



CITY COUNCIL AGENDA ITEM

Date: November 14, 2014

To: Brian Kischnick, 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 Four Permanent Easements from Detroit Meeting Rooms, Inc., Sidwell #88-20-06-352-030 to 032

History

As part of the development of a property located in the southwest ¼ of Section 06, on Square Lake Road east of Adams and the I-75 overpass, the Engineering department has received two permanent easements for sanitary sewer and two permanent easements for water mains from Detroit Meeting Rooms, Inc., owner of the property having Sidwell #88-20-06-352-030 to 032.

The format and content of these easements is consistent with easements previously accepted by City Council.

Financial

The consideration amount on each document is \$1.00

Recommendation

City Management recommends that City Council accept the attached permanent easements consistent with our policy of accepting easements for development and improvement purposes.



#20-06-352-030 to 032 / DETROIT MEETING ROOMS

733 0 366 733Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

PERMANENT EASEMENT

Sidwell #86-20-06-352-030 to C32

DETROIT MEETING ROOMS, INC., a Michigan corporation, Grantor(s), whose address is 2144 Grenadier, Troy, MI 48098, 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 sewers, 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 OF

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 one signature(s) this 24th day of July A.D. 2014.

DETROIT MEETING ROOMS, INC.,
a Michigan corporation

By [Signature] (L.S.)
* John Reid
Its President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 24th day of July, 2014, by John Reid, President of DETROIT MEETING ROOMS, INC., a Michigan corporation on behalf of said corporation.



MANDY BROWN
Notary Public, State of Michigan
County of Oakland
My Commission Expires June 24, 2016
Acting in the County of Oakland

Mandy Brown
*
Notary Public, Oakland County, Michigan
My Commission Expires June 24, 2016
Acting in _____ County, _____

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

SANITARY SEWER EASEMENT - DESCRIPTIONS

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 11 EAST, DESCRIBED AS: BEGINNING AT A POINT THAT IS NORTH 01 DEGREES 52 MINUTES 28 SECONDS WEST, 45.11 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 6 AND NORTH 83 DEGREES 38 MINUTES 39 SECONDS WEST, 185.32 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SQUARE LAKE ROAD, SO-CALLED, AND CONTINUING NORTH 73 DEGREES 00 MINUTES 51 SECONDS WEST, 155.59 FEET ALONG SAID RIGHT-OF-WAY LINE AND CONTINUING NORTH 58 DEGREES 15 MINUTES 20 SECONDS WEST, 171.19 FEET; AND CONTINUING NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 454.81 FEET AND CONTINUING NORTH 35 DEGREES 21 MINUTES 32 SECONDS EAST, 49.98 FEET FROM SOUTH 1/4 CORNER OF SECTION 6 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SQUARE LAKE ROAD, SO-CALLED, NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 67.76 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 736.62 FEET, CENTRAL ANGLE OF 38 DEGREES 42 MINUTES 18 SECONDS, CHORD BEARING AND DISTANCE OF NORTH 74 DEGREES 15 MINUTES 38 SECONDS WEST, 488.20 FEET; THENCE NORTH 01 DEGREES 52 MINUTES 28 SECONDS WEST, 61.35 FEET; THENCE NORTH 01 DEGREES 52 MINUTES 28 SECONDS WEST, 61.35 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 44 SECONDS EAST, 410.41 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 28 SECONDS EAST, 9.00 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 44 SECONDS EAST, 140.38 FEET; THENCE SOUTH 05 DEGREES 25 MINUTES 09 SECONDS WEST, 246.46 FEET TO THE POINT OF BEGINNING.

SANITARY SEWER EASEMENT DESCRIPTION

A SANITARY SEWER EASEMENT, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 11 EAST, MEASURING 20-FOOT WIDE AND CENTERED ON THE SANITARY SEWER MAIN AS CONSTRUCTED ACROSS PARCEL 20-06-352-032; SAID CENTERLINE BEING DESCRIBED AS BEGINNING AT A POINT THAT IS NORTH 01 DEGREES 52 MINUTES 28 SECONDS WEST, 45.11 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 6 AND NORTH 83 DEGREES 38 MINUTES 39 SECONDS WEST, 185.32 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SQUARE LAKE ROAD, SO-CALLED, AND CONTINUING NORTH 73 DEGREES 00 MINUTES 51 SECONDS WEST, 155.59 FEET ALONG SAID RIGHT-OF-WAY LINE AND CONTINUING NORTH 58 DEGREES 15 MINUTES 20 SECONDS WEST, 171.19 FEET AND CONTINUING NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST 454.81 FEET AND CONTINUING NORTH 35 DEGREES 21 MINUTES 32 SECONDS EAST, 49.98 FEET; AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SQUARE LAKE ROAD, SO-CALLED, NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 67.76 FEET, AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 736.62 FEET, CENTRAL ANGLE OF 2 DEGREES 2 MINUTES 30 SECONDS, CHORD BEARING AND DISTANCE OF NORTH 55 DEGREES 55 MINUTES 44 SECONDS WEST, 26.25 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 6 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 66 DEGREES 24 MINUTES 5 SECONDS EAST 93.71 FEET TO THE POINT OF ENDING.

SAID EASEMENT CONTAINS 1,858 S.F., OR 0.04 ACRES.

BASIS OF BEARING

THE NORTH AND SOUTH 1/4 SECTION LINE OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 11 EAST.



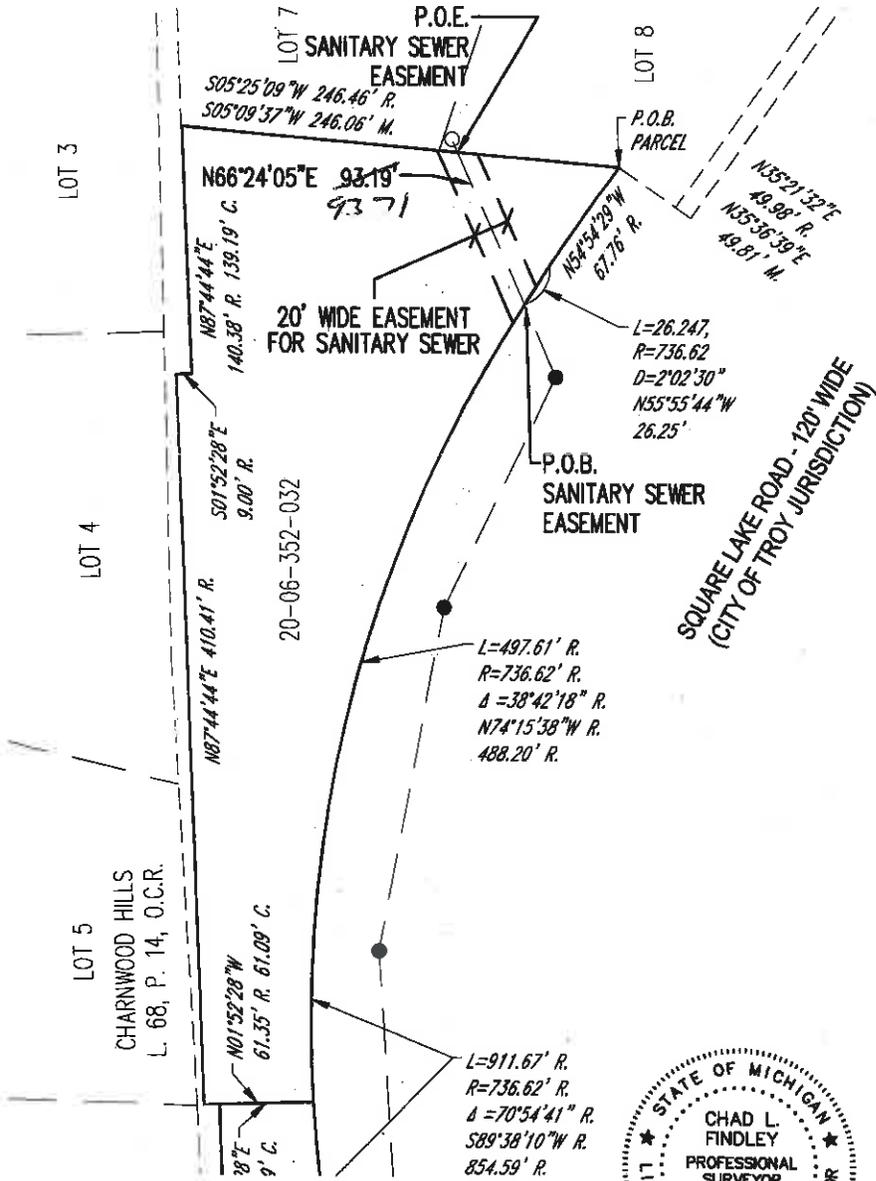
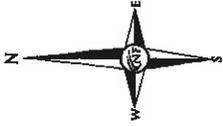
NOWAK & FRAU ENGINEERS PREPARED FOR:

46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

DETROIT MEETING ROOMS
37900 MOUND ROAD
STERLING HEIGHTS, MI

SCALE	DATE	DRAWN	JOB NO.	SHEET
NONE	5-27-14	JN	H560	2 of 2
	Rev 6-27-14			

EXHIBIT A SANITARY SEWER EASEMENT



Chad Findley

CNF ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 632-7931
FAX. (248) 632-8257

PREPARED FOR:
DETROIT MEETING ROOMS
37900 MOUND ROAD
STERLING HEIGHTS, MI

SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 80'	5-27-14	JN	HS60	1 of 2
	Rev 6-27-14			

PERMANENT EASEMENT

Sidwell #88-20-06-352-03D to 032

DETROIT MEETING ROOMS, INC., a Michigan corporation, Grantor(s), whose address is 2144 Grenadier, Troy, MI 48098, 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 sewers, 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 OF

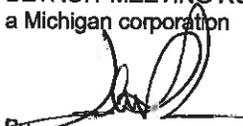
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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 herunto affixed one signature(s) this 24th day of July A.D. 2014.

DETROIT MEETING ROOMS, INC.,
a Michigan corporation


By _____ (L.S.)
* John Reid
Its President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 24th day of July, 2014, by John Reid, President of DETROIT MEETING ROOMS, INC., a Michigan corporation on behalf of said corporation.



MINDY BROWN
Notary Public, State of Michigan
County of Oakland
My Commission Expires June 24, 2016
Acting in the County of Oakland

Mindy Brown
*
Notary Public, Oakland County, Michigan
My Commission Expires June 24, 2016
Acting in _____ County, _____

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

SANITARY SEWER EASEMENT - DESCRIPTIONS

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL 20-06-352-030:

PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 11 EAST, DESCRIBED AS: BEGINNING AT A POINT THAT IS NORTH 01 DEGREES 52 MINUTES 28 SECONDS WEST, 45.11 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 6 AND NORTH 83 DEGREES 38 MINUTES 39 SECONDS WEST, 185.32 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SQUARE LAKE ROAD, SO-CALLED AND CONTINUING NORTH 73 DEGREES 00 MINUTES 51 SECONDS WEST, 155.59 FEET ALONG SAID RIGHT-OF-WAY LINE AND CONTINUING NORTH 58 DEGREES 15 MINUTES 20 SECONDS WEST, 171.19 FEET AND CONTINUING NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 454.81 FEET AND CONTINUING NORTH 35 DEGREES 21 MINUTES 32 SECONDS EAST, 49.98 FEET AND NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 67.76 FEET AND ON A CURVE TO THE LEFT, WHOSE RADIUS IS 736.62 FEET, CENTRAL ANGLE 70 DEGREES 54 MINUTES 41 SECONDS, CHORD BEARING AND DISTANCE SOUTH 89 DEGREES 38 MINUTES 10 SECONDS WEST, 854.59 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 6 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 736.62 FEET, CENTRAL ANGLE OF 06 DEGREES 04 MINUTES 29 SECONDS, CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 08 MINUTES 36 SECONDS WEST, 78.06 FEET; THENCE SOUTH 48 DEGREES 06 MINUTES 21 SECONDS WEST, 71.90 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-75; THENCE NORTH 74 DEGREES 16 MINUTES 24 SECONDS WEST, 21.42 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-75; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT WITH A RADIUS OF 22,809.32 FEET, CENTRAL ANGLE 02 DEGREES 00 MINUTES 48 SECONDS, CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 16 MINUTES 00 SECONDS WEST, 801.46 FEET TO A POINT, SAID POINT BEING NORTH 01 DEGREES 57 MINUTES 10 SECONDS WEST, 779.60 FEET AND NORTH 87 DEGREES 44 MINUTES 44 SECONDS EAST, 37.97 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 87 DEGREES 44 MINUTES 44 SECONDS EAST, 560.00 FEET; THENCE SOUTH 64 DEGREES 45 MINUTES 55 SECONDS EAST, 379.06 FEET TO THE POINT OF BEGINNING.

PARCEL 20-06-352-031:

PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 11 EAST, DESCRIBED AS: BEGINNING AT A POINT THAT IS NORTH 01 DEGREES 52 MINUTES 28 SECONDS WEST, 45.11 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 6 AND NORTH 83 DEGREES 38 MINUTES 39 SECONDS WEST, 185.32 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SQUARE LAKE ROAD, SO-CALLED AND CONTINUING NORTH 73 DEGREES 00 MINUTES 51 SECONDS WEST, 155.59 FEET ALONG SAID RIGHT-OF-WAY LINE AND CONTINUING NORTH 58 DEGREES 15 MINUTES 20 SECONDS WEST, 171.19 FEET AND CONTINUING NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 454.81 FEET AND CONTINUING NORTH 35 DEGREES 21 MINUTES 32 SECONDS EAST, 49.98 FEET AND NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 67.76 FEET AND ON A CURVE TO THE LEFT, WHOSE RADIUS IS 736.62 FEET, CENTRAL ANGLE 38 DEGREES 42 MINUTES 18 SECONDS, CHORD BEARING AND DISTANCE OF NORTH 74 DEGREES 15 MINUTES 38 SECONDS WEST, 488.20 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 6 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 736.62 FEET, CENTRAL ANGLE OF 32 DEGREES 12 MINUTES 23 SECONDS, CHORD BEARING AND DISTANCE OF SOUTH 70 DEGREE 17 MINUTES 02 SECONDS WEST, 408.63 FEET; THENCE NORTH 64 DEGREES 45 MINUTES 55 SECONDS WEST, 379.06 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 44 SECONDS EAST, 726.41 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 28 SECONDS EAST, 52.35 FEET TO THE POINT OF BEGINNING.



NOWAK & FRANK ENGINEERS PREPARED FOR:
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 532-7931
 FAX. (248) 532-8237

DETROIT MEETING ROOMS
 37900 MOUND ROAD
 STERLING HEIGHTS, MI

SCALE	DATE	DRAWN	JOB NO.	SHEET
NONE	5-27-14	JN	H560	2 of 3
	Rev 6-27-14			

EXHIBIT A
SANITARY SEWER EASEMENT - DESCRIPTIONS

SANITARY SEWER EASEMENT DESCRIPTION

A SANITARY SEWER EASEMENT, BEING PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 6, TOWN 2 NORTH, RANGE 11 EAST, MEASURING 20-FEET WIDE AND CENTERED ON THE SANITARY SEWER MAIN AS CONSTRUCTED ACROSS PARCEL 20-06-352-031 AND 20-06-352-030; SAID CENTERLINE OF EASEMENT BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTH $\frac{1}{4}$ CORNER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 11 EAST, THENCE NORTH 01 DEGREES 52 MINUTES 28 SECONDS WEST 45.11 FEET ALONG THE NORTH-SOUTH $\frac{1}{4}$ LINE OF SECTION 6 AND NORTH 83 DEGREES 38 MINUTES 39 SECONDS WEST, 185.32 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SQUARE LAKE ROAD, SO-CALLED AND CONTINUING NORTH 73 DEGREES 00 MINUTES 51 SECONDS WEST, 155.59 FEET ALONG SAID RIGHT-OF-WAY LINE AND CONTINUING NORTH 58 DEGREES 15 MINUTES 20 SECONDS WEST, 171.19 FEET AND CONTINUING NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 454.81 FEET AND CONTINUING NORTH 35 DEGREES 21 MINUTES 32 SECONDS EAST, 49.98 FEET AND NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 67.76 FEET AND ON A CURVE TO THE LEFT, WHOSE RADIUS IS 736.62 FEET, CENTRAL ANGLE 38 DEGREES 42 MINUTES 18 SECONDS, CHORD BEARING AND DISTANCE OF NORTH 74 DEGREES 15 MINUTES 38 SECONDS WEST, 488.20 FEET, AND CONTINUING ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 736.62 FEET, CENTRAL ANGLE OF 27 DEGREES 36 MINUTES 48 SECONDS, CHORD BEARING AND DISTANCE OF SOUTH 72 DEGREES 34 MINUTES 49 SECONDS WEST, 351.58 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41 DEGREES 34 MINUTES 37 SECONDS WEST, 30.63 FEET; THENCE SOUTH 51 DEGREES 37 MINUTES 38 SECONDS WEST 103.61 FEET TO THE POINT OF ENDING.

SAID EASEMENT CONTAINS 2,686 S.F., OR 0.06 ACRES.

BASIS OF BEARING

THE NORTH AND SOUTH $\frac{1}{4}$ SECTION LINE OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 11 EAST.



NOWAK & FRAUS ENGINEERS PREPARED FOR:

46777 WOODWARD AVE.

PONTIAC, MI 48342-5032

TEL. (248) 332-7931

FAX. (248) 332-8257

DETROIT MEETING ROOMS

37900 MOUND ROAD

STERLING HEIGHTS, MI

SCALE

NONE

DATE

5-27-14

DRAWN

JN

JOB NO.

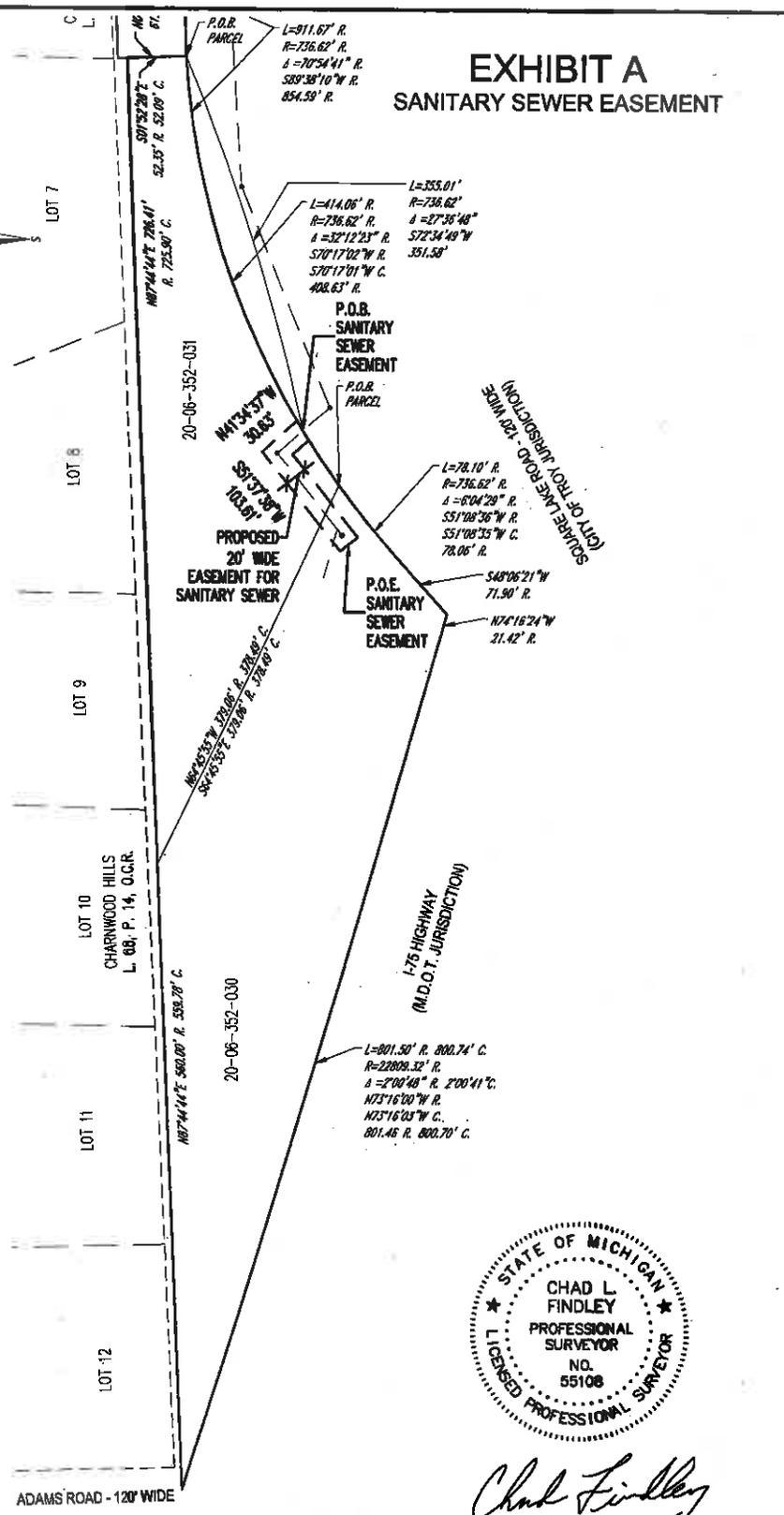
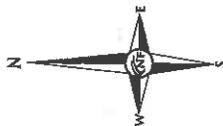
H560

SHEET

3 of 3

Rev 6-27-14

EXHIBIT A SANITARY SEWER EASEMENT



Chad Findley

CFE ENGINEERS
NOWAK & FRAUM ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 302-7931
FAX. (248) 302-8257

PREPARED FOR:
DETROIT MEETING ROOMS
37900 MOUND ROAD
STERLING HEIGHTS, MI

SCALE: 1" = 120'
DATE: 5-27-14
DRAWN: JN
JOB NO.: H560
SHEET: 1 of 3
Rev 6-27-14

PERMANENT EASEMENT

Sidwell #83-20-06-352-030 to 032

DETROIT MEETING ROOMS, INC., a Michigan corporation, Grantor(s), whose address is 2144 Grenadier, Troy, MI 48098, 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 water mains, 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 OF

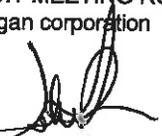
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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 one signature(s) this 24th day of July A.D. 2014.

DETROIT MEETING ROOMS, INC.,
a Michigan corporation

By  (L.S.)
* John Reid
Its President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 24th day of July, 2014, by John Reid, President of DETROIT MEETING ROOMS, INC., a Michigan corporation on behalf of said corporation.



MINDY BROWN
Notary Public, State of Michigan
County of Oakland
My Commission Expires June 24, 2016
Acting in the County of Oakland

Mindy Brown
*
Notary Public, Oakland County, Michigan
My Commission Expires June 24, 2016
Acting in _____ County, _____

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

WATER SUPPLY EASEMENT - DESCRIPTIONS

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 11 EAST, DESCRIBED AS: BEGINNING AT A POINT THAT IS NORTH 01 DEGREES 52 MINUTES 28 SECONDS WEST, 45.11 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 6 AND NORTH 83 DEGREES 38 MINUTES 39 SECONDS WEST, 185.32 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SQUARE LAKE ROAD, SO-CALLED, AND CONTINUING NORTH 73 DEGREES 00 MINUTES 51 SECONDS WEST, 155.59 FEET ALONG SAID RIGHT-OF-WAY LINE AND CONTINUING NORTH 58 DEGREES 15 MINUTES 20 SECONDS WEST, 171.19 FEET, AND CONTINUING NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 454.81 FEET AND CONTINUING NORTH 35 DEGREES 21 MINUTES 32 SECONDS EAST, 49.98 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 6 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SQUARE LAKE ROAD, SO-CALLED, NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 67.76 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 736.62 FEET, CENTRAL ANGLE OF 38 DEGREES 42 MINUTES 18 SECONDS, CHORD BEARING AND DISTANCE OF NORTH 74 DEGREES 15 MINUTES 38 SECONDS WEST, 488.20 FEET; THENCE NORTH 01 DEGREES 52 MINUTES 28 SECONDS WEST, 61.35 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 44 SECONDS EAST, 410.41 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 28 SECONDS EAST, 9.00 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 44 SECONDS EAST, 140.38 FEET; THENCE SOUTH 05 DEGREES 25 MINUTES 09 SECONDS WEST, 246.46 FEET TO THE POINT OF BEGINNING.

WATER SUPPLY EASEMENT DESCRIPTION

A WATER SUPPLY EASEMENT BEING PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 11 EAST, MEASURING 20-FOOT WIDE AND CENTERED ON THE WATER MAIN AS CONSTRUCTED ACROSS PARCEL 20-06-352-032; SAID CENTERLINE OF EASEMENT BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT THAT IS NORTH 01 DEGREES 52 MINUTES 28 SECONDS WEST, 45.11 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 6 AND NORTH 83 DEGREES 38 MINUTES 39 SECONDS WEST, 185.32 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SQUARE LAKE ROAD, SO-CALLED, AND CONTINUING NORTH 73 DEGREES 00 MINUTES 51 SECONDS WEST, 155.59 FEET ALONG SAID RIGHT-OF-WAY LINE, AND CONTINUING NORTH 58 DEGREES 15 MINUTES 20 SECONDS WEST, 171.19 FEET AND CONTINUING NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST 454.81 FEET AND CONTINUING NORTH 35 DEGREES 21 MINUTES 32 SECONDS EAST, 49.98 FEET; AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SQUARE LAKE ROAD, SO-CALLED, NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 67.76 FEET, AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 736.62 FEET, CENTRAL ANGLE OF 38 DEGREES 25 MINUTES 00 SECONDS, CHORD BEARING AND DISTANCE OF NORTH 56 DEGREES 36 MINUTES 59 SECONDS WEST, 43.92 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 6 TO THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 24 MINUTES 5 SECONDS EAST 111.69 FEET TO THE POINT OF ENDING.

SAID EASEMENT CONTAINS 2,212 S.F., OR 0.05 ACRES.

BASIS OF BEARING

THE NORTH AND SOUTH 1/4 SECTION LINE OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 11 EAST.



NOWAK & FRANK ENGINEERS PREPARED FOR
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

DETROIT MEETING ROOMS
37900 MOUND ROAD
STERLING HEIGHTS, MI

SCALE	DATE	DRAWN	JOB NO.	SHEET
NONE	5-27-14	JN	H560	2 of 2

PERMANENT EASEMENT

Sidwell #88-20-06-352-030 to 032

DETROIT MEETING ROOMS, INC., a Michigan corporation, Grantor(s), whose address is 2144 Grenadier, Troy, MI 48098, 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 water mains, 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 OF

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 one signature(s) this 24TH day of July A.D. 2014.

DETROIT MEETING ROOMS, INC.,
a Michigan corporation

By [Signature] (L.S.)
* John Reid
Its President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 24th day of July, 2014, by John Reid, President of DETROIT MEETING ROOMS, INC., a Michigan corporation on behalf of said corporation.



MINDY BROWN
Notary Public, State of Michigan
County of Oakland
My Commission Expires July 24, 2016
Acting in the County of Oakland

Mindy Brown
*
Notary Public, Oakland County, Michigan
My Commission Expires June 24, 2016
Acting in _____ County, _____

Prepared by: Larysa Figoi
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

WATER SUPPLY EASEMENT - DESCRIPTIONS

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 11 EAST, DESCRIBED AS: BEGINNING AT A POINT THAT IS NORTH 01 DEGREES 52 MINUTES 28 SECONDS WEST, 45.11 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 6 AND NORTH 83 DEGREES 38 MINUTES 39 SECONDS WEST, 185.32 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SQUARE LAKE ROAD, SO-CALLED AND CONTINUING NORTH 73 DEGREES 00 MINUTES 51 SECONDS WEST, 155.59 FEET ALONG SAID RIGHT-OF-WAY LINE AND CONTINUING NORTH 58 DEGREES 15 MINUTES 20 SECONDS WEST, 171.19 FEET AND CONTINUING NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 454.81 FEET AND CONTINUING NORTH 35 DEGREES 21 MINUTES 32 SECONDS EAST, 49.98 FEET AND NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 67.76 FEET AND ON A CURVE TO THE LEFT, WHOSE RADIUS IS 736.62 FEET, CENTRAL ANGLE 70 DEGREES 54 MINUTES 41 SECONDS, CHORD BEARING AND DISTANCE SOUTH 89 DEGREES 38 MINUTES 10 SECONDS WEST, 854.59 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 6 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 736.62 FEET, CENTRAL ANGLE OF 06 DEGREES 04 MINUTES 29 SECONDS, CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 08 MINUTES 36 SECONDS WEST, 78.06 FEET; THENCE SOUTH 48 DEGREES 06 MINUTES 21 SECONDS WEST, 71.90 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-75; THENCE NORTH 74 DEGREES 16 MINUTES 24 SECONDS WEST, 21.42 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-75; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT WITH A RADIUS OF 22,809.32 FEET, CENTRAL ANGLE 02 DEGREES 00 MINUTES 48 SECONDS, CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 16 MINUTES 00 SECONDS WEST, 801.46 FEET TO A POINT, SAID POINT BEING NORTH 01 DEGREES 57 MINUTES 10 SECONDS WEST, 779.60 FEET AND NORTH 87 DEGREES 44 MINUTES 44 SECONDS EAST, 37.97 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 87 DEGREES 44 MINUTES 44 SECONDS EAST, 560.00 FEET; THENCE SOUTH 64 DEGREES 45 MINUTES 55 SECONDS EAST, 379.06 FEET TO THE POINT OF BEGINNING.

WATER SUPPLY EASEMENT DESCRIPTION

A WATER SUPPLY EASEMENT BEING PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 11 EAST, MEASURING 20-FOOT WIDE AND CENTERED ON THE WATER MAIN AS CONSTRUCTED ACROSS PART OF PARCEL 20-06-352-030; SAID CENTERLINE OF EASEMENT BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT THAT IS NORTH 01 DEGREES 52 MINUTES 28 SECONDS WEST, 45.11 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 6 AND NORTH 83 DEGREES 38 MINUTES 39 SECONDS WEST, 185.32 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SQUARE LAKE ROAD, SO-CALLED AND CONTINUING NORTH 73 DEGREES 00 MINUTES 51 SECONDS WEST, 155.59 FEET ALONG SAID RIGHT-OF-WAY LINE AND CONTINUING NORTH 58 DEGREES 15 MINUTES 20 SECONDS WEST, 171.19 FEET AND CONTINUING NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 454.81 FEET AND CONTINUING NORTH 35 DEGREES 21 MINUTES 32 SECONDS EAST, 49.98 FEET AND NORTH 54 DEGREES 54 MINUTES 29 SECONDS WEST, 67.76 FEET AND ON A CURVE TO THE LEFT, WHOSE RADIUS IS 736.62 FEET, CENTRAL ANGLE 70 DEGREES 54 MINUTES 41 SECONDS, CHORD BEARING AND DISTANCE SOUTH 89 DEGREES 38 MINUTES 10 SECONDS WEST, 854.59 FEET AND CONTINUING ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 736.62 FEET, CENTRAL ANGLE OF 3 DEGREES 33 MINUTES 30 SECONDS, CHORD BEARING SOUTH 52 DEGREES 24 MINUTES 25 SECONDS WEST, 45.74 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 6 TO THE POINT OF BEGINNING; THENCE NORTH 73 DEGREES 50 MINUTES 59 SECONDS WEST 218.59 FEET TO POINT "A"; THENCE CONTINUING NORTH 73 DEGREES 50 MINUTES 59 SECONDS WEST 45.95 FEET TO THE POINT OF ENDING; THENCE FROM SAID POINT "A" SOUTH 16 DEGREES 9 MINUTES 1 SECOND WEST 27.00 FEET TO THE POINT OF ENDING.

SAID EASEMENT CONTAINS 5,639 S.F., OR 0.13 ACRES.

BASIS OF BEARING

THE NORTH AND SOUTH 1/4 SECTION LINE OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 11 EAST.

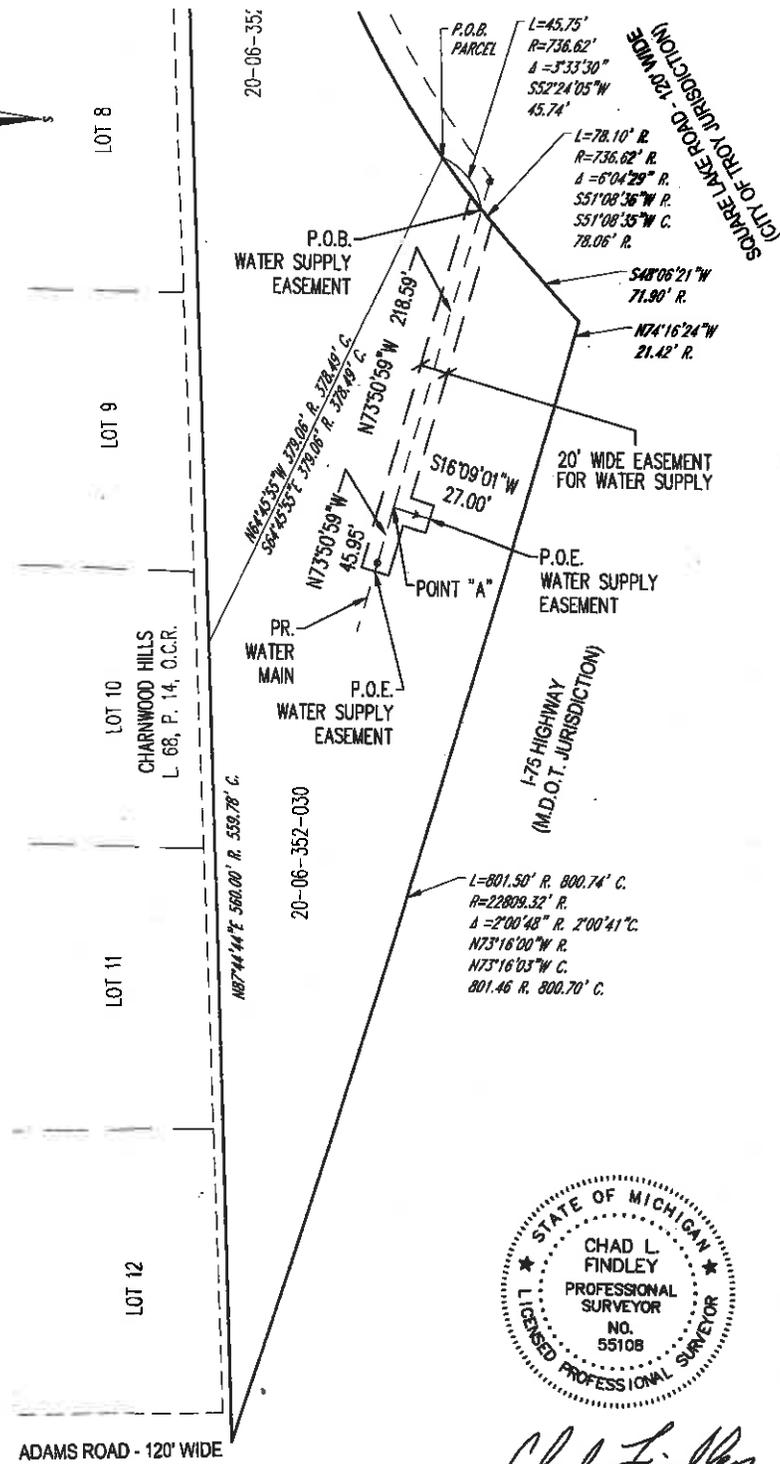
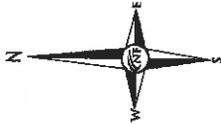


NOWAK & FRAL ENGINEERS PREPARED FOR:
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

DETROIT MEETING ROOMS
37900 MOUND ROAD
STERLING HEIGHTS, MI

SCALE	DATE	DRAWN	JOB NO.	SHEET
NONE	5-27-14	JN	H560	2 of 2

EXHIBIT A WATER SUPPLY EASEMENT



Chad Findley



NOWAK & FRAU ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 502-7931
 FAX. (248) 502-8257

PREPARED FOR:
 DETROIT MEETING ROOMS
 37900 MOUND ROAD
 STERLING HEIGHTS, MI

SCALE: 1" = 100'
 DATE: 5-27-14
 DRAWN: JN
 JOB NO.: H560
 SHEET: 1 of 2