



CITY of NOVI CITY COUNCIL

Agenda Item G
January 25, 2016

SUBJECT: Acceptance of the Liberty Park Single Family Residence Phase III subdivision streets and collector road and adoption of a New Street Resolution accepting Clymer Drive, Witherspoon Drive and Declaration Drive as public, adding 0.47 miles of roadway to the City's street system, and approval of a quit claim deed dedicating a portion of City owned property as right-of-way for Declaration Drive.

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

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

Pulte Land Company, LLC, as the entity in control of the common elements of the condominium, has requested the dedication of Clymer Drive and Witherspoon Drive located within the Liberty Park Single Family Residence Phase III Condominium and the adjacent collector road, Declaration Drive. They also request that the City of Novi accept these streets as public assets as contemplated on the approved site plan. The right-of-way width for each of the above proposed streets is sixty (60) feet (see attached map). The development is located north of Twelve Mile Road and west of Dixon Road.

The Liberty Park development was constructed on land that was previously owned by the City of Novi and then deeded over as part of the Sandstone v. Novi settlement. Portions of the land that contained wetlands were retained by the City of Novi. Declaration Drive crosses one of the City retained parcels and therefore the quit claim deed from the City is necessary to dedicate the right-of-way.

The related acceptance documents have been reviewed by the City Attorney and are in a form so as to permit acceptance by City Council (January 29, 2013 letter from Beth Saarela, attached). According to the city's consulting engineer, the streets meet city design and construction standards (Spalding DeDecker & Associates, Inc. May 31, 2015 and January 4, 2016, attached).

The attached resolution satisfies the Michigan Department of Transportation requirement for adding 0.47 miles of roadway to Act 51 funding.

RECOMMENDED ACTION: Acceptance of the Liberty Park Single Family Residence Phase III subdivision streets and collector road and adoption of a New Street Resolution accepting Clymer Drive, Witherspoon Drive and Declaration Drive as public, adding 0.47 miles of roadway to the City's street system, and approval of a quit claim deed dedicating a portion of City owned property as right-of-way for Declaration Drive.

	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				

Liberty Park Single Family Residence Phase III

Location Map

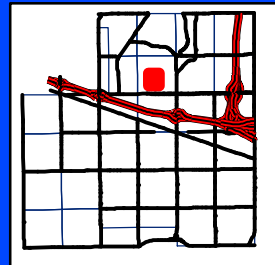


Map Author: A. Wayne
Date: 1/19/2016
Project:
Version #:

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

Feet
0 40 80 160 240

1 inch = 200 feet



Liberty Park Declaration Drive

Location Map

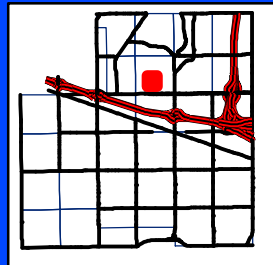


Map Author: A. Wayne
Date: January 13, 2016
Project:
Version #:

Amended By:
Date:
Department:

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City of Novi

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

Feet
0 35 70 140 210

1 inch = 170 feet



CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION

NEW STREET ACCEPTANCE

**LIBERTY PARK COLLECTOR ROAD
Declaration Drive, and,**

**LIBERTY PARK SINGLE FAMILY PHASE III CONDOMINIUM
Clymer Drive and Witherspoon Drive,**

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 January 25, 2016, at 7:00 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; the City's Act 51 Program Manager is requesting formal acceptance of Declaration Drive, Clymer Drive and Witherspoon Drive, and,

WHEREAS; that said streets are located within a City right-of-way that is under the control of the City of Novi;

WHEREAS; that Declaration Drive was open to the public since 2009, and Clymer Drive and Witherspoon Drive were open to the public since 2012; and,

WHEREAS; that said streets have recently been improved to meet City design and construction standards.

NOW THEREFORE, IT IS THEREFORE RESOLVED that the Mayor and Novi City Council hereby accept Declaration Drive and direct such be included in the City's public street system.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Maryanne Cornelius, 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 25th day of January, 2016 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.

Maryanne Cornelius, City Clerk
City of Novi



cityofnovi.org

AFFIDAVIT towards ACCEPTANCE OF UTILITIES

Project Name: Liberty Park # 3
Phase: 3 Location: 12 mile
Developer: Pulte
Address:
Contact: Brian Newcomb

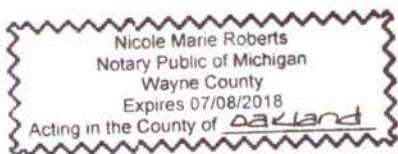
Being first duly sworn, states as follows:

1. That he/she desires that the City of Novi formally accept the public utilities that have been constructed by the Developer within the boundaries of the project for the purpose of maintaining and operating them by the City of Novi for the benefit of the public.
2. That the Affiant has examined the City of Novi Utility and Street Acceptance Policy for Subdivisions and site condominiums together with the guidelines towards a final City walk-through for subdivisions site condominiums and any other applicable residential and/or commercial/industrial sites.
3. That said development complies with all requirements and procedures included in paragraph 2 above and specifically but not exclusively the following:
 - All covers of sanitary manholes, water gate valves and wells, storm manholes and catch basins are appropriate, totally exposed and accessible for opening towards their maintenance, and free of any burdens.
 - All Hydrants have the minimum height required per the City's Design and Construction Standards and that all their valve boxes are totally exposed and accessible for opening towards their use, and free of any burdens.
 - All Inspection Punch List items to date are totally completed. As of the date of Affiant's signature, any additional or future punch list items that may arise will be addressed by way of individual "site restoration" or "temporary certificate of occupancy" bonds, letters of credit or cash, plus any administration fees.
 - All rights-of way and easements that were disturbed due to the construction of the utilities e.g., filled, compacted, graded, et cetera, must be fully stabilized with vegetation.
 - All proposed public utility work has been completed per the City's Design and Construction Standards.

Further, Affiant sayeth not.
Signature: _____

Subscribed and sworn to before me this 13 day of SEPTMBER, 2012

Nicole Marie Roberts



Notary Public in and for the County of Wayne, Michigan
My Commission expires: 7/8/18

Having inspected and verified the above, I concur with the Developer's statement.

Inspector's Name: Ted Meadows Signature: Ted Meadows Date: 9/22/12
Firm: SAA



AFFIDAVIT towards ACCEPTANCE OF STREETS

Project Name: Liberty Park
Phase: 3 Location: 12 mile rd
Developer: Pulte
Address:
Contact: Brian Newcomb

Being first duly sworn, states as follows:

1. That he/she desires that the City of Novi formally accept the public streets and associated right-of-way that have been constructed by the Developer within the boundaries of the project for the purpose of maintaining them by the City of Novi for the benefit of the public.
2. That the Affiant has examined the City of Novi Utility and Street Acceptance Policy for Subdivisions and site condominiums together with the guidelines towards a final City walk-through for subdivisions site condominiums and any other applicable residential and/or commercial/industrial sites.
3. That said development complies with all requirements and procedures included in paragraph 2 above and specifically but not exclusively the following:
 - All covers of sanitary manholes, water gate valves and wells, storm manholes and catch basins, located within the proposed right-of-way, are appropriate, totally exposed and accessible for opening towards their maintenance, and free of any burdens.
 - All Hydrants have the minimum height required per the City's Design and Construction Standards and that all their valve boxes are still totally exposed and accessible for opening towards their use, and free of any burdens from the previous utility walk-through and acceptance.
 - All Inspection Punch List items to date are totally completed. As of the date of Affiant's signature, any additional or future punch list items that may arise will be addressed by way of individual "site restoration" or "temporary certificate of occupancy" bonds, letters of credit or cash, plus any administration fees.
 - All rights-of way and easements that were disturbed due to the construction or reconstruction of the utilities or landscaping e.g., filled, compacted, graded, et cetera, must be fully stabilized with vegetation.
 - All proposed public streets and associated rights-of-way have been completed per the City's Design and Construction Standards.

Further, Affiant sayeth not.
Signature: _____

Subscribed and sworn to before me this 11 day of SEPTEMBER, 2012

NICK HALL ROBERTS

Notary Public in and for the County of WAUK, Michigan
My Commission expires: 7/8/18

Having inspected and verified the above, I concur with the Developer's statement.

Inspector's Name: TEO MEADOWS Signature: Ted Meadows Date: 9/22/12



JOHNSON ROSATI SCHULTZ JOPPICH PC

34405 W. Twelve Mile Road, Suite 200 ~ Farmington Hills, Michigan 48331-5627
Phone: 248.489.4100 | Fax: 248.489.1726

Elizabeth Kudla Saarela
esaarela@jrsjlaw.com

www.johnsonrosati.com

January 29, 2013

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

**Re: Liberty Park Phase III – SP04-66A
Utilities and Roads - Review for Acceptance**

Dear Mr. Hayes:

We have received and reviewed, and enclosed please find, the following documents for the Liberty Park Phase III:

1. Water System Easement
2. Sanitary Sewer System Easement
3. Bill of Sale for Water System, Sanitary Sewer System and Paving
4. Commitment for Title Insurance
5. Maintenance and Guarantee Bond (Paving)
6. Maintenance and Guarantee Bond (Water, Sanitary Sewer, and Storm Sewer)
7. Easement for Storm Water and Surface Drainage
8. Quit Claim Deed from Novi to Novi for Public Right-of-Way (Declaration Drive – City of Novi Property)
9. Quit Claim Deed (Dixon Road)
10. Warranty Deed (Declaration Drive)
11. Warranty Deed (Interior Roads)

We have the following comments relating to the above-named documents:

Water and Sanitary Sewer Easements

Pulte Land Company, LLC, seeks to convey the water and sanitary sewer system facilities serving Phase III of Liberty Park. We have reviewed and approve the format and language of the above Water System and Sanitary Sewer System Easements and corresponding Bill of Sale. The City's consulting engineer has reviewed and approved the legal descriptions. As such, we recommend acceptance of the Water and Sanitary Sewer System Easements and the corresponding Bill of Sale. The Maintenance and Guarantee Bond for water, sanitary sewer, and storm sewer is in the City's standard format for a surety bond and is acceptable. The total amount has been approved by Engineering. Generally, the terms of a maintenance and guarantee bond require the developer to repair or replace defective water mains, sanitary sewer lines, and or storm sewer for two years from the time of formal acceptance of the facilities by the City.

The Water and Sanitary Sewer System Easements may be accepted by Affidavit of the City Engineer.

Storm Water and Surface Drainage Easement

The Storm Water and Surface Drainage Easement is a private easement for the benefit of the co-owners within Phase III of Liberty Park. It is for the purpose of ensuring that the developer, co-owners and homeowners association do not take any actions to block the flow of storm water within the Condominium storm sewer system. The Storm Water and Surface Drainage Easement is in the City's standard format for this purpose and is acceptable. The City's Engineering Consultant has approved the legal descriptions.

Quit Claim Deed from City of Novi to City of Novi for Public Road Right-of-Way

During the review for acceptance it was confirmed that a small portion of Declaration Drive is currently owned by the City of Novi. That portion of Declaration Drive is being proposed to be conveyed by the City of Novi, to the City of Novi for Public Road Right of Way purposes. A Quit Claim Deed has been prepared for this purpose. The City's Consulting Engineer has reviewed and approved the legal description. The Quit Claim Deed should be placed on an upcoming City Council Agenda for approval.

Quit Claim Deed for Dixon Road

The City's Engineering Division has requested the dedication of the entire length of Dixon Road adjacent to the Liberty Park Development. Because title work and an existing Quit Claim Deed shows that the City may already own a portion of Dixon Road, Pulte cannot provide a "warranty deed" guaranteeing that it owns the road and can convey it to the City. As an alternative, we have requested that Pulte transfer whatever interest it may own in Dixon Road to the City by providing a conveyance in the form of a Quit Claim Deed. We have reviewed and approve the enclosed Quit Claim Deed from Pulte to the City for Dixon Road. The legal description has been reviewed and approved by the City's consulting engineer.

Warranty Deed for Declaration Drive

Pulte has provided a Warranty Deed for the portion of Declaration Drive that it owns. We have reviewed and approved the Warranty Deed in the current format. The City's consulting engineer has reviewed and approves the legal description.

Warranty Deed for Witherspoon and Clymer Roads

Pulte has provided a Warranty Deed for the interior roads for Phase 3 of Liberty Park. We have reviewed and approved the Warranty Deed in the current format. The City's consulting engineer has reviewed and approves the legal description.

The Maintenance and Guarantee Bond for paving includes Declaration Drive from the Pool House to Dixon Road (Maintenance Bond for Declaration Drive from 12 Mile to the Pool House was previously posted) as well as the interior roads. The Maintenance and Guarantee Bond is in the City's standard format for a Letter of Credit. The amount has been approved by the City's Engineering Division.

The Developer will be required to record an Amendment to Master Deed to remove Witherspoon and Clymer Drive from the General Common Elements to the Condominium.

Upon acceptance by Affidavit of the City Engineer the Water and Sanitary Sewer System Easements, as well as the Storm Sewer and Surface Drainage Easement should be recorded with the Oakland County Register of Deeds. The Bills of Sale, Maintenance and Guarantee Bond and Title Commitment should remain in the City's file.

Upon acceptance by City Council of the Quit Claim Deed for Dixon Road, the Warranty for Declaration Drive, and the Warranty Deed for the interior roads, the original deeds should be forwarded to the County for recording. The Quit Claim Deed from the City to the City should also be recorded upon approval by City Council. The Warranty Deeds will require an additional \$1.00 for tax certification at recording.

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

Very truly yours,

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



ELIZABETH KUDLA SAARELA

EMK
Enclosures

Rob Hayes, Public Services Director

January 29, 2013

Page 4

C: Maryanne Cornelius, Clerk (w/ Enclosures)
Marina Neumaier, Assistant Finance Director (w/Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, Deputy Community Development Director (w/Enclosures)
Sheila Weber, Treasurer's Office (w/Enclosures)
Kristin Pace, Treasurer's Office (w/Enclosures)
Aaron Staup, Construction Engineering Coordinator (w/Enclosures)
Sarah Marchioni, Building Permit Coordinator (w/Enclosures)
David Beschke, Landscape Architect (w/Enclosures)
Crystal Sapp and Ted Meadows, Spalding DeDecker (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Erik Prater, Esq (w/Enclosures)
Brian Newcomb, Pulte Homes (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)



May 31, 2015

Mr. Adam M. Wayne
Construction Engineer
Department of Public Services
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Liberty Park – Phase III
Site Work Final Approval**
Novi SP No.: JSP04-0066
SDA Job No.: NV12-208

Dear Mr. Wayne:

Please be advised that the public site utilities, grading, and pavement 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 ASSOCIATES, INC.

Ted Meadows
Project Manager

cc: Aaron Staup, City of Novi – Construction Engineering Coordinator
Sarah Marchioni, City of Novi – Building Department Clerk (e-mail)
Sheila Weber, City of Novi – Bond Coordinator (e-mail)
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail)
Joe Shelton, City of Novi – Fire Marshall (e-mail)
John Carson, Pulte Homes (e-mail)
SDA CE Job File

January 4, 2016

Mr. Adam M. Wayne
Construction Engineer
Department of Public Services
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Liberty Park – Declaration Drive
Right-of-Way Improvements and Pavement Recommendation for Acceptance**
Novi SP No.: 04-0004
SDA Job No.: NV15-220

Dear Mr. Wayne:

Please be advised that the storm catch basins, sidewalk and pavement in the public right-of-way for the above referenced project have been repaired in accordance with the City of Novi Standards and Details under the observation of SDA. At this time SDA finds the roads and storm sewer within the right-of-way of the development to be acceptable.

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 ASSOCIATES, INC.



Ted Meadows
Project Manager

cc: Sarah Marchioni, City of Novi – Building Department Clerk (e-mail)
Sheila Weber, City of Novi – Bond Coordinator (e-mail)
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail))
John Carson, Pulte Homes (e-mail)
SDA CE Job File



January 8, 2013

Brian Newcomb
Pulte Homes of Michigan
24303 Bridgewater Way
Brownstown, MI 48134

Re: Liberty Park Phase III - Acceptance Documents Review
Novi # SP04-66A
SDA Job No. NV12-208
APPROVED

Dear Mr. Newcomb:

We have reviewed the Acceptance Document Package received by our office against approved Final Site Plan (Stamping Set). We offer the following comments:

Initial Acceptance Documents:

1. **On-Site Water System Easement** – (executed: exhibit dated 9/11/12) **APPROVED.**
2. **On-Site Sanitary Sewer Easement** – (executed: exhibit dated 9/11/12) **APPROVED.**
3. **Storm Sewer & Surface Drainage Easement** – (unexecuted) **APPROVED.**
4. **Storm Drainage Facility / Maintenance Easement Agreement** – Exhibits A, B, C, & D – **SUPPLIED – APPROVED.**

Final Acceptance Documents

Upon completion of construction, the above easement descriptions will be reviewed against the as-built plans. Any revisions will be required as necessary. Additionally, the following items must be provided prior to the issuance of a Temporary Certificate of Occupancy.

5. **Warranty Deed for Declaration Drive Right-of-Way** – (unexecuted, unrecorded) – **APPROVED.** Exhibit "A", Legal Description Approved. Exhibit "B", Road Dedication Description Approved. Exhibit "C" Road Dedication Exhibit Approved.
6. **Warranty Deed for Witherspoon and Clymer Road Right-of-Way** – (executed, unrecorded, dated 9/11/12) – **APPROVED.** Exhibit "A", Legal Description Approved. Exhibit "B", Road Dedication Description Approved. Exhibit "C" Road Dedication Exhibit Approved.
7. **Warranty Deed for Dixon Road Right-of-Way** – **SUPPLIED – APPROVED.**
8. **Bills of Sale: Sanitary Sewer System and Water Supply System** – (executed: exhibit dated 10/26/12) – **APPROVED.**
9. **Full Unconditional Waivers of Lien from contractors installing public utilities** – **SUPPLIED – APPROVED.**
10. **Sworn Statement** - **SUPPLIED – APPROVED.**

11. **Maintenance and Guarantee Bond** – (in the amount of \$64,382) – SUPPLIED – **APPROVED**.
12. **As-Built Engineering Plans** are being prepared by Spalding DeDecker Associates, Inc.

Unless otherwise stated above, the documents as submitted were found to be acceptable by our office pending review by the City Attorney. For those documents which require revisions, please forward those revised documents to the City for further review and approval.

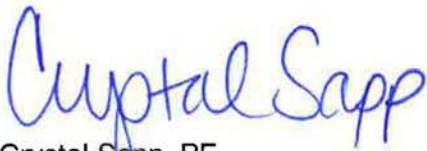
The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the Mayor's signature.

It should be noted that the Plan Review Center Report dated April 26, 2005 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 ASSOCIATES, INC.



Crystal Sapp, PE
Project Engineer

cc: Brian Coburn, Plan Review Center (via E-mail)
Maryanne Cornelius, City Clerk (via E-mail)
Valentina Nukulaj, Planning Department (via E-mail)
Beth Saarela, Secret Wardle (via E-mail)
Sarah Marchioni, Building Department (via E-mail)
Barb McBeth, City Planning Director (via E-mail)
Ted Meadows, SDA Construction Engineering (via E-mail)
Aaron Staup, Construction Engineering Coordinator (via E-mail)
Sheila Weber, Treasurer's Office (via E-mail)
Mark Collins, Atwell (via E-mail)

MAINTENANCE AND GUARANTEE BOND

The undersigned, Pulte Home_, a Michigan limited liability company, "Principal," whose address is __24303 Bridgewater Ct., Brownstown , MI _4813 prior to or with the execution of this Maintenance and Guarantee Bond, has provided, or does provide to the City of Novi, security in the total amount of \$ 250890.00 to guarantee workmanship and materials with respect to the warranty for streets in Liberty Park phase 3, Declaration Drive Subdivision improvements, as identified on plans dated: _5/11/2012. Such security has been posted in the form of irrevocable Letter of Credit No. _DBS-19849 issued by __Deutsche ("Bank"), for which payment Principal and Bank bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally.

The Principal, for a period of two (2) year(s) after said improvements and installations are accepted formally as public utilities by the City of Novi, by written acknowledgement, shall keep the improvements in good functioning order by immediately repairing any defect in same, whether due to improper or defective materials, equipment, labor, workmanship, or otherwise, and shall restore the improvements and any other property of the City or third persons affected by the defect(s) or repair(s), without expense to the City, whenever directed to do so by written notice from the City, served personally or by mail on the Principal at its address as stated in this Bond. Principal consents to such service on their employees and/or agents.

If the repairs directed by the City are not completed within the time specified in the notice, which shall not be less than one week from service of the notice, the City shall have the right to perform or secure the performance of the repairs, with all costs and expenses in doing so, including an administrative fee equal to twenty-five percent (25%) of the repair costs, charged to the Principal and drawn on its Letter of Credit which has been provided to the City.

Emergency repairs that are necessary to protect life and property may be undertaken by the City immediately and without advance notice to the Principal, with the cost and expense of the repair, plus the administrative fee, to be charged to and received from the Principal.

Any repairs the City may perform as provided in this Bond may be by City employees, agents, or independent contractors. The City shall not be required to utilize competitive bidding unless otherwise required by applicable law, with labor cost and expense charges when City employees are utilized to be based on the hourly cost to the City of the employee(s) performing the repair.

This Bond and the obligations of Principal under it shall be in full force and effect for the Improvements described above for two (2) year(s) from the time they are accepted formally as public by the City of Novi, by written acknowledgement, for defects discovered within that period for which the City provides written notice to the Principal within fourteen (14) days of discovery of the defect.

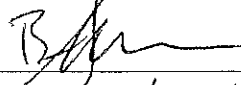
It is a further condition of this Bond that the Principal shall fully indemnify, defend, and hold the City, and its officers, officials, and employees, harmless from all claims for damages or injuries to persons or property arising from or related to the acts or omissions of Principal, its servants, agents, or employees in the construction or repair of the improvements, including claims arising under the worker's compensation laws of the State of Michigan.

This Bond was executed by the Principal on the date indicated below, with the authority of the persons signing this Bond confirmed by the attachments hereto.

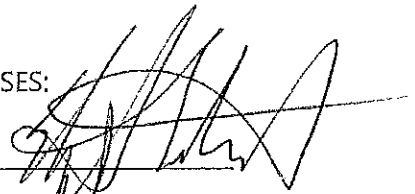
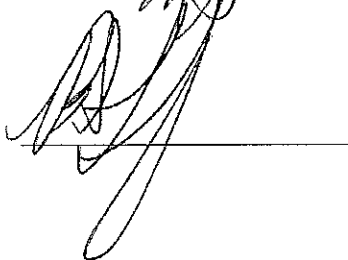
The date of the last signature shall be considered the date of this Bond, which is December 20, 2012.

Date: 1/29/2013

PRINCIPAL:


By: Brandon Joppe s
Division President

WITNESSES:



RECEIVED

DEC 27 2012

TREASURER
CITY OF NOVI

Deutsche Bank AG New York Branch
STANDBY LETTER OF CREDIT UNIT
60 WALL STREET
NEWYORK, NY 10005
Fax 212 797-0403

IRREVOCABLE STANDBY LETTER OF CREDIT NO. DBS-19849

CITY OF NOVI
45175 WEST TEN MILE ROAD
NOVI, MICHIGAN 48375

DATE OF ISSUE: DECEMBER 20, 2012

WE HEREBY OPEN OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. DBS-19849 IN YOUR FAVOR, FOR ACCOUNT OF PULTEGROUP, INC. ON BEHALF OF PULTE HOME CORPORATION, 100 BLOOMFIELD HILLS PARKWAY, SUITE 300, BLOOMFIELD HILLS, MI 48304-2946 FOR A SUM NOT EXCEEDING USD 250,890.00 (TWO HUNDRED FIFTY THOUSAND EIGHT HUNDRED NINETY AND 00/100 U.S. DOLLARS) AVAILABLE BY YOUR DRAFT(S) AT SIGHT ON DEUTSCHE BANK AG NEW YORK BRANCH, WHEN ACCOMPANIED BY:

YOUR SIGNED STATEMENT AS FOLLOWS: "WE CERTIFY THAT PULTEGROUP, INC., ON BEHALF OF PULTE HOME CORPORATION HAS FAILED TO PERFORM TO COMPLY WITH CONDITIONS SPECIFIED BY THE CITY OF NOVI REGARDING THE COMPLETION OF SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ONE OR MORE OF THE FOLLOWING - WARRANTY FOR STREETS IN THE LIBERTY PARK PHASE 3 SUBDIVISION".

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE DEEMED AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR A PERIOD OF ONE YEAR FROM THE PRESENT OR ANY FUTURE EXPIRATION DATE, UNLESS AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION DATE WE SHALL SEND TO YOU BY OVERNIGHT COURIER OR CERTIFIED MAIL OUR WRITTEN NOTICE THAT WE ELECT NOT TO EXTEND THIS LETTER OF CREDIT FOR ANY SUCH ADDITIONAL PERIOD. SAID NOTIFICATION WILL BE SENT TO THE ADDRESS INDICATED ABOVE, UNLESS A CHANGE OF ADDRESS IS OTHERWISE NOTIFIED BY YOU TO US IN WRITING BY RECEIPTED MAIL OR COURIER QUOTING OUR LETTER OF CREDIT NO. DBS-19849 AND WILL BE DEEMED EFFECTIVE WHEN RECEIVED BY US.

ALL DRAFTS DRAWN UNDER THIS LETTER OF CREDIT MUST BE MARKED "DRAWN UNDER DEUTSCHE BANK AG NEW YORK BRANCH LETTER OF CREDIT NO. DBS-19849".



Deutsche Bank AG New York Branch
STANDBY LETTER OF CREDIT UNIT
60 WALL STREET
NEW YORK, NY 10005
Fax 212 797-0403

THIS LETTER OF CREDIT IS SUBJECT TO AND GOVERNED BY THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS OF THE INTERNATIONAL CHAMBER OF COMMERCE, 2007 REVISION, PUBLICATION 600.

THIS ORIGINAL LETTER OF CREDIT AND ALL AMENDMENTS THERETO MUST BE SUBMITTED TO US TOGETHER WITH ANY DRAWINGS HEREUNDER FOR OUR ENDORSEMENT OF ANY PAYMENTS EFFECTED BY US AND/OR FOR CANCELLATION.

WE ENGAGE WITH YOU THAT DOCUMENTS DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT WILL BE DULY HONORED ON DELIVERY OF THE DOCUMENTS AS SPECIFIED IF PRESENTED AT THIS OFFICE ON OR BEFORE DECEMBER 20, 2013 OR ANY AUTOMATICALLY EXTENDED DATE.

YOURS VERY TRULY,



AUTHORIZED SIGNATURE



AUTHORIZED SIGNATURE



Deutsche Bank AG New York Branch
STANDBY LETTER OF CREDIT UNIT
60 WALL STREET
NEW YORK, NY 10005
Fax 212 797-0403

AMENDMENT TO IRREVOCABLE LETTER OF CREDIT

LETTER OF CREDIT NO.: DBS-19849
DATE: JANUARY 17, 2013

TO: CITY OF NOVI
45175 WEST TEN MILE ROAD
NOVI, MICHIGAN 48375

RE: AMENDMENT TO LETTER OF CREDIT NO. DBS-19849

DEAR SIR OR MADAM:

AT THE REQUEST OF PULTE HOMES OF MINNESOTA LLC WE HEREBY AMEND
OUR IRREVOCABLE LETTER OF CREDIT NO DBS-19849 AS FOLLOWS:

ADD TO THE END OF PARAGRAPH 2 TO INSERT AS FOLLOWS:
"....-WARRANTY FOR STREETS IN LIBERTY PARK PHASE 3, DECLARATION DRIVE,
SUBDIVIONS."

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

VERY TRULY YOURS,


AUTHORIZED SIGNATURE


AUTHORIZED SIGNATURE

RECEIVED

SEP 17 2012

TREASURER
CITY OF NOVI
Bond # PBO2452300225

MAINTENANCE AND GUARANTEE BOND

The undersigned, Stante Excavating Co., Inc., "Principal," whose address is 46912 Liberty Drive, Wixom, MI 48393, and Philadelphia Indemnity Insurance Company "Surety," whose address is 231 St. Asaph's Rd., Ste. 100, Bala Cynwyd, PA will pay the City of Novi, "City," and its legal representatives or assigns, the sum of Sixty-four Thousand Three Hundred Eighty-two & NO/100 Dollars (\$ 64,382.00) in lawful currency of the United States of America, as provided in this Bond, for which payment we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally.

The Principal has constructed, or contracted to construct, certain improvements consisting of *SEE BELOW within the City of Novi, shown on plans dated _____ ("Improvements"). *Sanitary Sewer, Watermain & Storm Sewer for Liberty Park Phase 3

The Principal, for a period of two (2) year(s) after said improvements and installations are accepted formally as a public improvement by the City of Novi, shall keep the improvements in good functioning order by immediately repairing any defect in same, whether due to improper or defective materials, equipment, labor, workmanship, or otherwise, and shall restore the improvements and any other property of the City or third persons affected by the defect(s) or repair(s), without expense to the City, whenever directed to do so by written notice from the City, served personally or by mail on the Principal and Surety at their respective addresses as stated in this Bond. Principal and Surety consent to such service on their employees and/or agents.

If the repairs directed by the City are not completed within the time specified in the notice, which shall not be less than one week from service of the notice, the City shall have the right to perform or secure the performance of the repairs, with all costs and expenses in doing so, including an administrative fee equal to twenty-five percent (25%) of the repair costs, charged to and to be received from the Principal or Surety.

Emergency repairs that are necessary to protect life and property may be undertaken by the City immediately and without advance notice to the Principal and Surety, with the cost and expense of the repair, plus the administrative fee, to be charged to and received from the Principal or Surety.

Any repairs the City may perform as provided in this Bond may be by City employees, agents, or independent contractors. The City shall not be required to utilize competitive bidding unless otherwise required by applicable law, with labor cost and expense charges when City employees are utilized to be based on the hourly cost to the City of the employee(s) performing the repair.

This Bond and the obligations of Principal and Surety under it shall be in full force and effect for the Improvements described above for two (2) year(s) from the time they are accepted formally as a improvement by the City of Novi, for defects discovered within that period for

which the City provides written notice to the Principal and Surety within fourteen (14) days of discovery of the defect.

It is a further condition of this Bond that the Principal and Surety shall fully indemnify, defend, and hold the City and its officers, officials, and employees harmless from all claims for damages or injuries to persons or property arising from or related to the acts or omissions of Principal, its servants, agents, or employees in the construction or repair of the improvements, including claims arising under the worker's compensation laws of the State of Michigan.

This Bond was executed by the Principal and Surety on the dates indicated below, with the authority of the persons signing this Bond confirmed by the attachments hereto.

The date of the last signature shall be considered the date of this Bond, which is July 18, 2012.

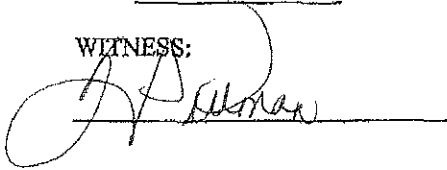
Date: 7/18/2012

WITNESS:



Date: 7/18/2012

WITNESS:



PRINCIPAL: Stante Excavating Co., Inc.

By: ANTONIO STANTE
Its: PRESIDENT

SURETY: Philadelphia Indemnity Insurance Company

Michelle B. Graham
By: Michelle B. Graham,
Its: Attorney-in-fact



PHILADELPHIA INDEMNITY INSURANCE COMPANY
231 St. Asaph's Rd., Suite 100
Bala Cynwyd, PA 19004-0950
Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint: William J. McNish, Suzanne M. Mocerri, Michelle B. Graham, Lois C. Brink, and Christina L. Mocerri of the McNish Group, Inc.,

Its true and lawful Attorney (s) in fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$3,000,000.00.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY at a meeting duly called the 11th day of July, 2011.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company to: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with the respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 18TH DAY OF JULY, 2011.



President

Christopher J. Maguire
President Philadelphia Indemnity Insurance Company, a Pennsylvania Corporation.

On this 18TH day of July 2011, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly A. Kossleski, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires Dec. 18, 2012
Member, Pennsylvania Association of Notaries

I, Craig P. Keller, Executive Vice President, Chief Financial Officer and Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and this Power of Attorney issued pursuant thereto on this 18TH day of July 2011 are true and correct and are still in full force and effect. I do further certify that Christopher J. Maguire, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 18TH day of July 2011

Craig P. Keller
Executive Vice President, Chief Financial Officer & Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

7

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Pulte Land Company, LLC, a Michigan limited liability company, whose address is 100 Bloomfield Parkway, Bloomfield Hills, Michigan 48304, quit claims 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 Dollar (\$1.00).

Exempt pursuant to MCLA 207.505(a) and MCLA 207.526(a).

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.

Exhibit A

**DESCRIPTION OF A RIGHT-OF-WAY DEDICATION
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10,
T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN**

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10 and the centerline of Dixon Road (Variable Width) for a **PLACE OF BEGINNING**; thence S86°55'25"W 43.00 feet; thence N02°52'51"W 550.65' along the East line of "The Townes at Liberty Park Condominium", Oakland County Condominium Subdivision Plan No. 1705; thence N86°55'25"E 43.00 feet; thence S02°52'51"E 550.65 feet along the North-South 1/4 line of said Section 10 and the centerline of said Dixon Road to the Place of Beginning.

ALSO

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 1302.30 feet along the North-South 1/4 line of said Section 10 and the centerline of Dixon Road (Variable Width) for a **PLACE OF BEGINNING**; thence S87°10'53"W 43.00 feet; thence N02°52'51"W 1031.07 feet along the East line of "Liberty Park Condominium", Oakland County Condominium Subdivision Plan No. 1703; thence N87°26'21"E 43.00 feet; thence S02°52'51"E 1030.88' along the North-South 1/4 line of said Section 10 and the centerline of said Dixon Road to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 1.56 acres of land, more or less, and being subject to easements and restrictions of record, if any.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, quit claims to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, for public right-of-way purposes, 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.

Upon approval by the City Council, the undersigned Grantor hereby creates, confirms, and conveys the Quit Claim Deed described herein for the sum of \$1.00.

Exempt pursuant to MCLA 207.505(a) and MCLA 207.526(a).

If this parcel is unplatted, the following applies: The grantor grants to the grantee the right to make 0 divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended. This property may be located within the vicinity of farmland 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 ___ day of December, 2012.

City of Novi, a Michigan Municipal Corporation

By: _____

Its: _____

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

Acknowledged before me on December __, 2012, by _____, the
_____ of City of Novi, a Michigan Municipal Corporation, on behalf of the City.

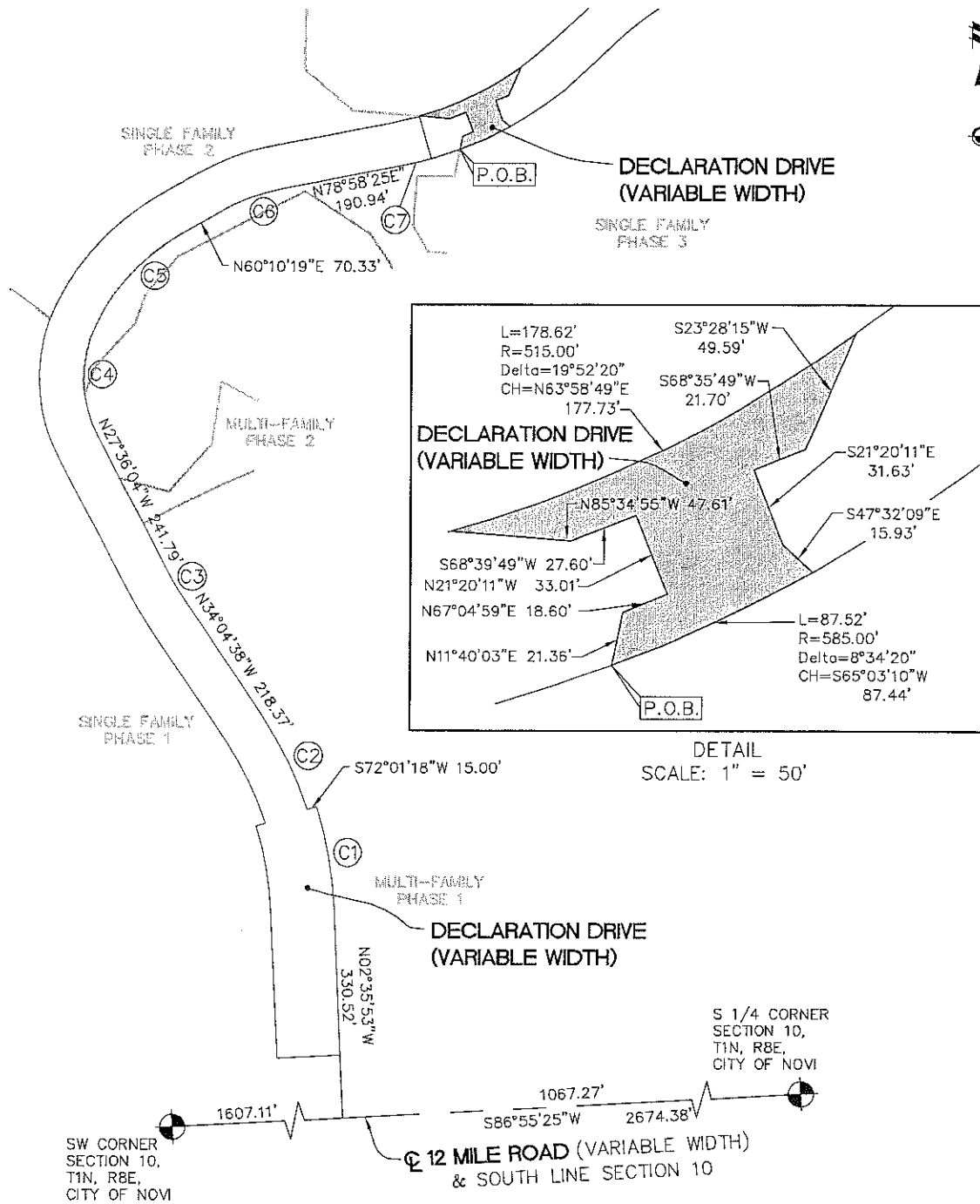
Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan

When Recorded Return to: Maryanne Cornelius, Clerk City of Novi 45175 West Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Drafted by: Elizabeth M. Kudla 30903 Northwestern Highway Farmington Hills, Michigan 48334
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Exhibit A

DESCRIPTION OF A VARIABLE WIDTH-1 RIGHT-OF-WAY DEDICATION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence S86°55'25"W 1067.27 feet along the South line of said Section 10 and the centerline of 12 Mile Road (Variable Width); thence N02°35'53"W 330.52 feet; thence 161.07 feet along the arc of a 600.00 foot radius circular curve to the left, having a chord which bears N10°17'18"W 160.58 feet; thence S72°01'18"W 15.00 feet; thence 164.37 feet along the arc of a 585.00 foot radius non-tangential circular curve to the left, having a chord which bears N26°01'40"W 163.83 feet; thence N34°04'38"W 218.37 feet; thence 52.56 feet along the arc of a 465.00 foot radius circular curve to the right, having a chord which bears N30°50'21"W 52.53 feet; thence N27°36'04"W 241.79 feet; thence 178.85 feet along the arc of a 195.00 foot radius circular curve to the right, having a chord which bears N01°19'34"W 172.65 feet; thence 199.80 feet along the arc of a 325.00 foot radius compound circular curve to the right, having a chord which bears N42°33'37"E 196.67 feet; thence N60°10'19"E 70.33 feet; thence 103.37 feet along the arc of a 315.00 foot radius circular curve to the right, having a chord which bears N69°34'22"E 102.90 feet; thence N78°58'25"E 190.94 feet; thence 98.37 feet along the arc of a 585.00 foot radius circular curve to the left, having a chord which bears N74°09'23"E 98.26 feet for a PLACE OF BEGINNING; thence N11°40'03"E 21.36 feet; thence N67°04'59"E 18.60 feet; thence N21°20'11"W 33.01 feet; thence S68°39'49"W 27.60 feet; thence N85°34'55"W 47.61 feet; thence 178.62 feet along the arc of a 515.00 foot radius non-tangential circular curve to the left, having a chord which bears N63°58'49"E 177.73 feet; thence S23°28'15"W 49.59 feet; thence S68°35'49"W 21.70 feet; thence S21°20'11"E 31.63 feet; thence S47°32'09"E 15.93 feet; thence 87.52 feet along the arc of a 585.00 foot radius circular curve to the right, having a chord which bears S65°03'10"W 87.44 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 0.14 acres of land, more or less.



CLIENT PULTE HOMES-MICHIGAN SKETCH AND DESCRIPTION OF A RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD: 12000514EA-05A
	DR. JRV	CH. ME
	BOOK	PG.
	SHEET 1 OF 3	DATE: 11-13-12
	FILE CODE: EA-05A	
SCALE: 1 INCH = 200 FEET		


LEGEND

SECTION CORNER

P.O.B. POINT OF BEGINNING




CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	161.07'	600.00'	15°22'50"	N10°17'18"W	160.58'
C2	164.37'	585.00'	16°05'57"	N26°01'40"W	163.83'
C3	52.56'	465.00'	6°28'35"	N30°50'21"W	52.53'
C4	178.85'	195.00'	52°33'00"	N01°19'34"W	172.65'
C5	199.80'	325.00'	35°13'27"	N42°33'37"E	196.67'
C6	103.37'	315.00'	18°48'06"	N69°34'22"E	102.90'
C7	98.37'	585.00'	9°38'05"	N74°09'23"E	98.26'

CLIENT PULTE HOMES-MICHIGAN	JOB: 12000514	CAD 12000514EA-05A
	DR. JRV	CH. ME
SKETCH AND DESCRIPTION OF A RIGHT-OF-WAY DEDICATION LOCATED IN	BOOK	PG.
	SHEET 2 OF 3	DATE: 11-13-12
SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOM OAKLAND COUNTY	FILE CODE: EA-05A	
 ATWELL <small>866.809.4200 www.atwellgroup.com OFFICES IN NORTH AMERICA AND ASIA</small>		

DESCRIPTION OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence S86°55'25"W 1067.27 feet along the South line of said Section 10 and the centerline of 12 Mile Road (Variable Width); thence N02°35'53"W 330.52 feet; thence 161.07 feet along the arc of a 600.00 foot radius circular curve to the left, having a chord which bears N10°17'18"W 160.58 feet; thence S72°01'18"W 15.00 feet; thence 164.37 feet along the arc of a 585.00 foot radius non-tangential circular curve to the left, having a chord which bears N26°01'40"W 163.83 feet; thence N34°04'38"W 218.37 feet; thence 52.56 feet along the arc of a 465.00 foot radius circular curve to the right, having a chord which bears N30°50'21"W 52.53 feet; thence N27°36'04"W 241.79 feet; thence 178.85 feet along the arc of a 195.00 foot radius circular curve to the right, having a chord which bears N01°19'34"W 172.65 feet; thence 199.80 feet along the arc of a 325.00 foot radius compound circular curve to the right, having a chord which bears N42°33'37"E 196.67 feet; thence N60°10'19"E 70.33 feet; thence 103.37 feet along the arc of a 315.00 foot radius circular curve to the right, having a chord which bears N69°34'22"E 102.90 feet; thence N78°58'25"E 190.94 feet; thence 98.37 feet along the arc of a 585.00 foot radius circular curve to the left, having a chord which bears N74°09'23"E 98.26 feet for a PLACE OF BEGINNING; thence N11°40'03"E 21.36 feet; thence N67°04'59"E 18.60 feet; thence N21°20'11"W 33.01 feet; thence S68°39'49"W 27.60 feet; thence N85°34'55"W 47.61 feet; thence 178.62 feet along the arc of a 515.00 foot radius non-tangential circular curve to the left, having a chord which bears N63°58'49"E 177.73 feet; thence S23°28'15"W 49.59 feet; thence S68°35'49"W 21.70 feet; thence S21°20'11"E 31.63 feet; thence S47°32'09"E 15.93 feet; thence 87.52 feet along the arc of a 585.00 foot radius circular curve to the right, having a chord which bears S65°03'10"W 87.44 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 0.14 acres of land, more or less.

CLIENT PULTE HOMES-MICHIGAN SKETCH AND DESCRIPTION OF A RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD 12000514EA-05A
	DR. JRV	CH. ME
	BOOK	PG.
	SHEET 3 OF 3	DATE: 11-13-12
	FILE CODE: EA-05A	
	 ATWELL 866.850.4200 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Pulte Land Company, LLC, a Michigan limited liability company, whose address is 100 Bloomfield Parkway, Bloomfield Hills, Michigan 48304, conveys and warrants 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 Dollar (\$1.00).

Exempt pursuant to MCLA 207.505(a) and MCLA 207.526(a).

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 _____ day of September, 2012.

PULTE LAND COMPANY, LLC, a Michigan limited liability company

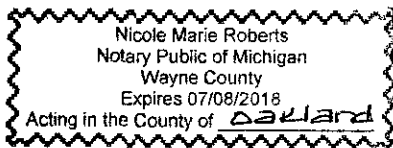
By: *Brandon Jones*
Brandon Jones

Its: DIVISION PRESIDENT

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

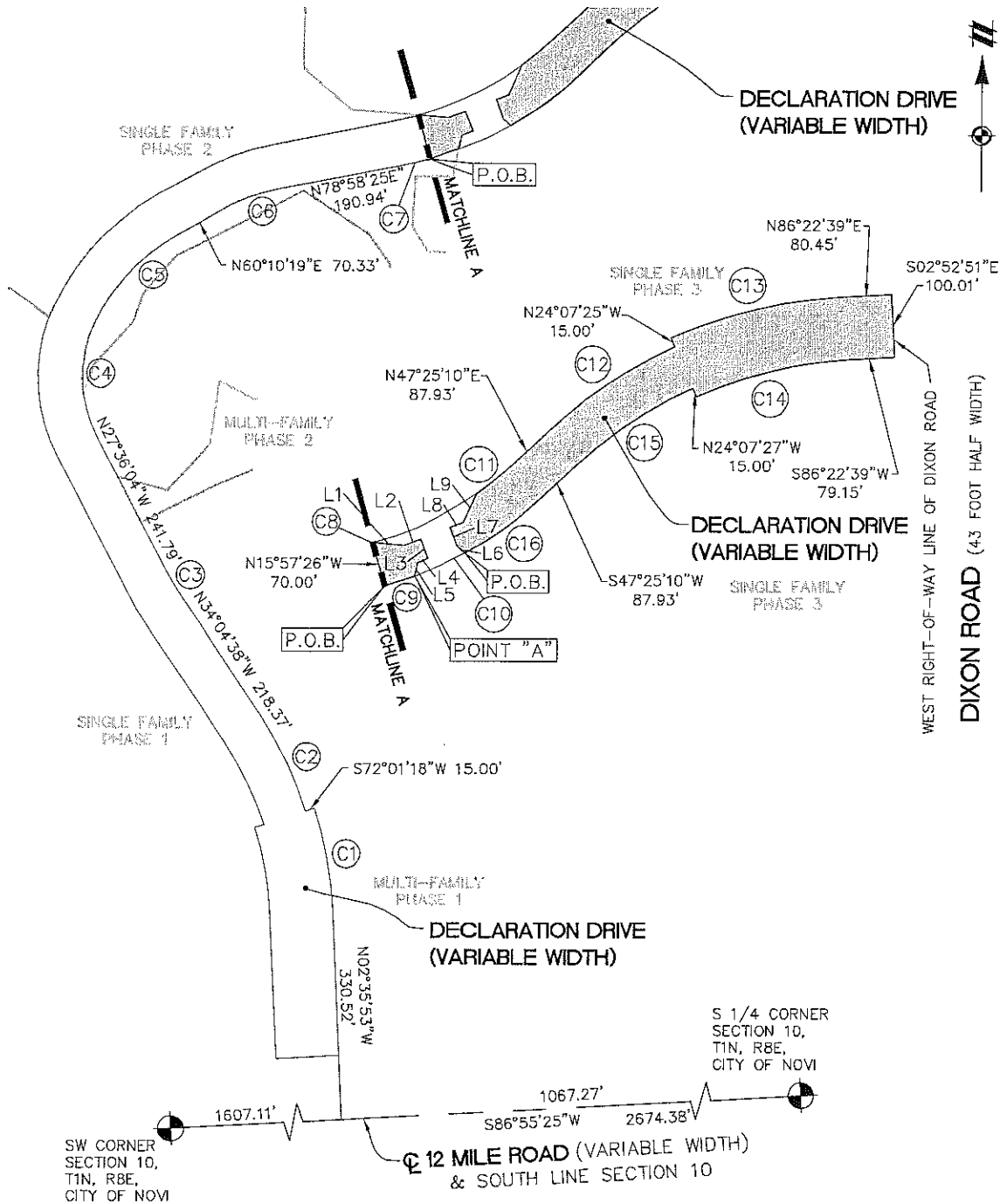
Acknowledged before me on September 11, 2012, by Brandon Jones, the PRESIDENT of Pulte Land Company, LLC, a Michigan limited liability company, on behalf of the company.

Nicole Marie Roberts



Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan

When Recorded Return to: Maryanne Cornelius, Clerk City of Novi 45175 West Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Drafted by: Elizabeth M. Kudla 30903 Northwestern Highway Farmington Hills, Michigan 48334
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CLIENT PULTE HOMES-MICHIGAN SKETCH AND DESCRIPTION OF A RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD: 12000514EA-05
	DR: JRV	CH: ME
	BOOK:	PG:
	SHEET 1 OF 3	DATE: 08-30-12
	FILE CODE: EA-05	
SCALE: 1 INCH = 200 FEET		
ATWELL <small>866.850.4100 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA</small>		REVISION: 11-06-2012 REVISION: 11-13-2012

LEGEND

- SECTION CORNER
- P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°34'55"E	47.61'
L2	N68°39'49"E	27.60'
L3	S21°20'11"E	33.01'
L4	S67°04'59"W	18.60'
L5	S11°40'03"W	21.36'
L6	N47°32'09"W	15.93'
L7	N21°20'11"W	31.63'
L8	N68°35'49"E	21.70'
L9	N23°28'15"E	49.59'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	161.07'	600.00'	15°22'50"	N10°17'18"W	160.58'
C2	164.37'	585.00'	16°05'57"	N26°01'40"W	163.83'
C3	52.56'	465.00'	6°28'35"	N30°50'21"W	52.53'
C4	178.85'	195.00'	52°33'00"	N01°19'34"W	172.65'
C5	199.80'	325.00'	35°13'27"	N42°33'37"E	196.67'
C6	103.37'	315.00'	18°48'06"	N69°34'22"E	102.90'
C7	50.35'	585.00'	4°55'51"	N76°30'29"E	50.33'
C8	1.14'	515.00'	0°07'35"	N73°58'46"E	1.14'
C9	48.03'	585.00'	4°42'13"	S71°41'27"W	48.01'
C10	87.52'	585.00'	8°34'20"	N65°03'10"E	87.44'
C11	59.55'	515.00'	6°37'29"	N50°43'55"E	59.51'
C12	243.21'	755.00'	18°27'25"	N56°38'53"E	242.16'
C13	275.48'	770.00'	20°29'54"	N76°07'32"E	274.01'
C14	239.70'	670.00'	20°29'54"	S76°07'32"W	238.42'
C15	220.66'	685.00'	18°27'25"	S56°38'53"W	219.71'
C16	136.28'	585.00'	13°20'51"	S54°05'35"W	135.97'


CLIENT PULTE HOMES-MICHIGAN SKETCH AND DESCRIPTION OF A RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD: 12000514EA-05
	DR: JRV	CH: ME
	BOOK:	PG:
	SHEET 2 OF 3	DATE: 08-30-12
	FILE CODE: EA-05	
	 ATWELL <small>866.856.4300 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA</small>	

REVISION: 11-06-2012
 REVISION: 11-13-2012

DESCRIPTION OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence S86°55'25"W 1067.27 feet along the South line of said Section 10 and the centerline of 12 Mile Road (Variable Width); thence N02°35'53"W 330.52 feet; thence 161.07 feet along the arc of a 600.00 foot radius circular curve to the left, having a chord which bears N10°17'18"W 160.58 feet; thence S72°01'18"W 15.00 feet; thence 164.37 feet along the arc of a 585.00 foot radius non-tangential circular curve to the left, having a chord which bears N26°01'40"W 163.83 feet; thence N34°04'38"W 218.37 feet; thence 52.56 feet along the arc of a 465.00 foot radius circular curve to the right, having a chord which bears N30°50'21"W 52.53 feet; thence N27°36'04"W 241.79 feet; thence 178.85 feet along the arc of a 195.00 foot radius circular curve to the right, having a chord which bears N01°19'34"W 172.65 feet; thence 199.80 feet along the arc of a 325.00 foot radius compound circular curve to the right, having a chord which bears N42°33'37"E 196.67 feet; thence N60°10'19"E 70.33 feet; thence 103.37 feet along the arc of a 315.00 foot radius circular curve to the right, having a chord which bears N69°34'22"E 102.90 feet; thence N78°58'25"E 190.94 feet; thence 50.35 feet along the arc of a 585.00 foot radius circular curve to the left, having a chord which bears N76°30'29"E 50.33 feet for a PLACE OF BEGINNING; thence N15°57'26"W 70.00 feet; thence 1.14 feet along the arc of a 515.00 foot radius non-tangential circular curve to the left, having a chord which bears N73°58'46"E 1.14 feet; thence S85°34'55"E 47.61 feet; thence N68°39'49"E 27.60 feet; thence S21°20'11"E 33.01 feet; thence S67°04'59"W 18.60 feet; thence S11°40'03"W 21.36 feet to POINT "A"; thence 48.03 feet along the arc of a 585.00 foot radius circular curve to the right, having a chord which bears S71°41'27"W 48.01 feet to the Place of Beginning;

ALSO Commencing from POINT "A"; thence 87.52 feet along the arc of a 585.00 foot radius circular curve to the left, having a chord which bears N65°03'10"E 87.44 feet for a PLACE OF BEGINNING; thence N47°32'09"W 15.93 feet; thence N21°20'11"W 31.63 feet; thence N68°35'49"E 21.70 feet; thence N23°28'15"E 49.59 feet; thence 59.55 feet along the arc of a 515.00 foot radius circular curve to the left, having a chord which bears N50°43'55"E 59.51 feet; thence N47°25'10"E 87.93 feet; thence 243.21 feet along the arc of a 755.00 foot radius circular curve to the right, having a chord which bears N56°38'53"E 242.16 feet; thence N24°07'25"W 15.00; thence 275.48 feet along the arc of a 770.00 foot radius non-tangential circular curve to the right, having a chord which bears N76°07'32"E 274.01 feet; thence N86°22'39"E 80.45 feet; thence S02°52'51"E 100.01 feet; thence S86°22'39"W 79.15 feet; thence 239.70 feet along the arc of a 670.00 foot radius circular curve to the left, having a chord which bears S76°07'32"W 238.42 feet; thence N24°07'27"W 15.00 feet; thence 220.66 feet along the arc of a 685.00 foot radius non-tangential circular curve to the left, having a chord which bears S56°38'53"W 219.71 feet; thence S47°25'10"W 87.93 feet; thence 136.28 feet along the arc of a 585.00 foot radius circular curve to the right, having a chord which bears S54°05'35"W 135.97 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 1.56 acres of land, more or less.

CLIENT PULTE HOMES--MICHIGAN	JOB: 12000514	CAD: 12000514EA-05
	DR. JRV	CH. ME
	BOOK	PG.
	SHEET 3 OF 3	DATE: 08-30-12
SKETCH AND DESCRIPTION OF A RIGHT-OF-WAY DEDICATION LOCATED IN	FILE CODE: EA-05	
	SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	
 ATWELL <small>866.450.4200 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA</small>		

REVISION: 11-06-2012
REVISION: 11-13-2012

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Pulte Land Company, LLC, a Michigan limited liability company, whose address is 100 Bloomfield Parkway, Bloomfield Hills, Michigan 48304, conveys and warrants 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 Dollar (\$1.00).

Exempt pursuant to MCLA 207.505(a) and MCLA 207.526(a).

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.

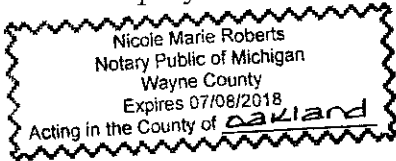
Dated this _____ day of September, 2012.

PULTE LAND COMPANY, LLC, a Michigan limited liability company

By: *BJ*
 Brandon Jones
Its: DIVISION PRESIDENT

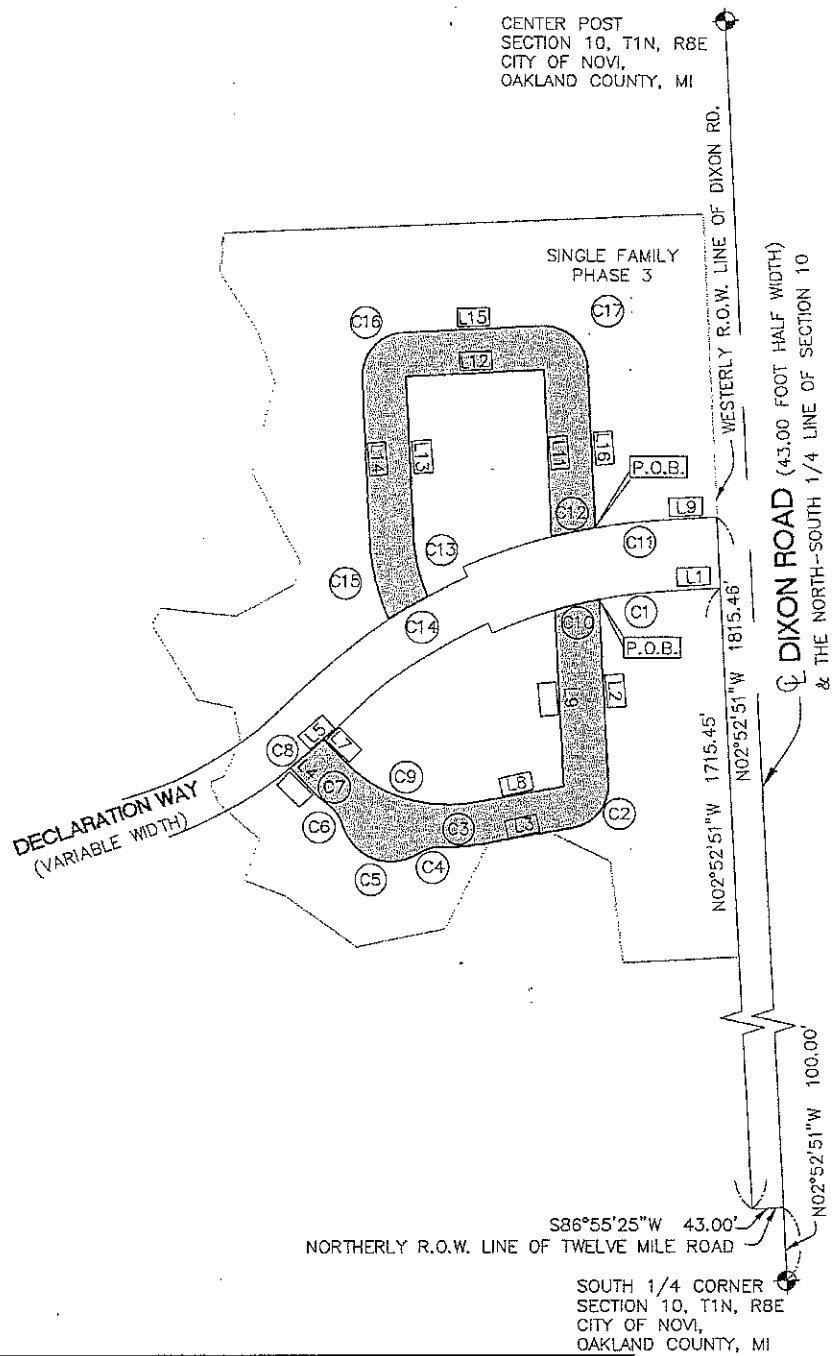
STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)


Acknowledged before me on September 11, 2012, by Brandon Jones, the President of Pulte Land Company, LLC, a Michigan limited liability company, on behalf of the company.



Nicole Marie Roberts
Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan

When Recorded Return to: Maryanne Cornelius, Clerk City of Novi 45175 West Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Drafted by: Elizabeth M. Kudla 30903 Northwestern Highway Farmington Hills, Michigan 48334
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CLIENT PULTE HOMES-MICHIGAN SKETCH AND DESCRIPTION OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD: 12000514EA-02
	DR. KK	CHL: CPK
	BOOK XX	PG. XX
	SHEET 01 OF 03	DATE: 06-30-2012
	FILE CODE: EA-02	
SCALE: 0 100 200 1 INCH = 200 FEET	 ATWELL <small>866.350.4200 www.atwellgroup.com OFFICES IN NORTH AMERICA AND ASIA</small>	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°22'39"W	79.15'
L2	S02°52'51"E	256.11'
L3	S79°56'28"W	126.45'
L4	N42°34'50"W	37.13'
L5	N47°25'10"E	30.00'
L6	S42°34'50"E	36.36'
L7	N79°56'28"E	126.45'
L8	N02°52'51"W	244.75'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	86.18'	670.00'	7°22'10"	S82°41'24"W	86.12'
C2	86.73'	60.00'	82°49'19"	S38°31'49"W	79.37'
C3	55.55'	260.00'	12°14'27"	S86°03'42"W	55.44'
C4	31.41'	50.00'	35°59'40"	S74°11'05"W	30.90'
C5	132.73'	70.00'	108°38'33"	N69°29'28"W	113.72'
C6	31.41'	50.00'	35°59'40"	N33°10'01"W	30.90'
C7	38.95'	260.00'	8°35'01"	N46°52'20"W	38.92'
C8	30.01'	585.00'	2°56'21"	N48°53'21"E	30.01'
C9	200.64'	200.00'	57°28'42"	S71°19'11"E	192.33'
C10	61.09'	670.00'	5°13'26"	N76°23'38"E	61.07'

LINE TABLE		
LINE	BEARING	LENGTH
L9	S86°22'39"W	80.45'
L10	N02°52'51"W	231.14'
L11	S87°07'09"W	190.00'
L12	S02°52'51"E	223.93'
L13	N02°52'51"W	223.93'
L14	N87°07'09"E	190.00'
L15	S02°52'51"E	221.29'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C11	84.80'	770.00'	6°18'36"	S83°13'11"W	84.76'
C12	60.82'	770.00'	4°31'32"	S77°48'07"W	60.80'
C13	84.16'	240.00'	20°05'32"	S12°55'37"E	83.73'
C14	60.50'	755.00'	4°35'29"	S58°54'32"W	60.48'
C15	113.75'	300.00'	21°43'26"	N13°44'34"W	113.07'
C16	94.25'	60.00'	90°00'00"	N42°07'09"E	84.85'
C17	94.25'	60.00'	90°00'00"	S47°52'51"E	84.85'


CLIENT PULTE HOMES-MICHIGAN SKETCH AND DESCRIPTION OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOV OAKLAND COUNTY	JOB: 12000514 DR. KK BOOK XX SHEET 02 OF 03 FILE CODE: EA-02	CAD: 12000514EA-02 CH. CPK PG. XX DATE: 08-30-2012
	 ATWELL <small>866.850.4200 www.atwellgroup.com OFFICES IN NORTH AMERICA AND ASIA</small>	

DESCRIPTION OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1715.45 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 79.15 feet; thence 86.18 feet along the arc of a 670.00 foot radius circular curve to the left, having a chord which bears S82°41'24"W 86.12 feet to the PLACE OF BEGINNING; thence S02°52'51"E 256.11 feet; thence 86.73 feet along the arc of a 60.00 foot radius circular curve to the right, having a chord which bears S38°31'49"W 79.37 feet; thence S79°56'28"W 126.45 feet; thence 55.55 feet along the arc of a 260.00 foot radius circular curve to the right, having a chord which bears S86°03'42"W 55.44 feet; thence 31.41 feet along the arc of a 50.00 foot radius reverse circular curve to the left, having a chord which bears S74°11'05"W 30.90 feet; thence 132.73 feet along the arc of a 70.00 foot radius reverse circular curve to the right, having a chord which bears N69°29'28"W 113.72 feet; thence 31.41 feet along the arc of a 50.00 foot radius reverse circular curve to the left, having a chord which bears N33°10'01"W 30.90 feet; thence 38.95 feet along the arc of a 260.00 foot radius reverse circular curve to the right, having a chord which bears N46°52'20"W 38.92 feet; thence N42°34'50"W 37.13 feet; thence 30.01 feet along the arc of a 585.00 foot radius non-tangential curve to the left, having a chord which bears N48°53'21"E 30.01 feet; thence N47°25'10"E 30.00 feet; thence S42°34'50"E 36.36 feet; thence 200.64 feet along the arc of a 200.00 foot radius circular curve to the left, having a chord which bears S71°19'11"E 192.33 feet; thence N79°56'28"E 126.45 feet; thence N02°52'51"W 244.75 feet; thence 61.09 feet along the arc of a 670.00 foot non-tangential curve to the right, having a chord which bears N76°23'36"E 61.07 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 1.02 acres of land, more or less.

DESCRIPTION OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1815.46 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 80.45 feet; thence 84.80 feet along the arc of a 770.00 foot radius circular curve to the left, having a chord which bears S83°13'11"W 84.76 feet to the PLACE OF BEGINNING; thence 60.82 feet along the arc of a 770.00 foot radius compound circular curve to the left, having a chord which bears S77°48'07"W 60.80 feet; thence N02°52'51"W 231.14 feet; thence S87°07'09"W 190.00 feet; thence S02°52'51"E 223.93 feet; thence 84.16 feet along the arc of a 240.00 foot radius circular curve to the left, having a chord which bears S12°55'37"E 83.73 feet; thence 60.50 feet along the arc of a 755.00 foot radius non-tangential curve to the left, having a chord which bears S58°54'32"W 60.48 feet; thence 113.75 feet along the arc of a 300.00 foot radius non-tangential curve to the right, having a chord which bears N13°44'34"W 113.07 feet; thence N02°52'51"W 223.93 feet; thence 94.25 feet along the arc of a 60.00 foot radius circular curve to the right, having a chord which bears N42°07'09"E 84.85 feet; thence N87°07'09"E 190.00 feet; thence 94.25 feet along the arc of a 60.00 foot radius circular curve to the right, having a chord which bears S47°52'51"E 84.85 feet; thence S02°52'51"E 221.29 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 1.15 acres of land, more or less.

CLIENT PULTE HOMES-MICHIGAN SKETCH AND DESCRIPTION OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD: 12000514EA-02
	DR: KK	CH: CPK
	BOOK XX	PG: XX
	SHEET 03 OF 03	DATE: 08-30-2012
	FILE CODE: EA-02	
	 ATWELL 866.850.0200 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA	

WATER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Pulte Land Company, LLC, a Michigan limited liability company, whose address is 100 Bloomfield Parkway, Bloomfield Hills, Michigan 48304 (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to-wit:

See attached and incorporated Exhibit A

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 B

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.

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.

Exhibit A

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1202.49 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width) for a PLACE OF BEGINNING; thence S87°10'53"W 157.85 feet; thence N07°04'10"W 141.73 feet; thence N64°00'20"W 84.92 feet; thence S79°56'28"W 93.47 feet; thence S27°12'51"W 129.32 feet; thence S78°17'28"W 122.77 feet; thence N53°53'22"W 120.46 feet; thence N68°40'30"W 60.03 feet; thence N17°41'08"E 60.52 feet; thence N47°32'09"W 74.35 feet; thence N21°20'11"W 31.63 feet; thence N68°39'49"E 21.70 feet; thence N23°28'15"E 53.99 feet; thence N12°08'44"W 47.61 feet; thence N78°41'53"W 51.08 feet; thence N30°56'01"W 119.85 feet; thence N30°58'56"E 26.27 feet; thence S84°25'55"E 103.16 feet; thence N61°37'39"E 89.94 feet; thence N14°40'01"E 33.63 feet; thence N28°32'28"W 141.49 feet; thence N14°02'46"E 127.95 feet; thence N19°38'58"W 78.69 feet; thence N32°33'24"W 89.09 feet; thence N03°26'13"E 54.31 feet; thence N87°26'21"E 656.72 feet; thence S02°52'51"E 1031.07 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 14.21 acres of land, more or less. EXCEPTING THEREFROM the following described portion of Proposed Liberty Park Road Right-of-Way: Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of said Twelve Mile Road (Variable Width); thence N02°52'51"W 1715.44 feet along the Westerly right-of-way line of said Dixon Road (43 foot Half Width) for a PLACE OF BEGINNING; thence along the Southerly right-of-way line of Proposed Liberty Park Road (Variable Width) the following six courses: S86°22'39"W 79.15 feet, 239.70 feet along the arc of a 670.00 foot radius circular curve to the left, having a chord which bears S76°07'32"W 238.42 feet, N24°07'25"W 15.00 feet, 220.66 feet along the arc or a 685.00 foot radius non-tangential circular curve to the left, having a chord which bears S56°38'53"W 219.71 feet, S47°25'10"W 87.93 feet, and 136.28 feet along the arc of a 585.00 foot radius circular curve to the right, having a chord which bears S54°05'35"W 135.97 feet; thence N47°32'09"W 15.93 feet; thence N21°20'11"W 31.63 feet; thence N68°39'49"E 21.70 feet; thence N23°28'15"E 49.59 feet; thence along the Northerly right-of-way line of said Liberty Park Road the following six courses: 59.55 feet along the arc of a 515.00 foot radius non-tangential circular curve to the left, having a chord which bears N50°43'55"E 59.51 feet, N47°25'10"E 87.93 feet, 243.21 feet along the arc of a 755.00 foot radius circular curve to the right, having a chord which bears N56°38'53"E 242.16 feet, N24°07'25"W 15.00 feet, 275.48 feet along the arc of a 770.00 foot radius non-tangential circular curve to the right, having a chord which bears N76°07'32"E 274.01 feet, and N86°22'29"E 80.45 feet; thence S02°52'51"E 100.01 feet along said Westerly right-of-way line of said Dixon Road to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 1.47 acres of land, more or less. Having a net total acreage of 12.74 acres of land, more or less, being subject to easements and restrictions of record, if any.

Exhibit B

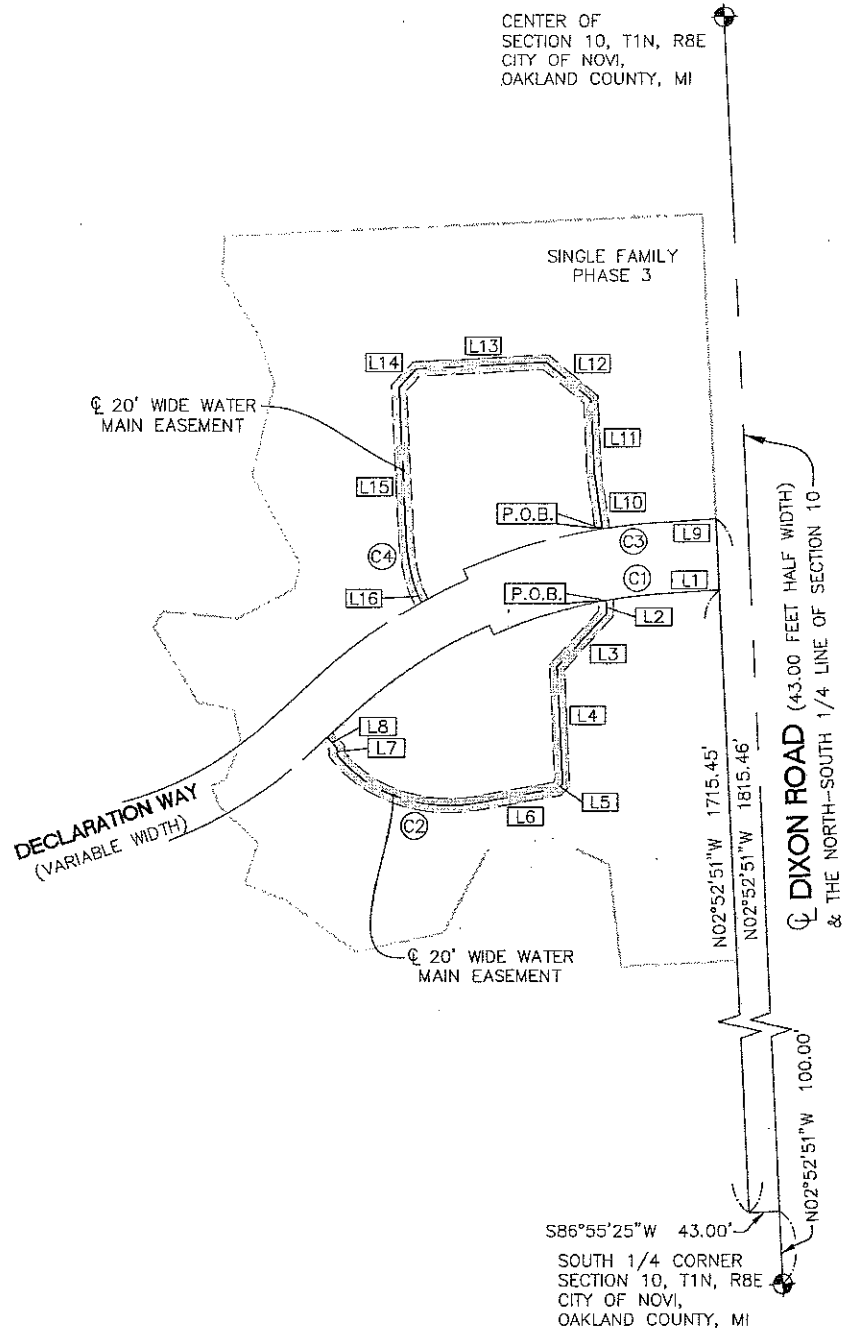
**DESCRIPTION OF A 20 FOOT WIDE WATER MAIN EASEMENT LOCATED IN THE
SOUTHWEST 1/4 OF SECTION 10, T1N, R8E CITY OF NOVI, OAKLAND COUNTY,
MICHIGAN:**

A 20 foot wide easement for water main, being 10 feet on both sides of the following described centerline: Commencing at the South 1/4 corner of said Section 10T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1715.45 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 76.09 feet; thence 78.25 feet along the arc of a 670.00 foot radius circular curve to the left, chord bearing S83°07'17"W 76.04 feet for a PLACE OF BEGINNING; thence S02°52'51"E 18.63 feet; thence S42°15'49"W 101.56 feet; thence S02°52'51"E 158.72 feet; thence S41°12'56"W 10.68 feet; thence S79°53'42"W 116.54 feet; thence 209.60 feet along the arc of a 200.00 foot radius circular curve to the right, chord bearing N70°07'44"W 200.14 feet; thence N02°25'10"E 8.12 feet; thence N42°34'50"W 20.75 feet to the Point of Ending;

ALSO

Commencing at the South 1/4 corner of said Section 10; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1815.46 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 80.45 feet; thence 75.46 feet along the arc of a 770.00 foot radius circular curve to the left, chord bearing S83°34'02"W 75.43 feet for a PLACE OF BEGINNING; thence N08°14'17"W 77.91 feet; thence N02°52'51"W 99.53 feet; thence N50°33'34"W 80.35 feet; thence S87°07'09"W 179.14 feet; thence S42°07'09"W 34.58 feet; thence S02°52'51"E 210.48 feet; thence 70.01 feet along the arc of a 251.00 foot radius circular curve to the left, chord bearing S10°52'16"E 69.78 feet; thence S24°48'28"E 19.06 feet; thence N67°27'55"E 269.13 feet to the Point of Ending, located in of the Southwest 1/4 of said Section 10.

CENTER OF
SECTION 10, T1N, R8E
CITY OF NOVI,
OAKLAND COUNTY, MI



S86°55'25\"W 43.00'
SOUTH 1/4 CORNER
SECTION 10, T1N, R8E
CITY OF NOVI,
OAKLAND COUNTY, MI

CLIENT PULTE HOMES - MICHIGAN SKETCH AND DESCRIPTION OF A 20 FOOT WIDE WATER MAIN EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY SCALE: 1 INCH = 200 FEET	JOB#: 12000514	CAD: 12000514EA-03
	DR: JRV	CH: CPK
	BOOK: XX	PG: XX
	SHEET: 01 OF 03	DATE: 08-30-2012
	FILE CODE: EA-03	
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LEGEND


- SECTION CORNER
- POB PLACE OF BEGINNING
- R/W RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°22'39"W	79.15'
L2	S02°52'51"E	18.63'
L3	S42°15'49"W	101.56'
L4	S02°52'51"E	158.72'
L5	S41°12'56"W	10.68'
L6	S79°53'42"W	116.54'
L7	N02°25'10"E	8.12'
L8	N42°34'50"W	20.75'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	76.09'	670.00'	6°30'23"	S83°07'17"W	76.04'
C2	209.60'	200.00'	60°02'43"	N70°07'44"W	200.14'

LINE TABLE		
LINE	BEARING	LENGTH
L9	S86°22'39"W	80.45'
L10	N08°14'17"W	77.91'
L11	N02°52'51"W	99.53'
L12	N50°33'34"W	80.35'
L13	S87°07'09"W	179.14'
L14	S42°07'09"W	34.58'
L15	S02°52'51"E	210.48'
L16	S24°48'28"E	19.06'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C3	75.46'	770.00'	5°36'54"	S83°34'02"W	75.43'
C4	70.01'	251.00'	15°58'51"	S10°52'16"E	69.78'


CLIENT PULTE HOMES – MICHIGAN SKETCH AND DESCRIPTION OF A 20 FOOT WIDE WATER MAIN EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOV OAKLAND COUNTY	JOB: 12000514	CAD 12000514EA-03
	DR. JRJ	CH. CPK
	BOOK XX	PG. XX
	SHEET 02 OF 03	DATE: 08-30-2012
	FILE CODE: EA-03	
	 ATWELL <small>866.850.4200 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA</small>	

DESCRIPTION OF A 20 FOOT WIDE WATER MAIN EASEMENT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

A 20 foot wide easement for water main, being 10 feet on both sides of the following described centerline: Commencing at the South 1/4 corner of said Section 10T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1715.45 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 76.09 feet; thence 78.25 feet along the arc of a 670.00 foot radius circular curve to the left, chord bearing S83°07'17"W 76.04 feet for a PLACE OF BEGINNING; thence S02°52'51"E 18.63 feet; thence S42°15'49"W 101.56 feet; thence S02°52'51"E 158.72 feet; thence S41°12'56"W 10.68 feet; thence S79°53'42"W 116.54 feet; thence 209.60 feet along the arc of a 200.00 foot radius circular curve to the right, chord bearing N70°07'44"W 200.14 feet; thence N02°25'10"E 8.12 feet; thence N42°34'50"W 20.75 feet to the Point of Ending;

ALSO

Commencing at the South 1/4 corner of said Section 10; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1815.46 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 80.45 feet; thence 75.46 feet along the arc of a 770.00 foot radius circular curve to the left, chord bearing S83°34'02"W 75.43 feet for a PLACE OF BEGINNING; thence N08°14'17"W 77.91 feet; thence N02°52'51"W 99.53 feet; thence N50°33'34"W 80.35 feet; thence S87°07'09"W 179.14 feet; thence S42°07'09"W 34.58 feet; thence S02°52'51"E 210.48 feet; thence 70.01 feet along the arc of a 251.00 foot radius circular curve to the left, chord bearing S10°52'16"E 69.78 feet; thence S24°48'28"E 19.06 feet; thence N67°27'55"E 269.13 feet to the Point of Ending, located in of the Southwest 1/4 of said Section 10.

CLIENT PULTE HOMES – MICHIGAN SKETCH AND DESCRIPTION OF A 20 FOOT WIDE WATER MAIN EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD: 12000514EA-03
	DR. JRV	CH. CPK
	BOOK XX	PG. XX
	SHEET 03 OF 03	DATE: 08-30-2012
	FILE CODE: EA-03	
	 ATWELL 866.898.4200 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA	

SANITARY SEWER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Pulte Land Company, LLC, a Michigan limited liability company, whose address is 100 Bloomfield Parkway, Bloomfield Hills, Michigan 48304 (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to-wit:

See attached and incorporated Exhibit A

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 nonexclusive perpetual easement for sanitary sewer, over, upon, across, in, through, and under the following described real property, to-wit:

See attached and incorporated Exhibit B

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

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

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 sanitary sewer 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 ____ day of September, 2012.

GRANTOR:

PULTE LAND COMPANY, LLC, a Michigan limited liability company

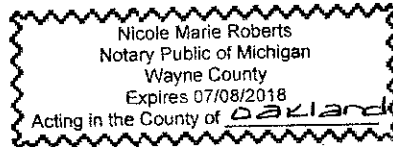
By: *[Signature]* Brandon Jones

Its: DIVISION PRESIDENT

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

Acknowledged before me on September 11, 2012, by Brandon Jones, the President of Pulte Land Company, LLC, a Michigan limited liability company, on behalf of the company.

Nicole Marie Roberts
Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 7/8/18



THIS INSTRUMENT DRAFTED BY:

Elizabeth M. Kudla, Esq.
30903 Northwestern Highway
Farmington Hills, MI 48334

AND WHEN RECORDED RETURN TO:

Maryanne Cornelius, Clerk
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375

Exhibit A

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1202.49 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width) for a PLACE OF BEGINNING; thence S87°10'53"W 157.85 feet; thence N07°04'10"W 141.73 feet; thence N64°00'20"W 84.92 feet; thence S79°56'28"W 93.47 feet; thence S27°12'51"W 129.32 feet; thence S78°17'28"W 122.77 feet; thence N53°53'22"W 120.46 feet; thence N68°40'30"W 60.03 feet; thence N17°41'08"E 60.52 feet; thence N47°32'09"W 74.35 feet; thence N21°20'11"W 31.63 feet; thence N68°39'49"E 21.70 feet; thence N23°28'15"E 53.99 feet; thence N12°08'44"W 47.61 feet; thence N78°41'53"W 51.08 feet; thence N30°56'01"W 119.85 feet; thence N30°58'56"E 26.27 feet; thence S84°25'55"E 103.16 feet; thence N61°37'39"E 89.94 feet; thence N14°40'01"E 33.63 feet; thence N28°32'28"W 141.49 feet; thence N14°02'46"E 127.95 feet; thence N19°38'58"W 78.69 feet; thence N32°33'24"W 89.09 feet; thence N03°26'13"E 54.31 feet; thence N87°26'21"E 656.72 feet; thence S02°52'51"E 1031.07 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 14.21 acres of land, more or less. EXCEPTING THEREFROM the following described portion of Proposed Liberty Park Road Right-of-Way: Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of said Twelve Mile Road (Variable Width); thence N02°52'51"W 1715.44 feet along the Westerly right-of-way line of said Dixon Road (43 foot Half Width) for a PLACE OF BEGINNING; thence along the Southerly right-of-way line of Proposed Liberty Park Road (Variable Width) the following six courses: S86°22'39"W 79.15 feet, 239.70 feet along the arc of a 670.00 foot radius circular curve to the left, having a chord which bears S76°07'32"W 238.42 feet, N24°07'25"W 15.00 feet, 220.66 feet along the arc or a 685.00 foot radius non-tangential circular curve to the left, having a chord which bears S56°38'53"W 219.71 feet, S47°25'10"W 87.93 feet, and 136.28 feet along the arc of a 585.00 foot radius circular curve to the right, having a chord which bears S54°05'35"W 135.97 feet; thence N47°32'09"W 15.93 feet; thence N21°20'11"W 31.63 feet; thence N68°39'49"E 21.70 feet; thence N23°28'15"E 49.59 feet; thence along the Northerly right-of-way line of said Liberty Park Road the following six courses: 59.55 feet along the arc of a 515.00 foot radius non-tangential circular curve to the left, having a chord which bears N50°43'55"E 59.51 feet, N47°25'10"E 87.93 feet, 243.21 feet along the arc of a 755.00 foot radius circular curve to the right, having a chord which bears N56°38'53"E 242.16 feet, N24°07'25"W 15.00 feet, 275.48 feet along the arc of a 770.00 foot radius non-tangential circular curve to the right, having a chord which bears N76°07'32"E 274.01 feet, and N86°22'29"E 80.45 feet; thence S02°52'51"E 100.01 feet along said Westerly right-of-way line of said Dixon Road to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 1.47 acres of land, more or less. Having a net total acreage of 12.74 acres of land, more or less, being subject to easements and restrictions of record, if any.

Exhibit B

DESCRIPTION OF A VARIABLE WIDTH SANITARY SEWER EASEMENT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1715.45 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 79.15 feet; thence 239.70 feet along the arc of a 670.00 foot radius circular curve to the left, chord bearing S76°07'32"W 238.42 feet; thence N24°07'27"W 15.00 feet; thence 220.66 feet along the arc of a 685.00 foot radius circular curve to the left, chord bearing S56°38'53"W 219.71 feet; thence S47°25'10"W 87.93 feet; thence 7.29 feet along the arc of a 585.00 foot radius circular curve to the right, chord bearing S47°46'35"W 7.29 feet for a PLACE OF BEGINNING; thence S41°23'01"E 11.06 feet; thence S31°31'19"E 104.72 feet; thence S38°42'50"E 37.97 feet; thence S71°59'55"E 34.49 feet; thence N74°47'39"E 39.88 feet; thence N79°48'16"E 228.77 feet; thence N42°55'23"E 43.06 feet; thence N02°52'51"W 228.98 feet; thence N87°07'09"E 20.00 feet; thence S02°52'51"E 237.43 feet; thence S42°55'23"W 58.18 feet; thence S79°48'16"W 40.20 feet; thence N64°00'20"W 9.11 feet; thence S79°56'28"W 93.47 feet; thence S27°12'51"W 7.05 feet; thence S79°48'16"W 89.26 feet; thence S74°47'39"W 44.97 feet; thence N71°59'55"W 46.43 feet; thence N38°42'50"W 45.20 feet; thence N31°31'19"W 104.25 feet; thence N41°23'01"W 9.51 feet; thence 20.00 feet along the arc of a 585.00 foot radius circular curve to the left, chord bearing N49°06'46"E 20.00 feet to the Place of Beginning.

ALSO

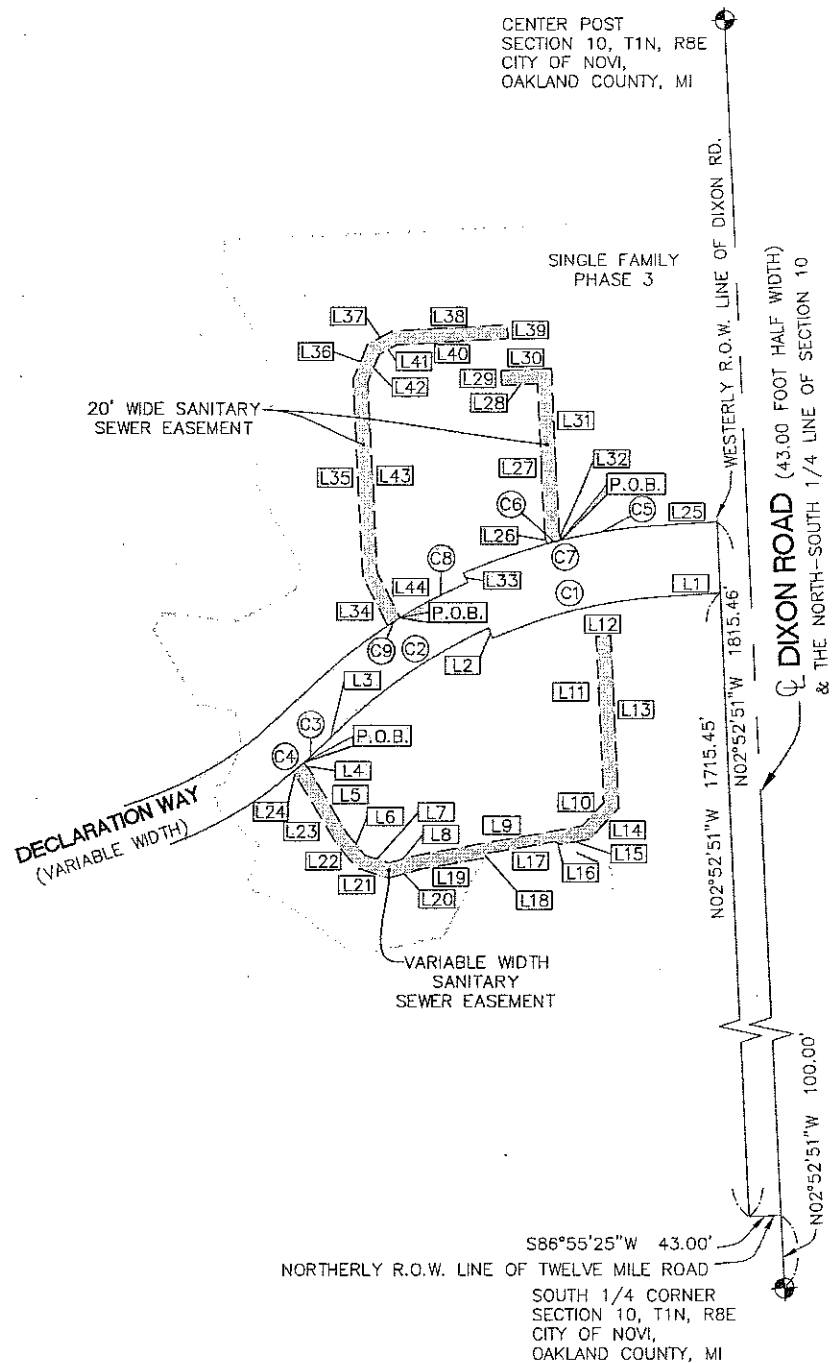
Commencing at the South 1/4 corner of said Section 10; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1815.46 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 80.45 feet; thence 135.05 feet along the arc of a 770.00 foot radius circular curve to the left, chord bearing S81°21'01"W 134.87 feet for a PLACE OF BEGINNING; thence 20.04 feet along the arc of a 770.00 foot radius compound circular curve to the left, chord bearing S75°34'49"W 20.04 feet; thence N17°52'53"W 10.58 feet; thence N02°52'51"W 210.88 feet; thence S87°07'09"W 48.00 feet; thence N02°52'51"W 20.00 feet; thence N87°07'09"E 68.00 feet; thence S02°52'51"E 228.24 feet; thence S17°52'53"E 9.15 feet to the Place of Beginning.


ALSO




Commencing at the South 1/4 corner of said Section 10; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1815.46 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W

80.45 feet; thence 275.48 feet along the arc of a 770.00 foot radius circular curve to the left, chord bearing $S76^{\circ}07'32''W$ 274.01 feet; thence $S24^{\circ}07'25''E$ 15.00 feet; thence 105.82 feet along the arc of a 755.00 foot radius circular curve to the left, chord bearing $S61^{\circ}51'41''W$ 105.73 feet for a PLACE OF BEGINNING; thence 20.16 feet along the arc of a 755.00 foot radius compound circular curve to the left, chord bearing $S57^{\circ}04'52''W$ 20.16 feet; thence $N25^{\circ}39'52''W$ 77.34 feet; thence $N02^{\circ}59'20''W$ 271.94 feet; thence $N22^{\circ}17'03''E$ 52.30 feet; thence $N60^{\circ}10'39''E$ 38.84 feet; thence $N86^{\circ}47'40''E$ 156.36 feet; thence $S03^{\circ}12'20''E$ 20.00 feet; thence $S86^{\circ}47'40''W$ 151.63 feet; thence $S60^{\circ}10'39''W$ 27.24 feet; thence $S22^{\circ}17'03''W$ 40.95 feet; thence $S02^{\circ}59'20''E$ 263.44 feet; thence $S25^{\circ}39'52''E$ 70.78 feet, to the Place of Beginning.

CENTER POST
SECTION 10, T1N, R8E
CITY OF NOVI,
OAKLAND COUNTY, MI



CLIENT PULTE HOMES-MICHIGAN SKETCH AND DESCRIPTION OF A VARIABLE WIDTH SANITARY SEWER EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI, OAKLAND COUNTY SCALE: 1 INCH = 200 FEET	JOB: 12000514	CAD: 12000514EA-01
	DR. JRV	CH. CPK
	BOOK XX	PG. XX
	SHEET 01 OF 03	DATE: 08-30-2012
	FILE CODE: EA-01	
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- LEGEND**
-  SECTION CORNER
 -  POB PLACE OF BEGINNING
 -  R/W RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°22'39"W	79.15'
L2	N24°07'27"W	15.00'
L3	S47°25'10"W	87.93'
L4	S41°23'01"E	11.06'
L5	S31°31'19"E	104.72'
L6	S38°42'50"E	37.97'
L7	S71°59'55"E	34.49'
L8	N74°47'39"E	39.88'
L9	N79°48'16"E	228.77'
L10	N42°55'23"E	43.06'
L11	N02°52'51"W	228.98'
L12	N87°07'09"E	20.00'
L13	S02°52'51"E	237.43'
L14	S42°55'23"W	58.18'
L15	S79°48'16"W	40.20'
L16	N64°00'20"W	9.11'
L17	S79°56'28"W	93.47'
L18	S27°12'51"W	7.05'
L19	S79°48'16"W	89.26'
L20	S74°47'39"W	44.97'
L21	N71°59'55"W	46.43'
L22	N38°42'50"W	45.20'
L23	N31°31'19"W	104.25'
L24	N41°23'01"W	9.51'


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	239.70'	670.00'	20°29'54"	S76°07'32"W	238.42'
C2	220.66'	685.00'	18°27'25"	S56°38'53"W	219.71'
C3	7.29'	585.00'	0°42'50"	S47°46'35"W	7.29'
C4	20.00'	585.00'	1°57'32"	N49°06'46"E	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L25	S86°22'39"W	80.45'
L26	N17°52'53"W	10.58'
L27	N02°52'51"W	210.88'
L28	S87°07'09"W	48.00'
L29	N02°52'51"W	20.00'
L30	N87°07'09"E	68.00'
L31	S02°52'51"E	228.24'
L32	S17°52'53"E	9.15'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C5	135.05'	770.00'	10°02'56"	S81°21'01"W	134.87'
C6	20.04'	770.00'	1°29'27"	S75°34'49"W	20.04'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S24°07'25"E	15.00'
L34	N25°39'52"W	77.34'
L35	N02°59'20"W	271.94'
L36	N22°17'03"E	52.30'
L37	N60°10'39"E	38.84'
L38	N86°47'40"E	156.36'
L39	S03°12'20"E	20.00'
L40	S86°47'40"W	151.63'
L41	S60°10'39"W	27.24'
L42	S22°17'03"W	40.95'
L43	S02°59'20"E	263.44'
L44	S25°39'52"E	70.78'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C7	275.48'	770.00'	20°29'54"	S76°07'32"W	274.01'
C8	105.82'	755.00'	8°01'50"	S61°51'41"W	105.73'
C9	20.16'	755.00'	1°31'48"	S57°04'52"W	20.16'

CLIENT PULTE HOMES--MICHIGAN SKETCH AND DESCRIPTION OF A VARIABLE WIDTH SANITARY SEWER EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOV OAKLAND COUNTY	JOB: 12000514	CAD: 12000514EA-01
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DESCRIPTION OF A VARIABLE WIDTH SANITARY SEWER EASEMENT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:


Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1715.45 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 79.15 feet; thence 239.70 feet along the arc of a 670.00 foot radius circular curve to the left, chord bearing S76°07'32"W 238.42 feet; thence N24°07'27"W 15.00 feet; thence 220.66 feet along the arc of a 685.00 foot radius circular curve to the left, chord bearing S56°38'53"W 219.71 feet; thence S47°25'10"W 87.93 feet; thence 7.29 feet along the arc of a 585.00 foot radius circular curve to the right, chord bearing S47°46'35"W 7.29 feet for a PLACE OF BEGINNING; thence S41°23'01"E 11.06 feet; thence S31°31'19"E 104.72 feet; thence S38°42'50"E 37.97 feet; thence S71°59'55"E 34.49 feet; thence N74°47'39"E 39.88 feet; thence N79°48'16"E 228.77 feet; thence N42°55'23"E 43.06 feet; thence N02°52'51"W 228.98 feet; thence N87°07'09"E 20.00 feet; thence S02°52'51"E 237.43 feet; thence S42°55'23"W 58.18 feet; thence S79°48'16"W 40.20 feet; thence N64°00'20"W 9.11 feet; thence S79°56'28"W 93.47 feet; thence S27°12'51"W 7.05 feet; thence S79°48'16"W 89.26 feet; thence S74°47'39"W 44.97 feet; thence N71°59'55"W 46.43 feet; thence N38°42'50"W 45.20 feet; thence N31°31'19"W 104.25 feet; thence N41°23'01"W 9.51 feet; thence 20.00 feet along the arc of a 585.00 foot radius circular curve to the left, chord bearing N49°06'46"E 20.00 feet to the Place of Beginning.

ALSO

Commencing at the South 1/4 corner of said Section 10; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1815.46 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 80.45 feet; thence 135.05 feet along the arc of a 770.00 foot radius circular curve to the left, chord bearing S81°21'01"W 134.87 feet for a PLACE OF BEGINNING; thence 20.04 feet along the arc of a 770.00 foot radius compound circular curve to the left, chord bearing S75°34'49"W 20.04 feet; thence N17°52'53"W 10.58 feet; thence N02°52'51"W 210.88 feet; thence S87°07'09"W 48.00 feet; thence N02°52'51"W 20.00 feet; thence N87°07'09"E 68.00 feet; thence S02°52'51"E 228.24 feet; thence S17°52'53"E 9.15 feet to the Place of Beginning.

ALSO

Commencing at the South 1/4 corner of said Section 10; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1815.46 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 80.45 feet; thence 275.48 feet along the arc of a 770.00 foot radius circular curve to the left, chord bearing S76°07'32"W 274.01 feet; thence S24°07'25"E 15.00 feet; thence 105.82 feet along the arc of a 755.00 foot radius circular curve to the left, chord bearing S61°51'41"W 105.73 feet for a PLACE OF BEGINNING; thence 20.16 feet along the arc of a 755.00 foot radius compound circular curve to the left, chord bearing S57°04'52"W 20.16 feet; thence N25°39'52"W 77.34 feet; thence N02°59'20"W 271.94 feet; thence N22°17'03"E 52.30 feet; thence N60°10'39"E 38.84 feet; thence N86°47'40"E 156.36 feet; thence S03°12'20"E 20.00 feet; thence S86°47'40"W 151.63 feet; thence S60°10'39"W 27.24 feet; thence S22°17'03"W 40.95 feet; thence S02°59'20"E 263.44 feet; thence S25°39'52"E 70.78 feet, to the Place of Beginning.

CLIENT PULTE HOMES-MICHIGAN SKETCH AND DESCRIPTION OF A VARIABLE WIDTH SANITARY SEWER EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD: 12000514EA-01
	DR: JRV	CH: CPK
	BOOK: XX	PG: XX
	SHEET: 03 OF 03	DATE: 08-30-2012
	FILE CODE: EA-01	
	 ATWELL 866.850.4200 www.atwellgroup.com OFFICES IN NORTH AMERICA AND ASIA	

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Pulte Land Company, LLC, a Michigan limited liability company, whose address is 100 Bloomfield Parkway, Bloomfield Hills, Michigan 48304, for the sum of \$1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey 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, sanitary sewer, and the street paving according to the easements and/or public rights-of-way therefore established described as follows:

See Attached Exhibit A.

In witness whereof, the undersigned has executed these presents this 26th day of October, 2012.

Signed by

PULTE LAND COMPANY, LLC, a Michigan limited liability company

By: [Signature]

Its: DIVISION PRESIDENT

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

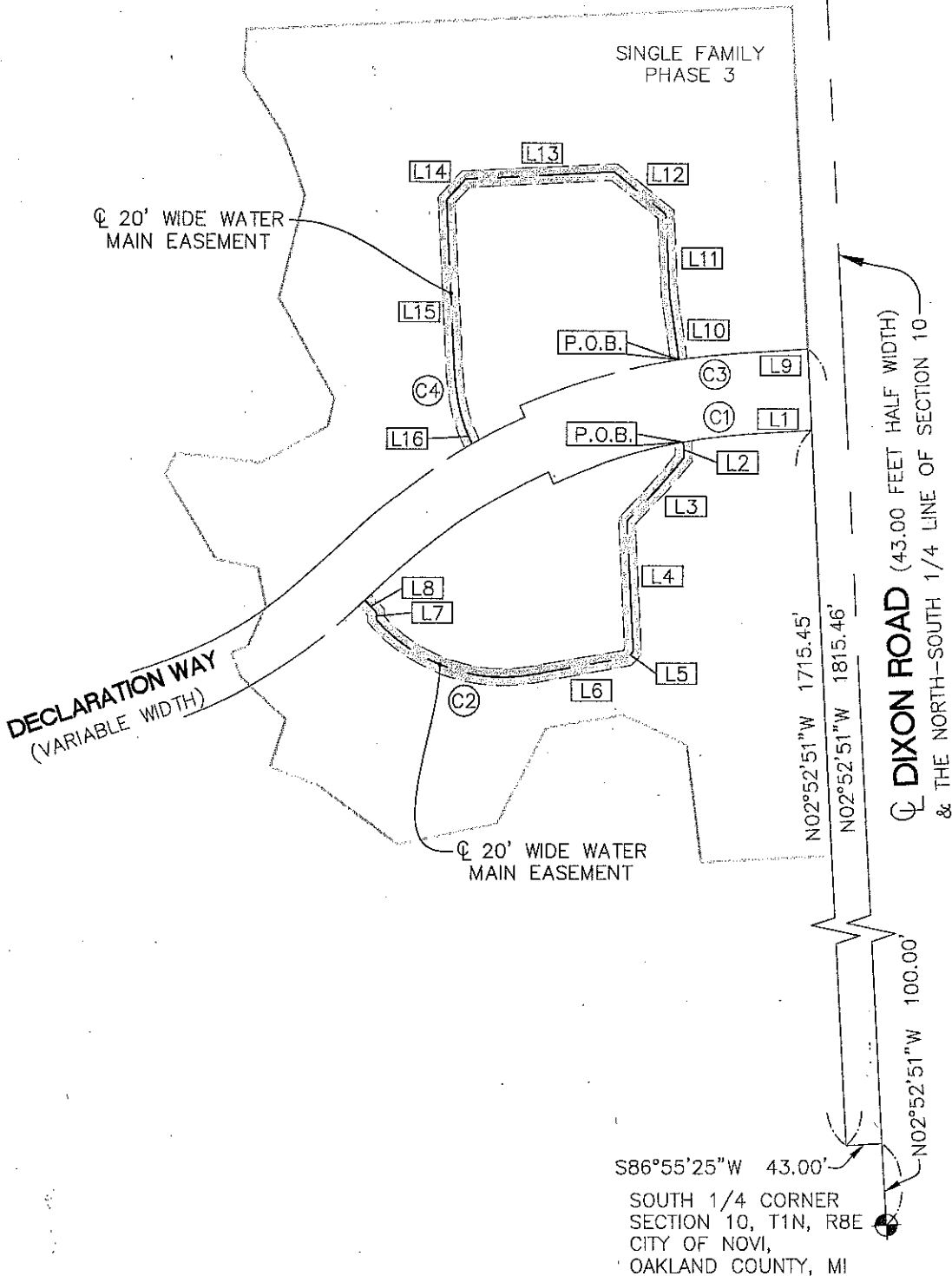
Acknowledged before me on October 26th, 2012, by Brandon Jones, the Division President of Pulte Land Company, LLC, a Michigan limited liability company, on behalf of the company.

[Signature]
Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 10/10/17

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

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




CENTER OF SECTION 10, T1N, R8E
CITY OF NOVI,
OAKLAND COUNTY, MI



S86°55'25"W 43.00'
SOUTH 1/4 CORNER
SECTION 10, T1N, R8E
CITY OF NOVI,
OAKLAND COUNTY, MI

CLIENT
PULTE HOMES - MICHIGAN
SKETCH AND DESCRIPTION
OF A 20 FOOT WIDE
WATER MAIN
EASEMENT LOCATED IN
SECTION 10 TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY
SCALE:
1 INCH = 200 FEET

JOB: 12000514	CAD 12000514EA-03
DR. JRV	CH. CPK
BOOK XX	PG. XX
SHEET 01 OF 03	DATE: 08-30-2012
FILE CODE: EA-03	

- LEGEND**
-  SECTION CORNER
 -  POB PLACE OF BEGINNING
 -  R/W RIGHT-OF-WAY




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LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°22'39"W	79.15'
L2	S02°52'51"E	18.63'
L3	S42°15'49"W	101.56'
L4	S02°52'51"E	158.72'
L5	S41°12'56"W	10.68'
L6	S79°53'42"W	116.54'
L7	N02°25'10"E	8.12'
L8	N42°34'50"W	20.75'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	76.09'	670.00'	6°30'23"	S83°07'17"W	76.04'
C2	209.60'	200.00'	60°02'43"	N70°07'44"W	200.14'

LINE TABLE		
LINE	BEARING	LENGTH
L9	S86°22'39"W	80.45'
L10	N08°14'17"W	77.91'
L11	N02°52'51"W	99.53'
L12	N50°33'34"W	80.35'
L13	S87°07'09"W	179.14'
L14	S42°07'09"W	34.58'
L15	S02°52'51"E	210.48'
L16	S24°48'28"E	19.06'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C3	75.46'	770.00'	5°36'54"	S83°34'02"W	75.43'
C4	70.01'	251.00'	15°58'51"	S10°52'16"E	69.78'


CLIENT PULTE HOMES – MICHIGAN SKETCH AND DESCRIPTION OF A 20 FOOT WIDE WATER MAIN EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514 DR. JRV BOOK XX SHEET 02 OF 03 FILE CODE: EA-03	CAD 12000514EA-03 CH. CPK PG. XX DATE: 08-30-2012
	 ATWELL <small>866.850.4200 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA</small>	

DESCRIPTION OF A 20 FOOT WIDE WATER MAIN EASEMENT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

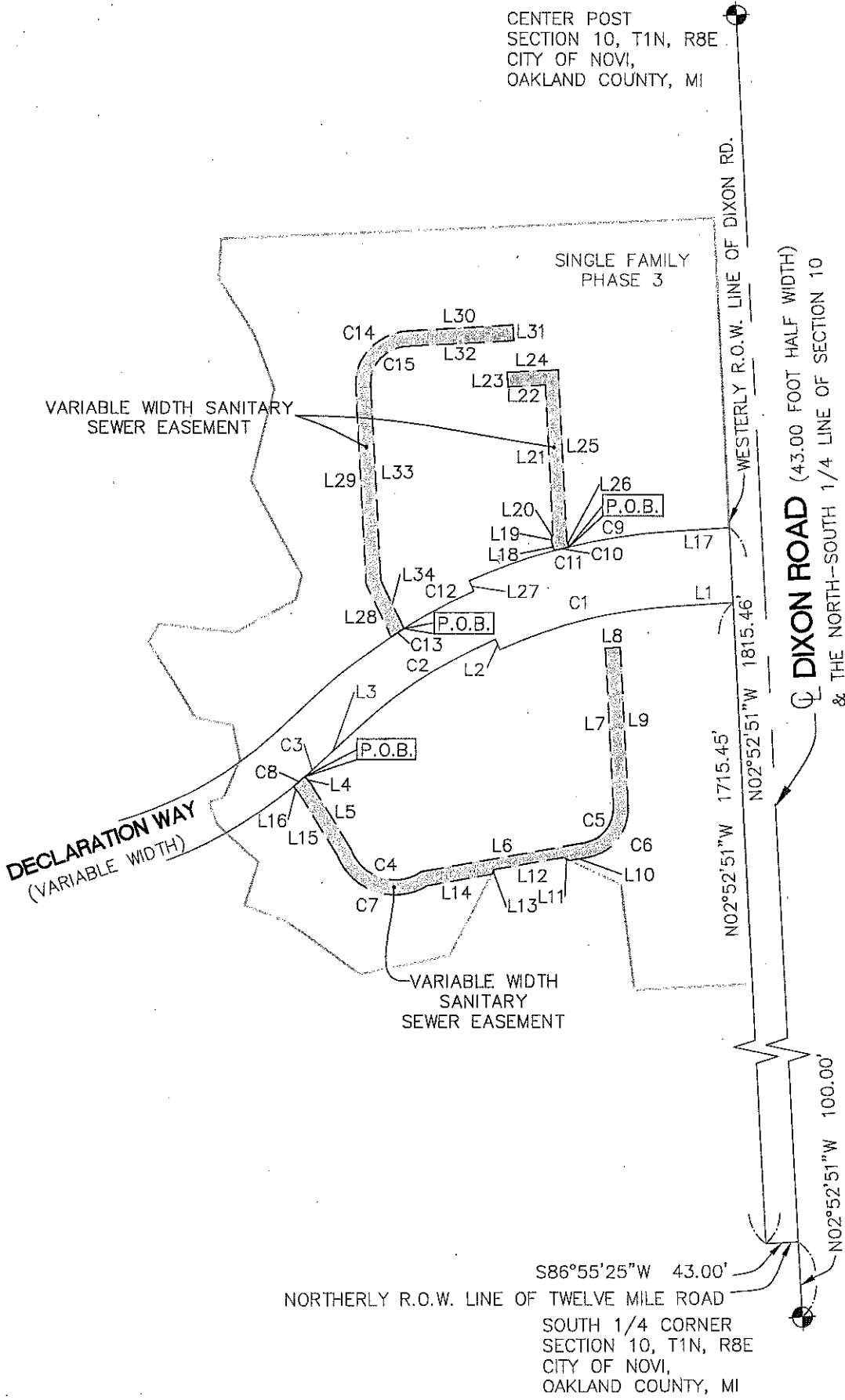
A 20 foot wide easement for water main, being 10 feet on both sides of the following described centerline: Commencing at the South 1/4 corner of said Section 10T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1715.45 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 79.15 feet; thence 76.09 feet along the arc of a 670.00 foot radius circular curve to the left, chord bearing S83°07'17"W 76.04 feet for a PLACE OF BEGINNING; thence S02°52'51"E 18.63 feet; thence S42°15'49"W 101.56 feet; thence S02°52'51"E 158.72 feet; thence S41°12'56"W 10.68 feet; thence S79°53'42"W 116.54 feet; thence 209.60 feet along the arc of a 200.00 foot radius circular curve to the right, chord bearing N70°07'44"W 200.14 feet; thence N02°25'10"E 8.12 feet; thence N42°34'50"W 20.75 feet to the Point of Ending;

ALSO

A 20 foot wide easement for water main, being 10 feet on both sides of the following described centerline: Commencing at the South 1/4 corner of said Section 10; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1815.46 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 80.45 feet; thence 75.46 feet along the arc of a 770.00 foot radius circular curve to the left, chord bearing S83°34'02"W 75.43 feet for a PLACE OF BEGINNING; thence N08°14'17"W 77.91 feet; thence N02°52'51"W 99.53 feet; thence N50°33'34"W 80.35 feet; thence S87°07'09"W 179.14 feet; thence S42°07'09"W 34.58 feet; thence S02°52'51"E 210.48 feet; thence 70.01 feet along the arc of a 251.00 foot radius circular curve to the left, chord bearing S10°52'16"E 69.78 feet; thence S24°48'28"E 19.06 feet to the Point of Ending.

CLIENT PULTE HOMES – MICHIGAN SKETCH AND DESCRIPTION OF A 20 FOOT WIDE WATER MAIN EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD 12000514EA-03
	DR. JRV	CH. CPK
	BOOK XX	PG. XX
	SHEET 03 OF 03	DATE: 08-30-2012
	FILE CODE: EA-03	
 ATWELL 866.850.4200 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA		

CENTER POST
SECTION 10, T1N, R8E
CITY OF NOVI,
OAKLAND COUNTY, MI






S86°55'25"W 43.00'
NORTHERLY R.O.W. LINE OF TWELVE MILE ROAD
SOUTH 1/4 CORNER
SECTION 10, T1N, R8E
CITY OF NOVI,
OAKLAND COUNTY, MI

CLIENT
PULTE HOMES—MICHIGAN
SKETCH AND DESCRIPTION
OF A VARIABLE
WIDTH SANITARY SEWER
EASEMENT LOCATED IN
SECTION 10 TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY
SCALE:
1 INCH = 200 FEET

JOB: 12000514	CAD: 12000514EA-01
DR. JRV	CH. CPK
BOOK XX	PG. XX
SHEET 01 OF 03	DATE: 08-30-2012
FILE CODE: EA-01	




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LEGEND
 SECTION CORNER
 P.O.B. PLACE OF BEGINNING
 R.O.W. RIGHT-OF-WAY

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	239.70'	670.00'	20°29'54"	S76°07'32"W	238.42'
C2	220.66'	685.00'	18°27'25"	S56°38'53"W	219.71'
C3	7.29'	585.00'	0°42'50"	S47°46'35"W	7.29'
C4	114.40'	62.00'	105°43'03"	S71°58'36"E	98.85'
C5	64.94'	45.00'	82°41'07"	N38°27'42"E	59.45'
C6	93.80'	65.00'	82°41'07"	S38°27'42"W	85.87'
C7	144.32'	82.00'	100°50'19"	N71°09'39"W	126.40'
C8	20.00'	585.00'	1°57'32"	N49°06'46"E	20.00'
C9	135.05'	770.00'	10°02'56"	S81°21'01"W	134.87'
C10	20.04'	770.00'	1°29'27"	S75°34'49"W	20.04'
C11	275.48'	770.00'	20°29'54"	S76°07'32"W	274.01'
C12	105.82'	755.00'	8°01'50"	S61°51'41"W	105.73'
C13	20.16'	755.00'	1°31'48"	S57°04'52"W	20.16'
C14	112.83'	72.00'	89°47'00"	N41°54'10"E	101.63'
C15	81.48'	52.00'	89°47'00"	S41°54'10"W	73.40'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°22'39"W	79.15'
L2	N24°07'27"W	15.00'
L3	S47°25'10"W	87.93'
L4	S41°23'01"E	11.06'
L5	S31°31'19"E	104.11'
L6	N79°48'16"E	221.68'
L7	N02°52'51"W	215.45'
L8	N87°07'09"E	20.00'
L9	S02°52'51"E	215.45'
L10	S79°48'16"W	25.07'
L11	N64°00'20"W	9.11'
L12	S79°56'28"W	93.47'
L13	S27°12'51"W	7.05'
L14	S79°48'16"W	87.46'
L15	N31°31'19"W	100.37'
L16	N41°23'01"W	9.51'
L17	S86°22'39"W	80.45'
L18	N17°52'53"W	10.58'
L19	N02°52'51"W	8.63'
L20	N75°00'22"E	2.05'
L21	N02°52'51"W	201.82'
L22	S87°07'09"W	50.00'
L23	N02°52'51"W	20.00'
L24	N87°07'09"E	68.00'
L25	S02°52'51"E	228.24'
L26	S17°52'53"E	9.15'
L27	S24°07'25"E	15.00'
L28	N25°39'52"W	77.34'
L29	N02°59'20"W	264.82'
L30	N86°47'40"E	141.62'
L31	S03°12'20"E	20.00'
L32	S86°47'40"W	141.62'
L33	S02°59'20"E	260.81'
L34	S25°39'52"E	70.78'

CLIENT PULTE HOMES-MICHIGAN	JOB: 12000514	CAD: 12000514EA-01
	DR. JRV	CH. CPK
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH SANITARY SEWER EASEMENT LOCATED IN	BOOK XX	PG. XX
	SHEET 02 OF 03	DATE: 08-30-2012
SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	FILE CODE: EA-01	
	 ATWELL 866.850.4200 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA	

DESCRIPTION OF A VARIABLE WIDTH SANITARY SEWER EASEMENT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:


Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1715.45 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 79.15 feet; thence 239.70 feet along the arc of a 670.00 foot radius circular curve to the left, chord bearing S76°07'32"W 238.42 feet; thence N24°07'27"W 15.00 feet; thence 220.66 feet along the arc of a 685.00 foot radius circular curve to the left, chord bearing S56°38'53"W 219.71 feet; thence S47°25'10"W 87.93 feet; thence 7.29 feet along the arc of a 585.00 foot radius circular curve to the right, chord bearing S47°46'35"W 7.29 feet for a PLACE OF BEGINNING; thence S41°23'01"E 11.06 feet; thence S31°31'19"E 104.11 feet; thence 114.40 feet along the arc of a 62.00 foot radius non-tangential circular curve to the left, chord bearing S71°58'36"E 98.85 feet; thence N79°48'16"E 221.68 feet; thence 64.94 feet along the arc of a 45.00 foot radius circular curve to the left, chord bearing N38°27'42"E 59.45 feet; thence N02°52'51"W 215.45 feet; thence N87°07'09"E 20.00 feet; thence S02°52'51"E 215.45 feet; thence 93.80 feet along the arc of a 65.00 foot radius circular curve to the right, chord bearing S38°27'42"W 85.87 feet; thence S79°48'16"W 25.07 feet; thence N64°00'20"W 9.11 feet; thence S79°56'28"W 93.47 feet; thence S27°12'51"W 7.05 feet; thence S79°48'16"W 87.46 feet; thence 144.32 feet along the arc of a 82.00 foot radius non-tangential circular curve to the right, chord bearing N71°09'39"W 126.40 feet; thence N31°31'19"W 100.37 feet; thence N41°23'01"W 9.51 feet; thence 20.00 feet along the arc of a 585.00 foot radius circular curve to the left, chord bearing N49°06'46"E 20.00 feet to the Place of Beginning.

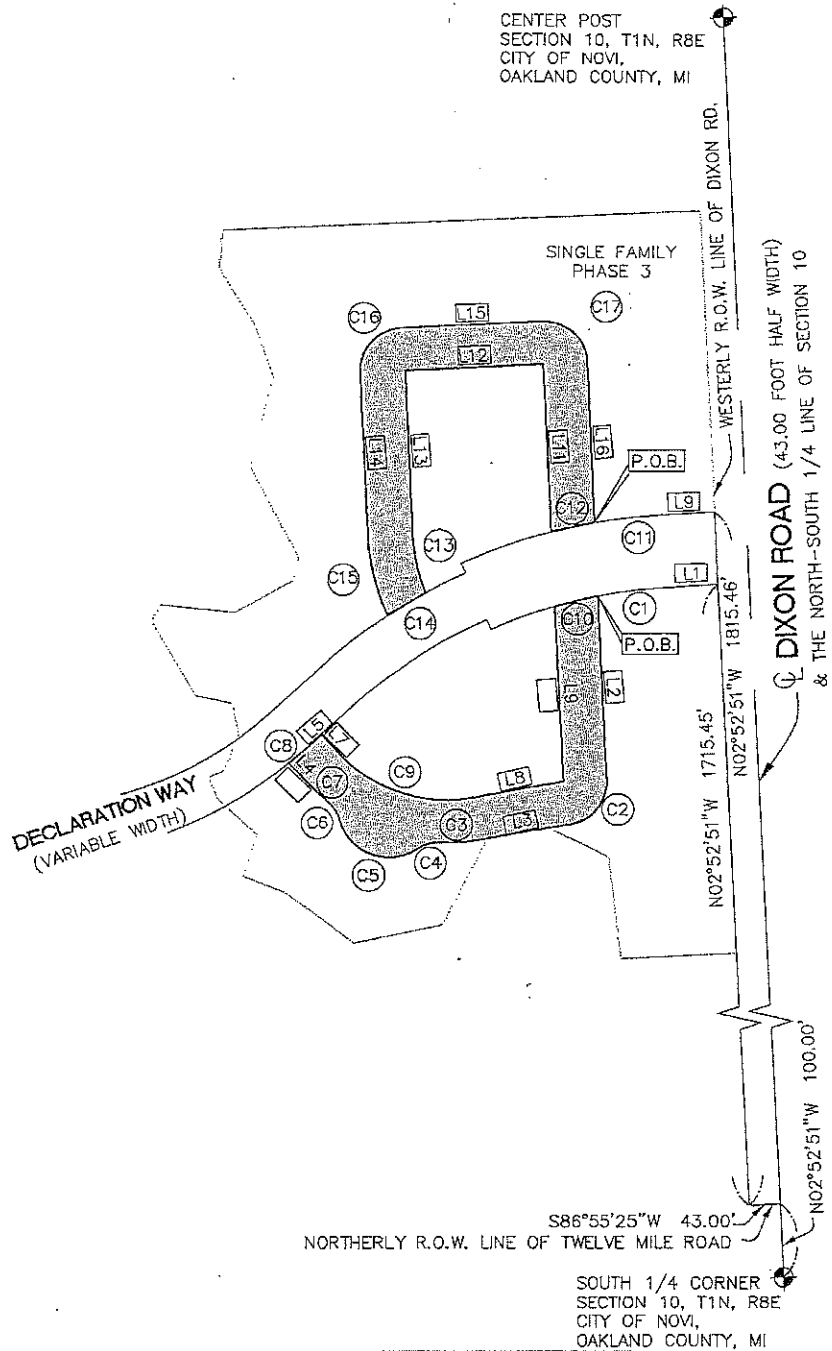
ALSO


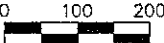
Commencing at the South 1/4 corner of said Section 10; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1815.46 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 80.45 feet; thence 135.05 feet along the arc of a 770.00 foot radius circular curve to the left, chord bearing S81°21'01"W 134.87 feet for a PLACE OF BEGINNING; thence 20.04 feet along the arc of a 770.00 foot radius compound circular curve to the left, chord bearing S75°34'49"W 20.04 feet; thence N17°52'53"W 10.58 feet; thence N02°52'51"W 8.63 feet; thence N75°00'22"E 2.05 feet; thence N02°52'51"W 201.82 feet; thence S87°07'09"W 50.00 feet; thence N02°52'51"W 20.00 feet; thence N87°07'09"E 68.00 feet; thence S02°52'51"E 228.24 feet; thence S17°52'53"E 9.15 feet to the Place of Beginning.

ALSO

Commencing at the South 1/4 corner of said Section 10; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1815.46 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 80.45 feet; thence 275.48 feet along the arc of a 770.00 foot radius circular curve to the left, chord bearing S76°07'32"W 274.01 feet; thence S24°07'25"E 15.00 feet; thence 105.82 feet along the arc of a 755.00 foot radius circular curve to the left, chord bearing S61°51'41"W 105.73 feet for a PLACE OF BEGINNING; thence 20.16 feet along the arc of a 755.00 foot radius compound circular curve to the left, chord bearing S57°04'52"W 20.16 feet; thence N25°39'52"W 77.34 feet; thence N02°59'20"W 264.82 feet; thence 112.83 feet along the arc of a 72.00 foot radius circular curve to the right, chord bearing N41°54'10"E 101.63 feet; thence N86°47'40"E 141.62 feet; thence S03°12'20"E 20.00 feet; thence S86°47'40"W 141.62 feet; thence 81.48 feet along the arc of a 52.00 foot radius circular curve to the left, chord bearing S41°54'10"W 73.40 feet; thence S02°59'20"E 260.81 feet; thence S25°39'52"E 70.78 feet to the Place of Beginning.

CLIENT PULTE HOMES-MICHIGAN SKETCH AND DESCRIPTION OF A VARIABLE WIDTH SANITARY SEWER EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD: 12000514EA-01
	DR. JRV	CH. CPK
	BOOK XX	PG. XX
	SHEET 03 OF 03	DATE: 08-30-2012
	FILE CODE: EA-01	
	 ATWELL 866.850.4200 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA	




CLIENT PULTE HOMES--MICHIGAN SKETCH AND DESCRIPTION OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514 DR. KK BOOK XX SHEET 01 OF 03 FILE CODE: EA-02	CAD 12000514EA-02 CH. CPK PG. XX DATE: 08-30-2012
	 ATWELL <small>666.850.4200 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA</small>	
	SCALE: 1 INCH = 200 FEET	
		
	SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°22'39"W	79.15'
L2	S02°52'51"E	256.11'
L3	S79°56'28"W	126.45'
L4	N42°34'50"W	37.13'
L5	N47°25'10"E	30.00'
L6	S42°34'50"E	36.36'
L7	N79°56'28"E	126.45'
L8	N02°52'51"W	244.75'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	86.18'	670.00'	7°22'10"	S82°41'24"W	86.12'
C2	86.73'	60.00'	82°49'19"	S38°31'49"W	79.37'
C3	55.55'	260.00'	12°14'27"	S86°03'42"W	55.44'
C4	31.41'	50.00'	35°59'40"	S74°11'05"W	30.90'
C5	132.73'	70.00'	108°38'33"	N69°29'28"W	113.72'
C6	31.41'	50.00'	35°59'40"	N33°10'01"W	30.90'
C7	38.95'	260.00'	8°35'01"	N46°52'20"W	38.92'
C8	30.01'	585.00'	2°56'21"	N48°53'21"E	30.01'
C9	200.64'	200.00'	57°28'42"	S71°19'11"E	192.33'
C10	61.09'	670.00'	5°13'26"	N76°23'36"E	61.07'

LINE TABLE		
LINE	BEARING	LENGTH
L9	S86°22'39"W	80.45'
L10	N02°52'51"W	231.14'
L11	S87°07'09"W	190.00'
L12	S02°52'51"E	223.93'
L13	N02°52'51"W	223.93'
L14	N87°07'09"E	190.00'
L15	S02°52'51"E	221.29'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C11	84.80'	770.00'	6°18'36"	S83°13'11"W	84.76'
C12	60.82'	770.00'	4°31'32"	S77°48'07"W	60.80'
C13	84.16'	240.00'	20°05'32"	S12°55'37"E	83.73'
C14	60.50'	755.00'	4°35'29"	S58°54'32"W	60.48'
C15	113.75'	300.00'	21°43'26"	N13°44'34"W	113.07'
C16	94.25'	60.00'	90°00'00"	N42°07'09"E	84.85'
C17	94.25'	60.00'	90°00'00"	S47°52'51"E	84.85'


CLIENT PULTE HOMES-MICHIGAN SKETCH AND DESCRIPTION OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOV OAKLAND COUNTY	JOB: 12000514	CAD: 12000514EA-02
	DR. KK	CR. CPK
	BOOK XX	PG. XX
	SHEET 02 OF 03	DATE: 08-30-2012
	FILE CODE: EA-02	
	 ATWELL <small>866.450.4200 www.atwell-cad.com OFFICES IN NORTH AMERICA AND ASIA</small>	

DESCRIPTION OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1715.45 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 79.15 feet; thence 86.18 feet along the arc of a 670.00 foot radius circular curve to the left, having a chord which bears S82°41'24"W 86.12 feet to the PLACE OF BEGINNING; thence S02°52'51"E 256.11 feet; thence 86.73 feet along the arc of a 60.00 foot radius circular curve to the right, having a chord which bears S38°31'49"W 79.37 feet; thence S79°56'28"W 126.45 feet; thence 55.55 feet along the arc of a 260.00 foot radius circular curve to the right, having a chord which bears S86°03'42"W 55.44 feet; thence 31.41 feet along the arc of a 50.00 foot radius reverse circular curve to the left, having a chord which bears S74°11'05"W 30.90 feet; thence 132.73 feet along the arc of a 70.00 foot radius reverse circular curve to the right, having a chord which bears N69°29'28"W 113.72 feet; thence 31.41 feet along the arc of a 50.00 foot radius reverse circular curve to the left, having a chord which bears N33°10'01"W 30.90 feet; thence 38.95 feet along the arc of a 260.00 foot radius reverse circular curve to the right, having a chord which bears N46°52'20"W 38.92 feet; thence N42°34'50"W 37.13 feet; thence 30.01 feet along the arc of a 585.00 foot radius non-tangential curve to the left, having a chord which bears N48°53'21"E 30.01 feet; thence N47°25'10"E 30.00 feet; thence S42°34'50"E 36.36 feet; thence 200.64 feet along the arc of a 200.00 foot radius circular curve to the left, having a chord which bears S71°19'11"E 192.33 feet; thence N79°56'28"E 126.45 feet; thence N02°52'51"W 244.75 feet; thence 61.09 feet along the arc of a 670.00 foot non-tangential curve to the right, having a chord which bears N76°23'36"E 61.07 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 1.02 acres of land, more or less.

DESCRIPTION OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1815.46 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 80.45 feet; thence 84.80 feet along the arc of a 770.00 foot radius circular curve to the left, having a chord which bears S83°13'11"W 84.76 feet to the PLACE OF BEGINNING; thence 60.82 feet along the arc of a 770.00 foot radius compound circular curve to the left, having a chord which bears S77°48'07"W 60.80 feet; thence N02°52'51"W 231.14 feet; thence S87°07'09"W 190.00 feet; thence S02°52'51"E 223.93 feet; thence 84.16 feet along the arc of a 240.00 foot radius circular curve to the left, having a chord which bears S12°55'37"E 83.73 feet; thence 60.50 feet along the arc of a 755.00 foot radius non-tangential curve to the left, having a chord which bears S58°54'32"W 60.48 feet; thence 113.75 feet along the arc of a 300.00 foot radius non-tangential curve to the right, having a chord which bears N13°44'34"W 113.07 feet; thence N02°52'51"W 223.93 feet; thence 94.25 feet along the arc of a 60.00 foot radius circular curve to the right, having a chord which bears N42°07'09"E 84.85 feet; thence N87°07'09"E 190.00 feet; thence 94.25 feet along the arc of a 60.00 foot radius circular curve to the right, having a chord which bears S47°52'51"E 84.85 feet; thence S02°52'51"E 221.29 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 1.15 acres of land, more or less.

CLIENT PULTE HOMES-MICHIGAN SKETCH AND DESCRIPTION OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD: 12000514EA-02
	DR. KK	CHL. CPK
	BOOK XX	PG. XX
	SHEET 03 OF 03	DATE: 08-30-2012
	FILE CODE: EA-02	
 ATWELL 866.850.4200 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA		

CENTER POST
SECTION 10, T1N, R8E
CITY OF NOVI,
OAKLAND COUNTY, MI



DESCRIPTION OF A 20 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Commencing at the South 1/4 corner of said Section 10; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1340.51 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width) for a PLACE OF BEGINNING; thence S87°07'02"W 60.00 feet; thence N02°52'51"W 20.00 feet; thence N87°07'02"E 60.00 feet; thence S02°52'51"E 20.00 along the Westerly right-of-way line of said Dixon Road to the Place of Beginning.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°07'02"W	60.00'
L2	N02°52'51"W	20.00'
L3	N87°07'02"E	60.00'
L4	S02°52'51"E	20.00'

20 FOOT WIDE
STORM SEWER AND
DRAINAGE EASEMENT

P.O.B.

WESTERLY R/W LINE
OF DIXON ROAD
NORTHERLY R/W LINE
OF TWELVE MILE ROAD

S86°55'25"W 43.00'

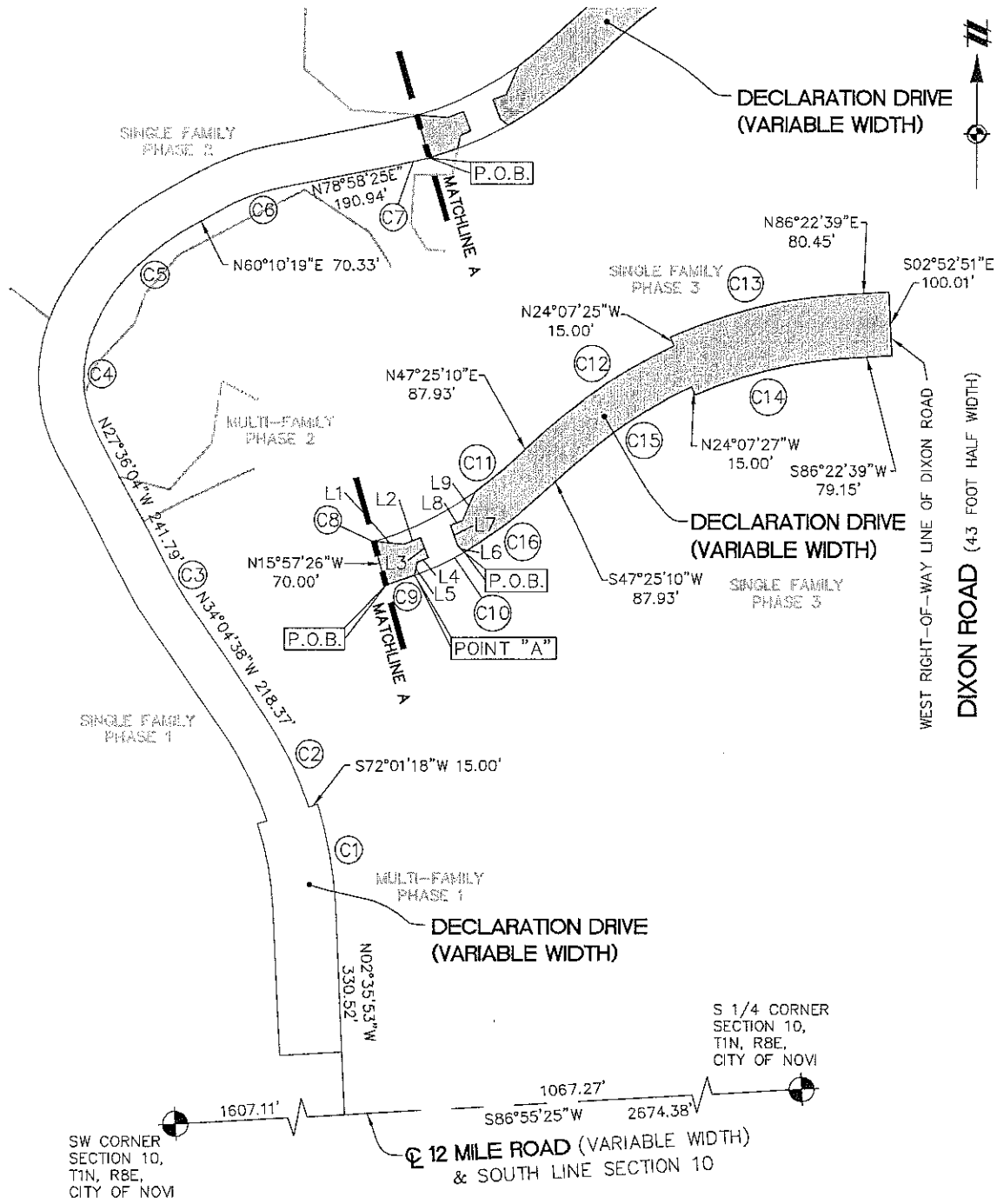
SOUTH 1/4 CORNER
SECTION 10, T1N, R8E
CITY OF NOVI,
OAKLAND COUNTY, MI

DIXON ROAD (43.00 FOOT HALF WIDTH)
& THE NORTH-SOUTH 1/4 LINE OF SECTION 10

CLIENT PULTE HOMES - MICHIGAN SKETCH AND DESCRIPTION OF A 20 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD 12000514EA-07
	DR. KMK	CR. MDE
	BOOK XX	PG. XX
	SHEET 01 OF 01	DATE: 10-26-2012
	FILE CODE: EA-07	
ATWELL <small>866.835.4200 www.atwellgroup.com OFFICES IN NORTH AMERICA AND ASIA</small>		
SCALE: 1 INCH = 200 FEET		

LEGEND

- SECTION CORNER
- POB PLACE OF BEGINNING
- R/W RIGHT-OF-WAY



CLIENT PULTE HOMES-MICHIGAN	JOB: 12000514	CAD: 12000514EA-05
	DR: JRV	CH: ME
SKETCH AND DESCRIPTION OF A RIGHT-OF-WAY DEDICATION LOCATED IN	BOOK:	PG:
	SHEET 1 OF 3	DATE: 08-30-12
SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	FILE CODE: EA-05	
SCALE: 1 INCH = 200 FEET		

LEGEND


- SECTION CORNER
- P.O.B. POINT OF BEGINNING



REVISION: 11-06-2012
REVISION: 11-13-2012

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°34'55"E	47.61'
L2	N68°39'49"E	27.60'
L3	S21°20'11"E	33.01'
L4	S67°04'59"W	18.60'
L5	S11°40'03"W	21.36'
L6	N47°32'09"W	15.93'
L7	N21°20'11"W	31.63'
L8	N68°35'49"E	21.70'
L9	N23°28'15"E	49.59'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	161.07'	600.00'	15°22'50"	N10°17'18"W	160.58'
C2	164.37'	585.00'	16°05'57"	N26°01'40"W	163.83'
C3	52.56'	465.00'	6°28'35"	N30°50'21"W	52.53'
C4	178.85'	195.00'	52°33'00"	N01°19'34"W	172.65'
C5	199.80'	325.00'	35°13'27"	N42°33'37"E	196.67'
C6	103.37'	315.00'	18°48'06"	N69°34'22"E	102.90'
C7	50.35'	585.00'	4°55'51"	N76°30'29"E	50.33'
C8	1.14'	515.00'	0°07'35"	N73°58'46"E	1.14'
C9	48.03'	585.00'	4°42'13"	S71°41'27"W	48.01'
C10	87.52'	585.00'	8°34'20"	N65°03'10"E	87.44'
C11	59.55'	515.00'	6°37'29"	N50°43'55"E	59.51'
C12	243.21'	755.00'	18°27'25"	N56°38'53"E	242.16'
C13	275.48'	770.00'	20°29'54"	N76°07'32"E	274.01'
C14	239.70'	670.00'	20°29'54"	S76°07'32"W	238.42'
C15	220.66'	685.00'	18°27'25"	S56°38'53"W	219.71'
C16	136.28'	585.00'	13°20'51"	S54°05'35"W	135.97'


CLIENT PULTE HOMES—MICHIGAN SKETCH AND DESCRIPTION OF A RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD: 12000514EA-05
	DR. JRV	CH. ME
	BOOK	PG.
	SHEET 2 OF 3	DATE: 08-30-12
	FILE CODE: EA-05	
	 ATWELL <small>46850-020 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA</small>	

REVISION: 11-06-2012
 REVISION: 11-13-2012

DESCRIPTION OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN;

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence S86°55'25"W 1067.27 feet along the South line of said Section 10 and the centerline of 12 Mile Road (Variable Width); thence N02°35'53"W 330.52 feet; thence 161.07 feet along the arc of a 600.00 foot radius circular curve to the left, having a chord which bears N10°17'18"W 160.58 feet; thence S72°01'18"W 15.00 feet; thence 164.37 feet along the arc of a 585.00 foot radius non-tangential circular curve to the left, having a chord which bears N26°01'40"W 163.83 feet; thence N34°04'38"W 218.37 feet; thence 52.56 feet along the arc of a 465.00 foot radius circular curve to the right, having a chord which bears N30°50'21"W 52.53 feet; thence N27°36'04"W 241.79 feet; thence 178.85 feet along the arc of a 195.00 foot radius circular curve to the right, having a chord which bears N01°19'34"W 172.65 feet; thence 199.80 feet along the arc of a 325.00 foot radius compound circular curve to the right, having a chord which bears N42°33'37"E 196.67 feet; thence N60°10'19"E 70.33 feet; thence 103.37 feet along the arc of a 315.00 foot radius circular curve to the right, having a chord which bears N69°34'22"E 102.90 feet; thence N78°58'25"E 190.94 feet; thence 50.35 feet along the arc of a 585.00 foot radius circular curve to the left, having a chord which bears N76°30'29"E 50.33 feet for a PLACE OF BEGINNING; thence N15°57'26"W 70.00 feet; thence 1.14 feet along the arc of a 515.00 foot radius non-tangential circular curve to the left, having a chord which bears N73°58'46"E 1.14 feet; thence S85°34'55"E 47.61 feet; thence N68°39'49"E 27.60 feet; thence S21°20'11"E 33.01 feet; thence S67°04'59"W 18.60 feet; thence S11°40'03"W 21.36 feet to POINT "A"; thence 48.03 feet along the arc of a 585.00 foot radius circular curve to the right, having a chord which bears S71°41'27"W 48.01 feet to the Place of Beginning;

ALSO Commencing from POINT "A"; thence 87.52 feet along the arc of a 585.00 foot radius circular curve to the left, having a chord which bears N65°03'10"E 87.44 feet for a PLACE OF BEGINNING; thence N47°32'09"W 15.93 feet; thence N21°20'11"W 31.63 feet; thence N68°35'49"E 21.70 feet; thence N23°28'15"E 49.59 feet; thence 59.55 feet along the arc of a 515.00 foot radius circular curve to the left, having a chord which bears N50°43'55"E 59.51 feet; thence N47°25'10"E 87.93 feet; thence 243.21 feet along the arc of a 755.00 foot radius circular curve to the right, having a chord which bears N56°38'53"E 242.16 feet; thence N24°07'25"W 15.00; thence 275.48 feet along the arc of a 770.00 foot radius non-tangential circular curve to the right, having a chord which bears N76°07'32"E 274.01 feet; thence N86°22'39"E 80.45 feet; thence S02°52'51"E 100.01 feet; thence S86°22'39"W 79.15 feet; thence 239.70 feet along the arc of a 670.00 foot radius circular curve to the left, having a chord which bears S76°07'32"W 238.42 feet; thence N24°07'27"W 15.00 feet; thence 220.66 feet along the arc of a 685.00 foot radius non-tangential circular curve to the left, having a chord which bears S56°38'53"W 219.71 feet; thence S47°25'10"W 87.93 feet; thence 136.28 feet along the arc of a 585.00 foot radius circular curve to the right, having a chord which bears S54°05'35"W 135.97 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 1.56 acres of land, more or less.

CLIENT PULTE HOMES--MICHIGAN SKETCH AND DESCRIPTION OF A RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD: 12000514EA-05
	DR: JRV	CH: ME
	BOOK:	PG:
	SHEET 3 OF 3	DATE: 08-30-12
	FILE CODE: EA-05	
	 ATWELL 866.890.4300 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA	

REVISION: 11-06-2012
 REVISION: 11-13-2012

EASEMENT FOR STORM WATER AND SURFACE DRAINAGE

This EASEMENT FOR STORM WATER AND SURFACE DRAINAGE made this ____ day of September, 2012 by Pulte Land Company, LLC, a Michigan limited liability company, whose address is 100 Bloomfield Parkway, Bloomfield Hills, Michigan 48304 (hereinafter referred to as "Grantor"), being title holder and developer of the property described in the attached and incorporated Exhibit A (hereinafter referred to as the "Property").

Grantor in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does hereby grant, on behalf of itself, its heirs, successors, assigns and transferees, a private, non-exclusive, perpetual easement for purposes of storm water and surface drainage, over, upon, across, in, through, the that portion of the Property described in the attached and incorporated Exhibit B (hereinafter referred to as the "Easement Area").

This Easement is for the benefit of the property described in the attached and incorporated Exhibit C (hereinafter referred to as the "Grantee Property") and all heirs, successors, assigns and transferees of the Grantee and the City of Novi (hereinafter referred to as "Grantees"). Storm water and surface drainage shall be permitted to discharge and flow over, upon, across, through and under the Easement Area.

The Grantor shall maintain the Easement Area, so at all times, it continues to function as intended. The Grantor shall be prohibited from altering or placing anything in the Easement Area which shall obstruct or impede the flow of storm water or surface drainage from the Grantee Property. 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 Area, or to develop or allow the development of the Easement Area in any manner which obstructs the flow of storm water drainage. However, 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, and maintenance, of the Easement Area.

Grantees shall be permitted to enter upon the Easement Area and sufficient land adjacent to said storm water drainage Easement Area for the purposes of exercising the rights and privileges granted herein. This 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.

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 ____ day of September, 2012.

GRANTOR:

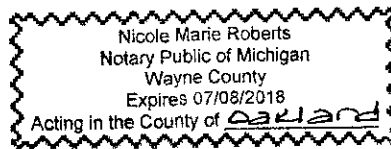
PULTE LAND COMPANY, LLC, a Michigan limited liability company

By: *Brandon Jones*
Its: DIVISION PRESIDENT

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

Acknowledged before me on September 11, 2012, by Brandon Jones, the President of Pulte Land Company, LLC, a Michigan limited liability company, on behalf of the company.

Nicole Marie Roberts
Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 7/8/18



THIS INSTRUMENT DRAFTED BY:

Elizabeth M. Kudla, Esq.
30903 Northwestern Highway
Farmington Hills, MI 48334

AND WHEN RECORDED RETURN TO:

Maryanne Cornelius, Clerk
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375

Exhibit A

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1202.49 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width) for a PLACE OF BEGINNING; thence S87°10'53"W 157.85 feet; thence N07°04'10"W 141.73 feet; thence N64°00'20"W 84.92 feet; thence S79°56'28"W 93.47 feet; thence S27°12'51"W 129.32 feet; thence S78°17'28"W 122.77 feet; thence N53°53'22"W 120.46 feet; thence N68°40'30"W 60.03 feet; thence N17°41'08"E 60.52 feet; thence N47°32'09"W 74.35 feet; thence N21°20'11"W 31.63 feet; thence N68°39'49"E 21.70 feet; thence N23°28'15"E 53.99 feet; thence N12°08'44"W 47.61 feet; thence N78°41'53"W 51.08 feet; thence N30°56'01"W 119.85 feet; thence N30°58'56"E 26.27 feet; thence S84°25'55"E 103.16 feet; thence N61°37'39"E 89.94 feet; thence N14°40'01"E 33.63 feet; thence N28°32'28"W 141.49 feet; thence N14°02'46"E 127.95 feet; thence N19°38'58"W 78.69 feet; thence N32°33'24"W 89.09 feet; thence N03°26'13"E 54.31 feet; thence N87°26'21"E 656.72 feet; thence S02°52'51"E 1031.07 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 14.21 acres of land, more or less. EXCEPTING THEREFROM the following described portion of Proposed Liberty Park Road Right-of-Way: Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of said Twelve Mile Road (Variable Width); thence N02°52'51"W 1715.44 feet along the Westerly right-of-way line of said Dixon Road (43 foot Half Width) for a PLACE OF BEGINNING; thence along the Southerly right-of-way line of Proposed Liberty Park Road (Variable Width) the following six courses: S86°22'39"W 79.15 feet, 239.70 feet along the arc of a 670.00 foot radius circular curve to the left, having a chord which bears S76°07'32"W 238.42 feet, N24°07'25"W 15.00 feet, 220.66 feet along the arc or a 685.00 foot radius non-tangential circular curve to the left, having a chord which bears S56°38'53"W 219.71 feet, S47°25'10"W 87.93 feet, and 136.28 feet along the arc of a 585.00 foot radius circular curve to the right, having a chord which bears S54°05'35"W 135.97 feet; thence N47°32'09"W 15.93 feet; thence N21°20'11"W 31.63 feet; thence N68°39'49"E 21.70 feet; thence N23°28'15"E 49.59 feet; thence along the Northerly right-of-way line of said Liberty Park Road the following six courses: 59.55 feet along the arc of a 515.00 foot radius non-tangential circular curve to the left, having a chord which bears N50°43'55"E 59.51 feet, N47°25'10"E 87.93 feet, 243.21 feet along the arc of a 755.00 foot radius circular curve to the right, having a chord which bears N56°38'53"E 242.16 feet, N24°07'25"W 15.00 feet, 275.48 feet along the arc of a 770.00 foot radius non-tangential circular curve to the right, having a chord which bears N76°07'32"E 274.01 feet, and N86°22'29"E 80.45 feet; thence S02°52'51"E 100.01 feet along said Westerly right-of-way line of said Dixon Road to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 1.47 acres of land, more or less. Having a net total acreage of 12.74 acres of land, more or less, being subject to easements and restrictions of record, if any.

Exhibit B

**DESCRIPTION OF A VARIABLE WIDTH STORM SEWER EASEMENT LOCATED
IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND
COUNTY, MICHIGAN:**

Commencing at the South 1/4 corner of said Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1715.45 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 45.00 feet for a PLACE OF BEGINNING; thence S02°52'51"E 442.32 feet; thence S87°10'53"W 25.00 feet; thence N02°52'51"W 190.17 feet; thence S87°07'09"W 95.00 feet; thence S02°52'51"E 1.50 feet; thence S87°07'09"W 6.19 feet; thence S44°35'22"W 106.28 feet; thence S82°13'19"W 150.16 feet; thence N68°38'43"W 160.64 feet; thence S47°25'12"W 3.67 feet; thence 0.06 feet along the arc of a 50.00 foot radius circular curve to the left, chord bearing N51°07'43"W 0.06 feet; thence 2.95 feet along the arc of a 260.00 foot radius reverse circular curve to the right, chord bearing N50°50'21"W 2.95 feet; thence S47°26'21"W 124.43 feet; thence S17°40'56"W 12.61 feet; thence S68°40'30"E 47.90 feet; thence S53°53'22"E 115.76 feet; thence N78°17'28"E 128.23 feet; thence S27°12'40"W 19.28 feet; thence S78°17'28"W 122.77 feet; thence N53°53'22"W 120.46 feet; thence N68°40'30"W 60.03 feet; thence N17°41'08"E 60.52 feet; thence N47°32'09"W 58.42 feet; thence 15.73 feet along the arc of a 585.00 foot radius circular curve to the left, chord bearing N59°59'47"E 15.73 feet; thence S47°32'06"E 69.86 feet; thence N47°26'21"E 84.51 feet; thence 2.02 feet along the arc of a 260.00 foot radius circular curve to the right, chord bearing N46°57'54"W 2.02 feet; thence N47°25'12"E 3.61 feet; thence N33°30'18"W 29.61 feet; thence N47°25'10"E 43.53 feet; thence S42°34'50"E 20.00 feet; thence S47°25'10"W 26.47 feet; thence S33°30'18"E 17.91 feet; thence S68°38'43"E 153.85 feet; thence N39°18'53"E 71.06 feet; thence N07°21'09"W 66.33 feet; thence N67°20'47"W 86.42 feet; thence N36°42'20"W 57.60 feet; thence 25.00 feet along the arc of a 685.00 foot radius circular curve to the right, chord bearing N52°45'02"E 25.00 feet; thence S36°42'20"E 50.99 feet; thence S67°20'47"E 71.04 feet; thence N05°56'19"E 44.10 feet; thence N02°52'51"W 83.49 feet; thence 27.11 feet along the arc of a 685.00 foot radius circular curve to the right, chord bearing N64°23'41"E 27.10 feet; thence S02°52'51"E 95.89 feet; thence S05°56'19"W 65.38 feet; thence S07°21'09"E 71.58 feet; thence S39°18'53"W 68.39 feet; thence N82°13'19"E 115.30 feet; thence N44°35'22"E 97.92 feet; thence N12°30'06"W 30.52 feet; thence S87°07'09"W 26.55 feet; thence N02°52'51"W 20.00 feet; thence N87°07'09"E 43.45 feet; thence S12°30'06"E 44.41 feet; thence N87°07'09"E 1.63 feet; thence S02°52'51"E 3.50 feet; thence N87°07'09"E 95.00 feet; thence N02°52'51"W 236.80 feet; thence N86°22'39"E 25.00 feet to the Place of Beginning....CONTINUE ON SHEET 7

**DESCRIPTION OF A VARIABLE WIDTH STORM SEWER EASEMENT LOCATED
IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND
COUNTY, MICHIGAN:**

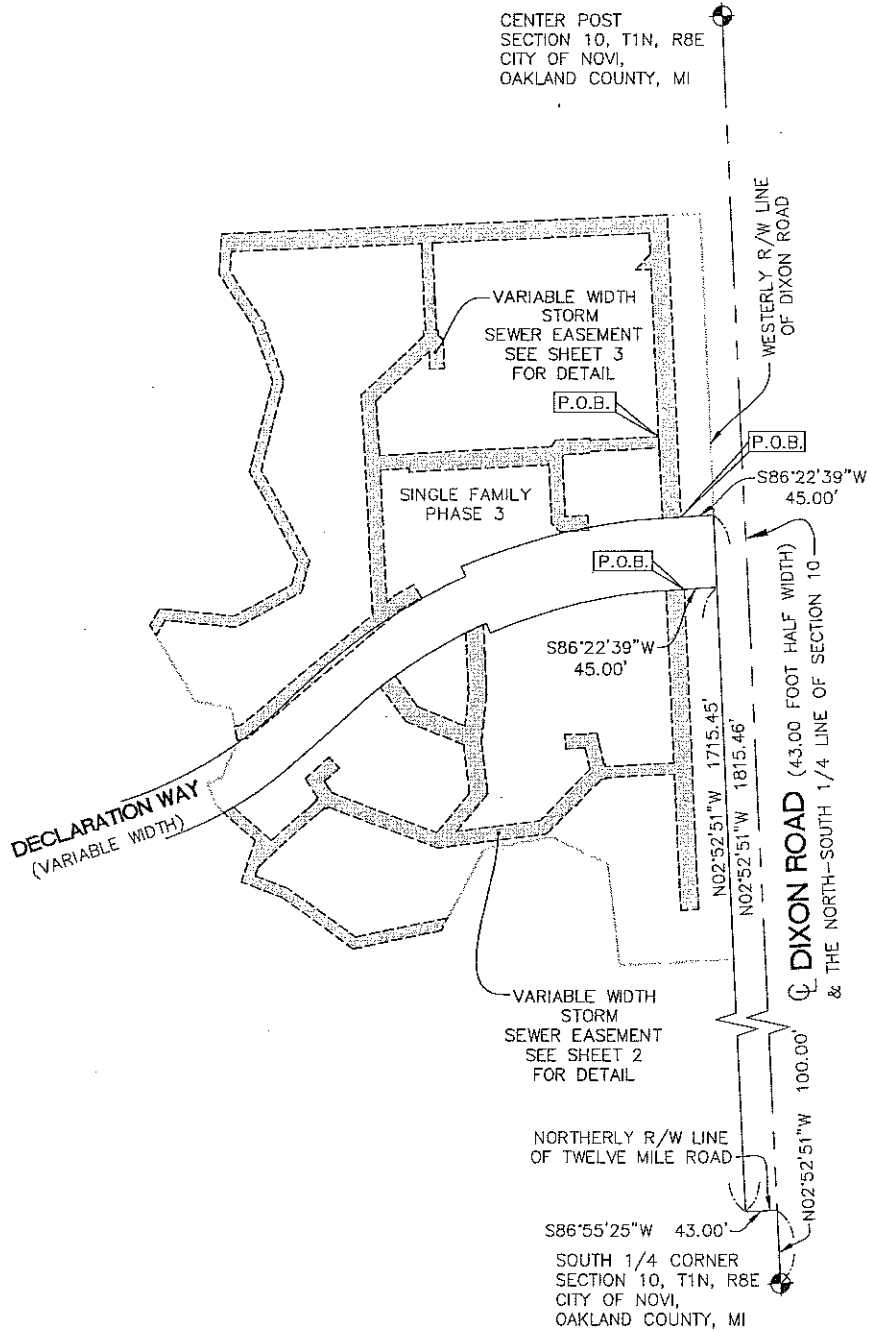
....CONTINUED FROM SHEET 06:



ALSO




Commencing at the South 1/4 corner of said Section 10; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1815.46 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 45.00 feet for a PLACE OF BEGINNING; thence S86°22'39"W 25.00 feet; thence N02°52'51"W 98.42 feet to POINT "X"; thence S87°05'41"W 95.00 feet; thence S02°52'51"E 2.48 feet; thence S87°09'17"W 37.31 feet; thence S32°13'48"W 2.07 feet; thence S02°52'51"E 85.05 feet; thence N87°07'09"E 31.00 feet; thence S02°52'51"E 20.00 feet; thence S87°07'09"W 39.14 feet; thence N47°52'51"W 16.77 feet; thence N02°52'51"W 86.36 feet; thence S87°07'09"W 1.50 feet; thence S02°52'51"E 4.50 feet; thence S87°07'09"W 190.00 feet; thence N02°52'51"W 4.50 feet; thence S87°07'09"W 38.50 feet; thence S02°52'51"E 182.86 feet; thence N46°20'13"E 7.03 feet; thence N60°00'00"E 36.51 feet; thence S30°00'00"E 20.00 feet; thence S60°00'00"W 34.11 feet; thence S46°20'13"W 26.78 feet; thence S49°57'57"W 244.72 feet; thence S77°51'16"W 14.48 feet; thence N12°08'44"W 20.00 feet; thence N77°51'16"E 9.52 feet; thence N49°57'57"E 234.47 feet; thence N02°52'51"W 209.72 feet; thence N04°09'58"W 93.73 feet; thence N46°04'49"E 117.81 feet; thence N02°52'51"W 6.95 feet; thence N87°07'09"E 2.50 feet; thence N02°52'51"W 120.77 feet; thence S87°26'21"W 260.15 feet; thence S03°26'13"W 25.88 feet; thence S32°33'27"E 85.91 feet; thence S19°38'59"E 84.94 feet; thence S14°02'46"W 126.64 feet; thence S28°32'28"E 141.58 feet; thence S14°40'01"W 46.09 feet; thence S61°37'39"W 101.03 feet; thence N84°26'38"W 98.24 feet; thence S30°58'56"W 24.80 feet; thence N30°55'58"W 17.03 feet; thence N30°58'56"E 26.27 feet; thence S84°25'55"E 103.16 feet; thence N61°37'39"E 89.94 feet; thence N14°40'01"E 33.63 feet; thence N28°32'28"W 141.49 feet; thence N14°02'46"E 127.95 feet; thence N19°38'58"W 78.69 feet; thence N32°33'24"W 89.09 feet; thence N03°26'13"E 54.31 feet; thence N87°26'21"E 611.72 feet; thence S02°52'51"E 418.94 feet to the Place of Beginning;

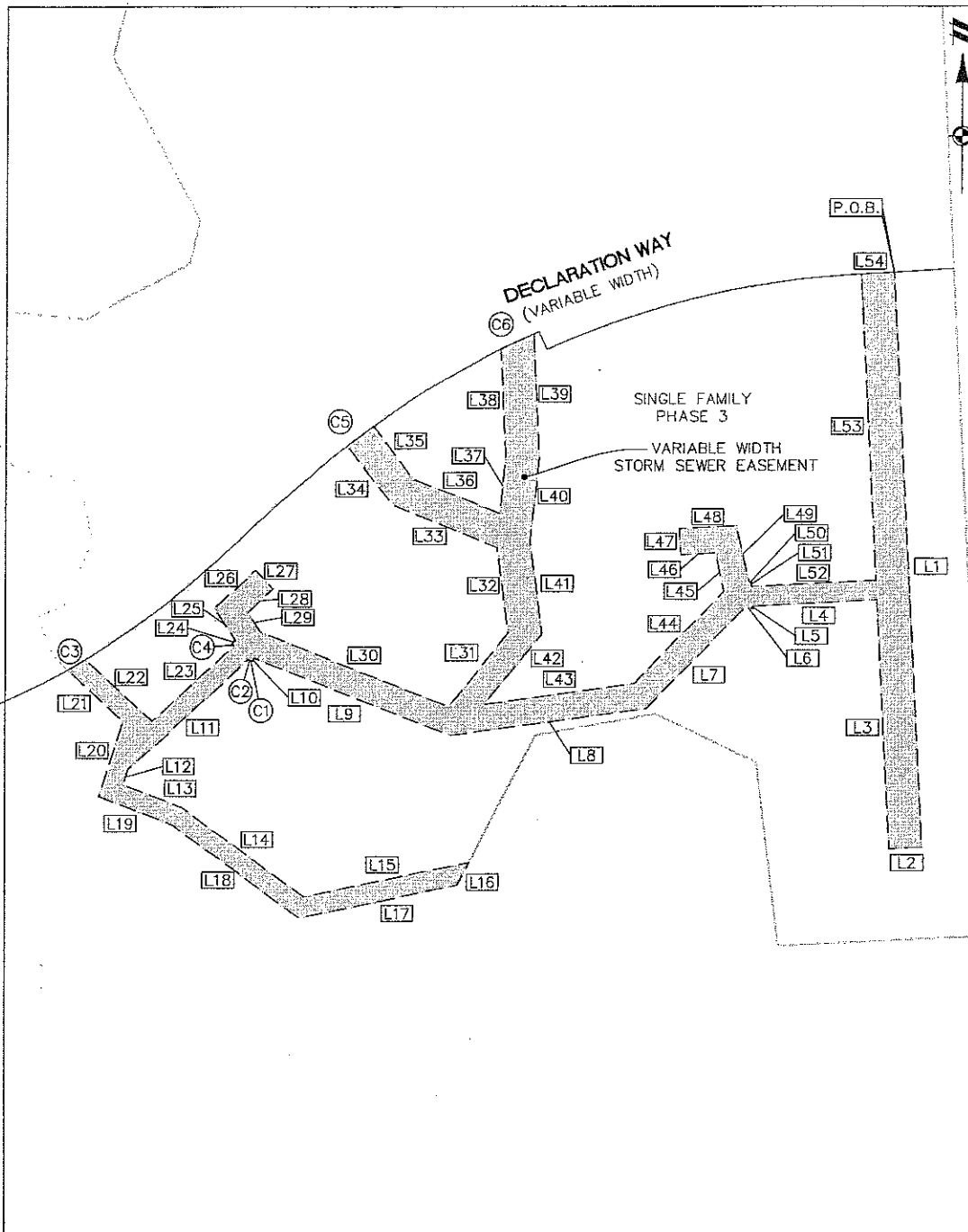
EXCEPT

Commencing from aforementioned POINT "X"; thence N02°52'51"W 15.00 feet for a PLACE OF BEGINNING; thence S87°05'41"W 95.00 feet; thence N02°52'51"W 2.52 feet; thence S87°09'17"W 47.69 feet; thence S32°13'48"W 10.44 feet; thence S87°07'09"W 6.31 feet; thence N02°52'51"W 0.50 feet; thence S87°07'09"W 190.00 feet; thence S02°52'51"E 0.50 feet; thence S87°07'09"W 38.72 feet; thence N04°09'53"W 74.80 feet; thence N46°04'49"E 99.29 feet; thence S02°52'51"E 24.47 feet; thence N87°07'09"E 20.00 feet; thence N02°52'51"W 39.26 feet; thence N49°00'44"W 8.66 feet; thence N02°52'51"W 7.24 feet; thence S87°07'09"W 2.50 feet; thence N02°52'51"W 120.69 feet; thence N87°26'21"E 299.25 feet; thence S02°52'51"E 28.75 feet; thence S43°00'29"W 29.29 feet; thence N87°07'09"E 21.03 feet; thence S02°52'51"E 231.85 feet to the Place of Beginning



CLIENT PULTE HOMES - MICHIGAN SKETCH AND DESCRIPTION OF A VARIABLE WIDTH STORM SEWER EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD: 12000514EA-04
	DR: JRV	CH: MDE
	BOOK: XX	FG: XX
	SHEET: 01 OF 07	DATE: 08-30-2012
	FILE CODE: EA-04	
 ATWELL <small>866.850.4200 www.atwellgroup.com OFFICES IN NORTH AMERICA AND ASIA</small>		
SCALE: 1 INCH = 200 FEET 		

- LEGEND**
-  SECTION CORNER
 -  POB PLACE OF BEGINNING
 -  R/W RIGHT-OF-WAY



CLIENT
PULTE HOMES - MICHIGAN
 SKETCH AND DESCRIPTION
 OF A VARIABLE WIDTH
 STORM SEWER
 EASEMENT LOCATED IN
 SECTION 10 TOWN 1 NORTH, RANGE 8 EAST
 CITY OF NOV
 OAKLAND COUNTY




SCALE:
 1 INCH = 100 FEET

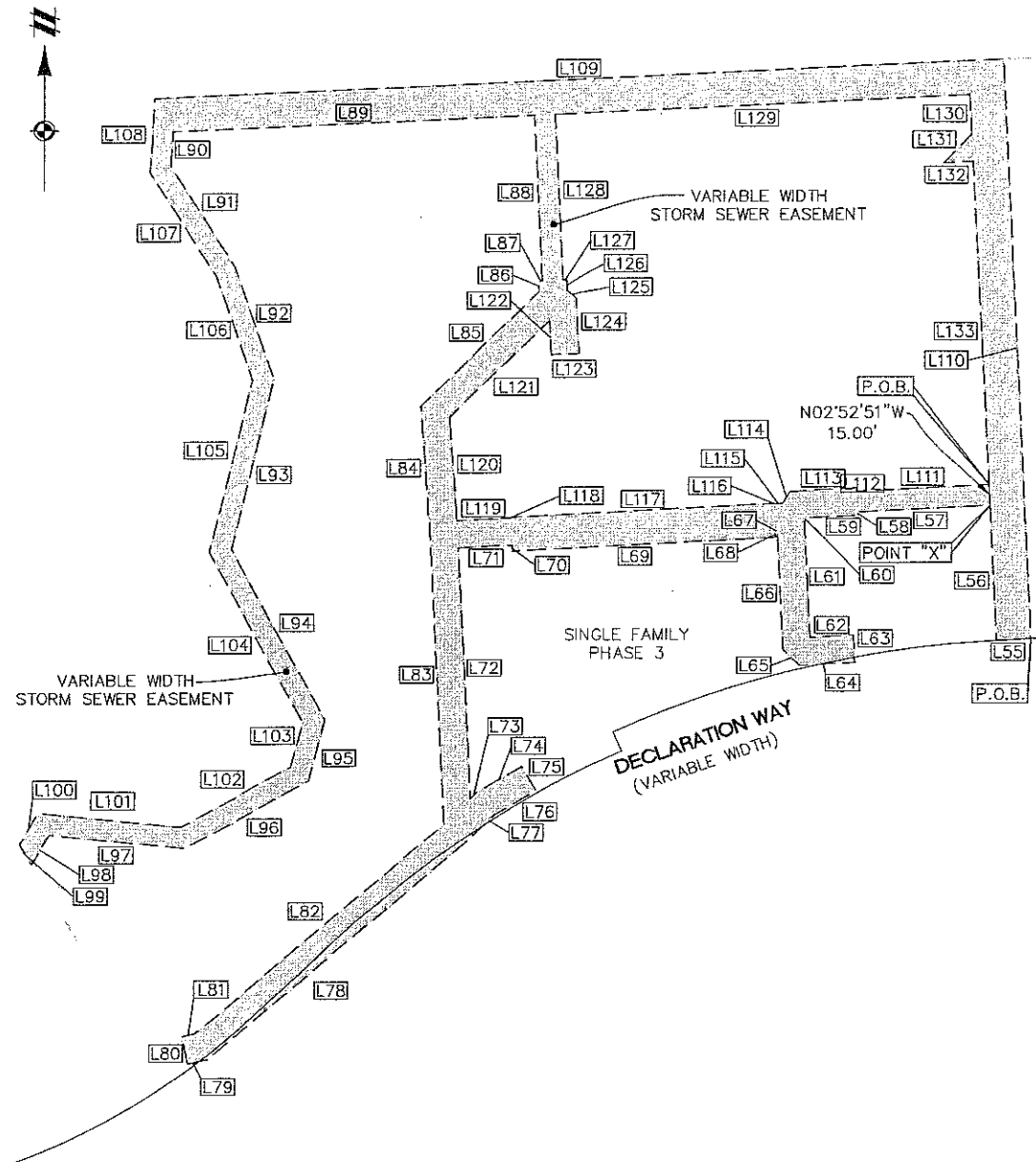
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DR.	JRV	CR.	MDE
BOOK:	XX	PG.	XX
SHEET:	02 OF 07	DATE:	08-30-2012
FILE CODE:	EA-04		







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LEGEND

-  SECTION CORNER
-  P.O.B. PLACE OF BEGINNING
-  R/W RIGHT-OF-WAY




CLIENT PULTE HOMES - MICHIGAN SKETCH AND DESCRIPTION OF A VARIABLE WIDTH STORM SEWER EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOV OAKLAND COUNTY SCALE: 1 INCH = 100 FEET	JOB: 12000514	CAD: 12000514EA-04
	DR: JRV	CH: MDE
	BOOK: XX	PG: XX
	SHEET: 03 OF 07	DATE: 08-30-2012
	FILE CODE: EA-04	
 ATWELL <small>REG. U.S. PAT. & TM. OFF. www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA</small>		

- LEGEND**
-  SECTION CORNER
 -  POB PLACE OF BEGINNING
 -  R/W RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°52'51"E	442.32'
L2	S87°10'53"W	25.00'
L3	N02°52'51"W	190.17'
L4	S87°07'09"W	95.00'
L5	S02°52'51"E	1.50'
L6	S87°07'09"W	6.19'
L7	S44°35'22"W	106.28'
L8	S82°13'19"W	150.16'
L9	N68°38'43"W	160.64'
L10	S47°25'12"W	3.67'
L11	S47°26'21"W	124.43'
L12	S17°40'56"W	12.61'
L13	S68°40'30"E	47.90'
L14	S53°53'22"E	115.76'
L15	N78°17'28"E	128.23'
L16	S27°12'40"W	19.28'
L17	S78°17'28"W	122.77'
L18	N53°53'22"W	120.46'
L19	N68°40'30"W	60.03'
L20	N17°41'08"E	60.52'
L21	N47°32'09"W	58.42'
L22	S47°32'06"E	69.86'
L23	N47°26'21"E	84.51'
L24	N47°25'12"E	3.61'
L25	N33°30'18"W	29.61'
L26	N47°25'10"E	43.53'
L27	S42°34'50"E	20.00'


LINE TABLE		
LINE	BEARING	LENGTH
L28	S47°25'10"W	26.47'
L29	S33°30'18"E	17.91'
L30	S68°38'43"E	153.85'
L31	N39°18'53"E	71.06'
L32	N07°21'09"W	66.33'
L33	N67°20'47"W	86.42'
L34	N36°42'20"W	57.60'
L35	S36°42'20"E	50.99'
L36	S67°20'47"E	71.04'
L37	N05°56'19"E	44.10'
L38	N02°52'51"W	83.49'
L39	S02°52'51"E	95.89'
L40	S05°56'19"W	65.38'
L41	S07°21'09"E	71.58'
L42	S39°18'53"W	68.39'
L43	N82°13'19"E	115.30'
L44	N44°35'22"E	97.92'
L45	N12°30'06"W	30.52'
L46	S87°07'09"W	26.55'
L47	N02°52'51"W	20.00'
L48	N87°07'09"E	43.45'
L49	S12°30'06"E	44.41'
L50	N87°07'09"E	1.63'
L51	S02°52'51"E	3.50'
L52	N87°07'09"E	95.00'
L53	N02°52'51"W	236.80'
L54	N86°22'39"E	25.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	0.06'	50.00'	0°04'17"	N51°07'43"W	0.06'
C2	2.95'	260.00'	0°39'01"	N50°50'21"W	2.95'
C3	15.73'	585.00'	1°32'27"	N59°59'47"E	15.73'
C4	2.02'	260.00'	0°26'46"	N46°57'54"W	2.02'
C5	25.00'	685.00'	2°05'29"	N52°45'02"E	25.00'
C6	27.11'	685.00'	2°16'02"	N64°23'41"E	27.10'

CLIENT PULTE HOMES - MICHIGAN SKETCH AND DESCRIPTION OF A VARIABLE WIDTH STORM SEWER EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOV OAKLAND COUNTY	JOB: 12000514 DR. JRV BOOK XX SHEET 04 OF 07 FILE CODE: EA-04	CAD 12000514EA-04 CH. MDE PG. XX DATE: 08-30-2012
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	SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOV OAKLAND COUNTY	
	SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOV OAKLAND COUNTY	


LINE TABLE		
LINE	BEARING	LENGTH
L55	S86°22'39"W	25.00'
L56	N02°52'51"W	98.42'
L57	S87°05'41"W	95.00'
L58	S02°52'51"E	2.48'
L59	S87°09'17"W	37.31'
L60	S32°13'48"W	2.07'
L61	S02°52'51"E	85.05'
L62	N87°07'09"E	31.00'
L63	S02°52'51"E	20.00'
L64	S87°07'09"W	39.14'
L65	N47°52'51"W	16.77'
L66	N02°52'51"W	86.36'
L67	S87°07'09"W	1.50'
L68	S02°52'51"E	4.50'
L69	S87°07'09"W	190.00'
L70	N02°52'51"W	4.50'
L71	S87°07'09"W	38.50'
L72	S02°52'51"E	182.86'
L73	N46°20'13"E	7.03'
L74	N60°00'00"E	36.51'
L75	S30°00'00"E	20.00'
L76	S60°00'00"W	34.11'
L77	S46°20'13"W	26.78'
L78	S49°57'57"W	244.72'
L79	S77°51'16"W	14.48'
L80	N12°08'44"W	20.00'
L81	N77°51'16"E	9.52'
L82	N49°57'57"E	234.47'
L83	N02°52'51"W	209.72'
L84	N04°09'58"W	93.73'
L85	N46°04'49"E	117.81'
L86	N02°52'51"W	6.95'
L87	N87°07'09"E	2.50'
L88	N02°52'51"W	120.77'
L89	S87°26'21"W	260.15'
L90	S03°26'13"W	25.88'
L91	S32°33'27"E	85.91'
L92	S19°38'59"E	84.94'
L93	S14°02'46"W	126.64'
L94	S28°32'28"E	141.58'

LINE TABLE		
LINE	BEARING	LENGTH
L95	S14°40'01"W	46.09'
L96	S61°37'39"W	101.03'
L97	N84°26'38"W	98.24'
L98	S30°58'56"W	24.80'
L99	N30°55'58"W	17.03'
L100	N30°58'56"E	26.27'
L101	S84°25'55"E	103.16'
L102	N61°37'39"E	89.94'
L103	N14°40'01"E	33.63'
L104	N28°32'28"W	141.49'
L105	N14°02'46"E	127.95'
L106	N19°38'58"W	78.69'
L107	N32°33'24"W	89.09'
L108	N03°26'13"E	54.31'
L109	N87°26'21"E	611.72'
L110	S02°52'51"E	418.94'
L111	S87°05'41"W	95.00'
L112	N02°52'51"W	2.52'
L113	S87°09'17"W	47.69'
L114	S32°13'48"W	10.44'
L115	S87°07'09"W	6.31'
L116	N02°52'51"W	0.50'
L117	S87°07'09"W	190.00'
L118	S02°52'51"E	0.50'
L119	S87°07'09"W	38.72'
L120	N04°09'53"W	74.80'
L121	N46°04'49"E	99.29'
L122	S02°52'51"E	24.47'
L123	N87°07'09"E	20.00'
L124	N02°52'51"W	39.26'
L125	N49°00'44"W	8.66'
L126	N02°52'51"W	7.24'
L127	S87°07'09"W	2.50'
L128	N02°52'51"W	120.69'
L129	N87°26'21"E	299.25'
L130	S02°52'51"E	28.75'
L131	S43°00'29"W	29.29'
L132	N87°07'09"E	21.03'
L133	S02°52'51"E	231.85'

<p>CLIENT PULTE HOMES - MICHIGAN SKETCH AND DESCRIPTION OF A VARIABLE WIDTH STORM SEWER EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY</p>	JOB: 12000514 DR. JRV BOOK XX SHEET 05 OF 07 FILE CODE: EA-04	CAD: 12000514EA-04 CH. MDE PG. XX DATE: 08-30-2012
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DESCRIPTION OF A VARIABLE WIDTH STORM SEWER EASEMENT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

Commencing at the South 1/4 corner of said Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1715.45 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 45.00 feet for a PLACE OF BEGINNING; thence S02°52'51"E 442.32 feet; thence S87°10'53"W 25.00 feet; thence N02°52'51"W 190.17 feet; thence S87°07'09"W 95.00 feet; thence S02°52'51"E 1.50 feet; thence S87°07'09"W 6.19 feet; thence S44°35'22"W 106.28 feet; thence S82°13'19"W 150.16 feet; thence N68°38'43"W 160.64 feet; thence S47°25'12"W 3.67 feet; thence 0.06 feet along the arc of a 50.00 foot radius circular curve to the left, chord bearing N51°07'43"W 0.06 feet; thence 2.95 feet along the arc of a 260.00 foot radius reverse circular curve to the right, chord bearing N50°50'21"W 2.95 feet; thence S47°26'21"W 124.43 feet; thence S17°40'56"W 12.61 feet; thence S68°40'30"E 47.90 feet; thence S53°53'22"E 115.76 feet; thence N78°17'28"E 128.23 feet; thence S27°12'40"W 19.28 feet; thence S78°17'28"W 122.77 feet; thence N53°53'22"W 120.46 feet; thence N68°40'30"W 60.03 feet; thence N17°41'08"E 60.52 feet; thence N47°32'09"W 58.42 feet; thence 15.73 feet along the arc of a 585.00 foot radius circular curve to the left, chord bearing N59°59'47"E 15.73 feet; thence S47°32'06"E 69.86 feet; thence N47°26'21"E 84.51 feet; thence 2.02 feet along the arc of a 260.00 foot radius circular curve to the right, chord bearing N46°57'54"W 2.02 feet; thence N47°25'12"E 3.61 feet; thence N33°30'18"W 29.61 feet; thence N47°25'10"E 43.53 feet; thence S42°34'50"E 20.00 feet; thence S47°25'10"W 26.47 feet; thence S33°30'18"E 17.91 feet; thence S68°38'43"E 153.85 feet; thence N39°18'53"E 71.06 feet; thence N07°21'09"W 66.33 feet; thence N67°20'47"W 86.42 feet; thence N36°42'20"W 57.60 feet; thence 25.00 feet along the arc of a 685.00 foot radius circular curve to the right, chord bearing N52°45'02"E 25.00 feet; thence S36°42'20"E 50.99 feet; thence S67°20'47"E 71.04 feet; thence N05°56'19"E 44.10 feet; thence N02°52'51"W 83.49 feet; thence 27.11 feet along the arc of a 685.00 foot radius circular curve to the right, chord bearing N64°23'41"E 27.10 feet; thence S02°52'51"E 95.89 feet; thence S05°56'19"W 65.38 feet; thence S07°21'09"E 71.58 feet; thence S39°18'53"W 68.39 feet; thence N82°13'19"E 115.30 feet; thence N44°35'22"E 97.92 feet; thence N12°30'06"W 30.52 feet; thence S87°07'09"W 26.55 feet; thence N02°52'51"W 20.00 feet; thence N87°07'09"E 43.45 feet; thence S12°30'06"E 44.41 feet; thence N87°07'09"E 1.63 feet; thence S02°52'51"E 3.50 feet; thence N87°07'09"E 95.00 feet; thence N02°52'51"W 236.80 feet; thence N86°22'39"E 25.00 feet to the Place of Beginning....CONTINUE ON SHEET 7

CLIENT PULTE HOMES - MICHIGAN. SKETCH AND DESCRIPTION OF A VARIABLE WIDTH STORM SEWER EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514 DR. JRV	CAD: 12000514EA-04 CH. MDE
	BOOK XX SHEET 06 OF 07	PG. XX DATE: 08-30-2012
	FILE CODE: EA-04	
	 ATWELL 866.850.4200 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA	

DESCRIPTION OF A VARIABLE WIDTH STORM SEWER EASEMENT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

....CONTINUED FROM SHEET 06:

ALSO

Commencing at the South 1/4 corner of said Section 10; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1815.46 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width); thence S86°22'39"W 45.00 feet for a PLACE OF BEGINNING; thence S86°22'39"W 25.00 feet; thence N02°52'51"W 98.42 feet to POINT "X"; thence S87°05'41"W 95.00 feet; thence S02°52'51"E 2.48 feet; thence S87°09'17"W 37.31 feet; thence S32°13'48"W 2.07 feet; thence S02°52'51"E 85.05 feet; thence N87°07'09"E 31.00 feet; thence S02°52'51"E 20.00 feet; thence S87°07'09"W 39.14 feet; thence N47°52'51"W 16.77 feet; thence N02°52'51"W 86.36 feet; thence S87°07'09"W 1.50 feet; thence S02°52'51"E 4.50 feet; thence S87°07'09"W 190.00 feet; thence N02°52'51"W 4.50 feet; thence S87°07'09"W 38.50 feet; thence S02°52'51"E 182.86 feet; thence N46°20'13"E 7.03 feet; thence N60°00'00"E 36.51 feet; thence S30°00'00"E 20.00 feet; thence S60°00'00"W 34.11 feet; thence S46°20'13"W 26.78 feet; thence S49°57'57"W 244.72 feet; thence S77°51'16"W 14.48 feet; thence N12°08'44"W 20.00 feet; thence N77°51'16"E 9.52 feet; thence N49°57'57"E 234.47 feet; thence N02°52'51"W 209.72 feet; thence N04°09'58"W 93.73 feet; thence N46°04'49"E 117.81 feet; thence N02°52'51"W 6.95 feet; thence N87°07'09"E 2.50 feet; thence N02°52'51"W 120.77 feet; thence S87°26'21"W 260.15 feet; thence S03°26'13"W 25.88 feet; thence S32°33'27"E 85.91 feet; thence S19°38'59"E 84.94 feet; thence S14°02'46"W 126.64 feet; thence S28°32'28"E 141.58 feet; thence S14°40'01"W 46.09 feet; thence S61°37'39"W 101.03 feet; thence N84°26'38"W 98.24 feet; thence S30°58'56"W 24.80 feet; thence N30°55'58"W 17.03 feet; thence N30°58'56"E 26.27 feet; thence S84°25'55"E 103.16 feet; thence N61°37'39"E 89.94 feet; thence N14°40'01"E 33.63 feet; thence N28°32'28"W 141.49 feet; thence N14°02'46"E 127.95 feet; thence N19°38'58"W 78.69 feet; thence N32°33'24"W 89.09 feet; thence N03°26'13"E 54.31 feet; thence N87°26'21"E 611.72 feet; thence S02°52'51"E 418.94 feet to the Place of Beginning;

EXCEPT

Commencing from aforementioned POINT "X"; thence N02°52'51"W 15.00 feet for a PLACE OF BEGINNING; thence S87°05'41"W 95.00 feet; thence N02°52'51"W 2.52 feet; thence S87°09'17"W 47.69 feet; thence S32°13'48"W 10.44 feet; thence S87°07'09"W 6.31 feet; thence N02°52'51"W 0.50 feet; thence S87°07'09"W 190.00 feet; thence S02°52'51"E 0.50 feet; thence S87°07'09"W 38.72 feet; thence N04°09'53"W 74.80 feet; thence N46°04'49"E 99.29 feet; thence S02°52'51"E 24.47 feet; thence N87°07'09"E 20.00 feet; thence N02°52'51"W 39.26 feet; thence N49°00'44"W 8.66 feet; thence N02°52'51"W 7.24 feet; thence S87°07'09"W 2.50 feet; thence N02°52'51"W 120.69 feet; thence N87°26'21"E 299.25 feet; thence S02°52'51"E 28.75 feet; thence S43°00'29"W 29.29 feet; thence N87°07'09"E 21.03 feet; thence S02°52'51"E 231.85 feet to the Place of Beginning


CLIENT PULTE HOMES - MICHIGAN SKETCH AND DESCRIPTION OF A VARIABLE WIDTH STORM SEWER EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD 12000514EA-04
	DR. JRV	CH. MDE
	BOOK XX	PG. XX
	SHEET 07 OF 07	DATE: 08-30-2012
	FILE CODE: EA-04	
	 ATWELL 856.250.4200 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA	

EXHIBIT "C"

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1202.49 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width) for a PLACE OF BEGINNING; thence S87°10'53"W 157.85 feet; thence N07°04'10"W 141.73 feet; thence N64°00'20"W 84.92 feet; thence S79°56'28"W 93.47 feet; thence S27°12'51"W 129.32 feet; thence S78°17'28"W 122.77 feet; thence N53°53'22"W 120.46 feet; thence N68°40'30"W 60.03 feet; thence N17°41'08"E 60.52 feet; thence N47°32'09"W 74.35 feet; thence N21°20'11"W 31.63 feet; thence N68°39'49"E 21.70 feet; thence N23°28'15"E 53.99 feet; thence N12°08'44"W 47.61 feet; thence N78°41'53"W 51.08 feet; thence N30°56'01"W 119.85 feet; thence N30°58'56"E 26.27 feet; thence S84°25'55"E 103.16 feet; thence N61°37'39"E 89.94 feet; thence N14°40'01"E 33.63 feet; thence N28°32'28"W 141.49 feet; thence N14°02'46"E 127.95 feet; thence N19°38'58"W 78.69 feet; thence N32°33'24"W 89.09 feet; thence N03°26'13"E 54.31 feet; thence N87°26'21"E 656.72 feet; thence S02°52'51"E 1031.07 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 14.21 acres of land, more or less. EXCEPTING THEREFROM the following described portion of Proposed Liberty Park Road Right-of-Way: Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of said Twelve Mile Road (Variable Width); thence N02°52'51"W 1715.44 feet along the Westerly right-of-way line of said Dixon Road (43 foot Half Width) for a PLACE OF BEGINNING; thence along the Southerly right-of-way line of Proposed Liberty Park Road (Variable Width) the following six courses: S86°22'39"W 79.15 feet, 239.70 feet along the arc of a 670.00 foot radius circular curve to the left, having a chord which bears S76°07'32"W 238.42 feet, N24°07'25"W 15.00 feet, 220.66 feet along the arc or a 685.00 foot radius non-tangential circular curve to the left, having a chord which bears S56°38'53"W 219.71 feet, S47°25'10"W 87.93 feet, and 136.28 feet along the arc of a 585.00 foot radius circular curve to the right, having a chord which bears S54°05'35"W 135.97 feet; thence N47°32'09"W 15.93 feet; thence N21°20'11"W 31.63 feet; thence N68°39'49"E 21.70 feet; thence N23°28'15"E 49.59 feet; thence along the Northerly right-of-way line of said Liberty Park Road the following six courses: 59.55 feet along the arc of a 515.00 foot radius nontangential circular curve to the left, having a chord which bears N50°43'55"E 59.51 feet, N47°25'10"E 87.93 feet, 243.21 feet along the arc of a 755.00 foot radius circular curve to the right, having a chord which bears N56°38'53"E 242.16 feet, N24°07'25"W 15.00 feet, 275.48 feet along the arc of a 770.00 foot radius non-tangential circular curve to the right, having a chord which bears N76°07'32"E 274.01 feet, and N86°22'29"E 80.45 feet; thence S02°52'51"E 100.01 feet along said Westerly right-of-way line of said Dixon Road to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10.



SPALDING DEDECKER ASSOCIATES, INC.

905 South Boulevard East • Rochester Hills • Michigan 48307 • Tel 248 844 5400 • Fax 248 844 5404

January 8, 2013

Brian Newcomb
Pulte Homes of Michigan
24303 Bridgewater Way
Brownstown, MI 48134

Re: Liberty Park Phase III - Acceptance Documents Review
Novi # SP04-66A
SDA Job No. NV12-208
APPROVED

Dear Mr. Newcomb:

We have reviewed the Acceptance Document Package received by our office against approved Final Site Plan (Stamping Set). We offer the following comments:

Initial Acceptance Documents:

1. **On-Site Water System Easement** – (executed: exhibit dated 9/11/12) **APPROVED.**
2. **On-Site Sanitary Sewer Easement** – (executed: exhibit dated 9/11/12) **APPROVED.**
3. **Storm Sewer & Surface Drainage Easement** – (unexecuted) **APPROVED.**
4. **Storm Drainage Facility / Maintenance Easement Agreement** – Exhibits A, B, C, & D – **SUPPLIED – APPROVED.**

Final Acceptance Documents

Upon completion of construction, the above easement descriptions will be reviewed against the as-built plans. Any revisions will be required as necessary. Additionally, the following items must be provided prior to the issuance of a Temporary Certificate of Occupancy.

5. **Warranty Deed for Declaration Drive Right-of-Way** – (unexecuted, unrecorded) – **APPROVED.** Exhibit "A", Legal Description Approved. Exhibit "B", Road Dedication Description Approved. Exhibit "C" Road Dedication Exhibit Approved.
6. **Warranty Deed for Witherspoon and Clymer Road Right-of-Way** – (executed, unrecorded, dated 9/11/12) – **APPROVED.** Exhibit "A", Legal Description Approved. Exhibit "B", Road Dedication Description Approved. Exhibit "C" Road Dedication Exhibit Approved.
7. **Warranty Deed for Dixon Road Right-of-Way** – **SUPPLIED – APPROVED.**
8. **Bills of Sale: Sanitary Sewer System and Water Supply System** – (executed: exhibit dated 10/26/12) – **APPROVED.**
9. **Full Unconditional Waivers of Lien from contractors installing public utilities** – **SUPPLIED – APPROVED.**
10. **Sworn Statement** - **SUPPLIED – APPROVED.**

Engineering Consultants

Infrastructure • Land Development • Surveying

11. **Maintenance and Guarantee Bond** – (in the amount of \$64,382) – SUPPLIED – **APPROVED**.
12. **As-Built Engineering Plans** are being prepared by Spalding DeDecker Associates, Inc.

Unless otherwise stated above, the documents as submitted were found to be acceptable by our office pending review by the City Attorney. For those documents which require revisions, please forward those revised documents to the City for further review and approval.

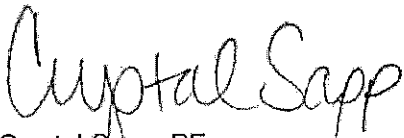
The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the Mayor's signature.

It should be noted that the Plan Review Center Report dated April 26, 2005 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 ASSOCIATES, INC.



Crystal Sapp, PE
Project Engineer

cc: Brian Coburn, Plan Review Center (via E-mail)
Maryanne Cornelius, City Clerk (via E-mail)
Valentina Nucleaj, Planning Department (via E-mail)
Beth Saarela, Secret Wardle (via E-mail)
Sarah Marchioni, Building Department (via E-mail)
Barb McBeth, City Planning Director (via E-mail)
Ted Meadows, SDA Construction Engineering (via E-mail)
Aaron Staup, Construction Engineering Coordinator (via E-mail)
Sheila Weber, Treasurer's Office (via E-mail)
Mark Collins, Atwell (via E-mail)