



## CITY COUNCIL AGENDA ITEM

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Date: September 11, 2015

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 Five Permanent Easements and Two Warranty Deeds from BB Investments, LLC – Sidwell #88-20-20-103-001 to 012

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### **History**

As part of the new Poppleton Ridge Site Condominium development in the northwest ¼ of Section 20, at Big Beaver and Brooklawn roads, the Engineering department has received five permanent easement for water mains, non-access greenbelt and landscaping, public utilities, storm sewer and surface drainage, and signage as well as two warranty deeds for right-of way and a storm water detention area from BB Investments, LLC owner of the property having Sidwell #88-20-20-103-001 to 012.

The format and content of these easements and warranty deeds is consistent with conveyance documents 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 and warranty deeds consistent with our policy of accepting right of way, detention ponds and easements for development and improvement purposes.



PERMANENT EASEMENT

103-001 to 012  
Sidwell #88-20-30-102-035 (pt of)

**BB INVESTMENTS, LLC**, a Michigan limited liability company, Grantor(s), whose address is 4881 Riverchase, Troy, MI 48098 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 a water main, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART 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 1 signature(s) this 10 day of Sept A.D. 2015

BB INVESTMENTS, LLC, a Michigan limited liability company

By [Signature] (L.S.)  
\* Joseph P. Cracchiolo  
It's Manager

STATE OF MICHIGAN  
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 10th day of September, 2015 by Joseph P. Cracchiolo, Manager of BB INVESTMENTS, 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 03/02/2018

[Signature]  
\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

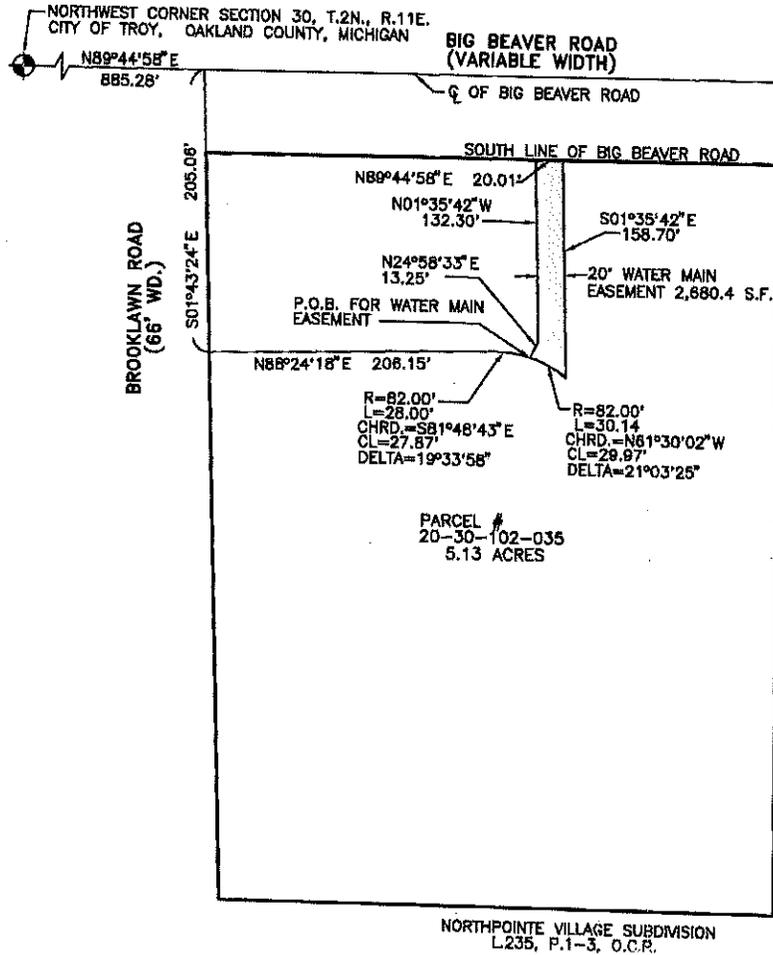
Prepared by: Larysa Figol  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

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

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

# EXHIBIT "A"

## WATER MAIN EASEMENT



JOHN F. ENGLEHARDT SUB.  
L.76, P.39, O.C.R.

### WATER MAIN EASEMENT DESCRIPTION

A VARIABLE WIDTH EASEMENT FOR WATER MAIN LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THENCE N89°44'58"E 885.28 FEET ALONG THE NORTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF BIG BEAVER ROAD (VARIABLE WIDTH); THENCE S01°43'24"E 205.08 FEET; THENCE N88°24'18"E 206.15 FEET; THENCE 28.00 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 82.00 FEET, A DELTA OF 19°33'58" AND A CHORD OF S81°48'43"E 27.87 FEET TO THE POINT OF BEGINNING. THENCE N24°58'33"E 13.25 FEET; THENCE N01°35'42"W 132.30 FEET; THENCE N89°44'58"E 20.01 FEET; THENCE S01°35'42"E 158.70 FEET; THENCE 30.14 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 82.00 FEET, A DELTA OF 21°03'25" AND A CHORD OF N81°30'02"W 28.97 FEET TO THE POINT OF BEGINNING, CONTAINING 3,080.6 S.F. OF LAND, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS, RECORDED OR OTHERWISE.



**Fenn & Associates, Inc. Land Surveying and Civil Engineering**  
 14933 Commercial Drive, Shelby Township, MI 48315  
 Phone: 586 254-4377 Fax: 586 251-0020 www.fennsurveying.com

WATER MAIN EASEMENT EXHIBIT  POPPLETON RIDGE  PART OF THE NW. 1/4 OF SEC. 30 CITY OF TROY, OAKLAND COUNTY, MICHIGAN	<b>CLIENT:</b> BB INVESTMENTS LLC	
	<b>DATE:</b> 7-23-14	<b>JOB NO.:</b> C11-004
	<b>SCALE:</b> 1" = 100'	
	<b>FIELD BY:</b> NONE	<b>CHECKED:</b> J.J.S., P.E.
	<b>DRAWN:</b> MAS	<b>SHEET:</b> 1 OF 1

PERMANENT EASEMENT

Sidwell #88-20-30-10~~2035~~<sup>2001 to 012</sup> (pt of)

**BB INVESTMENTS, LLC**, a Michigan limited liability company, Grantor(s), whose address is 4881 Riverchase, Troy, MI 48098 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 landscaping, 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 1 signature(s) this 10 day of Sept A.D. 2014<sup>5</sup>

BB INVESTMENTS, LLC, a Michigan limited liability company

By [Signature] (L.S.)  
\* Joseph P. Cracchiolo  
It's Manager

STATE OF MICHIGAN )  
COUNTY OF Oakland )

The foregoing instrument was acknowledged before me this 10th day of September, 2014<sup>5</sup> by Joseph P. Cracchiolo, Manager of BB INVESTMENTS, 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 03/02/2018

[Signature]  
\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

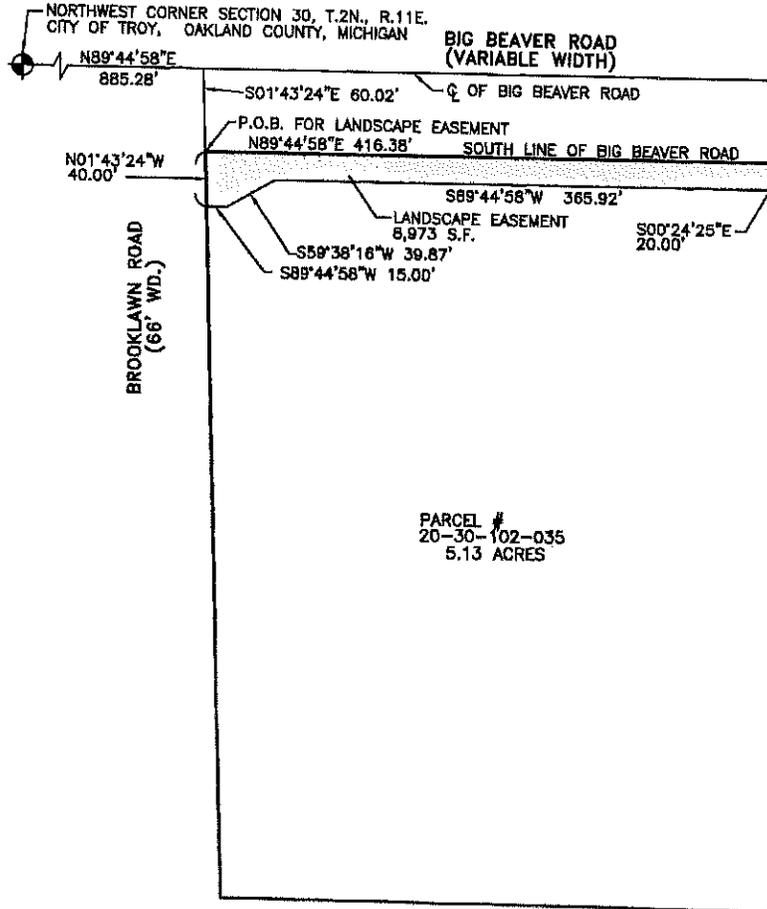
Prepared by: Larysa Figol  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

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

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# EXHIBIT "A"

## LANDSCAPE EASEMENT

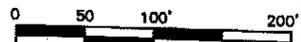


JOHN F. ENGLEHARDT SUB.  
L.76, P.39, O.C.R.

NORTHPOINTE VILLAGE SUBDIVISION  
L.235, P.1-3, O.C.R.

### LANDSCAPE EASEMENT DESCRIPTION

A VARIABLE WIDTH EASEMENT FOR LANDSCAPING LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THENCE N89°44'58"E 885.28 FEET ALONG THE NORTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF BIG BEAVER ROAD (VARIABLE WIDTH); THENCE S01°43'24"E 60.02 FEET TO THE SOUTH LINE OF BIG BEAVER ROAD (VARIABLE WIDTH) AND THE POINT OF BEGINNING. THENCE N89°44'58"E ALONG SAID SOUTH LINE 416.38 FEET TO THE WEST LINE OF "JOHN F. ENGLEHARDT SUBDIVISION", AS RECORDED IN LIBER 78 OF PLATS, PAGE 39, OAKLAND COUNTY RECORDS; THENCE S00°24'25"E ALONG SAID WEST LINE 20.00 FEET; THENCE S89°44'58"W 365.92 FEET; THENCE S59°38'16"W 39.87 FEET; THENCE S89°44'58"W 15.00 FEET; THENCE N01°43'24"W 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8,973 S.F. OF LAND, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS, RECORDED OR OTHERWISE.



**Fenn & Associates, Inc. Land Surveying and Civil Engineering**  
14933 Commercial Drive, Shelby Township, MI 48315  
Phone 586-254-9577 Fax 586-254-9020 www.fennsurveying.com

LANDSCAPE EASEMENT EXHIBIT  POPPLETON RIDGE  PART OF THE NW. 1/4 OF SEC. 30 CITY OF TROY, OAKLAND COUNTY, MICHIGAN	CLIENT: BB INVESTMENTS LLC	
	DATE 6-26-14	JOB NO. C11-004
	SCALE 1" = 100'	
	FIELD BY NONE	CHECKED J.J.S., P.E.
	DRAWN MAS	SHEET 1 OF 1

PERMANENT EASEMENT

Sidwell #88-20-30-10<sup>001 to 012</sup>~~025~~ (pt of)

**BB INVESTMENTS, LLC**, a Michigan limited liability company, Grantor(s), whose address is 4881 Riverchase, Troy, MI 48098 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, 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 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 1 signature(s) this 10 day of Sept A.D. 2011.5

BB INVESTMENTS, LLC, a Michigan limited liability company

By Joseph P. Cracchiolo (L.S.)  
\* Joseph P. Cracchiolo  
It's Manager

STATE OF MICHIGAN )  
COUNTY OF Oakland )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September, 2011.5 by Joseph P. Cracchiolo, Manager of BB INVESTMENTS, 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 03/02/2018

Larysa Figol  
\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

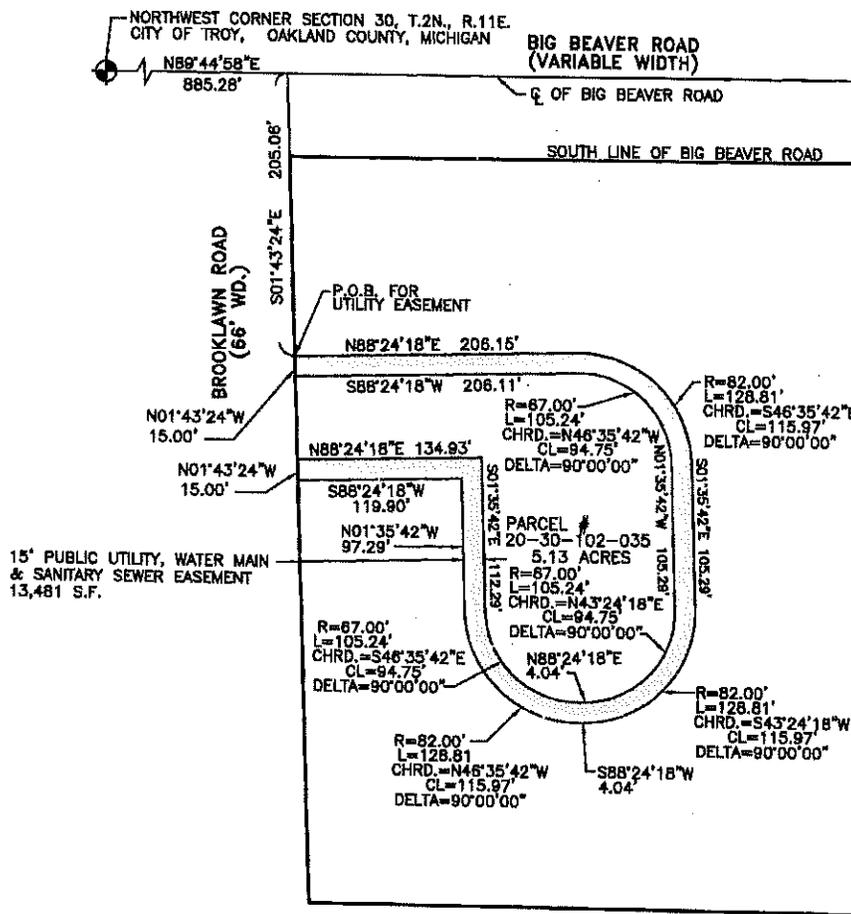
Prepared by: Larysa Figol  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

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

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# EXHIBIT "A"

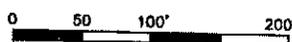
## PUBLIC UTILITY EASEMENT



JOHN F. ENGLEHARDT SUB.  
L.76, P.39, O.C.R.

### PUBLIC UTILITY EASEMENT DESCRIPTION

A 15 FOOT WIDE EASEMENT FOR PUBLIC UTILITY LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THENCE N89°44'58"E 885.28 FEET ALONG THE NORTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF BIG BEAVER ROAD (VARIABLE WIDTH); THENCE S01°43'24"E 205.06 FEET TO THE POINT OF BEGINNING; THENCE N88°24'18"E 206.15 FEET; THENCE 128.81 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 82.00 FEET, A DELTA OF 90°00'00" AND A CHORD OF S46°35'42"E 115.97 FEET; THENCE S01°35'42"E 105.29 FEET; THENCE 128.81 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 82.00 FEET, A DELTA OF 90°00'00" AND A CHORD OF S46°35'42"E 115.97 FEET; THENCE S88°24'18"W 4.04 FEET; THENCE 128.81 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 82.00 FEET, A DELTA OF 90°00'00" AND A CHORD OF N46°35'42"W 115.97 FEET; THENCE N01°35'42"W 97.29 FEET; THENCE S88°24'18"W 119.90 FEET; THENCE N01°43'24"W 15.00 FEET; THENCE N88°24'18"E 134.93 FEET; THENCE S01°35'42"E 112.29 FEET; THENCE S88°24'18"W 119.90 FEET; THENCE N01°43'24"W 15.00 FEET; THENCE N88°24'18"E 134.93 FEET; THENCE S01°35'42"E 105.29 FEET; THENCE 128.81 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 87.00 FEET, A DELTA OF 90°00'00" AND A CHORD OF N43°24'18"E 94.75 FEET; THENCE N01°35'42"W 105.29 FEET; THENCE 105.24 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 67.00 FEET, A DELTA OF 90°00'00" AND A CHORD OF N43°24'18"E 94.75 FEET; THENCE N01°43'24"W 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 13,481 S.F. OF LAND, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS, RECORDED OR OTHERWISE.



**Fenn & Associates, Inc. Land Surveying and Civil Engineering**  
 14933 Commercial Drive, Shelby Township, MI 48315  
 Phone 586 254-9277 Fax 586 254-9020 www.fennsurveying.com

PUBLIC UTILITY EASEMENT EXHIBIT		CLIENT: BB INVESTMENTS LLC	
POPPLETON RIDGE		DATE 6-25-14	JOB NO. C11-004
PART OF THE NW, 1/4 OF SEC. 30 CITY OF TROY, OAKLAND COUNTY, MICHIGAN		SCALE 1" = 100'	CHECKED J.J.S., P.E.
		DRAWN MAS	SHEET 1 OF 1

PERMANENT EASEMENT

Sidwell #88-20-30-102-001 to 012  
~~2015~~ (pt of)

**BB INVESTMENTS, LLC**, a Michigan limited liability company, Grantor(s), whose address is 4881 Riverchase, Troy, MI 48098 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 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 1 signature(s) this 10 day of September A.D. 20115

BB INVESTMENTS, LLC, a Michigan limited liability company

By Joseph P. Cracchiolo (L.S.)  
\* Joseph P. Cracchiolo  
It's Manager

STATE OF MICHIGAN )  
COUNTY OF Oakland )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September, 20115 by Joseph P. Cracchiolo, Manager of BB INVESTMENTS, 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 03/02/2018

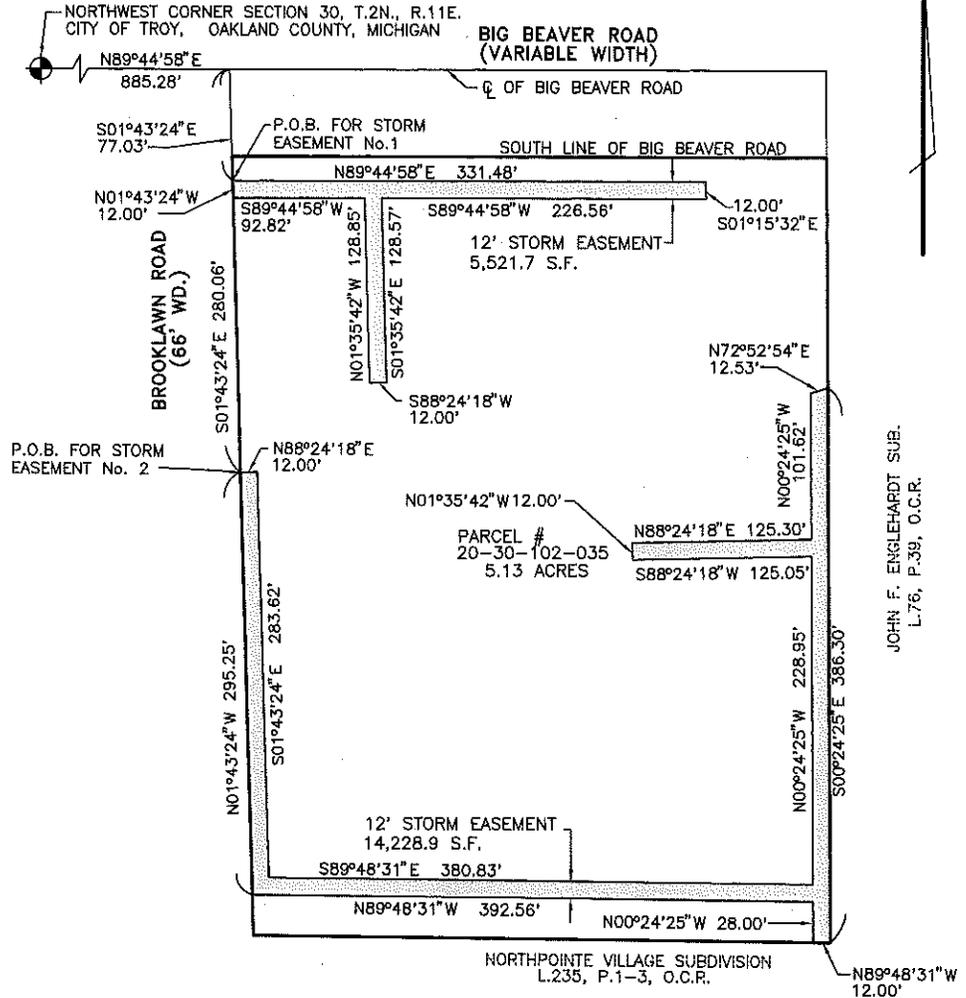
Larysa Figol  
\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

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

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

# EXHIBIT "A"

## STORM SEWER EASEMENTS

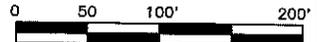


### 12' STORM SEWER EASEMENT No.1 DESCRIPTION

A 12 FOOT WIDE EASEMENT FOR STORM SEWER LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THENCE N89°44'58"E 885.28 FEET ALONG THE NORTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF BIG BEAVER ROAD (VARIABLE WIDTH); THENCE S01°43'24"E 77.03 FEET TO THE POINT OF BEGINNING, THENCE N89°44'58"E 331.48 FEET; THENCE S01°15'32"E 12.00 FEET; THENCE S89°44'58"W 226.56 FEET; THENCE S01°35'42"E 128.57 FEET; THENCE S88°24'18"W 12.00 FEET; THENCE N01°35'42"W 128.85 FEET; THENCE S89°44'58"W 92.82 FEET; THENCE N01°43'24"W 12.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5,521.7 S.F. OF LAND, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS, RECORDED OR OTHERWISE.

### 12' STORM SEWER EASEMENT No.2 DESCRIPTION

A 12 FOOT WIDE EASEMENT FOR STORM SEWER LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THENCE N89°44'58"E 885.28 FEET ALONG THE NORTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF BIG BEAVER ROAD (VARIABLE WIDTH); THENCE S01°43'24"E 280.06 FEET TO THE POINT OF BEGINNING, THENCE N88°24'18"E 12.00 FEET; THENCE S01°43'24"E 283.62 FEET; THENCE S89°48'31"E 380.83 FEET; THENCE N00°24'25"W 228.95 FEET; THENCE S88°24'18"W 125.05 FEET; THENCE N01°35'42"W 12.00 FEET; THENCE N88°24'18"E 125.30 FEET; THENCE N00°24'25"W 101.62 FEET; THENCE N72°52'54"E 12.53 FEET TO THE WEST LINE OF "JOHN F. ENGLEHARDT SUBDIVISION", AS RECORDED IN LIBER 76 OF PLATS, PAGE 39, OAKLAND COUNTY RECORDS; THENCE S00°24'25"E ALONG SAID WEST LINE 386.30 FEET TO THE NORTH LINE OF OF "NORTHPOINTE VILLAGE SUBDIVISION", AS RECORDED IN LIBER 235 OF PLATS, PAGES 1 THROUGH 3, INCLUSIVE, OAKLAND COUNTY RECORDS; THENCE N89°48'31"W ALONG SAID NORTH LINE 12.00 FEET; THENCE N00°24'25"W 28.00 FEET; THENCE N89°48'31"W 392.56 FEET; THENCE N01°43'24"W 295.25 FEET TO THE POINT OF BEGINNING, CONTAINING 14,228.9 S.F. OF LAND, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS, RECORDED OR OTHERWISE.



**Fenn & Associates, Inc. Land Surveying and Civil Engineering**  
 14933 Commercial Drive, Shelby Township, MI 48315  
 Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

STORM SEWER EASEMENT EXHIBIT  POPPLETON RIDGE  PART OF THE NW. 1/4 OF SEC. 30 CITY OF TROY, OAKLAND COUNTY, MICHIGAN	<b>CLIENT:</b> BB INVESTMENTS LLC	
	<b>DATE</b> 7-23-14	<b>JOB NO.</b> C11-004
	<b>SCALE</b> 1" = 100'	
	<b>FIELD BY</b> NONE	<b>CHECKED</b> J.J.S., P.E.
	<b>DRAWN</b> MAS	<b>SHEET</b> 1 OF 1

PERMANENT EASEMENT

Sidwell #88-20-30-102-001 to 012 (pt of)

BB INVESTMENTS, LLC, a Michigan limited liability company, Grantor(s), whose address is 4881 Riverchase, Troy, MI 48098 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 any signage installed by Grantor or the Poppleton Ridge Condominium Association, in the event such signage is not properly maintained, repaired and/or replaced by the Grantor or the Poppleton Ridge Condominium Association, 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 1 signature(s) this 10th day of September, 2015.

BB INVESTMENTS, LLC, a Michigan limited liability company

By [Signature] (L.S.)
\* Joseph P. Cracchiolo
It's Manager

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 10th day of September, 2015 by Joseph P. Cracchiolo, Manager of BB INVESTMENTS, 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 03/02/2018

[Signature]
Notary Public, County, Michigan
My Commission Expires
Acting in County, Michigan

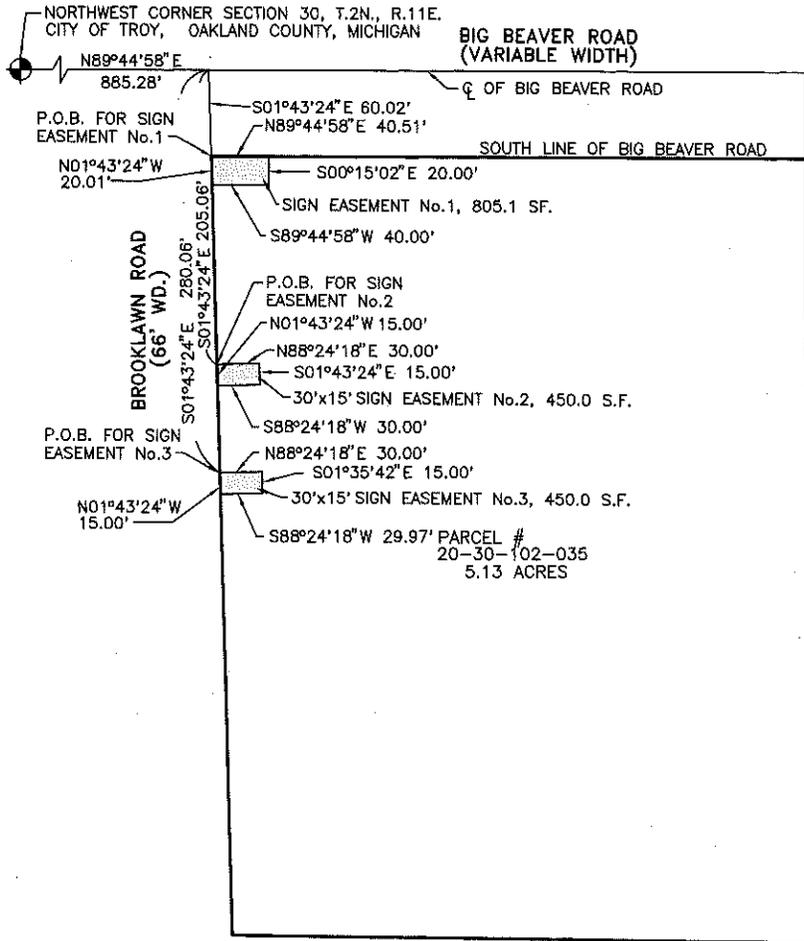
Prepared by: Larysa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

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

# EXHIBIT "A"

## SIGN EASEMENTS



NORTHPOINTE VILLAGE SUBDIVISION  
L.235, P.1-3, O.C.R.

### SIGN EASEMENT No.1 DESCRIPTION

AN EASEMENT FOR SIGNAGE LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THENCE N89°44'58"E 885.28 FEET ALONG THE NORTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF BIG BEAVER ROAD (VARIABLE WIDTH); THENCE S01°43'24"E 80.02 FEET TO THE POINT OF BEGINNING. THENCE N89°44'58"E 40.51 FEET; THENCE S00°15'02"E 20.00 FEET; THENCE S89°44'58"W 40.00 FEET; THENCE N01°43'24"W 20.01 FEET TO THE POINT OF BEGINNING, CONTAINING 805.1 S.F. OF LAND, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS, RECORDED OR OTHERWISE.

### SIGN EASEMENT No.2 DESCRIPTION

AN EASEMENT FOR SIGNAGE LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THENCE N89°44'58"E 885.28 FEET ALONG THE NORTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF BIG BEAVER ROAD (VARIABLE WIDTH); THENCE S01°43'24"E 280.06 FEET TO THE POINT OF BEGINNING. THENCE N88°24'18"E 30.00 FEET; THENCE S01°43'24"E 15.00 FEET; THENCE S88°24'18"W 30.00 FEET; THENCE N01°43'24"W 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 450.0 S.F. OF LAND, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS, RECORDED OR OTHERWISE.

### SIGN EASEMENT No.3 DESCRIPTION

AN EASEMENT FOR SIGNAGE LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THENCE N89°44'58"E 885.28 FEET ALONG THE NORTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF BIG BEAVER ROAD (VARIABLE WIDTH); THENCE S01°43'24"E 280.06 FEET TO THE POINT OF BEGINNING. THENCE N88°24'18"E 30.00 FEET; THENCE S01°35'42"E 15.00 FEET; THENCE S88°24'18"W 29.97 FEET; THENCE N01°43'24"W 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 450.0 S.F. OF LAND, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS, RECORDED OR OTHERWISE.



**Fenn & Associates, Inc. Land Surveying and Civil Engineering**  
14933 Commercial Drive, Shelby Township, MI 48315  
Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

SIGN EASEMENT EXHIBIT  POPPLETON RIDGE  PART OF THE NW. 1/4 OF SEC. 30 CITY OF TROY, OAKLAND COUNTY, MICHIGAN	<b>CLIENT:</b> BB INVESTMENTS LLC	
	<b>DATE</b> 7-23-14	<b>JOB NO.</b> C11-004
	<b>SCALE</b> 1" = 100'	
	<b>FIELD BY</b> NONE	<b>CHECKED</b> J.J.S., P.E.
<b>DRAWN</b> MAS	<b>SHEET</b> 1 OF 1	

WARRANTY DEED

Sidwell # 88-20-30-102-035 <sup>3 001 + 0012</sup> (part of)  
Resolution #

The Grantor(s) BB INVESTMENTS, LLC, a Michigan limited liability company, whose address is: 4881 Riverchase, Troy, MI 48098 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 10 day of Sept, 2015

BB INVESTMENTS, LLC  
a Michigan limited liability company

By [Signature]  
Joseph P. Cracchiolo  
Its: Manager

STATE OF MICHIGAN  
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 10th day of September, 2015, by Joseph P. Cracchiolo, Manager of BB INVESTMENTS, LLC, a Michigan limited liability company, on behalf of the company.

[Signature]  
Notary Public, \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_  
Acting \_\_\_\_\_ County, MI

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

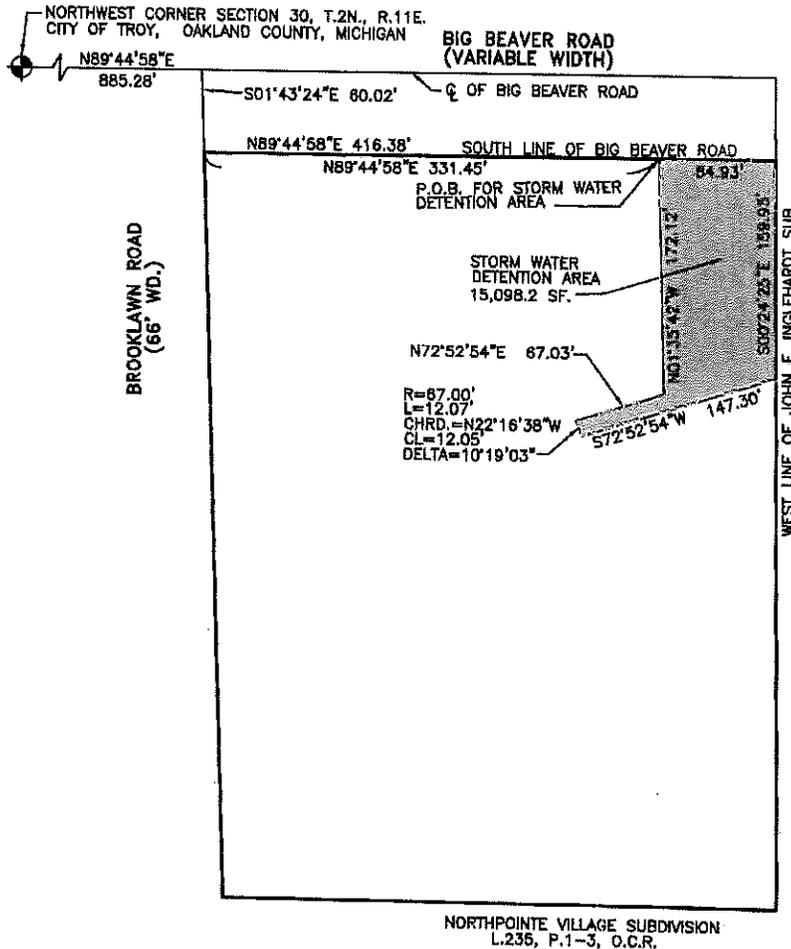
County Treasurer's Certificate		City Treasurer's Certificate	
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel #88-20-30-102-035 (pt of)      Recording Fee \_\_\_\_\_      Transfer Tax \_\_\_\_\_

\*TYPE OR PRINT NAMES UNDER SIGNATURES

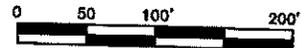
# EXHIBIT "A"

## STORM WATER DETENTION AREA



### STORM WATER DETENTION AREA DESCRIPTION

AN AREA OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, T2N, R11E; CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THENCE N89°44'58"E 885.28 FEET ALONG THE NORTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF BIG BEAVER ROAD (VARIABLE WIDTH); THENCE S01°43'24"E 60.02 FEET TO THE SOUTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF BIG BEAVER ROAD (VARIABLE WIDTH); THENCE N89°44'58"E 331.45 FEET TO THE POINT OF BEGINNING. THENCE N89°44'58"E CONTINUING ALONG SAID SOUTH LINE 84.93 FEET TO THE WEST LINE OF "JOHN F. ENGLEHARDT SUBDIVISION", AS RECORDED IN LIBER 76 OF PLATS, PAGE 39, OAKLAND COUNTY RECORDS; THENCE S00°24'25"E ALONG SAID WEST LINE 159.95 FEET; THENCE S72°52'54"W 147.30 FEET; THENCE 12.07 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 67.00 FEET, A DELTA OF 10°19'03" AND A CHORD OF N22°16'38"W 12.05 FEET; THENCE N72°52'54"E 67.03 FEET; THENCE N01°38'42"W 172.12 FEET TO THE POINT OF BEGINNING, CONTAINING 15,098.2 S.F. OF LAND, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS, RECORDED OR OTHERWISE.



**Fenn & Associates, Inc. Land Surveying and Civil Engineering**  
 14933 Commercial Drive, Shelby Township MI 48315  
 Phone: 586.254.9577 Fax: 586.254.9020 www.fennsurveying.com

DETENTION AREA EXHIBIT  POPPLETON RIDGE  PART OF THE NW. 1/4 OF SEC. 30 CITY OF TROY, OAKLAND COUNTY, MICHIGAN	<b>CLIENT:</b> BB INVESTMENTS LLC	
	<b>DATE:</b> 7-17-14	<b>JOB NO.:</b> C11-004
	<b>SCALE:</b> 1" = 100'	
	<b>FIELD BY:</b> NONE	<b>CHECKED:</b> J.J.S., P.E.
	<b>DRAWN:</b> MAS	<b>SHEET:</b> 1 OF 1

WARRANTY DEED

Sidwell # 88-20-30-102-035<sup>001 to 012</sup> (part of)  
Resolution #

The Grantor(s) BB INVESTMENTS, LLC, a Michigan limited liability company, whose address is: 4881 Riverchase, Troy, MI 48098 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 10 day of Sept, 2015

BB INVESTMENTS, LLC  
a Michigan limited liability company

By [Signature]  
Joseph P. Cracchiolo  
Its: Manager

STATE OF MICHIGAN  
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 10th day of September, 2015, by Joseph P. Cracchiolo, Manager of BB INVESTMENTS, LLC, a Michigan limited liability company, on behalf of the company.

[Signature]  
Notary Public, \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_  
Acting \_\_\_\_\_ County, MI

\_\_\_\_\_, Michigan  
\_\_\_\_\_, Michigan  
\_\_\_\_\_, 03/02/2018

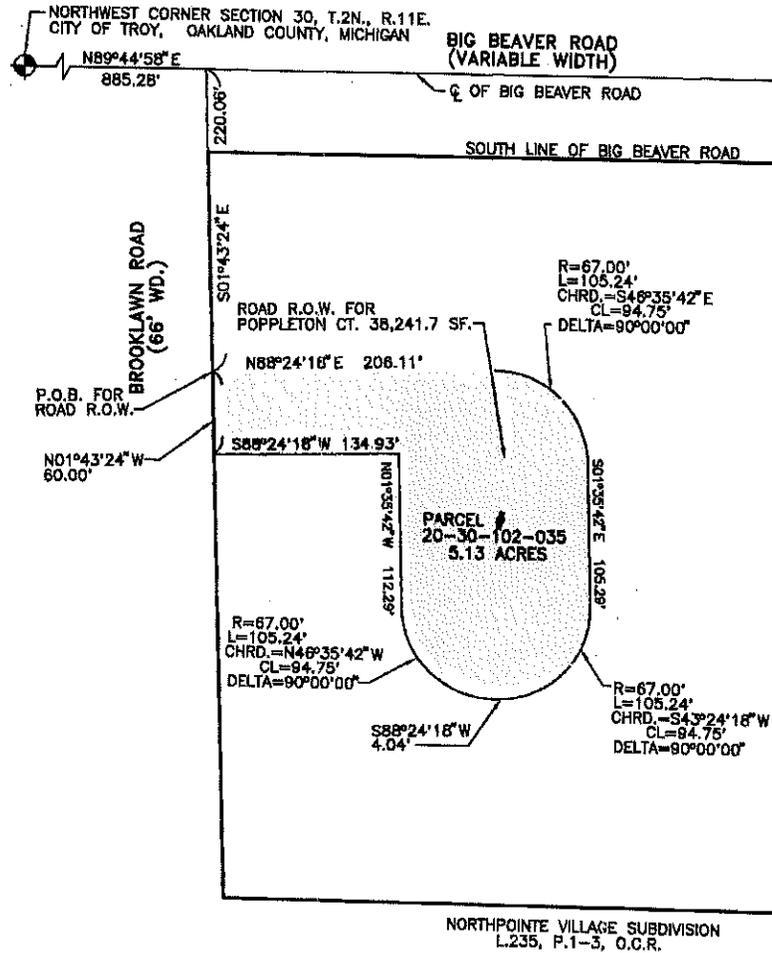
County Treasurer's Certificate		City Treasurer's Certificate	
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figoi City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel #88-20-30-102-035 (pt of)      Recording Fee \_\_\_\_\_      Transfer Tax \_\_\_\_\_

\*TYPE OR PRINT NAMES UNDER SIGNATURES

# EXHIBIT "A"

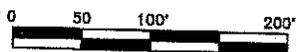
## ROAD RIGHT OF WAY POPPLETON COURT



JOHN F. ENGLEHARDT SUB.  
L.76, P.39, O.C.R.

### POPPLETON COURT RIGHT OF WAY DESCRIPTION

PART OF THE NORTHWEST 1/4 OF SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THENCE N89°44'58"E 885.28 FEET ALONG THE NORTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF BIG BEAVER ROAD (VARIABLE WIDTH); THENCE S01°43'24"E 220.06 FEET TO THE POINT OF BEGINNING; THENCE N68°24'18"E 208.15 FEET; THENCE 105.24 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FEET, A DELTA OF 90°00'00" AND A CHORD OF S48°35'42"E 94.75 FEET; THENCE S01°35'42"E 105.28 FEET; THENCE 105.24 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FEET, A DELTA OF 90°00'00" AND A CHORD OF N48°35'42"W 94.75 FEET; THENCE S88°24'18"W 4.04 FEET; THENCE 105.24 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FEET, A DELTA OF 90°00'00" AND A CHORD OF S43°24'18"W 94.75 FEET; THENCE N01°43'24"W 60.00 FEET TO THE POINT OF BEGINNING; THENCE N01°35'42"W 112.29 FEET; THENCE S88°24'18"W 134.93 FEET; THENCE N01°35'42"E 105.28 FEET; THENCE S01°35'42"E 105.28 FEET; THENCE S88°24'18"W 4.04 FEET; THENCE 105.24 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FEET, A DELTA OF 90°00'00" AND A CHORD OF S43°24'18"W 94.75 FEET; THENCE N01°43'24"W 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 38,241.7 S.F. OF LAND, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS, RECORDED OR OTHERWISE.



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<b>ROAD RIGHT OF WAY EXHIBIT</b>  POPPLETON RIDGE  PART OF THE NW. 1/4 OF SEC. 30 CITY OF TROY, OAKLAND COUNTY, MICHIGAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">CLIENT: BB INVESTMENTS LLC</td> </tr> <tr> <td>DATE 7-23-14</td> <td>JOB NO. C11-004</td> </tr> <tr> <td colspan="2">SCALE 1" = 100'</td> </tr> <tr> <td>FIELD BY NONE</td> <td>CHECKED J.J.S., P.E.</td> </tr> <tr> <td>DRAWN MAS</td> <td>SHEET 1 OF 1</td> </tr> </table>	CLIENT: BB INVESTMENTS LLC		DATE 7-23-14	JOB NO. C11-004	SCALE 1" = 100'		FIELD BY NONE	CHECKED J.J.S., P.E.	DRAWN MAS	SHEET 1 OF 1
CLIENT: BB INVESTMENTS LLC											
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