\circ}13'25''E$ 326.41 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD; THENCE $S89^{\circ}43'57''W$ 20.00 FEET TO THE POINT OF BEGINNING; THENCE EXTENDING $S89^{\circ}43'57''W$ (MEASURED) 340.01 FEET; THENCE $500^{\circ}13'24''W$ 15.00 FEET; THENCE $N89^{\circ}43'57''E$ 340.01 FEET; THENCE $N00^{\circ}13'24''E$ 15.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

EXHIBIT "A"

SKETCH OF REAR YARD DRAINAGE EASEMENT

NE CORNER SECTION
24, T2N, R11E, CITY OF
TROY, OAKLAND
COUNTY, MICHIGAN.



PERMANENT EASEMENT

Sidwell #88-20-24-226-109 & 111 (pt of)
Resolution #

MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., 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 as Land Contract Vendee, the right to construct, operate, maintain, repair and/or replace **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 1 signature(s) this 1st day of November A.D. 2012.

MONDRIAN PROPERTIES TUSCANY ESTATES, LLC,
a Michigan limited liability company

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

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 1st day of November, 2012, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., a Michigan limited liability company on behalf of the company.

LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2018

[Signature]
*
Notary Public, _____ County, Michigan

My Commission Expires on _____
Acting in the County of _____, Michigan

Prepared by and when recorded return to:
Larysa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48064

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

EXHIBIT "A"

DESCRIPTION OF PUBLIC UTILITY EASEMENT

DESCRIPTION OF PROPERTY (FROM RECORD) 4.290 ACRE PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN-2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF BEAVER TRAIL SUBDIVISION NO.2 RECORDED IN LIBER 134, PAGE 20-23, OAKLAND COUNTY RECORDS; THENCE EXTENDING S89°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N00°11'59"W 330.00 FEET (RECORDED) N01°24'37"W 329.70 FEET (MEASURED) ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE N89°44'14"E 570.49 FEET (RECORDED) N89°43'57"E 571.61 FEET (MEASURED); THENCE 500°13'25"W 330.00 (RECORDED) 326.41 FEET (MEASURED) AND 500°11'47"W 3.28 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING, CONTAINING 4.290 ACRES OF LAND. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF PUBLIC UTILITY EASEMENT - 1

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET; THENCE N00°11'47"E 3.28 FEET; THENCE N00°13'25"E 191.42 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING; THENCE EXTENDING N00°13'25"E 20.00 FEET ALONG THE LEFT, SAID CURVE HAVING A RADIUS OF 44.00 FEET AND A CHORD BEARING 575°15'37"W 22.72 FEET; THENCE 198.77 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 76.00 FEET AND A CHORD BEARING N44°46'36"W 146.77 FEET; THENCE 22.98 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 44.00 FEET AND A CHORD BEARING N15°11'12"E 22.72 FEET; THENCE N00°13'24"E 71.44 FEET; THENCE S89°43'57"W 20.00 FEET; THENCE 500°13'24"W 71.27 FEET; THENCE 12.54 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 24.00 FEET AND A CHORD BEARING S15°11'12"W 12.39 FEET; THENCE 251.08 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 96.00 FEET AND A CHORD BEARING S44°46'36"E 185.39 FEET; THENCE 12.54 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 24.00 FEET AND A CHORD BEARING N75°15'37"E 12.39 FEET; THENCE S89°46'36"E 310.13 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

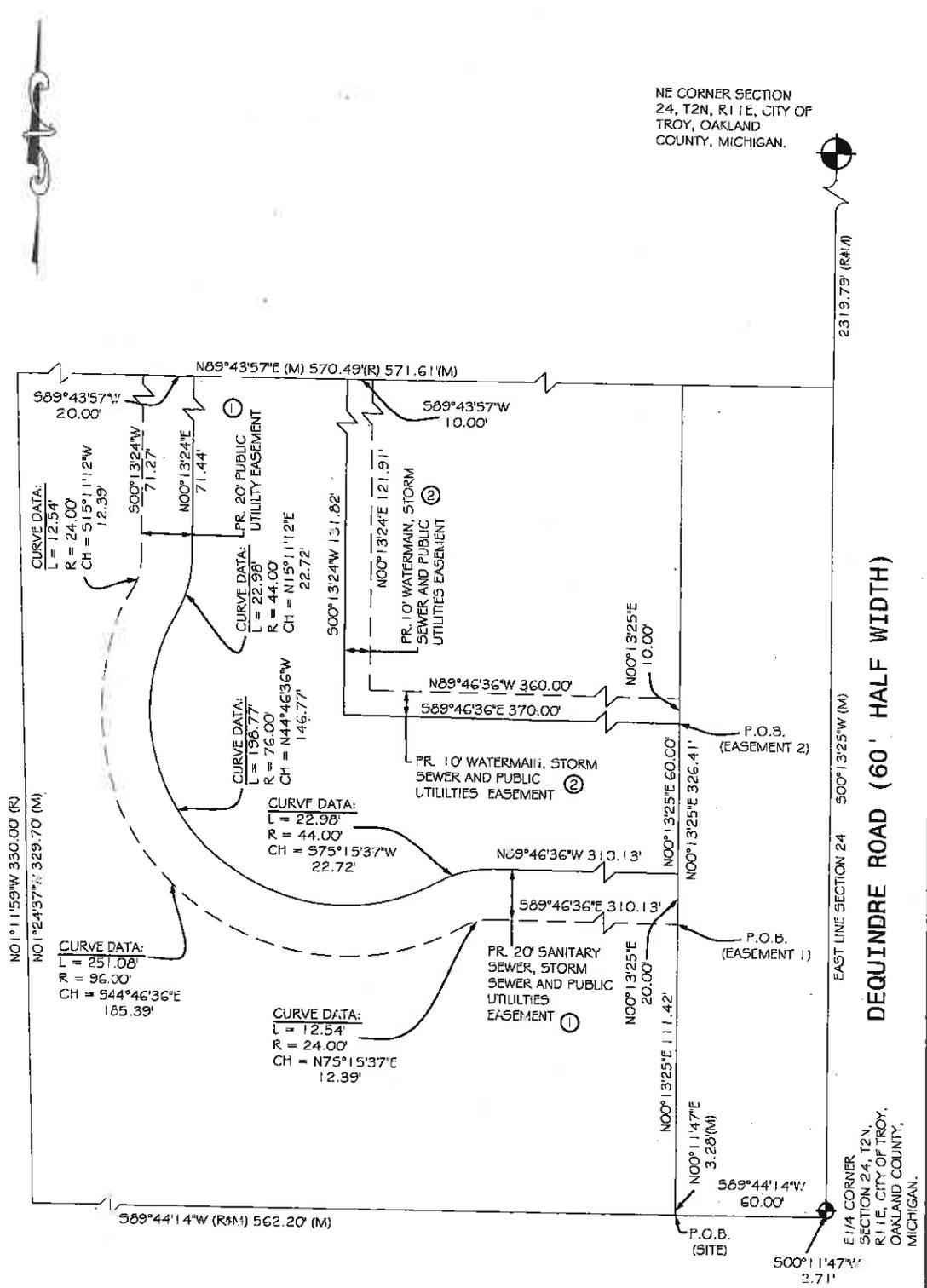
DESCRIPTION OF PUBLIC UTILITY EASEMENT - 2

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET; THENCE N00°11'47"E 3.28 FEET; THENCE N00°13'25"E 191.42 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING; THENCE EXTENDING N00°13'25"E 10.00 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD; THENCE N89°46'36"W 360.00 FEET; THENCE N00°13'24"E 121.91 FEET; THENCE S89°43'57"W 10.00 FEET; THENCE 500°13'24"W 131.82 FEET; THENCE S89°46'36"E 370.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

EXHIBIT "A"

SKETCH OF PUBLIC UTILITY EASEMENT

NE CORNER SECTION
24, T2N, R1E, CITY OF
TROY, OAKLAND
COUNTY, MICHIGAN.



2319.79 (R&A)

500°13'25"W (M)

500°11'47"W
2.71'

PERMANENT EASEMENT

Sidwell #88-20-24-226-109 & 111 (pt of)
Resolution #

MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., 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 as Land Contract Vendee, the right to construct, operate, maintain, repair and/or replace **clear vision and non-access landscape easement**, 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 1 signature(s) this NOV day of November A.D. 2012.

MONDRIAN PROPERTIES TUSCANY ESTATES, LLC,
a Michigan limited liability company

By *Joseph Maniaci* (L.S.)
*Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15th day of November, 2012, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., a Michigan limited liability company on behalf of the company.

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2016
Acting in the County of OAKLAND

Janet M Parsons
*
Notary Public, OAKLAND County, Michigan

My Commission Expires on _____
Acting in the County of _____, Michigan

Prepared by and when recorded return to:
Larysa Figol
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"

DESCRIPTION OF 25' CLEAR VISION AND NON-ACCESS GREENBELT EASEMENT

DESCRIPTION OF PROPERTY (FROM RECORD)

4.290 ACRE PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF BEAVER TRAIL SUBDIVISION NO.2 RECORDED IN LIBER 134, PAGE 20-23, OAKLAND COUNTY RECORDS; THENCE EXTENDING S89°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N00°11'59"W 330.00 FEET (RECORDED) N01°24'37"W 329.70 FEET (MEASURED) ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE N89°44'14"E 570.49 FEET (RECORDED) N89°43'57"E 571.61 FEET (MEASURED); THENCE 500°13'25"W 330.00 (RECORDED) 326.41 FEET (MEASURED) AND 500°11'47"W 3.28 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING. CONTAINING 4.290 ACRES OF LAND. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF 25' CLEAR VISION TRIANGLE - 1

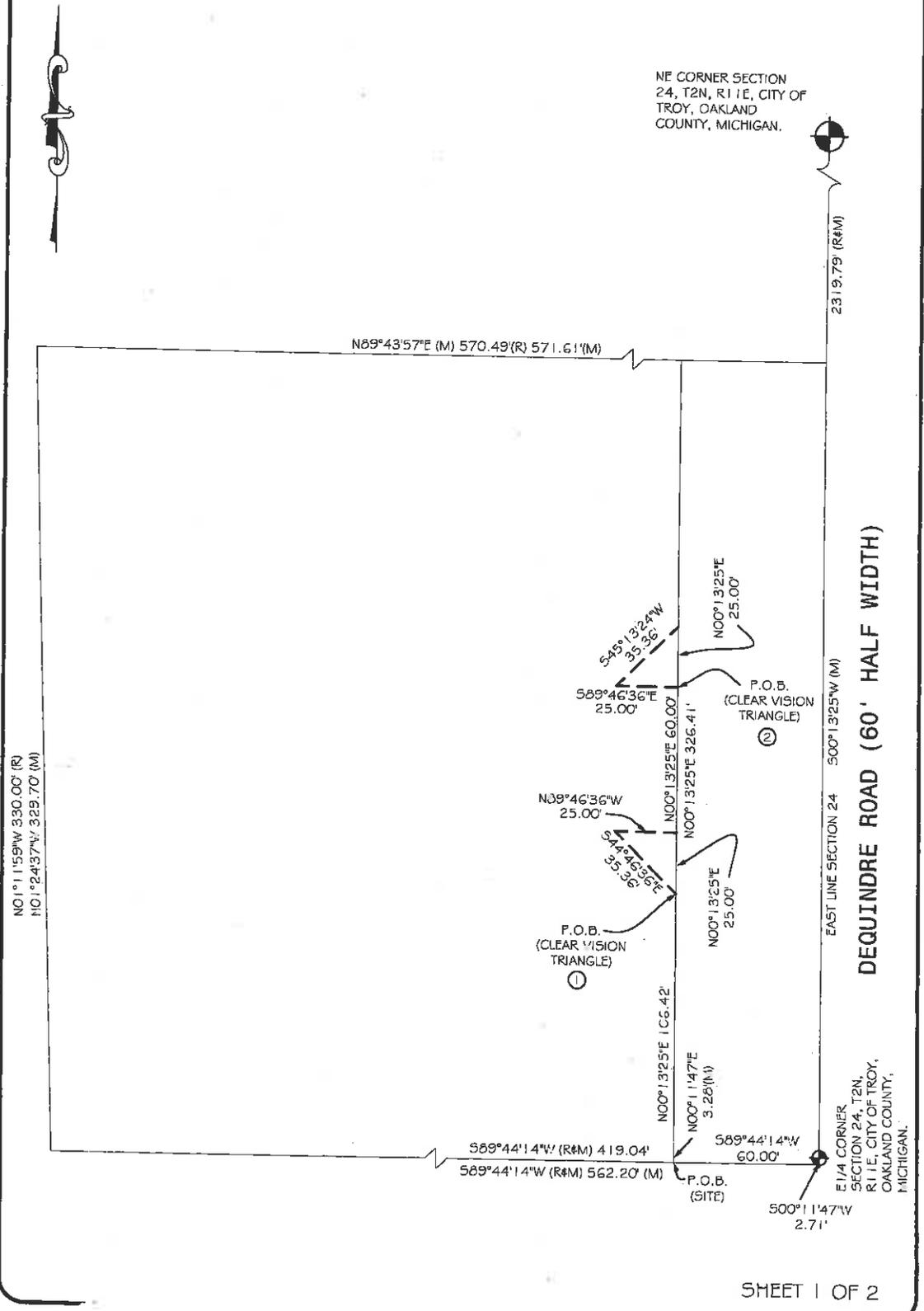
PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET; THENCE N00°11'47"E 3.28 FEET; THENCE N00°13'25"E 106.42 TO THE POINT OF BEGINNING; THENCE EXTENDING N00°13'25"E 25.00 FEET; THENCE N89°46'36"W 25.00 FEET; THENCE S44°46'36"E 35.36 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF 25' CLEAR VISION TRIANGLE - 2

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE S89°44'14"W 60.00 FEET; THENCE N00°11'47"E 3.28 FEET; THENCE N00°13'25"E 191.42 TO THE POINT OF BEGINNING; THENCE EXTENDING N00°13'25"E 25.00 FEET; THENCE S45°13'24"W 35.36 FEET; THENCE S89°46'36"E 25.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

EXHIBIT "A"

SKETCH OF 25' CLEAR VISION AND NON-ACCESS GREENBELT EASEMENT



PERMANENT EASEMENT

Sidwell #88-20-24-226-109 & 111 (pt of)
Resolution #

MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., 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 as Land Contract Vendee, the right to construct, operate, maintain, repair and/or replace **non-access greenbelt and landscape easement**, 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

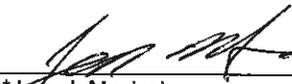
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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 1 signature(s) this NOV day of November A.D. 2012.

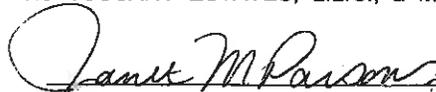
MONDRIAN PROPERTIES TUSCANY ESTATES, LLC,
a Michigan limited liability company

By  (L.S.)
*Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 1st day of November, 2012, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., a Michigan limited liability company on behalf of the company.

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2016
Acting In the County of Oakland


Notary Public, Oakland County, Michigan

My Commission Expires on _____
Acting in the County of _____, Michigan

Prepared by and when recorded return to:
Larysa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

EXHIBIT "A"

DESCRIPTION OF LANDSCAPE AND NON-ACCESS
GREENBELT EASEMENT

DESCRIPTION OF PROPERTY (FROM RECORD)
4.290 ACRE PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE 589°44'14"W 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF BEAVER TRAIL SUBDIVISION NO.2 RECORDED IN LIBER 134, PAGE 20-23, OAKLAND COUNTY RECORDS; THENCE EXTENDING 589°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE 000°11'59"W 330.00 FEET (RECORDED) N01°24'37"W 329.79 FEET (MEASURED) ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE N89°44'14"E 570.49 FEET (RECORDED) N89°43'57"E 571.61 FEET (MEASURED); THENCE 500°13'25"W 330.00 (RECORDED) 326.41 FEET (MEASURED) AND 500°11'47"W 3.28 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING. CONTAINING 4.290 ACRES OF LAND. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF LANDSCAPE EASEMENT - 1

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE 589°44'14"W 60.00 FEET TO THE POINT OF BEGINNING; THENCE EXTENDING 589°44'14"W 20.00 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N00°13'25"E 114.87 FEET; THENCE 589°46'36"E 20.00 FEET; THENCE 500°13'25"W 111.42 FEET; THENCE 500°11'47"W 3.28 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF LANDSCAPE EASEMENT - 2

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE 589°44'14"W 60.00 FEET; THENCE N00°11'47"E 3.28 FEET; THENCE N00°13'25"E 201.42 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING; THENCE EXTENDING N00°13'25"E 124.99 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD; THENCE 589°43'57"W 20.00 FEET; THENCE 500°13'25"W 124.82 FEET; THENCE 589°46'36"E 20.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

EXHIBIT "A"

SKETCH OF LANDSCAPE AND NON-ACCESS GREENBELT EASEMENT

NE CORNER, SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.



2319.79' (R&M)

N89°43'57"E (M) 570.49'(R) 571.61'(M)

N01°11'59"W 330.00' (R)
N01°24'37"W 329.70' (M)

⊙

PR. 20' LANDSCAPE EASEMENT

500°13'25"W 124.82'
N00°13'25"E 124.99'

589°43'57"W 20.00'

589°46'36"E 20.00'

P.O.B. (EASEMENT 2)

589°46'36"E 20.00'

N00°13'25"E 90.00'
N00°13'25"E 326.41'

EAST LINE SECTION 24 500°13'25"W (M)

DEQUINDRE ROAD (60' HALF WIDTH)

⊙

PR. 20' LANDSCAPE EASEMENT

539°44'14"W (R&M) 20.00'

N00°13'25"E 114.87'
N00°13'25"W 111.42'

N00°11'47"E 3.28'(M)

589°44'14"W 60.00'

P.O.B. (SITE) (EASEMENT 1)

E1/4 CORNER SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

500°11'47"W 2.71'

PERMANENT EASEMENT

Sidwell #88-20-24-226-109 & 111 (pt of)
Resolution #

MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., 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 as Land Contract Vendee, the right to construct, operate, maintain, repair and/or replace **sanitary sewer**, 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 1 signature(s) this Nov day of November A.D. 2012.

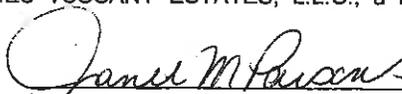
MONDRIAN PROPERTIES TUSCANY ESTATES, LLC,
a Michigan limited liability company

By  (L.S.)
Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 1st day of November, 2012, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., a Michigan limited liability company on behalf of the company.

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2018
Acting in the County of Oakland


Notary Public, _____ County, Michigan

My Commission Expires on _____
Acting in the County of _____, Michigan

Prepared by and when recorded return to:
Larysa Figoi
City of Troy
500 W. Big Beaver Road
Troy, MI 48064

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

EXHIBIT "A"

DESCRIPTION OF SANITARY SEWER EASEMENT

DESCRIPTION OF PROPERTY (FROM RECORD)
4.290 ACRE PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE 589°44'14"W 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF BEAVER TRAIL SUBDIVISION NO.2 RECORDED IN LIBER 134, PAGE 20-23, OAKLAND COUNTY RECORDS; THENCE EXTENDING 589°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE 100°11'59"W 330.00 FEET (RECORDED) NO1°24'37"W 329.70 FEET (MEASURED) ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE N89°43'57"E 571.61 FEET (MEASURED); THENCE 500°13'25"W 330.00 (RECORDED) 326.41 FEET (MEASURED) AND 500°11'47"W 3.28 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING, CONTAINING 4.290 ACRES OF LAND, SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF SANITARY SEWER EASEMENT-1

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE 589°44'14"W 60.00 FEET; THENCE N00°11'47"E 3.28 FEET; THENCE N00°13'25"E 201.42 TO THE POINT OF BEGINNING 1; THENCE EXTENDING N00°13'25"E 124.99 FEET; THENCE 589°43'57"W 20.00 FEET; THENCE 500°13'25"W 124.82 FEET; THENCE 589°46'36"E 20.00 FEET TO THE POINT OF BEGINNING 1. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

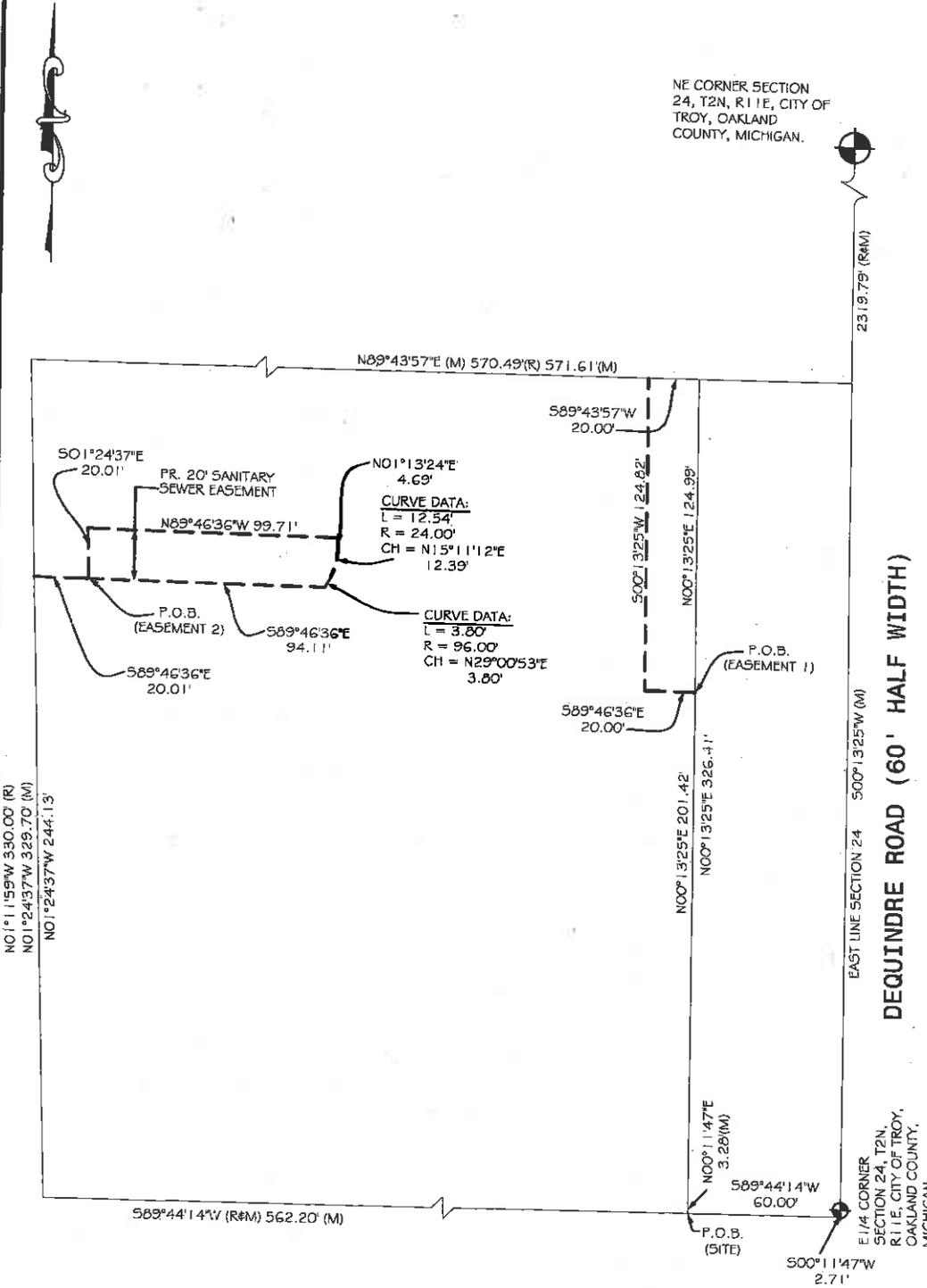
DESCRIPTION OF SANITARY SEWER EASEMENT-2

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE 589°44'14"W 60.00 FEET; THENCE EXTENDING 589°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N01°24'37"W 244.13 FEET ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE 589°46'36"E 20.01 FEET TO THE POINT OF BEGINNING 2; THENCE EXTENDING 589°46'36"E 94.11 FEET; THENCE 3.80 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 96.00 FEET AND A CHORD BEARING N29°00'53"E 3.80 FEET; THENCE 12.54 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 24.00 FEET AND A CHORD BEARING N15°11'12"E 12.39 FEET; THENCE N01°13'24"E 4.69 FEET; THENCE N89°46'36"W 99.71 FEET; THENCE S01°24'37"E 20.01 FEET TO THE POINT OF BEGINNING 2. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

EXHIBIT "A"

SKETCH OF SANITARY SEWER EASEMENT

NE CORNER SECTION
24, T2N, R11E, CITY OF
TROY, OAKLAND
COUNTY, MICHIGAN.



DEQUINDRE ROAD (60' HALF WIDTH)

E 1/4 CORNER
SECTION 24, T2N,
R11E, CITY OF TROY,
OAKLAND COUNTY,
MICHIGAN.

Right of Way, Model 11/5/2012 9:27:23 AM

PERMANENT EASEMENT

Sidwell #88-20-24-226-109 & 111 (pt of)
Resolution #

MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., 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 as Land Contract Vendee, 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.

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 1 signature(s) this 10th day of November A.D. 2012.

MONDRIAN PROPERTIES TUSCANY ESTATES, LLC,
a Michigan limited liability company

By *Joseph Maniaci* (L.S.)
Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15th day of November, 2012, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., a Michigan limited liability company on behalf of the company.

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2016
Acting in the County of Oakland

Janet M Parsons
*
Notary Public, Oakland County, Michigan

My Commission Expires on _____
Acting in the County of _____, Michigan

Prepared by and when recorded return to:
Larysa Figol
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"

DESCRIPTION OF STORM SEWER EASEMENT

DESCRIPTION OF PROPERTY (FROM RECORD)

4.290 ACRE PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE 589°44'14"W 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF BEAVER TRAIL SUBDIVISION NO.2 RECORDED IN LIBER 134, PAGE 20-23, OAKLAND COUNTY RECORDS; THENCE EXTENDING 589°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N00°11'59"W 330.00 FEET (RECORDED) NO1°24'37"W 329.70 FEET (MEASURED) ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE N89°43'57"E 570.49 FEET (RECORDED) N89°43'57"E 571.61 FEET (MEASURED); THENCE 500°13'25"W 330.00 (RECORDED) 326.41 FEET (MEASURED) AND 500°11'47"W 3.28 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING, CONTAINING 4.290 ACRES OF LAND, SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF STORM SEWER EASEMENT - 1

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE 589°44'14"W 60.00 FEET; THENCE EXTENDING 589°44'14"W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE NO1°24'37"W 189.09 FEET ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION TO THE POINT OF BEGINNING 1; THENCE EXTENDING NO1°24'37"W 20.84 FEET; THENCE 536°34'33"E 34.73 FEET; THENCE NO1°24'37"W 147.76 FEET; THENCE N89°43'57"E 101.59 FEET; THENCE S01°13'24"W 12.00 FEET; THENCE 589°43'57"W 89.24 FEET; THENCE S01°24'37"E 139.28 FEET; THENCE N89°46'36"W 24.54 FEET; THENCE N36°34'33"W 12.98 FEET TO THE POINT OF BEGINNING 1, SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

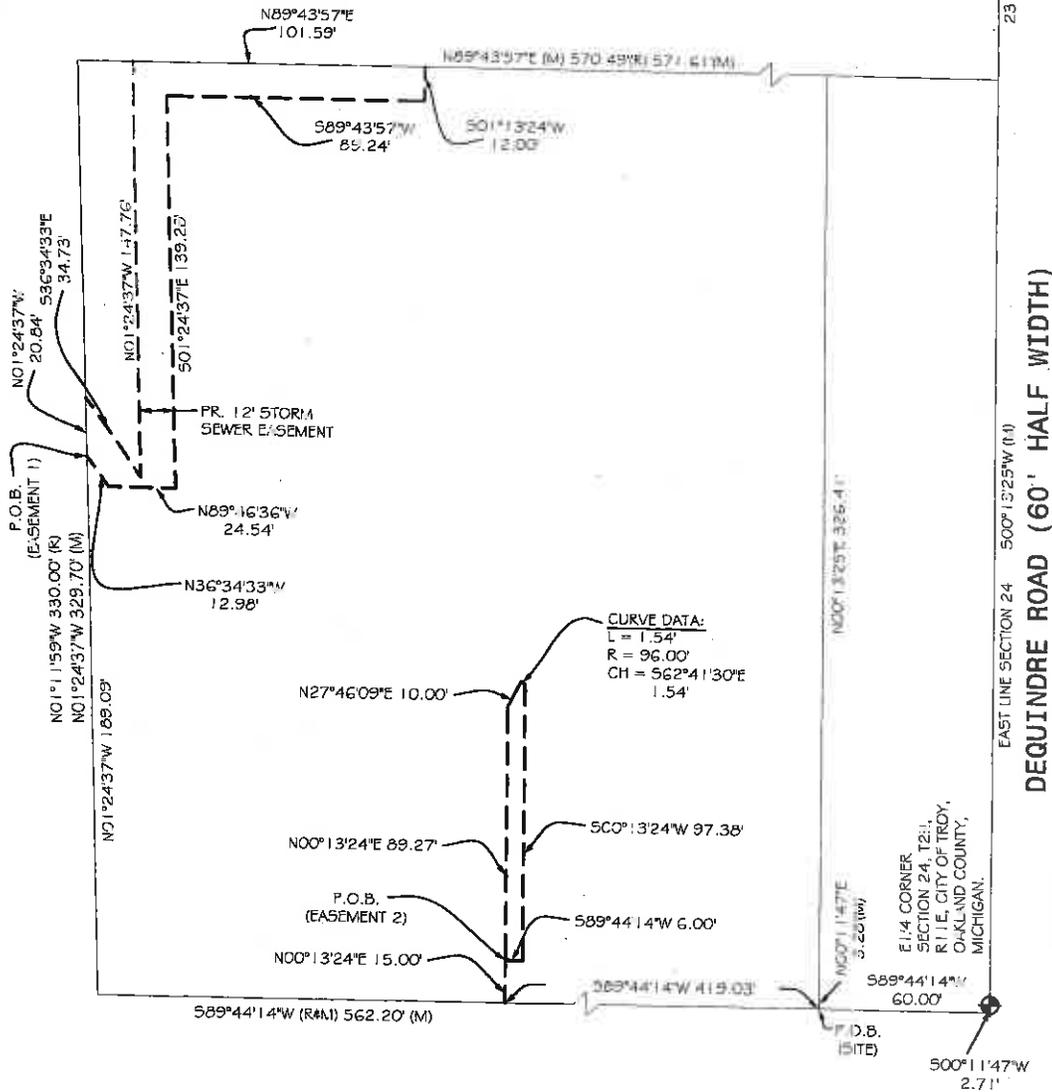
DESCRIPTION OF STORM SEWER EASEMENT - 2

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE 500°11'47"W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE 589°44'14"W 60.00 FEET; THENCE EXTENDING 589°44'14"W 419.03 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE N00°13'24"E 15.00 FEET TO THE POINT OF BEGINNING 2; THENCE EXTENDING N00°13'24"E 89.27 FEET; THENCE N27°46'09"E 10.00 FEET; THENCE 1.54 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 96.00 FEET AND A CHORD BEARING S62°41'30"E 1.54 FEET; THENCE 500°13'24"W 97.38 FEET; THENCE 589°44'14"W 6.00 FEET TO THE POINT OF BEGINNING 2, SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

EXHIBIT "A"

SKETCH OF STORM SEWER EASEMENT

NE CORNER SECTION
24, T2N, R11E, CITY OF
TROY, OAKLAND
COUNTY, MICHIGAN.



PERMANENT EASEMENT

Sidwell #88-20-24-226-109 & 111 (pt of)
Resolution #

MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., 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 as Land Contract Vendee, the right to construct, operate, maintain, repair and/or replace **grading easement**, 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.

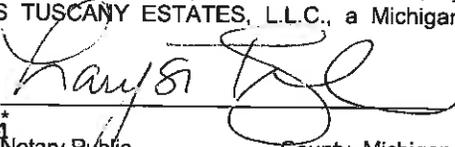
IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this Nov day of November A.D. 2012.

MONDRIAN PROPERTIES TUSCANY ESTATES, LLC,
a Michigan limited liability company

By  (L.S.)
*Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 1st day of November, 2012, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES TUSCANY ESTATES, L.L.C., a Michigan limited liability company on behalf of the company.

LARYSA FIGOL 
Notary Public, Oakland County, Michigan* Notary Public, _____ County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2018 Commission Expires on _____
Acting in the County of _____, Michigan

Prepared by and when recorded return to:
Larysa Figol
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"

DESCRIPTION OF GRADING EASEMENT

DESCRIPTION OF PROPERTY (FROM RECORD)

4.290 ACRE PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE $500^{\circ}11'47''$ W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE $589^{\circ}44'14''$ W 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF BEAVER TRAIL SUBDIVISION NO.2 RECORDED IN LIBER 134, PAGE 20-23, OAKLAND COUNTY RECORDS; THENCE EXTENDING $589^{\circ}44'14''$ W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE $000^{\circ}11'59''$ W 330.00 FEET (RECORDED) $01^{\circ}24'37''$ W 329.70 FEET (MEASURED) ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION; THENCE $000^{\circ}13'25''$ W 330.00 (RECORDED) 326.41 FEET (MEASURED) AND $500^{\circ}11'47''$ W 3.28 FEET ALONG THE 60 FOOT RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING, CONTAINING 4.290 ACRES OF LAND, SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF GRADING EASEMENT

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE $500^{\circ}11'47''$ W 2.71 FEET ALONG THE EAST LINE OF SECTION 24; THENCE $589^{\circ}44'14''$ W 60.00 FEET; THENCE EXTENDING $589^{\circ}44'14''$ W 562.20 FEET ALONG THE NORTH LINE OF SAID BEAVER TRAIL SUBDIVISION NO.2, TO THE EAST LINE OF BEAVER CREEK SUBDIVISION, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS; THENCE $01^{\circ}24'37''$ W 319.70 FEET ALONG THE EAST LINE OF SAID BEAVER CREEK SUBDIVISION TO THE POINT OF BEGINNING; THENCE EXTENDING $01^{\circ}24'37''$ W 10.00 FEET; THENCE $089^{\circ}43'57''$ E 141.59 FEET; THENCE $500^{\circ}13'24''$ W 10.00 FEET; THENCE $589^{\circ}43'57''$ W 141.39 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY RECORDED OR OTHERWISE.

EXHIBIT "A"

SKETCH OF GRADING EASEMENT

