



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM

Date: May 6, 2025

To: Frank A. Nastasi, City Manager



From: Robert J. Bruner, Deputy City Manager  
Chris Wilson, Assistant City Manager  
G. Scott Finlay, City Engineer  
Larysa Figol, Senior Rights-of-Way Representative  
Dennis Trantham, Deputy Public Works Director  
Kurt Bovensiepe, Public Works Director

Subject: Request to Exchange City Parcels for a Privately-Owned Parcel for Additional Trail Route (Introduced by: Kurt Bovensiepe, Public Works Director)

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### **History**

Since 2018, the City of Troy has been laying the groundwork to continue the first phase of the Troy Trail beyond its current endpoint at Wattles Road, just east of Livernois. The continuation aims to extend the trail north to Long Lake Road—creating a scenic connection that highlights Troy's natural landscapes and enhances our community's access to outdoor recreation. While the original plan faced a few early setbacks, recent developments have reignited this idea.

Thanks to strategic partnerships and successful negotiations, the City Administration has made major progress. The Goodman property has been sold to Robertson Brothers and City Council has approved a Planned Unit Development (PUD) which includes a dedicated trail easement. Similarly, an agreement with the developer of adjacent Eckford property has allowed us to extend the trail nearly half a mile south from Long Lake through Eckford and Tallman, and this stretch will include new amenities at the Department of Public Works (DPW) detention pond.

An opportunity emerged when the Troy School District sold land near Leonard Elementary School to Gary Abitheira, a long-time trail advocate and former member of our Trails and Pathways Committee. Mr. Abitheira has embraced the vision for extending the Troy Trail and came to the City with a proposal: in exchange for six City-owned vacant parcels totaling 3.53 acres, he would offer the City approximately 10 acres of his land to accommodate a future trail—preserving the property as green space and creating a valuable recreational corridor. He has also pledged to clear vegetation along the future trail route on the 10 acres, ensuring a smooth path forward for construction.

The Troy Trail plan also includes a section crossing Troy School District property, which was originally discussed and supported at a 2018 joint City Council and School Board meeting. Troy School District leaders recently reconfirmed the School District's continued backing of this collaborative effort.



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If City Council approves the proposed land exchange, City Administration also intends to use the undeveloped rights-of-way, or "paper streets," south of the School District property to connect to the Wattles Road Trail crossing. This will allow the Troy Trail to be continuous from Big Beaver at City Hall to Long Lake.

Five of the six City-owned lots proposed for the exchange were acquired over several years for various road projects. Since the acquisition of these parcels was financed with transportation funds, any proceeds from the sale must be used for transportation purposes. A non-motorized pathway qualifies as a transportation purpose.

The sixth City owned lot was acquired in 1977 from the Department of Natural Resources as part of a tax foreclosure process and eventually granted to the City. As part of the transfer, there was a restriction placed on this property which states:

"It is expressly understood that when the above property is no longer needed by the Grantee and sold for a valuable consideration, the proceeds from any such sale, in excess of expenditures for acquisition or improvement, shall be accounted for to the local units of Government pro rata according to their several interests therein arising from the non-payment of taxes and special assessments thereon as such interests shall appear in the offices of the State Treasurer, County, City, Village or Township Treasures."

The City has maintained this property over the last 48 years, and the cumulative costs of this maintenance are greater than the current value of the property, so the proposed exchange of this property would not violate the deed restriction.

In 2001, the Troy City Council passed resolution #2001-01-028 that states;

*WHEREAS, The City Council of the City of Troy endeavors to attain the highest and best land use, effective growth control measures and to enhance the health, safety and welfare of the community; and*

*WHEREAS, Chapter 12 of the Troy City Charter requires that..."in all sales or purchases in excess of \$10,000, (a) the sales or purchases shall be approved by the City Council, (b) sealed bids shall be obtained, except where the City Council shall determine that an emergency exists or that the public interest will be best served without obtaining sealed bids..."*;

*THEREFORE, BE IT RESOLVED, That the City Council of the City of Troy MAY DETERMINE that the public interest will best be served without obtaining sealed bids for the sale of remnant parcels which remain after required right-of-way or excess property is taken when a purchase agreement is offered to the City of Troy by a prospective buyer which:*

- 1. Has submitted evidence of ownership or control of an assembly of adjoining land of sufficient size so as to achieve what is believed to be the best possible development as determined by the City Council after review and recommendation from the City Manager.*



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## CITY COUNCIL AGENDA ITEM

2. *Has submitted a conceptual site plan, which has been drawn to sufficient detail to indicate any and all features such as setbacks, parking and access, storm water detention and building height, which are governed by codes of the City of Troy.*
3. *Is accompanied by a petition for rezoning, if necessary, in compliance with the Master Land Use Plan of the City of Troy as being the most appropriate land use.*
4. *Commits the prospective buyer to a purchase price of at least a value established by an appraiser named by the Real Estate and Development Department of the City of Troy.*
5. *During the site plan review, site plan is accompanied by architectural renderings of all buildings along with a description of building materials to permit evaluation by building quality.*
6. *Is accompanied by a draft of proposed deed restrictions prepared by the City of Troy which will be imposed upon the purchaser of the City-owned property.*
7. *Nothing in this resolution relieves the Purchaser/Developer of their obligation to adhere to any and all City Ordinances and development standards.*

*BE IT FURTHER RESOLVED, That staff will PROVIDE an analysis of the zoning and PRESENT the remnant parcel(s) to the Parks and Recreation Advisory Committee to review for possible use as parks prior to Council action on the offer to purchase; and*

*BE IT FURTHER RESOLVED, That if it is most probable that a rezoning will be requested, that an appraisal based on that subsequent rezoning also be submitted; and*

*BE IT FINALLY RESOLVED, That the City Council RETAINS discretionary authority to determine the applicability of this policy.*

Two of the six City owned remnant parcels were previously offered for sale to the public, but no one submitted bids for these parcels. The remaining four parcels have not been offered for sale to the public. City Council has the ability to transfer all six parcels pursuant to the City's remnant parcel policy resolution, as set forth above.

For its discussions with Mr. Abitheria, City Administration was guided by Council's remnant parcel policy resolution. City Administration believes that the assemblage of land that the City would receive as part of this proposed property exchange is in the best interest of the City, since it would facilitate an expansion of the Troy Trail on properties currently owned by Mr. Abitheira. City Administration was also concerned about getting a fair value for the properties that are currently owned by the City, as well as limiting the density on City owned parcels that abut residential homes. As a result, Mr. Abitheira has agreed to have deed restrictions imposed on the Troy owned parcels, so that only single-family homes can be constructed. The proposed deeds include this limiting language.

Although Council's 2001 remnant parcel policy resolution requires a site plan or renderings, the City-owned parcels are small and will be restricted to single-family residences. City Council has the



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## **CITY COUNCIL AGENDA ITEM**

authority to modify, amend, rescind, and/or deviate from its remnant parcel policy resolution to allow for this proposed property exchange, without going through a formal bid process, as long as City Council determines that the proposed exchange is in the best interest of the City, as allowed by the City Charter (Chapter 12). The 2001 Council remnant parcel policy resolution also requires the Parks and Recreation Advisory Board meet to determine if the City owned properties would be viable as parks. Unfortunately, the Parks and Recreation Advisory Board was not able to establish a quorum at its last meeting, which is when this proposal was scheduled to be presented, and there are time constraints.

City Administration has secured the necessary right-of way and reservations of easements for utilities, as determined by the City's Engineering Department. These reservations are reflected in the legal descriptions of the properties conveyed and in the conveyance documents themselves.

As part of the negotiations, Mr. Abitheira has requested the property acquired from him be preserved as a park for the Troy Trail. He has asked that once the property is conveyed to the City, that for a 25 year period of time, no public or franchise utilities be allowed on the property without his or his successor's written consent.

### **Financial**

There are no proposed monetary exchanges. All closing and recording costs will be assumed by Mr. Abitheira.

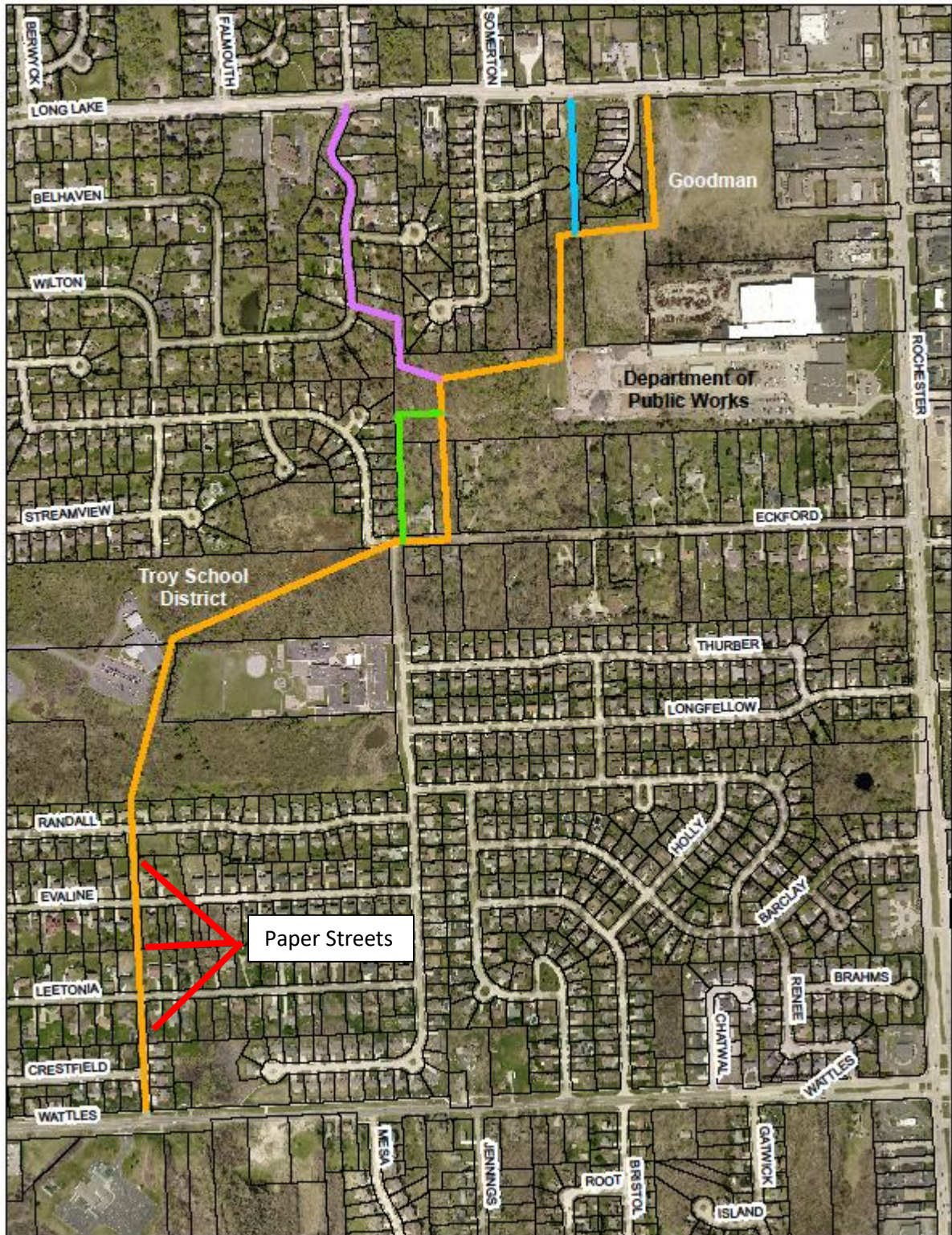
### **Recommendation**

In exchange for property conveyed by Gary Abitheria to the City facilitating the extension of the Troy Trail, City Administration recommends City Council approve the transfer of six City owned properties to Gary Abitheria, which are identified as 88-20-02-228-021, 88-20-02-228-037, 88-20-02-230-011, 88-20-02-279-002, 88-20-24-451-029, and 88-20-27-155-013. Proposed deeds are attached for City Council's consideration, as is a Warranty Deed executed by Gary Abitheira conveying his property to the City of Troy, which is to be held temporarily in escrow pending City Council approval.

### **Legal Review**

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

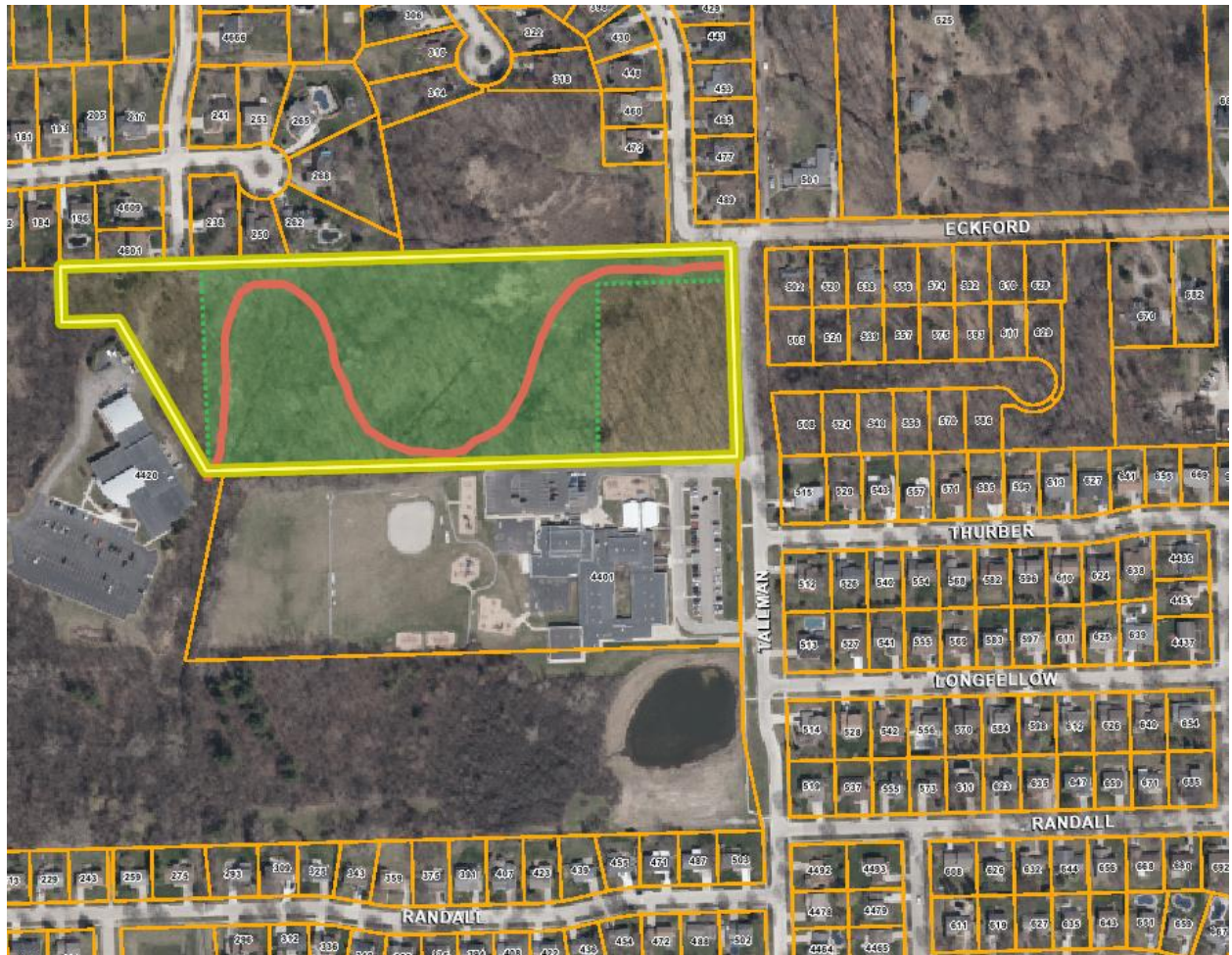


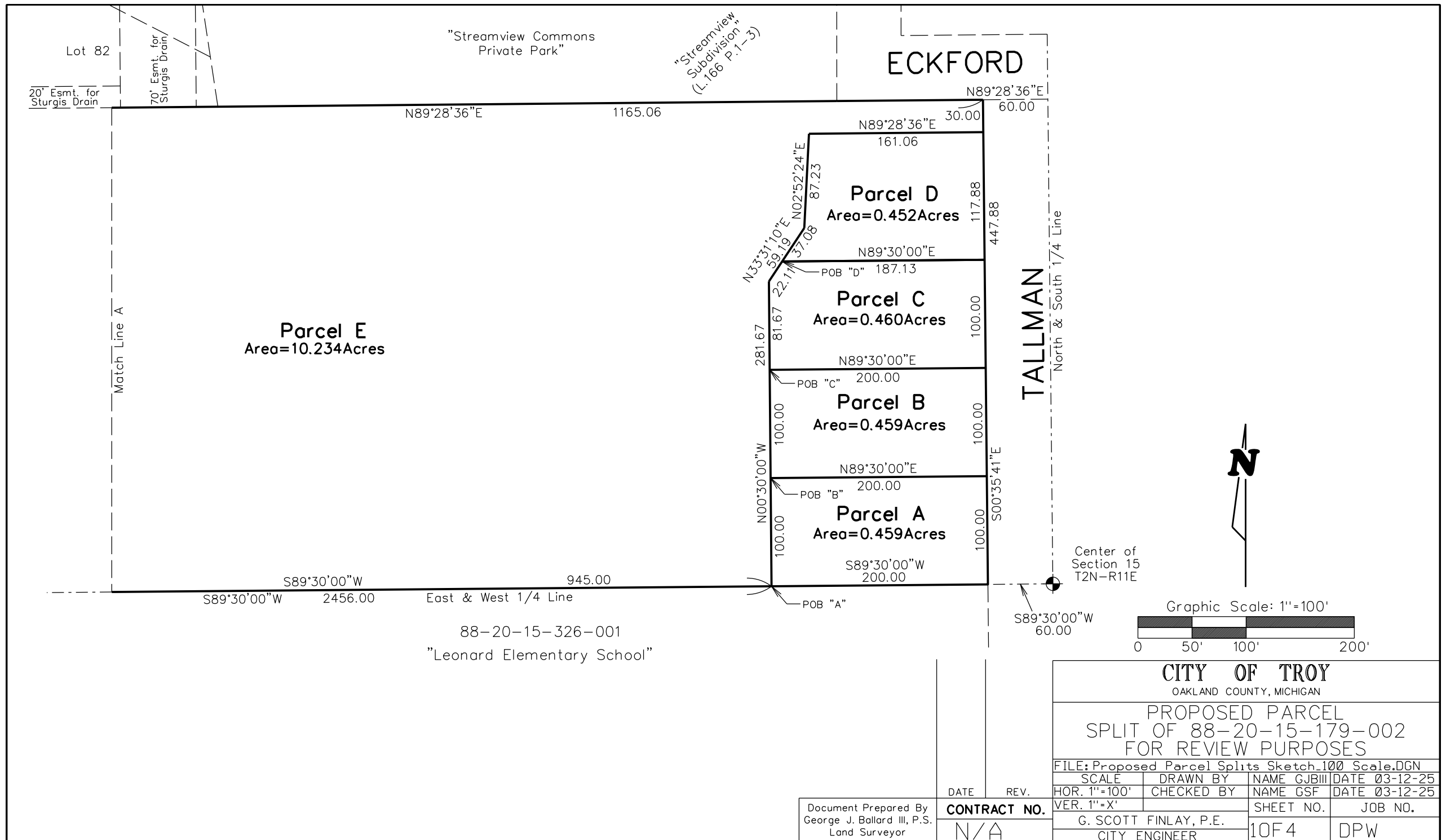


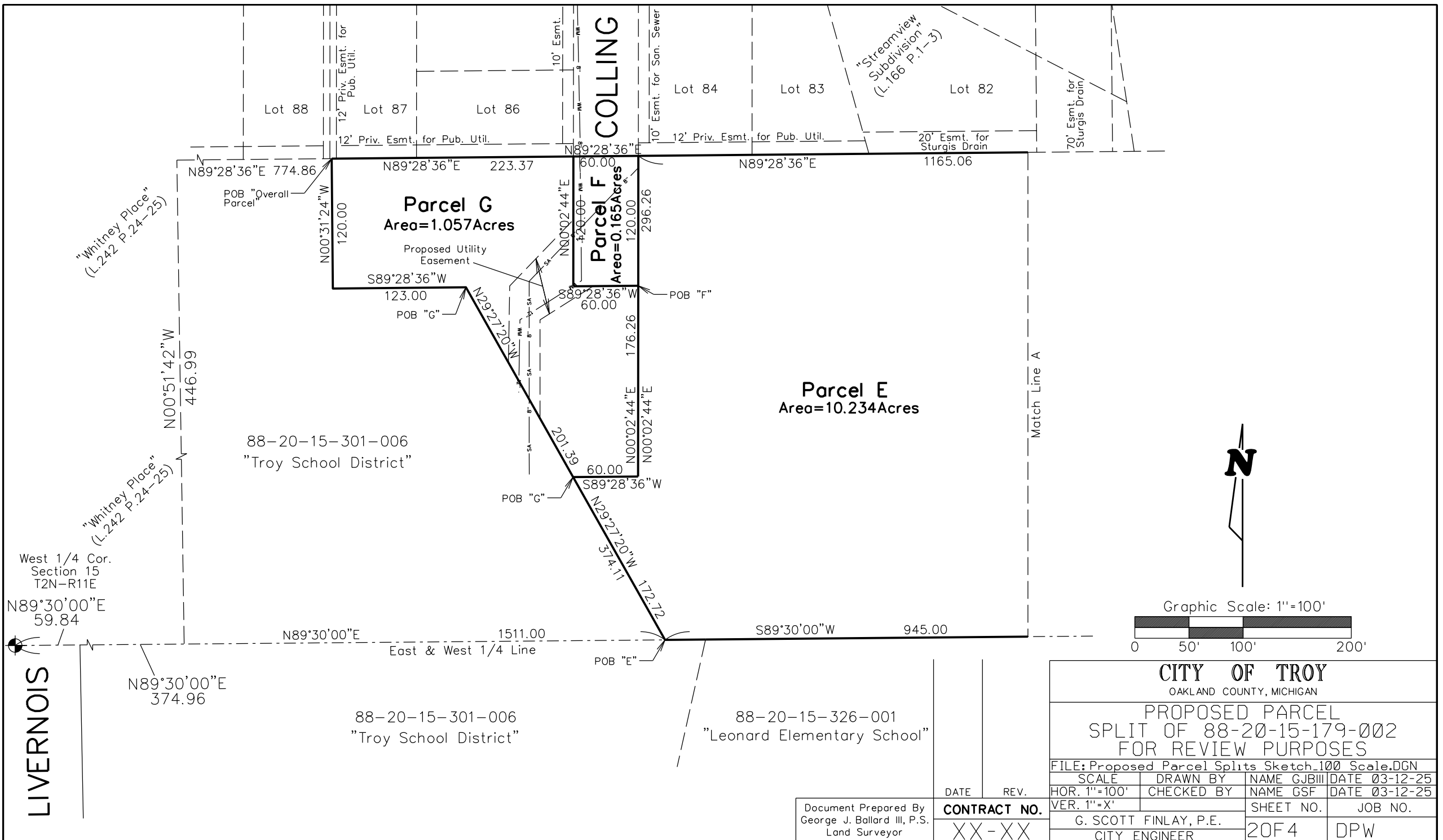


**Green Infill**- Proposed land transfer to the city, approximately 10 acres

**Red Line**- Estimated Tail route and location to limit wetland impact









**Description of Overall Parcel (88-20-15-179-002):**

Part of the Northwest ¼of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:  
Commencing at the West ¼Corner of said Section 15; thence, North 89 degrees 30 minutes 00 seconds East, along the East & West ¼Line, 59.84 feet to the east line of Livernois Road; thence, continuing North 89 degrees 30 minutes 00 seconds East, along said East & West ¼Line, said line also being the South line of “Whitney Place”, as recorded in Liber 242, Page 24, Oakland County Records, 374.96 feet to the east line of said “Whitney Place” thence North 00 degrees 51 minutes 42 seconds West, along said east line, 446.99 feet to the south line of “Streamview Subdivision”, as recorded in Liber 166, Page 1, Oakland County Records; thence North 89 degrees 28 minutes 36 seconds East, along said south line, 774.86 feet to the Point of Beginning; thence continuing North 89 degrees 28 minutes 36 seconds East, along said south line, 1448.42 feet to the west line of Tallman Road (Variable Width); thence South 00 degrees 35 minutes 41 seconds East, along said west line, 447.88 feet to the aforementioned East & West ¼ Line of said section; thence South 89 degrees 30 minutes 00 seconds West, along said East & West ¼ Line, 1145.00 feet; thence North 29 degrees 27 minutes 20 seconds West 374.11 feet; thence South 89 degrees 28 minutes 36 seconds West 123.00 feet; thence North 00 degrees 31 minutes 24 seconds West 120.00 feet to the aforementioned south line of “Streamview Subdivision”and the Point of Beginning. Containing 13.28 acres of land, more or less.

**Description of Parcel A:**

Part of the Northwest ¼of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:  
Commencing at the West ¼Corner of said Section 15; thence, North 89 degrees 30 minutes 00 seconds East, along the East & West ¼Line, 2456.00 feet to the Point of Beginning; thence North 00 degrees 30 minutes 00 seconds West 100.00 feet; thence North 89 degrees 30 minutes 00 seconds East 200.00 feet to the west line of Tallman; thence South 00 degrees 35 minutes 41 seconds East, along said west line, 100.00 feet to the aforementioned East & West ¼Line, thence South 89 degrees 30 minutes 00 seconds West, along said ¼Line, 200.00 feet to the Point of Beginning. Containing 0.459 acres of land, more or less.

**Description of Parcel B:**

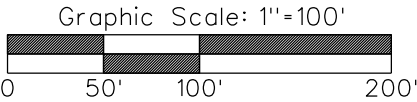
Part of the Northwest ¼of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:  
Commencing at the West ¼Corner of said Section 15; thence, North 89 degrees 30 minutes 00 seconds East, along the East & West ¼Line, 2456.00 feet and North 00 degrees 30 minutes 00 seconds West 100.00 feet to the Point of Beginning; thence North 00 degrees 30 minutes 00 seconds West 100.00 feet; thence North 89 degrees 30 minutes 00 seconds East 200.00 feet to the west line of Tallman; thence South 00 degrees 35 minutes 41 seconds East, along said west line, 100.00 feet; thence South 89 degrees 30 minutes 00 seconds West 200.00 feet to the Point of Beginning. Containing 0.459 acres of land, more or less.

**Description of Parcel C:**

Part of the Northwest ¼of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:  
Commencing at the West ¼Corner of said Section 15; thence, North 89 degrees 30 minutes 00 seconds East, along the East & West ¼Line, 2456.00 feet and North 00 degrees 30 minutes 00 seconds West 200.00 feet to the Point of Beginning; thence North 00 degrees 30 minutes 00 seconds West 81.67 feet; thence North 33 degrees 31 minutes 10 seconds East 22.11 feet; thence North 89 degrees 30 minutes 00 seconds East 187.13 feet to the west line of Tallman; thence South 00 degrees 35 minutes 41 seconds East, along said west line, 100.00 feet; thence South 89 degrees 30 minutes 00 seconds West 200.00 feet to the Point of Beginning. Containing 0.460 acres of land, more or less.

**Description of Parcel D:**

Part of the Northwest ¼of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:  
Commencing at the West ¼Corner of said Section 15; thence, North 89 degrees 30 minutes 00 seconds East, along the East & West ¼Line, 2456.00 feet and North 00 degrees 30 minutes 00 seconds West 281.67 feet and North 33 degrees 31 minutes 10 seconds East 22.11 feet to the Point of Beginning; thence North 33 degrees 31 minutes 10 seconds East 37.08 feet; thence North 02 degrees 52 minutes 24 seconds East 87.23 feet; thence North 89 degrees 28 minutes 36 seconds East 161.06 feet to the west line of Tallman; thence South 00 degrees 35 minutes 41 seconds East, along said west line, 117.88 feet; thence South 89 degrees 30 minutes 00 seconds West 187.13 feet to the Point of Beginning. Containing 0.452 acres of land, more or less.



		CITY OF TROY			
		OAKLAND COUNTY, MICHIGAN			
		PROPOSED PARCEL			
		SPLIT OF 88-20-15-179-002			
		FOR REVIEW PURPOSES			
		FILE: Proposed Parcel Splits Sketch_100 Scale.DGN			
Document Prepared By George J. Ballard III, P.S. Land Surveyor	DATE	REV.	SCALE	DRAWN BY	NAME GJBIII
			HOR. 1"=100'	CHECKED BY	DATE 03-12-25
	CONTRACT NO.		VER. 1"=X'	NAME GSF	DATE 03-12-25
	N/A		G. SCOTT FINLAY, P.E.	SHEET NO.	JOB NO.
			CITY ENGINEER	30F 4	DPW

**Description of Parcel E:**

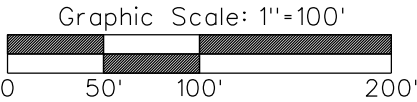
Part of the Northwest ¼of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:  
Commencing at the West ¼Corner of said Section 15; thence, North 89 degrees 30 minutes 00 seconds East, along the East & West ¼Line, 1511.00 feet to the Point of Beginning; thence North 29 degrees 27 minutes 20 seconds West 172.72 feet; thence North 89 degrees 28 minutes 36 seconds East 60.00 feet; thence North 00 degrees 02 minutes 44 seconds East 296.26 feet to the south line of “Streamview Subdivision”, as recorded in Liber 166, Page 1-3, Oakland County Records; thence North 89 degrees 28 minutes 36 seconds East, along said south line, 1165.06 feet to the west line of Tallman Drive; thence South 00 degrees 35 minutes 41 seconds East, along said west line, 30.00 feet; thence South 89 degrees 28 minutes 36 seconds West 161.06 feet; thence South 02 degrees 52 minutes 24 seconds West 87.23 feet; thence South 33 degrees 31 minutes 10 seconds West 59.19 feet; thence South 00 degrees 30 minutes 00 seconds East 281.67 feet to the East & West ¼Line of said section 15; thence South 89 degrees 30 minutes 00 seconds West, along said ¼Line, 945.00 feet to the Point of Beginning.  
Containing 10.234 acres of land, more or less.

**Description of Parcel F (Proposed Road Right of Way):**

Part of the Northwest ¼of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:  
Commencing at the West ¼Corner of said Section 15; thence, North 89 degrees 30 minutes 00 seconds East, along the East & West ¼Line, 1151.00 feet and North 29 degrees 27 minutes 20 seconds West 172.72 feet and North 89 degrees 28 minutes 36 seconds East 60.00 feet and North 00 degrees 02 minutes 44 seconds East 176.26 feet to the Point of Beginning; thence South 89 degrees 28 minutes 36 seconds West 60.00 feet; thence North 00 degrees 02 minutes 44 seconds East 120.00 feet to the south line of “Streamview Subdivision”, as recorded in Liber 166, Page 1-3, Oakland County Records; thence North 89 degrees 28 minutes 36 seconds East, along said south line, 60.00 feet; thence South 00 degrees 02 minutes 44 seconds West 120.00 feet to the Point of Beginning. Containing 0.165 acres of land, more or less.

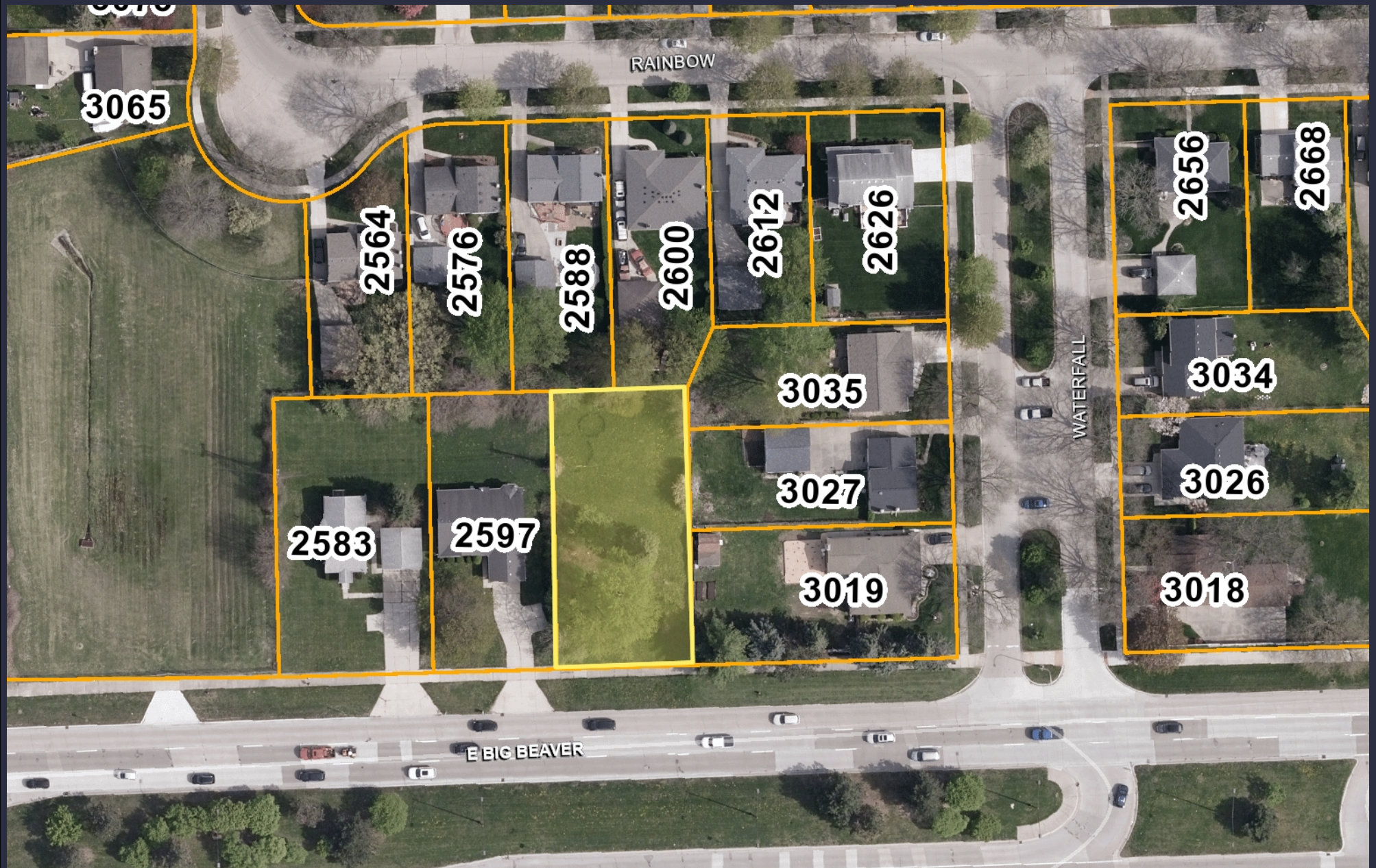
**Description of Parcel G:**

Part of the Northwest ¼of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:  
Commencing at the West ¼Corner of said Section 15; thence, North 89 degrees 30 minutes 00 seconds East, along the East & West ¼Line, 1151.00 feet and North 29 degrees 27 minutes 20 seconds West 172.72 feet to the Point of Beginning; thence, continuing North 29 degrees 27 minutes 20 seconds West 201.39 feet; thence South 89 degrees 28 minutes 36 seconds West 123.00 feet; thence North 00 degrees 31 minutes 24 seconds West 120.00 feet to the south line of “Streamview Subdivision”, as recorded in Liber 166, Page 1-3, Oakland County Records; thence North 89 degrees 28 minutes 36 seconds East, along said south line, 223.37 feet; thence South 00 degrees 02 minutes 44 seconds West 120.00 feet; thence North 89 degrees 28 minutes 36 seconds East 60.00 feet; thence South 00 degrees 02 minutes 44 seconds West 176.26 feet; thence South 89 degrees 28 minutes 36 seconds West 60.00 feet to the Point of Beginning. Containing 1.057 acres of land, more or less.



			CITY OF TROY							
			OAKLAND COUNTY, MICHIGAN							
			PROPOSED PARCEL SPLIT OF 88-20-15-179-002 FOR REVIEW PURPOSES							
			FILE: Proposed Parcel Splits Sketch_100 Scale.DGN							
			SCALE		DRAWN BY		NAME GJBIII	DATE 03-12-25		
Document Prepared By George J. Ballard III, P.S. Land Surveyor	DATE	REV.	CONTRACT NO.		HOR. 1"=100'		CHECKED BY	NAME GSF	DATE 03-12-25	
			N/A		VER. 1"=X'				SHEET NO.	JOB NO.
					G. SCOTT FINLAY, P.E.		4 OF 4		DPW	
					CITY ENGINEER					





213 0 106 213Feet

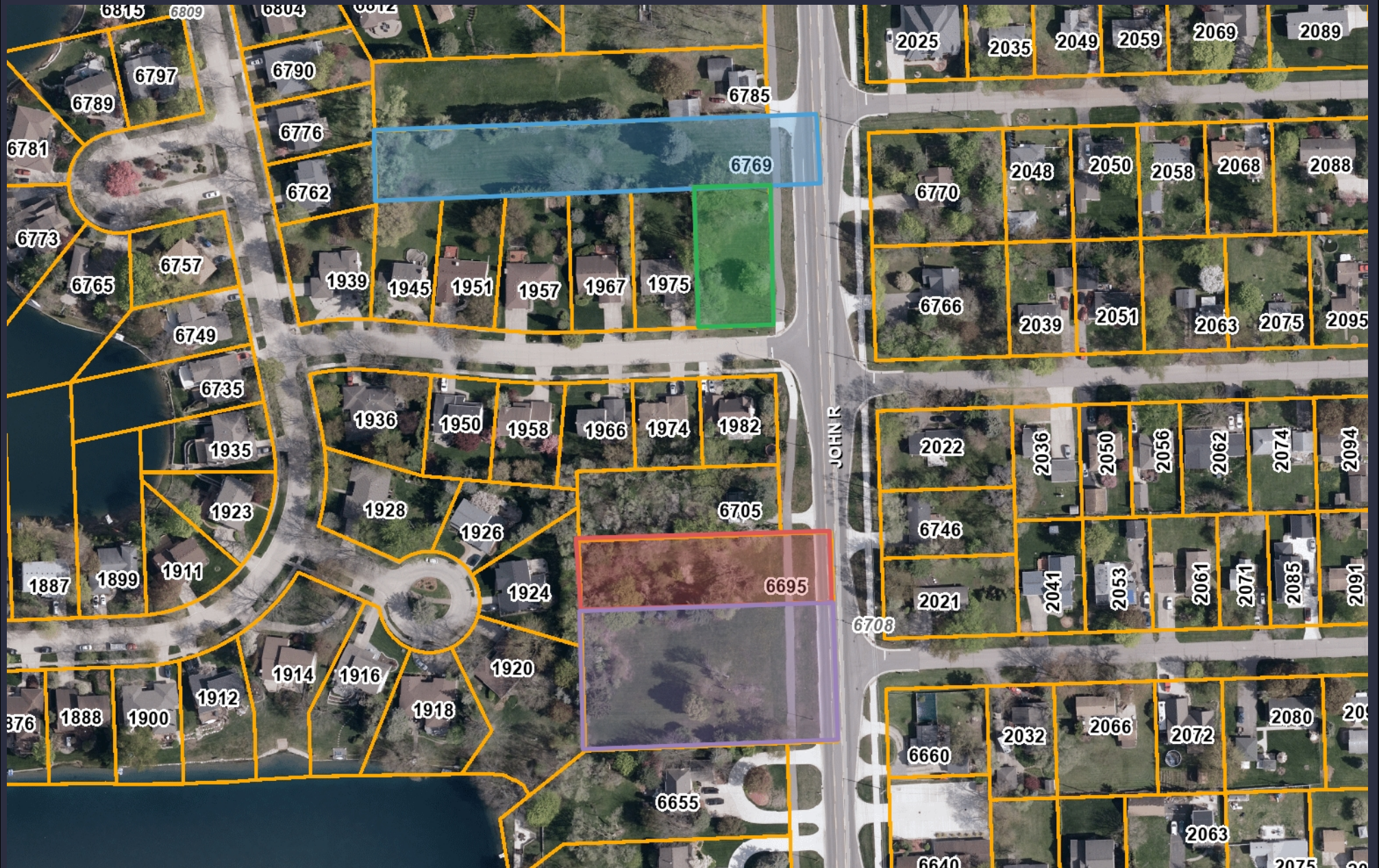


Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.





# GIS Online

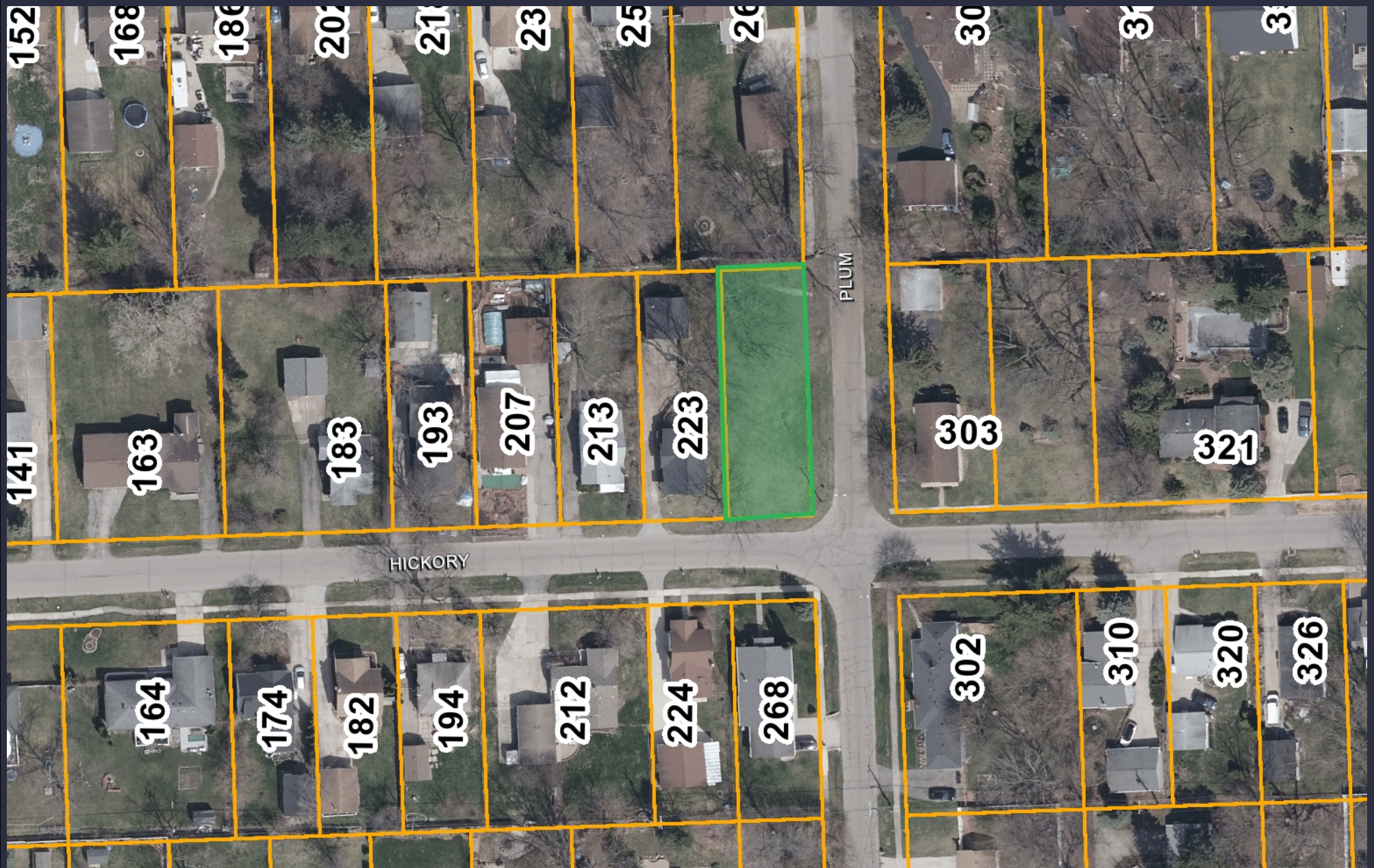


425 0 213 425 Feet



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.





213 0 106 213Feet



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QUIT CLAIM DEED

The **CITY OF TROY**, a Michigan municipal corporation, Grantor, whose address is 500 West Big Beaver, Troy, MI 48084 quit claims to **Gary Abitheira**, a married man, Grantee, whose address is 3301 Mirage Drive, Troy, MI 48083, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

Part of the Northeast fractional ¼ of Section 2, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as: Commencing at the Northeast Corner of said Section 2; thence South 00 degrees 14 minutes 53 seconds East, along the East Line of said Section 2, 1150.91 feet and South 89 degrees 22 minutes 22 seconds West 60.00 feet to the West Right of Way Line of John R. Road and the Point of Beginning; thence, along said west line, South 00 degrees 14 minutes 53 seconds East 82.50 feet; thence South 89 degrees 22 minutes 22 seconds West 468.00 feet; thence North 00 degrees 14 minutes 53 seconds West 82.50 feet; thence, North 89 degrees 22 minutes 22 seconds East 468.00 feet to the said West Right of Way Line of John R. Road and the Point of Beginning. Containing 0.886 acres of land, more or less.

Commonly known as 6769 John R, Troy, MI  
Parcel ID: #88-20-02-228-031

For the sum of One Dollar (\$ 1.00) and other good and valuable consideration.

Exempt from property tax in accordance with MCL 207.505(h)(i) and MCL 207.526(h)(i)

Subject to building and use restrictions of record. Grantee agrees that only single family residential may be constructed on the property. 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.

Dated this \_\_\_\_\_ day of May, 2025.

CITY OF TROY,  
a Michigan municipal corporation

By \_\_\_\_\_  
\* Ethan D. Baker, Mayor

By \_\_\_\_\_  
\* M. Aileen Dickson, City Clerk

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day May, 2025 by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

\_\_\_\_\_  
\*  
Notary Public, \_\_\_\_\_ County  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County, \_\_\_\_\_

When recorded return to: Gary Abitheira 3301 Mirage Troy, MI 48083	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084
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Part of the Northeast fractional ¼ of Section 2, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as: Commencing at the Northeast Corner of said Section 2; thence South 00 degrees 14 minutes 53 seconds East, along the East Line of said Section 2, 1233.41 feet and South 89 degrees 22 minutes 22 seconds West 60.00 feet to the West Right of Way Line of John R. Road and the Point of Beginning; thence, along said west line, South 00 degrees 14 minutes 53 seconds East 165.41 feet; thence South 89 degrees 27 minutes 33 seconds West 90.00 feet; thence North 00 degrees 14 minutes 53 seconds West 165.27 feet; thence, North 89 degrees 22 minutes 22 seconds East 90.00 feet to the said West Right of Way Line of John R. Road and the Point of Beginning, containing 0.342 acres of land, more or less, being subject to the following described sanitary sewer easement:

The South 15.00 feet of the following described parcel:  
Part of the Northeast fractional ¼ of Section 2, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as: Commencing at the Northeast Corner of said Section 2; thence South 00 degrees 14 minutes 53 seconds East, along the East Line of said Section 2, 1233.41 feet and South 89 degrees 22 minutes 22 seconds West 60.00 feet to the West Right of Way Line of John R. Road and the Point of Beginning; thence, along said west line, South 00 degrees 14 minutes 53 seconds East 165.41 feet; thence South 89 degrees 27 minutes 33 seconds West 90.00 feet; thence North 00 degrees 14 minutes 53 seconds West 165.27 feet; thence, North 89 degrees 22 minutes 22 seconds East 90.00 feet to the said West Right of Way Line of John R. Road and the Point of Beginning, said easement containing 0.031 acres of land, more or less.

Parcel ID:#88-20-02-228-037  
Vacant Chancery Avenue, Troy, MI

For the sum of One Dollar (\$ 1.00) and other good and valuable consideration.

Exempt from property tax in accordance with MCL 207.505(h)(i) and MCL 207.526(h)(i).

Subject to easements and building and use restrictions of record. Grantee agrees that only single family residential may be constructed on the property. 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.

Dated this\_\_\_\_\_day of May, 2025.

CITY OF TROY,  
a Michigan municipal corporation

By \_\_\_\_\_  
\* Ethan D. Baker, Mayor

By \_\_\_\_\_  
\* M. Aileen Dickson, City Clerk

*[Notary acknowledgment on next page]*

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_day May, 2025 by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

\_\_\_\_\_  
\*  
Notary Public, \_\_\_\_\_ County  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County, \_\_\_\_\_

When recorded return to: Gary Abitheira 3301 Mirage Troy, MI 48083	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084
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Part of the East ½ of the Northeast fractional ¼ of Section 2, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as: Commencing at the Northeast Corner of said Section 2; thence South 02 degrees 39 minutes 42 seconds East, along the East Line of said Section 2, 1646.91 feet and South 87 degrees 07 minutes 57 seconds West 60.00 feet to the West Right of Way Line of John R. Road and the Point of Beginning; thence continuing South 87 degrees 07 minutes 57 seconds West 240.00 feet; thence South 02 degrees 39 minutes 42 seconds East 82.50 feet; thence North 87 degrees 07 minutes 57 seconds East 240.00 feet to the said West Right of Way Line of John R. Road; thence, along said west line, North 02 degrees 39 minutes 42 seconds West 82.50 feet to the Point of Beginning. Containing 0.455 acres of land, more or less.

Commonly known as 6695 John R, Troy, MI (now vacant)  
Parcel ID: #88-20-02-230-011

For the sum of One Dollar (\$ 1.00) and other good and valuable consideration.

Exempt from property tax in accordance with MCL 207.505(h)(i) and MCL 207.526(h)(i).

Subject to easements and building and use restrictions of record. Grantee agrees that only single family residential may be constructed on the property. 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.

Dated this \_\_\_\_\_ day of May, 2025.

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a Michigan municipal corporation

By \_\_\_\_\_  
\* Ethan D. Baker, Mayor

By \_\_\_\_\_  
\* M. Aileen Dickson, City Clerk

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

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\_\_\_\_\_  
\*  
Notary Public, \_\_\_\_\_ County  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County, \_\_\_\_\_

When recorded return to: Gary Abitheira 3301 Mirage Troy, MI 48083	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084
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QUIT CLAIM DEED

The **CITY OF TROY**, a Michigan municipal corporation, Grantor, whose address is 500 West Big Beaver, Troy, MI 48084 quit claims to **Gary Abitheira**, a married man, Grantee, whose address is 3301 Mirage Drive, Troy, MI 48083, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

Part of the East ½ of the Northeast fractional ¼ of Section 2, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as: Commencing at the Northeast Corner of said Section 2; thence South 02 degrees 39 minutes 42 seconds East, along the East Line of said Section 2, 1729.41 feet and South 87 degrees 07 minutes 57 seconds West 60.00 feet to the West Right of Way Line of John R. Road and the Point of Beginning; thence continuing South 87 degrees 07 minutes 57 seconds West 240.00 feet; thence South 02 degrees 39 minutes 42 seconds East 166.42 feet; thence North 86 degrees 57 minutes 24 seconds East 240.01 feet to the said West Right of Way Line of John R. Road; thence, along said west line, North 02 degrees 39 minutes 42 seconds West 165.68 feet to the Point of Beginning. Containing 0.915 acres of land, more or less.

Parcel ID: #88-20-02-279-002  
Vacant John R Road, Troy, MI

For the sum of One Dollar (\$ 1.00) and good and valuable consideration.

Exempt from property tax in accordance with MCL 207.505(h)(i) and MCL 207.526(h)(i).

Subject to easements and building and use restrictions of record. Grantee agrees that only single family residential may be constructed on the property. 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.

Dated this \_\_\_\_\_ day of May, 2025.

CITY OF TROY,  
a Michigan municipal corporation

By \_\_\_\_\_  
\* Ethan D. Baker, Mayor

By \_\_\_\_\_  
\* M. Aileen Dickson, City Clerk

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day May, 2025 by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

\_\_\_\_\_  
\*  
Notary Public, \_\_\_\_\_ County  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County, \_\_\_\_\_

When recorded return to: Gary Abitheira 3301 Mirage Troy, MI 48083	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084
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QUIT CLAIM DEED

The **CITY OF TROY**, a Michigan municipal corporation, Grantor, whose address is 500 West Big Beaver, Troy, MI 48084 quit claims to **Gary Abitheira**, a married man, Grantee, whose address is 3301 Mirage Drive, Troy, MI 48083, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

Part of the Southeast ¼ of Section 24, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:  
Commencing at the South ¼ Corner of said Section 24; thence South 89 degrees 20 minutes 00 seconds East, along the South Line of said Section 24, 578.02 feet and North 00 degrees 49 minutes 04 seconds East 102.00 feet to the North Right of Way Line of East Big Beaver Road and the Point of Beginning; thence, continuing North 00 degrees 49 minutes 04 seconds East 165.01 feet; thence North 89 degrees 41 minutes 09 seconds West 82.50 feet; thence South 00 degrees 47 minutes 00 seconds West 164.50 feet to the said North Right of Way Line of East Big Beaver Road; thence South 89 degrees 20 minutes 00 seconds East, along said South Line, 82.50 feet to the Point of Beginning. Containing 0.312 acres of land, more or less.

Together with a sanitary sewer easement recorded in L6064 P871, Oakland County Register of Deeds

Parcel ID:#88-20-24-451-029  
Vacant Big Beaver Road, Troy, MI

For the sum of One Dollar (\$ 1.00) and other good and valuable consideration.

Exempt from property tax in accordance with MCL 207.505(h)(i) and MCL 207.526(h)(i)

Subject to easements and building and use restrictions of record. Grantee agrees that only single family residential may be constructed on the property. 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.

Dated this \_\_\_\_\_ day of May, 2025.

CITY OF TROY,  
a Michigan municipal corporation

By \_\_\_\_\_  
\* Ethan D. Baker, Mayor

By \_\_\_\_\_  
\* M. Aileen Dickson, City Clerk

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day May, 2025 by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

\_\_\_\_\_  
\*  
Notary Public, \_\_\_\_\_ County  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County, \_\_\_\_\_

When recorded return to: Gary Abitheira 3301 Mirage Troy, MI 48083	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084
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QUIT CLAIM DEED

The **CITY OF TROY**, a Michigan municipal corporation, Grantor, whose address is 500 West Big Beaver, Troy, MI 48084 quit claims to **Gary Abitheira**, a married man, Grantee, whose address is 3301 Mirage Drive, Troy, MI 48083, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

Lot 101 of “Greenough Heights Subdivision”, as recorded in Liber 77, Page 14 of Oakland County, Michigan records, being part of the Northwest ¼ of Section 27, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, containing 0.169 acres more or less, being subject to the following described sidewalk easement:

The East 5.00 feet and the South 5.00 feet of Lot 101 of “Greenough Heights Subdivision”, as recorded in Liber 77, Page 14 of Oakland County, Michigan records, being part of the Northwest ¼ of Section 27, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, containing 0.022 acres more or less.

Parcel ID: #88-20-27-155-013  
Vacant Hickory Street at Plum Street, Troy, MI.

For the sum of One Dollar (\$ 1.00) and other good and valuable consideration.

Exempt from property tax in accordance with MCL 207.505(h)(i) and MCL 207.526(h)(i).

Subject to easements and building and use restrictions of record. 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.

For the sum of One Dollar (\$ 1.00)

Dated this \_\_\_\_\_ day of May, 2025.

CITY OF TROY,  
a Michigan municipal corporation

By \_\_\_\_\_  
\* Ethan D. Baker, Mayor

By \_\_\_\_\_  
\* M. Aileen Dickson, City Clerk

STATE OF MICHIGAN    )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day May, 2025 by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

\_\_\_\_\_  
\*  
Notary Public, \_\_\_\_\_ County  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County, \_\_\_\_\_

When recorded return to: Gary Abitheira 3301 Mirage Troy, MI 48083	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084
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WARRANTY DEED

The Grantor(s), **GARY ABITHEIRA**, a married man, whose address is 3301 Mirage Drive, 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, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

Part of the Northwest ¼ of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:  
Commencing at the West ¼ Corner of said Section 15; thence, North 89 degrees 30 minutes 00 seconds East, along the East & West ¼ Line, 1511.36 feet to the Point of Beginning; thence North 29 degrees 24 minutes 42 seconds West 164.08 feet; thence North 89 degrees 28 minutes 37 seconds East 60.00 feet; thence North 00 degrees 31 minutes 23 seconds West 303.82 feet to the south line of “Streamview Subdivision”, as recorded in Liber 166, Page 1-3, Oakland County Records; thence North 89 degrees 28 minutes 37 seconds East, along said south line, 1164.00 feet to the west line of Tallman Drive; thence South 00 degrees 33 minutes 29 seconds East, along said west line, 30.00 feet; thence South 89 degrees 28 minutes 37 seconds West 161.33 feet; thence South 02 degrees 52 minutes 24 seconds West 87.29 feet; thence South 33 degrees 31 minutes 10 seconds West 59.70 feet; thence South 00 degrees 33 minutes 29 seconds East 281.25 feet to the East & West ¼ Line of said section 15; thence South 89 degrees 30 minutes 00 seconds West, along said ¼ Line, 945.00 feet to the Point of Beginning. Containing 10.204 acres of land, more or less.

Part of #88-20-15-179-002 (part of)  
Vacant, City of Troy

Together with the appurtenances unto grantee and its successors and assigns in trust as a public park and pedestrian trail system.

No franchise utilities shall be erected or installed without the consent of the Grantor or his successor. This restriction shall be in force for 25 (twenty five) years from the recording date of this instrument.

Subject to easements and building and use restrictions of record. 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.

For the sum One Dollar (\$1.00 ) and other good and valuable consideration.

Dated this \_\_\_\_\_ day of May, 2025.

: \_\_\_\_\_(L.S.)  
\*Gary Abitheira

STATE OF MICHIGAN)  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of May, 2025, by Gary Abitheira, a married man.

\_\_\_\_\_  
\*  
Notary Public, Oakland County, Michigan  
My commission expires:\_\_\_\_\_  
Acting in Oakland County, Michigan

When recorded return to: City Clerk, City of Troy 500 West Big Beaver Road Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Gary Abitheira 3301 Mirage Troy, MI 48083
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