



CITY COUNCIL ACTION REPORT

October 11, 2007

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services
Steven J. Vandette, City Engineer
Larysa Figol, Right-of-Way Representative

SUBJECT: Request for Acceptance of Two Warranty Deeds – V3M Associates, LLC,
Section 27, Sidwell #88-20-27-357-002

Background:

- In connection with the redevelopment of a property located at the northeast corner of Livernois and Maple roads, the Real Estate Department has received two warranty deeds for additional right-of-way along Maple Road and Livernois Road from V3M Associates, LLC, owner of the property having Sidwell #88-20-27-357-002.

Financial Considerations:

- The consideration amount on these documents is \$1.00.

Legal Considerations:

- The format and content of these documents is consistent with warranty deeds previously accepted by City Council.

Policy Considerations:

- The dedication of right-of-way is required as part of the development process. (Goal I, III & V)

Options:

- City Management recommends that City Council accept the attached warranty deeds for right-of-way, consistent with our policy of accepting right-of-way for property redevelopments.

WARRANTY DEED

Sidwell # 88-20-27-357-002 (part of)
Resolution #

The Grantor(s) V3M ASSOCIATES, LLC, a Michigan limited liability company, whose address is: 1602 Livernois Road, Troy, MI 48083 convey(s) and warrant(s) to the City of Troy, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

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

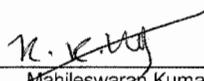
For the sum of One Dollar and no/cents (\$1.00)

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

Dated this 13th day of August, 2007.

Signed in presence of:
(not required)

Signed by:
V3M ASSOCIATES, LLC, a Michigan limited liability
company

By 
Mahileswaran Kumarsamy
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13th day of August, 2007, by Mahileswaran Kumarsamy, Member, of V3M ASSOCIATES, LLC, 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 03/02/2012
Notary Public, _____ County, MI
My commission expires: _____
Acting in Oakland 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: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel #88-20-27-357-002 (part of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT A

Legal Description: Existing Parcel

LOTS 82 THROUGH 88, INCLUSIVE, PART OF LOT 89 AND 1/2 OF THE ADJACENT ALLEY ALONG LOTS 82 THROUGH 89 OF "ADDISON HEIGHTS SUBDIVISION ~~NO. 2~~" AS RECORDED IN LIBER 33 OF PLATS, PAGE 28 OF THE OAKLAND COUNTY RECORDS,, ALL PART OF THE S.W. 1/4 OF SECTION 27, T. 2 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN BEING DESCRIBED AS BEGINNING AT A POINT DISTANT DUE NORTH, 53.00 FEET ALONG THE WEST LINE OF SAID SECTION 27, AND S. 89° 53' 09" E., 62.14 FEET FROM THE S.W. CORNER OF SAID SECTION 27; THENCE N. 26° 32' 46" W, 22.38 FEET; THENCE DUE NORTH 140.00 FEET; THENCE S. 89° 53' 09"E., 109.00 FEET; THENCE DUE SOUTH, 160.00 FEET; THENCE N. 89° 53' 09" W., 99.00 FEET TO THE POINT OF BEGINNING. CONTAINING 17,340 SQUARE FEET OR 0.398 ACRES.

Legal Description: Maple R.O.W.

PART OF LOT 89 AND 1/2 OF THE ADJACENT ALLEY ALONG LOT 89 OF "ADDISON HEIGHTS SUBDIVISION ~~NO. 2~~" AS RECORDED IN LIBER 33 OF PLATS, PAGE 28 OF THE OAKLAND COUNTY RECORDS,, ALL PART OF THE S.W. 1/4 OF SECTION 27, T. 2 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN BEING DESCRIBED AS BEGINNING AT A POINT DISTANT DUE NORTH, 60.00 FEET ALONG THE WEST LINE OF SAID SECTION 27, AND S. 89° 53' 09" E., 58.64 FEET FROM THE S.W. CORNER OF SAID SECTION 27; THENCE S. 89° 53' 09" E, 102.50 FEET; THENCE DUE SOUTH 7.00 FEET; THENCE N. 89° 53' 09"W., 99.00 FEET; THENCE N. 26° 32' 46" W, 7.83 FEET TO THE POINT OF BEGINNING. CONTAINING 705 SQUARE FEET OR 0.016 ACRES.

NF NOWAK & FRAUS

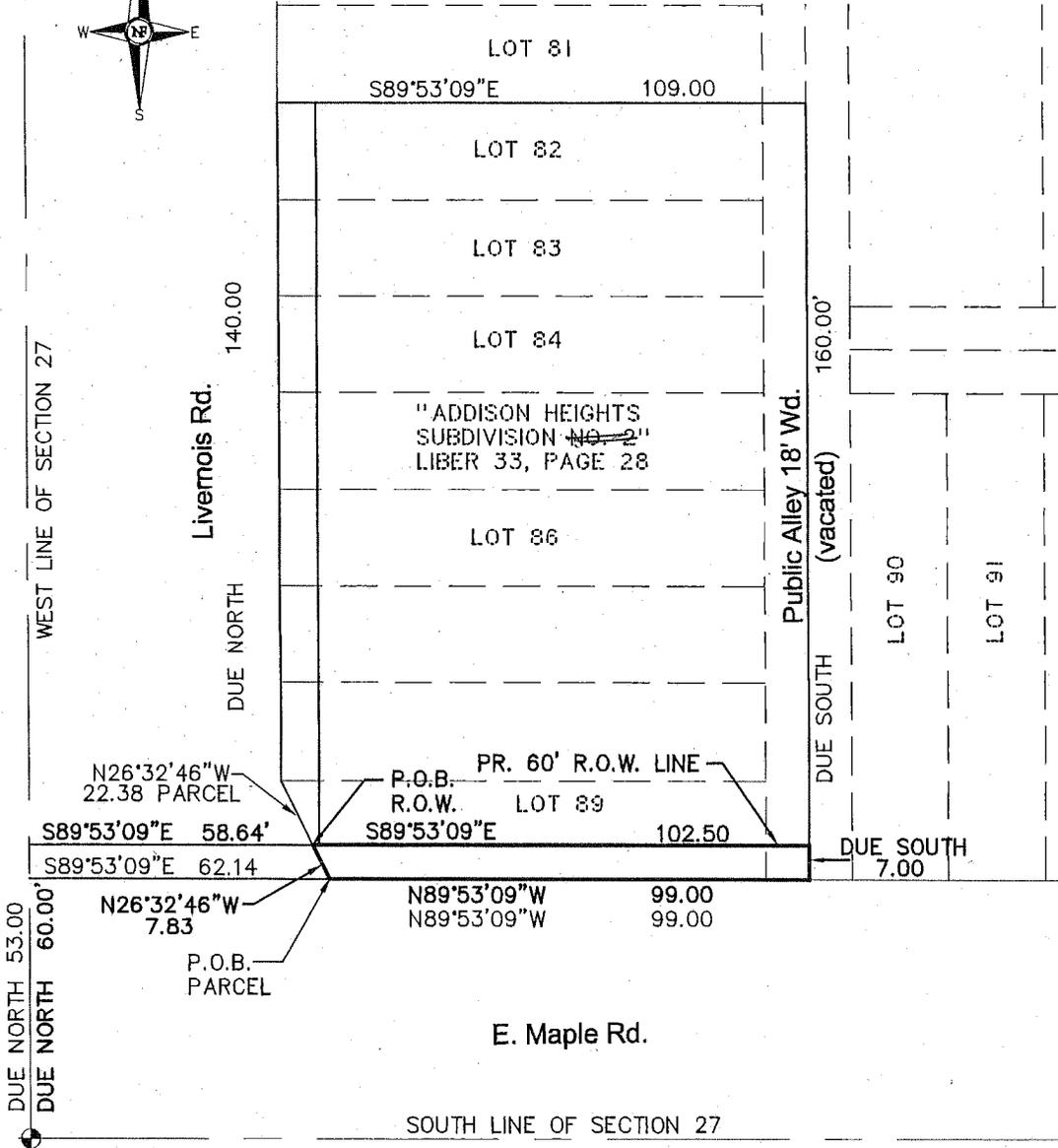
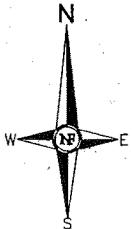
Consulting Engineers • Land Surveyors • Land Planners

1310 N. Stephenson Highway
Royal Oak, Michigan 48067-1508

Tel. (248) 399-0886
Fax. (248) 399-0805

SCALE	DATE	DRAWN	JOB No.	SHEET
	08-08-2007	N. Naoum	E744	2 OF 2

EXHIBIT A



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SCALE	DATE	DRAWN	JOB No.	SHEET
1" = 30'	08-08-2007	N. Naoum	E744	1 OF 2

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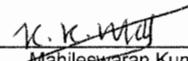
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Dated this 13th day of August, 2007.

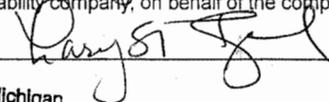
Signed in presence of:
(not required)

Signed by:
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company

By 
Mahileswaran Kumarsamy
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13th day of August, 2007, by Mahileswaran Kumarsamy, Member, of V3M ASSOCIATES, LLC, a Michigan limited liability company, on behalf of the company.


LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan Notary Public, _____ County, MI
My Commission Expires 03/01/2012 My Commission Expires: _____
Acting in Oakland County, MI

County Treasurer's Certificate		City Treasurer's Certificate	
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Legal Description: Livernois R.O.W.

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NF NOWAK & FRAUS

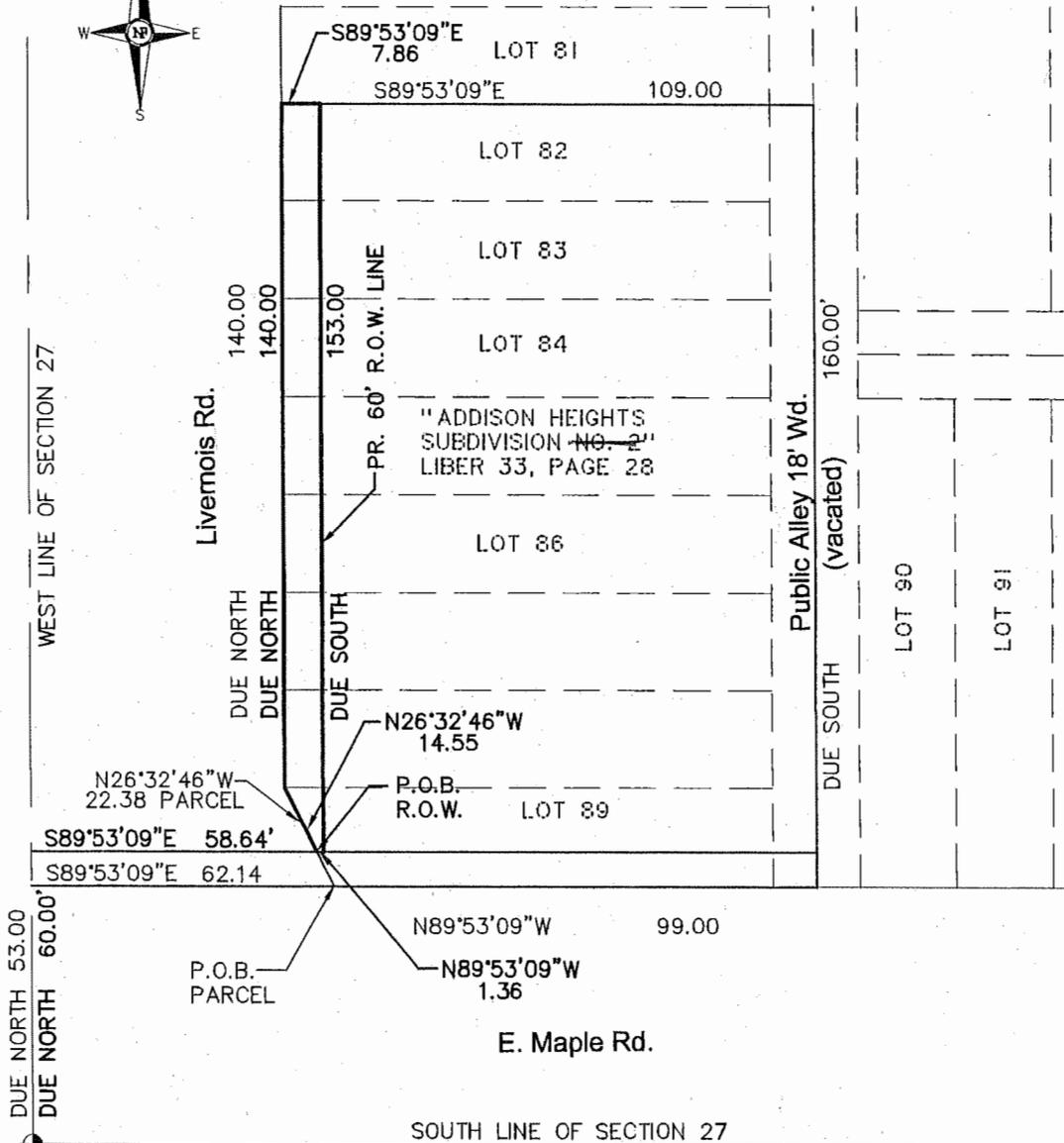
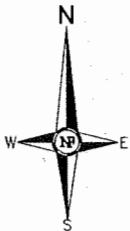
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SCALE	DATE	DRAWN	JOB No.	SHEET
	08-08-2007	N. Naoum	E744	2 OF 2

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S.W. CORNER
SECTION 27
T.2N., R.11E.

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SCALE 1" = 30' DATE 08-08-2007 DRAWN N. Naoum JOB No. E744 SHEET 1 OF 2