CITY COUNCIL AGENDA

CITY OF NOVI
Regular City Council Meeting
February 24, 2025 | 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Road
(248) 347-0460

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL – Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Smith, Staudt, Thomas

APPROVAL OF AGENDA

PUBLIC HEARINGS

PRESENTATIONS

REPORTS

1. Manager/Staff

2. Attorney

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

CONSENT AGENDA REMOVALS AND APPROVALS – All items listed under Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered at the end of the normal Agenda.

MATTERS FOR COUNCIL ACTION

1. Appointments to Boards and Commissions

2. Approval of a Resolution to set public hearing to consider vacation a portion of Gen Mar Drive north of Ten Mile Road and west of Novi Road.

3. Beck Road Discussion

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION – Consent Agenda items which have been removed for discussion and/or action.

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

COMMITTEE REPORTS

1. Long-Range Strategic Planning Committee - Mayor Pro Tem Casey

2. Public Utilities & Technology Committee - Councilmember Thomas

3. Mobility Committee - Councilmember Smith

MAYOR AND COUNCIL ISSUES

COMMUNICATIONS

CONSENT AGENDA – Background information for Consent Agenda items is available for review at the City Clerk's Office.

A. Approve Minutes of:
February 10, 2025 - Regular Meeting

B. Acceptance of a Conservation Easement associated with PWD 24-0016 Primrose Daycare and Swim School, for property in Section 27, located west of Novi Road, and south of Ten Mile Road.

C. Approval of a Storm Drainage Facility Maintenance Easement Agreement for the Catholic Central High School Connector Road project located on the south side of Twelve Mile Road and west of Wixom Road (parcels 50-22-18-200-026 and 50-22-18-200-027).

D. Approval of a Warranty Deed to dedicate 43 feet of half-width right-of-way along the south side of Twelve Mile Road and acceptance of a sidewalk easement from Catholic Central High School as part of the Connector Road project (parcel 50-22-18-200-026 and 50-22-18-200-027).

E. Approval of a Storm Drainage Facility Maintenance Easement Agreement for Extra Space Self-Storage located on the east side of Novi Road between 8 and 9 Mile Road (parcel 50-22-35-101-016).

F. Approval to award services to ICC-IMS through the TXShare cooperative purchasing program, in the amount of $68,097 to perform a sidewalk condition survey of the City's sidewalks.

G. Acceptance of a Warranty Deed to dedicate an additional 60 feet of right-of-way along the south side of Nine Mile Road as part of the SPARC Arena development (parcel 50-22-35-127-015).

H. Approval of Traffic Control Order 25-01 for the implementation of a 25 MPH school speed limit on Taft Road from Eleven Mile to Emerald Forest Drive on

school days only during the periods of 7:00 AM – 7:30 AM, 8:30 AM – 9:00 AM, 2:20 PM – 2:50 PM and 3:50 PM – 4:20 PM.

I. Approval of claims and warrants – Warrant 1174

ADJOURNMENT

SCHEDULED MEETINGS – All Regular Council meetings are held in the Council Chambers unless otherwise noted. For a complete listing of scheduled meetings, please visit the Event Calendar at cityofnovi.org.

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk (248) 347-0456 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

CITY OF NOVI CITY COUNCIL
FEBRUARY 24, 2025

SUBJECT: Appointments to Boards and Commissions

SUBMITTING DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

Presentations for Boards and Commissions candidates were held Monday, February 10th. Attached is the ballot for appointments to Boards and Commissions, Council interview memo, presentation draft minutes, candidates' applications, and current Booklet List.

RECOMMENDED ACTION: Appointments to Boards and Commissions

CITY OF NOVI CITY COUNCIL
FEBRUARY 24, 2025

SUBJECT: Approval of a Resolution to set public hearing to consider vacation a portion of Gen Mar Drive north of Ten Mile Road and west of Novi Road.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- A dead end was created following construction of the bridge over the railroad.
- The City would like to exclude this segment of Gen Mar Drive from future maintenance.
- Conveying this ROW to the adjoining parcel to the north would maintain appropriate access for that parcel.

BACKGROUND INFORMATION:

Scores Livonia LLC has requested that the City vacate and convey that portion of Gen Mar Drive that is south of its Parcel 22-22-276-003 (north of the bridge on Novi Road crossing the CSX railroad. The 2012 construction of the Novi Road bridge over the railroad created a dead-end on Gen Mar, which was then rerouted further south on Novi Road. The subject portion of Gen Mar Drive is not necessary for the purpose of providing access to any other parcel on Gen Mar Drive. Parcel 22-22-276-017, which is on the south side of the area proposed for vacation, has access to its parcel from its west and south sides along the remaining portion of Gen Mar Drive.

DPW sees no public benefit to continuing to maintain that portion of Gen Mar Drive south of 22-22-276-003. The City will retain a utility easement over the vacated ROW as shown in the attached Resolution for the City's water main and other public utilities. Since the public street was not designed as a part of a plat, but was conveyed to the City by a deed, the vacated land does not automatically go to the adjacent property owner.

The City Council is asked to consider the draft resolution to set a public hearing and publish notice of the potential vacation.

Procedure for Street Vacation

Section 7.6 of the City Code provides the procedure for vacating public streets:

(a) Action to Vacate Public Places. Action to vacate, discontinue or abolish any highway, street land, alley or other public place, or part thereof, shall be by resolution. After the introduction of such a resolution and before its final adoption, the Council shall hold a public hearing thereon and shall publish notice of such hearing at least one week prior thereto.

RECOMMENDED ACTION: Consideration to Approve a Resolution to vacate a portion of Gen Mar Drive north of Ten Mile Road and west of Novi Road.

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

RESOLUTION TO SET PUBLIC HEARING TO CONSIDER VACATING A PORTION OF GEN-MAR DRIVE IN THE CITY OF NOVI

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on February 24, 2025, at 7 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____and supported by Councilmember _____.

WHEREAS, a request has been received by the City Council seeking the vacation, discontinuance, or abolition of the following portion of a public road within the City of Novi, legally described on the attached and incorporated Exhibit A and depicted on the attached and incorporated Exhibit B.

WHEREAS, the road at issue is known as Gen-Mar Drive, located north of Ten Mile Road and west of Novi Road;

WHEREAS, the vacation would remove a dead end created by construction of the bridge at Novi Road and eliminate the need for City maintenance;

WHEREAS, the request for vacation states that the adjacent owner would utilize the vacated area for business purposes and would maintain access;

WHEREAS, the City Council has considered such request and has determined to proceed to further consideration of such action in accordance with the requirements of the applicable statutory, charter, and ordinance provisions, and pursuant to the terms of the attached proposed resolution;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Novi City Council that:

1. That the City Council deems it advisable to consider the vacation, discontinuance, or abolition of the portion of a public road located north of Ten Mile Road and west of Novi Road, within the City of Novi, County of Oakland, State of Michigan, and which is legally described on the attached and incorporated Exhibit A and depicted on the attached and incorporated Exhibit B.

2. That the City Council will meet and hear objections, if there are any, to such vacation, discontinuance, or abolition on the 24th day of March 2025, at 7:00 p.m. at the City of Novi City Hall.

3. The City Clerk is hereby directed to publish notice of such meeting in the newspaper of general circulation in the City, not less than seven days before the time appointed for such meeting. The City Clerk shall also give notice by first class mail to the owners of all property abutting the portion of such public road that is legally described in paragraph 1, as shown upon the assessment rolls of the City.

AYES:

NAYES:

RESOLUTION DECLARED ADOPTED.

_____
Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this _____ day of _____, 2025, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

_____
Cortney Hanson, City Clerk
City of Novi

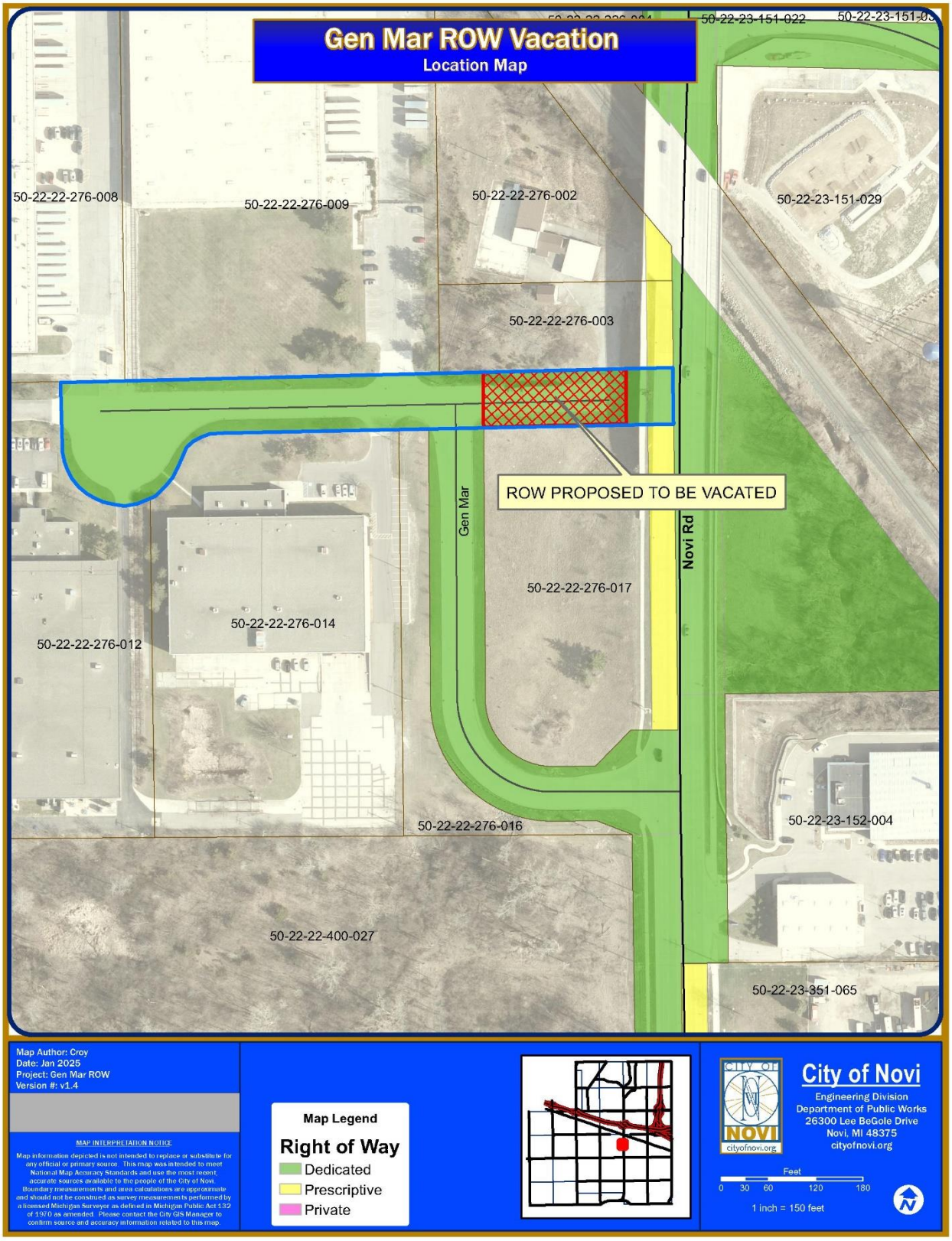
Drafted by:
Elizabeth Saarela
ROSATI SCHULTZ JOPPICH & AMTSBEUCHLER, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331

WHEN RECORDED RETURN TO:
Cortney Hanson, Clerk
45175 Ten Mile
Novi, Michigan 48375

EXHIBIT A

Commencing at a point distant N0°23’56”E 523.76 feet from the E ¼ corner of Section 22, T.1N., R.8E., City of Novi, Oakland County, Michigan, thence S89°56’53”W 60.00 feet to the west right of way line for Novi Road to the point of beginning, thence S89°56’53”W 181.86 feet along the north line of parcel 22-22-276-017, thence N0°45’22”E 70.00 feet to the south line of parcel 22-22-276-003, thence N89°56’56”E 181.42 feet along the south line of parcel 22-22-276-003 to the west right of way line for Novi Road, thence S0°23’56”W 70.00 feet along the west right of way line for Novi Road to the point of beginning and containing 0.292 acres of land more or less.

EXHIBIT B


Gen Mar ROW Vacation
Location Map
50-22-23-151-022
50-22-22-276-008
50-22-22-276-009
50-22-22-276-002
50-22-23-151-029
50-22-22-276-003
ROW PROPOSED TO BE VACATED
Gen Mar
Novi Rd
50-22-22-276-017
50-22-22-276-014
50-22-22-276-012
50-22-22-276-016
50-22-23-152-004
50-22-22-400-027
50-22-23-351-065
Map Author: Croy
Date: Jan 2025
Project: Gen Mar ROW
Version #: v1.4
MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.
Map Legend
Right of Way
Dedicated
Prescriptive
Private
City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org
Feet
0 30 60 120 180
1 inch = 150 feet

MEMORANDUM

TO: VICTOR CARDENAS, CITY MANAGER

FROM: JEFFREY HERCZEG, DIRECTOR OF PUBLIC WORKS

SUBJECT: CITY COUNCIL WORKSHOP BECK ROAD UPDATE

DATE: JANUARY 21, 2025

This memo updates the attached March 2024 administrative packet memo regarding Beck Road status and City Council input.

Beck Road Corridor Environmental Assessment (EA), which is required to secure the **$4.79M congressional directed spending awarded in 2021,** is on the following schedule:

~~FHWA initiates the EA~~	~~September 19, 2024~~
~~Draft EA for Novi and Wixom review~~	~~December 11, 2024~~
~~Draft EA submittal to MDOT~~	~~December 20, 2024~~
Rev. Draft EA submittal to MDOT for initial informal FHWA review	February 7, 2025
Revised EA submittal to MDOT for final FHWA review	March 21, 2025
FHWA publishes final EA	April 18, 2025
Public meeting for public review of EA	May 16, 2025
FONSI submittal to MDOT	May 30, 2025
Submit GI documents to MDOT LAP*	June 9, 2025
FHWA issues FONSI	June 27, 2025
Approximate GI Meeting*	July 9, 2025
Submit Final Property Certification*	August 8, 2025
Submit complete biddable package to MDOT LAP*	August 22, 2025
Submit final bid proposal package to MDOT S&E*	September 19, 2025
Letting*	November 7, 2025

*For JN 219309 only (11 Mile Rd to Grand River Ave)

Once the EA is complete the segment **from 11 Mile Road to Grand River can be constructed in 2026**. The proposed design is 5 lanes with a roundabout (RAB) at 11 Mile Road.

Per the March 2024 memo the **Pavement Preservation Overlay projects were completed:**

- **PPO** from **9 Mile Road to 10 Mile Road** (2024)
- **PPO** from **10 Mile Road to 11 Mile Road** (2024)

Revised options for Beck Road south of 11 Mile Road under current circumstances:

Option 1: Continue to **pursue federal funding for widening** for some/or all the segments.

- Currently, the main benefit of continuing widening south of 11 Mile is costs. Unit prices have risen dramatically and will continue to increase under the current

economic conditions. If the goal is ultimately to complete widening, the sooner the better in terms of overall costs.

- The **overall widening project does not need to be totally abandoned**. The heavy lifting on the EA is mostly complete and the **Task Force** has assembled enough history to continue to apply for federal and/or state opportunities as they become available.

Option 2: Discontinue widening efforts **and rehabilitate 9-10 Mile Road and 10-11Mile Road segments in kind** (when PPO's starts to deteriorate). The segment between 8-9 Mile was rehabilitated in 2017 and is currently in good condition.

- DPW could apply for funding through the local **Oakland County Federal Aid Committee (FAC)** for the 9 Mile Road to 10 Mile Road and the 10 Mile Road to 11 Mile Road segments in the next call for projects **in 2030/31**. FAC funding is not available for reconstruction and expansion projects (referred to as 4R), but rehabilitation (3R) projects are awarded. Rehabilitation projects (if awarded) could rehab the road to the existing layout or could implement selective widening to three lanes where appropriate.

- City contribution is likely to be around 50% of total costs **($5-6M)** based on latest Novi/FAC project estimates.

Option 3: Evaluate Beck Road condition/functionality following the completed PPO's (from 11 Mile Road to 9 Mile Road) and the 2026 widening (11 Mile Road to Grand River) and include appropriate **projects in the CIP without additional funding**.

- Allows flexibility of design and execution of future projects but the **city would be responsible for all costs (~$10-$13M per segment).**

MEMORANDUM

TO: VICTOR CARDENAS, CITY MANAGER

FROM: JEFFREY HERCZEG, DIRECTOR OF PUBLIC WORKS

SUBJECT: BECK ROAD UPDATE

DATE: FEBRUARY 13, 2025

Currently, staff and consulting engineer AECOM are working through the final phases of the Beck Road Environmental Assessment (EA), which is anticipated to be completed this summer (per below schedule). The EA encompasses the Beck Road corridor from 9 Mile Road to Pontiac Trail.

In 2021, **$4.79M was secured** for the project as part of a community funding request from the Task Force (Novi and Wixom) submitted by Congresswoman Haley Stevens to The House Appropriations Committee. The funding is targeted for **the Beck Road segment from 11 Mile Road to Grand River Avenue (total project costs~$10M)** and has been pending federal action since November 2021. The completion of the EA allows Novi to obligate the funding **(deadline 2025)** for the construction of a five-lane section from 11 Mile to Grand River.

Proposed EA Schedule (based on November 2025 letting)

~~FHWA initiates the EA~~	~~9/19/24~~
~~Draft EA for Novi and Wixom review~~	~~12/11/24~~
~~Draft EA submittal to MDOT~~	~~12/20/24~~
~~Draft EA Rev. 1 submittal to MDOT for initial informal FHWA review~~	~~1/21/25~~
~~MDOT Draft EA comments provided~~	~~1/22/25~~
~~MDOT submits Draft EA Rev. 1 to FHWA~~	~~1/27/25~~
FHWA Draft EA Rev. 1 comments provided	2/24/25
Revised EA submittal to MDOT for final FHWA review	3/7/25
FHWA publishes final EA	4/4/25
Public hearing	5/2/25
FONSI submittal to MDOT	5/16/25
Submit GI documents to MDOT LAP*	6/9/25
FHWA issues FONSI	6/13/25
Approximate GI Meeting*	7/9/25
Submit Final Property Certification*	8/8/25
Submit complete biddable package to MDOT LAP*	8/22/25
Submit final bid proposal package to MDOT S&E*	9/19/25
Letting*	11/7/25

*For JN 219309 only (11 Mile Rd to Grand River Ave)

Staff and AECOM are also working with MDOT and FHWA to further shave weeks off the schedule to ensure the project meets obligation deadlines.

Due to the poor condition, segments of Beck Road from 9 Mile Road to 11 Mile Road were recommended for a **Pavement Preservation Overlay (PPO)** which was completed in the summer of 2024. Since the funded segment from 11 Mile Road to Grand River was originally anticipated to be constructed in 2025, any overlay would not have been cost effective at that time. However, additional delays on the EA have pushed construction of the funded segment into 2026 and therefore created concerns regarding the pavement integrity until the reconstruction can begin.

In the summer of 2024, City Council approved a **Capital Preventative Maintenance Program (CPM)** that will address the City's local chip-sealed roads. The project uses spray patch, chip seal, and fog seal. Other roads will receive a thin mill and overlay, followed by chip seal and fog seal. This work is set to take place in spring of 2025 and a combination of these techniques could be used on Beck Road from 11 Mile to Grand River at a reasonable cost (versus a full PPO).

Staff estimates the additional work on Beck would be **under ~$200K** (the total CPM contract is ~$800K) if added as a change order. The total time to complete the CPM on Beck Road would be less than a week and traffic control would be controlled by flagging. If this option is amenable to City Council, staff can bring forward the appropriate change order.

MEMORANDUM

TO: VICTOR CARDENAS, CITY MANAGER

FROM: JEFFREY HERCZEG, DIRECTOR OF PUBLIC WORKS

SUBJECT: BECK ROAD UPDATE AND OPTIONS

DATE: MARCH 7, 2024

The Capital Improvement Committee (CIP) meeting held on February 14, 2024, included discussions regarding the status of the Beck Road widening project (aka www.becktothefuture.org) and the Beck Road projects designated with funding in the CIP Budget. Attached is a memo from 2022 outlining Beck Road progress up to the Environmental Assessment (EA), which is necessary to obtain federal funding. The above link can also be referenced for materials on all the previous meetings, surveys, and documentation.

Currently, staff and consulting engineer AECOM are working through the final phases of the EA, which was anticipated to be complete last year. New regulations and systems from the federal level have stalled the process, which is now expected to be finished by summer of 2024. The final step of the EA is a Public Hearing, where staff will document and respond to public comments. The EA encompasses the Beck Road corridor from 9 Mile Road to Pontiac Trail. The segment south of 9 Mile Road (shared jurisdiction with Northville Twp.) is not included in the EA and is not part of the discussion herein. Northville Twp.'s opposition to the project was slowing down the EA and jeopardizing funding acquisition.

In 2021, **$4.79M was secured** for the project as part of a community funding request from the Task Force (Novi and Wixom) submitted by Congresswoman Haley Stevens to The House Appropriations Committee. The funding is targeted for **the Beck Road segment from 11 Mile Road to Grand River Avenue (total project costs~$10M)** and has been pending federal action since November 2021. The completion of the EA allows Novi to obligate the funding **(deadline 2025)** for the construction of a five lane section from 11 Mile to Grand River.

As the Task Force has worked diligently for several years, additional funding has yet to be obtained. During this time the condition of **Beck Road (9 Mile Road to 11 Mile Road)** has continued to deteriorate. DPW staff have been using basic and expanded maintenance options to extend the pavement life in anticipation of a larger widening project. However, to preserve the condition for a few years and have a broader discussion of City Council's Beck Road objectives, staff is recommending Pavement Preservation Overlays (PPO*) projects in the CIP for the next two fiscal years on the segments between 9 Mile Road and 11 Mile Road. **The costs are ~$1M per segment and should buy an additional 3-5 years of life expectancy.**

*PPO projects similar to RCOC's overlay on 10 Mile Haggerty to Napier 2019-2020, and Novi Road at I-96, 2023

With the construction date of the funded 11 Mile to Grand River segment pushed back to 2026 due to the delays on the EA and no other funding in the queue, the PPO between 9 to 11 Mile Roads should provide a stopgap until City Council can assess and provide direction.

Over the next three fiscal years, DPW plans to execute the following projects in the CIP:

- Complete the **PPO** from **9 Mile Road to 10 Mile Road** (FY24/25 in CIP)
- Complete the **PPO** from **10 Mile Road to 11 Mile Road** (FY25/26 in CIP)
- **Complete 5 Lane Widening** from **11 Mile Road to Grand River Avenue** in FY 25/26 (currently in CIP FY24/25)

Direction Requested

With limited options for obtaining funding to the level required for a full Beck Road widening project, which would require a substantial community match **(likely by ballot)** and no commitment from communities south of 8 Mile Road to follow suit on a regional project, efforts can be simply redirected or discontinued at City Council's direction.

Option 1:

- Continue to pursue federal funding for widening for some/or all the segments.
    - Staff recommends continuing to pursue **federal funding for widening the 10 Mile Road to 11 Mile Road** segment, estimated at **~$13M** (10 Mile Road is one of the highest traffic volume roads in the city). With all the effort to this point, it still may be worth considering widening this segment; however, **widening between 10 Mile to 11 Mile would significantly impact residents** with Beck Road frontage (see attached Beck Road frontage exhibit). Coupled with the upcoming RCOC 12 Mile expansion, widening Beck from 10 Mile to 11 Mile would address congestion and safety issues in the center of the city.
    - Currently, the main benefit of continuing widening south of 11 Mile is costs. Unit prices have risen dramatically and will continue to increase under the current economic conditions. If the goal is ultimately to complete the widening, the sooner the better in terms of overall costs.

Option 2:

- Discontinue widening efforts and rehabilitate 9-10 Mile and 10-11 Mile segments in kind. The segment between 8-9 Mile was rehabilitated in 2017 and is currently in good condition.
    - DPW would apply for funding through the local **Oakland County Federal Aid Committee (FAC)** for the 9 Mile Road to 10 Mile Road and the 10 Mile Road to 11 Mile Road segments in the next call for projects in 2028. FAC funding is not available for reconstruction and expansion projects (referred to as 4R), but

rehabilitation projects (3R) are awarded. Funding is based on a project submission committee review and a point system (condition, traffic volumes, safety, etc.). The City had some success in the FAC in the last five years of obligations, such as projects on Taft Road/RAB, the current Wixom Road project, and several others in the queue:

Project	Year	Limits
Meadowbrook	2024	10 Mile Rd to 11 Mile Rd
9 Mile Road	2024	Meadowbrook to Haggerty
13 Mile Rd	2025	M-5 to Haggerty Rd
West Park Dr	2025	12 Mile Rd to West Rd
West Park Dr	2025	West Rd to Pontiac Trail

There is a good chance the Beck Road segments could qualify for funding, but the **earliest obligation would be FY 2028**, with advanced construction as an additional consideration. Rehabilitation projects (if awarded) would rehab the road to the existing layout and could implement selective widening to three lanes where appropriate.

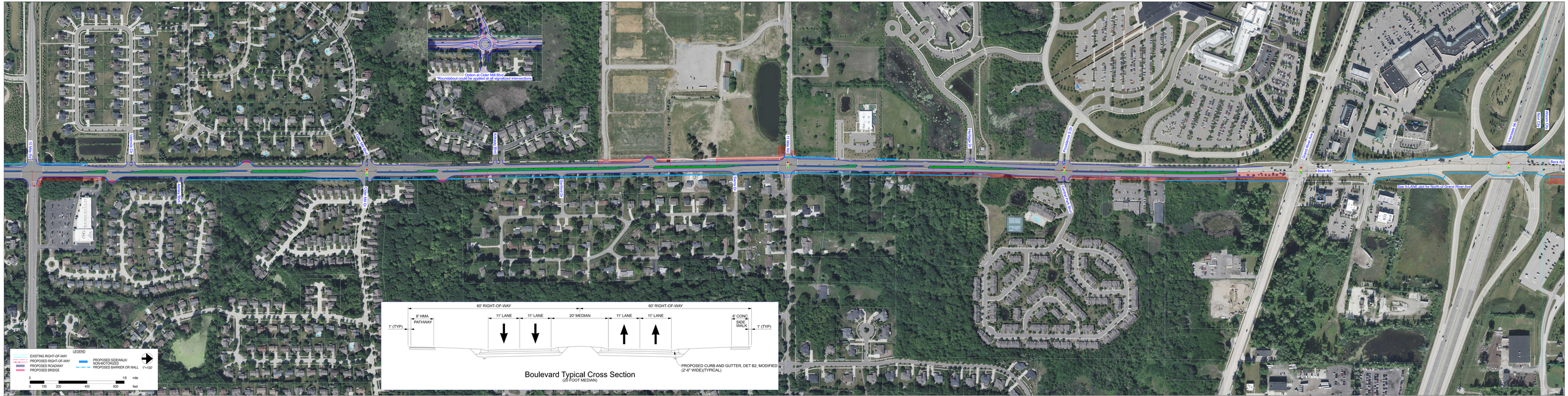
The projected costs for widening projects on the **9 Mile to 10 Mile and 10 Mile to 11 Mile segments currently in the CIP are ~$10M and ~$13M,** respectively. Based on current unit prices project for rehabilitation projects (Wixom Road ~$5M for two miles), the two miles of Beck Road would be in the **~$5-6M range (today's dollars)**, which could be additionally offset with FAC funds (around 50/50 based on similar projects) if successfully obtained. In a ***"best case scenario,"*** the rehab projects would cost the City **~$3M.**

Option 3:

The **overall widening project does not need to be totally abandoned**. The heavy lifting on the EA is mostly complete and the **Task Force** has assembled enough history to continue to apply for federal and/or state opportunities as they become available. Most of the applications can be completed administratively with consulting engineer AECOM. If funding were to be acquired within the next few years, obligation would likely be far enough out in fiscal years to still adapt the first two options listed above. Efforts on the widening to this point should not be considered moot, at the very least, when the EA is complete, **the entire corridor will be eligible for long term planning and future federal funding through 2035 (pending any federal changes).**

Staff are standing by to execute the City Council's preferred option on the Beck Road projects and funding objectives provided in this memo. Additional information can be provided upon request.

See C4.1,M2 plot for north of Eight Mile Road
Pontiac Trail
Novi Cir
Northville Township
Beck Rd
Novi Rd
Meadowbrook Rd
Taft Rd
Tolsdale Dr
Tolsdale Cir
Tolsdale Ct
Tolsdale Ln
Tolsdale Way
Tolsdale Pl



NOVI

AECOM

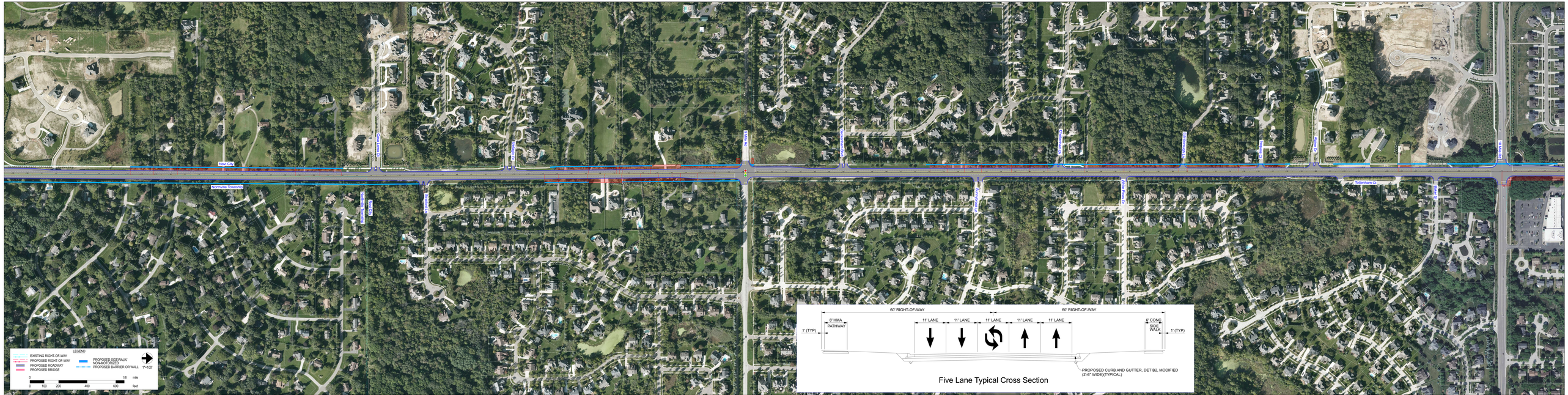
NOT FINAL - CONCEPTUAL ONLY

Beck Rd - Environmental Assessment

DRAFT

SHEET X

09/10/2021



NOVI

AECOM

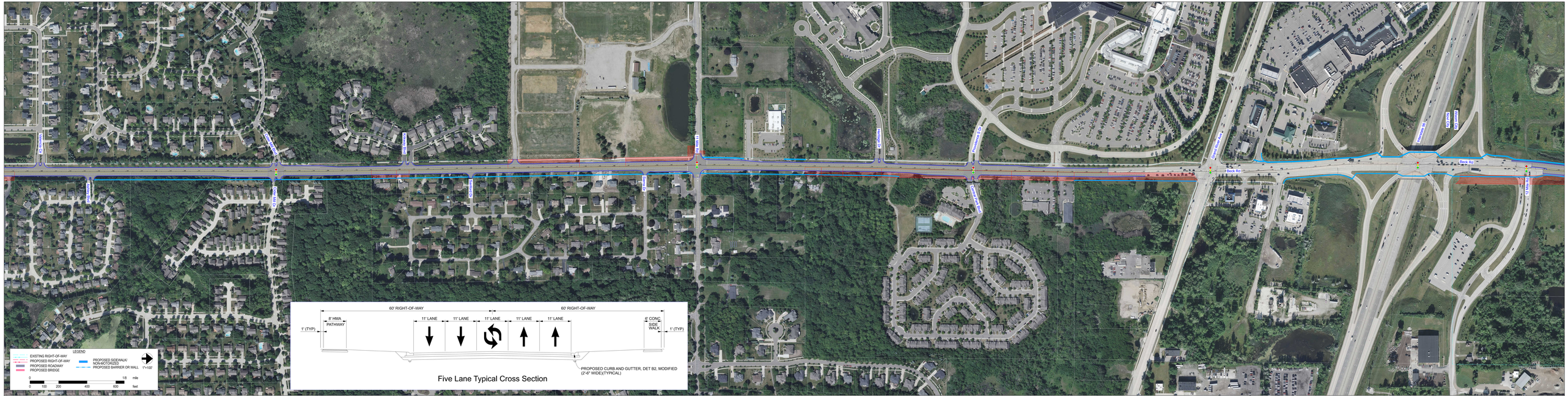
NOT FINAL - CONCEPTUAL ONLY

Beck Rd - Environmental Assessment

DRAFT

SHEET X

09/10/2021


60' RIGHT-OF-WAY
60' RIGHT-OF-WAY
8' HMA PATHWAY
1' (TYP)
11' LANE
11' LANE
11' LANE
11' LANE
11' LANE
6' CONC SIDE WALK
1' (TYP)
PROPOSED CURB AND GUTTER, DET B2, MODIFIED (2'-6" WIDE)(TYPICAL)
Five Lane Typical Cross Section
LEGEND
EXISTING RIGHT-OF-WAY
PROPOSED RIGHT-OF-WAY
PROPOSED ROADWAY
PROPOSED BRIDGE
PROPOSED SIDEWALK/ NON-MOTORIZED
PROPOSED BARRIER OR WALL
1"=100'
0 1/8 mile
0 100 200 400 600 feet
Beck Rd
Beck Rd
Beck Rd

REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, FEBRUARY 10, 2025, AT 7:00 P.M.

Mayor Fischer called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz (absent/excused), Smith, Staudt, Thomas

ALSO PRESENT: Victor Cardenas, City Manager
Danielle Mahoney, Assistant City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

CM 25-02-13 **Moved by Casey, seconded by Thomas; MOTION CARRIED: 6-0**

To approve the agenda as presented.

Roll call vote on CM 25-02-13 **Yeas: Casey, Gurumurthy, Smith, Staudt, Thomas, Fischer**
Nays: None
Absent: Heintz

PUBLIC HEARINGS: None

PRESENTATIONS:

1. Jeffrey Bowdell

Mr. Bowdell has been a member of the Construction Board of Appeals for nearly 30 years. He's a 35 year building inspector and has 50 plus years in the construction business. This year he is president of the Code Officials Conference of Michigan which is a group of building inspectors. He enjoys being on the board and helping to keep Novi a great place when there's an odd question in the building code that comes to them for their recommendations.

2. Larry Czekaj

He's had the pleasure of serving on the Building Authority for 30 plus years. The accomplishments that he's been a part of is the projects they've done on behalf of the City like the Novi Ice Arena, Meadowbrook Commons as well as the Novi Library. They've been somewhat quiet for the last few years and hopefully that will not always be the case. He would like to continue with his time, talents, and experience and continue to assist with the Building Authority.

3. John E. Enkemann

He's been in the architectural business for 45 years and working almost 40 with a company called Albert Kahn Associates in Detroit and before that he worked for a small residential company in Plymouth. He's been appointed to a variety of boards, and he's been on this one for 32 years and chairman for 30. He was appointed to some other boards on a state level by two governors. Engler appointed him to the Board of Architects, which he served on for four years. He also served on the Fire Safety Board which is an oversight committee for the state fire marshal. He had the

pleasure of writing exam questions for all the architects to take across the United States for 16 years and let that particular committee in its entirety. He's had quite a few projects that he's done. Some of which are close by like the original Providence Project, which was part of his firm. Projects from his work with Albert Kahn extend from heavy industrial to the Hall of Justice in Lansing at the other end from where the capital is. They were personally driven by him or in a supervisory role. He was in charge of 63 architects when he worked at Albert Kahn. He started as an electrical draftsman and ended up retiring as the executive vice president. He looks forward to another four years.

4. Julie Maday - Not present.

5. Daniel McNamara

He's lived in Lochmoor Village since 1995 when he and his family moved in. There was not even an entrance to the freeway, eastbound or westbound, over Beck Road. A small hamburger building existed on the northwest side of Novi Road and Grand River. He's seen amazing growth in the city. He's spent his life in Detroit where neighborhoods stretched together from downtown to the city limits with almost no interruptions. It was at that time the fifth largest city in America. He saw full scale growth and how they did it. He retired from the Detroit Fire Department as Battalion Chief after 37 years of service. During these decades, he traveled every area of the city, memorizing its design and flow. He learned the most expeditious way to get from A to B in a safe manner. He was also privy to street closings, construction, new freeways, new lighting, and a progression of addresses in real time. He recently graduated from University of Michigan, Ann Arbor, with a BA in English Language Studies and Literature. Currently he serves on his HOA board, and they are actively working on approving the entrance and exits. They just submitted an application so they're trying to service the needs and wants of their 89 households. They're actively trying to do a mini improvement to model the City. He's also intrigued with how cities and townships design themselves and improve to meet to the constant needs of their residents. He's been able to work with the Detroit mayor to construct new fire and EMS locations and how to place them strategically as well.

6. Dinesh Seksaria

He has lived in the Maple Point subdivision of Novi since 1996. He's a retired mechanical engineer. He retired from Alcoa as a product development manager and has spent 40 plus years practicing his profession, developing mechanical products and materials for the automotive industry and other transportation vehicles. He has more than 40 patents and several dozen publications. He's made technical presentations in Europe and Asia and of course, the United States. Now that he's retired, he has the time and would like to offer his free time for the benefit of his fellow citizens of Novi. He's been volunteering to count the absentee ballots in Novi for the last several years. He would like to offer his services to this Council and the City. He believes his experience and knowledge and technology might be useful and helpful to improve the conditions and usefulness of his fellow citizens.

7. Patrick Torossian

He has been a Novi resident for more than 30 years and has a bachelor's degree in mechanical engineering and a master's in business administration. He loves Novi and has built three homes here. He lives in the Asbury Park subdivision which borders multiple properties along the Grand River corridor. He has been on the Novi Construction Board of Appeals for about three years and

enjoys the opportunity to give back to the community. With his long career in the auto industry, he has successfully integrated engineering with business aspects of planning and resource budgeting, managing a budget of over $600 million. These learnings can also be applied to this board. This is the Corridor Improvement Authority Board by the way. He has been the president of the Asbury Park Homeowners Association since its inception more than 10 years ago when the developer turned the roads over to the City and the subdivision to the community. He has experience representing the community as president of the Asbury Park HOA by working with the business owners along their perimeter within the corridor. An example of this is working with Blair Bowman of the Suburban Collections Showplace and enduring that his business needs aligned with their community needs whether it was for the zoning change to City West or potential development near the subdivision and have developed a great working relationship with them. He's excited to have the opportunity to help improve commercial business districts to promoting economic growth within the corridor for the betterment of the City, the businesses and the community.

8. Torry Yu

He is interested in reappointment to the Beautification Commission. He just finished his first term. He is a 30 year resident of the City because he just turned 30 a couple of weeks ago. In his 30 years, he has enjoyed giving back to Novi and being involved. He’s been on the Library Board as a student rep and then also served a partial term as a trustee. He has worked part-time in Parks and Rec for the last 13 years. He has worked elections here for almost 15 years. He also works as a crossing guard with Public Safety. He was in the first Ambassador’s Academy class back many years ago. The Beautification Commission has an awesome team. They all have different skill sets that they bring to the table. One of his goals that he had when he applied three years ago was spreading the word about what this board does with our residents. They are trying to do some PR work with social media groups, putting communications in the Engage Magazine, and partnering with the Nature Nurture Novi program. They had a display at the library over the summer. They got the Bee City designation recently and worked to expand on that this year by adding beehives at the back 40 property at Bosco. There’s a lot of great projects that they’ve done, been involved with and is looking forward to the future.

CITY MANAGER REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS #1:

A group of students from Novi High School was present to give Council their thoughts about distracted driving. Distracted driving is something that affects every single person here. It happens when you take your attention away from the road, even for a moment. It’s texting, checking your phone, eating, or even speaking with someone in the car. Those distractions add up quick. When your eyes are off the road, you miss a stop sign, a red light, and all this takes a second for an accident to happen. It’s not just about you either. It’s about pedestrians, the cyclists and the drivers. It’s a huge problem in the community and it’s something that can be prevented. The best you can do is put away all your distractions, silence your phone, keep your focus on the road. If you see a distracted driver, make sure to speak up because in the end, no text or call is worth a life. We all share the road so it’s our responsibility to make sure we are focused. Let’s make our community safer by driving with care. Stay focused, stay safe. The group’s Instagram is distracteddrivinghosa.

Jerry Anderson , 127 S Pontiac Trail, is with the Lake Area Homeowners Association. He's here in support of Council Action Item #6, the consideration of the renewal of the goose nest and egg destruction program. This started in 2010 when they created the Lake Board to clean up or work on the invasive milfoil weeds in Walled Lake which had choked out the lake. Two-thirds of Walled Lake is in Novi and the conditions were so bad that the lake was not able to be used for pleasure or any recreational use. It was also recognized at the time that they were getting beach closures because goose droppings would mix with the weeds and E.coli would shut everything down for safety reasons. Those could last up to a 30 day period. In conjunction with the treatment of the lake, this would be their third renewal on Walled Lake and the second one on Shawood. Both lakes are just perfect breeding grounds for geese. They don't always stay on the lake. There's stories about geese sightings in the City that are somewhat hilarious but it's a public health hazard too because now it's been found that the bird flu is now carried by geese. They have no natural predators. Since 2020, they have rounded up 107 nests and 502 eggs. Picture another 500 geese amongst what they already have. It's unattainable. This is the only way humane way that they currently have and the DNR supports these efforts. In fact, they control it and use a licensed contractor to do it in an orderly fashion. Another concern is the property on Elm Court. They believe it could be environmentally toxic because that building of its age could have a leaking septic field which also promotes weed growth. With proper remediation of that building, it will be safer and less weed growth. If they can get one of the causes away, that would be helpful.

Robert Smiley said he is the newly elected District 14 County Commissioner, and he came by to introduce himself. His district covers Wixom, Walled Lake, a lit bit of commerce and about half of Novi. Commissioner Markham is still a commissioner for Novi as well. He's excited about representing Novi. He was a councilman in Wixom for the last nine years, so he knows what Council's job entails.

CONSENT AGENDA REMOVALS AND APPROVALS:

A. Approve Minutes of:
January 21, 2025 - Special Meeting
January 27, 2025 - Regular Meeting

B. Approval of a License Agreement with the Board of County Election Commissioners for Oakland County for the use of the Novi Civic Center for the purpose of operating an early voting site, subject to final review of the form of agreement by the City Manager's office and City Attorney.

C. Approval of the final payment to T & M Asphalt Paving, Inc. for the Meadowbrook Commons and Wildlife Woods Pickleball Courts and Parking Lot Expansion project.

D. Approval to purchase 134 rifles plates for the Novi Police Department from On Duty Gear, LLC., through an existing cooperative purchase agreement with North Carolina Sheriff's Association Fire Responder Supplies and Equipment Procurement Program (Contract #NCSA 25-02-0521) in the amount of $47,690 and amend the budget.

E. Approve Miller Canfield as the Bond Counsel Firm and PFM Financial Advisors as the Financial Advisory Services Provider for the Public Safety Facilities Bond subject to final review of the form of agreement by the City Manager's office and City Attorney.

F. Consideration to approve Purchase Agreement for the property located at 329 Elm Court, approximately 5.43 acres total, Parcel No. 22-03-477-012, for $210,000, and to amend the Budget accordingly.

G. Enter Executive Session immediately following the regular meeting of February 10, 2025, in the Council Annex for the purpose of discussion the acquisition of real estate property and confidential written communication from the City Attorney.

H. Approval of claims and warrants – Warrant 1173

CM 25-02-14 **Moved by Staudt, seconded by Thomas; MOTION CARRIED: 6-0**

To approve the consent agenda as presented.

Roll call vote on CM 25-02-14 **Yeas: Gurumurthy, Smith, Staudt, Thomas, Fischer, Casey**
Nays: None
Absent: Heintz

MATTERS FOR COUNCIL ACTION:

1. Consideration to Approve a Purchase Agreement to Sell a Portion of Parcel 22-23-151-029 to Novi Industrial, LLC for $68,000 for Placement of a Storage Tower.

City Manager Cardenas said the City purchased the water tower property back in 2017. Temperform is a plastic company just to the south of that property and they're looking to make some changes and erect some towers there to help with additional new businesses they have. Because of that, they're looking to use some of the property that is the City's. After some work with the City attorney's office, they were able to facilitate a sale price and a new property line. Novi Industrial, LLC agreed to a sale price of $68,000 and depending on where Council sits, it would go back to the CIP fund or Council could dedicate those proceeds to go somewhere else.

Member Staudt asked for clarity's sake, is it going back to the CIP fund where the funds to purchase that property were and the City Manager replied correct, the intention is to put it back in the CIP fund unless Council has somewhere else to put it.

CM 25-02-15 **Moved by Staudt, seconded by Thomas; MOTION CARRIED: 6-0**

Approval of a Purchase Agreement to Sell a Portion of Parcel 22- 23-151-029 to Novi Industrial, LLC for $68,000, for the area shown in the attached survey, and to authorize the City Manager to sign the Declaration of Ingress and Egress and Utility Easement, and Purchase Agreement and work with the City Attorney's Office to take all actions necessary to complete closing of the sale so that the applicant may submit for site plan consideration and approval.

Member Gurumurthy said it looks like the tower has already been installed on the City's property and in terms of these developments, how do they ensure they can prevent this upfront. Attorney Schultz said this is just a one off because it certainly appeared to Novi Industrial, LLC that the tower was on their property but they just put it on the wrong location. When that was discovered,

the City halted the improvement, it was talked about doing an easement and it became a better solution to go ahead and transfer the property over to Novi Industrial. This is not something that can be planned for as people make mistakes and it's not something they can change a rule for. To be clear, not every kind of development or improvement requires the City to go out and actually see where the physical improvement is going. So, there are things in place that is going to catch almost most of these. Every once in a while, one's going to slip through like this one.

Mayor Fischer noted that at Council's last meeting, they talked about Villa Barr pathways and trying to cobble together some money for improvements there as far as concrete goes. He will be making a mental note that they're putting $68,000 by selling a little bit of Parkland back in the CIP and that might be another funding mechanism for that.

Roll call vote on CM 25-02-15 **Yeas: Smith, Staudt, Thomas, Fischer, Casey, Gurumurthy**
Nays: None
Absent: Heintz

2. Consideration of approval of Change Order No. 2 to Ajax Paving Industries, Inc. for construction of an 11 Mile Road Pavement Preservation Overlay, Taft Road to Clark Street.

CM 25-02-16 **Moved by Casey, seconded by Smith; MOTION CARRIED: 6-0**

Approval of Change Order No. 2 to Ajax Paving Industries, Inc. for construction of an 11 Mile Road Pavement Preservation Overlay, Taft Road to Clark Street, in the amount of $238,928.07.

Roll call vote on CM 25-02-16 **Yeas: Staudt, Thomas, Fischer, Casey, Gurumurthy, Smith**
Nays: None
Absent: Heintz

3. Consideration of approval of the final payments to Asphalt Specialists, Inc. for the 2022 and 2023 Neighborhood Road Program – Asphalt Streets.

CM 25-02-17 **Moved by Smith, seconded by Thomas; MOTION CARRIED: 6-0**

Approval of the final payments to Asphalt Specialists, Inc. for the 2022 and 2023 Neighborhood Road Program – Asphalt Streets in the amount of $85,476.94 and $153,818.69, respectively, plus interest earned on retainage.

Roll call vote on CM 25-02-17 **Yeas: Thomas, Fischer, Casey, Gurumurthy, Smith, Staudt**
Nays: None
Absent: Heintz

4. Consideration of approval to award engineering design services to AECOM for the design of Village Wood Road Reconstruction, Cranbrooke Drive to Haggerty Road.

CM 25-02-18 **Moved by Casey, seconded by Smith; MOTION CARRIED: 6-0**

Approval to award engineering design services to AECOM for the design of Village Wood Road Reconstruction, Cranbrooke Drive to Haggerty Road, in the amount of $113,228.

Member Staudt said there is a ditch where people are parking on a normal basis and asked what will change like is there is going to be curbs or significant change in the road itself. Jeff Herczeg replied that there's drainage work on the project, he believes the south side, but the topography can't be filled but the north side can. They'll have to go through the permitting process and see exactly what will happen, but he thinks they can underground it on one of the sides, he believes it's the north side. Member Staudt asked if the road will be widened in that area and Mr. Herczeg responded no, they're just going to cover the ditch so it will be underground. Member Staudt asked if it is the intention to leave that an available parking area or is there some possibility that they restrict parking there? Mr. Herczeg stated that he doesn't believe it's the intent to have parking there, but they can look at it during the design process. He hasn't heard about the parking problem up to this point so it's news to him, but he'll take it back to staff and look at it and see if there's a remedy or solution.

Roll call vote on CM 25-02-18 **Yeas: Fischer, Casey, Gurumurthy, Smith, Staudt, Thomas**
Nays: None
Absent: Heintz

5. Consideration of approval of the final payment to Pamar Enterprises, Inc. for the Wixom Road Sanitary Sewer Replacement and Wixom/Drakes Bay Lift Station Improvements project.

CM 25-02-19 **Moved by Casey, seconded by Smith; MOTION CARRIED: 6-0**

Approval of the final payment to Pamar Enterprises, Inc. for the Wixom Road Sanitary Sewer Replacement and Wixom/Drakes Bay Lift Station Improvements project, in the amount of $290,670.19, plus interest earned on retainage.

Roll call vote on CM 25-02-19 **Yeas: Casey, Gurumurthy, Smith, Staudt, Thomas, Fischer**
Nays: None
Absent: Heintz

6. Consideration of a resolution requested by Lake Area Homeowners Association's to participate in the Michigan Department of Natural Resources Goose Nest Destruction Program for Walled Lake and Shawood Lake.

City Manager Cardenas said this came before Council about five years ago. In order to carry out this destruction program, it has to come before Council. That's what is required from the DNR.

Member Staudt stated he is strongly in support of this and also the prior two times that it came. It's probably one of the most requested items near the Walled Lake. This is an excessive number in that area, and this goes a long way to remedying that situation.

CM 25-02-20 **Moved by Staudt, seconded by Smith; MOTION CARRIED: 5-1**

Approval of a resolution supporting the Lake Area Homeowners Association's request to participate in the Michigan Department of Natural Resources Goose Nest Destruction Program for Walled Lake and Shawood Lake.

The Mayor stated, for clarification, that this is not an appropriation by the City of Novi. This is a resolution so that the homeowner's association can participate in a state run program.

Roll call vote on CM 25-02-204 **Yeas: Gurumurthy, Smith, Staudt, Thomas, Fischer**
Nays: Casey
Absent: Heintz

COMMITTEE REPORTS:

1. Environmental Sustainability Committee

Member Smith said the Committee discussed the Aecom consulting proposal. They also discussed adding resident members to the Committee. More information to follow.

2. Long Range Strategic Planning Committee

Mayor Pro Tem Casey said the Committee said the Committee and the City issued an RFP to get some vendors to come in and help as they go forward, execute the program, help them with designing what the outreach should look like and help manage the focus groups they know they're going to bring in with their community members. They've had a total of 19 vendors respond and the City staff whittled that down to four through their evaluation process and the Committee chose to have two of those four come in for interviews on February 19.

MAYOR AND COUNCIL ISSUES: None

COMMUNICATIONS: None

AUDIENCE COMMENTS #2: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 7:36 P.M.

Cortney Hanson, City Clerk

Justin Fischer, Mayor

Date approved: February 24, 2025

Transcribed by Becky Dockery,
Account Clerk

CITY OF NOVI CITY COUNCIL
FEBRUARY 24, 2025

SUBJECT: Acceptance of a Conservation Easement associated with PWD 24-0016 Primrose Daycare and Swim School, for property in Section 27, located west of Novi Road, and south of Ten Mile Road.

SUBMITTING DEPARTMENT: Community Development, Planning

KEY HIGHLIGHTS:

- The Planning Commission approved a Woodland Permit to allow the construction of a daycare center and swim school.
- The City Council is asked to accept a conservation easement to protect woodland replacement trees.

BACKGROUND INFORMATION:

The applicant, EIG14T (Eight-Fourteen), requested approval of a Woodland Use Permit, PWD24-0016, associated with the development of a daycare and swim school. The applicant proposed the removal of three regulated woodland trees for the installation of a stormwater outfall associated with this project. The regulated tree removal requires four woodland replacement credits and four replacement trees will be provided. The Planning Commission approved the Permit on July 12, 2023.

The applicant is offering a Conservation Easement for the purpose of protecting remaining woodland trees and replacements. The easement states the subject area shall be perpetually preserved and maintained in its natural and undeveloped condition, unless authorized by permit from the City, and, if applicable, the Michigan Department of Environment, Great Lakes & Energy. The proposed conservation area, shown in Exhibit B of the easement document, illustrates two easement areas, each approximately 800 square feet.

The easement has been reviewed by the City's professional staff and consultants. The easement is in a form acceptable to the City Attorney's office for acceptance by the City Council.

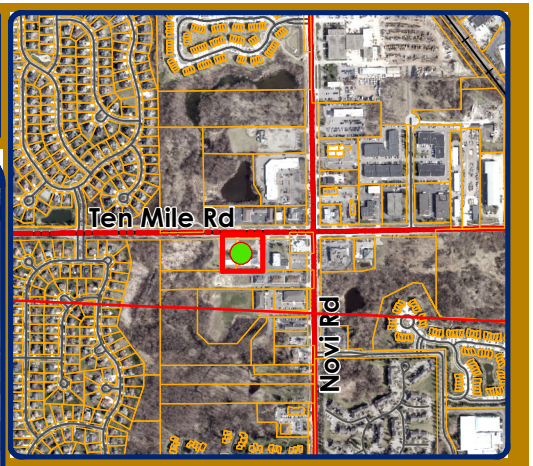
RECOMMENDED ACTION: Acceptance of a Conservation Easement associated with PWD24-0016 Primrose Daycare and Swim School, for property in Section 27, located west of Novi Road, and south of Ten Mile Road.

MAP

Conservation
Easement
Location Map

Primrose Daycare and Swim School Conservation Easement

LOCATION



Legend

Subject Area

City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Dan Commer
Date: 2/4/25
Project: Primrose Daycae and Swim School Conservation Easement
Version #: 1

Feet
0 25 50 100 150

1 inch = 119 feet

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

EXECUTED CONSERVATION EASEMENT

WOODLAND CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT made this _____ day of _____, 2024, by and between EIG14T SS MI NOVI LLC, a Michigan limited liability company, whose address is 1695 Twelve Mile Road, Suite 100, Berkley, MI 48072 (hereinafter the "Grantor"), and the City of Novi, and its successors or assigns, whose address is 45175 Ten Mile Road, Novi, Michigan 48375 (hereinafter the "Grantee").

RECITATIONS:

A. Grantor owns a certain parcel of land situated in Section 27 of the City of Novi, Oakland County, Michigan, described in Exhibit A, attached hereto and made a part hereof (the "Property"). Grantor has received final site plan approval for construction of a swim school development on the Property, subject to provision of an appropriate easement to permanently protect the remaining woodland areas and/or woodland replacement trees located thereon from destruction or disturbance. Grantor desires to grant such an easement in order to protect the area.

B. The Conservation Easement Areas (the "Easement Areas") situated on the Property are more particularly described on Exhibit B and depicted on Exhibit C, attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the sum of One Dollar ($1.00), in hand paid, the receipt and adequacy of which are hereby acknowledged, Grantor hereby reserves, conveys and grants the following Conservation Easement, which shall be binding upon the Grantor, and the City, and their respective heirs, successors, assigns and/or transferees and shall be for the benefit of the City, all Grantors and purchasers of the property and their respective heirs, successors, assigns and/or transferees. This Conservation Easement is dedicated pursuant to subpart 11 of part 21 of the Natural Resources and Environmental Protection Act being MCL 324.2140, *et seq.*, upon the terms and conditions set forth herein as follows:

1. The purpose of this Conservation Easement is to protect the remaining woodland areas and/or woodland replacement trees as shown on the attached and incorporated Exhibit C. The subject areas shall be perpetually preserved and maintained, in their natural and undeveloped condition, unless authorized by permit from the City, and, if applicable, the Michigan Department of Environment, Great Lakes & Energy and the appropriate federal agency.

2. Except for and subject to the activities which have been expressly authorized by permit, there shall be no disturbance of remaining woodland areas and/or woodland replacement trees and/or vegetation within the Easement Area, including altering the topography of; placing fill material in; dredging, removing or excavating soil, minerals, or trees, and from constructing or placing any structures on; draining surface water from; or plowing, tilling, cultivating, or otherwise altering or developing, and/or constructing, operating, maintaining any use or development in the Easement Area. No buildings or decks may encroach into the woodlands or buffer areas.

3. No grass or other vegetation shall be planted in the Easement Areas after the date of this Conservation Easement with the exception of plantings approved, in advance, by the City in accordance with all applicable laws and ordinances.

4. This Conservation Easement does not grant or convey to Grantee, or any member of the general public, any right of ownership, possession or use of the Easement Area, except that, upon reasonable written notice to Grantor, Grantee and its authorized employees and agents (collectively, "Grantee's Representatives") may enter upon and inspect the Easement Area to determine whether the Easement Area is being maintained in compliance with the terms of the Conservation Easement.

5. In the event that the Grantor shall at any time fail to carry out the responsibilities specified within this Document, and/or in the event of a failure to preserve, replace and/or maintain the remaining woodland areas and/or woodland replacement trees in reasonable order and condition, in accordance with the final approved site plan for the Property, the City may serve written notice upon the Grantor setting forth the deficiencies in maintenance and/or preservation. Notice shall also set forth a demand that the deficiencies be cured within a stated reasonable time period, and the date, time and place of the hearing before the City Council, or such other . Council, body or official delegated by the City Council, for the purpose of allowing the Grantor to be heard as to why the City should not proceed with the maintenance and/or preservation which has not been undertaken. At the hearing, the time for curing the deficiencies and the hearing itself may be extended and/or continued to a date certain. If, following the hearing, the City Council, or other body or official, designated to conduct the hearing, shall determine that maintenance and/or preservation have not been undertaken within the time specified in the notice, the City shall thereupon have the power and authority, but not obligation to enter upon the property, or cause its agents or contractors to enter upon the property and perform such maintenance and/or preservation as reasonably found by the City to be appropriate. The cost and expense of making and financing such maintenance and/or preservation including the cost of notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in the amount of 25% of the total of all costs and expenses incurred, shall be paid by the Grantor, and such amount shall constitute a lien on an equal pro rata basis as to all of the lots on the property. The City may require the payment of such monies prior to the commencement of work. If such costs and expenses have not been paid within 30 days of a billing to the Grantor, all unpaid amounts may be placed on the delinquent tax roll of the City, pro rata, as to each lot, and shall accrue interest and penalties, and shall be collected as, and shall be deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit

initiated against the Grantor, and, in such event, the Grantor shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

6. Within 90 days after the Conservation Easement shall have been recorded, Grantor at its sole expense, shall place such signs, defining the boundaries of the Easement Area and, describing its protected purpose, as indicated herein.

7. This Conservation Easement has been made and given for a consideration of a value less than One Hundred ($ 100.00) Dollars, and, accordingly, is (i) exempt from the State Transfer Tax, pursuant to MSA 7.456(26)(2) and (ii) exempt from the County Transfer Tax, pursuant to MSA 7.456(5)(a).

8. Grantor shall state, acknowledge and/or disclose the existence of this Conservation Easement as of the day and year first above set forth.

GRANTOR

EIG14T SS MI NOVI LLC, a Michigan
limited liability company

By: _____
Reed Fenton
Its: Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 5th day of November, 2024, by Reed Fenton, as the Manager of EIG14T SS MI NOVI LLC, a Michigan limited liability company, on its behalf.

Mary Jo Marchetti
Notary Public
Acting in Oakland County
My Commission Expires: 8/30/2026

Mary Jo Marchetti
Notary Public of Michigan
Oakland County
Expires 08/30/2026
Acting in the County of Oakland

GRANTEE

CITY OF NOVI
A Municipal Corporation

By: _____

Its:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, on behalf of the City of Novi, a Municipal Corporation.

_____
Notary Public
Acting in Oakland County, Michigan
My Commission Expires: _____

Drafted By:
Elizabeth K. Saarela, Esquire
Rosati, Schultz, Joppich & Amtsbeuchler, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331

After Recording, Return to:
Cortney Hanson, Clerk
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

EXHIBIT A

PARCEL LEGAL DESCRIPTION

PARCEL 2: 50-22-27-200-088

Part of the East 1/2 of the Northeast 1/4 Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; Commencing at the Northeast corner of said Section 27; thence along the North line of Section 27 North 89 degrees 33 minutes 00 seconds West 675.59 feet; thence South 00 degrees 20 minutes 00 seconds West 60.00 feet to the Point of Beginning; thence South 00 degrees 20 minutes 00 seconds West 265.77 feet thence North 89 degrees 33 minutes 00 seconds West 657.01 feet; thence North 00 degrees 40 minutes 27 seconds East 265.77 feet to a point on the Southerly right-of-way line of Ten Mile Road (60-foot wide half right-of-way); thence along said line South 89 degrees 33 minutes 00 seconds East 655.43 feet to the Point of Beginning. Containing 4.00-acres more or less subject to right-of-ways, easements, agreements, and restriction of record if any.

EXHIBIT "B"

LEGAL DESCRIPTION OF WOODLAND CONSERVATION EASEMENTS

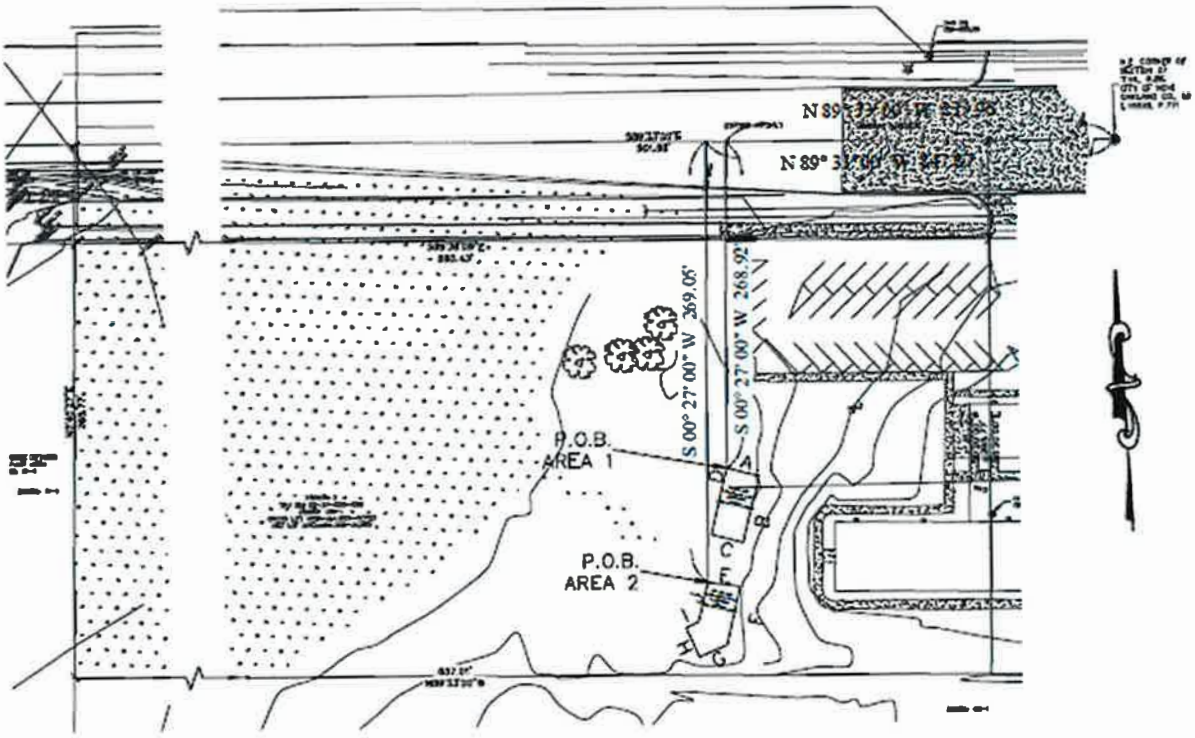
LEGAL DESCRIPTION OF AREA 1 EASEMENT:

Part of the East 1/2 of the Northeast 1/4 Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; Commencing at the Northeast corner of said Section 27; thence along the North line of Section 27 North 89 degrees 33 minutes 00 seconds West, 835.96 feet; thence South 00 degrees 27 minutes 00 seconds West, 199.37 feet to the Point of Beginning of this easement; thence South 75 degrees 25 minutes 53 seconds East, 20.01 feet; thence South 13 degrees 02 minutes 07 seconds West, 21.01 feet; thence South 14 degrees 34 minutes 13 seconds West, 20.61 feet; thence North 75 degrees 25 minutes 31 seconds West, 20.00 feet; thence North 13 degrees 47 minutes 00 seconds East, 41.66 feet to the Point of Beginning.

LEGAL DESCRIPTION OF AREA 2 EASEMENT:

Part of the East 1/2 of the Northeast 1/4 Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; Commencing at the Northeast corner of said Section 27; thence along the North line of Section 27 North 89 degrees 33 minutes 00 seconds West, 848.13 feet; thence South 00 degrees 27 minutes 00 seconds West, 268.96 feet to the Point of Beginning of this easement; thence South 82 degrees 33 minutes 19 seconds East, 20.00 feet; thence South 07 degrees 26 minutes 51 seconds West, 3.86 feet; thence South 13 degrees 37 minutes 36 seconds West, 32.79 feet; thence South 65 degrees 59 minutes 16 seconds West, 17.57 feet; thence South 78 degrees 47 minutes 17 seconds West, 0.86 feet; thence North 23 degrees 59 minutes 36 seconds West, 20.52 feet; thence North 78 degrees 46 minutes 43 seconds East, 3.17 feet; thence North 66 degrees 00 minutes 39 seconds East, 5.47 feet; thence North 13 degrees 36 minutes 46 seconds East, 21.88 feet; thence North 07 degrees 35 minutes 41 seconds East, 2.77 feet to the Point of Beginning.

EXHIBIT "C"
VISUAL DEPICTION OF WOODLAND CONSERVATION EASEMENT



DISTANCES & BEARINGS

AREA 1	DISTANCE (FEET)	BEARING
A	20.01	S 75° 25' 53" E
B	41.66	S 13° 47' 40" W
C	20.00	N 75° 25' 51" W
D	41.66	N 13° 47' 00" E
AREA 2		
E	20.00	S 82° 33' 19" E
F	36.63	S 12° 58' 37" W
G	18.41	S 66° 34' 48" W
H	19.82	N 23° 59' 36" E
I	8.56	N 66° 00' 39" E
J	24.62	N 13° 30' 59" E

ATTORNEYS APPROVAL LETTER

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

December 6, 2024

Barb McBeth, City Planner
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

RE: Primrose Daycare and Swim School JSP22-53
Woodland Conservation Easement

Dear Ms. McBeth:

We have received and reviewed the following documents for the Primrose Daycare Development:

- Original Woodland Conservation Easement – Swim School Parcel (***Approved***)
- Title Commitments

We have the following comments:

We have received and reviewed the original executed Woodland Conservation Easement for the Primrose Daycare and Swim School Development. The Woodland Conservation Easement is in the City's standard format to preserve remaining woodlands and replacement trees within the development. The Conservation Easement exhibits have been reviewed and approved by the City's Consulting Engineer. A title search showing current ownership of the property has been provided. The Woodland Conservation Easement may be placed on an upcoming City Council Agenda for acceptance.

This review is subject to additional comments by City Engineering Division and Planner.

Should you have any questions or concerns relating to the issues set forth above, please feel free to contact me in that regard.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS
C: Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Lindsay Bell, Planner
Dan Commer, Planner
Diana Shanahan, Planner
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Ben Croy, City Engineer
Humna Anjum, Project Engineer
Ben Nelson, Project Engineer
Millad Alesmail, Project Engineer
Holly Demers, Taylor Reynolds & Ted Meadows, Spalding DeDecker
Alyssa Craigie, Administrative Assistant
Thomas R. Schultz, Esquire

ENGINEERING CONSULTANT'S APPROVAL LETTER

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

November 19, 2024

Barb McBeth, City Planner
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

Re: Primrose Daycare and Swim School - Planning Document Review #5
Novi # JSP22-530
SDA Job No. NV24-204
APPROVED.

Dear Ms. McBeth,

We have reviewed the following document(s) received by our office on 11-18-2024 against the current submitted plan set. We offer the following comments:

Submitted Documents:

1. Woodland Conservation Easement – (executed: exhibit received 11-18-2024)
Exhibits A – C - Approved.

The exhibits do not require further revisions for review. The draft exhibits are approved and ready for execution and City Council acceptance.

Sincerely,

SPALDING DEDECKER

Holly Demers
Engineer

Cc (via Email): Taylor Reynolds, Spalding DeDecker
Ben Croy, City of Novi
Cortney Hanson, City of Novi
Diana Shanahan, City of Novi
Sarah Marchioni, City of Novi
Humna Anjum, City of Novi
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
Angie Sosnowski, City of Novi
Melissa Morris, City of Novi
Alyssa Craigie, City of Novi
Barb McBeth, City of Novi
Lindsay Bell, City of Novi
Heather Zeigler, City of Novi
Ben Nelson, City of Novi

CITY OF NOVI CITY COUNCIL
FEBRUARY 24, 2025

SUBJECT: Approval of a Storm Drainage Facility Maintenance Easement Agreement for the Catholic Central High School Connector Road project located on the south side of Twelve Mile Road and west of Wixom Road (parcels 50-22-18-200-026 and 50-22-18-200-027).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This agreement is a Storm Water Management Ordinance requirement and details the responsibilities of the property owner to properly maintain their privately owned on-site detention basin.

BACKGROUND INFORMATION:

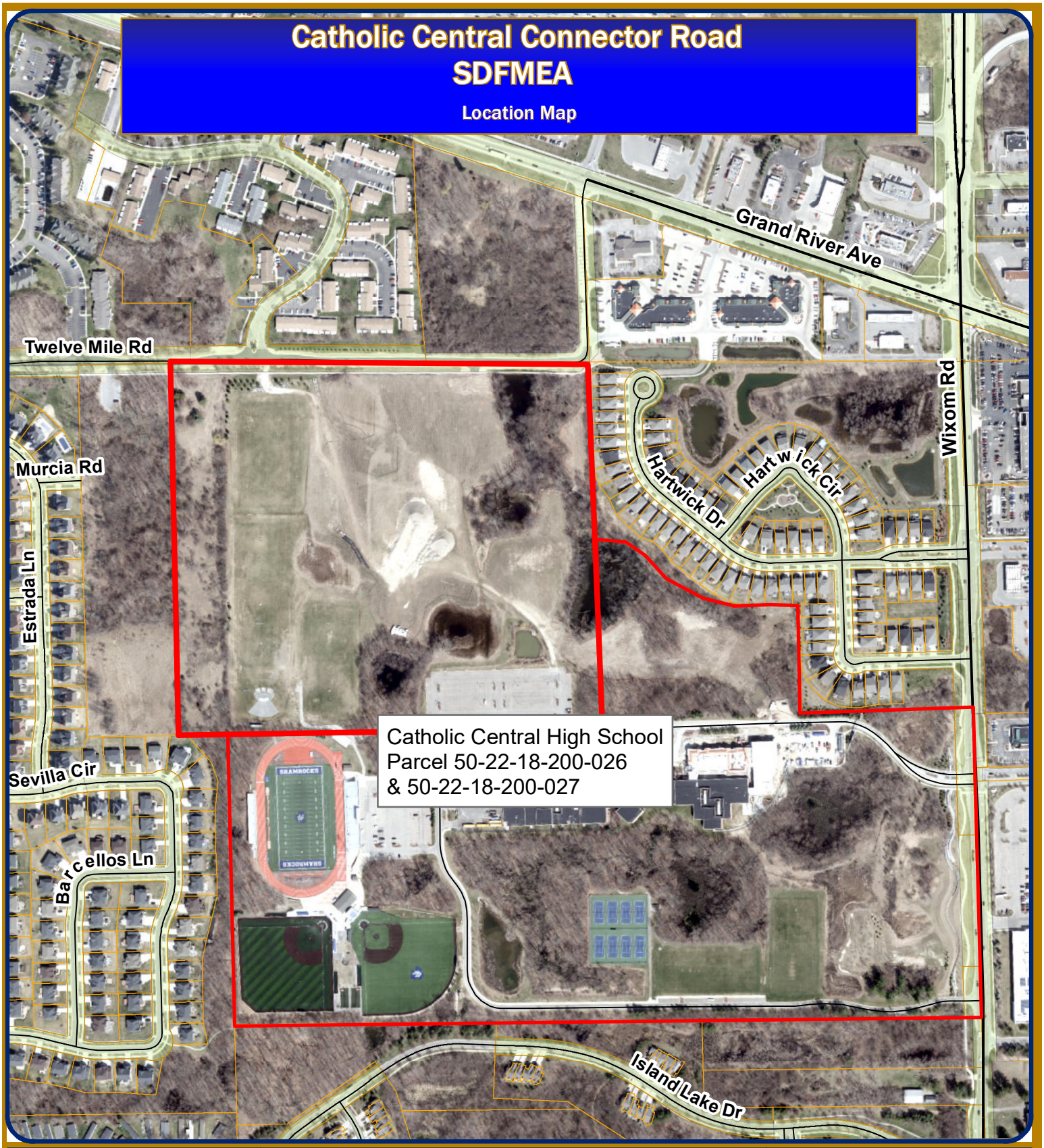
Catholic Central High School is located on the south side of Twelve Mile Road and west of Wixom Road. Catholic Central High School requests approval of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) for the storm water management system associated with the Connector Road project. The Storme Drainage Facility Maintenance Easement Agreement (SDFMEA) is a Storm Water Management Ordinance requirement and details the responsibilities of the property owner to property maintain their privately owned on-site detention basins.

Spalding DeDecker has inspected the on-site stormwater maintenance system. The inspection approval letter dated October 25, 2023, is attached. The enclosed agreement has been favorably reviewed by the City Attorney (Beth Saarela, December 11, 2024) and the City Engineering consultant (Spalding DeDecker, December 11, 2024) and is recommended for approval.

RECOMMENDED ACTION: Approval of a Storm Drainage Facility Maintenance Easement Agreement for Catholic Central Connector Road located on the south side of Twelve Mile Road and west of Wixom Road (parcels 50-22-18-200-026 and 50-22-18-200-027).

Catholic Central Connector Road
SDFMEA

Location Map



Map Author: Humna Anjum
Date: 2/11/2025
Project:Catholic Central Connector Rd
Version: 1.0

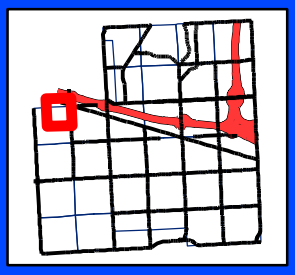
Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Pleased contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

- Major Roads
- Minor Roads
- Project Location



City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Feet
0 100 200 400 600
1 inch = 460 feet

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

December 11, 2024

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

RE: **Catholic Central Connector Road JSP 22-48**
Storm Drainage Facility Maintenance Easement Agreement

Dear Mr. Croy:

We have received and reviewed the Storm Drainage Facility Maintenance Easement Agreement for storm water drainage facilities serving the Catholic Central Connector Road development. The Storm Drainage Facility Maintenance Easement Agreement is in the City's standard format and is acceptable as provided. The attached exhibits have been reviewed and approved by the City's Consulting Engineer. The Agreement isin order and may be placed on an upcoming City Council Agenda for approval. Once approved and executed by the City, the Agreement should be recorded with Oakland County Records by the City Clerk's Office. We will forward the original to the City Clerk's office upon receipt.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

Enclosure

C: Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Barb McBeth, Planner
Lindsay Bell, Planner
Diana Shanahan, Planner
Dan Commer, Planner
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Alyssa Craigie, Administrative Assistant
Ben Croy, City Engineer
Humna Anjum, Project Engineer
Ben Nelson, Project Engineer
Milad Alesmail, Project Engineer
Holly Demers, Taylor Reynolds & Ted Meadows, Spalding DeDecker
Andy Wozniak, Ziemet Wozniak & Associates
Thomas R. Schultz, Esquire

STORM DRAINAGE FACILITY
MAINTENANCE EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this 5TH day of DECEMBER 2024, by and between The Catholic Central High School of Detroit, Inc, a Michigan nonprofit corporation, (aka Catholic Central High School of Detroit Michigan, Catholic Central High School, or Catholic Central High School of Detroit, Inc.) whose address is 27225 Wixom Road, Novi, Michigan 48374 (hereinafter the "Owner"), and the City of Novi, its successors, assigns, or transferees, whose address is 45175 Ten Mile Road, Novi, MI 48375 (hereinafter the "City").

RECITATIONS:

A. Owner is the owner and developer of a certain parcel of land situated in Section 18 of the City of Novi, Oakland County, Michigan, described on the attached and incorporated **Exhibit A** (the "Property"). Owner has received final site plan approval for construction of a Connector Road on the Property. Tax Identification Number: 22-18-200-026 and 22-18-200-027

B. The Connector Road shall contain certain storm drainage, detention and/or retention facilities, including but not limited to, a detention/sedimentation basin, for the collection, conveyance, storage, treatment and/or discharge of storm water from the Property in accordance with all approved plans, and all applicable ordinances, laws and regulations.

NOW, THEREFORE, the Owner hereby covenants and agrees that the Owner shall, at its own expense, perpetually preserve, maintain, and repair all storm drainage, detention and retention facilities, including all wetlands which are part of the system, to insure that the same continue to function as intended. The Owner shall establish a regular and systematic program of maintenance (the "Schedule of Maintenance") for such facilities and areas to insure that the physical condition and intended function of such areas and facilities shall be preserved and maintained. The Schedule of Maintenance and the annual estimated costs for maintenance and repairs for the first three (3) years are described in the attached **Exhibit B**.

In the event that the Owner shall at any time fail to carry out the responsibilities specified within this agreement, and/or in the event of a failure to preserve and/or maintain the storm water drainage, detention and retention facilities in reasonable order and condition, the City may serve

written notice upon the Owner setting forth the deficiencies in maintenance and/or preservation along with a demand that the deficiencies be cured within a stated reasonable time period, and the date, time and place for a hearing before the City for the purpose of allowing Owner an opportunity to be heard as to why the City should not proceed with the correction of the deficiency or obligation which has not been undertaken or properly fulfilled. At any such hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain. If, following such hearing, the person conducting the hearing shall determine that the obligation has not been fulfilled or failure corrected within the time specified in the notice, as determined by the City in its reasonable discretion, the City shall thereupon have the power and authority, but not the obligation, to enter upon the Property, or cause its agents or contractors to enter the Property through the Ingress/Egress Easement Area as described and depicted in **Exhibit C** and perform such obligation or take such corrective measures as reasonably found by the City to be appropriate or necessary with respect to the detention/sedimentation basin within the Detention/Sedimentation Basin Easement Area described and depicted in **Exhibit D**, for the purposes described above. The cost and expense of making and financing such actions by the City, including notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in an amount equivalent to twenty-five (25%) percent of the total of all such costs and expenses incurred, shall be paid by Owner within thirty (30) days of a billing to the Owner. All unpaid amounts may be placed on the delinquent tax roll of the City as to the Property, and shall accrue interest and penalties, and shall be collected as, and deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against the Owner, and, in such event, the Owner shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

The Owner, its agents, representatives, successors, and assigns shall defend, indemnify, and hold harmless the City and the City's, elected officials, agents and employees, from any and all costs, claims, suits, actions, losses, damages, or demands, including court costs and attorneys' fees, relating in any way to or arising out of the design, construction, use, inspection, maintenance, repair, or operation (or omissions in such regard) of the storm drainage system which is the subject of this Agreement.

The parties hereto make this Agreement on behalf of themselves, their heirs, successors, assigns and transferees, and hereby warrant that they have the authority and capacity to execute this Agreement and bind the property as described in the terms and conditions of this agreement.

Invalidation of any of these covenants or conditions by Judgment or Court Order shall in no way affect the validity of any other provision which shall remain in full force and effect.

This agreement shall run with the land and be binding upon all owners, their agents, heirs, successors, assigns and transferees.

Tax Identification Number: 22-18-200-026 and 22-18-200-027

IN WITNESS WHEREOF, Owner has executed this Agreement as of the day and year first above set forth.

OWNER
The Catholic Central High School of Detroit, Inc,
a Michigan non-profit corporation.

_____
By: Edward Turek, Its President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 5TH day of DECEMBER 20 24, by Edward Turek, as the President of The Catholic Central High School of Detroit, Inc, a Michigan non-profit corporation.

_____

MICHAEL D. WILSON
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 15, 2028
ACTING IN COUNTY OF OAKLAND

Notary Public
Acting in Oakland County, Michigan
My Commission Expires: 10-15-2028

CITY OF NOVI
A Municipal Corporation

_____
By:
Its:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on this _____day of _____ 20___, by _____, on behalf of the City of Novi, a Municipal Corporation.

_____
Notary Public
Acting in Oakland County, Michigan
My Commission Expires:_____

Tax Identification Number: 22-18-200-026 and 22-18-200-027

Drafted by:	And when recorded return to:
Elizabeth Kudla Saarela Johnson, Rosati, Schultz & Joppich, P.C. 27555 Executive Drive, Suite 250 Farmington Hills, MI 48331	Cortney Hanson, City Clerk City of Novi 45175 Ten Mile Rd Novi, MI 48375

EXHIBIT 'A'

OVERALL LEGAL DESCRIPTION:

(TAX ID. 23-18-200-026 AND 22-18-200-027)

PART OF THE NORTH 1/2 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 18 AND PROCEEDING ALONG THE NORTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH) S. 88°55'17" E. 1316.65 FEET; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG BERKSHIRE POINTE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2080, 1) S. 00°44'12" E. 630.03 FEET, 2) S. 89°31'51" E. 29.92 FEET, 3) 177.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 200.00 FEET, CENTRAL ANGLE 50°49'12" AND A CHORD THAT BEARS S. 64°07'16" E. 171.64 FEET, 4) 417.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 459.96 FEET, CENTRAL ANGLE 51°58'21" AND A CHORD THAT BEARS S. 64°41'50" E. 403.07 FEET, 5) N. 89°19'00" E. 165.00 FEET, 6) S. 00°41'00" E. 384.00 FEET AND 7) N. 89°19'00" E. 539.99 FEET TO A POINT ON THE 60 FOOT RIGHT OF WAY LINE OF WIXOM ROAD; THENCE ALONG SAID LINE S. 00°41'00" E. 1098.12 FEET TO A POINT ON THE NORTH LINE OF ISLAND LAKE VINEYARDS, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 1271; THENCE ALONG SAID LINE N. 89°23'05" W. 2585.76 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 18, ALSO BEING THE EAST LINE OF ANDELINA RIDGE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2063; THENCE ALONG SAID LINE N. 00°15'03" W. 1028.05 FEET; THENCE N. 89°31'51" W. 165.00 FEET; THENCE N. 00°15'03" W. 1320.00 FEET TO A POINT ON SAID NORTH LINE OF SECTION 18, ALSO BEING THE CENTERLINE OF 12 MILE ROAD; THENCE ALONG SAID LINE S. 89°31'51" E. 165.00 FEET TO SAID NORTH 1/4 CORNER OF SECTION 18 AND POINT OF BEGINNING CONTAINING 115.11 ACRES MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL AGENCY OVER WIXOM ROAD AND 12 MILE ROAD.

BASIS OF BEARING FOR THE PROPERTY DESCRIPTION IS THE NORTH-SOUTH 1/4 LINE, SEC. 28 S. 00°15'03" E.

REVISIONS		
ITEM	DATE	BY
REVISED EASEMENT	10-11-23	PTG

OVERALL LEGAL DESCRIPTION
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	SCALE HOR: 1" =
6-23-23	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 1/1

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EXHIBIT 'B'

MAINTENANCE TASKS AND SCHEDULE

TASKS:	SCHEDULE:	BUDGET AMOUNT:
Inspect for sediment accumulation (Storm sewer and basins)	Annually	$ 500.00
Removal of sediment accumulation	As needed*	$ 1,000.00
Inspect for floatables and debris	Annually	$ 250.00
Cleaning of floatables and debris	Annually	$ 500.00
Inspection for erosion	Annually	$ 225.00
Reestablish permanent vegetation on eroded slopes	As needed*	$ 1,000.00
Mowing	0 to 2 times per year	$ 1,500.00
Inspect structural elements during wet weather and compare to as-built plans (by a professional engineer reporting to the Association)	Annually	$ 1,500.00
Make adjustments or replacements as determined by inspection	As needed*	$ 1,200.00
Total Annual Budget		**$ 7,675.00**

*"As needed" means when sediment has accumulated to a depth of one foot. Total Annual Budget $7,675.00

REVISIONS		
ITEM	DATE	BY

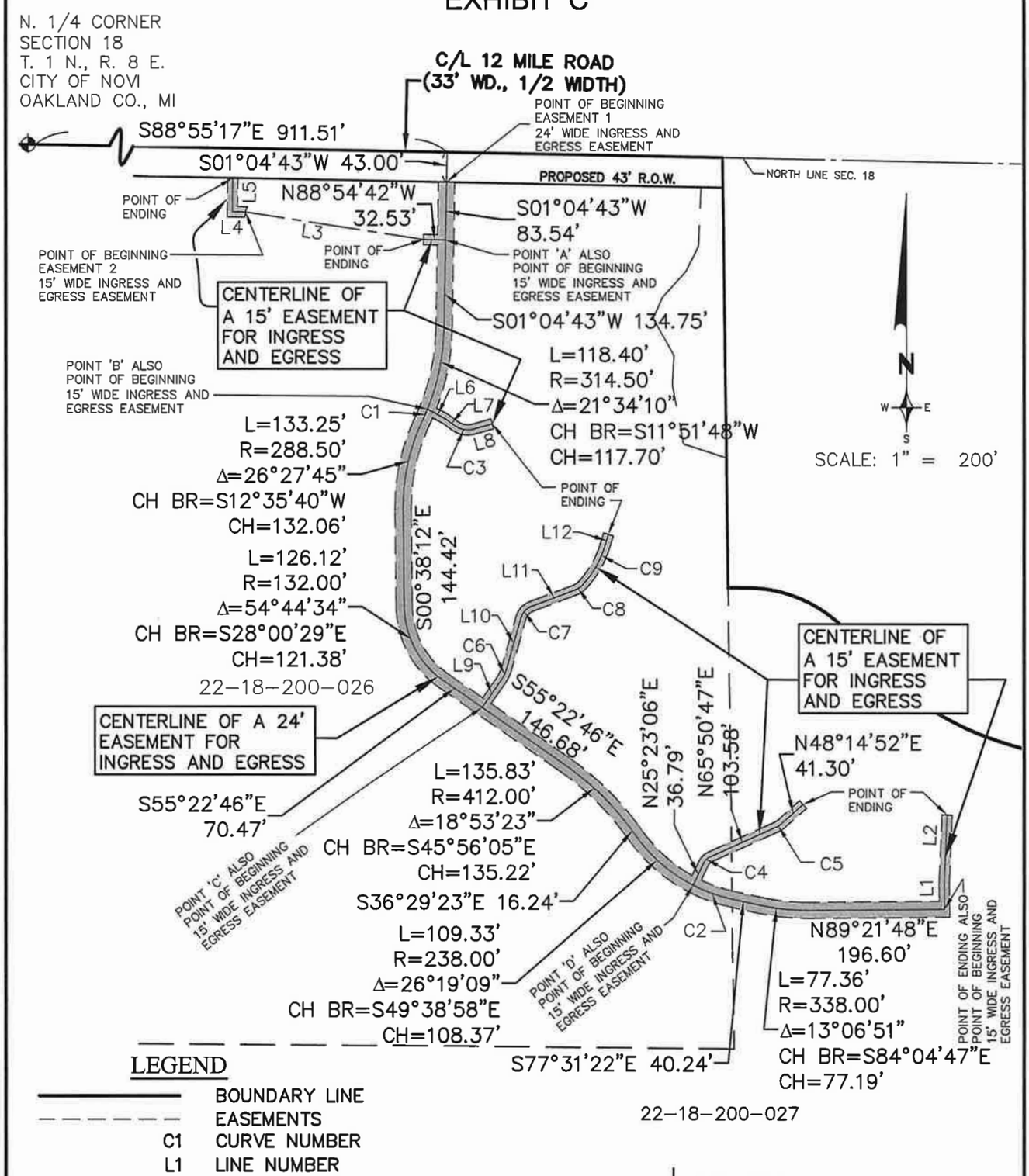
STORMWATER DRAINAGE FACILITY
MAINTENANCE TASK & BUDGET

NOVI MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE 8/15/22	SCALE HOR: 1" = FIELD BOOK NO.
DESIGNED BY RH	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 1/1

EXHIBIT 'C'



LEGEND

———	BOUNDARY LINE
— — —	EASEMENTS
C1	CURVE NUMBER
L1	LINE NUMBER

CURVE DATA

CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.44'	314.50'	03°10'40"	S. 24°14'13" W.	17.44'
C2	61.12'	238.00'	14°42'49"	S. 70°09'57" E.	60.95'
C3	29.14'	32.50'	51°21'55"	S. 79°31'46" E.	28.17'
C4	12.36'	17.50'	40°27'40"	N. 45°36'56" E.	12.10'
C5	14.23'	39.16'	20°49'43"	N. 58°39'44" E.	14.16'
C6	9.46'	57.50'	18°41'37	N. 25°16'26" E.	18.68'
C7	12.85'	25.50'	53°29'07"	N. 42°40'11" E.	22.95'
C8	7.80'	32.50'	26°59'49"	N. 55°54'49" E.	15.17'
C9	33.01'	147.50'	25°13'45"	N. 29°48'02" E.	64.43'

LINE DATA

LINE	BEARING	DISTANCE
L1	N. 00°38'12" W.	40.32'
L2	N. 02°28'28" E.	98.88'
L3	N. 81°22'20" W.	265.24'
L4	N. 88°51'27" W.	19.27'
L5	N. 01°08'33" E.	48.67'
L6	S. 62°18'07" E.	30.31'
L7	S. 53°50'48" E.	16.22'
L8	N. 74°45'00" E.	28.66'
L9	N. 34°37'14" E.	48.96'
L10	N. 15°55'37" E.	76.41
L11	N. 69°24'44" E.	67.24'
L12	N. 17°11'10" E.	19.38'

REVISIONS		
ITEM	DATE	BY
UPDATE EASEMENT	7-21-22	PTG
REVISED EASEMENT	10-22-23	PTG

INGRESS AND EGRESS EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	SCALE HOR: 1" = 200'
8-15-22	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 1/2

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EXHIBIT 'C'

INGRESS AND EGRESS LEGAL DESCRIPTION:

A CENTERLINE DESCRIPTION OF TWO (2) NON-CONTIGUOUS INGRESS AND EGRESS EASEMENTS REFERRED TO AS EASEMENTS 1 AND 2 LOCATED IN THE N.E. 1/4 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 18 AND PROCEEDING ALONG THE NORTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH) S. 88°55'17" E. 911.51 FEET; THENCE S. 01°04'43" W. 43.00 FEET TO A POINT ON THE PROPOSED 43 FEET WIDE RIGHT OF WAY LINE OF 12 MILE ROAD, ALSO BEING THE POINT OF BEGINNING OF EASEMENT 1, A 24 FOOT WIDE INGRESS AND EGRESS EASEMENT; THENCE ALONG SAID EASEMENT CENTERLINE S. 01°04'43" W. 83.54 FEET TO POINT 'A'; THENCE S. 01°04'43" W. 134.75 FEET; THENCE 118.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 314.50 FEET, CENTRAL ANGLE 21°34'10" AND A CHORD THAT BEARS S. 11°51'48" W. 117.70 FEET TO POINT 'B'; THENCE 17.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 314.50 FEET, CENTRAL ANGLE 03°10'40" AND A CHORD THAT BEARS S. 24°14'13" W. 17.44 FEET; THENCE 133.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 288.50 FEET, CENTRAL ANGLE 26°27'45" AND A CHORD THAT BEARS S. 12°35'40" W. 132.06 FEET; THENCE S. 00°38'12" E. 144.42 FEET; THENCE 126.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 132.00 FEET, CENTRAL ANGLE 54°44'34" AND A CHORD THAT BEARS S. 28°00'29" E. 121.38 FEET; THENCE S. 55°22'46" E. 70.47 FEET TO POINT 'C'; THENCE S. 55°22'46" E. 146.68 FEET; THENCE 135.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 412.00 FEET, CENTRAL ANGLE 18°53'23" AND A CHORD THAT BEARS S. 45°56'05" E. 135.22 FEET; THENCE S. 36°29'23" E. 16.24 FEET; THENCE 109.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 238.00 FEET, CENTRAL 26°19'09" AND A CHORD THAT BEARS S. 49°38'58" E. 108.37 FEET TO POINT 'D'; THENCE 61.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 238.00 FEET, CENTRAL ANGLE 14°42'49" AND A CHORD THAT BEARS S. 70°09'57" E. 60.95 FEET; THENCE S. 77°31'22" E. 40.24 FEET; THENCE 77.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 338.00 FEET, CENTRAL ANGLE 13°06'51" AND A CHORD THAT BEARS S. 84°04'47" E. 77.19 FEET; THENCE N. 89°21'48" E. 196.60 FEET TO A POINT OF ENDING OF SAID 24 FOOT WIDE INGRESS AND EGRESS EASEMENT, ALSO BEING THE POINT OF BEGINNING OF A 15.00 FOOT WIDE INGRESS AND EGRESS EASEMENT; THENCE ALONG SAID CENTERLINE OF A 15 FOOT WIDE INGRESS AND EGRESS EASEMENT N. 00°38'12" W. 40.32 FEET; THENCE N. 02°28'28" E. 98.88 FEET TO A POINT OF ENDING OF SAID 15 FOOT WIDE INGRESS AND EGRESS EASEMENT; THENCE FROM SAID POINT 'B' ALONG THE CENTERLINE OF A 15 FOOT WIDE INGRESS AND EGRESS EASEMENT S. 62°18'07" E. 30.31 FEET; THENCE S. 53°50'48" E. 16.22 FEET; THENCE 29.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 32.50 FEET, CENTRAL ANGLE 51°21'55" AND A CHORD THAT BEARS S. 79°31'46" E. 28.17 FEET; THENCE N. 74°45'00" E. 28.66 FEET TO A POINT OF ENDING OF SAID 15 FOOT WIDE INGRESS AND EGRESS EASEMENT; THENCE FROM SAID POINT 'C' ALONG THE CENTERLINE OF A 15 FOOT WIDE INGRESS AND EGRESS EASEMENT N. 34°37'14" E. 48.96 FEET; THENCE 9.46 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 57.50 FEET, CENTRAL ANGLE 18°41'37" AND A CHORD THAT BEARS N. 25°16'26" E. 18.68 FEET; THENCE N. 15°55'37" E. 76.41 FEET; THENCE 12.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 25.50 FEET, CENTRAL ANGLE 53°29'07 AND A CHORD THAT BEARS N. 42°40'11" E. 22.95 FEET; THENCE N. 69°24'44" E. 67.24 FEET; THENCE 7.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 32.50 FEET, CENTRAL ANGLE 26°59'49" AND A CHORD THAT BEARS N. 55°54'49" E. 15.17 FEET; THENCE 33.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 147.50 FEET, CENTRAL ANGLE 25°13'45" AND A CHORD THAT BEARS N. 29°48'02" E. 64.43 FEET; THENCE N. 17°11'10" E. 19.38 FEET TO A POINT OF ENDING OF SAID 15 FOOT WIDE INGRESS AND EGRESS EASEMENT; THENCE FROM SAID POINT 'D' N. 25°23'06" E. 36.79 FEET; THENCE 12.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 17.50 FEET, CENTRAL ANGLE 40°27'40" AND A CHORD THAT BEARS N. 45°36'56" E. 12.10 FEET; THENCE N. 65°50'47" E. 103.58 FEET; THENCE 14.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 39.16 FEET, CENTRAL ANGLE 20°49'43" AND A CHORD THAT BEARS N. 58°39'44" E. 14.16 FEET; THENCE N. 48°14'52" E. 41.30 FEET TO A POINT OF ENDING OF SAID 15 FOOT WIDE INGRESS AND EGRESS EASEMENT; THENCE FROM SAID POINT 'A' ALONG THE CENTERLINE OF A 15 FOOT WIDE INGRESS AND EGRESS EASEMENT N. 88°54'42" W. 32.53 FEET TO THE POINT OF ENDING OF SAID 15 FOOT WIDE INGRESS AND EGRESS EASEMENT 1; THENCE N. 81°22'20" W. 265.24 FEET TO THE POINT OF BEGINNING OF EASEMENT 2, A 15 FOOT WIDE INGRESS AND EGRESS EASEMENT; THENCE ALONG SAID CENTERLINE N. 88°51'27" W. 19.27 FEET; THENCE N. 01°08'33" E. 48.67 FEET TO THE POINT OF ENDING OF SAID EASEMENT 2, ALSO BEING ON THE PROPOSED 43 FOOT WIDE RIGHT OF WAY LINE OF 12 MILE ROAD.

TAX ID. 22-18-200-026 AND 22-18-200-027

REVISIONS		
ITEM	DATE	BY
UPDATE EASEMENT	7-21-22	PTG
REVISED EASEMENT	10-11-23	PTG

INGRESS AND EGRESS EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	SCALE HOR: 1" =
8-15-22	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 2/2

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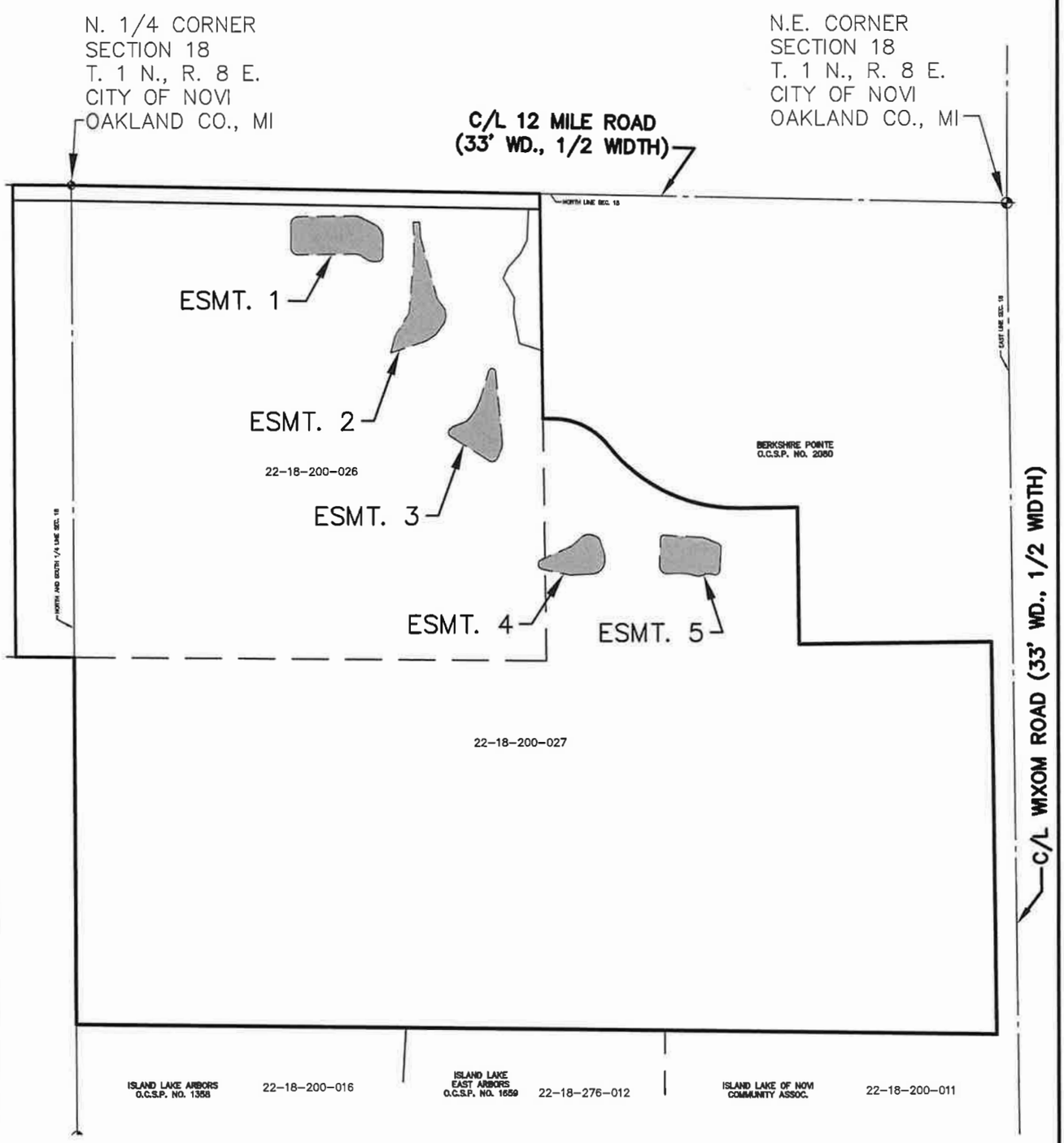
EXHIBIT 'D'



SCALE: 1" = 400'

LEGEND

BOUNDARY LINE

EASEMENTS (ESMT.)

REVISIONS		
ITEM	DATE	BY
REVISE EASEMENT	10-11-23	PTG

DETENTION BASIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	SCALE HOR: 1" = 400'
8-15-22	FIELD BOOK NO.
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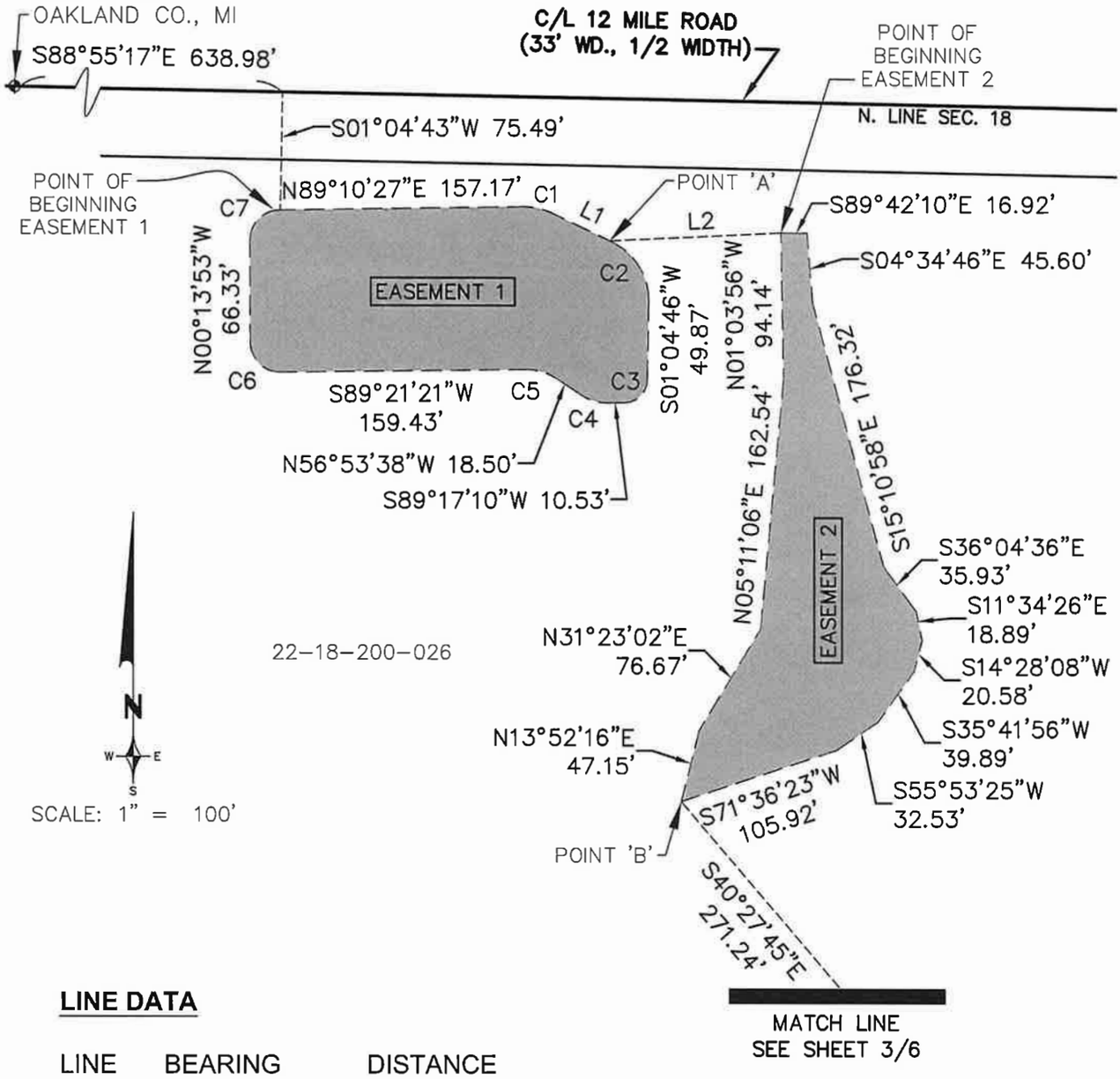
EXHIBIT 'D'

LEGEND

———	BOUNDARY LINE
- - - - - -	EASEMENTS
L1	LINE NUMBER
C1	CURVE NUMBER



LINE DATA

LINE	BEARING	DISTANCE
L1	S. 63°50'46" E.	41.24'
L2	N. 87°12'42" E.	111.03'

CURVE DATA

CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.06'	42.50'	27°02'17"	S. 77°18'24" E.	19.87'
C2	49.92'	42.50'	67°17'38"	S. 32°34'03" E.	47.10'
C3	23.09'	15.00'	88°12'24"	S. 45°10'58" W.	20.88'
C4	18.89'	32.00'	33°49'12"	N. 73°48'14" W.	18.62'
C5	21.21'	36.00'	33°45'00"	N. 73°46'08" W	20.90'
C6	29.98'	19.00'	90°24'46"	N. 45°26'16" W.	26.97'
C7	31.21'	20.00'	89°24'20"	N. 44°28'17" E.	28.14'

REVISIONS		
ITEM	DATE	BY
REVISE EASEMENT	10-11-23	PTG

DETENTION BASIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
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55800 GRAND RIVER AVE, SUITE 100
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P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE 8-15-22	SCALE HOR: 1" = 100'
	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 2/6

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EXHIBIT 'D'

LEGEND

BOUNDARY LINE

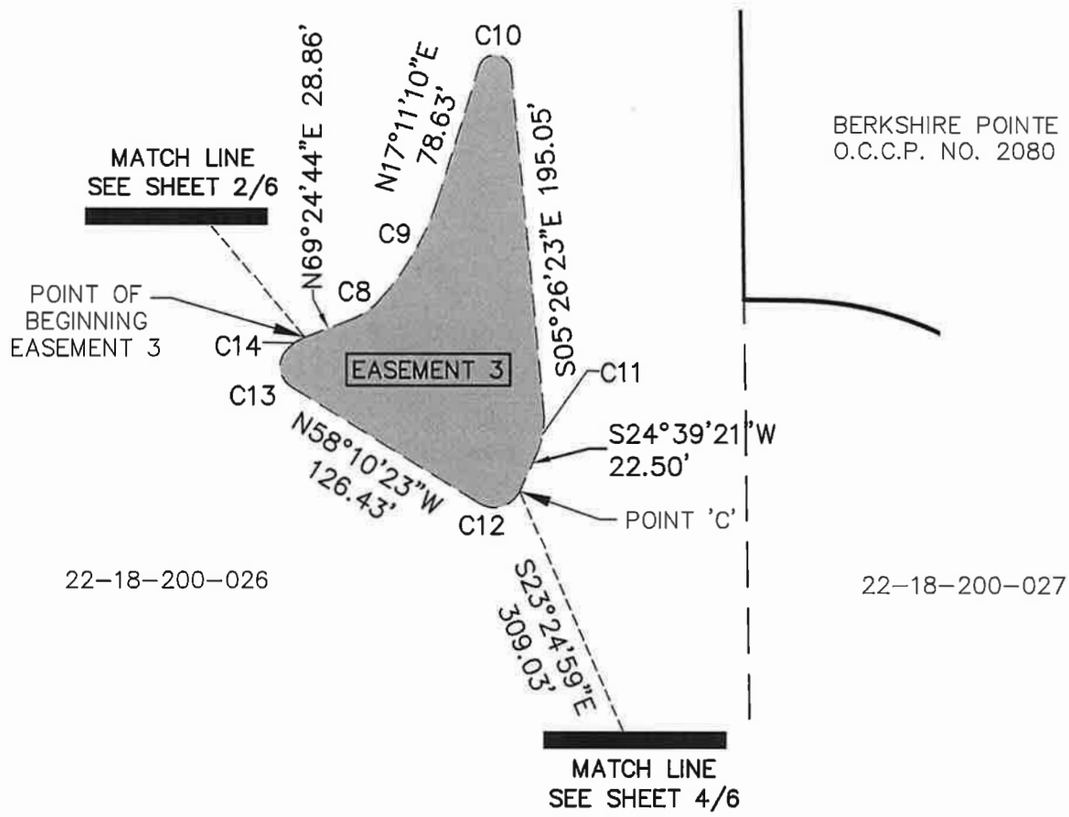
EASEMENTS

N

W E

S

SCALE: 1" = 100'



CURVE DATA

CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C8	18.85'	40.00'	26°59'49"	N. 55°54'49" E.	18.67'
C9	68.25'	155.00'	25°13'45"	N. 29°48'02" E.	67.70'
C10	26.09'	9.50'	157°22'27"	S. 84°07'37" E.	18.63'
C11	26.26'	50.00'	30°05'44"	S. 09°36'29" W.	25.96'
C12	27.14'	16.00'	97°10'17"	S. 73°14'29" W	24.00'
C13	23.18'	13.50'	98°22'29"	N. 08°59'08" W.	20.43'
C14	13.51'	26.50'	29°12'38"	N. 54°48'25" E.	13.36'

REVISIONS		
ITEM	DATE	BY
REVISE EASEMENT	10-11-23	PTG

DETENTION BASIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
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DATE	SCALE HOR: 1" = 100'
8-15-22	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 3/6

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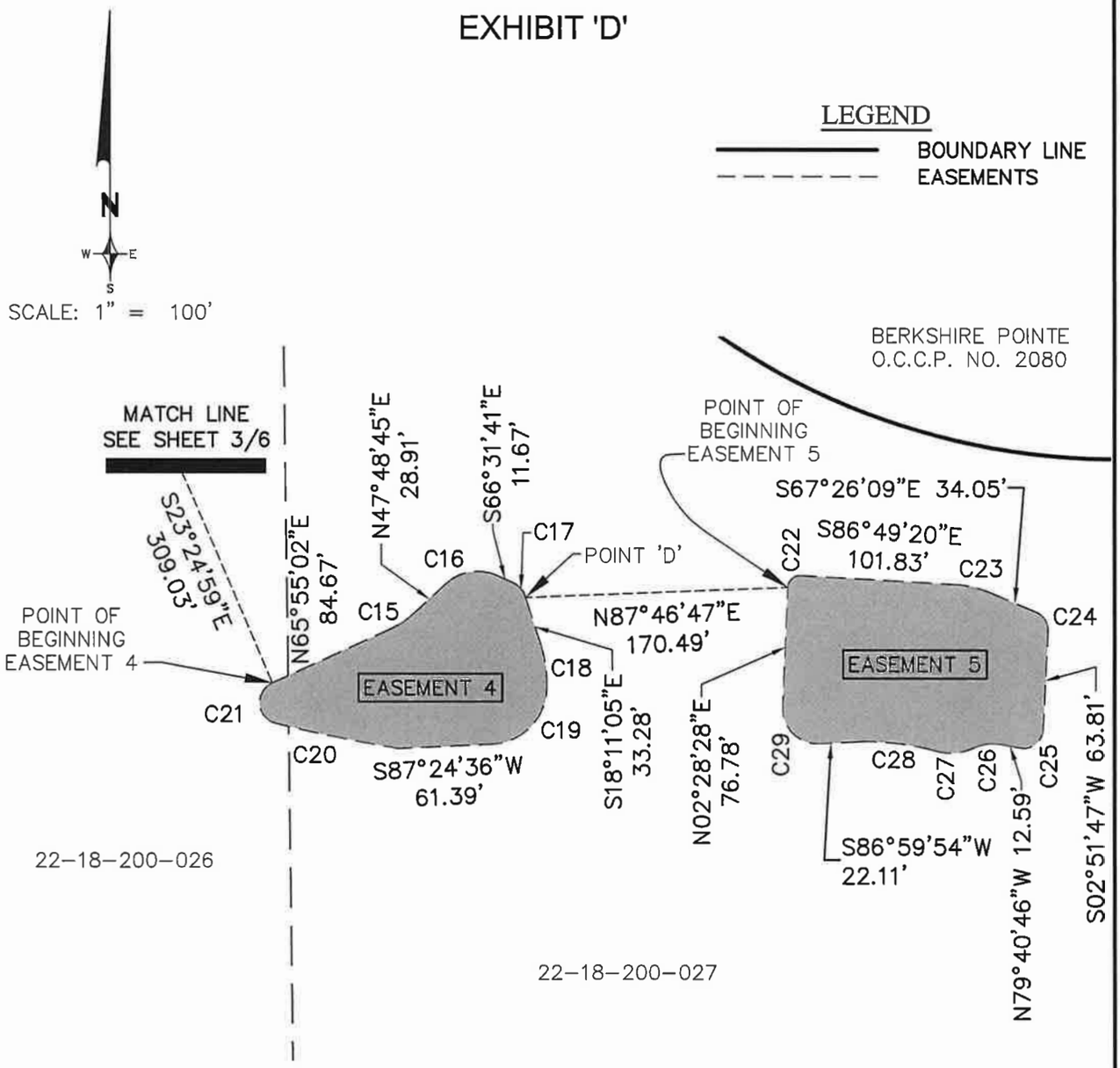

CURVE DATA

CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C15	16.97'	54.05'	17°59'18"	N. 56°37'39" E.	16.90'
C16	35.53'	31.00'	65°39'35"	N. 80°38'32" E.	33.61'
C17	12.89'	14.00'	52°45'14"	S. 40°09'04" E.	12.44'
C18	25.62'	82.61'	17°46'02"	S. 07°39'06" E.	25.51'
C19	56.87'	37.64'	86°33'47"	S. 43°05'29" W	51.62'
C20	81.27'	1036.57'	04°29'33"	N. 78°20'01" W.	81.25'
C21	34.70'	14.00'	142°00'17"	N. 05°05'07" W.	26.47'
C22	12.66'	8.00'	90°42'13"	N. 47°49'34" E.	11.38'
C23	20.98'	62.00'	19°23'11	S. 77°07'44" E.	20.88'
C24	14.72'	12.00'	70°17'56"	S. 32°17'11" E.	13.82'
C25	22.11'	13.00'	97°27'27"	S. 51°35'30" W.	19.54'
C26	18.16'	29.00'	35°52'21"	S. 82°23'03" W.	17.86'
C27	24.41'	34.00'	41°08'33"	S. 85°01'10" W.	23.89'
C28	54.52'	168.00'	18°35'32"	N. 83°42'20" W.	54.28'
C29	38.33'	23.00'	95°28'34"	N. 45°15'49" W.	34.04'

REVISIONS		
ITEM	DATE	BY
REVISE EASEMENT	10-11-23	PTG

DETENTION BASIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
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55800 GRAND RIVER AVE, SUITE 100
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DATE	SCALE HOR: 1" = 100'
8-15-22	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 4/6

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EXHIBIT 'D'

DETENTION BASIN EASEMENTS LEGAL DESCRIPTION

A DESCRIPTION OF FIVE (5) NON-CONTIGUOUS DETENTION BASIN EASEMENTS REFERRED TO AS EASEMENTS 1, 2, 3, 4 AND 5 LOCATED IN THE N.E. 1/4 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE N. 1/4 CORNER OF SAID SECTION 18, THENCE S. 88°55'17" E. 638.98 FEET ALONG THE NORTH LINE OF SAID SECTION 18 ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH); THENCE S. 01°04'43" W. 75.49 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT 1; THENCE ALONG SAID EASEMENT 1, N. 89°10'27" E. 157.17 FEET; THENCE 20.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 42.50 FEET, CENTRAL ANGLE 27°02'17" AND A CHORD THAT BEARS S. 77°18'24" E. 19.87 FEET; THENCE S. 63°50'46" E. 41.24 FEET TO POINT 'A'; THENCE 49.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 42.50 FEET, CENTRAL ANGLE 67°17'38" AND A CHORD THAT BEARS S. 32°34'03" E. 47.10 FEET; THENCE S. 01°04'46" W. 49.87 FEET; THENCE 23.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 15.00 FEET, CENTRAL ANGLE 88°12'24" AND A CHORD THAT BEARS S. 45°10'58" W. 20.88 FEET; THENCE S. 89°17'10" W. 10.53 FEET; THENCE 18.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 32.00 FEET, CENTRAL ANGLE 33°49'12" AND A CHORD THAT BEARS N. 73°48'14" W. 18.62 FEET; THENCE N. 56°53'38" W. 18.50 FEET; THENCE 21.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 36.00 FEET, CENTRAL ANGLE 33°45'00" AND A CHORD THAT BEARS N. 73°46'08" W. 20.90 FEET; THENCE S. 89°21'21" W. 159.43 FEET; THENCE 29.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 19.00 FEET, CENTRAL ANGLE 90°24'46" AND A CHORD THAT BEARS N. 45°26'16" W. 26.97 FEET; THENCE N. 00°13'53" W. 66.33 FEET; THENCE 31.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 20.00 FEET, CENTRAL ANGLE 89°24'20" AND A CHORD THAT BEARS N. 44°28'17" E. 28.14 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT 1; THENCE FROM SAID POINT 'A' N. 87°12'42" E. 111.03 FEET TO THE POINT OF BEGINNING OF EASEMENT 2; THENCE ALONG SAID EASEMENT 2, S. 89°42'10" E. 16.92 FEET; THENCE S. 04°34'46" E. 45.60 FEET; THENCE S. 15°10'58" E. 176.32 FEET; THENCE S. 36°04'36" E. 35.93 FEET; THENCE S. 11°34'26" E. 18.89 FEET; THENCE S. 14°28'08" W. 20.58 FEET; THENCE S. 35°41'56" W. 39.89 FEET; THENCE S. 55°53'25" W. 32.53 FEET; THENCE S. 71°36'23" W. 105.92 FEET TO POINT 'B'; THENCE N. 13°52'16" E. 47.15 FEET; THENCE N. 31°23'02" E. 76.67 FEET; THENCE N. 05°11'06" E. 162.54 FEET; THENCE N. 01°03'56" W. 94.14 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT 2; THENCE FROM SAID POINT 'B' S. 40°27'45" E. 271.24 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT 3; THENCE ALONG SAID EASEMENT 3, N. 69°24'44" E. 28.86 FEET; THENCE 18.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 40.00 FEET, CENTRAL ANGLE 26°59'49" AND A CHORD THAT BEARS N. 55°54'49" E. 18.67 FEET; THENCE 68.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 155.00 FEET, CENTRAL ANGLE 25°13'45" AND A CHORD THAT BEARS N. 29°48'02" E. 67.70 FEET; THENCE N. 17°11'10" E. 78.63 FEET; THENCE 26.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 9.50 FEET, CENTRAL ANGLE 157°22'27" AND A CHORD THAT BEARS S. 84°07'37" E. 18.63 FEET; THENCE S. 05°26'23" E. 195.05 FEET; THENCE 26.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 50.00 FEET, CENTRAL ANGLE 30°05'44" AND A CHORD THAT BEARDS S. 09°36'29" W. 25.96 FEET; THENCE S. 24°39'21" W. 22.50 FEET TO POINT 'C'; THENCE 27.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 16.00 FEET, CENTRAL ANGLE 97°10'17" AND A CHORD THAT BEARS S. 73°14'29" W. 24.00 FEET; THENCE N. 58°10'23" W. 126.43 FEET; THENCE 23.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 13.50 FEET, CENTRAL ANGLE 98°22'29" AND A CHORD THAT BEARS N. 08°59'08" W. 20.43 FEET; THENCE 13.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 26.50 FEET, CENTRAL ANGLE 29°12'38" AND A CHORD THAT BEARS N. 54°48'25" E. 13.36 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT 3; THENCE FROM SAID POINT 'C' S. 23°24'59" E. 309.03 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT 4; THENCE ALONG SAID EASEMENT 4, N. 65°55'02" E. 84.67 FEET; THENCE 16.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 54.05 FEET, CENTRAL ANGLE 17°59'18" AND A CHORD THAT BEARS N. 56°37'39" E. 16.90 FEET; THENCE N. 47°48'45" E. 28.91 FEET; THENCE 35.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 31.00 FEET, CENTRAL ANGLE 65°39'35" AND A CHORD THAT BEARS N. 80°38'32" E. 33.61 FEET; THENCE S. 66°31'41" E. 11.67 FEET; THENCE 12.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 14.00 FEET, CENTRAL ANGLE 52°45'14" AND A CHORD THAT BEARS S. 40°09'04" E. 12.44 FEET TO POINT 'D'; THENCE

CONTINUE ON SHEET 6/6

TAX ID. 22-18-200-026 AND 22-18-200-027

REVISIONS		
ITEM	DATE	BY
REVISE EASEMENT	10-11-23	PTG

DETENTION BASIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	SCALE HOR: 1" =
8-15-22	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 5/6

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EXHIBIT 'D'

CONTINUED FROM SHEET 5/6.

S. 18°11'05" E. 33.28 FEET; THENCE 25.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 82.61 FEET, CENTRAL ANGLE 17°46'02" AND A CHORD THAT BEARS S. 07°39'06" E. 25.51 FEET; THENCE 56.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 37.64 FEET, CENTRAL ANGLE 86°33'47" AND A CHORD THAT BEARS S. 43°05'29" W. 51.62 FEET; THENCE S. 87°24'36" W. 61.39 FEET; THENCE 81.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1036.57 FEET, CENTRAL ANGLE 04°29'33" AND A CHORD THAT BEARS N. 78°20'01" W. 81.25 FEET; THENCE 34.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 14.00 FEET, CENTRAL ANGLE 142°00'17" AND A CHORD THAT BEARS N. 05°05'07" W. 26.47 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT 4; THENCE FROM SAID POINT 'D' N. 87°46'47" E. 170.49 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT 5; THENCE ALONG SAID EASEMENT 5, 12.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 8.00 FEET, CENTRAL ANGLE 90°42'13" AND A CHORD THAT BEARS N. 47°49'34" E. 11.38 FEET; THENCE S. 86°49'20" E. 101.83 FEET; THENCE 20.98 FEET ALONG THE ARC OF A CURVE TO RIGHT, RADIUS 62.00 FEET, CENTRAL ANGLE 19°23'11" AND A CHORD THAT BEARS S. 77°07'44" E. 20.88 FEET; THENCE S. 67°26'09" E. 34.05 FEET; THENCE 14.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 12.00 FEET, CENTRAL ANGLE 70°17'56" AND A CHORD THAT BEARS S. 32°17'11" E. 13.82 FEET; THENCE S. 02°51'47" W. 63.81 FEET; THENCE 22.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 13.00 FEET, CENTRAL ANGLE 97°27'27" AND A CHORD THAT BEARS S. 51°35'30" W. 19.54 FEET; THENCE N. 79°40'46" W. 12.59 FEET; THENCE 18.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 29.00 FEET, CENTRAL ANGLE 35°52'21" AND A CHORD THAT BEARS S. 82°23'03" W. 17.86 FEET; THENCE 24.41 FEET ALONG THE ARC OF A CURVE TO RIGHT, RADIUS 34.00 FEET, CENTRAL ANGLE 41°08'33" AND A CHORD THAT BEARS S. 85°01'10" W. 23.89 FEET; THENCE 54.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 168.00 FEET, CENTRAL ANGLE 18°35'32" AND A CHORD THAT BEARS N. 83°42'20" W. 54.28 FEET; THENCE S. 86°59'54" W. 22.11 FEET; THENCE 38.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 23.00 FEET, CENTRAL ANGLE 95°28'34" AND A CHORD THAT BEARS N. 45°15'49" W. 34.04 FEET; THENCE N. 02°28'28" E. 76.78 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT 5.

TAX ID. 22-18-200-026 AND 22-18-200-027

REVISIONS		
ITEM	DATE	BY
REVISE EASEMENT	10-11-23	PTG

DETENTION BASIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	SCALE HOR: 1" =
8-15-22	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 6/6

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SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

December 11, 2024

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Catholic Central Connector Road - Acceptance Documents Review #4
Novi # JSP21-0017
SDA Job No. NV22-205
FINAL DOCUMENTS APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on December 09, 2024 against the Final Site Plan (Stamping Set) approved on January 16, 2023. We offer the following comments:

Final Acceptance Documents
The following items must be provided prior to the issuance of a Temporary Certificate of Occupancy. All documents must be completed using blue/black ink as the County will reject them otherwise.

1. On-Site Water System Easement
(executed 12/05/2024)
Exhibits Approved.

2. Storm Drainage Facility / Maintenance Easement Agreement
(executed12/05/2024)
Exhibits Approved.

3. Sidewalk Easement
(executed 12/05/2024)
Exhibit Approved.

4. Warranty Deed for Road Right-of-Way
(executed 12/05/2024)
Exhibits Approved.

5. Bills of Sale: Sanitary Sewer System and Water Supply System
(executed 12/05/2024)
Exhibits Approved.

6. Full Unconditional Waivers of Lien from contractors installing public utilities
(executed 05/15/2024)
Received

7. Sworn Statement signed by Developer
(executed 05/16/2024)
Received

Unless otherwise stated above, the documents as submitted were found to be acceptable by our office pending review by the City Attorney. Legal review will not occur until a current title policy is submitted to the City. For those documents which require revisions, please forward those revised documents to the City for further review and approval.

The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the mayor's signature.

It should be noted that the Plan Review Center Report dated August 15, 2022 contains all documentation requirements necessary prior to construction and occupancy of the facility.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

SPALDING DEDECKER

Holly Demers
Engineer

Cc (via Email): Taylor Reynolds, Spalding DeDecker
Ben Nelson, City of Novi
Cortney Hanson, City of Novi
Diana Shanahan, City of Novi
Sarah Marchioni, City of Novi
Humna Anjum, City of Novi
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
Angie Sosnowski, City of Novi
Melissa Morris, City of Novi
Alyssa Craigie, City of Novi
Barb McBeth, City of Novi
Lindsay Bell, City of Novi
Milad Alesmail, City of Novi
Dan Commer, City of Novi
Ben Nelson, City of Novi
Andy Wozniak, Zeimet Wozniak & Associates

SPALDING DeDECKER
Engineering & Surveying Excellence since 1954

October 25, 2023

Mrs. Humna Ajum
Project Engineer
Department of Public Services
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

Re: Catholic Central Connector Road
Storm Water Detention System Inspection
Novi SP No.: JSP21-0017
SDA Job No.: NV22-205

Dear Mrs. Anjum:

This letter serves to officially notify you that we have reviewed the status of the storm water detention systems including storm sewer piping, detention basin(s) and outlet control structure(s) for the above mentioned project. As a result of this review, we have determined the storm water detention system to be in general conformance with the approved construction plans and recommend a full release of this financial guarantee.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DeDECKER

Heather Gendron
Digitally signed by Heather Gendron
Date: 2023.10.25 08:50:46-04'00'

Heather Gendron, PE
Project Manager

cc: Sarah Marchioni, City of Novi – Building Project Coordinator (e-mail)
Angela Sosnowski, City of Novi – Bond Coordinator (e-mail)
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail)
Justin Barringer, JS Vig (e-mail)
SDA CE Job File

CITY OF NOVI CITY COUNCIL
FEBRUARY 24, 2025

SUBJECT: Approval of a Warranty Deed to dedicate 43 feet of half-width right-of-way along the south side of Twelve Mile Road and acceptance of a sidewalk easement from Catholic Central High School as part of the Connector Road project (parcel 50-22-18-200-026 and 50-22-18-200-027).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This process is required to accept right-of-way dedications.
- This brings the segment to its full master planned right-of-way width.
- The process is required to accept sidewalk easements where public pathways cross on to private property.

BACKGROUND INFORMATION:

Catholic Central High School is requesting the acceptance of a Warranty Deed conveying 43 feet of additional right-of-way along the south side of Twelve Mile Road. The proposed right-of-way dedication will bring this segment of Twelve Mile to its full master planned half-width right-of-way of 43 feet.

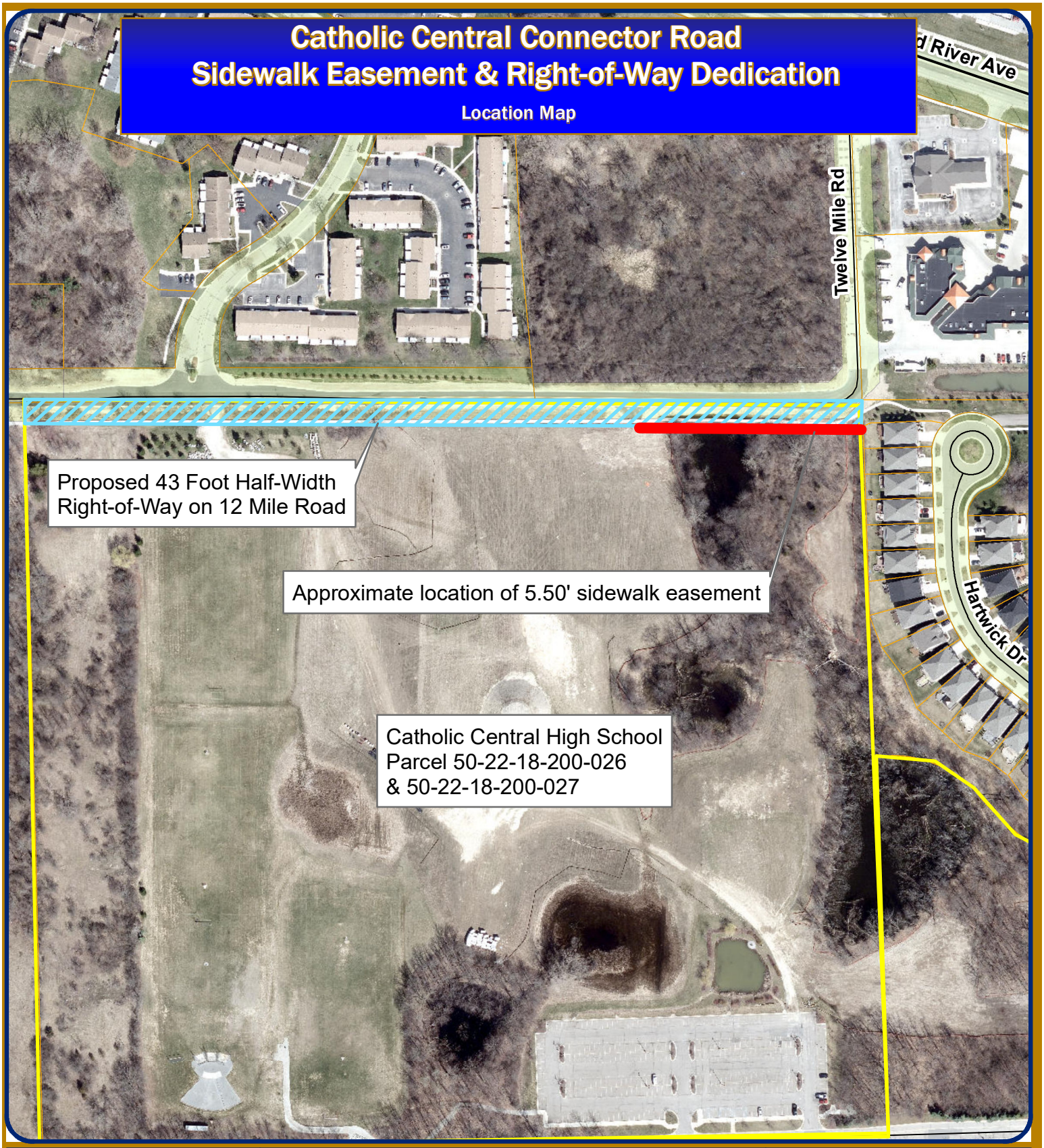
Catholic Central High School is requesting the acceptance of a sidewalk easement to satisfy one of the conditions in the site plan approval process. The existing sidewalk on the south side of Twelve Mile Road was outside of the 43 feet of master planned right-of-way for Twelve Mile Road. Because of this a 5.5-foot-wide sidewalk easement was requested.

The Sidewalk Easement and Warranty Deed have been approved by the City Attorney (Beth Saarela, December 11, 2024) and the City's Engineering Consultant (Spalding DeDecker, December 11, 2024). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Acceptance of a Warranty Deed to dedicate an additional 43 feet of right-of-way along the south side of Twelve Mile Road and acceptance of a sidewalk easement from Catholic Central High School as part of the Connector Road project (parcel 50-22-18-200-026 and 50-22-18-200-027).

Catholic Central Connector Road
Sidewalk Easement & Right-of-Way Dedication

Location Map



Map Author: Humna Anjum
Date: 2/11/2025
Project:Catholic Central Connector Rd
Version: 1.0

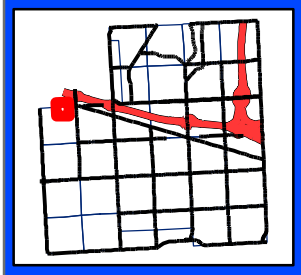
Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Pleased contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

- Major Roads
- Minor Roads
- Proposed right-of-way
- Project Location
- Sidewalk Easement Location



City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Feet
0 50 100 200 300
1 inch = 230 feet

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

December 11, 2024

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

Re: Catholic Central Connector Road JSP 22-48
Acceptance Documents

Dear Mr Croy:

We have received and reviewed the following revised documents in connection with Catholic Central Connector Road Project:

- Water System Easement (***Approved)***
- Warranty Deed – 12 Mile ROW (***Approved***)
- Sidewalk Easement (***Approved***)
- Bill of Sale – Water Main (***Approved***)
- Title Search

<u>Water System Easement</u>

Catholic Central High School seeks to convey the Water System Easement and water main serving the Development to the City for ownership and operation by the City. The Easement is consistent with the title search provided, and is acceptable for the purposes provided. The exhibits have been reviewed and approved by the City's Consulting Engineer.

The Bill of Sale for water main is acceptable as provided.

<u>Sidewalk Easement</u>

The Sidewalk Easement is the City's standard form easement to provide public non-motorized access over the sidewalk area. The Easement is consistent with the title search provided, and is acceptable for the purpose provided. The exhibits have been reviewed and approved by the City's Consulting Engineer.

<u>Warranty Deed for 12 Mile ROW</u>

The Warranty Deed is the City's standard form deed for right-of-way for roadway purposes. The Warranty Deed is consistent with the title search provided, and is acceptable for the purpose provided. The exhibits have been reviewed and approved by the City's Consulting Engineer

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS
C: Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Barb McBeth, Planner
Lindsay Bell, Planner
Diana Shanahan, Planner
Dan Commer, Planner
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Alyssa Craigie, Administrative Assistant
Ben Croy, City Engineer
Humna Anjum, Project Engineer
Ben Nelson, Project Engineer
Milad Alesmail, Project Engineer
Holly Demers, Taylor Reynolds & Ted Meadows, Spalding DeDecker
Jan Ziozios, City Assessor
Andy Wozniak, Ziemet Wozniak & Associates
Thomas R. Schultz, Esquire

SIDEWALK EASEMENT

NOW ALL MEN BY THESE PRESENTS, that The Catholic Central High School of Detroit, Inc, a Michigan nonprofit corporation, (aka Catholic Central High School of Detroit Michigan, Catholic Central High School, or Catholic Central High School of Detroit, Inc.) whose address is 27225 Wixom Road, Novi, Michigan 48374, for and in consideration of One ($1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, being exempt pursuant to MCLA 207.505(a), and MCLA 207.526 (a) a permanent easement for a public walkway over across and through property located in Section 18, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described as follows:

{See attached and incorporated Exhibit A – Property Description Exhibit}
Tax Identification Number: 22-18-200-026

The permanent easement for the public walkway is more particularly described as follows:

{See attached and incorporated Exhibit B – Sidewalk Easement Area}

Grantee may enter upon sufficient land adjacent to said easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace, improve, modify, and maintain the easement area as shown in the attached and incorporated Exhibit B.

Grantor agrees not to build or to convey to others permission to build any structures or improvements on, over, across, in, through, or under the above-described easement.

This instrument shall run with the land first described above and shall be binding upon and inure to the benefit of the Grantor, Grantee, and their respective heirs, representatives, successors, and assigns.

This easement shall allow public pedestrian and non-motorized traffic and shall permit maintenance, repair, and replacement of the paving in the easement area.

Exempt pursuant to MCLA 207.505(a)
And MCLA 207.526(a)

This instrument shall be binding and inure to the benefit of the parties hereto, their heirs, representatives, successors, and assigns.

Dated this 5TH day of DECEMBER, 20 24.

Signed by:

The Catholic Central High School of Detroit, Inc,
a Michigan non-profit corporation.

By: Edward Turek
Its: President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 5TH day of DECEMBER 20 24, by Edward Turek, as the President of The Catholic Central High School of Detroit, Inc, a Michigan non-profit corporation.

MICHAEL D. WILSON
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 15, 2028
ACTING IN COUNTY OF OAKLAND

Notary Public
Acting in Oakland County, Michigan
My Commission Expires: 10-15-28

Tax Identification Number: 22-18-200-026

THIS INSTRUMENT DRAFTED BY:
Elizabeth K. Saarela, Esquire
JOHNSON ROSATI SCHULTZ & JOPPICH, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331

AND WHEN RECORDED RETURN TO:
Cortney Hanson, Clerk
45175 Ten Mile
Novi, Michigan 48375

EXHIBIT 'A'

PARCEL 22-18-200-026 LEGAL DESCRIPTION:

PART OF THE NORTH 1/2 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 18 AND PROCEEDING ALONG THE NORTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH) S. 88°55'17" E. 1316.65 FEET; THENCE S. 00°44'12" E. 1306.18 FEET; THENCE N. 89°31'51" W. 1492.48 FEET; THENCE N. 00°15'03" W. 1320.00 FEET; THENCE ALONG THE NORTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH) S. 89°31'51" E. 165.00 FEET TO SAID NORTH 1/4 CORNER OF SECTION 18 AND POINT OF BEGINNING CONTAINING 44.84 ACRES MORE OR LESS BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL AGENCY OVER 12 MILE ROAD.

BASIS OF BEARING FOR THE PROPERTY DESCRIPTION IS THE NORTH–SOUTH 1/4 LINE, SEC. 28 S. 00°15'03" E.

REVISIONS		
ITEM	DATE	BY

OVERALL LEGAL DESCRIPTION
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE 8–15–22	SCALE HOR: 1" = FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 1/1

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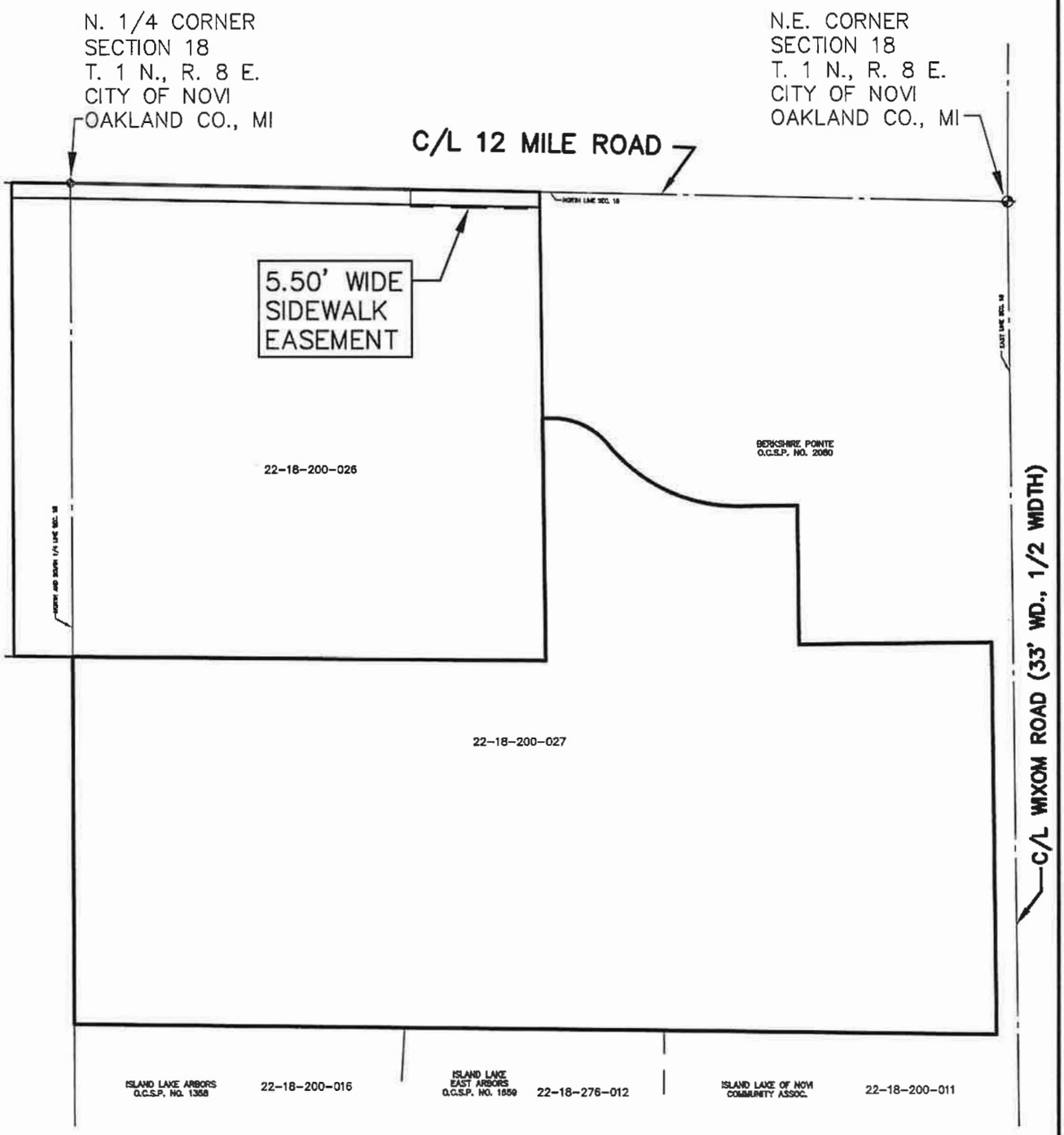
EXHIBIT 'B'



LEGEND

BOUNDARY LINE

SCALE: 1" = 400'

REVISIONS		
ITEM	DATE	BY

SIDEWALK EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE 8-15-22	SCALE HOR: 1" = 400'
	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 1/2

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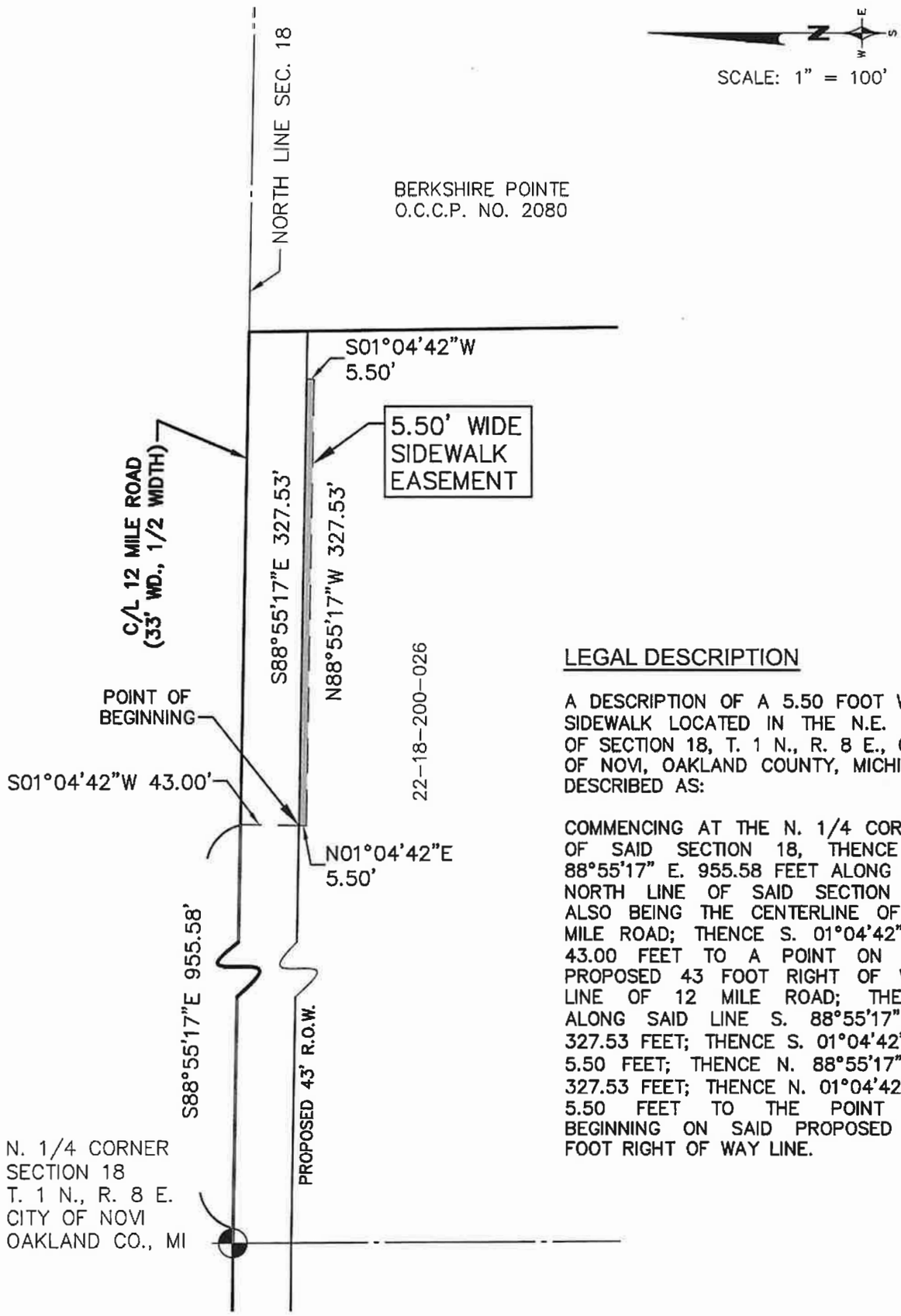
EXHIBIT 'B'



LEGAL DESCRIPTION

A DESCRIPTION OF A 5.50 FOOT WIDE SIDEWALK LOCATED IN THE N.E. 1/4 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE N. 1/4 CORNER OF SAID SECTION 18, THENCE S. 88°55'17" E. 955.58 FEET ALONG THE NORTH LINE OF SAID SECTION 18, ALSO BEING THE CENTERLINE OF 12 MILE ROAD; THENCE S. 01°04'42" W. 43.00 FEET TO A POINT ON THE PROPOSED 43 FOOT RIGHT OF WAY LINE OF 12 MILE ROAD; THENCE ALONG SAID LINE S. 88°55'17" E. 327.53 FEET; THENCE S. 01°04'42" W. 5.50 FEET; THENCE N. 88°55'17" W. 327.53 FEET; THENCE N. 01°04'42" E. 5.50 FEET TO THE POINT OF BEGINNING ON SAID PROPOSED 43 FOOT RIGHT OF WAY LINE.

REVISIONS		
ITEM	DATE	BY

SIDEWALK EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	SCALE HOR: 1" = 100'
8-15-22	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 2/2

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BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, The Catholic Central High School of Detroit, a Michigan nonprofit corporation, (aka Catholic Central High School of Detroit Michigan, Catholic Central High School, or Catholic Central High School of Detroit, Inc.), whose address is 27225 Wixom Road, Novi, Michigan 48374 for the sum of $1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the CITY OF NOVI, 45175 West Ten Mile Road, Novi, Michigan 48375, all of the pipes, valves, joints and appurtenances attached to or installed in the ground as a part of the water supply according to the easements and/or public rights-of-way therefore established described as follows:

{See the Attached and Incorporated Exhibit A)

Tax Identification Number: 22-18-200-027 and 22-18-200-026

In witness whereof, the undersigned has executed these presents this 5TH day of DECEMBER, 20 24.

Signed by

The Catholic Central High School of Detroit, a Michigan nonprofit corporation

By: Edward Turek

It's: President

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 5TH day of DECEMBER, 20 24, by Edward Turek, as the President of The Catholic Central High School of Detroit, a Michigan nonprofit corporation, on its behalf.

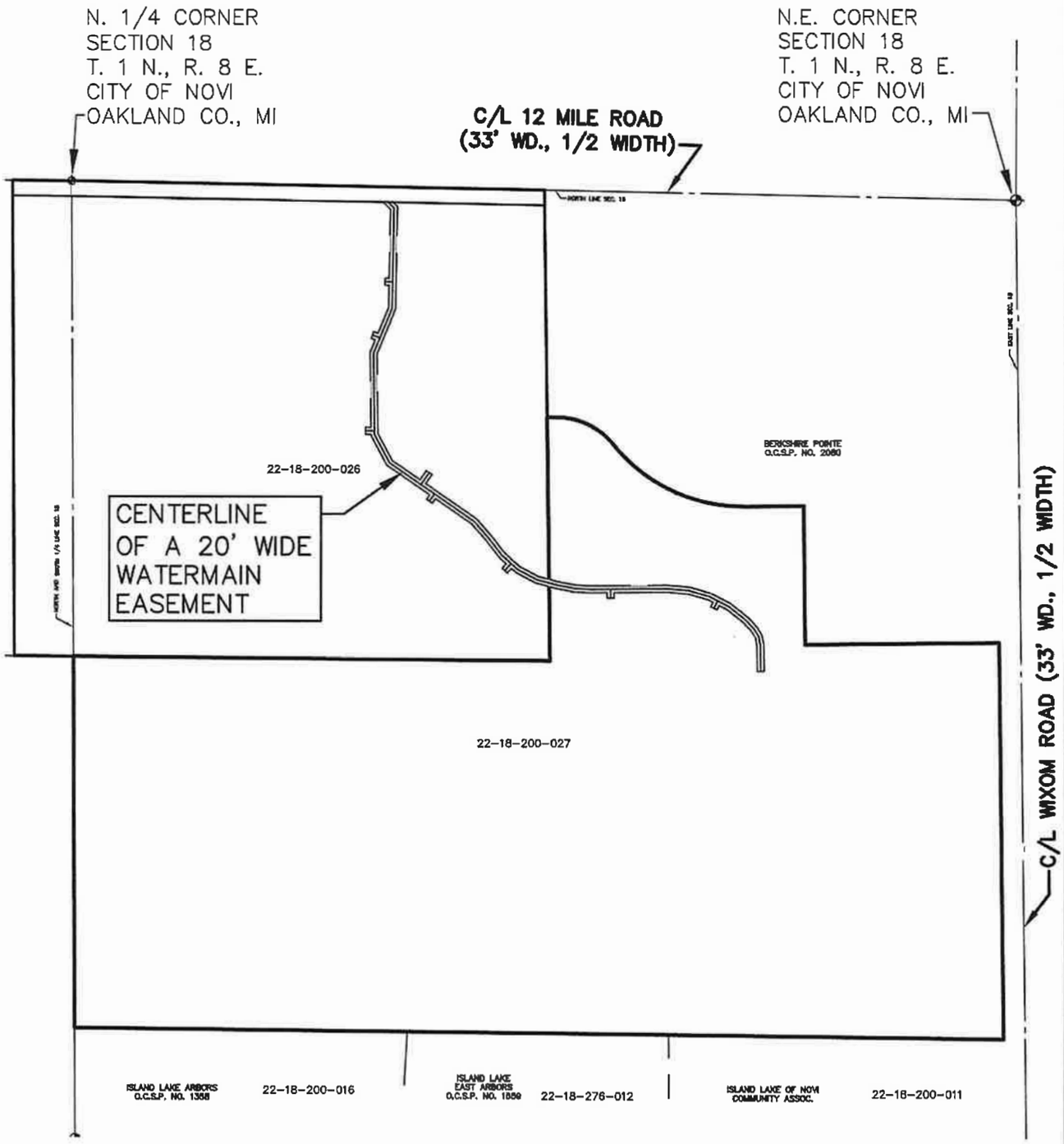
MICHAEL D. WILSON
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 15, 2028
ACTING IN COUNTY OF OAKLAND

Notary Public
OAKLAND County, Michigan
My Commission Expires: 10-15-2028

Drafted by:
Elizabeth M. Kudla
30903 Northwestern Highway
Farmington Hills, MI 48334

Return To:
Cortney Hanson, Clerk
City of Novi
45175 West Ten Mile Road
Novi, MI 48375-3024

Exhibit A



SCALE: 1" = 400'

LEGEND

BOUNDARY LINE

EASEMENTS (ESMT.)

REVISIONS		
ITEM	DATE	BY

WATERMAIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	SCALE HOR: 1" = 400'
1-13-23	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 1/4

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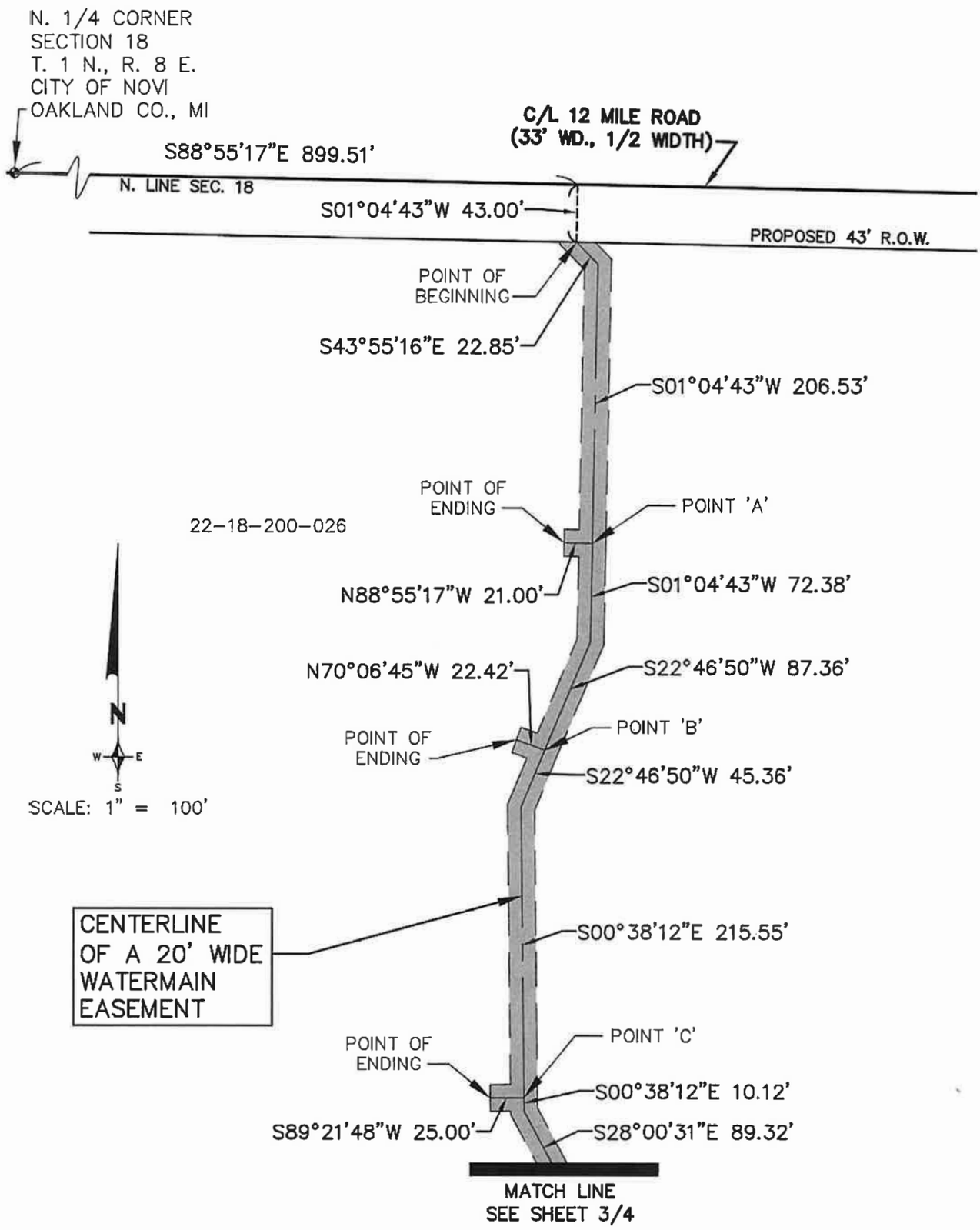
Exhibit A



REVISIONS		
ITEM	DATE	BY

WATERMAIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE 1-13-23	SCALE HOR: 1" = 100'
	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 2/4

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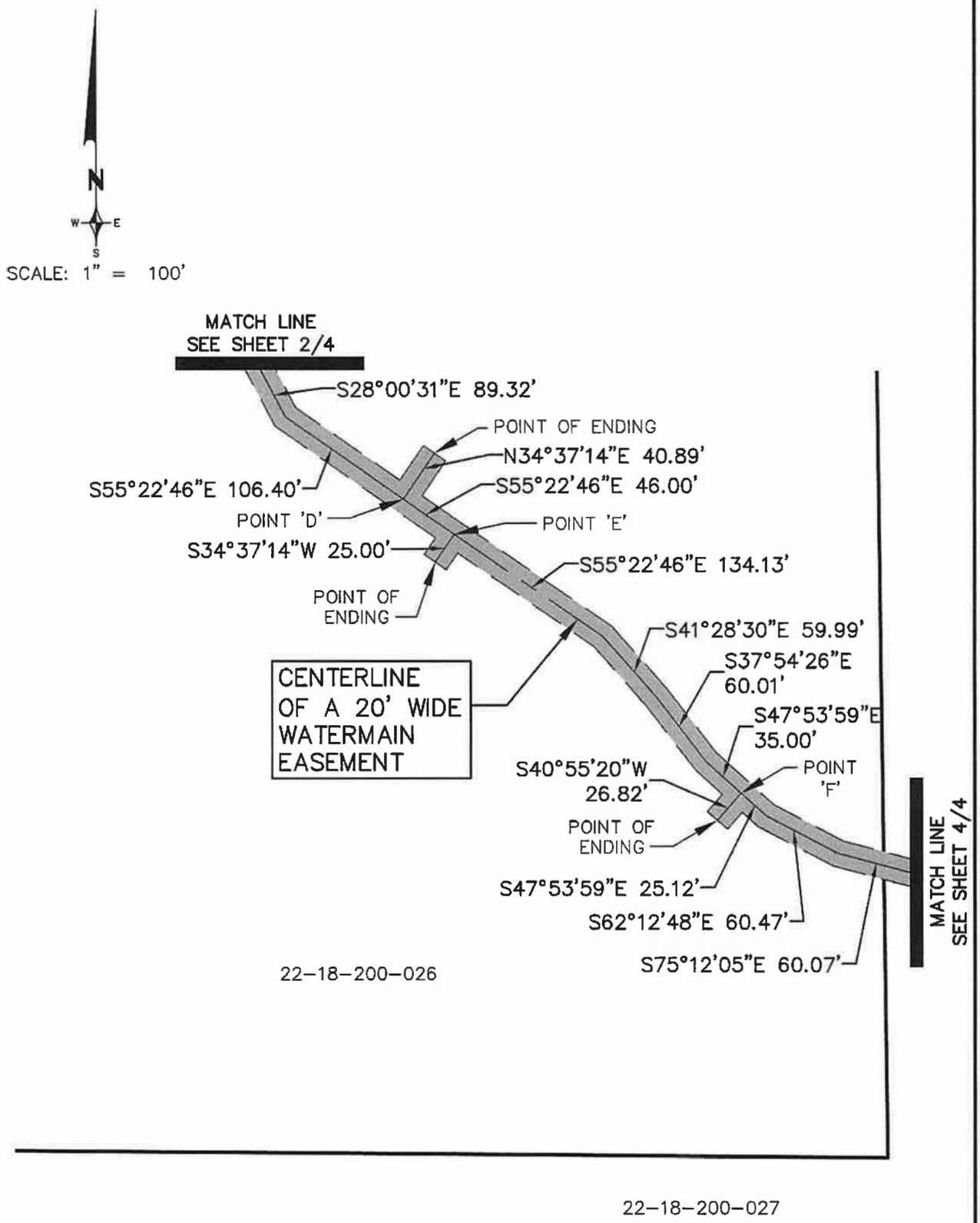
Exhibit A



REVISIONS		
ITEM	DATE	BY

WATERMAIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
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DATE 1-13-23	SCALE HOR: 1" = 100'
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DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 3/4

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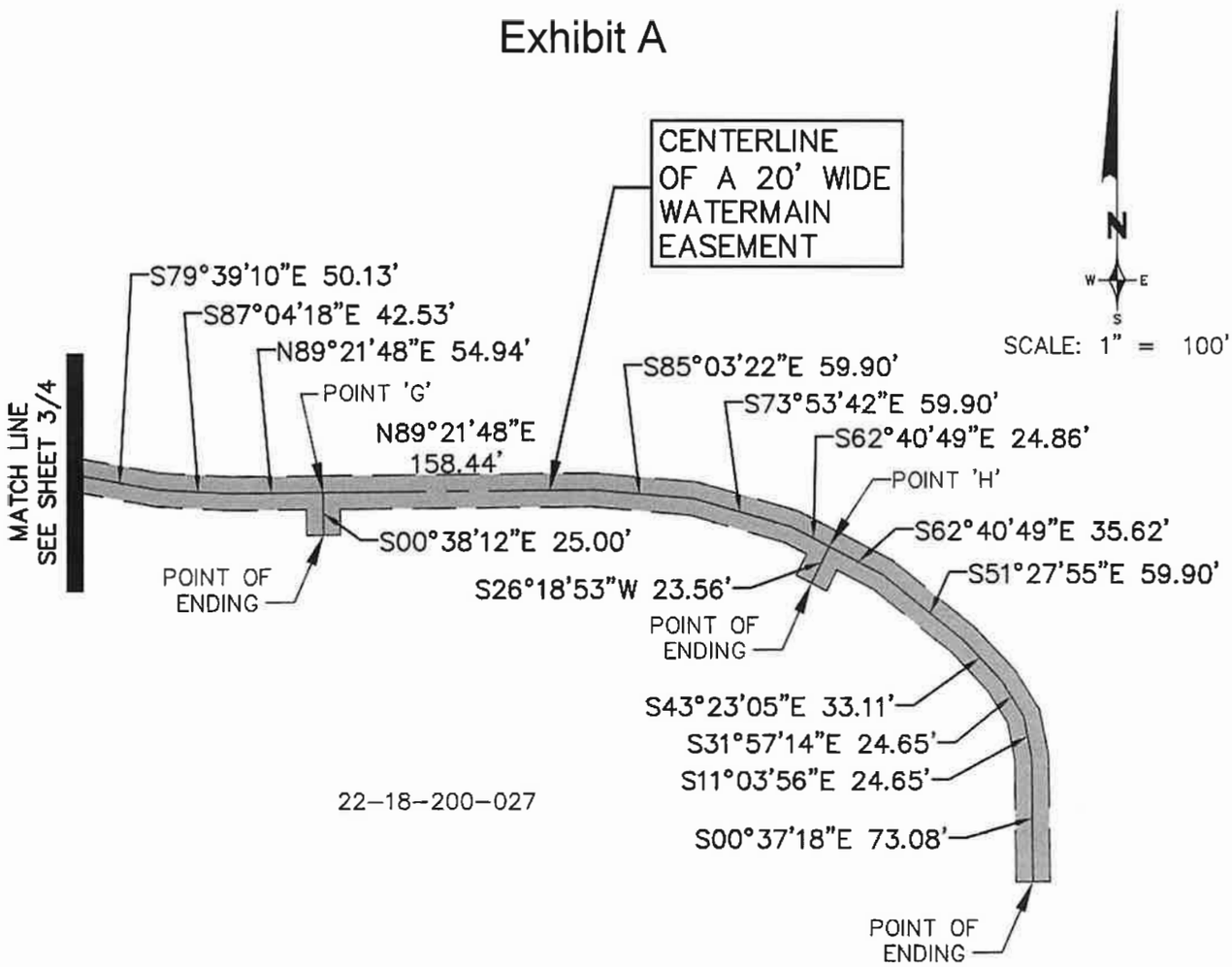
Exhibit A



WATERMAIN EASEMENT LEGAL DESCRIPTION

A CENTERLINE DESCRIPTION OF A 20 FOOT WIDE WATERMAIN EASEMENT LOCATED IN THE N.E. 1/4 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE N. 1/4 CORNER OF SAID SECTION 18, THENCE S. 88°55'17" E. 883.36 FEET ALONG THE NORTH LINE OF SAID SECTION 18, ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH); THENCE S. 01°04'43" W. 43.00 FEET TO A POINT ON THE PROPOSED 43.00 FEET RIGHT OF WAY LINE OF 12 MILE ROAD, ALSO BEING THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE ALONG SAID EASEMENT CENTERLINE S. 43°55'16" E. 22.85 FEET; THENCE S. 01°04'43" W. 206.53 FEET TO POINT 'A'; THENCE N. 88°55'17" W. 21.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'A', S. 01°04'43" W. 72.38 FEET; THENCE S. 22°46'50" W. 87.36 FEET TO POINT 'B'; THENCE N. 70°06'45" W. 22.42 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'B', S. 22°46'50" W. 45.36 FEET; THENCE S. 00°38'12" E. 215.55 FEET TO POINT 'C'; THENCE S. 89°21'48" W. 25.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'C', S. 00°38'12" E. 10.12 FEET; THENCE S. 28°00'31" E. 89.32 FEET; THENCE S. 55°22'46" E. 106.405 FEET TO POINT 'D'; THENCE N. 34°37'14" E. 40.89 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'D', S. 55°22'46" E. 46.00 FEET TO POINT 'E'; THENCE S. 34°37'14" W. 25.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'E', S. 55°22'46" E. 134.13 FEET; THENCE S. 41°28'30" E. 59.99 FEET; THENCE S. 37°54'26" E. 60.01 FEET; THENCE S. 47°53'59" E. 35.00 FEET TO POINT 'F'; THENCE S. 40°55'20" W. 26.82 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'F', S. 47°53'59" E. 25.12 FEET; THENCE S. 62°12'48" E. 60.47 FEET; THENCE S. 75°12'05" E. 60.07 FEET; THENCE S. 79°39'10" E. 50.13 FEET; THENCE S. 87°04'18" E. 42.53 FEET; THENCE N. 89°21'48" E. 54.94 FEET TO POINT 'G'; THENCE S. 00°38'12" E. 25.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'G', N. 89°21'48" E. 158.44 FEET; THENCE S. 85°03'22" E. 59.90 FEET; THENCE S. 73°53'42" E. 59.90 FEET; THENCE S. 62°40'49" E. 24.86 FEET TO POINT 'H'; THENCE S. 26°18'53" W. 23.56 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'H', S. 62°40'49" E. 35.62 FEET; THENCE S. 51°27'55" E. 59.90 FEET; THENCE S. 43°23'05" E. 33.11 FEET; THENCE S. 31°57'14" E. 24.65 FEET; THENCE S. 11°03'56" E. 24.65 FEET; THENCE S. 00°37'18" E. 73.08 FEET TO THE POINT OF ENDING OF SAID EASEMENT CENTERLINE.

REVISIONS		
ITEM	DATE	BY

WATERMAIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE 1-13-23	SCALE HOR: 1" = 100'
	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 4/4

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that The Catholic Central High School of Detroit, Inc, a Michigan nonprofit corporation, (aka Catholic Central High School of Detroit Michigan, Catholic Central High School, or Catholic Central High School of Detroit, Inc.), whose address is 27225 Wixom Rd., Novi, Michigan 48374 conveys and warrants for right-of-way purposes to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to wit:

See attached Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One no/100---Dollars ($1.00).

Dated this 5TH day of DECEMBER, 20 24.

Signed by:

The Catholic Central High School of Detroit, Inc, a Michigan nonprofit corporation

By: Edward Turek
It's President

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 5TH day of DECEMBER, 20 24, by Edward Turek, the President of The Catholic Central High School of Detroit, Inc, a Michigan non-profit corporation.

MICHAEL D. WILSON
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 15, 2028
ACTING IN COUNTY OF OAKLAND

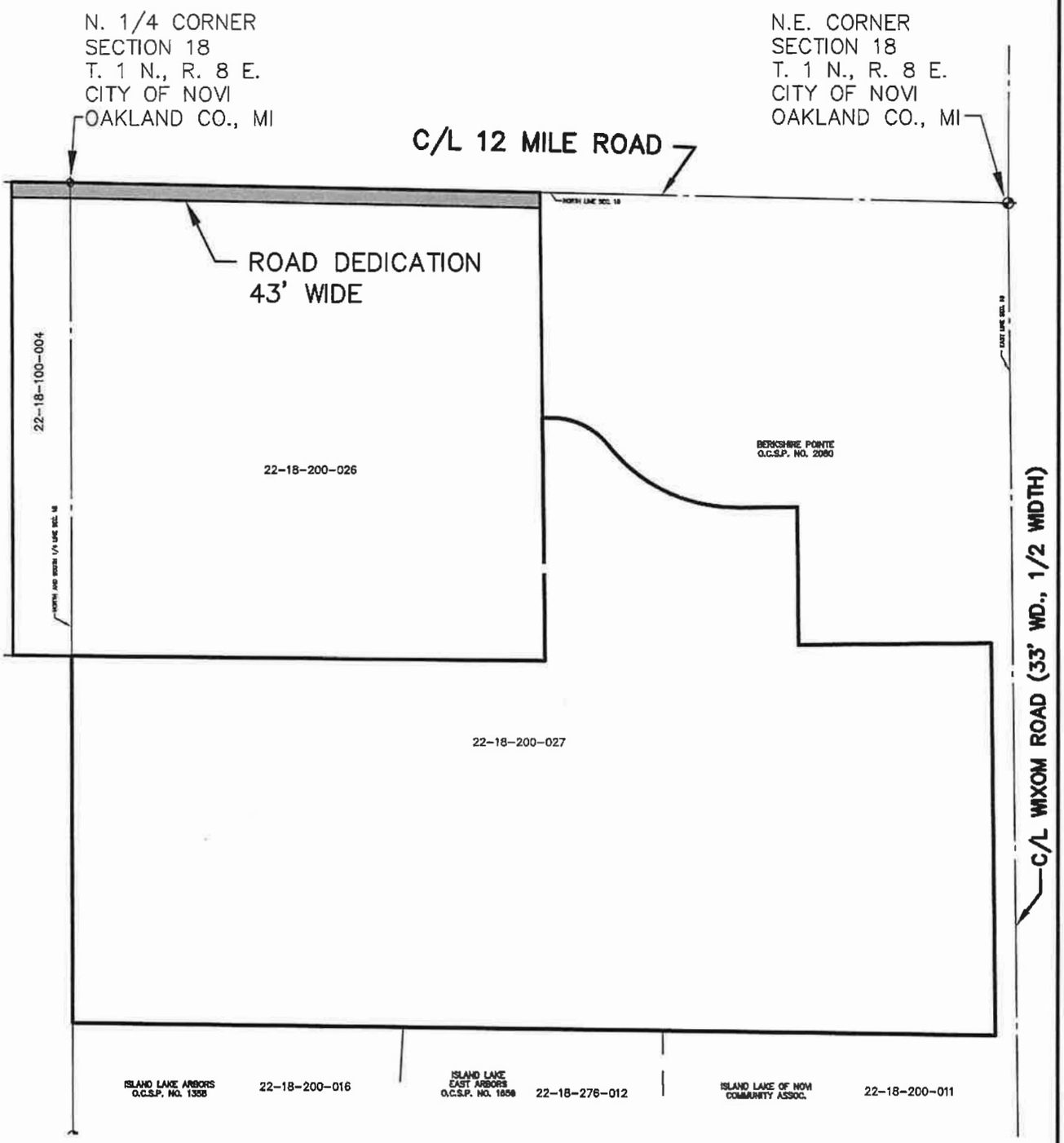
Notary Public
OAKLAND County, Michigan
My Commission Expires: 10-15-28

When Recorded Return to:	Send Subsequent Tax Bills to:	Drafted by:
Cortney Hanson, Clerk City of Novi 45175 West Ten Mile Road Novi, MI 48375-3024	City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Elizabeth M. Saarela 27555 Executive Drive, Suite 250 Farmington Hills, Michigan 48331

Part of Tax Parcel No. 22-18-200-026

Job No._____ Recording Fee_____ Transfer Tax _____

EXHIBIT 'A'



LEGEND

BOUNDARY LINE

SCALE: 1" = 400'

REVISIONS		
ITEM	DATE	BY

12 MILE ROAD DEDICATION
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	SCALE HOR: 1" = 400'
1-7-22	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 1/2

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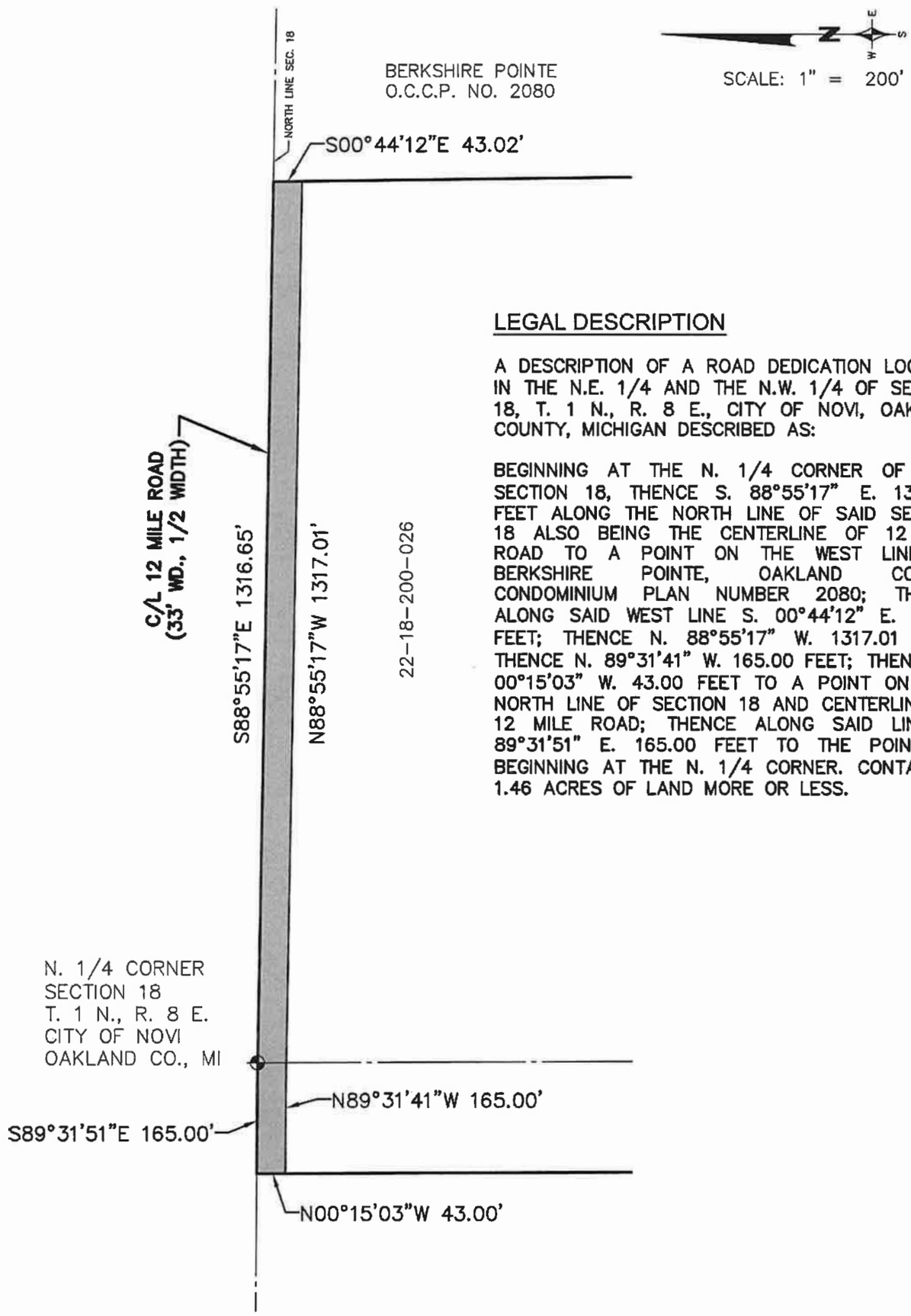
EXHIBIT 'A'



LEGAL DESCRIPTION

A DESCRIPTION OF A ROAD DEDICATION LOCATED IN THE N.E. 1/4 AND THE N.W. 1/4 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

BEGINNING AT THE N. 1/4 CORNER OF SAID SECTION 18, THENCE S. 88°55'17" E. 1316.65 FEET ALONG THE NORTH LINE OF SAID SECTION 18 ALSO BEING THE CENTERLINE OF 12 MILE ROAD TO A POINT ON THE WEST LINE OF BERKSHIRE POINTE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2080; THENCE ALONG SAID WEST LINE S. 00°44'12" E. 43.02 FEET; THENCE N. 88°55'17" W. 1317.01 FEET; THENCE N. 89°31'41" W. 165.00 FEET; THENCE N. 00°15'03" W. 43.00 FEET TO A POINT ON SAID NORTH LINE OF SECTION 18 AND CENTERLINE OF 12 MILE ROAD; THENCE ALONG SAID LINE S. 89°31'51" E. 165.00 FEET TO THE POINT OF BEGINNING AT THE N. 1/4 CORNER. CONTAINING 1.46 ACRES OF LAND MORE OR LESS.

REVISIONS		
ITEM	DATE	BY

12 MILE ROAD DEDICATION
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE 1-7-22	SCALE HOR: 1" = 400'	
	FIELD BOOK NO.	
DESIGNED BY	JOB NO. 19120.1	
DRAWN BY PTG	SHEET NO. 2/2	

© COPYRIGHT 2022

WATER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that The Catholic Central High School of Detroit, Inc, a Michigan nonprofit corporation, (aka Catholic Central High School of Detroit Michigan, Catholic Central High School, or Catholic Central High School of Detroit, Inc.) whose address is 27225 Wixom Road, Novi, Michigan 48374, (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to-wit:

[*See attached and incorporated Exhibit A*]

Tax Identification Number: 22-18-200-026 and 22-18-200-027

for and in consideration of One ($1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey to the City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee"), a non-exclusive perpetual easement for a water main, over, upon, across, in, through, and under the following described real property, to-wit:

[*See attached and incorporated Exhibit A*]

And to enter upon sufficient land adjacent to said water main easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace, improve, modify, and maintain water main lines, and all necessary appurtenances thereto, within the easement herein granted.

All portions of the Property damaged or disturbed by Grantee's exercise of easement rights, shall be reasonably restored by Grantee to the condition that existed prior to the damage or disturbance.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, or under the above-described easement, except that, subject to Grantee's approval as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, including paved driveways, parking and/or walkways; landscaping; utilities and/or similar improvements, which improvements do not interfere with use, operation, maintenance, repair and replacement of the water main in the easement areas shown on the attached and incorporated Exhibit B.

This instrument shall run with the land first described above and shall be binding upon and inure to the benefit of the Grantor, Grantee, and their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned Grantor has affixed his signature this 5TH day of DECEMBER, 2024.

GRANTOR:
The Catholic Central High School of Detroit, Inc, a Michigan nonprofit corporation

By:Edward Turek
Its: President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 5TH day of DECEMBER, 2024, before me, personally appeared the above named Edward Turek the President of The Catholic Central High School of Detroit, Inc, a Michigan non-profit corporation, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.

MICHAEL D. WILSON
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 15, 2028
ACTING IN COUNTY OF OAKLAND

Notary Public,
Acting in OAKLAND County, MI
My commission expires: 10-15-2028

Tax Identification Number: 22-18-200-026 and 22-18-200-027

THIS INSTRUMENT DRAFTED BY:
Elizabeth K. Saarela, Esquire
JOHNSON ROSATI SCHULTZ & JOPPICH, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331

AND WHEN RECORDED RETURN TO:
Cortney Hanson, Clerk
45175 Ten Mile
Novi, Michigan 48375

EXHIBIT 'A'

OVERALL LEGAL DESCRIPTION:

(TAX ID. 23-18-200-026 AND 22-18-200-027)

PART OF THE NORTH 1/2 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 18 AND PROCEEDING ALONG THE NORTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH) S. 88°55'17" E. 1316.65 FEET; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG BERKSHIRE POINTE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2080, 1) S. 00°44'12" E. 630.03 FEET, 2) S. 89°31'51" E. 29.92 FEET, 3) 177.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 200.00 FEET, CENTRAL ANGLE 50°49'12" AND A CHORD THAT BEARS S. 64°07'16" E. 171.64 FEET, 4) 417.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 459.96 FEET, CENTRAL ANGLE 51°58'21" AND A CHORD THAT BEARS S. 64°41'50" E. 403.07 FEET, 5) N. 89°19'00" E. 165.00 FEET, 6) S. 00°41'00" E. 384.00 FEET AND 7) N. 89°19'00" E. 539.99 FEET TO A POINT ON THE 60 FOOT RIGHT OF WAY LINE OF WIXOM ROAD; THENCE ALONG SAID LINE S. 00°41'00" E. 1098.12 FEET TO A POINT ON THE NORTH LINE OF ISLAND LAKE VINEYARDS, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 1271; THENCE ALONG SAID LINE N. 89°23'05" W. 2585.76 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 18, ALSO BEING THE EAST LINE OF ANDELINA RIDGE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2063; THENCE ALONG SAID LINE N. 00°15'03" W. 1028.05 FEET; THENCE N. 89°31'51" W. 165.00 FEET; THENCE N. 00°15'03" W. 1320.00 FEET TO A POINT ON SAID NORTH LINE OF SECTION 18, ALSO BEING THE CENTERLINE OF 12 MILE ROAD; THENCE ALONG SAID LINE S. 89°31'51" E. 165.00 FEET TO SAID NORTH 1/4 CORNER OF SECTION 18 AND POINT OF BEGINNING CONTAINING 115.11 ACRES MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL AGENCY OVER WIXOM ROAD AND 12 MILE ROAD.

BASIS OF BEARING FOR THE PROPERTY DESCRIPTION IS THE NORTH–SOUTH 1/4 LINE, SEC. 28 S. 00°15'03" E.

REVISIONS					
ITEM	DATE	BY	OVERALL LEGAL DESCRIPTION CATHOLIC CENTRAL HIGH SCHOOL CITY OF NOVI OAKLAND COUNTY MICHIGAN	DATE 8–15–22	SCALE HOR: 1" =
					FIELD BOOK NO.
			ZEIMET WOZNIAK & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com	DESIGNED BY	JOB NO. 19120.1
				DRAWN BY PTG	SHEET NO. 1/1

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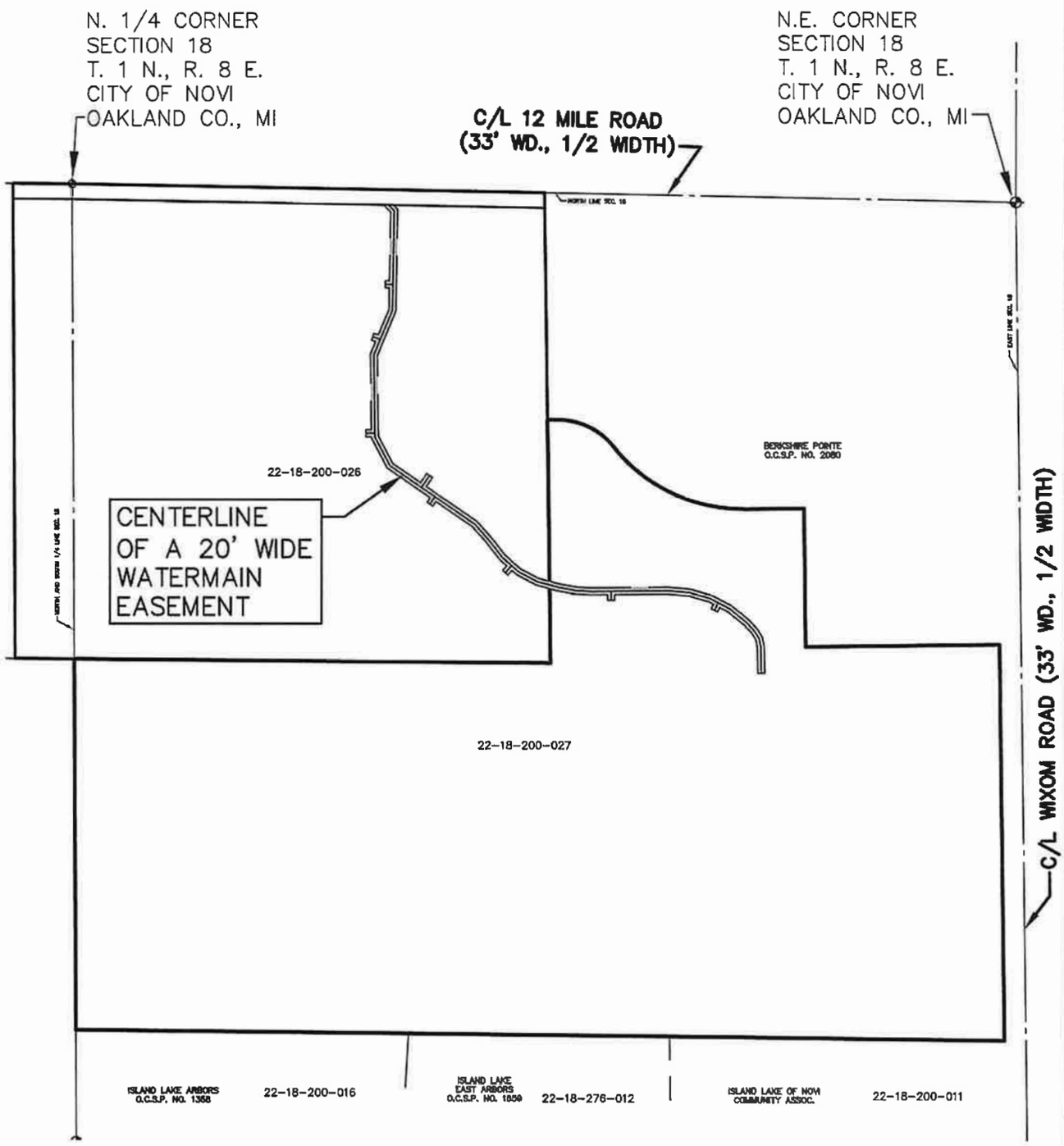
EXHIBIT 'B'



SCALE: 1" = 400'

LEGEND

BOUNDARY LINE

EASEMENTS (ESMT.)

REVISIONS		
ITEM	DATE	BY

WATERMAIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	SCALE HOR: 1" = 400'
1-13-23	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 1/4

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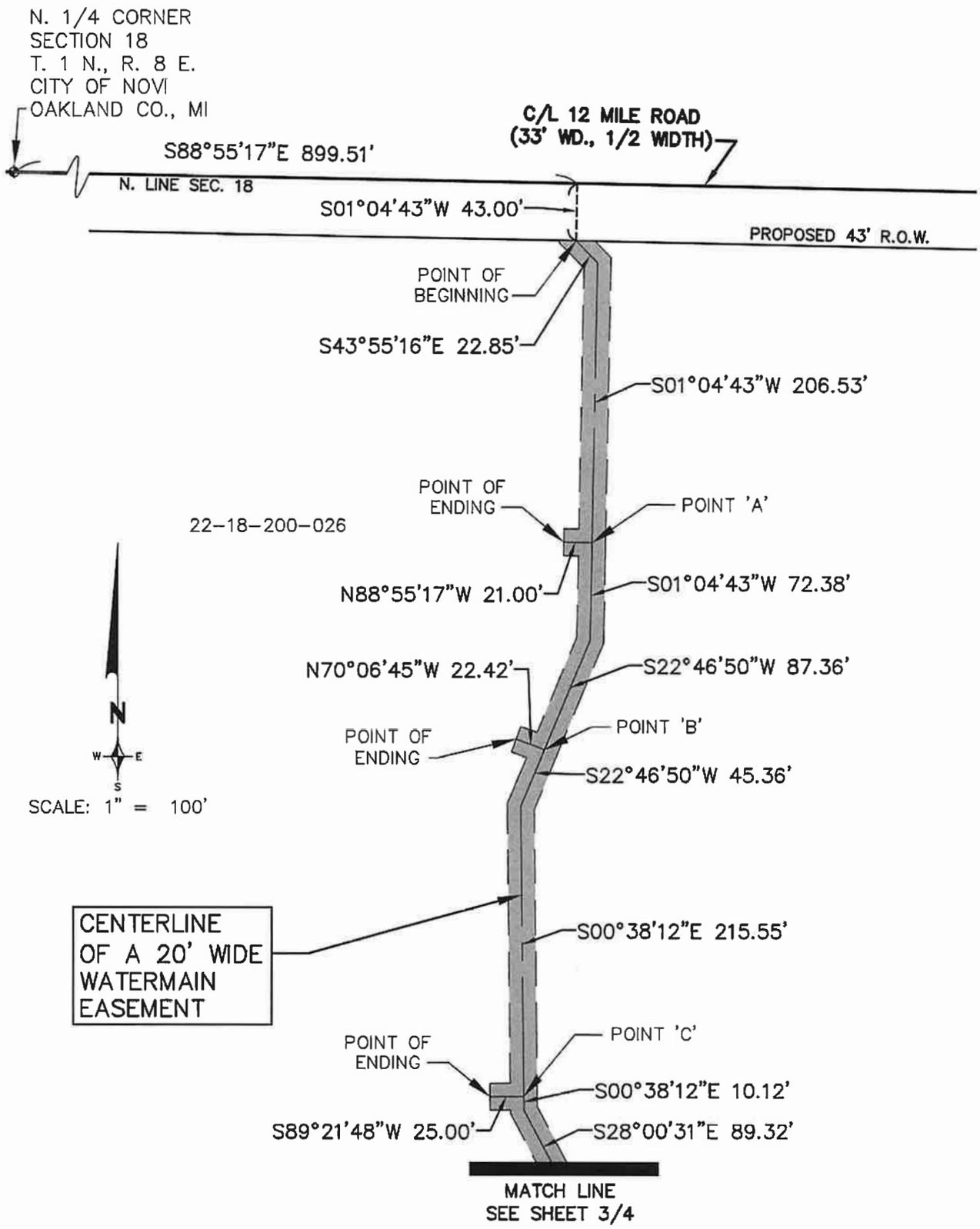
EXHIBIT 'B'



REVISIONS		
ITEM	DATE	BY

WATERMAIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE 1-13-23	SCALE HOR: 1" = 100'
	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 2/4

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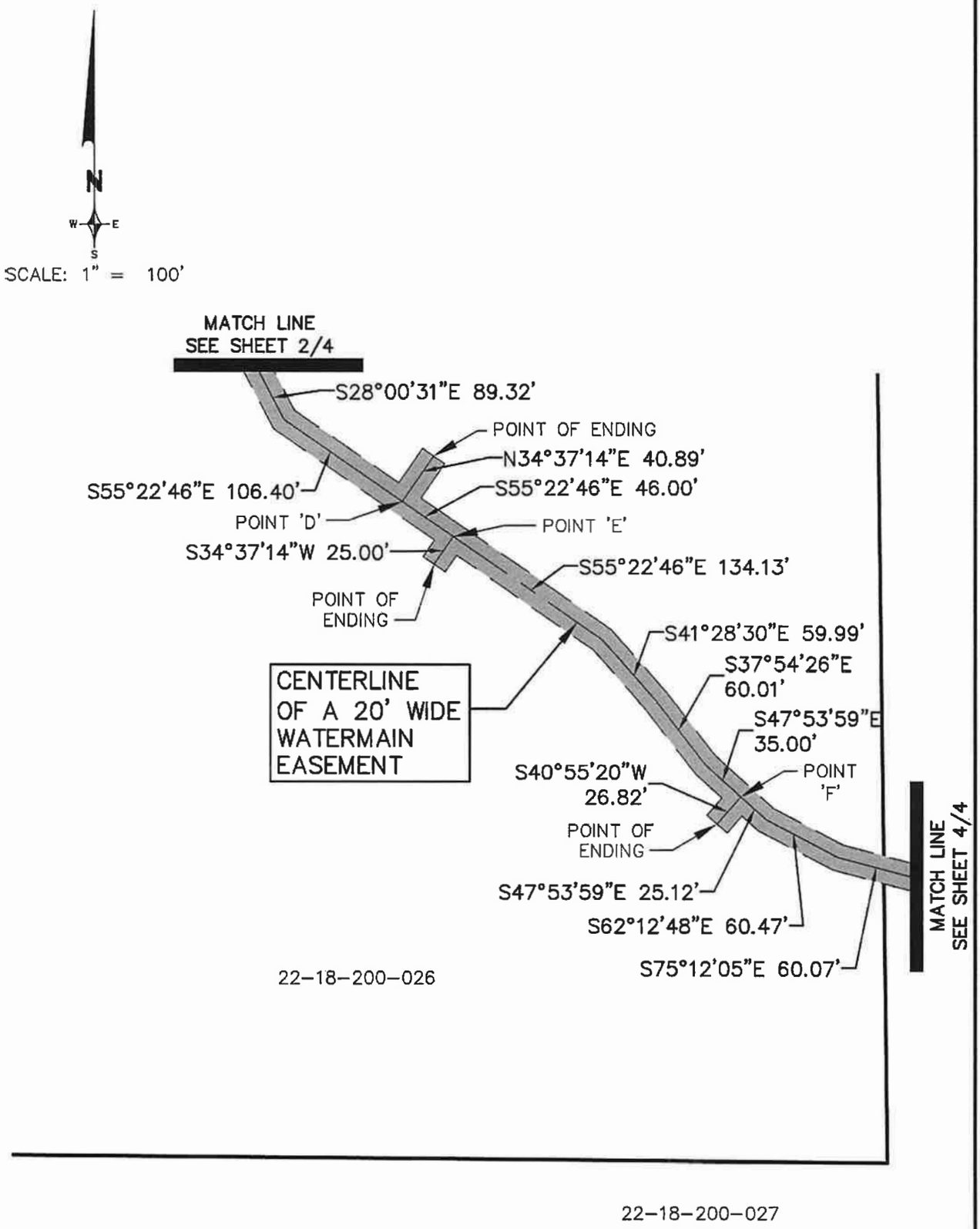
EXHIBIT 'B'



REVISIONS		
ITEM	DATE	BY

WATERMAIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE 1-13-23	SCALE HOR: 1" = 100'	
	FIELD BOOK NO.	
DESIGNED BY	JOB NO. 19120.1	
DRAWN BY PTG	SHEET NO. 3/4	

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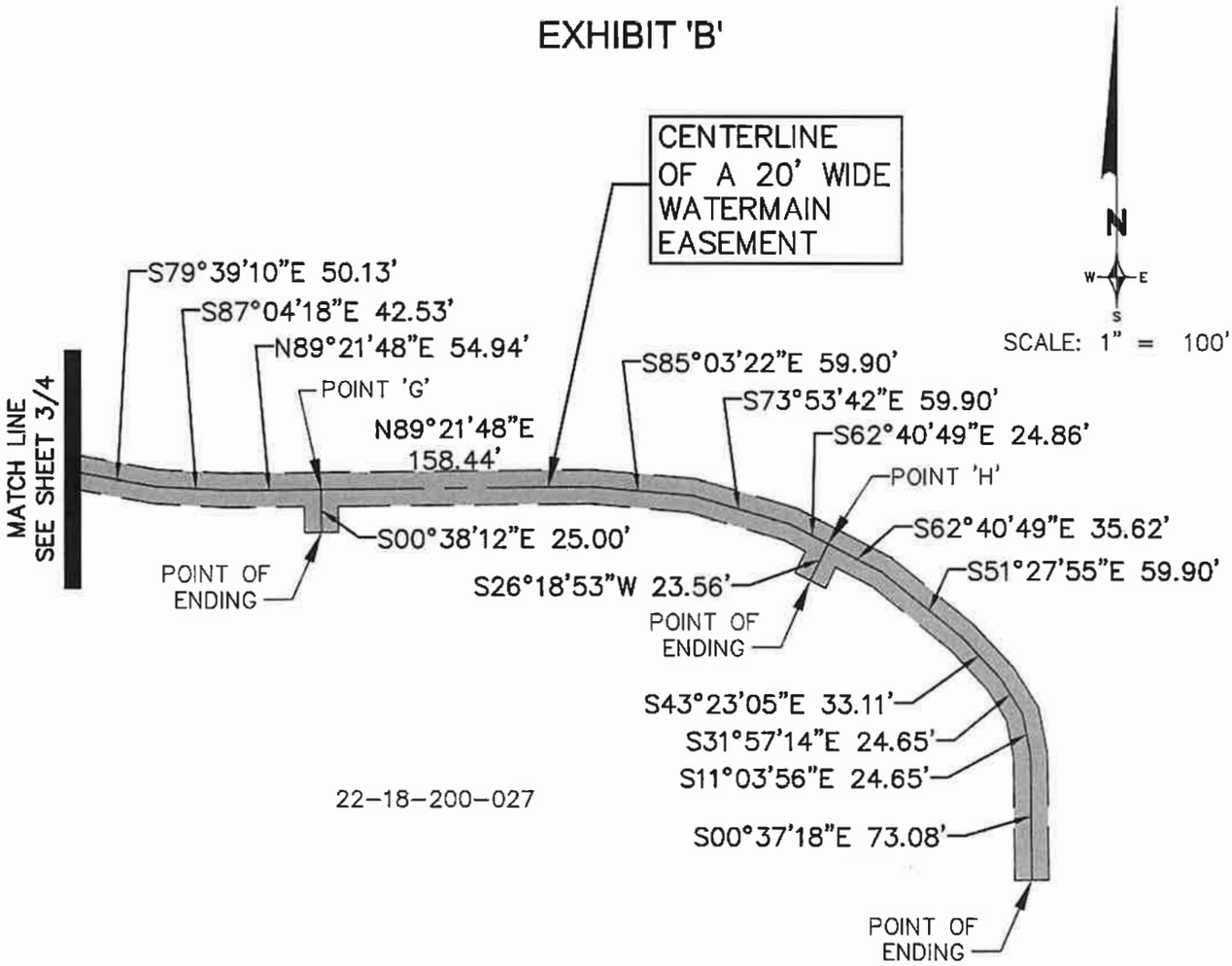
EXHIBIT 'B'



WATERMAIN EASEMENT LEGAL DESCRIPTION

A CENTERLINE DESCRIPTION OF A 20 FOOT WIDE WATERMAIN EASEMENT LOCATED IN THE N.E. 1/4 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE N. 1/4 CORNER OF SAID SECTION 18, THENCE S. 88°55'17" E. 883.36 FEET ALONG THE NORTH LINE OF SAID SECTION 18, ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH); THENCE S. 01°04'43" W. 43.00 FEET TO A POINT ON THE PROPOSED 43.00 FEET RIGHT OF WAY LINE OF 12 MILE ROAD, ALSO BEING THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE ALONG SAID EASEMENT CENTERLINE S. 43°55'16" E. 22.85 FEET; THENCE S. 01°04'43" W. 206.53 FEET TO POINT 'A'; THENCE N. 88°55'17" W. 21.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'A', S. 01°04'43" W. 72.38 FEET; THENCE S. 22°46'50" W. 87.36 FEET TO POINT 'B'; THENCE N. 70°06'45" W. 22.42 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'B', S. 22°46'50" W. 45.36 FEET; THENCE S. 00°38'12" E. 215.55 FEET TO POINT 'C'; THENCE S. 89°21'48" W. 25.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'C', S. 00°38'12" E. 10.12 FEET; THENCE S. 28°00'31" E. 89.32 FEET; THENCE S. 55°22'46" E. 106.405 FEET TO POINT 'D'; THENCE N. 34°37'14" E. 40.89 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'D', S. 55°22'46" E. 46.00 FEET TO POINT 'E'; THENCE S. 34°37'14" W. 25.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'E', S. 55°22'46" E. 134.13 FEET; THENCE S. 41°28'30" E. 59.99 FEET; THENCE S. 37°54'26" E. 60.01 FEET; THENCE S. 47°53'59" E. 35.00 FEET TO POINT 'F'; THENCE S. 40°55'20" W. 26.82 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'F', S. 47°53'59" E. 25.12 FEET; THENCE S. 62°12'48" E. 60.47 FEET; THENCE S. 75°12'05" E. 60.07 FEET; THENCE S. 79°39'10" E. 50.13 FEET; THENCE S. 87°04'18" E. 42.53 FEET; THENCE N. 89°21'48" E. 54.94 FEET TO POINT 'G'; THENCE S. 00°38'12" E. 25.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'G', N. 89°21'48" E. 158.44 FEET; THENCE S. 85°03'22" E. 59.90 FEET; THENCE S. 73°53'42" E. 59.90 FEET; THENCE S. 62°40'49" E. 24.86 FEET TO POINT 'H'; THENCE S. 26°18'53" W. 23.56 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'H', S. 62°40'49" E. 35.62 FEET; THENCE S. 51°27'55" E. 59.90 FEET; THENCE S. 43°23'05" E. 33.11 FEET; THENCE S. 31°57'14" E. 24.65 FEET; THENCE S. 11°03'56" E. 24.65 FEET; THENCE S. 00°37'18" E. 73.08 FEET TO THE POINT OF ENDING OF SAID EASEMENT CENTERLINE.

REVISIONS		
ITEM	DATE	BY

WATERMAIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	SCALE HOR: 1" = 100'
1-13-23	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120.1
DRAWN BY PTG	SHEET NO. 4/4

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ABOUT AMROCK COMMERCIAL

Amrock delivers innovative solutions to streamline the real estate experience for lenders, property owners and real estate professionals nationwide. From single properties to complex portfolio transactions, our experienced Commercial team can handle all your title, escrow and settlement service needs.

INFORMATIONAL TITLE REPORT

SCHEDULE A

1. **Effective Date**: June 24, 2022, 8:00 AM

2. **Fee Simple interest in the land described in this commitment is owned, at the commitment date by:**
The Catholic Central High School of Detroit, as to Parcels 1, 2, 6, 7 and 8
Catholic Central High School of Detroit Michigan, as to Parcel 3
Catholic Central High School, as to Parcels 4 and 5

3. **The land referred to in this Commitment is described as follows:**

Land situated in the City of Novi in the County of Oakland in the State of MI

(See Attached Exhibit A - Legal Description)

Client Reference: 14200 Breakfast Drive Novi, MI 48167

This report contains information from public land records available in the county indicated above for whose accuracy and completeness we assume no responsibility. This report is released with the understanding that it is strictly confidential and only to be used by the party requesting it. This report is not to be construed as an opinion of title or as a commitment for title insurance. For matters of a legal nature, we suggest you contact your attorney. The liability of *Amrock, LLC* is limited to the amount paid for this report. *Amrock, LLC* assumes no liability, financial or otherwise, in association with the information in this report.

Issued By: Amrock, LLC
662 Woodward Ave.
Detroit, MI 48226
Phone: (800) 594-1044
Questions? Contact: Annie Marquard
440-940-3306
Fax:
Email: AnnieMarquard@Amrock.com
Website: www.amrock.com

SCHEDULE B - Part I
(Requirements)

1. **This report is for informational purposes only.**

2. **TAXES:** 50-22-18-200-027

TAX INFORMATION
NOVI CITY
45175 WEST TEN MILE ROAD, NOVI, MI 48375
(248) 347-0440

Property Tax ID: 50-22-18-200-027
Tax Type: Winter
Tax Year: 2021
Next Bill Date: 12/01/2022
Duplicate Bill Fee: $0.00
Payment Frequency: ANNUAL
Tax Billing Period: 12/01/2021 - 11/30/2022

Paid/Due	Due Date	Delinquent Date	Amount	Amount Paid	Remaining Balance
Paid	12/01/2021	02/15/2022	$0.00	$0.00	None
Comments:					

TAX INFORMATION
NOVI CITY
45175 WEST TEN MILE ROAD, NOVI, MI 48375
(248) 347-0440

Property Tax ID: 50-22-18-200-027
Tax Type: Summer
Tax Year: 2022
Next Bill Date: 07/01/2023
Duplicate Bill Fee: $0.00
Payment Frequency: ANNUAL
Tax Billing Period: 07/01/2022 - 06/30/2023

Paid/Due	Due Date	Delinquent Date	Amount	Amount Paid	Remaining Balance
Paid	07/01/2022	09/15/2022	$0.00	$0.00	None
Comments:					

SCHEDULE B - PART II
(Exceptions)

If a Policy of Policies are requested, Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

3. Rights or claims of parties in possession not shown by the Public Records.

4. Easements or claims of easements not shown by the Public Records.

5. Any lien or rights to lien for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

6. Taxes and assessments that have become a lien against the property but are not yet due and payable. The Company assumes no liability for tax increases occasioned by retroactive revaluation, changes in the land usage or loss of any exemption status for the insured premises.

7. Pole Line Permits granted to The Detroit Edison Company recorded April 17, 1956 in Liber 3514, Page 121, Liber 3514, Page 122, Liber 3514, Page 123, Liber 3514, Page 124, Liber 3514, Page 129, and Liber 3514, Page 131.

8. Partial Release of Right of Way dated April 27, 1972 and recorded May 11, 1972 in Liber 5864, Page 705.

9. Oil and Gas Lease in favor of Michigan Oil and Gas Brokerage Service, Inc. recorded February 24, 1982 in Liber 8151, Page 74, together with any Assignments, Assignments of Working Interest, Assignments of Overriding Royalty Interest, Pooling Agreements, and/or Mortgages and Security Assignments affecting said lease, whether recorded or unrecorded.

10. Temporary Construction Easement in favor of City of Novi, a Michigan Municipal Corporation, recorded April 15, 1993 in Liber 13492, Page 339.

11. Temporary Construction Easement in favor of City of Novi, a Michigan Municipal Corporation, dated November 2, 1992 and recorded February 2, 1993 in Liber 13311, Page 850.

12. Temporary Construction Easement in favor of City of Novi, a Michigan Municipal Corporation, dated December 8, 1992 and recorded February 2, 1993 in Liber 13311, Page 853.

13. Temporary Construction Easement granted to City of Novi recorded June 2, 1993 in Liber 13637, Page 770.

14. Oil, gas and mineral rights as set forth in Memorandum of Land Contract recorded February 18, 1994 in Liber 14461, Page 341 and in Warranty Deed recorded August 20, 1996 in Liber 16534, Page 197.

15. Easement Agreement recorded August 13, 2002 in Liber 26299, Page 204.

16. Easement recorded August 13, 2002 in Liber 26299, Page 213.

17. Conservation Easement granted to the Geological and Land Management Division of the Michigan Department of Environmental Quality (MDEQ), recorded April 20, 2004 in Liber 32841, Page 86.

18. Water Main and Sanitary Sewer Easement Agreement recorded December 5, 2012 in Liber 45048, Page 164.

19. Sanitary Sewer System Easement in favor of the City of Novi, a Michigan municipal corporation, dated October 15, 2013 and recorded October 30, 2013 in Liber 46488, Page 47.

20. Sanitary Sewer System Easement in favor of the City of Novi, a Michigan municipal corporation, dated October 23, 2013 and recorded November 1, 2013 in Liber 46498, Page 301.

21. Sanitary Sewer System Easement in favor of the City of Novi, a Michigan municipal corporation, dated June 27, 2013 and recorded September 25, 2013 in Liber 46363, Page 614.

22. Storm Drainage Facility Maintenance Easement Agreement in favor of the City of Novi recorded December 8, 2015 in Liber 48862, Page 810.

23. Negative Pledge Agreement executed by The Catholic Central High School of Detroit, a Michigan nonprofit corporation, in favor of Fifth Third Bank, an Ohio Banking corporation, dated March 27, 2018 and recorded April 23, 2018 in Liber 51746, Page 69.

24. Sidewalk Easement in favor of the City of Novi, a Michigan Municipal Corporation, dated August 15, 2019 and recorded January 13, 2020 in Liber 53693, Page 108.

25. Notice of Commencement recorded April 10, 2020 in Liber 54060, Page 864.

26. Woodland/Wetland Conservation Easement granted to the City of Novi, recorded December 21, 2020 in Liber 55366, Page 316.

27. Agreement for Conservation Easement between The Catholic Central High School of Detroit, Inc., a Michigan nonprofit corporation, and the Michigan Department of Environment, Great Lakes, and Energy, recorded October 27, 2021 in Liber 57030, Page 417.

28. Notice of Commencement, recorded April 21, 2022 in Liber 57703, Page 565.

29. Notice of Commencement, recorded April 21, 2022 in Liber 57703, Page 678.

30. Rights of tenants now in possession of the land under unrecorded leases or otherwise.

31. Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.

32. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.

33. Interest, if any of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned Land.

NOTE: Any map/plat that is furnished is only an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

NOTE: This report and any policy issued pursuant hereto omits any covenant, condition or restriction based on race, color, religion, age, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 50-22-18-200-027

Parcel 1: A part of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, described as beginning at a point on the North-South 1/4 line of Section 18, said point being distant South 00 degrees 15' 03" East 1320.00 feet from the North 1/4 corner of Section 18; thence from said point of beginning, South 89 degrees 31' 51" East 1097.20 feet; thence South 01 degree 10' 03" East 259.17 feet; thence North 89 degrees 19' 00" East 938.17 feet; thence North 00 degrees 41' 00" West 120.18 feet; thence North 89 degrees 19' 00" East 600.00 feet to the East line of Section 18 (nominal centerline of Wixom Road); thence South 00 degrees 41' 00" East 280.92 feet along said East line; thence North 89 degrees 19' 17" West 302.50 feet; thence South 00 degrees 41' 00" East 297.40 feet; thence North 89 degrees 19' 17" West 133.11 feet; thence South 00 degrees 41' 00" East 170.08 feet; thence South 89 degrees 23' 05" East 435.60 feet to said East line of Section 18; thence along said Section line South 00 degrees 41' 00" East 79.00 feet; thence North 89 degrees 23' 05" West 435.60 feet; thence South 00 degrees 41' 00" East 100.00 feet; thence North 89 degrees 23' 05" West 2210.18 feet to the North-South 1/4 line of Section 18; thence along said North-South line North 00 degrees 15' 03" West 1028.04 feet to the point of beginning.

Parcel 2: Part of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, described as commencing at the North 1/4 corner of said Section 18 and proceeding thence along the North-South 1/4 line of Section 18, South 00 degrees 15' 03" East 1308.50 feet; thence North 89 degrees 19' 00" East 99.37 feet to the point of beginning; thence North 89 degrees 19' 00" East 2537.88 feet; thence South 00 degrees 41' 00" East 172.56 feet along the East line of said Section, also being the centerline of Wixom Road (66 feet wide); thence South 89 degrees 19' 00" West 600.00 feet; thence South 00 degrees 41' 00" East 120.18 feet; thence South 89 degrees 19' 00" West 938.17 feet; thence North 01 degree 10' 03" West 259.17 feet; thence North 89 degrees 31' 51" West 1011.07 feet; thence North 44 degrees 32' 02" East 18.80 feet to the point of beginning.

Excepting from said Parcels 1 and 2, that part of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, described as commencing at the North 1/4 corner of said Section 18 and proceeding along the North-South 1/4 line of Section 18 South 00 degrees 15' 03" East 1320.00 feet to the point of beginning; thence North 89 degrees 31' 51" East 86.14 feet; thence South 44 degrees 32' 02" West 122.26 feet; thence along the North-South 1/4 line North 00 degrees 15' 03" West 87.86 feet to the point of beginning.

Also excepting from the above any portion of that part of the North 1/2 of Section 18, Town 1 North, Range 8 East, described as beginning at the North 1/4 corner of said Section; thence South 88 degrees 55' 17" East 1316.65 feet; thence South 00 degrees 44' 12" East 1306.18 feet; thence North 89 degrees 31' 51" West 1492.48 feet; thence North 00 degrees 15' 03" West 1320 feet; thence South 89 degrees 31' 51" East 165 feet to beginning.

Parcel 3: The North 100 feet of the South 412.3 feet of the East 435.6 feet of the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East.

Parcel 4: Part of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, described as commencing at the North 1/4 corner of Section 18 and proceeding thence along the North-South 1/4 line of said Section 18, South 00 degrees 15' 03" East 1320.00 feet to the point of beginning; thence South 89 degrees 31' 51" East 86.14 feet; thence South 44 degrees 31' 59" West 122.28 feet; thence along the North-South 1/4 line of Section 18, North 00 degrees 15' 03" West 87.87 feet to the point of beginning.

Parcel 5: Part of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, described as commencing at the Northeast 1/4 corner of Section 18 and proceeding along the East line of said Section 18, also being the centerline of Wixom Road (33 feet wide, 1/2 width) South 00 degrees 41' 00" East 843.65 feet and South 89 degrees 19' 00" West 600.00 feet to the point of beginning; thence South 00 degrees 41' 00" East 384.00 feet; thence South 89 degrees 19' 00" West 710.17 feet; thence North 00 degrees 44' 12" West 637.95 feet; thence South 89 degrees 31' 51" East 29.92 feet; thence 177.40 feet along the arc of a curve to the right, radius 200.00 feet, central angle 50 degrees 49' 12" and a chord that bears South 64 degrees 07' 16" East 171.64 feet; thence 417.22 feet along the arc of a curve to the left, radius 459.96 feet, central angle 51 degrees 58' 21" and a chord that bears South 64 degrees 41' 50" East 403.07 feet; thence North 89 degrees 19' 00" East 165.00 feet to the point of beginning.

Excepting from the above described lands, a description of 2 non-contiguous parcels of land identified as Parcels A and B, located in part of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, described as commencing at the Northeast corner of Section 18 and proceeding thence along the East line of said Section 18, said line also being the centerline of

Wixom Road (33 feet wide, 1/2 width) South 00 degrees 41' 00" East 1227.65 feet to the point of beginning of Parcel A; thence continuing along said East line of Section 18 and Wixom Road centerline South 00 degrees 41' 00" East 453.48 feet to a " Point A" ; thence North 89 degrees 19' 17" West 60.02 feet; thence along the proposed West 60 foot right of way line of said Wixom Road North 00 degrees 41' 00" West 452.05 feet; thence North 89 degrees 19' 00" East 60.00 feet to the point of beginning. Thence from said " Point A" and proceeding along said East line of Section 18 and Wixom Road centerline South 00 degrees 41' 00" East 467.00 feet to the point of beginning of Parcel B; thence continuing along said East line of Section 18 and Wixom Road centerline South 00 degrees 41' 00" East 179.00 feet; thence North 89 degrees 23' 05" West 60.02 feet; thence along the proposed West 60 foot right of way line of said Wixom Road North 00 degrees 41' 00" West 179.00 feet; thence South 89 degrees 23' 05" East 60.02 feet to the point of beginning.

Parcel 6: Part of the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, being more particularly described as beginning at a point on the East line of Section 18, North 723.80 feet from the East 1/4 section corner of Section 18, and running thence North 88 degrees 41 minutes 02 seconds West 302.50 feet; thence parallel to East line of Section 18, North 234.90 feet; thence parallel to the first course South 88 degrees 41 minutes 02 seconds East 302.50 feet; thence along East line of Section 18, South 234.90 feet to place of beginning.

Parcel 7: The East 302.5 feet of the South 62.5 feet of the North 1/2 of the South 1/2 of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East.

Parcel 8: Part of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, City of Novi, County of Oakland, Michigan, described as follows: Beginning at a point distant North 491.30 feet from the East 1/4 corner; thence North 88 degrees 44 minutes West 435.60 feet; thence North 170.08 feet; thence South 88 degrees 40 minutes 13 seconds East 435.61 feet; thence South 169.60 feet to the point of beginning.

ALL AS ASSESSED AS:

Part of the Northeast 1/4 of Section 18, T. 1 N., R. 8 E., City of Novi, Oakland County, Michigan described as:

Commencing at the North 1/4 corner of Section 18 and proceeding along the North and South 1/4 line of said Section 18, S. 00°15'03" E. 1320.00 feet to the point of beginning; thence S. 89°31'51" E. 1327.47 feet; thence N. 00°44'12" W. 676.15 feet; thence S. 89°31'51" E. 29.92 feet; thence 177.40 feet along the arc of a curve to the right, radius 200.00 feet, central angle 50°49'12" and a chord that bears S. 64°07'16" E. 171.64 feet; thence 417.22 feet along the arc of a curve to the left, radius 459.96 feet, central angle 51°58'21" and a chord that bears S. 64°41'50" E. 403.07 feet; thence N. 89°19'00" E. 165.00 feet; thence S. 00°41'00" E. 384.00 feet; thence N. 89°19'00" E. 539.99 feet to a point on the 60 foot right of way line of Wixom Road; thence along said line S. 00°41'00" E. 452.06 feet; thence S. 89°19'17" E. 60.02 feet to a point on the East line of said Section 18, also being the centerline of Wixom Road; thence along said line S. 00°41'00" E. 467.00 feet; thence N. 89°23'05" W. 60.02 feet to a point on the 60 foot right of way line of Wixom Road; thence along said line S. 00°41'00" E. 179.00 feet to a point on the North line of Island Lake Vineyards, Oakland County Condominium Plan Number 1271; thence along said line N. 89°23'05" W. 2585.76 feet to a point on the East line of Andelina Ridge, Oakland County Condominium Plan Number 2063; thence along said line N. 00°15'03" W. 1028.05 feet along said North-South 1/4 line to the point of beginning containing 70.91 acres more or less, being subject to easements and restrictions of record and the rights of the public or any governmental agency over WIxom Road.

SAVE AND EXCEPT FROM PARCELS 6 THROUGH 8:

A strip of land located in part of the N.E. 1/4 of Section 18, T.1N., R.8E., City of Novi, Oakland County, Michigan, being more particularly described as:

Commencing at the N.E. corner of Section 18 and proceeding along the East line of said Section 18, said line also being the centerline of Wixom Road (33 feet wide, 1/2 width) S. 00° 41' 00" E. 1681.14 feet to the point of beginning; thence continuing along said East line of Section 18 and Wixom Road centerline S. 00° 41' 00" E. 467.00 feet; thence N. 89° 23' 05" W. 60.02 feet to the proposed West 60 foot right-of-way line of said Wixom Road; thence along said proposed West 60 foot right-of-way line N. 00° 41' 01" W. 467.06 feet; thence S. 89° 19' 17" E. 60.02 feet to the point of beginning.

Client Reference: 14200 Breakfast Drive, Novi, MI 48167

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

December 11, 2024

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Catholic Central Connector Road - Acceptance Documents Review #4
Novi # JSP21-0017
SDA Job No. NV22-205
FINAL DOCUMENTS APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on December 09, 2024 against the Final Site Plan (Stamping Set) approved on January 16, 2023. We offer the following comments:

Final Acceptance Documents
The following items must be provided prior to the issuance of a Temporary Certificate of Occupancy. All documents must be completed using blue/black ink as the County will reject them otherwise.

1. On-Site Water System Easement
(executed 12/05/2024)
Exhibits Approved.

2. Storm Drainage Facility / Maintenance Easement Agreement
(executed12/05/2024)
Exhibits Approved.

3. Sidewalk Easement
(executed 12/05/2024)
Exhibit Approved.

4. Warranty Deed for Road Right-of-Way
(executed 12/05/2024)
Exhibits Approved.

5. Bills of Sale: Sanitary Sewer System and Water Supply System
(executed 12/05/2024)
Exhibits Approved.

6. Full Unconditional Waivers of Lien from contractors installing public utilities
(executed 05/15/2024)
Received

7. Sworn Statement signed by Developer
(executed 05/16/2024)
Received

Unless otherwise stated above, the documents as submitted were found to be acceptable by our office pending review by the City Attorney. Legal review will not occur until a current title policy is submitted to the City. For those documents which require revisions, please forward those revised documents to the City for further review and approval.

The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the mayor's signature.

It should be noted that the Plan Review Center Report dated August 15, 2022 contains all documentation requirements necessary prior to construction and occupancy of the facility.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

SPALDING DEDECKER

Holly Demers
Engineer

Cc (via Email): Taylor Reynolds, Spalding DeDecker
Ben Nelson, City of Novi
Cortney Hanson, City of Novi
Diana Shanahan, City of Novi
Sarah Marchioni, City of Novi
Humna Anjum, City of Novi
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
Angie Sosnowski, City of Novi
Melissa Morris, City of Novi
Alyssa Craigie, City of Novi
Barb McBeth, City of Novi
Lindsay Bell, City of Novi
Milad Alesmail, City of Novi
Dan Commer, City of Novi
Ben Nelson, City of Novi
Andy Wozniak, Zeimet Wozniak & Associates

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

September 18, 2023

Mrs. Humna Anjum
Project Engineer
Department of Public Works
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

Re: Catholic Central – Connector Road
Site Work Final Approval
Novi SP No.: JSP21-0017
SDA Job No.: NV22-205

Mrs. Anjum:

Please be advised the water main, sanitary sewer, storm sewer, site lighting, grading and paving for the above referenced project have been confirmed by SDA to have been completed in accordance with the approved construction plans. At this time, we recommend that the Incomplete Site Work/Utilities Financial Guarantee can be released.

Please note that we have not addressed any items related to landscaping, woodlands or wetlands because the appropriate City staff or consultants will need to address these issues.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DEDECKER

Ted Meadows Digitally signed by Ted Meadows Date: 2023.09.18 17:02:09 -04'00'

Ted Meadows
Vice President

cc: Sarah Marchioni, City of Novi – Building Project Coordinator (e-mail)
Angela Sosnowski, City of Novi – Bond Coordinator (e-mail)
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail)
Justin Barringer, JS Vig (e-mail)
SDA Job File

CITY OF NOVI CITY COUNCIL
FEBRUARY 24, 2025

SUBJECT: Approval of a Storm Drainage Facility Maintenance Easement Agreement for Extra Space Self-Storage located on the east side of Novi Road between 8 and 9 Mile Road (parcel 50-22-35-101-016).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This agreement is a Storm Water Management Ordinance requirement and details the responsibilities of the property owner to properly maintain their privately owned on-site storm water system.

BACKGROUND INFORMATION:

Extra Space Self-Storage is a 100,200 square-foot, 3-story combined building located on the east side of Novi Road between 8 and 9 Mile Road. The developer of Extra Space Self-Storage requests approval of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) for the storm water management system associated with the project. The Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) is a Storm Water Management Ordinance requirement and details the responsibilities of the property owner to properly maintain their privately owned on-site storm water system.

The on-site storm water maintenance system has been inspected by Spalding DeDecker. Attached is the inspection approval letter dated December 13, 2024. The enclosed agreement has been favorably reviewed by the City Attorney (Beth Saarela, December 6, 2024) and the City Engineering consultant (Spalding DeDecker, November 25, 2024), and is recommended for approval.

RECOMMENDED ACTION: Approval of a Storm Drainage Facility Maintenance Easement Agreement for Extra Space Self-Storage located on the east side of Novi Road between 8 and 9 Mile Road (parcel 50-22-35-101-016).

Extra Space Self-Storage SDFMEA

Location Map

Map Author: Ben Nelson
Date:1/31/2025
Project: Extra Space Self Storage
Version: 1.0

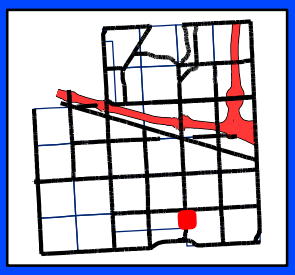
Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Pleased contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

- Major Roads
- Minor Roads
- Project location



City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Feet
0 30 60 120 180
1 inch = 150 feet

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

December 6, 2024

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

RE: **Extra Space Self- Storage JSP 22-48**
Storm Drainage Facility Maintenance Easement Agreement

Dear Mr. Croy:

We have received and reviewed the Storm Drainage Facility Maintenance Easement Agreement for storm water drainage facilities serving the Extra Space Self- Storage development. The Storm Drainage Facility Maintenance Easement Agreement is in the City's standard format and is acceptable as provided. The attached exhibits have been reviewed and approved by the City's Consulting Engineer. The Agreement isin order and may be placed on an upcoming City Council Agenda for approval. Once approved and executed by the City, the Agreement should be recorded with Oakland County Records by the City Clerk's Office. We will forward the original to the City Clerk's office upon receipt.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

Enclosure

C: Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Barb McBeth, Planner
Lindsay Bell, Planner
Diana Shanahan, Planner
Dan Commer, Planner
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Alyssa Craigie, Administrative Assistant
Ben Croy, City Engineer
Humna Anjum, Project Engineer
Ben Nelson, Project Engineer
Milad Alesmail, Project Engineer
Holly Demers, Taylor Reynolds & Ted Meadows, Spalding DeDecker
Gordon Kolb, Extra Space Self Storage gkolb@ghkinc.com
Philip deV. Claverie, Jr., Esquire
Thomas R. Schultz, Esquire

STORM DRAINAGE FACILITY
MAINTENANCE EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this 7th day of November, 2024 by and between NOVI DEVELOPMENT COMPANY, LLC, a Louisiana limited liability company, whose address is 3920 Magazine Street, New Orleans, Louisiana 70115 (hereinafter the "Owner"), and the CITY OF NOVI, its successors, assigns, or transferees, whose address is 45175 Ten Mile Road, Novi, Michigan 48375 (hereinafter the "City").

RECITATIONS:

A. Owner is the owner and developer of a certain parcel of land situated in Section 35, Township 1 North, Range 8 East of the City of Novi, Oakland County, Michigan, described on the attached and incorporated **Exhibit A** (the "Property"). Owner has received final site plan approval for construction of a climatized self-storage development on the Property.

B. The climatized self-storage development, shall contain certain storm drainage, detention and/or retention facilities, including but not limited to, a detention/sedimentation basin, for the collection, conveyance, storage, treatment and/or discharge of storm water from the Property in accordance with all approved plans, and all applicable ordinances, laws and regulations.

NOW, THEREFORE, the Owner hereby covenants and agrees that the Owner shall, at its own expense, perpetually preserve, maintain, and repair all storm drainage, detention and retention facilities, including all wetlands which are part of the system, to ensure that the same continue to function as intended. The Owner shall establish a regular and systematic program of maintenance (the "Schedule of Maintenance") for such facilities and areas to ensure that the physical condition and intended function of such areas and facilities shall be preserved and maintained. The Schedule of Maintenance and the annual estimated costs for maintenance and repairs for the first three (3) years are described in the attached **Exhibit B**.

In the event that the Owner shall at any time fail to carry out the responsibilities specified within this agreement, and/or in the event of a failure to preserve and/or maintain the storm water drainage, detention and retention facilities in reasonable order and condition, the City may serve written notice upon the Owner setting forth the deficiencies in maintenance and/or preservation along with a demand that the deficiencies be cured within a stated reasonable time period (but not less than thirty (30) days), and the date, time and place for a hearing before the City for the purpose of allowing Owner an opportunity to be heard as to why the City should not proceed with the correction of the deficiency or obligation which has not been undertaken or properly fulfilled. At any such hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain. If, following such hearing, the person conducting the hearing shall determine that the obligation has not been fulfilled or failure corrected within the time specified in the notice, as determined by the City in its reasonable discretion, the City shall thereupon have the power and authority, but not the obligation, to enter upon the Property, or cause its agents or contractors to enter the Property, over those

paved portions and walkways located on the Property necessary to access the water detention and storm water management systems, as described and depicted in **Exhibit C**, and perform such obligation or take such corrective measures as reasonably found by the City to be appropriate or necessary with respect to the detention/sedimentation basin within the Detention Pond described and depicted in **Exhibit C**, for the purposes described above. The cost and expense of making and financing such actions by the City, including notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in an amount equivalent to twenty-five (25%) percent of the total of all such costs and expenses incurred, shall be paid by Owner within thirty (30) days of a billing to the Owner. All unpaid amounts may be placed on the delinquent tax roll of the City as to the Property, and shall accrue interest and penalties, and shall be collected as, and deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against the Owner, and, in such event, the Owner shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

The Owner, its agents, representatives, successors, and assigns shall defend, indemnify, and hold harmless the City and the City's, elected officials, agents and employees, from any and all costs, claims, suits, actions, losses, damages, or demands, including court costs and attorneys' fees, relating in any way to or arising out of the design, construction, use, inspection, maintenance, repair, or operation (or omissions in such regard) of the storm drainage system which is the subject of this Agreement.

The parties hereto make this Agreement on behalf of themselves, their heirs, successors, assigns and transferees, and hereby warrant that they have the authority and capacity to execute this Agreement and bind the property as described in the terms and conditions of this agreement.

Invalidation of any of these covenants or conditions by Judgment or Court Order shall in no way affect the validity of any other provision which shall remain in full force and effect.

This agreement shall run with the land and be binding upon all owners, their agents, heirs, successors, assigns and transferees.

[*Signatures on the following page.*]

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first above set forth.

NOVI DEVELOPMENT COMPANY, LLC,
a Louisiana limited liability company

_____
By: Gordo H. Kolb, Jr.
Its: Authorized Manager

STATE OF LOUISIANA)
) ss.
PARISH OF ORLEANS)

On this 7th day of November, 2024 before me, personally appeared the above named Gordon H. Kolb, Jr., the Authorized Manager of Novi Development Company, LLC to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.

Melissa Schindler
Notary Public
Acting in Orleans Parish, Louisiana
My Commission Expires: Upon death

NOTARY PUBLIC
MELISSA SCHINDLER
NOTARY PUBLIC
ID NO. 150587
MY COMMISSION IS FOR LIFE.

CITY OF NOVI, a Michigan municipal corporation

_____
By:
Its:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this ___ day of November, 2024 before me, personally appeared the above named _____, the
_____ of the City of Novi, a Michigan municipal corporation, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.

_____
Notary Public
Acting in Oakland County, Michigan
My Commission Expires:_____

Drafted by:
Philip deV Claverie, Jr.
Phelps Dunbar LLP
365 Canal Street, Suite 2000
New Orleans, LA 70130

And when recorded return to:
Cortney Hanson, City Clerk
City of Novi
45175 Ten Mile Road
Novi, MI 48375

EXHIBIT A

Land in the City of Novi, Oakland County, MI, described as follows:

A parcel of land situated in the Northwest 1/4 of Section 35, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as follows: Commencing at the Northwest corner of said Section 35, thence South 0 degrees 15 minutes 00 seconds West, (along the West line of said Section 35, the apparent centerline of Novi Road), 1319.85 feet to a point, thence North 89 degrees 27 minutes 02 seconds East (to the East right-of-way line of Novi Road), 60.00 feet to the point of beginning; thence continuing North 89 degrees 27 minutes 02 seconds East 673.00 feet to a point, thence South 0 degrees 15 minutes 00 seconds West, 84.19 feet to a point; thence South 31 degrees 07 minutes 50 seconds West, 253.57 feet to a point; thence South 89 degrees 27 minutes 02 seconds West, 542.85 feet to a point; thence North 0 degrees 15 minutes 00 seconds East, 300.00 feet to the point of beginning.

Exhibit B

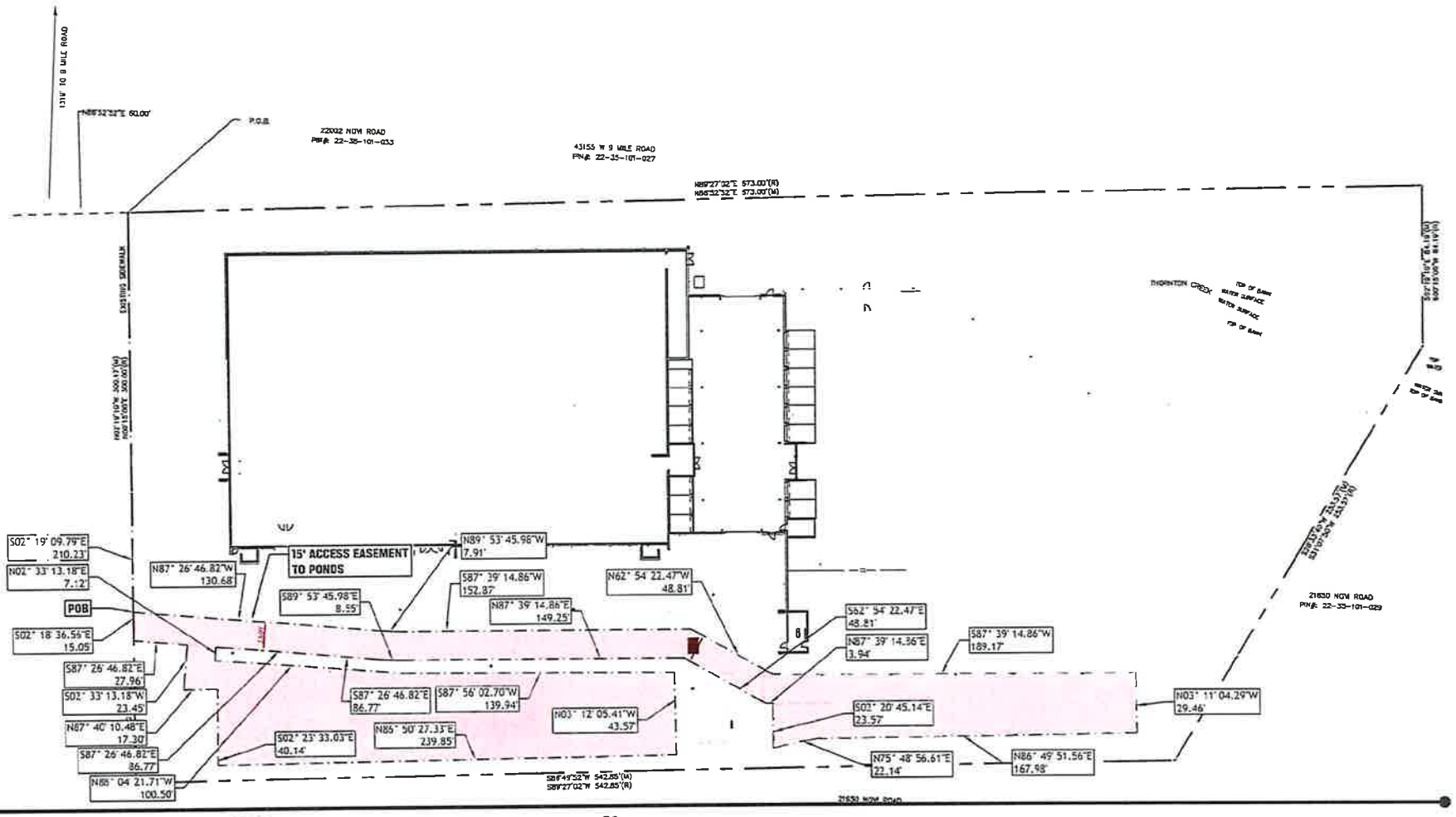
Storm Drainage Facility Maintenance Easement Agreement

			Annual Estimated Cost for Maintenance & Repairs		
Storm Water Facility	Maintenance Action	Corrective Action	1st Year	2nd Year	3rd Year
Storm Sewer	After each storm that meets or exceeds a 10-year storm event, check for piping around culverts or erosion adjacent to culverts. Ensure culverts are not collapsed or clogged.	Implement energy dissipation measures as necessary to prevent erosion. Remove sediment and debris from channels and culverts. Replace collapsed culverts.	$100	$103	$106
Detention Basins	Regularly mow buffer strips. If buffer is a lawn, mow frequently. Remove sediment every five to ten years or as necessary. Remove debris & excessive algae. Check for eroded basin banks.	Implement soil stabilization measures to stop erosion of banks. Repair eroded banks.	$300	$309	$318
Buffer Strips	Periodically inspect to ensure vegetative cover prevents erosion.	Implement energy dissipation measures to prevent erosion.	$150	$155	$160
Sediment Basins	Every three months, check depth of sediment. Check basin for piping, seepage, or mechanical damage. Check for soil caking around standpipes. Ensure outfall is not causing erosion.	Remove sediment that accumulates to no more than 50% of basin volume. Remove caking from around standpipe. Implement energy dissipation measures to prevent erosion. Repair basin or outfall erosion	$200	$206	$212
Water Quality Unit	During the first year of operation, the unit should be inspected every six months to determine the rate of sediment and floatables accumulation. After the first year, monitor WQ unit yearly. If sediment depths are greater than 75% of maximum clean-out depths (per downstream defender maintenance manual), sediment removal is required.	Refer to Hydro International Downstream Defender Operation and Maintenance Manual. Remove sediment with sump-vac and floatables/loose debris with skimmer.	$300	$309	$318
		Total:	$1,050	$1,082	$1,114

EXHIBIT C

Being part of the Northwest ¼ of Section 35, Township 1 North, Range 8 East, City of Novi, Oakland County, Michigan, commencing at the Northwest corner of Section 35, thence S00°15'00" West (along the West line of said Section 35, the apparent centerline of Novi Road), 1319.85 feet to a point; thence N89°27'02" East (to the East right-of-way line of Novi Road) a distance of 60.00 feet; thence S02°19'09.79" East a distance of 210.23 feet to the Point of Beginning.

Thence S02°18'36.56" East a distance of 15.05 feet;
thence S87°26'46.82" East a distance of 27.96 feet;
thence S02°33'13.18" West a distance of 23.45 feet;
thence N87°40'10.48" East a distance of 17.30 feet;
thence S02°23'33.03" East a distance of 40.14 feet;
thence N86°50'27.33" East a distance of 239.85 feet;
thence N03°12'05.41" West a distance of 43.57 feet;
thence S87°56'02.70" West a distance of 139.94 feet;
thence N88°04'21.71" West a distance of 100.50 feet;
thence N02°33'13.18" East a distance of 7.12 feet;
thence S87°26'46.82" East a distance of 86.77 feet;
thence S89°53'45.98" East a distance of 8.55 feet;
thence N87°39'14.86" East a distance of 149.25 feet;
thence S62°54'22.47" East a distance of 48.81 feet;
thence N87°39'14.86" East a distance of 3.94 feet;
thence S02°20'45.14" East a distance of 23.57 feet;
thence N75°48'56.61" East a distance of 22.14 feet;
thence N86°49'51.56" East a distance of 167.98 feet;
thence N03°11'04.29" West a distance of 29.46 feet;
thence S87°39'14.86" West a distance of 189.17 feet;
thence N62°54'22.47" West a distance of 48.81 feet;
thence S87°39'14.86" West a distance of 152.87 feet;
thence N89°53'45.98" West a distance of 7.91 feet;
thence N87°26'46.82" West a distance of 130.68 feet back to the Point of Beginning.



Bluewater Civil Design, PLLC
718 Lowndes Hill Road
Greenville, SC 29607
www.bluewatercivil.com
info@bluewatercivil.com

Date: 10/21/24

north

50 25 0 50

scale: 1" = 50'

SELF STORAGE NOVI MI

STORM DRAINAGE FACILITY
MAINTENANCE EASEMENT
EXHIBIT

CONSENT TO EASEMENT

As the holder of a mortgagee interest in and to the property referenced in the Storm Drainage Maintenance Easement, dated November 7, 2024, attached hereto and incorporated as Exhibit A, whereby Novi Development Company, LLC grants and conveys said easement to the City of Novi, the undersigned hereby evidences its consent to the grant, conveyance, existence and recordation of said easement, which easement is hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the 15th day of November, 2024

FIRST HORIZON BANK,
a Tennessee state banking corporation

By: _____
(Print Name: Tim W. Finn
Its: Vice President

STATE OF Louisiana)
) ss.
PARISH/COUNTY OF Orleans)

The foregoing Consent to Easement was acknowledged before me this 15th day of November, 2024, by Tim W. Finn, the Vice President of First Horizon Bank, a Tennessee state banking corporation.

_____
Notary Public
My commission expires: _____

G. WOGAN BERNARD
NOTARY PUBLIC
Bar No. 30394-ID No. 84269
State of Louisiana
Commission Expires at Death

PD.42572238.4

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

November 25, 2024

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Extra Space Self Storage - Acceptance Documents Review #8
Novi # JSP22-0048
SDA Job No. NV23-214
FINAL DOCUMENTS – REVISIONS REQUIRED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on November 20, 2024 against the Final Site Plan (Stamping Set) approved on September 27, 2023. We offer the following comments:

Final Acceptance Documents
The following items must be provided prior to the issuance of a Temporary Certificate of Occupancy. All documents must be completed using blue/black ink as the County will reject them otherwise.

1. **On-Site Water System Easement**
(unexecuted: exhibit dated 10/21/24)
Revisions Required:
The first described water line easement on the north side of the building does not close by 1.3 ft. The third described bearing after the point of beginning currently reads S 33deg38min28.37sec **E** for 20 feet, but should read S 33deg38min28.37sec **W** for 20 feet, as seen on the sketch. This recommendation would fix the closure gap issue.

2. **Storm Drainage Facility / Maintenance Easement Agreement**
(unexecuted: exhibit dated 10/21/24)
Exhibit A Approved
Exhibit B Approved
Exhibit C/D Approved

3. **Emergency Access Easement**
(unexecuted: exhibit dated 11/20/24)
Approved

4. **Sanitary Sewer Manhole Access Easement**
(unexecuted: exhibit dated 10/21/24)
Approved

5. **Bills of Sale: Water Supply System**
Revisions Required – dated 10/21/2024
See note from item 1 (one), On-Site Water System Easement.

6. **Full Unconditional Waivers of Lien from contractors installing public utilities**
   RECEIVED – dated 11/04/2024

7. **Sworn Statement signed by Developer**
   EXECUTED 11/06/2024

Unless otherwise stated above, the documents as submitted were found to be acceptable by our office pending review by the City Attorney. Legal review will not occur until a current title policy is submitted to the City. For those documents which require revisions, please forward those revised documents to the City for further review and approval.

The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the mayor's signature.

It should be noted that the Plan Review Center Report dated July 11, 2023 contains all documentation requirements necessary prior to construction and occupancy of the facility.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

SPALDING DEDECKER

Holly Demers
Engineer

Cc (via Email): Taylor Reynolds, Spalding DeDecker
Ben Croy, City of Novi
Cortney Hanson, City of Novi
Diana Shanahan, City of Novi
Sarah Marchioni, City of Novi
Humna Anjum, City of Novi
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
Angie Sosnowski, City of Novi
Melissa Morris, City of Novi
Alyssa Craigie, City of Novi
Barb McBeth, City of Novi
Lindsay Bell, City of Novi
Heather Zeigler, City of Novi
Ben Nelson, City of Novi
Milad Alesmail, City of Novi

SPALDING DeDECKER
Engineering & Surveying Excellence since 1954

December 13, 2024

Mrs. Humna Anjum
Project Engineer
Department of Public Services
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

Re: Extra Space Self Storage
Storm Water Detention System Inspection
Novi SP No.: JSP22-0048
SDA Job No.: NV23-214

Dear Mrs. Anjum:

This letter serves to officially notify you that we have reviewed the status of the storm water detention systems including the storm sewer piping, detention basins, and outlet control structures for the above-mentioned project. As a result of this review, we have determined the storm water detention system to be in general conformance with the approved construction plans and recommend a full release of this financial guarantee.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DeDECKER

Sydney Waynick Digitally signed by Sydney Waynick Date: 2024.12.13 18:54:33-05'00'

Sydney Waynick
Construction Engineer

cc: Sarah Marchioni, City of Novi – Building Project Coordinator
Angela Sosnowski, City of Novi – Bond Coordinator
Scott Roselle, City of Novi – Water and Sewer Asset Manager
Wyatt Bannister, WIMCO Corp. – Superintendent

CITY OF NOVI CITY COUNCIL
FEBRUARY 24, 2025

SUBJECT: Approval to award services to ICC-IMS through the TXShare cooperative purchasing program, in the amount of $68,097 to perform a sidewalk condition survey of the City's sidewalks.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- Sidewalk condition data will be collected for approximately 220 miles of City concrete sidewalk along major and local roads.
- City engineering consultant, AECOM, recommends utilizing ICC-IMS's services as they were unable to find other comparable companies offering these services.

	FY 2024/25
EXPENDITURE REQUIRED	**$ 68,097**
BUDGET **Municipal Street Fund** **204-446.00-975.024**	**$ 68,097**
APPROPRIATION REQUIRED	**$ 0**
FUND BALANCE IMPACT	**$ 0**

BACKGROUND INFORMATION:

Over the last five years, City staff have been researching and developing a neighborhood sidewalk repair program. A pilot program was completed in Meadowbrook Glens in 2022, followed by a second program in 2024 that repaired sidewalks in five subdivisions (Chase Farms, Willowbrook Farms, Bristol Corners, Yerkes Manor, Westminster Village). For the 2022 and 2024 programs, the City's engineering consultants walked each sidewalk and manually measured deflections and noted

other deterioration. While this technique is sufficient, it is time-consuming and involves some human error.

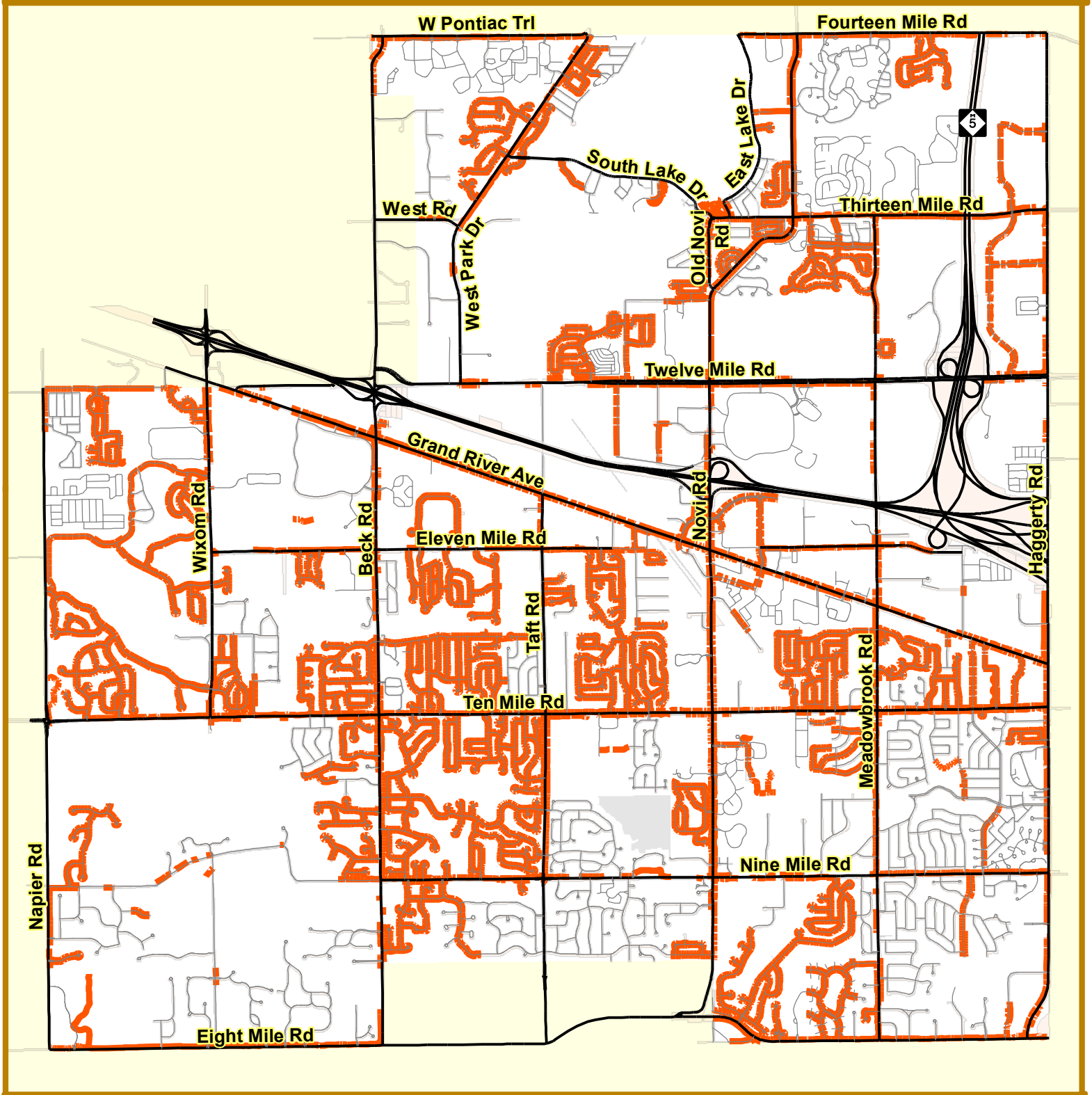
For the next phase of the neighborhood sidewalk repair program, staff are proposing a multi-year program that will divide the city into districts and will address neighborhood sidewalk repairs in at least one district per year. Having sidewalk condition data for all city sidewalks prior to planning the multi-year program would be ideal.

Staff recently became aware of a company that provides sidewalk condition surveys. The company, International Cybernetics and Infrastructure Management Services (ICC-IMS), uses a golf cart-like vehicle equipped with sensors to accurately measure deflections and gaps in the sidewalk joints. Additionally, the data can be used to quantify the type, severity, and quantity of surface distresses. Sidewalk imagery is also collected and made available for review. All the data collected can be integrated into the City's existing GIS system. The City will have a 90-day free trial and one year paid (15 months) to use ICC-IMS's online data visualization platform, after which an annual fee would be applied to continue use of the platform ($2,262.00/year).

Staff obtained a proposal from ICC-IMS to survey its sidewalks along major and local roads. The attached proposal outlines the scope of services and provides a budgetary estimate of $68,097. City engineering consultant, AECOM, recommends utilizing ICC-IMS's services as they were unable to find other comparable companies offering these services. The proposal pricing is based on the pavement analysis services awarded through the TXShare cooperative purchasing program (Agreement #2022-063). The TXShare Cooperative Purchasing program is operated by the North Central Texas Council of Governments (NCTCOG). The sidewalk survey would take 1-2 weeks to complete plus 2-3 weeks to process the data.

RECOMMENDED ACTION: Approval to award services to ICC-IMS through the TXShare cooperative purchasing program, in the amount of $68,097 to perform a sidewalk condition survey of the City's sidewalks.

City Sidewalks
Location Map



Map Author: Runkel
Date: 2-13-25
Version #: 1.0

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

City Sidewalks (Concrete)

City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

0 875 1,750 3,500 5,250
Feet
1 inch = 4,270 feet

February 7, 2025

Mr. Jeff Herczeg
City of Novi
Field Services Complex
26300 Lee Begole Drive
Novi, MI 48375

Reference: Recommendation Letter for the Services of ICC-IMS

Dear Mr. Herczeg,

As Novi is planning to undergo a multi-year program assessing and repairing all neighborhood sidewalks throughout the city, we are seeking efficiencies to accomplish that task. When performing preliminary reviews of the individual neighborhoods identified by the city as problematic, AECOM previously walked each sidewalk and manually measured deflections at sidewalk joints and noted spots with deterioration. This technique is not only time consuming but introduces a level of human error as the measuring methods can vary from person to person and location to location. While this process was satisfactory for individual neighborhoods where work was already planned or predicted to be needed, it is challenging to scale that city-wide.

In order to develop a multi-year plan, it requires the whole city to be mapped and assessed uniformly and at the same time. In researching better ways to perform this work, it was discovered that International Cybernetics and Infrastructure Management Services (ICC-IMS) is a company that has the technology to drive all sidewalks (neighborhood and majors) with a golf cart-like vehicle equipped with sensors. These sensors not only measure sidewalk joint deflections and gaps within 0.01" precision and accurate to 0.1", they also note cracking/deterioration and map it in a GIS system. On top of just collecting data, they also take a photo/video log that can be reviewed. All sidewalks can be driven in a matter of days rather than the months it would take to walk them all, and the GIS data can be manipulated to filter the city's thresholds of sidewalk repair needs. AECOM and the city can then use this data to plan which neighborhoods will have their sidewalks repaired and at what point in the program.

AECOM searched for other companies and were unable to find anybody comparable to what ICC-IMS provides. Additionally, personnel at AECOM's Florida office have collaborated with ICC-IMS on a few projects for roadway condition assessments. Our colleague noted that ICC-IMS produced good quality work and results for them. Given all of this, AECOM recommends Novi utilizes ICC-IMS's services to help gather data in order to best develop your long-term sidewalk repair program.

Sincerely,

AECOM Great Lakes, Inc.

Mark Koskinen, PE
Vice-President

AECOM Great Lakes, Inc.
39575 Lewis Drive, Suite 400
Novi, MI 48377
Tel: 248.204-5900
Fax:248.204.5901

February 7, 2025

Mr. Jeff Herczeg
City of Novi
Field Services Complex
26300 Lee Begole Drive
Novi, MI 48375

Reference: Recommendation Letter for the Services of ICC-IMS

Dear Mr. Herczeg,

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Sincerely,

AECOM Great Lakes, Inc.

Mark Koskinen, PE
Vice-President

AECOM Great Lakes, Inc.
39575 Lewis Drive, Suite 400
Novi, MI 48377
Tel: 248.204-5900
Fax:248.204.5901

Novi, MI - SST

Budgetary Estimate

Opportunity ID: 25-01-05602

10630 75th Street
Largo, FL 33777

+1 727-547-0696

www.icc-ims.com

1/31/2025

City of Novi
Jeff Herczeg, Director of Public Works
Email: jherczeg@cityofnovi.org
Phone: 248-735-5640

Re: Novi, MI - SST

Dear Jeff,

IMS Infrastructure Management Services (IMS) is pleased to present this budgetary estimate for a sidewalk condition survey for Novi. As an industry leader with four decades of pavement and asset management experience, we enable data-driven decision-making, ensuring that your agency's maintenance and rehabilitation funding results in the highest return on investment.

Our project approach is based on four principles:

- **Starting with the end in mind.** We are committed to understanding your agency's goals and objectives for this project. We work side-by-side with our clients to ensure all project goals are met and provide high-quality deliverables on time and within budget.
- **Confident, informed decision-making.** Accurate data provides the foundation for sidewalk management analyses, which identify the most appropriate maintenance or rehabilitation activity for each sidewalk segment.
- **Maximizing return on investment.** When you choose IMS, you gain a dedicated partner. Backed by decades of experience, our support results in better outcomes and translates to enhanced funding justification and more strategic allocation of existing funding.
- **Providing smart, end-to-end solutions.** We provide professional services powered by end-to-end software, enabling your agency to review and visualize data confidently and easily.

We look forward to delivering this project successfully. Please do not hesitate to contact me with any additional questions at (813) 469-2087 or by email at jtill@icc-ims.com.

Best Regards,
IMS Infrastructure Management Services

John Till, Chief Financial & Revenue Officer

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Deliverables 4
Budgetary Estimate....5
Company Profile....6
Industry-Leading Technologies 7
Appendix A – Typical Project Roadmap....9
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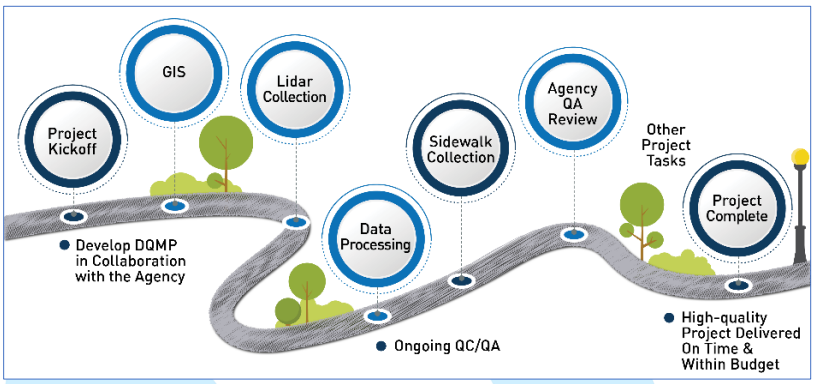
Project Overview

The primary objective of this project is to collect 219 test miles of sidewalk condition data. Our project roadmap, shown in the figure below, has evolved over the years and reflects our team's collective experience of successfully delivering hundreds of similar projects. (*See Appendix A for more details on each step in our project roadmap.)*



The sidewalk condition survey will be performed with an ICC Sidewalk Surface Tester (SST) data collection system. The SST collects georeferenced, high-resolution 2D imagery of the sidewalk surface along with longitudinal and transverse profile measurements. Collected data are processed to quantify the type, severity, and quantity of sidewalk surface distresses, including vertical displacements and horizontal separations. Longitudinal and transverse profile measurements are used to calculate sidewalk grade and cross slope, respectively. Processed data are delivered in both an Excel spreadsheet and a geodatabase. Sidewalk imagery is published to ICC's Inform™ online data visualization platform for easy review and reference by agency staff.

Deliverables

01

Sidewalk Condition Data

Reported in an Excel spreadsheet and a geodatabase.

02

Inform™ Online Data Viewer

Enables convenient, browser-based viewing of collected data and imagery. *(Note: 90 days of hosting for unlimited agency users is included from the time of implementation.)*

03

Additional Value-Added Services

If applicable, based on our discussions with you, this budgetary estimate includes information and pricing on additional value-added services, described in more detail below.

Budgetary Estimate

Novi, MI - SST

(Note: The final fee and scope of work depends on confirmation of test miles to be surveyed and analysis and reporting requirements.)

Budgetary Estimate					
Name	Qty.	Units	Price	Disc.	Total Price
Project Setup and Kickoff (SST)	1	Lump Sum	$2,500.00		**$2,500.00**
Project Management (SST)	1	Lump Sum	$1,660.00		**$1,660.00**
GIS Review and Survey Extents Verification (SST)	219	Test Miles	$15.00		**$3,285.00**
Data Dictionary Review and Acceptance (SST)	1	Lump Sum	$2,500.00		**$2,500.00**
Mobilization/Calibration - Sidewalk Surface Tester (SST)	1	Lump Sum	$2,925.00		**$2,925.00**
Field Data Collection - Sidewalk Surface Tester (SST)	219	Test Miles	$200.00		**$43,800.00**
Data Processing: Standard Sidewalk Condition Rating (Including QC/QA)	219	Test Miles	$35.00		**$7,665.00**
Condition Data Delivery in Geodatabase (SST)	1	Lump Sum	$1,500.00		**$1,500.00**
Inform - <400 miles (SST)- 90 Day Free Trial (Price reflects annual fee if opt in after trial)	1	Per Year	$2,000.00		**$2,000.00**
Inform Web Hosting (SST)- 90 Day Free Trial (Price reflects annual fee if opt in after trial)	219	Per year per mile	$1.20		**$262.80**
			Total Price:		**$68,097.80**

Inform includes 90 days free. By paying the first year of software licensing and data hosting, the agency will have access to Inform for 15 months post data being published to Inform.

Company Profile

IMS Infrastructure Management Services – now powered by International Cybernetics Company (ICC) – has revolutionized roadway infrastructure management since 1975. With the 2022 merger of IMS and ICC, the IMS team of infrastructure consultants is now backed by ICC's industry-leading data acquisition technologies. We take pride in having one of the industry's largest fleets of advanced pavement, sidewalk, and right-of-way asset data collection systems.

Over the past five years, we have made a $5 million investment in enhancing our Unify™ software suite, solidifying our position as an industry leader in providing fully integrated, end-to-end data collection, processing, and visualization tools. Our advanced systems – combined with our rigorous approach to quality control – empower us to generate unparalleled data quality while setting the industry benchmark for the fastest turnaround time. The actions that we have taken over the past five years illustrate our continued commitment to improving data quality while simultaneously reducing data collection costs for our clients.

We offer the following pavement management services:

- Automated and semi-automated pavement condition assessments.
- Non-destructive pavement testing and analysis.
- Pavement management system implementation and training.
- Pavement management plan development and presentation.

In addition to pavement management services, IMS offers complementary services such as:

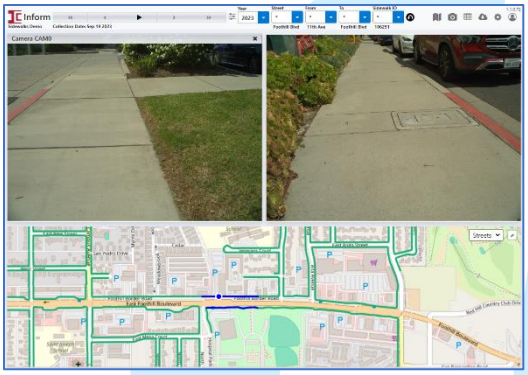
- Right-of-way asset inventory development using 360-degree imagery and mobile Lidar.
- Sidewalk and Americans with Disabilities (ADA) compliance surveys.
- Data visualization services using dashboards, StoryMaps, and web applications built on GIS.

Welcome to the new era of infrastructure management, where consulting services are powered by advanced technologies. ***Together, IMS – now powered by ICC – are paving the way forward!***

Industry-Leading Technologies

Sidewalk Surface Tester (SST)

The sidewalk condition survey will be performed using an ICC Sidewalk Surface Tester (SST) data collection system. The SST is equipped with industry-leading data acquisition technologies, including three (3) Gocator point lasers and 5g accelerometers for capturing longitudinal and transverse profile data, two (2) 12MP Basler cameras for capturing forward- and rear-facing sidewalk imagery, and a 250 Hz MEMS IMU with a Hemisphere DGPS.



Inform™ Online Data Viewer

The ICC Inform™ data viewer is an easy-to-use, browser-based, cloud-hosted tool for reviewing sidewalk condition data and associated imagery. Inform™ presents the data in a map-based environment, enabling agencies to review all collected sidewalk data. The Inform™ viewer is fast, intuitive, and reduces the need for field visits.

"Inform has not only met but also surpassed our expectations. It is quick, exceptionally responsive, requires no IT involvement, and is incredibly user-friendly for individuals of all levels."

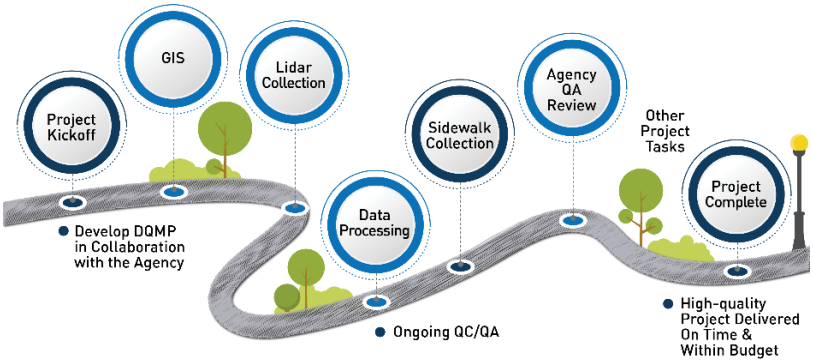
– Robert Bush, Program Manager, Arizona DOT

APPENDIX

Appendix A – Typical Project Roadmap

Step 1: Project Kickoff

The IMS project manager schedules a kickoff meeting with your agency's project team to review the project scope, schedule, and fee. The IMS project manager ensures that the IMS team and agency stakeholders clearly understand the goals and objectives of the project.



Step 2: GIS Linkage and Survey Map Development

Following the kickoff meeting, IMS' GIS team reviews the agency's sidewalk network and verifies the sidewalks to be collected. The agreed-upon sidewalk network is loaded into IMS' Drive™ software, which defines the sidewalk network segmentation and attribution to be collected and delivered.

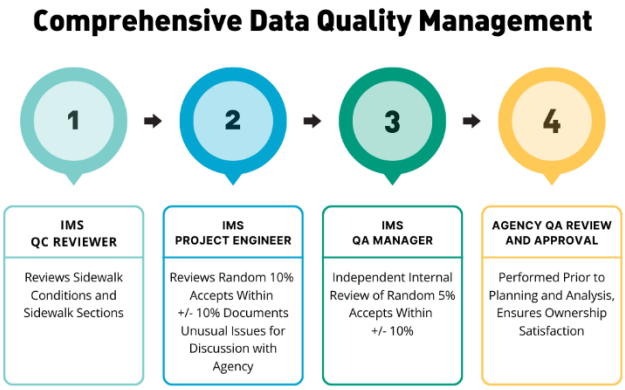
Step 3: Data Collection

The sidewalk condition survey is performed with a Sidewalk Surface Tester (SST). Georeferenced, high-resolution imagery of the sidewalk surface and longitudinal and transverse profile measurements are collected.

Step 4: Data Processing

The collected data are processed using ICC's Connect™ software to validate the type, severity, and quantity of sidewalk surface distresses.

Step 5: Multi-step QC/QA IMS has developed a unique approach to sidewalk condition surveys by coupling the power of automated algorithms with manual review of distress data by trained sidewalk raters. All data is manually reviewed by our QC team, then reviewed by our QA manager, and lastly, submitted to the agency for final review and acceptance. This rigorous QC/QA process provides an added measure of confidence that the sidewalk condition data is accurate.



Step 6: Data Reporting

After data collection, we process the information using advanced software to generate detailed reports. These reports provide actionable insights for sidewalk management and maintenance planning.

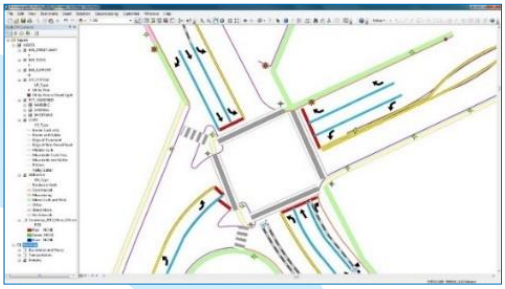
- **Geodatabase:** Easily view identified trip hazards and other reported distresses in your GIS software of choice with our standard geodatabase deliverables.
- **Tabular Reporting:** Our data is also formatted for easy viewing in Excel and other end user computing tools.

Step 7: Project Closeout

Project deliverables will be sent to you for final approval and acceptance. Once accepted, we will facilitate a final project close-out meeting with you, where we will present our findings and recommendations. This workshop-style meeting is an opportunity to clarify any final questions and discuss other ways IMS can support your sidewalk management program in the future.

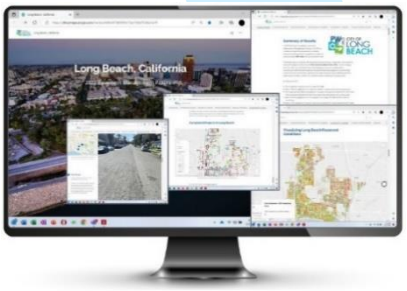
Appendix B – Additional Value-Added Services

Right of Way (ROW) Asset Collection (e.g., signs, markings, curb, and gutter, etc.)



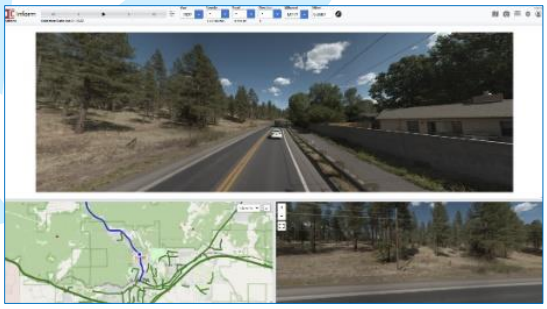
Imagery collected during the pavement condition survey can be used to build ROW asset inventories and condition assessments for signs, sign supports, curb and gutter, sidewalks and multi-use trails, ADA ramps, pavement markings and striping, traffic signals, trees, and many others. While we offer multiple methods for collecting ROW asset data, which is a primary component of half of all our projects, this is the most efficient.

Web-based GIS Visualization via StoryMaps and Dashboards



Easy-to-use and easy-to-maintain web-based, geocentric StoryMaps and Dashboards can be built to serve not only internal staff but also constituents. These tools provide a dynamic way to present complicated information visually. StoryMaps and Dashboards may be configured for use within the agency for coordinating projects across departments or for presentation to the public to promote transparency and trust.

Inform™ Data Hosting



IMS offers a convenient, web-based tool for reviewing pavement condition data and associated imagery. Our cloud-hosted visualization and analysis software Inform™ enables agencies to review collected pavement and asset data. The software is fast, intuitive, and is the simplest way to make valuable photolog images available to every user. **Ninety (90) days of complimentary hosting is included with all IMS projects.** Competitive pricing for data hosting in year two and beyond is available upon request.

Structural Testing with a Fast-Falling Weight Deflectometer (FastFWD)

IMS offers additional pavement testing techniques to enhance decision-making and project prioritization.

The FastFWD applies a dynamic load to the pavement surface to measure structural capacity and pavement layer stiffness values.

We integrate the structural index (SI) as a component of each roadway's final PCI to help you better predict future performance and fine-tune rehabilitation activities, such as determining when to reconstruct vs. mill and overlay.

Mobile Lidar for Pedestrian Curb Ramp Assessments

Mobile Lidar is deployed to supplement ROW inventory surveys by creating a 3D point cloud from which measurements can be extracted. Our mobile lidar system collects 1.2 million points per second, resulting in extremely dense point clouds. The integrated Ladybug5+ camera captures high-resolution spherical imagery at defined intervals. Using the lidar point cloud, IMS can efficiently take detailed measurements of pedestrian curb ramps.

Roadway Friction Testing

Friction testing is a critical element of roadway safety inspections. Adequate friction can help reduce accidents and save lives. In the last five years alone, we have successfully completed 174 friction testing projects. The friction of the pavement surface is measured in accordance with ASTM E274 and incorporates a ribbed tire in accordance with ASTM E501 for studies of the left wheel path at each site.

Customized Written Reports and Specialty Maps

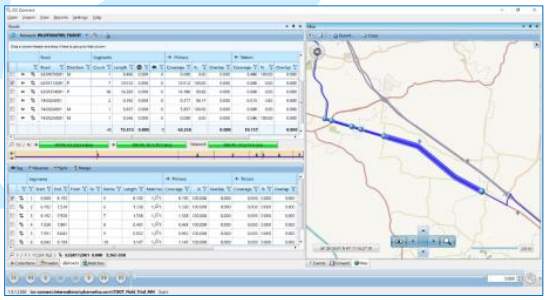
IMS will prepare all project documentation, including a draft and final summary report of the findings and conclusions as part of the project. Additional analyses and specialty maps may be added to the final report to enhance the ability of the agency to communicate existing pavement conditions, forecasted conditions, and M&R needs and priorities.

Software "Needs Assessments," Training, and Technical Support

IMS performs software needs assessments for agencies to determine the pavement management system that will best meet the agency's needs. We also provide software training as a value-added service. We review the agency's existing IT structure, program goals, and user skillsets to make a recommendation on what pavement management software will best meet the need. Ongoing technical support is another popular value-added service available regardless of software.

GIS "Clean-up" Services – No GIS... No Problem!

IMS reviews the integrity of the agency's GIS to ensure that segmentation conforms to pavement management best practices and that the existing attribution is correct. Our team of GIS technicians and analysts assist agencies in validating their GIS and modifying it, when necessary, to meet pavement management goals and objectives. Developing pavement-specific GIS layers is often necessary for reporting pavement conditions in a logical, easy-to-understand format.



CITY OF NOVI CITY COUNCIL
FEBRUARY 24, 2025

SUBJECT: Acceptance of a Warranty Deed to dedicate an additional 60 feet of right-of-way along the south side of Nine Mile Road as part of the SPARC Arena development (parcel 50-22-35-127-015).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This process is required to accept right-of-way dedications.
- This brings the segment to its full master planned right-of-way width.

BACKGROUND INFORMATION:

SPARC Holdings, LLC is requesting the acceptance of a Warranty Deed conveying 60 feet of additional right-of-way along the south side of Nine Mile Road. The proposed right-of-way dedication will bring this segment of Nine Mile to its full master planned half-width right-of-way of 60 feet.

The enclosed letter from City Attorney (Beth Saarela, February 5, 2025) provides the Warranty Deed prepared for this dedication. This document has been reviewed and approved by the City Attorney and City's Engineering Consultant, Spalding DeDecker (January 4, 2023), and is recommended for acceptance.

RECOMMENDED ACTION: Acceptance of a Warranty Deed to dedicate an additional 60 feet of right-of-way along the south side of Nine Mile Road as part of the SPARC Arena development (parcel 50-22-35-127-015).

Proposed 60-foot ROW to be Dedicated

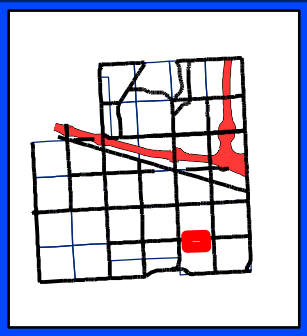
Location Map

Map Author: Milad Alesmail
Date:1/24/2025
Project: Sparc Arena
Version: 1.0

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Pleased contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

- Major Roads
- Minor Roads
- Proposed right-of-way
- Development Location



City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Feet
0 25 50 100 150
1 inch = 112 feet

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

February 5, 2025

Cortney Hanson, City Clerk
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

Re: SPARC Arena JSP21-04
Acceptance Documents

Dear Ms. Hanson:

We have reviewed current title to the SPARC Arena property with Oakland County Records to ensure that the following documents are still valid:

- Warranty Deed - ROW (***Approved***)
- Partial Discharge of Mortgage -Recorded (***Approved***)
- Partial Discharge of Assignment of Rents – Recorded (***Approved***)
- Title Search

There appear to be no changes in title to the property since the documents were initially reviewed and approved. The documents may be placed on a City Council agenda for acceptance. Once accepted, the Warranty Deed should be recorded with the Oakland County Register of Deeds in the usual manner.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS
Enclosures
C: Cortney Hanson, Clerk (w/Original Enclosures)

Charles Boulard, Community Development Director
Barb McBeth, City Planner
Lindsay Bell, Planner
Diana Shanahan, Planner
Dan Commer, Planner
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Ben Croy, City Engineer
Humna Anjum, Project Engineer
Ben Nelson, Project Engineer
Milad Alesmail, Project Engineer
Alyssa Craigie, Administrative Assistant
Holly Demers, Taylor Reynolds & Ted Meadows, Spalding DeDecker
Thomas R. Schultz, Esquire

PARTIAL RELEASE OF MORTGAGE

This instrument was prepared by Lisa Ragsdale on December 1, 2022, MEMBER BUSINESS SERVICES, LLC, 1607 E. BIG BEAVER, SUITE 201, TROY, Michigan 48083

Return To: Lisa Ragsdale, Member Business Services, LLC, 1607 E. Big Beaver, Suite 201, Troy, Michigan 48083

Diversified Members Credit Union, which is organized and existing under the laws of Michigan and holder of that certain Mortgage made and executed by SPARC Holdings, LLC, a Michigan limited liability company, as Mortgagor, Diversified Members Credit Union, as Mortgagee, on February 11, 2022, certifies that, for value received, the Mortgage recorded on February 26, 2022, in the Register of Deeds for Oakland County, Michigan and is indexed as Liber 57518, Page 415 thru 429, has been partially complied with and is released as to 60 Foot Wide Road Right of Way adjacent to the Property located at 4275 W. Nine Mile Road, Novi, MI 48375 in City of Novi, County of Oakland, State of Michigan as described in the **Attached Exhibit A:**

It is understood that this partial release shall not affect or impair the security of the Mortgage upon any portion of any premises except the premises described in this instrument.

LENDER:

Diversified Members Credit Union

By Kathie Trembath

Kathie Trembath President/CEO

STATE OF MICHIGAN

SS

COUNTY OF Wayne

This instrument was acknowledged before me this 2nd day of December, 2022, Kathie Trembath, President/CEO, of Diversified Members Credit Union, a Michigan credit union.

400013545

Notary Public, State of Michigan,

County of Wayne

My commission expires 4-25-2025

Acting in the County of Wayne

EXHIBIT A

60-FOOT WIDE ROAD RIGHT OF WAY DEDICATION DESCRIPTION

THE R.O.W. REFERRED TO IN THIS EXHIBIT, SITUATED IN THE COUNTY OF OAKLAND, CITY OF NOVI, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE North 1/2 OF SECTION 35, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 35, AND PROCEEDING THENCE North 89 DEGREES 02 MINUTES 35 SECONDS EAST 70.88 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 21 SECONDS EAST 60.01 FEET; THENCE South 89 DEGREES 02 MINUTES 35 SECONDS WEST 68.28 FEET; Thence SOUTH 89 DEGREES 32 MINUTES 25 SECONDS WEST 331.73 FEET; THENCE North 00 DEGREES 20 MINUTES 13 SECONDS WEST 60.01 FEET TO THE NORTH LINE OF SECTION 35; THENCE ALONG SAID North LINE North 89 DEGREES 32 MINUTES 25 SECONDS EAST 329.12 FEET TO The POINT OF BEGINNING.

Tax ID:22-35-127-015

PARTIAL RELEASE OF ASSIGNMENT OF RENTS

This instrument was prepared by Lisa Ragsdale effective on December 1, 2022, MEMBER BUSINESS SERVICES, LLC, 1607 E. BIG BEAVER, SUITE 201, TROY, Michigan 48083

Return To: Lisa Ragsdale, MEMBER BUSINESS SERVICES, LLC, 1607 E. BIG BEAVER, SUITE 201, TROY, Michigan 48083

Diversified Members Credit Union, which is organized and existing under the laws of Michigan and holder of that certain Assignment made and executed by SPARC Holdings, LLC, a Michigan limited liability company, as Assignor, and Diversified Members Credit Union, as Assignee, on February 11, 2022, certifies that, for value received, the Assignment recorded on February 22, 2022, in the Register of Deeds for Oakland County, Michigan and is indexed as Liber 57490, Page 284 thru 293, and has been partially complied with and is released as to 60 Foot Wide Road Right of Way adjacent to the Property located at 4275 W. Nine Mile Road, Novi, MI 48375 in City of Novi, County of Oakland, State of Michigan as described in the **Attached Exhibit A:**

It is understood that this partial release shall not affect or impair the security of the Mortgage upon any portion of any premises except the premises described in this instrument.

LENDER:

Diversified Members Credit Union

By Kathie Trembath

Kathie Trembath, President/CEO

STATE OF MICHIGAN

SS

COUNTY OF Wayne

This instrument was acknowledged before me this 2nd day of December, 2022, by Kathie Trembath, President/CEO of Diversified Members Credit Union, a Michigan credit union.

Loan No. 400012793

A. Victoria

A. Victoria

Notary Public, State of Michigan,

County of Wayne

My commission expires 4-23-2025

Acting in the County of Wayne

EXHIBIT A

60-FOOT WIDE ROAD RIGHT OF WAY DEDICATION DESCRIPTION

THE R.O.W. REFERRED TO IN THIS EXHIBIT, SITUATED IN THE COUNTY OF OAKLAND, CITY OF NOVI, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE North 1/2 OF SECTION 35, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 35, AND PROCEEDING THENCE North 89 DEGREES 02 MINUTES 35 SECONDS EAST 70.88 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 21 SECONDS EAST 60.01 FEET; THENCE South 89 DEGREES 02 MINUTES 35 SECONDS WEST 68.28 FEET; Thence SOUTH 89 DEGREES 32 MINUTES 25 SECONDS WEST 331.73 FEET; THENCE North 00 DEGREES 20 MINUTES 13 SECONDS WEST 60.01 FEET TO THE NORTH LINE OF SECTION 35; THENCE ALONG SAID North LINE North 89 DEGREES 32 MINUTES 25 SECONDS EAST 329.12 FEET TO The POINT OF BEGINNING.

Tax ID:22-35-127-015

ALTA COMMITMENT FOR TITLE INSURANCE

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COMMITMENT TO ISSUE POLICY	2
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This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Kenneth D. DeGiorgio, President

By: _____
Lisa W. Cornehl, Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements;
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: First American Title Insurance Company
Issuing Office: 300 East Long Lake Road, Suite 300, Bloomfield Hills, MI 48304
Contact: (248)540-4102, mi.bloomfield@firstam.com
Issuing Office's ALTA® Registry ID: 1120846
Commitment Number: 981169
Issuing Office File Number: 981169
Property Address: 42775 W 9 Mile Road, Novi, MI 48375
Revision:

SCHEDULE A

1. Commitment Date: November 17, 2022 at 8:00 AM

2. Policy to be issued:
   a. 2021 ALTA Policy - form(s) To Be Determined
      Proposed Insured: To Be Determined
      Proposed Amount of Insurance: $0.00
      The estate or interest to be insured: See Item 3 below

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Sparc Holdings, LLC, a Michigan limited liability company

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5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

First American Title Insurance Company

By:

Authorized Signatory

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SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Submit completed Owner's Estoppel/Affidavit/ALTA Statement on the form provided by the Company and signed by or on behalf of all owners.

6. Pay unpaid taxes and assessments unless shown as paid.

7. If the Company has been requested to limit the exception for rights of tenants to rights of tenant, as tenants only, the exception will be limited as requested upon submission and review of copies of leases to confirm there are no rights of first refusal or options to purchase contained in any lease or upon submission of such other evidence satisfactory to the company that there are no rights of first refusal or options to purchase in favor of any tenant.

8. Provide evidence of the purchase price and/or the amount of any mortgage to be insured and identify any Proposed insured. Once a Proposed insured has been identified, additional requirements and exceptions may be made.
   This is a preliminary commitment. It is not effective and the Company assumes no liability until Schedule A of commitment is amended to included the name of the Proposed Insured and a proposed Policy Amount greater than $0.00.

9. All Taxes paid to and including 2021
   2022 Summer Taxes PAID in the amount of $48,920.97
   2022 Winter Taxes DUE in the amount of $18,623.40
   Tax Item No. 22-35-127-015
   Property Address: 42775 W 9 Mile Road, Novi, MI 48375
   If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.

10. If the Land is connected to public/community water or sewer, furnish a copy of the current bill to First American Title Insurance Company showing that all charges have been paid to date or the Policy to be issued will include an exception on Schedule B for water and sewer charges which became a lien prior to the Date of Policy.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.

5. Any lien, or right to lien for services, labor or material imposed by law and not shown by the Public Records.

6. Taxes and assessments not due and payable at Commitment Date.

7. Mortgage in the original amount of $300,000.00 executed by Sparc Holdings, LLC, a Michigan limited liability company to Diversified Members Credit Union, dated June 18, 2021, recorded June 22, 2021, in Liber 56438, page 169.

8. Assignment of Rents executed by Sparc Holdings, LLC, a Michigan limited liability company to Diversified Members Credit Union, dated June 18, 2021, recorded June 22, 2021, in Liber 56438, page 184.

9. Mortgage in the original amount of $300,000.00 executed by Sparc Holdings, LLC, a Michigan limited liability company to Diversified Members Credit Union, dated September 21, 2021, recorded September 22, 2021, in Liber 56888, page 426.

10. Assignment of Rents executed by Sparc Holdings, LLC, a Michigan limited liability company to Diversified Members Credit Union, dated September 21, 2021, recorded September 22, 2021, in Liber 56888, page 441.

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11. Mortgage in the original amount of $1,700,000.00 executed by Sparc Holdings, LLC, a Michigan limited liability company to Diversified Members Credit Union, dated February 11, 2022, recorded February 22, 2022, in Liber 57490, page 269.

12. Assignment of Rents executed by Sparc Holdings, LLC, a Michigan limited liability company to Diversified Members Credit Union, dated February 11, 2022, recorded February 22, 2022, in Liber 57490, page 284.

13. Mortgage in the original amount of $200,000.00 executed by Sparc Holdings, LLC, a Michigan limited liability company to Diversified Members Credit Union, dated February 11, 2022, recorded February 26, 2022, in Liber 57518, page 415.

14. Assignment of Rents executed by Sparc Holdings, LLC, a Michigan limited liability company to Diversified Members Credit Union, dated February 11, 2022, recorded February 26, 2022, in Liber 57518, page 430.

15. Financing Statement between Sparc Holdings, LLC, Debtor(s), and Diversified Members Credit Union, Secured Party, recorded June 24, 2021, in Liber 56449, page 447.

16. Financing Statement between Sparc Holdings, LLC, Debtor(s), and Diversified Members Credit Union, Secured Party, recorded September 24, 2021, in Liber 56898, page 225.

17. Financing Statement between Sparc Holdings, LLC, Debtor(s), and Diversified Members Credit Union, Secured Party, recorded February 17, 2022, in Liber 57467, page 284.

18. Financing Statement between Sparc Holdings, LLC, Debtor(s), and Diversified Members Credit Union, Secured Party, recorded March 03, 2022, in Liber 57541, page 429.

19. Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 3796, page 744.

20. Easement in favor of Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 4403, page 324.

21. Reservation of Easement Agreement in favor of The City of Novi and Weltronic Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 8275, page 237 and Liber 8323, page 416.

22. Easement Agreement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 8510, page 152.

23. Bike Path Easement in favor of City of Novi and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 26184, page 161.

24. Temporary Construction Easement in favor of City of Novi and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 26184, page 163.

25. Terms and Conditions contained in Declaration of Taking as disclosed by instrument recorded in Liber 53513, page 237.

26. Grant of Temporary Easement in favor of City of Novi and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 53863, page 843, and Liber 54389, page 481.

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27. Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

28. Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land comprising the bed of Unnamed Creek, or land created by fill or artificial accretion.

29. The nature, extent or lack of riparian rights or the riparian rights of riparian owners and the public in and to the use of the waters of Unnamed Creek.

30. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.

31. Rights of tenants, if any, under any unrecorded leases.

32. Lien for outstanding water or sewer charges, if any.

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EXHIBIT A

The Land referred to herein below is situated in the City of Novi, County of Oakland, State of Michigan, and is described as follows:

Part of the North 1/2 of Section 35, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as follows: Beginning at the North 1/4 corner of Section 35, and proceeding thence North 89 degrees 02 minutes 35 seconds East 70.88 feet; thence South 00 degrees 20 minutes 21 seconds East 610.04 feet; thence South 89 degrees 02 minutes 35 seconds West 70.88 feet; thence South 89 degrees 32 minutes 25 seconds West 329.14 feet; thence North 00 degrees 20 minutes 13 seconds West 610.04 feet to the North line of Section 35; thence along said North line North 89 degrees 32 minutes 25 seconds East 329.12 feet to the Point of Beginning.

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that SPARC Holdings, LLC, a Michigan limited liability company, whose address is 41713 Dukesbury Ct., Novi. MI 48375 conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, **for right-of-way purposes**, to wit:

See attached Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One and no/100----------Dollars ($1.00).

THE PROPERTY CONVEYED BY THIS DEED MAY BE LOCATED WITHIN THE VICINITY OF FARM LAND OR A FARM OPERATION. GENERALLY ACCEPTED AGRICULTURAL AND MANAGEMENT PRACTICES WHICH MAY GENERATE NOISE, DUST, ODORS, AND OTHER ASSOCIATED CONDITIONS MAY BE USED AND ARE PROTECTED BY THE MICHIGAN RIGHT TO FARM ACT.

Dated this 15th day of DECEMBER, 2022.

GRANTOR:
SPARC Holdings, LLC, a Michigan limited liability company

By:_____
Raghu Ravipati Its: Manager

STATE OF MI)
) ss.
COUNTY OF Oakland)

On this 15th day of December, 2022, before me, personally appeared the above named Raghu Ravipati, the Manager of SPARC Holdings LLC, and to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as ____ free act and deed.

CATHERINE E. BENHAM
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Nov 13, 2028
ACTING IN COUNTY OF Oakland

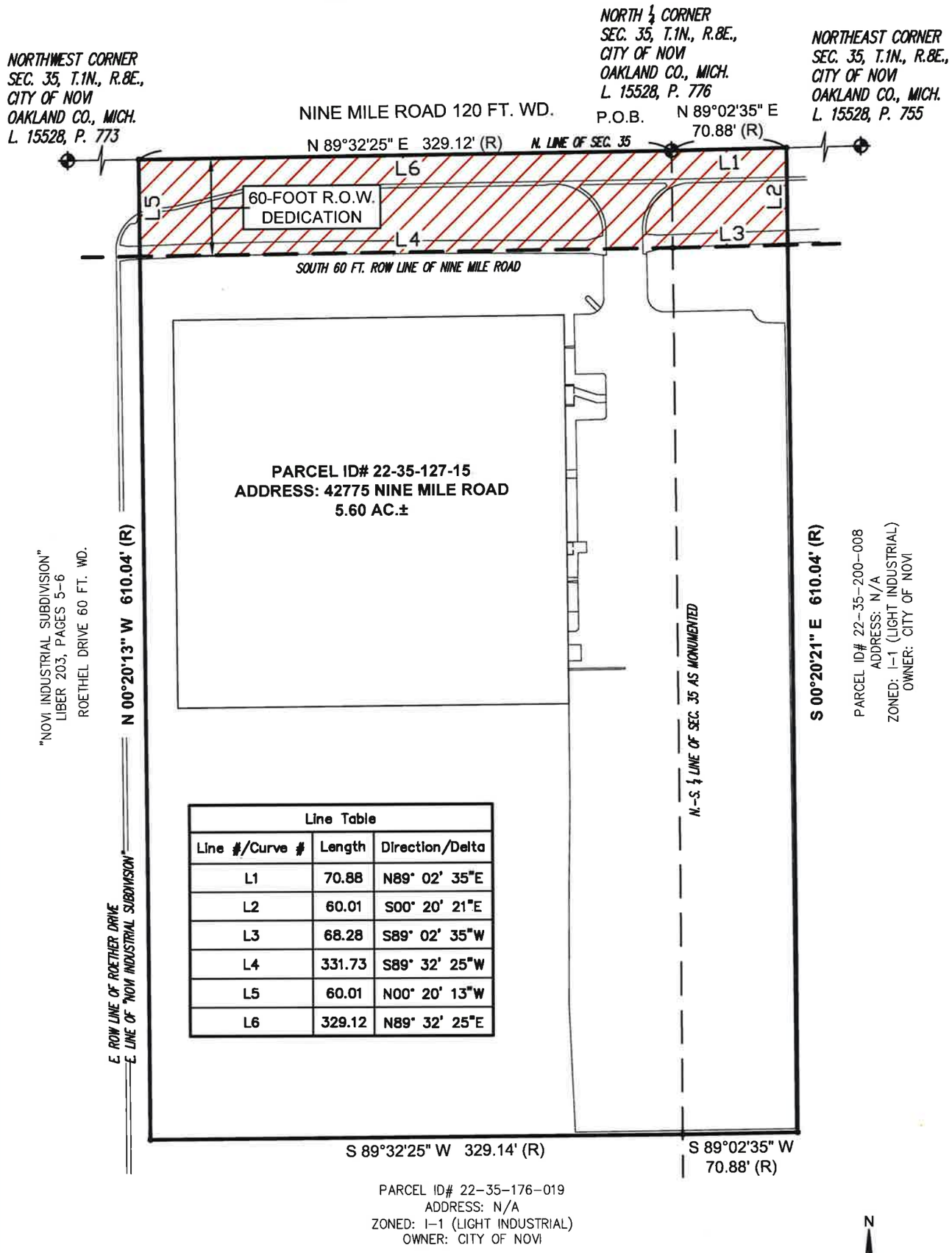
Notary Public
Acting in Oakland County, MI
My commission expires 11/13/2028

When Recorded Return to:	Send Subsequent Tax Bills to:	Drafted by:
Cortney Hanson, Clerk City of Novi 45175 Ten Mile Road Novi, MI 48375-3024	City of Novi 45175 Ten Mile Road Novi, Michigan 48375	Elizabeth K. Saarela 27555 Executive Drive, Suite 250 Farmington Hills, Michigan 48331

Job No. _____ Recording Fee_____ Transfer Tax _____

Exhibit A

ROAD R.O.W. DEDICATION
SKETCH OF DESCRIPTIONS



Line Table		
Line #/Curve #	Length	Direction/Delta
L1	70.88	N89° 02' 35"E
L2	60.01	S00° 20' 21"E
L3	68.28	S89° 02' 35"W
L4	331.73	S89° 32' 25"W
L5	60.01	N00° 20' 13"W
L6	329.12	N89° 32' 25"E

NF ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR:
SPARC HOLDINGS, LLC
41713 DUKESBURY COURT
NOVI, MICHIGAN 48375

SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 80'	11/04/2022	JDK	M186	1 of 2

Exhibit A

ROAD R.O.W. DEDICATION
PARENT PARCEL AND R.O.W. DESCRIPTIONS

PARENT PARCEL DESCRIPTION (RECORDED DESCRIPTION)

THE LAND REFERRED TO IN THIS EXHIBIT, SITUATED IN THE COUNTY OF OAKLAND, CITY OF NOVI, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE NORTH 1/2 OF SECTION 35, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 35, AND PROCEEDING THENCE NORTH 89 DEGREES 02 MINUTES 35 SECONDS EAST 70.88 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 21 SECONDS EAST 610.04 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 35 SECONDS WEST 70.88 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 25 SECONDS WEST 329.14 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 13 SECONDS WEST 610.04 FEET TO THE NORTH LINE OF SECTION 35; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 32 MINUTES 25 SECONDS EAST 329.12 FEET TO THE POINT OF BEGINNING.

60-FOOT WIDE ROAD RIGHT OF WAY DEDICATION DESCRIPTION

THE R.O.W. REFERRED TO IN THIS EXHIBIT, SITUATED IN THE COUNTY OF OAKLAND, CITY OF NOVI, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE NORTH 1/2 OF SECTION 35, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 35, AND PROCEEDING THENCE NORTH 89 DEGREES 02 MINUTES 35 SECONDS EAST 70.88 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 21 SECONDS EAST 60.01 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 35 SECONDS WEST 68.28 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 25 SECONDS WEST 331.73 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 13 SECONDS WEST 60.01 FEET TO THE NORTH LINE OF SECTION 35; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 32 MINUTES 25 SECONDS EAST 329.12 FEET TO THE POINT OF BEGINNING.

NF ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR:
SPARC HOLDINGS, LLC
41713 DUKESBURY COURT
NOVI, MICHIGAN 48375

SCALE	DATE	DRAWN	JOB NO.	SHEET
N/A	11/04/2022	JDK	M186	2 of 2

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

January 4, 2023

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: SPARC Arena - Acceptance Documents Review
Novi # JSP21-0004
SDA Job No. NV22-223
EXHIBITS APPROVED

Dear Mr. Croy:

We have reviewed the below document(s) received by our office on December 15, 2022 against the current submitted site plan dated April 14, 2021. We offer the following comments:

1. Warranty Deed for 9 Mile Road ROW Dedication – (executed 12/15/2022: exhibit dated 11/04/2022)
Exhibits Approved

The exhibits do not require further revisions for review. The draft exhibits are approved and ready for execution and City Council acceptance.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

SPALDING DEDECKER

Mike Freckelton, PE
Project Engineer

Cc (via Email): Barb McBeth, City of Novi
Lindsay Bell, City of Novi
Taylor Reynolds, Spalding DeDecker
Ted Meadows, Spalding DeDecker
Courtney Hanson, City of Novi
Madeleine Daniels, City of Novi
Sarah Marchioni, City of Novi
Humna Anjum, City of Novi
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
Angie Sosnowski, City of Novi
Melissa Morris, City of Novi

Christian Carroll, City of Novi
Ben Peacock, City of Novi

CITY OF NOVI CITY COUNCIL
FEBRUARY 24, 2025

SUBJECT: Approval of Traffic Control Order 25-01 for the implementation of a 25 MPH school speed limit on Taft Road from Eleven Mile to Emerald Forest Drive on school days only during the periods of 7:00 AM – 7:30 AM, 8:30 AM – 9:00 AM, 2:20 PM – 2:50 PM and 3:50 PM – 4:20 PM.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- The Novi Community School District requested a reduced school speed zone be established on Taft Road in the area where multiple schools exist.
- Taft Road is currently posted at 35MPH and will be reduced to 25 MPH during student drop-off and pick-up times.
- The school district will be responsible for the operation of the flashing beacons proposed at each end of the zone.

BACKGROUND INFORMATION:

The Novi Community School District requested a reduction of the speed limit along Taft Road where multiple school facilities converge during school drop-off and pick-up times. Parkview Elementary, Novi Woods Elementary, Novi Meadows Elementary exist in this area along with the Japanese School of Detroit and the Early Childhood Education Center. City staff have no objection to the implementation of a school speed zone in this area.

Therefore, a school speed limit of 25 mph is proposed along the Taft Road from Eleven Mile to Emerald Forest Drive. The posted speed limit on Taft Road is currently 35 mph. The reduced speed limit zone will have yellow flashing beacons at each end of the zone which will be operated by the school district to coincide with the three elementary schools' drop-off and pick-up times. Refer to the enclosed figure for the limits of the proposed school speed limit zone.

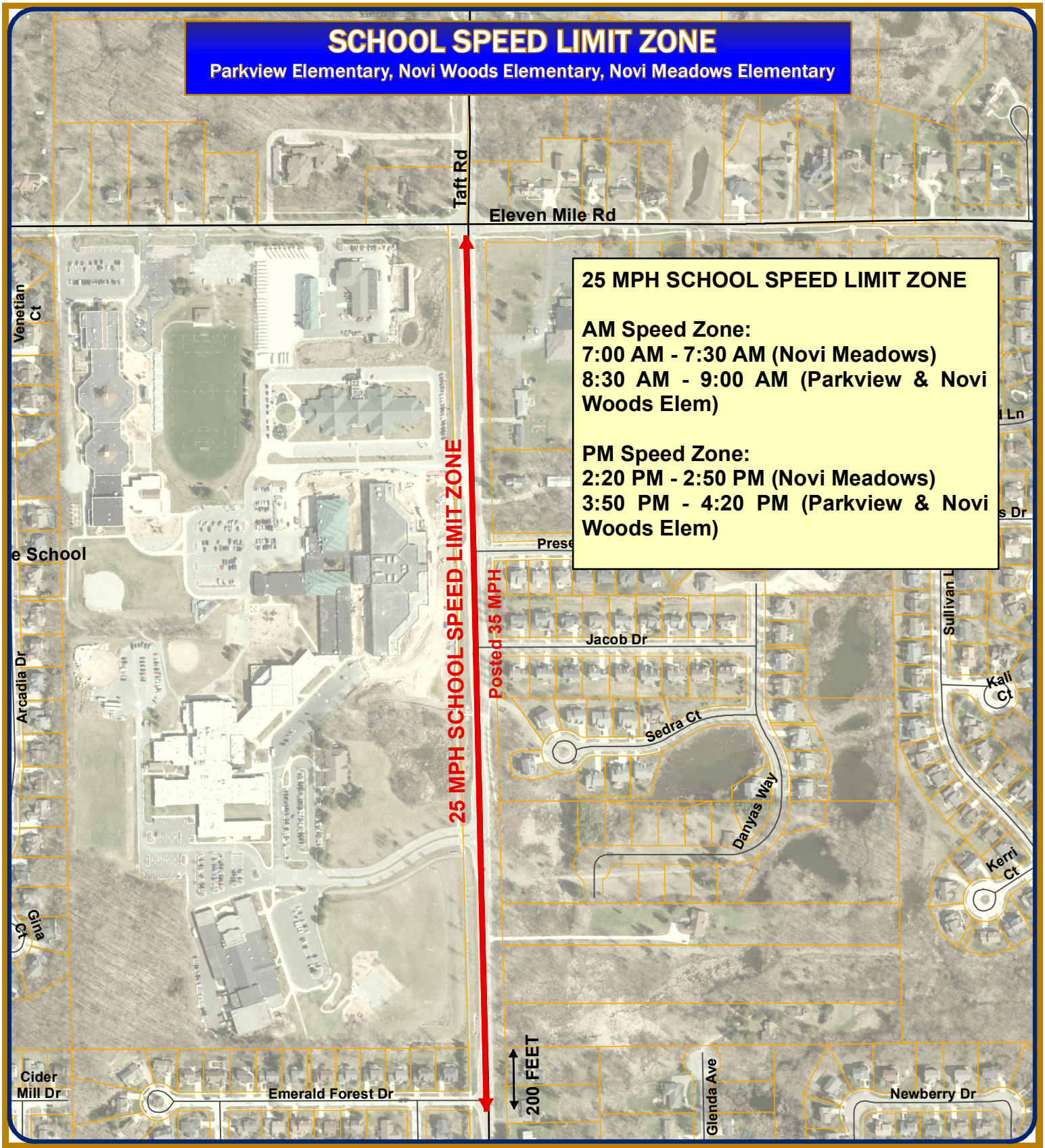
The Uniform Traffic Code requires that traffic control orders, as issued by the traffic engineer and approved by the City Council, be on file for the enforcement of traffic

control signs. Traffic Control Orders 25-01 would be issued for this school speed limit zone, and the new speed limit signs would meet the federal retro-reflectivity requirements.

RECOMMENDED ACTION: Approval of Traffic Control Order 25-01 for the implementation of a 25 MPH school speed limit on Taft Road from Eleven Mile to Emerald Forest Drive on school days only during the periods of 7:00 AM – 7:30 AM, 8:30 AM – 9:00 AM, 2:20 PM – 2:50 PM and 3:50 PM – 4:20 PM.

SCHOOL SPEED LIMIT ZONE

Parkview Elementary, Novi Woods Elementary, Novi Meadows Elementary



25 MPH SCHOOL SPEED LIMIT ZONE

AM Speed Zone:
7:00 AM - 7:30 AM (Novi Meadows)
8:30 AM - 9:00 AM (Parkview & Novi Woods Elem)

PM Speed Zone:
2:20 PM - 2:50 PM (Novi Meadows)
3:50 PM - 4:20 PM (Parkview & Novi Woods Elem)

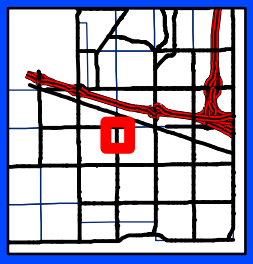
Map Author: Croy
Date: Feb 2025
Project: TCO 25-01
Version #: v2.0

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

School Speed Zone



City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Feet
0 87.5 175 350 525
1 inch = 417 feet

CITY OF NOVI
TRAFFIC CONTROL ORDER

X	SPEED	DATE OF ORDER:	2/19/2025
	PARKING		
	OTHER	CONTROL NUMBER:	25-01

PURSUANT TO CHAPTER NO. 33 OF THE CODE OF ORDINANCES OF THE CITY OF NOVI, MICHIGAN, SAME BEING THE UNIFORM TRAFFIC CODE FOR CITIES, TOWNSHIPS AND VILLAGES OF MICHIGAN AND IN THE INTEREST OF PUBLIC SAFETY AND CONVENIENCE THE FOLLOWING TRAFFIC CONTROL ORDER IS HEREBY ISSUED BY BEN CROY, CITY ENGINEER, DULY AUTHORIZED AS TRAFFIC ENGINEER, BY SEC. 33-51 OF THE AFORESAID CHAPTER.

ISSUANCE OF THIS TRAFFIC CONTROL ORDER WAS PRECEDED BY STUDY AND INVESTIGATION OF TRAFFIC CONDITIONS ON THE FOLLOWING PUBLIC ROAD OR ROADS IN THE CITY OF NOVI, MICHIGAN.

TAFT ROAD

AND AFTER SAID INVESTIGATION, IT IS HEREBY ORDERED AND DIRECTED THAT THE DEPARTMENT OF PUBLIC WORKS ERECT AND MAINTAIN THE SPEED LIMIT SIGNS IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AS REQUIRED BY SEC. 33-51 OF THE AFORESAID CHAPTER, SAID SIGN(S) TO GIVE NOTICE OF THE FOLLOWING DETERMINATION:

SCHOOL SPEED LIMIT OF 25 MPH ON WIXOM ROAD FROM ELEVEN MILE ROAD TO EMERALD FOREST DRIVE ON SCHOOL DAYS ONLY DURING THE PERIODS OF 7:00 AM – 7:30 AM, 8:30 AM – 9:00 AM, 2:20 PM – 2:50 PM and 3:50 PM – 4:20 PM.

Ben Croy - Traffic Engineer
Dated: 2/19/2025

APPROVED BY CITY COUNCIL
TRAFFIC CONTROL ORDER NUMBER 25-01 HAVING BEEN PRESENTED TO THE COUNCIL OF THE CITY OF NOVI, MICHIGAN FOR STUDY AND APPROVAL, IS HEREBY APPROVED AND IT IS HEREBY ORDERED AND DIRECTED THAT THIS ORDER BE FILED IN THE OFFICE OF THE CITY CLERK AND A COPY THEREOF IN THE OFFICE OF THE CHIEF OF POLICE OF SAID CITY.

IT IS FURTHER ORDERED AND DIRECTED THAT THIS ORDER SHALL BECOME EFFECTIVE UPON BEING FILED WITH THE CLERK AND UPON ERECTION OF ADEQUATE SIGNS GIVING NOTICE OF THE EXISTENCE OF THE AFORESAID SIGNS.

ADOPTED AT THE REGULAR MEETING OF CITY COUNCIL ON 2/24/2025 .

By: _____
Justin Fischer, Mayor

By: _____
Cortney Hanson, City Clerk

CITY OF NOVI CITY COUNCIL
FEBRUARY 24, 2025

SUBJECT: Approval of claims and warrants – Warrant 1174

SUBMITTING DEPARTMENT: Finance

BACKGROUND INFORMATION:

Per Section 8.10 of the City's charter all funds drawn by the treasury department must be approved by City Council. This approval occurs through a warrant system and appears on all City Council's agenda. The most recent Warrant, #1174 comes before City council for approval.

RECOMMENDED ACTION: Approval of claims and warrants – Warrant 1174

CITY OF NOVI
Warrant 1174
Monday, February 24, 2025

Check	Vendor Name	Description	Amount	
195076-195101	CONSUMERS ENERGY	HEAT	23,869.07	
195102	DTE ENERGY	ELECTRICITY	17.65	
195103	DTE ENERGY	ELECTRICITY	23.13	
195104	A AND R PLUMBING LLC	BUILDING MAINTENANCE (DPW)	2,250.00	
195105	ACCUFORM PRINTING & GRAPHICS INC	PRINTING AND PUBLISHING	503.90	
195106	ADAMO GROUP INC	REFUND HYDRANT DEPOSIT 24-32 (ESCROW)	2,080.00	
195107	AIRGAS USA, LLC	VEHICLE MAINTENANCE	837.79	
195108	ALADTEC, INC	OUTSIDE DATA PROCESSING (FIRE)	9,385.52	
195109	ALLEGION ACCESS TECHNOLOGIES, LLC	BUILDING MAINTENANCE	901.43	
195110	ALLIE BROTHERS INC	UNIFORMS-NEW RECRUITS (FIRE)	5,184.95	
195111	AMAZON	LIBRARY BOOKS (LIBRARY)	1,844.73	
195112	AMERICAN GENERATORS SALES AND	BUILDING MAINTENANCE	730.00	
195113	ANAGO OF METRO DETROIT	BUILDING MAINTENANCE	420.00	
195114	APOLLO FIRE APPARATUS SALES AND	VEHICLE MAINTENANCE (FIRE)	17,843.26	
195115	ARAMARK REFRESHMENT SERVICES	CONTRACTUAL SERVICE	572.27	
195116	ASCENSION MICHIGAN EMPLOYER	MEDICAL SERVICE	88.00	
195117	ASPHALT SPECIALISTS LLC	BLDG. BOND REFUND (ESCROW)	890.00	
195118	AZTECA SYSTEMS, INC.	INTERNAL TECHNOLOGY - CITYWIDE (IT)	92,601.60	
195119	BARNHILL III, JOHN H.	YOUTH BASKETBALL	200.00	
195120	VOID	VOID	-	V
195121	BELLE TIRE	VEHICLE MAINTENANCE	927.96	
195122	BESK, DANIEL	YOUTH BASKETBALL	240.00	
195123	BEYER, TODD A.	TENNIS (PARKS & REC)	3,286.50	
195124	BINING, NATHAN	2024 WIN TAX REFUND 50-22-25-426-067	9.82	
195125	BLACKWELL FORD INC	VEHICLE MAINTENANCE (WATER & SEWER)	1,591.75	
195126	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE HEALTHCARE INSURANCE	67,473.17	
195127	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE HEALTHCARE INSURANCE	39,783.60	
195128	BOUND TREE MEDICAL LLC	SUPPLIES (FIRE)	2,258.40	
195129	BRIEN'S SERVICES INC	GROUNDS MAINTENANCE (LIBRARY)	3,090.00	
195130	BRODART CO.	LIBRARY BOOKS	4,644.40	
195131	BS & A SOFTWARE, INC.	INTERNAL TECHNOLOGY - CITYWIDE (IT)	24,144.00	
195132	BURKHARDT, WILLIAM G	2024 WIN TAX REFUND 50-22-36-302-001	18.00	
195133	CAMFIL USA, INC.	RANGE FILTERS AND FILTER INSTALLATION (POLICE)	1,636.80	
195134	CANON FINANCIAL SERVICES INC	EQUIPMENT RENTAL - COPIERS (LIBRARY, IT)	4,293.42	
195135	CAPITAL TIRE INC	VEHICLE MAINTENANCE	720.00	
195136	CARRIER & GABLE INC	SIGNING SUPPLIES (DPW)	1,008.00	
195137	CAUCHI, PATRICIA	PETTY CASH	69.31	
195138	CAVENDISH SQUARE PUBLISHING LLC	LIBRARY BOOKS	204.44	
195139	CDW GOVERNMENT LLC	INTERNAL TECHNOLOGY - CITYWIDE (IT)	14,154.86	
195140	CHET'S RENT-ALL INC.	WATER LINE MAINTENANCE	16.04	
195141	CINTAS CORP	SUPPLIES UNIFORMS	652.84	
195142	COSTAR REALTY INFORMATION INC	INTERNAL TECHNOLOGY (COMM DEV, CM, ASSESSOR)	1,910.12	
195143	COUGAR SALES & RENTAL INC	WATER LINE MAINTENANCE	620.98	
195144	CRANDALL-WORTHINGTON INC	CUSTODIAL SUPPLIES	638.83	
195145	DELL MARKETING L.P.	INTERNAL TECHNOLOGY - CITYWIDE (IT)	14,973.84	
195146	DETROIT SALT COMPANY LLC	WINTER MAINTENANCE (MAJOR STREETS)	17,069.69	
195147	DIMONA HOMES, LLC	2024 WIN TAX REFUND 50-22-25-276-098	948.78	
195148	DRL BUILDING CO. LLC	VILLA BARR PROPERTY	675.00	
195149	DTE ENERGY	STREET LIGHTING (DPW)	21,346.65	
195150	ELLS, STEVE	YOUTH BASKETBALL	160.00	
195151	ELLSWORTH INDUSTRIES INC.	ROUTINE MAINTENANCE (STREETS, DRAIN)	1,219.00	
195152	EMPCO INC	PROFESSIONAL SERVICES (FIRE)	5,692.80	
195153	ETNA SUPPLY	WATER LINE MAINTENANCE	437.00	
195154	EVANS, ALEXANDER	WITNESS	8.80	
195155	FELDMAN CHEVROLET OF NOVI	VEHICLE MAINTENANCE (POLICE)	2,764.52	

195156	FIREPENNY	VEHICLE MAINTENANCE	499.90
195157	FONSON COMPANY INC.	WIXOM RD CONSTR IRRIGATION REPAIR (MAJOR STREETS)	38,180.00
195158	G2 CONSULTING GROUP, LLC.	GEOTECH: ORCHARD HILLS BASIN REPAIRS (DRAIN)	7,415.00
195159	GALE/CENGAGE LEARNING	LIBRARY BOOKS	201.50
195160	GDI SERVICES INC	JANITORIAL CONTRACTS (LIBRARY, FACILITIES)	28,812.00
195161	GEORGE MATICK CHEVROLET	VEHICLE MAINTENANCE	597.58
195162	GORDON FOOD SERVICE PAYMENT PROC.	VALENTINES DADS/DAUGHTER	325.42
195163	GRAINGER INC, W W	OPERATING SUPPLIES	420.02
195164	GRAY, SCOTT	YOUTH VOLLEYBALL	200.00
195165	GREAT AMERICA FINANCIAL SERVICES	OPERATING SUPPLIES	85.39
195166	GREAT LAKES ACE	OPERATING SUPPLIES	16.57
195167	HALT FIRE,INC.	VEHICLE MAINTENANCE	898.50
195168	HOME DEPOT	OPERATING SUPPLIES	307.70
195169	HOME DEPOT CREDIT SERVICES	BUILDING MAINTENANCE - CITYWIDE	1,374.22
195170	IMPERIAL DADE	BUILDING MAINTENANCE (LIBRARY)	1,112.25
195171	JOHNSON, AMY SUZANNE	OLDER ADULTS FITNESS	707.40
195172	KIESLER'S POLICE SUPPLY, INC.	OPERATING SUPPLIES (POLICE)	1,096.52
195173	KIMBALL MIDWEST	OPERATING SUPPLIES	818.86
195174	KIRWAN, JOSEPH P & MARY ELLEN	2024 SUM PROPERTY TAX REFUND 50-22-21-301-055	4,891.94
195175	KNIGHT TECHNOLOGY GROUP, INC	PROFESSIONAL SERVICES (LIBRARY)	1,080.00
195176	KNIGHT WATCH INC	COMPUTER SUPPLIES (LIBRARY)	1,041.69
195177	KRIEBEL, JESSE	YOUTH BASKETBALL	160.00
195178	L&W SUPPLY	OPERATING SUPPLIES	267.25
195179	LACHANCE, MADISON	PER DIEM MPARKS	110.00
195180	LANGUAGE LINE SERVICES	EMERGENCY COMMUNICATION SERVICE	434.60
195181	LANSING COMMUNITY COLLEGE	CONFERENCE (FIRE)	3,034.00
195182	LAPOINTE, ERNEST RICHARD	YOUTH BASKETBALL	200.00
195183	LEPOFSKY, BARRY J.	YOUTH BASKETBALL	240.00
195184	LERNER PUBLISHING GROUP	LIBRARY BOOKS	882.60
195185	LIBERTY, MARVIN	YOUTH BASKETBALL	80.00
195186	LIDGEY, JOHN P & DIANE A	2024 SUM PROPERTY TAX REFUND 50-22-18-101-161	5,881.21
195187	LIMB WALKERS TREE & SNOW	FORESTRY MAINTENANCE (TREE FUND)	4,510.00
195188	LOKAR, IRIS J.	OLDER ADULTS FITNESS	331.20
195189	LOKKEN, ROBIN S.	YOUTH BASKETBALL	160.00
195190	M-2 AUTO PARTS, INC.	VEHICLE MAINTENANCE (POLICE)	1,040.52
195191	MACQUEEN EMERGENCY	SUPPLIES UNFORMS (FIRE)	2,080.68
195192	MAJOR CONSTRUCTION GROUP, INC	WATER LINE MAINTENANCE	796.00
195193	MAKENGINE INC	COMPUTER SUPPLIES	225.00
195194	MALINOWSKI, JUDITH M.	MEDICAL SERVICES - PRE EMPLOYMENT (POLICE, FIRE)	2,500.00
195195	MARK'S OUTDOOR POWER EQUIPMENT	EQUIPMENT MAINTENANCE	172.46
195196	MASTERCARE INSTITUTE DBA	EDUCATION AND TRAINING	649.00
195197	MC AULIFFE, MICHAEL	YOUTH BASKETBALL	120.00
195198	MEADER, RICK	MILEAGE REIMBURSEMENT	197.40
195199	MERJENT, INC	PROFESSIONAL SERVICES (ESCROW)	1,000.00
195200	MES LIFE SAFETY LLC	OPERATING SUPPLIES (FIRE)	1,057.38
195201	METCOM, INC	OPERATING SUPPLIES (LIBRARY)	21,500.00
195202	MICHIGAN CAT	VEHICLE MAINTENANCE (DPW)	5,500.87
195203	MICHIGAN LINEN SERVICE, INC.	BUILDING MAINTENANCE (POLICE, FACILITIES, FIRE)	1,580.25
195204	MICHIGAN RURAL WATER	CONFERENCE	185.00
195205	MIDWEST COLLABORATIVE FOR LIBRARY	CONFERENCE	100.00
195206	MIDWEST TAPE, LLC	AUDIO VISUAL MATERIALS (LIBRARY)	2,159.01
195207	MISSION COMMUNICATIONS, LLC	LIFT STATION MAINTENANCE	614.40
195208	MORRIS, MELISSA	PER DIEM MICHIGAN CLERKS CONFERENCE	98.00
195209	MOTOR CITY IRISH DANCE, LLC	OLDER ADULTS SPECIAL EVENTS	450.00
195210	MUNICIPAL WEB SERVICES, INC	COMMUNITY PROMOTION	627.00
195211	NORTHERN FENCE CO	GROUNDS MAINTENANCE (PARKS MAINT)	8,750.00
195212	NORTHSTAR MAT SERVICE	BUILDING MAINTENANCE	322.45
195213	NORTHVILLE PAINT CO	OPERATING SUPPLIES	325.99
195214	NOVI CHAMBER OF COMMERCE	COMMUNITY PROMOTION	180.00
195215	NOVI WATER DEPARTMENT	WATER AND SEWER - CITY USE	5,119.22
195216	NOVI, CITY OF	CITY SHARE OF FEES COILLECTED	1,719.63
195217	O'REILLY AUTO PARTS	VEHICLE MAINTENANCE	583.53
195218	OAKLAND COUNTY MUTUAL AID ASSOC.	MUTUAL AID AGREEMENTS (FIRE)	3,300.00

195219	OAKLAND COUNTY REGISTER OF DEEDS	TEMPERFORM INGRESS AND EGRESS	30.00
195220	OAKLAND COUNTY TREASURERS	RANDOLPH DRAIN ASSESS, 1/2025 SEWAGE (W&S, DRAIN)	1,009,170.75
195221	OCCUPATIONAL HEALTH CENTERS OF	MEDICAL SERVICE	33.00
195222	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	354.23
195223	OLANDO, MICHAEL	PER DIEM FDIC TRAINING	384.00
195224	OMNI TECH SPACES	THEATRE UPGRADE (PARKS & REC)	11,559.00
195225	ORCHARD, HILTZ & MC CLIMENT	PROFESSIONAL SERVICES - VAR PROJ (STREETS)	11,333.99
195226	ORIENTAL TRADING CO INC	LIBRARY PROGRAMMING	156.89
195227	ORKIN	BUILDING MAINTENANCE	393.00
195228	OSCAR W. LARSON CO.	GASOLINE AND OIL	392.00
195229	OVERDRIVE, INC.	ELECTRONIC MEDIA (LIBRARY)	1,248.70
195230	PARAGON LABORATORIES, INC.	WATER LINE MAINTENANCE	150.00
195231	PEPPER & SON INC, J.W.	NOVI CONCERT BAND	142.50
195232	PERFECT CLEANERS OF DETROIT, INC	2024-25 UNIFORM CLEANING (POLICE, FIRE)	1,123.15
195233	POSTMASTER	POSTAGE RETURN ENVELOPE CROSS CONNECTION (W&S)	2,000.00
195234	POWER CLEANING SYSTEMS	EQUIPMENT MAINTENANCE	240.00
195235	PPG ARCHITECTURAL FINISHES	OPERATING SUPPLIES	240.97
195236	PRACTICE ZONE, THE	SPORTS CAMPS	896.00
195237	PREUER & ASSOCIATES, JOHN D	CONFERENCE (FIRE)	1,030.50
195238	PRIORITY WASTE LLC	RUBBISH	525.00
195239	PRO-LINE ASPHALT PAVING	CONSTRUCT: 2024 NEIGHBORHOOD ROADS (LOCAL ST)	748,958.05
195240	PROSCREENING, LLC	PROFESSIONAL SERVICES (HR)	1,320.00
195241	PULTE HOMES OF MICHIGAN LLC	2024 WIN TAX REFUND 50-22-23-153-013	413.67
195242	QUIET STORM PUBLISHING LLC	PROGRAMMING EXPENSE	350.00
195243	QUILL CORPORATION	OFFICE SUPPLIES	345.79
195244	RAY'S WELL DRILLING	PARK BUILDING MAINTENANCE	225.00
195245	REASON CONSULTING CORPORATION	PERSONAL PROPERTY AUDITOR (ASSESSOR)	3,333.00
195246	RED WING SHOE STORE	SUPPLIES UNIFORMS	418.98
195247	REDFORD LOCK COMPANY INC	BUILDING MAINTENANCE	45.00
195248	RESOURCE RECOVERY AND RECYCLING	RECYCLING CENTER (DPW)	2,852.00
195249	RINGLE, TRACIE	PER DIEM MPARKS	110.00
195250	RKA PETROLEUM COS., INC	GASOLINE AND OIL (DPW)	12,352.34
195251	ROOT, T. CHASE	PER DIEM MPARKS	110.00
195252	ROSATI, SCHULTZ, JOPPICH	LEGAL FEES	624.00
195253	ROSE, VICTORIA	REFUND PARKS	150.00
195254	ROSEN PUBLISHING	LIBRARY BOOKS	1,318.20
195255	RUGGIRELLO, CHARLES	YOUTH BASKETBALL	200.00
195256	RYAN, LLC PAYING FOR 7-11/SPEEDWAY	2024 WIN PROPERTY TAX REFUND 50-22-04-100-028	1,731.93
195257	SAM'S CLUB DIRECT	EMPLOYEE RECOGNITION	733.89
195258	SANDIHA, SUHA	2024 WIN TAX REFUND 50-22-12-352-024	724.27
195259	SCHOOLCRAFT COLLEGE	MEDICAL SERVICES	500.00
195260	SHIBU PRABHA	2024 WIN TAX REFUND 50-22-35-426-120	595.27
195261	SHIFMAN FOURNIER, PLC	LEGAL FEES - PERSONNEL (HR)	1,522.50
195262	SMART BUSINESS SOURCE LLC	OFFICE SUPPLIES (LIBRARY, FIRE, P&R, POLICE)	1,081.57
195263	SNAP-ON INDUSTRIAL	OPERATING SUPPLIES	295.00
195264	SOUTHEASTERN CHAPTER	MEMBERSHIPS	40.00
195265	SPALDING DE DECKER	PROFESSIONAL SERVICES (W&S, MEADOWBROOK)	5,453.79
195266	SPARC ARENA LLC	SPORTS CAMPS (PARKS & REC)	1,116.00
195267	SQUEAKY SHINE CAR WASH	VEHICLE MAINTENANCE	630.00
195268	STATE OF MICHIGAN	STORMWATER PERMIT (DRAIN)	5,000.00
195269	STATE OF MICHIGAN	SOR REGISTRATION	60.00
195270	STENSON, ANDREW	ELECTION WORKER	240.00
195271	STIKE PROPERTIES, LLC	2024 WIN PROPERTY TAX REFUND 50-22-15-376-008	1,133.85
195272	SYSTEMP CORPORATION	BUILDING MAINTENANCE (FIRE, POLICE, FACILITIES)	2,917.21
195273	T-MOBILE USA, INC	TELEPHONE (LIBRARY)	1,022.68
195274	TARGET SOLUTIONS LEARNING, LLS	OUTSIDE DATA PROCESSING (FIRE)	5,991.30
195275	TEDDY'S LAWN & LANDSCAPE, INC	WINTER MAINTENANCE (DPW)	36,000.00
195276	THOMSON REUTERS - WEST	SUPPLIES (POLICE)	1,106.94
195277	TOLL BROS., INC	2024 WIN TAX REFUND 50-22-31-402-022	729.18
195278	TOLL BROS., INC.	2024 WIN PROPERTY TAX REFUND 50-22-31-402-004	1,325.80
195279	TOTH, JUSTIN ALLEN	YOUTH BASKETBALL	200.00
195280	TOWER CONSTRUCTION, LLC	BLDG. BOND REFUND (ESCROW)	5,000.00
195281	TRANSPORTATION IMPROVEMENT ASSOC	MEMBERSHIPS (MUNI STREETS)	24,560.00

195282	TRI-COUNTY INTERNATIONAL	VEHICLE MAINTENANCE (DPW)	2,382.81
195283	TRUCK & TRAILER SPECIALTIES, INC.	VEHICLE MAINTENANCE (DPW)	1,417.45
195284	TRUE BLUE INVESTGATIONS LLC	RECRUITMENT PAID ON CALL	850.00
195285	ULLIANCE, INC.	EMPLOYEE ASSISTANCE PROGRAM	506.94
195286	USA BLUEBOOK	WATER LINE MAINTENANCE	208.04
195287	VARIPRO	EMPLOYEE FLEXIBLE SPENDING REIMBURSMENT	3,774.92
195288	VERIZON WIRELESS	TELEPHONE	665.56
195289	WEINGARTZ SUPPLY CO INC	LAWN MOWER MAINTENANCE	108.71
195290	WILLIAMS, DAVID	2024 SUM PROPERTY TAX REFUND 50-22-24-451-369	1,555.92
195291	WILLIAMS, JUSTIN	EMPLOYEE WELLNESS PROGRAM	150.00
195292	WITT, D. DAVID	2024 WIN TAX REFUND 50-22-34-102-029	10.00
195293	WOOD, KEVIN J.	HISTORICAL COMMISSION	375.00
195294	YOON, DAVID & YOUNG	2024 WIN TAX REFUND 50-22-23-378-008	70.72
195295	AECOM GREAT LAKES, INC	DRAKES BAY DRIVE RECONSTRUCTION	215.50
195296	HL LAWN SERVICES	WINTER MAINTENANCE (MUNI STREETS)	7,214.15
195297	BHARDWAJ, DAVINDER & DEEPIKA	2023 SUM PROPERTY TAX REFUND 50-22-28-127-003	7,051.48
195298	PRIORITY WASTE LLC	RUBBISH MONTHLY 1/2025 (RUBBISH FUND)	182,400.57
195299	TARGET SOLUTIONS LEARNING, LLS	CONFERENCE (FIRE)	9,681.20
EFT	FIFTH THIRD BANK P-CARD	JANUARY PURCHASES	100,058.87
	AMAZON RETA ZC0SK2580	CD: Office Supplies	36.41
	AMAZON MARK Z73R51EY2	CD: Office Supplies	76.09
	AMAZON MARK ZC44N3P60	CD: Office Supplies	27.21
	AMAZON MARK ZG22I6AX1	CD: Operating Supplies	109.95
	AMAZON RETA ZG6XY0RY0	CD: Office Supplies	24.02
	AMAZON RETA ZG8XC6ZX1	CD: Office Supplies	47.04
	SAMSCLUB.COM	CD: Office Supplies	155.88
	RECIMI	CD: Training	45.00
	AMZN MKTP US ZD2N604Z1	CD: Operating Supplies	349.25
	MI PERMIT LIC PLAN REV	CD: Mech Plan Review License	100.00
	CONST SW AND SESC PRD	DPW: SESC Training	95.00
	CONST SW AND SESC PRD	DPW: CSWO Training	95.00
	ASCE PURCHASING	DPW: ASCE Membership	308.00
	MICHIGAN WATER ENVIORN	DPW: Joint Expo Conference	160.00
	HTL COMFORTINNSUIT	W&S: conferences, workshops	590.02
	TRACTOR SUPPLY #1500	W&S: uniforms-boots	74.99
	MPSI SPRING	W&S: conferences, workshops	825.00
	APA	CD: Conference Registration	785.00
	WWW.PEACHJAR.COM	PRCS: Marketing Expense	200.00
	MICHIGAN STATE PREMIER	PRCS: League Registration	475.00
	MICHIGAN STATE PREMIER	PRCS: League Registration	475.00
	MICHIGAN STATE PREMIER	PRCS: League Registration	475.00
	MICHIGAN STATE PREMIER	PRCS: League Registration	475.00
	MICHIGAN STATE PREMIER	PRCS: League Registration	475.00
	MICHIGAN STATE PREMIER	PRCS: League Registration	475.00
	MICHIGAN STATE PREMIER	PRCS: League Registration	475.00
	IIMC	CLK: Membership	235.00
	THE HOME DEPOT #2737	CC: Council Meetings	19.92
	EIG CONSTANTCONTACT.C	CR: eNewsletter	405.00
	APPLE.COM/BILL	CR: iCloud storage	2.99
	ENGRAVING CONNECTION	CR: Retirement recognition	45.00
	DELTA	CR: GSMCON conference	561.96
	AMZN MKTP US ZP0YA1602	CR: Retirement recognition	397.97
	KU PUBLIC MGMT CTR	MGR: conferences/workshops	3,750.00
	DELTA	MGR: conferences/workshops	612.96
	DELTA	MGR: conferences/workshops	688.97
	AMAZON RETA ZC4W33ZK1	FLT: equipment supplies	221.84
	ALRO STEEL CORP	FLT: equipment maintenance	242.86
	ALRO STEEL CORP	DPW: Operating Supplies	(34.45)
	ALRO STEEL CORP	DPW: Operating Supplies	32.50
	ALRO STEEL CORP	DPW: Operating Supplies	34.45
	PAYPAL ESCREEN INC	HR: DOT Testing Subscription	150.00
	AMAZON.COM ZC0220ZX1	HR: Office Supplies	33.53
	AMAZON.COM ZG2YD0Y51	HR: Office Supplies	11.62

MICHIGAN GRAPHICS AND	PD: Employee Recognition	372.60
PAYPAL RODZINAINDU	PD: office supplies	56.50
BWY FBINAA NATL OFFIC	PD: Dues	130.00
IN MICHIGAN FIRE INSP	PD: Training	1,025.00
MICHIGAN ASSOC OF CHIE	PD: Dues	100.00
AMAZON MARK ZG6GV5ZM1	PD: office supplies	82.56
AMAZON MARK ZC81Z95R2	PD: office supplies	130.38
AMAZON MARK ZC2FN9XP2	PD: office supplies	39.96
FBINAAMI	PD: FBI Luncheon	35.00
AMAZON MARK ZD61T66R1	PD: office supplies	48.52
AMAZON MARK ZD3W56741	PD: office supplies	105.36
AMAZON MARK Z53Y81AV0	PD: office supplies	17.09
BENITO S CAFE	PD: Employee Recognition	251.88
BENITO S CAFE	PD: Employee Recognition	398.81
BENITO S CAFE	PD: Employee Recognition	413.81
BENITO S CAFE	PD: Employee Recognition	273.20
AMAZON RETA ZP6UN0R71	PD: office supplies	96.99
PAYPAL RODZINAINDU	PD: office supplies	45.40
AMAZON MARK ZP66S06P1	PD: office supplies	83.30
AMAZON MARK ZD3HK84U0	PD: office supplies	248.97
AMAZON MARK ZP6S71JI1	PD: office supplies	154.41
AMAZON MARK ZP82102D0	PD: office supplies	159.68
AMAZON MARK ZP5EV82V0	PD: office supplies	175.97
AMAZON MARK ZP85E8OA1	PD: office supplies	124.19
AMZN MKTP US ZE7QF6I61	PD: office supplies	282.45
AMAZON.COM ZC6SF7OE1	CR: employee recognition	100.00
BENITO S CAFE	CR: employee recognition	194.70
AMAZON.COM ZG30C6S71	CR: employee recognition	2,450.00
SAMSCLUB #6657	CR: employee recognition	90.91
ART CRAFT DISPLAY INC	CR: community fest tables	155.25
AMZN MKTP US ZG2U31GN0	CR: employee recognition	258.00
AMAZON MKTPL ZC3WM3X82	CR: office supplies	149.36
METRO AIRPORT PARKING	CR: conference transportation	192.00
SQ HAGGERTY S RIDES,	CR: conference transportation	200.10
AMAZON MKTPL Z59PT87I2	CR: office supplies	149.95
AMAZON MKTPL Z53UN60J2	CR: office supplies	89.97
BAUDVILLE INC.	CR: office supplies	60.11
FH ESCAPE ROOM NOVI	CR: team building	185.50
SQ PAK PARKING LLC.	PRCS: retreat parking	23.00
TST BUDDY'S PIZZA - D	PRCS: retreat lunch	245.46
AFP AMERICAN ACADEMY F	PRCS: AAPRA membership	329.60
ROTARY MULTIFORMS	PRCS: park signage	219.50
PP AMERICAN PUBLIC WOR	DPW: APWA monthly meeting	30.00
DELTA	DPW: AWWA National Conf	498.97
AWWA EVENTS	DPW: AWWA National Conf	1,100.00
MICHIGAN WATER ENVIORN	DPW: Operator Day	160.00
AMAZON MKTPL ZC3KP8HI2	PRCS: Office Supplies	23.99
CONCORD THEATRICALS CO	PRCS: Program Supplies	635.00
AMAZON.COM ZD5NP8RM0	PRCS: Operating Supplies	44.94
BEAT BY BEAT PRESS	PRCS: Program Supplies	595.00
AMAZON MARK ZC2AR6HW0	PRCS: Program Supplies	9.99
AMAZON MARK ZG6ST8IX1	PRCS: Program Expenses	189.78
LARSON JEWELRY DESIGN	PRCS: Program Supplies	776.25
WAL-MART #5893	PRCS: Program Expenses	9.86
AMAZON MARK Z57W35TS1	PRCS: Event Supplies	53.70
AMAZON MARK ZG4F18QT2	PRCS: Event Supplies	45.48
OTC BRANDS OTC BRAND	PRCS: Event Supplies	112.34
LITTLE CAESARS #0057	CR: employee recognition	633.74
NATIONAL ACADEMY OF TE	CR: Emmys application	750.00
USPS STAMPS ENDICIA	LIB: Postage	100.00
ADOBE ADOBE	LIB: Computer Software	31.79
LANDS END BUS OUTFITTE	LIB: Uniforms	171.64
WP NOVI-ABWA.ORG	LIB: Memberships & Dues	22.00

HP HP.COM STORE	LIB: Technology	1,766.98
STAMPS.COM	LIB: Postage	19.99
BARNES & NOBLE #2648	LIB: Program	30.00
PANERA BREAD #600689 O	LIB: Conferences	145.01
MEIJER # 122	LIB: Programming	67.72
LANDS END BUS OUTFITTE	LIB: Uniforms	270.41
SP AMERICAN BUTTON M	LIB: Computer Supplies	95.98
NOV PUBLIC LIBRARY	LIB: Computer Supplies	0.20
RAISE3D	LIB: Computer Supplies	74.96
TECHSOUP	LIB: software/licensing	87.50
TEACHERSPAYTEACHERS.CO	LIB: Programming	6.24
NATIONAL ASSOCIATION F	LIB: Memberships & Dues	69.00
MICHIGAN AEYC	LIB: Conferences	255.00
LIBRARYWORKS/MODLIBAWD	LIB: Conferences	49.00
USPS STAMPS ENDICIA	LIB: Postage	100.00
GROUPMAP TECHNOLOGY	IS: Software Subscription	8.00
BIG TOMMYS PARTHENON	CC: Council Workshop	613.00
SAMS CLUB #6657	CC: Council Wksp	70.79
MICHIGAN E INV-5297	MGR: MEDA Membership	325.00
ALLIANZ TRAVEL INS	MGR: Conference Travel Fee	36.92
DELTA	MGR: Conference Travel	546.97
PODS	OAS: operating supplies	174.00
AFP IMAGIN INC	IS: GIS Conference	350.00
AMAZON WEB SERVICES	IS: Hosting Fee	0.15
BC. BASECAMP 1613811	IS: Project Mgmt Software	250.00
MICHIGAN ASSOC OF CHIE	PD: Conference	280.00
MICHIGAN ASSESSORS ASS	ASSES: MAA membership	97.38
AMAZON MARK ZC78X8680	PRCS: OAS Social Supplies	30.98
TST BUDDY'S PIZZA - N	PRCS: OAS Event Food	188.02
MICHIGAN RECREATION &	PRCS: OAS Workshop	25.00
MEIJER # 046	PRCS: OAS Event Food	62.51
MICHIGAN RECREATION &	PRCS: OAS Travel	250.00
DETROIT TIGERS	PRCS: OAS Travel	318.75
ZOHO CORP	IS: Software Renewal	2,691.00
WWW.VOLGISTICS.COM	IS: Man - Volunteer Software	214.00
AMAZON MKTPL ZG0DI4761	PM: Flagpole	69.93
AMAZON MKTPL ZG16V7F21	FM: Mayor's Conf Room	84.92
ALAMO RENT-A-CAR	FM: Conference	244.05
HILTON	FM: Conference	581.14
AMAZON MKTPL ZD09F90A0	FM: Garage Supplies	233.98
MPSI SPRING	DPW: MPSI - Tate	825.00
GRIMCO INC	DPW: Sign Shop Printer Ink	2,137.93
DD/BR #336551	DPW: Media Presentation Review	53.96
CEUTRAINING	DPW: Pesticide License	343.40
AMERI TIME LLC	DPW: Printer Ribbon	39.22
FERRO CONCEPTS	HIDTA	418.75
N AMERICA RESCUE PRODU	HIDTA	746.12
PP AMERICAN PUBLIC WOR	DPW: Conferences/ Workshops	30.00
USPS.COM CLICKNSHIP	CLK: Passports	16.80
USPS.COM CLICKNSHIP	CLK: Passports	16.80
USPS.COM CLICKNSHIP	CLK: Passports	25.20
USPS.COM CLICKNSHIP	CLK: Passports	16.80
USPS.COM CLICKNSHIP	CLK: Passports	16.80
USPS.COM CLICKNSHIP	CLK: Passports	16.80
USPS.COM CLICKNSHIP	CLK: Passports	8.40
USPS.COM CLICKNSHIP	CLK: Passports	8.40
USPS.COM CLICKNSHIP	CLK: Passports	17.36
USPS.COM CLICKNSHIP	CLK: Passports	8.68
USPS.COM CLICKNSHIP	CLK: Passports	8.68
USPS.COM CLICKNSHIP	CLK: Passports	8.68
USPS.COM CLICKNSHIP	CLK: Passports	8.68
USPS.COM CLICKNSHIP	CLK: Passports	17.36
USPS.COM CLICKNSHIP	CLK: Passports	8.68

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USPS.COM CLICKNSHIP	CLK: Passports	8.68
USPS.COM CLICKNSHIP	CLK: Passports	8.68
USPS.COM CLICKNSHIP	CLK: Passports	8.68
USPS.COM CLICKNSHIP	CLK: Passports	17.36
USPS.COM CLICKNSHIP	CLK: Passports	17.36
USPS.COM CLICKNSHIP	CLK: Passports	8.68
USPS.COM CLICKNSHIP	CLK: Passports	8.68
USPS.COM CLICKNSHIP	CLK: Passports	8.68
USPS.COM CLICKNSHIP	CLK: Passports	8.68
USPS.COM CLICKNSHIP	CLK: Passports	17.36
USPS.COM CLICKNSHIP	CLK: Passports	8.68
USPS.COM CLICKNSHIP	CLK: Passports	8.68
AMAZON.COM ZG00T4HE0	PD: Veh Maint	35.21
IN JZR ENTERPRISES LL	PD: Veh Maint	1,235.00
AMZN MKTP US ZC9LV0GG2	PD: Veh Maint	93.80
AMAZON.COM ZG5FJ0AL0	W&S: mailbox repair	108.68
FUELCLOUD	DPW: Veh Maint	150.00
AMZN MKTP US ZD01J3560	DPW: Oper Supplies	305.20
IN HICKS MUNICIPAL &	DPW: Veh Maint	2,968.69
AMAZON MARK ZD9DD7LX1	PRCS: Equipment	13.99
AMAZON MARK ZD6UM7N30	PRCS: Supplies	19.99
AMAZON MKTPL ZC2S27FM1	FD: Operating expense	80.33
LERMAINC.ORG	PD: Dues	75.00
AMZN MKTP US Z55OD0UC1	FD: Operating supplies	28.99
AMAZON MKTPL ZC6TI1T02	FD; Operating supplies	39.99
SAMSCLUB.COM	FD: Operating supplies	164.13
GDIT FAA 34EHHY9	PD: Dues	10.00
DTV DIRECTV SERVICE	PD: Cable	1,059.88
AMAZON MKTPL ZG5HX6BF2	FD: Operating Supplies	92.98
AMAZON MKTPL Z56IO9SX0	FD: Operating supplies	22.99
LIONHEART ALLIANCE LLC	PD: Operating expense	1,525.00
PROPELLER, INC	PD: Operating Expense	300.00
AMAZON MKTPL ZD8M72WQ1	PD: Office supplies	6.99
COVERTTRACK GROUP INC	PD: Operating expense	1,200.00
AMAZON MKTPL ZG79T14W2	PD: Office Supplies	39.99
MAGNET FORENSICS LLC	PD: Operating Expense	4,620.00
AMAZON MKTPL ZP28662U1	FD: Operating expense	71.90
AMAZON MKTPL ZP2Q852F1	FD: Operating Expense	296.99
AMAZON MKTPL ZP88K48K1	FD: Operating supplies	79.19
AMAZON MKTPL ZP1V32GR0	FD: Training	49.74
AMAZON.COM ZC5XH0H20	CITY: Office Supplies	57.84
AMZN MKTP US ZC6E36OZ1	FM: Operating Supplies	52.00
AMAZON.COM ZC3BJ9QN0	CITY: Office Supplies	41.74
AMAZON MKTPL ZC1MJ5QU0	FM: Operating Supplies	19.98
AMAZON MKTPL ZC6QV2T82	CITY: Office Supplies	284.03
AMAZON MKTPL ZD9R963O1	FM: Operating Supplies	29.98
AMAZON.COM ZP4E708R1	CITY: Office Supplies	179.13
WEB NETWORKSOLUTIONS	IS: Domain Renewal	53.97
WEB NETWORKSOLUTIONS	IS: Domain Renewal	16.99
AMAZON MKTPL ZG6XS4ZV1	IS: Supplies	39.90
AMAZON MKTPL ZC4NA3H42	IS: Hardware	23.00
INTERNATIONAL FACILITY	IS: Membership	406.00
YUBICO INC.	IS: Hardware	250.00
AMAZON.COM Z59AM37E0	IS: Hardware	45.98
AMAZON MKTPL Z59BE2LW1	IS: Supplies	31.95
AMAZON.COM Z52017ZH0	IS: Supplies	99.99
APPLE.COM/BILL	IS: Software	5.99
AMAZON MKTPL Z57368A22	IS: Supplies	15.99
AMZN MKTP US ZD5S73OG0	IS: Supplies	28.58
AMAZON.COM ZP2WJ1VD0	IS: Supplies	22.49
AMZN MKTP US ZP5HY6T80	IS: Supplies	81.25

PAYPAL BWMSTRAININ	W&S: conferences, workshops	180.00
EGLE DW TRAIN AND CERT	W&S: membership, dues	70.00
EGLE DW TRAIN AND CERT	W&S: membership, dues	70.00
HTL COMFORTINNSUIT	W&S: conferences, workshops	225.70
GOVT SOCIAL MEDIA LLC	CR: Membership	99.00
IN WILLIG WILLIAMS DA	HR: Labor Relations subscription	125.00
MOGUL INC.	HR: Recruitment tool	479.50
WHITLOCK BUSINESS SYST	ASSES: Print statements	1,148.01
WHITLOCK BUSINESS SYST	ASSES: Postage for statements	783.51
CENTURYLINK LUMEN	FACILITIES - Utilities - Cable	174.08
ATT CONS PHONE PMT	FACILITES - Utilities - Telephone	6,117.77
SPECTRUM	FACILITIES - Utilities - Cable	8,725.51
AMAZON RETA Z501751I1	TREAS: Supplies	23.09
D J WSJ	MGR: Wall Street Journal	38.99
VZWRLSS APOCC VISB	FACILITES - Utilities - Telephone	13,086.40
123.NET, INC.	FACILITES - Utilities - Telephone	3,918.05
FEDEX478924288	PD: FedEx	24.52
AMAZON MARK ZP8HT66N1	FIN: supplies	12.34
AMAZON MARK ZP5ID8BF1	FIN: supplies	116.99
SAMSCLUB.COM	PRCS: Staff Training	64.00
AMAZON MKTPL Z56M01WH0	PRCS: Marketing	39.99
AMAZON.COM ZD8DW72Z0	PRCS: Supplies	9.65
4IMPRINT, INC	PRCS: Marketing	554.78
QWIK PARK	MGR: Conference Travel Fee	36.00
MICHIGAN MUNICIPAL LEA	MGR: MME Conference	435.00
BRENTWOOD GRILLE	MGR: Luncheon Meeting	40.86
GANNETT MEDIA CO	MGR: Newspaper Subscription	99.95
LATTICE.COM	IT: Software Subscription	358.64
	GRAND TOTAL	**$ 2,801,198.46**

GENERAL FUND	101	584,247.76
MAJOR STREET FUND	202	50,570.73
LOCAL STREET FUND	203	761,162.87
MUNICIPAL STREET FUND	204	36,041.58
PARKS, REC & CULTURAL SVCS FUND	208	32,288.62
DRAIN FUND	211	161,673.58
TREE FUND	213	4,570.52
RUBBISH COLLECTION FUND	226	182,400.57
LIBRARY FUND	271	62,150.92
LIBRARY CONTRIBUTION FUND	272	894.57
STREET LIGHTING 204109 - WEST OAKS ST	281	428.78
STREET LIGHTING 204 81 - WEST LAKE DRIVE	286	263.11
STREET LIGHTING 204108 - TOWN CENTER ST	287	1,747.49
CAPITAL IMPROVMENT PRGRM (CIP) FUND	401	1,807.65
SENIOR HOUSING FUND	574	300.00
WATER AND SEWER FUND	592	883,294.37
AGENCY FUND	701	9,098.63
CURRENT TAX COLLECTION FUND	703	27,091.84
MI HIDTA	725	1,164.87
	GRAND TOTAL	**$ 2,801,198.46**