



CITY of NOVI CITY COUNCIL

Agenda Item D
June 6, 2016

SUBJECT: Acceptance of two pathway easements as a donation from Novi Ten Associates, LLC in connection with the Ridgeview Villas of Novi development for two portions of pathway within the development.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division *BTC RFA*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

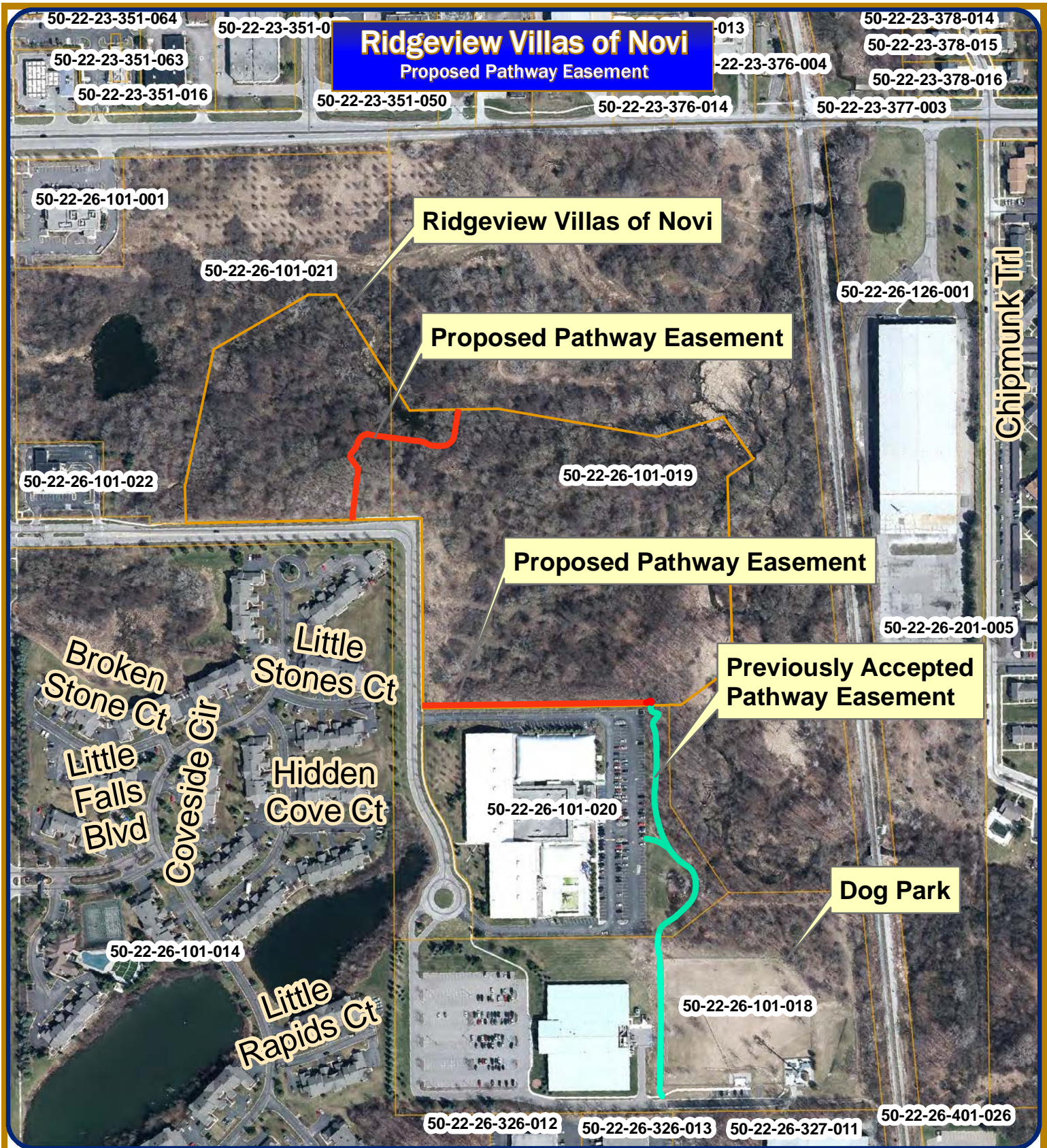
Novi Ten Associates, LLC is requesting acceptance of an on-site pathway easement to satisfy one of the conditions in the development agreement and approved site plan for the Ridgeview Villas of Novi development. The developer is constructing asphalt pathways from Nick Lidstrom Drive through their site to the adjacent property to the north for future connection. Another pathway is being constructed from Nick Lidstrom Drive through the site to a proposed pathway on the Sports Club of Novi property that will connect to the City of Novi Dog Park. The pathway easement from Sports Club of Novi was accepted by City Council on [redacted]. The attached map shows the proposed locations. The pathways will be constructed to City standards as shown on the approved site plan.

The enclosed pathway easement has been favorably reviewed by the City Attorney (Beth Saarela's May 13, 2016 letter, attached) and is recommended for approval.

RECOMMENDED ACTION: Acceptance of two pathway easements as a donation from Novi Ten Associates, LLC in connection with the Ridgeview Villas of Novi development for two portions of pathway within the development.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Burke				
Council Member Casey				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				

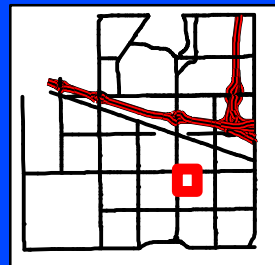


Map Author: Rasha Majzoub
Date: May 23, 2016
Project:
Version #:

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 Services
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org





JOHNSON ROSATI SCHULTZ JOPPICH PC

27555 Executive Drive Suite 250 ~ Farmington Hills, Michigan 48331
Phone: 248.489.4100 | Fax: 248.489.1726

Elizabeth Kudla Saarela
esaarela@jrsjlaw.com

www.johnsonrosati.com

May 13, 2016

Rob Hayes, Public Services Director
City of Novi, Department of Public Services
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Ridgeview Villas JSP 14-0018
On-Site Pathway Easement
Review for Acceptance**

Dear Mr. Hayes:

We have received and reviewed the following executed on-site easement for the Ridgeview Villas Development:

- Pathway Easement – **Approved**
- Title Commitment

Pathway Easement

The former owner of the Property, Novi Ten Associates, LLC provided the on-site Pathway Easement in connection with the Ridgeview Villas Development. Our office and the City's Consulting Engineer approved the format and content of the document for recording at the time the development property was transferred to Toll Brothers. The City's Consulting Engineer should confirm that the exhibits attached to this letter are the same exhibits reviewed and approved prior to closing. Although the Pathway Easement is in the process of being recorded by the Developer's title company in connection with the land scale closing documents, the Pathway Easement should be placed on an upcoming City Council Agenda for acceptance. The City Clerk's Office will receive the original once recording has been completed.

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

Rob Hayes, Public Services Director

May 13, 2016

Page 2

Very truly yours,

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.


Elizabeth Kudla Saarela

EKS

Enclosures

C: Maryanne Cornelius, Clerk (w/Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Sheila Weber, Treasurer's Office (w/Enclosures)
Kristin Pace, Treasurer's Office (w/Enclosures)
Aaron Staup, Construction Engineering Coordinator (w/Enclosures)
Theresa C. Bridges, Construction Engineer (w/Enclosures)
Sarah Marchioni, Building Permit Coordinator (w/Enclosures)
Brittany Allen and Ted Meadows, Spalding DeDecker (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Mike Noles, Toll Brothers (w/Enclosures)
Kenneth Clarkson, Esquire (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

May 11, 2016

David Romero, PE
Seiber-Keast Engineering, LLC
100 MainCentre, Suite 10
Northville, Michigan 48167

Re: Ridgeview Villas of Novi – Pathway Easement Review
Novi # JSP14-0018
SDA Job No. NV15-247
EASEMENT EXHIBITS APPROVED

Dear Mr. Romero:

We have reviewed the submitted pathway easement received by our office on May 10, 2016 against the Final Site Plan (Stamping Set) received on May 10, 2016. We offer the following comments:

1. Pathway Easement – (unexecuted: exhibit dated 11-05-2015) – Exhibits 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.

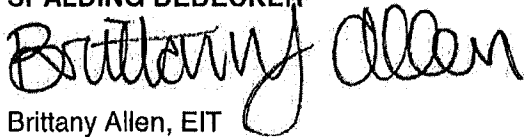
The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the Mayor's signature.

It should be noted that the Plan Review Center Report dated December 17, 2015 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



Brittany Allen, EIT
Engineer



SPALDING DeDECKER
Engineering & Surveying Excellence since 1954

Cc (via Email):

Brian Coburn, Engineering Senior Manager
Maryanne Cornelius, City Clerk
Beth Saarela, Johnson Rosati, Schultz, Joppich PC
Sarah Marchioni, Building Department
Ted Meadows, Spalding DeDecker
Taylor Reynolds, Spalding DeDecker
Theresa Bridges, City Construction Engineer
Sheila Weber, Treasurer's Office
Jason Emerine, PE, Seiber-Keast Engineering, LLC

PATHWAY EASEMENT

Pursuant to this Pathway Easement Agreement (the "PEA"), **NOVI TEN ASSOCIATES LLC**, a Michigan limited liability company ("**N-10**"), with an address at 400 Renaissance Center, Suite 2170, Detroit, MI 48243, Attn: Dan Weiss, 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 ("**City**"), 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, non-exclusive easement (the "Easement") for a public non-motorized pathway over across and through the pathways described on Exhibit B attached hereto ("**Pathways**").

BACKGROUND

The Parties (together with Toll II MI Limited Partnership, a Michigan limited partnership, whose address is 28004 Center Oaks Ct., Suite 200, Wixom, MI 48393 ("**Developer**")) have executed and delivered a **PLANNED REZONING OVERLAY (PRO) AGREEMENT** recorded August 19, 2015, in Liber 48514 Page 617 Oakland County Records, and re-recorded November 14, 2015, in Liber 48766 Page 1 Oakland County Records ("**PRO**"), which pertains to the development by Developer (the "Development") of certain land in Section 1, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described on Exhibit A attached hereto (the "**Premises**").

The Pathways are located within the Premises.

The Premises abut certain property which is owned by N-10 which is described on Exhibit C attached hereto ("N-10 Land").

The PRO sets forth certain terms and conditions regarding the construction of improvements on the Development. The terms and conditions set forth in the PRO require the construction of the Pathways for public use through the Development and the dedication for public use of the Pathways.

N-10 is executing and delivering this PEA in partial satisfaction of the terms of the PRO.

This PEA and the Easement are exempt from transfer taxes under MCL 207.505(a) and MCL 207.526(a) as the consideration is less than \$100.00.

1. N-10 does hereby dedicate to the City the Easement on the terms and conditions set forth herein. The Pathways will be repaired and replaced by the City, as determined by the City. Winter maintenance consisting of snow and ice removal shall be completed in accordance with applicable City ordinances, as the same may be amended from time to time, as determined by the City. The Easement shall be non-exclusive and shall permit the fee title owner of the Easement property to make use of the Easement property that is not inconsistent with use as a public pathway.

2. Subject to the City's approval, the Developer shall install, and the City shall allow and maintain, directional signage at each of the four (4) end points of the Pathways, which signage will be approximately 20 inches by 30 inches, designed, fabricated and installed in the usual quality consistent with other park signs installed in parks in the City, and containing the following dedication statement:

"Weiss Nature Trail: Dedicated by Dan and Michelle Weiss family in honor of these various lands donated by them and honoring father Albert Weiss, and all their love and promotion of natural habitats, and fostering further acts of charitable community benefit, performed by all, sized however big or small."

Such signage may include typical nature habitat descriptive language or graphics showing Michigan vegetation, ducks, turtles, birds, and other information.

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

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

5. This PEA shall be recorded in the Office of Records for Oakland County, Michigan before the conveyance of the Premises by N-10 to the Developer.

6. This PEA shall be interpreted and enforced in accordance with the laws of the State of Michigan.

7. In the event the City does not accept the Pathways, or if after acceptance, the City abandons the Pathways, then:

- I. the Pathways will no longer be "public access" Pathways, but instead will be reserved solely for the use and benefit of (and this instrument will be deemed amended to be consistent with such reservation) both (1) the owners and occupants of the N-10 Land, (2) the Developer, the owner or the successor owner of the Premises, and (3) the homeowner or condominium association operating the Premises ("HOA"); and
- II. said Developer, owner or successor owner of the Premises and said HOA (following thirty (30) days written notice of either the City's rejection of

acceptance of dedication of the Pathways or the City's abandonment thereafter of the Pathways) shall have the same responsibilities for maintenance which applied to the City as hereinabove stated, provided, however, that (A) under no circumstances will the Developer, such successor owner or the HOA be responsible for winter maintenance (including snow plowing or ice removal), and (B) N-10 expressly acknowledges that upon formation of an HOA for the Development and assumption by the HOA of the obligations hereunder, Developer, owner and successor owner of the Premises shall have no further responsibilities for maintenance under this PEA, it being agreed that the HOA shall be solely responsible for the same.

Abandonment by the City may only be accomplished by the City taking affirmative action to abandon the easement rights in accordance with then applicable statutes and ordinances and including, without limit, adopting and recording required resolutions or ordinances, if any.

8. Injunctive Relief. In the event of a breach or attempted or threatened breach of any obligation of this PEA by either party, then in such event, the other party hereto shall be entitled (as its sole remedy) forthwith to full and adequate relief by specifically enforcing the terms of this PEA. As a condition precedent to the institution of such action, the aggrieved party shall give written notice of default to the defaulting party and the defaulting party shall have thirty (30) days to cure such default after receipt of such written notice.

Signature Page to Pathway Easement

Dated this 9th day of May, 2016.

NOVI TEN ASSOCIATES, L.L.C.,
a Michigan limited liability company

By: *Daniel Weiss*
Name: Daniel S. Weiss
Title: Manager

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 9th day of MAY, 2016, by Daniel S. Weiss, the Manager of Novi Ten Associates, limited liability company, on its behalf.

JEANETTE L. COOK
Notary Public, State of Michigan, County of Oakland
My Commission Expires July 15, 2019
Acting in the County of Oakland

Jeanette L. Cook
Notary Public
_____ County,

Michigan

My Commission Expires:

Drafted by:
Beth Saarela
Johnson, Rosati, Schultz & Joppich
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

When recorded return to:
Maryanne Cornelius
City of Novi
City Clerk
45175 W. Ten Mile Road.
Novi, MI 48375

EXHIBIT A

"RIDGEVIEW VILLAS"

LEGAL DESCRIPTION
SUBJECT PROPERTY

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, T.1N, R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE N86°27'27"E 2123.10 FEET ALONG THE CENTERLINE OF TEN MILE ROAD; THENCE S07°58'33"E 2072.30 FEET; THENCE S86°56'27"W 355.53 FEET; THENCE N35°58'56"W 279.43 FEET; THENCE N03°03'33"W 269.20 FEET TO THE POINT OF BEGINNING; THENCE S86°56'27"W 658.95 FEET; THENCE N02°47'33"W 509.40 FEET; THENCE S86°27'27" W 630.00 FEET; THENCE N03°32'33"W 100.00 FEET; THENCE N11°35'45"E 370.00 FEET; THENCE N60°51'08"E 290.00 FEET; THENCE N90°00'00"E 75.00 FEET; THENCE S31°29'21"E 339.33 FEET; THENCE N89°23'14"E 231.65 FEET; THENCE S86°22'13"E 420.86 FEET; THENCE N76°46'23"E 167.10 FEET; THENCE S41°34'10"E 105.00 FEET; THENCE S43°34'07"W 91.51 FEET; THENCE S04°10'41"E 519.60 FEET; THENCE S42°47'02"W 133.85 FEET; THENCE S86°56'27"W 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20.09 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Tax I.D. No. 22-26-101-025

Exhibit B
Pathways

R.W.

EXHIBIT B

185

RIDGEVIEW VILLAS OF NOVI

LEGAL DESCRIPTION
EASEMENT FOR PATHWAY

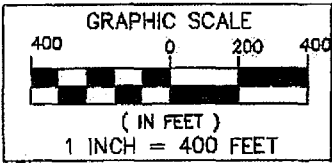
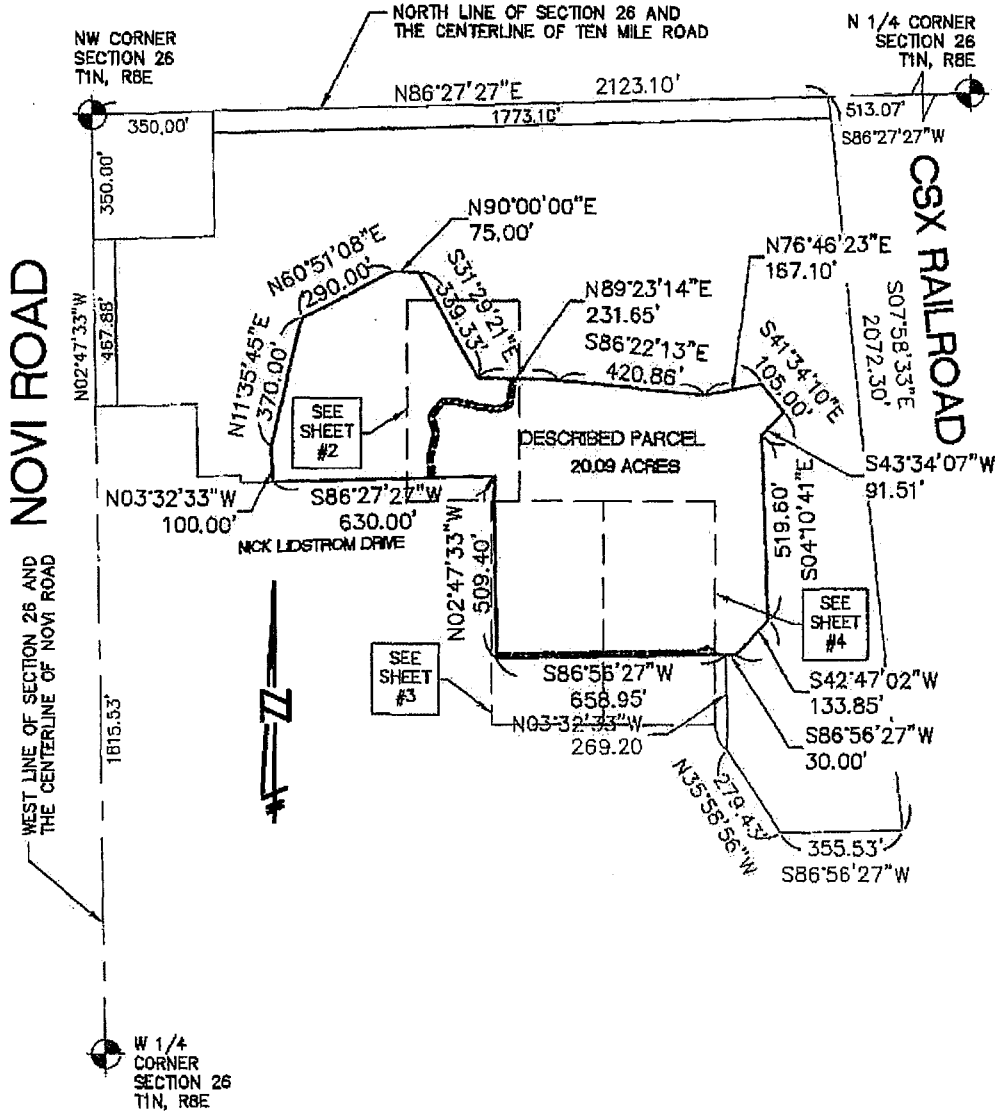
An Easement for Pathway, located in a Part of the Northwest 1/4 of Section 26, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Northwest corner of said Section 26; thence South 02°47'33" East, 817.88 feet along the West line of said Section 26 and the centerline of Novi Road; thence North 86°54'46" East, 290.16 feet; thence South 02°47'44" East, 202.00 feet; thence North 86°54'46" East, 125.19 feet; thence South 03°05'14" East, 20.07 feet; thence North 86°27'27" East, 541.14 feet, for a POINT OF BEGINNING "A"; thence North 04°07'53" West, 61.22 feet; thence North 12°58'46" East, 65.19 feet; thence 2.35 feet along a curve to the left, said curve having a radius of 4.00 feet, a central angle of 33°39'02" and a chord bearing and distance of North 03°50'45" West, 2.32 feet; thence North 20°40'17" West, 35.33 feet; thence 25.86 feet along a curve to the right, said curve having a radius of 26.00 feet, a central angle of 56°58'52" and a chord bearing and distance of North 07°49'09" East, 24.80 feet; thence North 36°18'35" East, 31.09 feet; thence 37.56 feet along a curve to the right, said curve having a radius of 35.00 feet, a central angle of 61°29'26" and a chord bearing and distance of North 67°03'18" East, 35.79 feet; thence South 82°11'59" East, 117.81 feet; thence 42.86 feet along a curve to the left, said curve having a radius of 65.00 feet, a central angle of 37°47'03" and a chord bearing and distance of North 78°54'30" East, 42.09 feet; thence 12.15 feet along a curve to the left, said curve having a radius of 13.00 feet, a central angle of 53°33'09" and a chord bearing and distance of North 33°14'24" East, 11.71 feet; thence North 06°27'50" East, 62.62 feet; thence North 89°23'14" East, 12.09 feet; thence South 06°27'50" West, 64.11 feet; thence 23.37 feet along a curve to the right, said curve having a radius of 25.00 feet, a central angle of 53°33'09" and a chord bearing and distance of South 33°14'24" West, 22.53 feet; thence 50.78 feet along a curve to the right, said curve having a radius of 77.00 feet, a central angle of 37°47'03" and a chord bearing and distance of South 78°54'30" West, 49.86 feet; thence North 82°11'59" West, 117.81 feet; thence 24.68 feet along a curve to the left, said curve having a radius of 23.00 feet, a central angle of 61°29'26" and a chord bearing and distance of South 67°03'18" West, 23.52 feet; thence South 36°18'35" West, 31.09 feet; thence 13.92 feet along a curve to the left, said curve having a radius of 14.00 feet, a central angle of 56°58'52" and a chord bearing and distance of South 07°49'09" West, 13.36 feet; thence South 20°40'17" East, 35.33 feet; thence 9.40 feet along a curve to the right, said curve having a radius of 16.00 feet, a central angle of 33°39'02" and a chord bearing and distance of South 03°50'45" East, 9.26 feet; thence South 12°58'46" West, 63.38 feet; thence South 04°07'53" East, 59.54 feet, for a reference POINT "A"; thence South 86°27'27" West, 12.00 feet, to the Point of Beginning "A".

And also, commencing at said reference POINT "A"; thence North 86°27'27" East, 172.84 feet; thence South 02°47'33" East, 498.40 feet, for a POINT OF BEGINNING "B"; thence North 86°56'27" East, 578.75 feet; thence 11.82 feet along a curve to the left, said curve having a radius of 19.15 feet, a central angle of 35°21'44" and a chord bearing and distance of North 69°11'43" East, 11.63 feet; thence 40.66 feet along a curve to the right, said curve having a radius of 25.12 feet, a central angle of 92°43'29" and a chord bearing and distance of South 81°39'34" East, 36.37 feet; thence South 39°28'52" East, 9.14 feet; thence South 86°56'27" West, 630.95 feet; thence North 02°47'33" West, 11.00 feet, to the Point of Beginning "B". All of the above containing 0.299 Acres.

EXHIBIT B

2 of 5

10 MILE ROAD



SUBJECT PROPERTY & SHEET INDEX EASEMENT FOR PATHWAY

SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

100 MAHENDRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE 248.208.3331 EMAIL info@seiberkeast.com

RIDGEVIEW VILLAS OF NOVI

SECTION 26, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 400'
DATE:	11-05-2015
JOB NO.:	13-038
DRG FILE:	13-038ESMT-SW
DRAWN BY:	BFR
CHECK:	JE
SHEET:	1 OF 4

EXHIBIT B 3 of 5

NW CORNER
SECTION 26
T1N, R8E

NORTH LINE OF SECTION 26 AND
THE CENTERLINE OF TEN MILE ROAD
10 MILE ROAD

N 1/4 CORNER
SECTION 26
T1N, R8E

N86°27'27"E 2123.10'

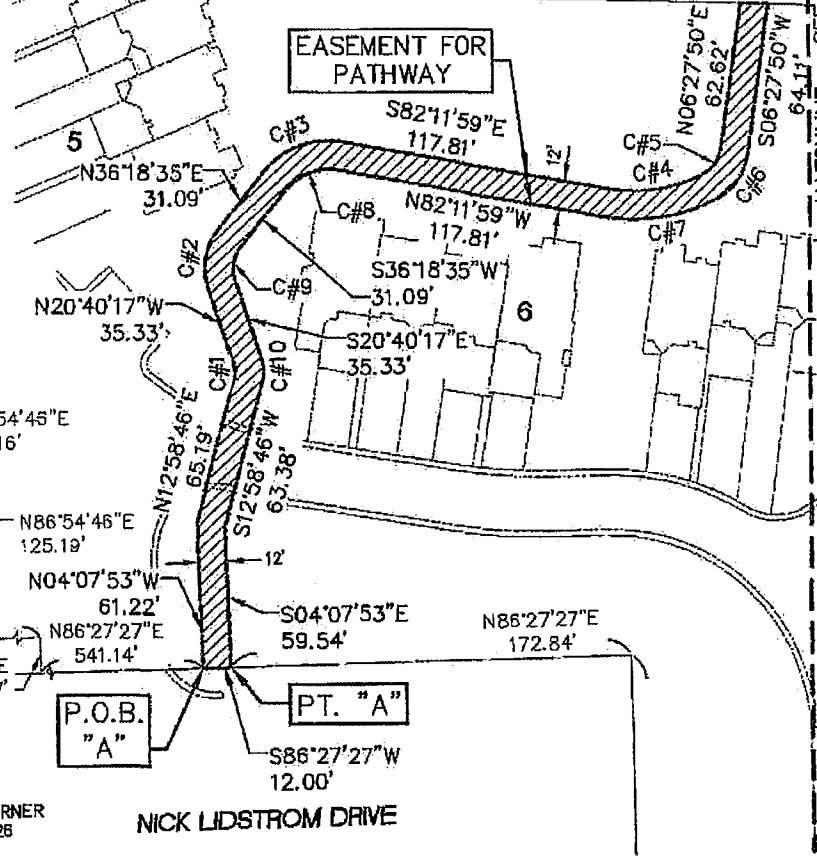
Curve Table					
Curve #	Length	Radius	Delta	Chord	Distance
C#1	2.35'	4.00'	33°39'02"	N3°50'45"W	2.32'
C#2	25.86'	26.00'	56°58'52"	N7°49'09"E	24.80'
C#3	37.56'	35.00'	61°29'26"	N67°03'18"E	35.79'
C#4	42.86'	65.00'	37°47'03"	N78°54'30"E	42.09'
C#5	12.15'	13.00'	53°33'09"	N33°14'24"E	11.71'
C#6	23.37'	25.00'	53°33'09"	S33°14'24"W	22.53'
C#7	50.78'	77.00'	37°47'03"	S78°54'30"W	49.86'
C#8	24.66'	23.00'	61°29'26"	S67°03'18"W	23.52'
C#9	13.92'	14.00'	56°58'52"	S7°49'09"W	13.36'
C#10	9.40'	16.00'	33°39'02"	S3°50'45"E	9.26'

CSX RAILROAD

NOVI ROAD
WEST LINE OF SECTION 26 AND
THE CENTERLINE OF NOVI ROAD

S02°47'33"E 817.88'

N89°23'14"E 12.09'



N86°54'45"E 290.16'
S02°47'44"E 202.00'
N86°54'46"E 125.19'
N04°07'53"W 61.22'
N86°27'27"E 541.14'
S03°05'14"E 20.07'

N36°18'35"E 31.09'
N20°40'17"W 35.33'

EASEMENT FOR PATHWAY

S82°11'59"E 117.81'

N82°11'59"W 117.81'

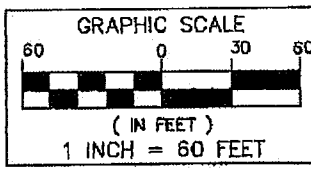
S36°18'35"W 31.09'

S20°40'17"E 35.33'

S04°07'53"E 59.54'

N86°27'27"E 172.84'

S86°27'27"W 12.00'



EASEMENT FOR PATHWAY (0.299 ACRES)

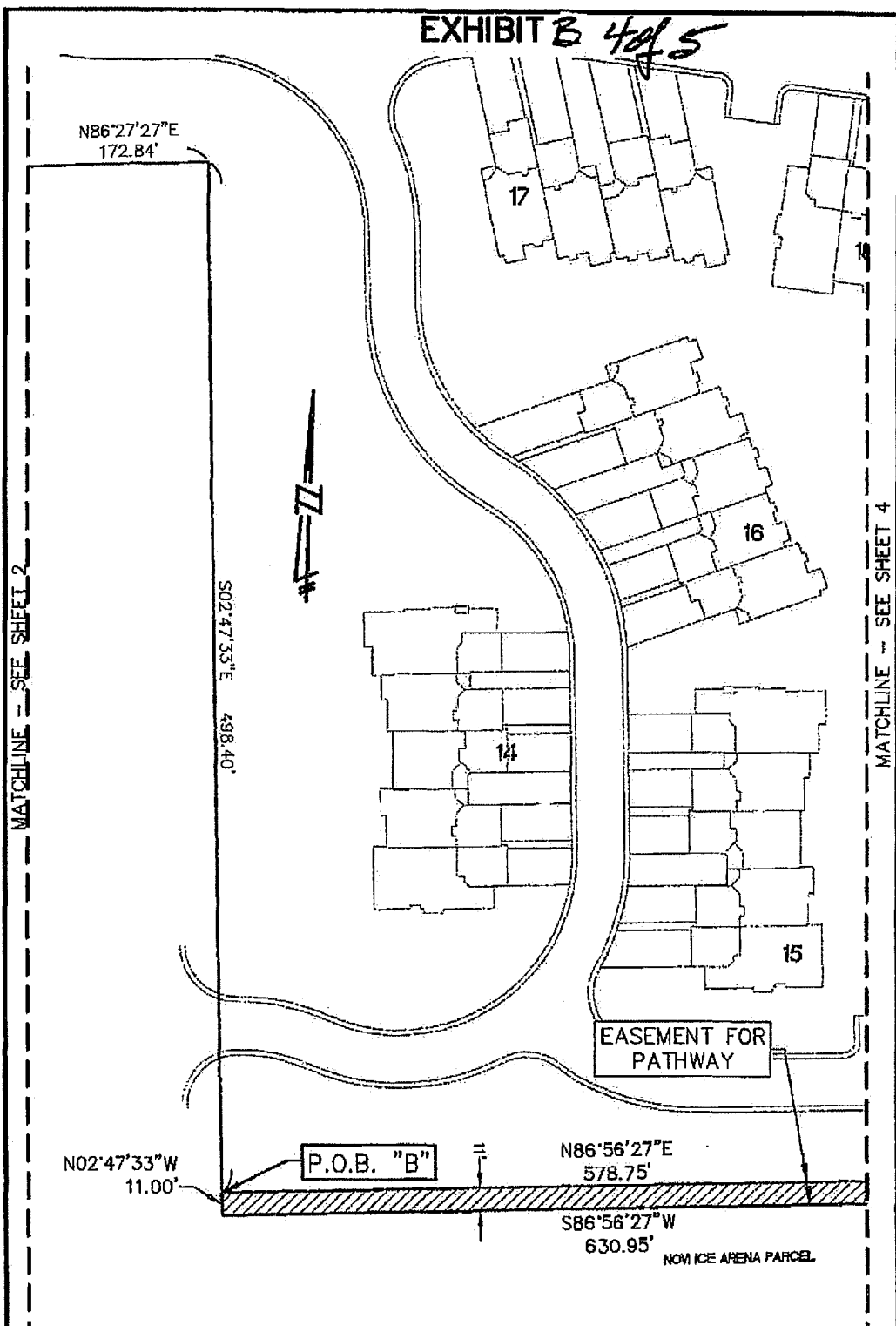
EASEMENT FOR PATHWAY

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MANICENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE 248.308.3331 EMAIL: info@seiberkeast.com

RIDGEVIEW VILLAS OF NOVI
SECTION 26, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	11-05-2015
JOB NO.:	13-038
DWG FILE:	13-038ESMT-SW
DRAWN BY:	DFR
CHECKED:	JE
SHEET:	2 OF 4

EXHIBIT B 4 of 5



N86°27'27"E
172.84'

S02°47'33"E
498.40'

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

N02°47'33"W
11.00'

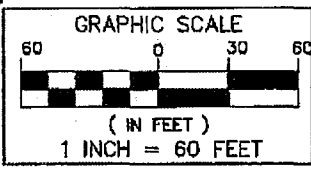
P.O.B. "B"


N86°56'27"E
578.75'

S86°56'27"W
630.95'


EASEMENT FOR
PATHWAY

NOV ICE ARENA PARCEL



 EASEMENT FOR PATHWAY
(0.299 ACRES)

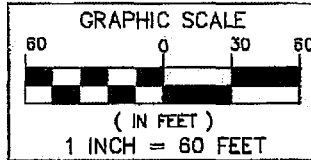
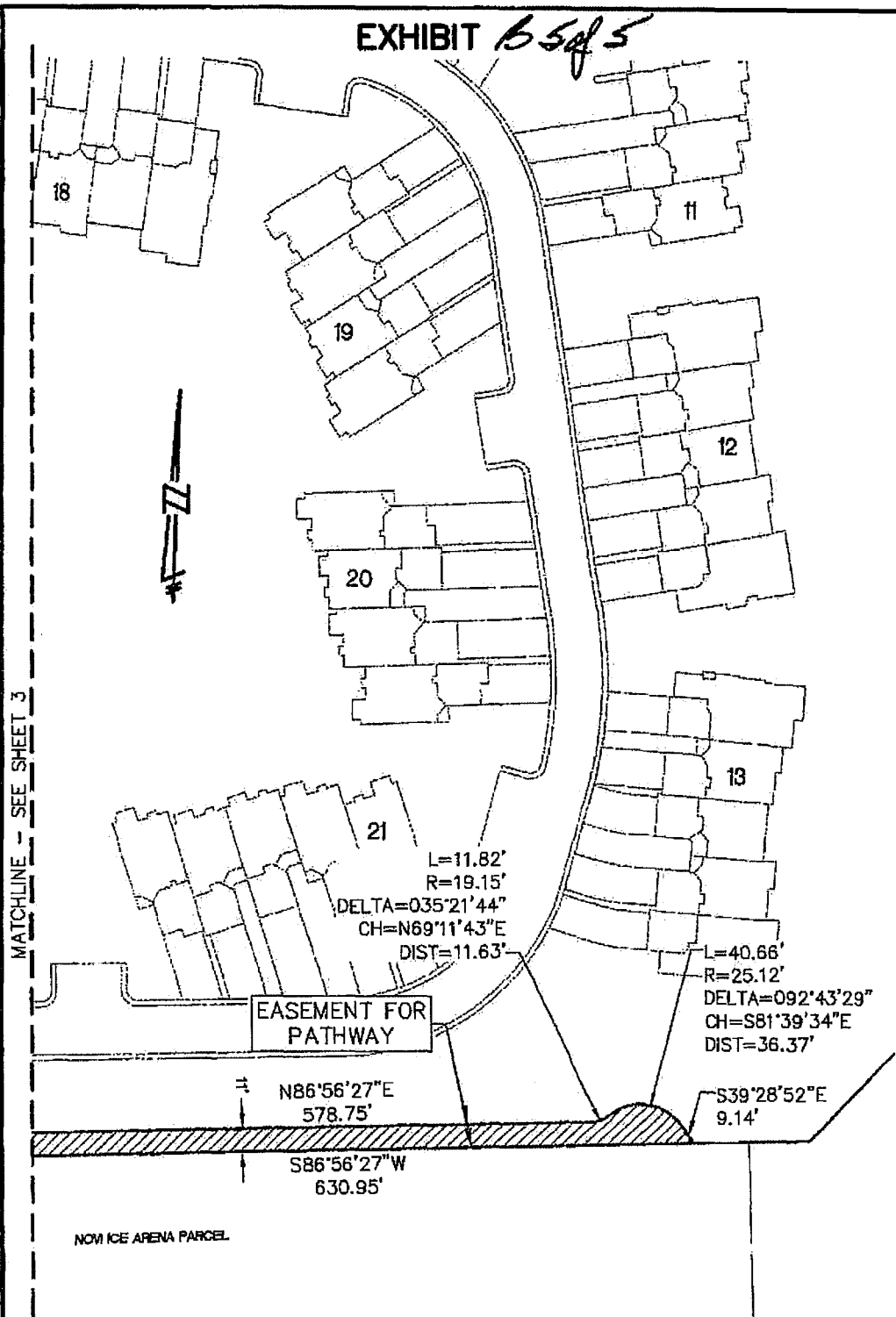
EASEMENT FOR PATHWAY

 **SEIBER, KEAST
ENGINEERING, L.L.C.**
CONSULTING ENGINEERS
100 MANICENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.5331 EMAIL: info@seiberkeast.com

**RIDGEVIEW
VILLAS OF NOVI**
SECTION 26, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	11-05-2015
JOB NO.:	13-038
DWG FILE:	13-038EASMT-SW
DRAWN BY:	DFR
CHECK:	JE
SHEET:	3 OF 4

EXHIBIT 1545



EASEMENT FOR PATHWAY (0.299 ACRES)

EASEMENT FOR PATHWAY

SEIBER, KEAST ENGINEERING, L.L.C.
 CONSULTING ENGINEERS
 100 MANHATTEN • SUITE 10 • NORRVILLE, MI • 48187
 PHONE 248.308.3333 EMAIL info@seiberkeast.com

RIDGEVIEW VILLAS OF NOV
 SECTION 26, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOV,
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	11-05-2015
JOB NO.:	13-038
DWG FILE:	13-038ESMT-SW
DRAWN BY:	DFR
CHECK:	JE
SHEET:	4 OF 4

EXHIBIT

C

PARCEL TAX ID: 22-26-101-019

LEGAL DESCRIPTION
SUBJECT PROPERTY

A part of the Northwest 1/4 of Section 26, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; more particularly described as commencing at the Northwest Corner of said Section 26; thence North 86°27'27" East, 1061.55 feet, along the North line of said Section 26 and the centerline of Ten Mile Road, for a POINT OF BEGINNING; thence continuing North 86°27'27" East, 1061.55 feet, along the North line of said Section 26 and the centerline of said Ten Mile Road; thence South 07°58'33" East, 2072.30 feet; thence South 86°56'27" West, 355.53 feet; thence North 35°58'56" West, 279.43 feet; thence North 03°03'33" West, 269.20 feet; thence North 86°56'27" East, 30.00 feet; thence North 42°47'02" East, 133.85 feet; thence North 04°10'41" West, 519.60 feet; thence North 43°34'07" East, 91.51 feet; thence North 41°34'10" West, 105.00 feet; thence South 76°46'23" West, 167.10 feet; thence North 86°22'13" West, 420.86 feet; thence South 89°23'14" West, 231.65 feet; thence North 31°29'21" West, 80.31 feet; thence North 02°47'25" West, 694.19 feet, to the Point of Beginning. All of the above containing 30.66 Acres. All of the above being subject to easements, restrictions and right of ways of record. All of the above being subject to the rights of the public in Ten Mile Road.

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EXHIBIT *C cont.*

PARCEL TAX ID: 22-26-101-021

LEGAL DESCRIPTION
SUBJECT PROPERTY

A part of the Northwest 1/4 of Section 26, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; more particularly described as commencing at the Northwest Corner of said Section 26; thence North 86°27'27" East, 350.00 feet, along the North line of said Section 26 and the centerline of Ten Mile Road; thence South 02°47'51" East, 60.00 feet, to a point on the southerly right-of-way line of said Ten Mile Road, for a POINT OF BEGINNING; thence North 86°27'27" East, 711.55 feet, along the southerly right-of-way line of said Ten Mile Road; thence South 02°47'25" East, 634.19 feet; thence North 31°29'21" West, 259.03 feet; thence Due West, 75.00 feet; thence South 60°51'08" West, 290.00 feet; thence South 11°35'45" West, 370.00 feet; thence South 03°32'33" East, 100.00 feet; thence South 86°27'27" West, 95.98 feet; thence North 03°05'14" West, 20.07 feet; thence South 86°54'46" West, 125.19 feet; thence North 02°47'44" West, 202.00 feet; thence South 86°54'46" West, 230.16 feet, to a point on the easterly right-of-way line of Novi Road; thence North 02°47'51" West, 468.36 feet, along the easterly right-of-way line of said Novi Road; thence North 86°27'27" East, 289.99 feet; thence North 02°47'51" West, 290.00 feet, to the Point of Beginning. All of the above containing 13.42 Acres. All of the above being subject to easements, restrictions and right of ways of record. All of the above being subject to the rights of the public in Ten Mile Road and Novi Road.