



CITY OF NOVI CITY COUNCIL
FEBRUARY 8, 2021

SUBJECT: Acceptance of a Warranty Deed to dedicate 60 feet of half-width right-of-way along the west side of Haggerty Road as part of the Berkshire eSupply commercial development (parcel 50-22-01-200-047).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION: Berkshire Production Supply, LLC is requesting the acceptance of a Warranty Deed conveying 60 feet of proposed half-width right-of-way along the west side of the Haggerty Road frontage. The proposed right-of-way dedication will bring this segment of Haggerty Road to its full master planned right-of-way width.

The enclosed letter from City Attorney (Beth Saarela, October 22, 2020) 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 (October 20, 2020) and is recommended for acceptance.

RECOMMENDED ACTION: Acceptance of a Warranty Deed to dedicate 60 feet of half-width right-of-way along the west side of Haggerty Road as part of the Berkshire eSupply commercial development (parcel 50-22-01-200-047).

Haggerty Road ROW Acceptance

Location Map

Proposed 60' Half-Width Haggerty Road ROW

Berkshire eSupply
50-22-01-200-047

Haggerty Rd

Map Author: Victor Boron
Date: 01/15/2021
Project: Haggerty Road ROW Acceptance
Version: 1.0

Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

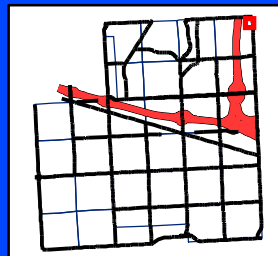
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 332 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

- Major Roads
- Minor Roads
- Subject Parcel

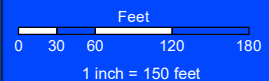
Right of Way

- Dedicated
- Prescriptive
- Private



City of Novi

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



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

October 22, 2020

Jeffrey Herczeg, Director of Public Works
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

**Re: Berkshire E-Supply JSP 17-0072
Acceptance Documents**

Dear Mr. Herczeg:

We have received and reviewed the following on-site documents serving the Berkshire E-Supply Property, and have the following comments:

- Water System Easement (**Approved**)
- Sanitary Sewer Manhole Access Easement (**Approved**)
- Water Main Access Easement (**Approved**)
- Temporary Construction Easement (**Approved**)
- Warranty Deed - Haggerty Road ROW (**Approved**)
- Bill of Sale – Water Main (**Approved**)
- Title Commitment

Water and Sanitary Sewer Access System Easements

Berkshire Production Supply, LLC (formerly Production Tool Supply Company, LLC) seeks to convey the on-site Sanitary Sewer Access Easement, Water System Easement and corresponding Bill of Sale for water system improvements. The Water System and Sanitary Sewer Access Easements are consistent with the title commitment provided. The exhibits have been reviewed and approved by the City's Consulting Engineer.

In addition to the standard Water System Easement, the property owner has provided a Temporary Constriction Easement and Water Main Access Easement to the City. The Temporary Construction Easement is for a future water main to be constructed by the City to serve that area. The easement may require amendment to its description at the time plans are finalized by the City. The easement language is adequate for this purpose. It should be noted that during construction and the City's use of the Temporary Easement area, the City's contractors will be required to indemnify the property owner for any damages or injuries the contractor or its subcontractors cause during the project. This provision should be included in the Supplemental General Conditions for any contract that the City enters into for the water main construction.

Jeffrey Herczeg, Director of Public Works
City of Novi
October 22, 2020
Page 2

The Water Main Access Easement is a permanent easement to allow the City to access the water meter vault on the property. The City will not own the vault. The Water Main Access Easement is sufficient for this purpose.

The Water System, Sanitary Sewer Access Easements, and Water Main Access Easements once accepted by Affidavit of the City Engineer should be recorded with the Oakland County Register of Deeds in the usual manner. The Temporary Construction Easement, the title search, and the Bill of Sale should be retained in the City's file.

Warranty Deed for Haggerty Road

The Warranty Deed for Haggerty Road ROW is in the City's standard format for Right-of-Way dedications and is acceptable as provided. The Warranty Deed should be placed on an upcoming City Council Agenda for acceptance.

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 (w/Enclosures)
- Barb McBeth, City Planner (w/Enclosures)
- Lindsay Bell, Planner (w/Enclosures)
- Christian Carroll, Planner (w/Enclosures)
- Madeleine Kopko Daniels, Planning Assistant (w/Enclosures)
- Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
- Angie Sosnowski, Community Development Bond Coordinator (w/Enclosures)
- Ben Croy, City Engineer (w/Enclosures)
- Kate Richardson, Plan Review Engineer (w/Enclosures)
- Victor Boron, Civil Engineer (w/Enclosures)
- Rebecca Runkel, Staff Engineer (w/Enclosures)
- Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker (w/Enclosures)
- Chuck Elder, Berkshire E-Supply (w/Enclosures)
- Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That Berkshire Production Supply LLC, formerly known as Production Tool Supply Company, LLC, a Michigan limited liability company, whose address is 8655 E. Eight Mile Road, Warren, Michigan 48089, convey and warrant to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile, Novi, Michigan 48375, the following described premises situated in the City of Novi, County of Oakland, and State of Michigan, for right of way purposes, to-wit:

[see attached and incorporated Exhibit A]

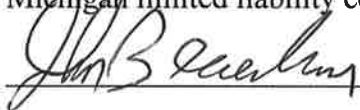
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One and no/100 Dollars (\$1.00).

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 22 day of SEPTEMBER, 2000.

Signed by:

Berkshire Production Supply LLC, a
Michigan limited liability company

 _____


By: John Beaudin

Its: Co-President

(Signatures continue on following page)

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

On this 22nd day of September, 2020 before me, personally appeared the above named Jana Brauchen, the Co-President of Berkshire Production Supply 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.


Notary Public
Acting in Oakland County, MI
My commission expires 05-28-2025

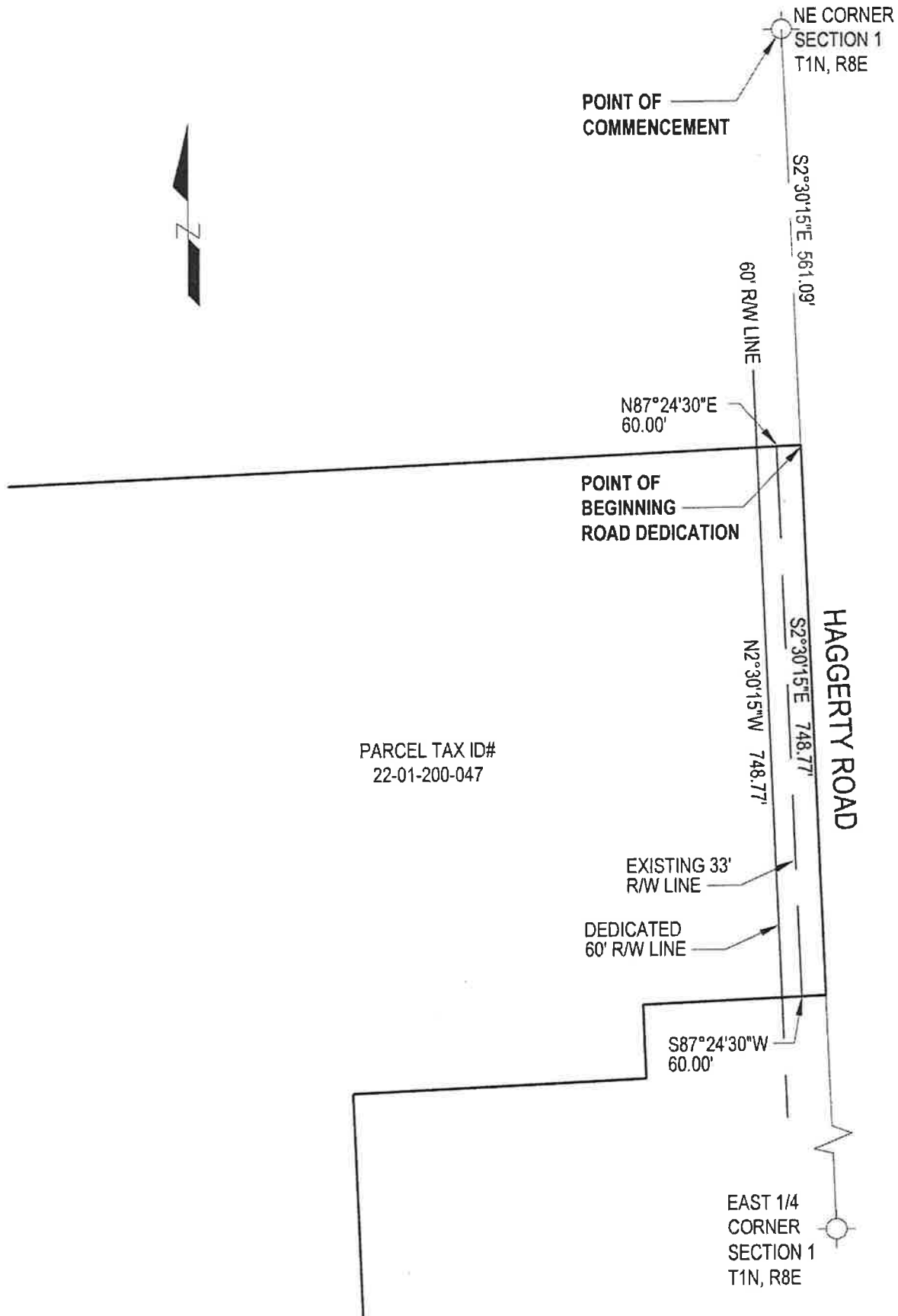
KARA JANE STARNES
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 28, 2025
ACTING IN COUNTY OF Oakland

This Instrument Drafted by:
Kevin C. McDevitt, PE
The Mannik and Smith Group, Inc.
65 Cadillac Square, Suite 3311
Detroit, MI 48226

After recording return to:
Courtney Hanson, City Clerk
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

EXHIBIT A ROAD DEDICATION

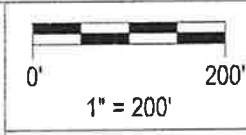
NE 1/4 OF SECTION 1,
T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



PARCEL TAX ID#
22-01-200-047



Mathew Michael Barney 9/15/2020
MATHEW MICHAEL BARNEY, PS
 PROFESSIONAL SURVEYOR
 MICHIGAN LICENSE NO. 4001064960
 DATE: 9/15/2020



PREPARED FOR:
ALBERT KAHN ASSOCIATES
 Detroit, Michigan

DRAWN BY: MTS
 CHECKED BY: MMB JOB No.: A1390015 SHEET 1 OF 2



2365 HAGGERTY ROAD S.
 CANTON, MICHIGAN 48188
 TEL: (734) 397-3100
 FAX: (734) 397-3131

W:\Projects\Projects A-EA\1390015\CAD\SURVEY\Easements\A1390015_Road_Dedication_2020.09.15.dwg

EXHIBIT A ROAD DEDICATION

NE $\frac{1}{4}$ OF SECTION 1,
T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PROPOSED ROAD DEDICATION DESCRIPTION

A PROPOSED ROAD DEDICATION LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 1, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 2°30'15" EAST ALONG THE EAST LINE OF SAID SECTION 561.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 2°30'15" EAST ALONG THE EAST LINE OF SAID SECTION 748.77 FEET; THENCE SOUTH 87°24'30" WEST 60.00 FEET; THENCE NORTH 2°30'15" WEST 748.77 FEET; THENCE NORTH 87°24'30" EAST 60.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1.03 ACRES, MORE OR LESS.

NOTE:

BEARINGS BASED ON THE EAST LINE OF SECTION 1 BEING SOUTH 2°30'15" EAST.

W:\Projects\Projects A-E\A1390015\CAD\SURVEY\Easements\A1390015_Road_Dedication_2020.09.15.dwg

PREPARED FOR:
ALBERT KAHN ASSOCIATES

Detroit, Michigan

DRAWN BY: MTS

CHECKED BY: MMB

JOB No.: A1390015

SHEET 2 OF 2



2365 HAGGERTY ROAD S.
CANTON, MICHIGAN 48188
TEL: (734) 397-3100
FAX: (734) 397-3131



AMROCK | COMMERCIAL

THANK YOU FOR CHOOSING US

(800) 594-1044 | commercial@amrock.com

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.

amrock.com

INFORMATIONAL TITLE REPORT

SCHEDULE A

1. **Effective Date:** September 01, 2020, 8:00 AM

2. **Fee Simple interest in the land described in this commitment is owned, at the commitment date by:**
Production Tool Supply Company, LLC, a Michigan limited liability company

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: Haggerty Road Novi, MI 48377

Issued By: Amrock, LLC
662 Woodward Ave.
Detroit, MI 48226
Phone: (800) 594-1044
Questions? Contact: Debbie Roberts
313-877-1297
Fax: 877-452-5171
Email: DebbieRoberts@amrock.com
Website: www.amrock.com

**SCHEDULE B - Part I
 (Requirements)**

1. **This report is for informational purposes only.**
2. **TAXES: 22-01-200-047**

TAX INFORMATION

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

Property Tax ID: 22-01-200-047

Tax Type: City
 Tax Year: 2019
 Next Bill Date 1: 07/01/2020
 Next Bill Date 2: 12/01/2020
 Duplicate Bill Fee: \$0.00
 Billing Method: Advance
 Payment Frequency: SEMI-ANNUAL

Paid/Unpaid	Due Date	Delinquent Date	Discount Date	Amount	Discounted Amount**	Amount Paid	Remaining Balance
Paid	07/01/2019	09/01/2019	N/A	\$49,849.02	N/A	\$49,849.02	None
Paid	12/01/2019	02/15/2020	N/A	\$774.14	N/A	\$774.14	None
Comments: None							

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. Documents recorded in Liber 608, Page 793, and in Liber 5981, Page 41.
8. Right of Way in favor of The Detroit Edison Company recorded in Liber 3257, Page 345.
9. High Voltage Transmission Permit in favor of The Detroit Edison Company recorded in Liber 4305, Page 318.
10. High Voltage Transmission Permit in favor of The Detroit Edison Company dated May 23, 1962 and recorded July 21, 1962 Liber 4327, Page 585.
11. Documents recorded in Liber 4327, Page 587, and in Liber 4338, Page 558.
12. Document recorded in Liber 4338, Page 557.
13. Detroit Edison Underground Easement (Right of Way) No. R-149012-2 in favor of The Detroit Edison Company, a Michigan corporation, and Ameritech, dated April 1, 1998 and recorded June 2, 1998 in Liber 18543, Page 827.
14. Detroit Edison Underground Easement (Right of Way) No. R-375010-7A in favor of The Detroit Edison Company, a Michigan corporation, dated April 1, 2002 and recorded January 21, 2003 in Liber 27669, Page 399.
15. Detroit Edison Underground Easement (Right of Way) No. Right of Way #R-375010-26 in favor of The Detroit Edison Company, a Michigan corporation, dated April 21, 2003 and recorded June 12, 2003 in Liber 29555, Page 713.
16. Water Main Easement in favor of City of Novi, a Michigan Municipal Corporation, dated September 4, 2014 and recorded November 3, 2014 in Liber 47563, Page 770.
17. Sanitary Easement in favor of City of Novi, a Michigan Municipal Corporation, dated September 4, 2014 and recorded November 3, 2014 in Liber 47563, Page 773.
18. Water Service Agreement by and among the City of Novi, the Charter Township of Commerce, and Production Tool Supply Company, LLC, d/b/a Berkshire eSupply, dated March 19, 2018 and recorded November 2, 2018 in Liber 52322, Page 642.
19. Memorandum of Agreement by and between Production Tool Supply Company, LLC, a Michigan limited liability

company, successor in interest to Sehn Family Novi Limited Partnership, Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor by merger to AT&T Wireless PCS, INC, a Delaware corporation, Tenant, dated May 24, 2019 and recorded July 25, 2019 in Liber 53060, Page 885.

20. This policy does not insure the quantity of acreage.
21. Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.
22. Any provision contained in any instrument of record, which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.
23. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
24. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.
25. 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.

Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

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): 22-01-200-047

Parcel 1: The South 80 acres of North 116 acres of Northeast 1/4 Section 1, Town 1 North, Range 8 East, Novi Township, Oakland County, Michigan, excepting the following described parcel of land: Part of the North 116 acres of the Northeast fractional 1/4 of Section 1, Town 1 North, Range 8 East, Novi Township, Oakland County, Michigan, described as: beginning at the Southeast corner of said 116 acres; thence North along the East line of Section 1, 500 feet; thence Westerly parallel with the South line of 116 acres, 250 feet; thence South parallel with the East section line 100 feet; thence Westerly parallel with the South line 400 feet; thence South parallel with the East line 400 feet to the South line of the 116 acres; thence Easterly along the South line 650 feet to the point of beginning.

Excepting the Right-of-Way granted to the Detroit Edison Company as recorded in Liber 3257, Page 345, and also excepting High Voltage Transmission Permit granted to the Detroit Edison Company as recorded in Liber 4305, Page 318, Oakland County Records.

Parcel 2: The East 200 feet of the West 13 acres of the North 36 acres of the Northeast 1/4 of Section 1, Town 1 North, Range 8 East, Novi Township, Oakland County, Michigan.

Parcel 3: Easterly 7 acres of Westerly 20 acres of the Northerly 36 acres of Northeast 1/4 of Section 1, Town 1 North, Range 8 East, said 20 acre parcel being more particularly described as beginning at Northwest corner of Northeast 1/4 of said Section 1; thence East on section line 23 chains 47 1/2 links; thence South on line parallel with the quarter line 8 chains 52 links; thence West parallel with the section line 23 chains 47 1/2 links to the quarter line; thence North on the quarter line 8 chains 52 links to the place of beginning. EXCEPT that part of the following described parcel which lies Northerly of a line described as: Commencing at the North quarter corner of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; thence North 87 degrees 24 minutes 30 seconds East, 914.28 feet along the North line of said Section 1; thence South 2 degrees 35 minutes 30 seconds East, 140 feet to a point of a limited access right of way line (restricting all ingress and egress) and the point of beginning; thence North 87 degrees 24 minutes 30 seconds East 212.72 feet to the point of ending of said limited access; thence North 87 degrees 24 minutes 30 seconds East, 173.00 feet; thence North 2 degrees 35 minutes 30 seconds West, 25 feet; thence North 87 degrees 24 minutes 30 seconds East, 250.00 feet; thence North 2 degrees 35 minutes 30 seconds West, 30 feet; thence North 87 degrees 24 minutes 30 seconds East, 100 feet to a point of ending.

Parcels 1, 2, and 3, also described as:

Commencing at the North 1/4 corner of said Section 1; thence North 87 degrees, 24 minutes, 30 seconds East along the North line of said section 1550.97 feet; thence South 02 degrees, 46 minutes, 30 seconds East 115.00 feet to a point on the South Right-of-Way line of 14 Mile Road and the point of beginning; thence continuing South 02 degrees, 46 minutes, 30 seconds East 446.09 feet; thence North 87 degrees, 24 minutes, 30 seconds East 1242.66 feet to a point on the East line of said Section 1; thence South 02 degrees, 30 minutes, 15 seconds East along the East line of said section 748.77 feet; thence South 87 degrees, 24 minutes, 30 seconds West 250.00 feet; thence South 02 degrees, 30 minutes, 15 seconds East 100.00 feet; thence South 87 degrees, 24 minutes, 30 seconds West 400.00 feet; thence South 02 degrees, 30 minutes, 15 seconds East 400.00 feet; thence South 87 degrees, 24 minutes, 30 seconds West 1439.30 feet to a point on the Easterly Right-of-Way line of Michigan Highway 4 (Right-of-Way varies); thence along the Easterly Right-of-Way line of Michigan Highway 5 the following six (6) courses: 1) North 04 degrees, 53 minutes, 41 seconds East 461.90 feet; 2) South 85 degrees, 06 minutes, 19 seconds East 20.00 feet; 3) North 04 degrees, 53 minutes, 41 seconds East 900.00 feet; 4) North 85 degrees, 06 minutes, 19 seconds West 20.00 feet; 5) North 04 degrees, 53 minutes, 41 seconds East 49.91 feet; 6) along a curve to the left 271.40 feet, a radius of 3958.72 feet, a delta of 03 degrees, 55 minutes, 51 seconds East 271.35 feet to a point on the South Right-of-Way line of 14 Mile Road the following three (3) courses: 1) North 87 degrees, 24 minutes, 30 seconds East 385.72 feet; 2) North 02 degrees, 35 minutes, 30 seconds West 25.00 feet; 3) North 87 degrees, 24 minutes, 30 seconds East 251.34 feet to the point of beginning.

Client Reference: Haggerty Road, Novi, MI 48377

October 20, 2020

Jeff Herczeg
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Berkshire eSupply - Acceptance Documents Review
Novi # JSP17-0072
SDA Job No. NV19-201
INITIAL DOCUMENTS APPROVED AS NOTED
FINAL DOCUMENTS APPROVED

Dear Mr. Herczeg:

We have reviewed the Acceptance Document Package received by our office on September 30, 2020 against the Final Site Plan (Stamping Set) approved on April 19, 2019. We offer the following comments:

Initial Acceptance Documents:

1. On-Site Water System Easement – (executed 09/22/20: exhibit dated 01/08/19) - Exhibits Approved.
2. Water System Abandonment Easement – (unexecuted: exhibit dated 01/08/19) - Exhibits Approved.
3. Water Main Vault Access Easement – (executed 09/22/20: exhibit dated 09/17/20) – Exhibits Approved.
4. Temporary Construction Easement – (executed 09/22/20: exhibit dated 09/17/20) - Exhibits Approved.
5. **Sanitary Sewer MH Access Easement** – (executed 09/22/20: exhibit dated 01/08/19) - Exhibit B showing the Sanitary Sewer Access Easement needs to be included in the executed easement document. If the exhibit has not had any revisions from the original exhibit dated 01/08/19 then this this approved as noted with the above note.
6. On-Site Storm Drainage Facility / Maintenance Easement Agreement – (executed 9/22/20) - Exhibits A, B, C & D Approved.
7. Warranty Deed for Road Right-of-Way – (executed 09/22/20: exhibit dated 09/15/20) – Exhibits Approved.

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 black ink as the County will reject them otherwise.

8. Bills of Sale: Sanitary Sewer System and Water Supply System – SUPPLIED – APPROVED
9. Full Unconditional Waivers of Lien from contractors installing public utilities – SUPPLIED – APPROVED
10. Sworn Statement signed by Developer – SUPPLIED – APPROVED

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 October 24, 2018 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



Mike Freckelton, EIT
Engineer

Cc (via Email): Victor Boron, City of Novi
Cortney Hanson, City of Novi
Sarah Marchioni, City of Novi
Madeleine Kopko, City of Novi
Ted Meadows, Spalding DeDecker
Taylor Reynolds, Spalding DeDecker
Kate Richardson, City of Novi
Angie Sosnowski, City of Novi
Beth Saarela, Johnson Rosati, Schultz, Amtsbuechler