



**CITY OF NOVI CITY COUNCIL
NOVEMBER 20, 2023**

SUBJECT: Approval to accept the Bill of Sale for the ITC Trail Comfort Station per the requirements of the Terra PRO Agreement and site plan, JSP17-0052. The site is along the north side of Nine Mile Road at Garfield Road.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

Cambridge of Novi, LLC is the developer of Terra, a single-family residential development (40 lots, 2 Phases). The project is located along the north side of Nine Mile at Garfield Road. The majority of the development is complete, with some home construction still remaining.

The PRO Agreement and the site plan approval included the construction of a comfort station (shelter and parking area) to be donated to the City. The parcel containing the improvements is already owned by the City.

The City Attorney has approved the Bill of Sale for the comfort station to be dedicated to the City (Beth Saarela, July 27, 2023).

RECOMMENDED ACTION: Approval to accept the Bill of Sale for the ITC Trail Comfort Station per the requirements of the Terra PRO Agreement and site plan, JSP17-0052. The site is along the north side of Nine Mile Road at Garfield Road. This motion is made as the documents are in a form acceptable to the City Attorney's office.

ITC Trail Comfort Station

Bill of Sale

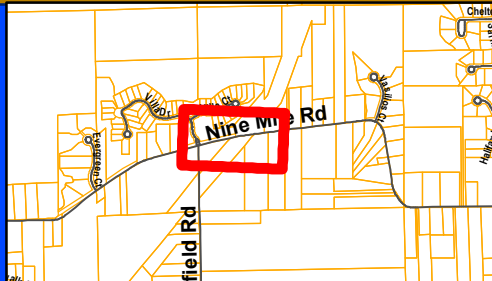


Map Author: Adam Yako
Date: 11/8/2023
Project: Terra JSP17-0052
Version #:

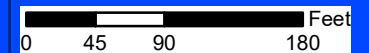
Amended By:
Date:
Department:

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. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



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



ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

2755 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

July 27, 2023

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

RE: Terra JSP 17-52
Bill of Sale – Comfort Station

Dear Ms. McBeth:

We have received and reviewed the original executed Bill of Sale for the Comfort Station improvements for the Development. Subject to the City Planner and/or Engineer's approval of the improvements listed in the Bill of Sale as consistent with the site plan, the Bill of Sale may be placed on a 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

C: Cortney Hanson, Clerk (Originals Enclosed)
Charles Boulard, Community Development Director (w/Enclosures)
Lindsay Bell, Planner (w/Enclosures)
Diana Shanahan, Planning Assistant (w/Enclosures)
Angie Sosnowski, Community Development Bond Coordinator (w/Enclosures)
Sarah Marchioni, Sarah Marchioni, Project Coordinator (w/Enclosure)
Ben Croy, City Engineer (w/Enclosures)
Humna Anjum, Civil Engineer (w/Enclosures)
Adam Yako, Civil Engineer (w/Enclosures)
Rebecca Runkel, Civil Engineer (w/Enclosures)
Alyssa Craigie, Administrative Assistant (w/Enclosures)
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker (w/Enclosures)
Mark Guidobono, Cambridge of Novi, LLC (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, Cambridge of Novi, LLC, whose address is 47765 Bellagio Drive, Michigan 48167, 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 Ten Mile Road, Novi, Michigan 48375, all of the improvements, appurtenances, and structures, including but not limited to the covered shelter (built using trusses and shingled roof with a concrete pad underneath) and asphalt parking lot in the area as shown on the final approved site plan for the ITC Comfort station, dated 11-20-18, attached hereto and incorporated as Exhibit A. Cambridge of Novi LLC is not responsible for any maintenance, repair or replacement of the improvements transferred by this Bill of Sale or for any damages or defects in said improvements. The improvements are being transferred in their "as is/where is" condition with no representations or warranty and with no liability to Cambridge of Novi, LLC.

In witness whereof, the undersigned has executed these presents this ^{5th}~~27th~~ day of ^{July}~~January~~, ²⁰²³~~2020~~.

Signed By

Cambridge of Novi, LLC

By [Signature] Its Member
Mark Guidobono

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me ^{5th} day of ^{July}, ~~2020~~ ²⁰²³ by Mark Guidobono, the member of Cambridge of Novi, LLC of a Michigan limited liability company, on behalf of the company.

[Signature]
Notary Public Anitra Murray
Acting in Wayne County, Michigan
My commission expires: 01/14/2027

Drafted By:
Elizabeth K. Saarela
JOHNSON, ROSATI, SCHULTZ & JOPPICH, P>C>
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

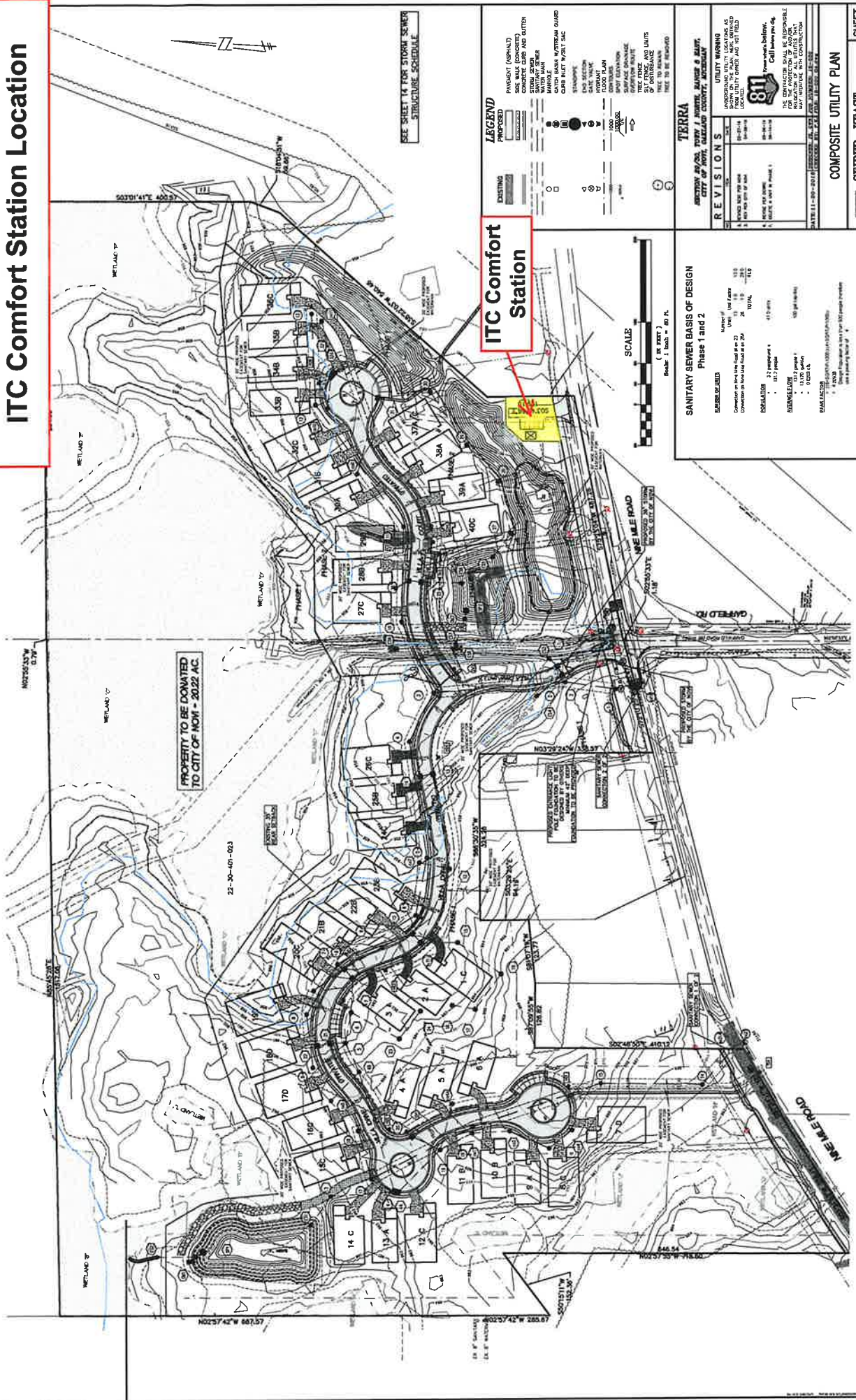
ANITRA MURRAY
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES 01/14/2027
Acting in the County of Wayne

When recorded, return to:
Cortney Hanson, Clerk
CITY OF NOVI
45175 Ten Mile Road
Novi, MI 48375-3024

Exhibit A

DEPICTION OF PARKING AREA

Exhibit A ITC Comfort Station Location



SEE SHEET 14 FOR STORM SEWER STRUCTURE SCHEDULE

ITC Comfort Station

LEGEND

- EXISTING
- PROPOSED
- IMPROVED
- CONVERTED

PAVEMENT (ASPHALT)
SIDE WALK (CONCRETE)
SIDE WALK (GRAVEL)
STORM SEWER
WATER MAIN
MATERIAL
MANHOLE WITH UTILITY GUARD
CURB WALK 4" x 8" x 12" S&C

STAKEWORK
ELEVATION
HYDRAULIC PROFILE
HYDRAULIC PROFILE
SPOT ELEVATION
ELEVATION PROFILE
ELEVATION PROFILE
TREE DINGS
TRENCH
LIMITS OF DISTURBANCE
LINE TO REMAIN
LINE TO BE REMOVED

TERRA
ARCHITECTURE, PLANNING, INTERIOR DESIGN & LANDSCAPE
CITY OF MOBILE, ALABAMA COUNTY, ALABAMA

REVISIONS

NO.	DATE	DESCRIPTION
1	11-15-24	ISSUED FOR PERMITS
2	11-15-24	ISSUED FOR PERMITS
3	11-15-24	ISSUED FOR PERMITS
4	11-15-24	ISSUED FOR PERMITS
5	11-15-24	ISSUED FOR PERMITS
6	11-15-24	ISSUED FOR PERMITS
7	11-15-24	ISSUED FOR PERMITS
8	11-15-24	ISSUED FOR PERMITS
9	11-15-24	ISSUED FOR PERMITS
10	11-15-24	ISSUED FOR PERMITS

SANITARY SEWER BASIS OF DESIGN
Phase 1 and 2

REQUIREMENTS	Quantity	Unit	Unit Factor
Sanitary Sewer Flow	1.0	MGD	1.0
Sanitary Sewer Flow	0.5	MGD	0.5
Sanitary Sewer Flow	0.5	MGD	0.5
TOTAL	2.0	MGD	2.0

DESIGNER Terra Architecture, Planning, Interior Design & Landscape
11777 Old Highway 90, Suite 100, Mobile, AL 36688
Phone: 251-338-1333
Fax: 251-338-1334
www.terraalabama.com

DATE 11-15-24

COMPOSITE UTILITY PLAN
SEIDER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MARQUETTE BLVD., SUITE 200, MOBILE, AL 36682
PHONE: 251-338-1333 FAX: 251-338-1334
EMAIL: INFO@SEIDERKEAST.COM

UTILITY WARNING
SHOWN ON THIS PLAN, USER ASSUMES RESPONSIBILITY FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. CALL BEFORE YOU DIG.

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. CALL BEFORE YOU DIG.

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