



CITY of NOVI CITY COUNCIL

Agenda Item G
May 8, 2017

SUBJECT: Acceptance of a warranty deed from Mirage Development, LLC for the dedication of a 60-foot master planned right-of-way half width along the north side of Nine Mile Road east of Center Street as part of the Montebello Estates development (parcels 22-27-453-034 and -035).

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division GDM

CITY MANAGER APPROVAL: 

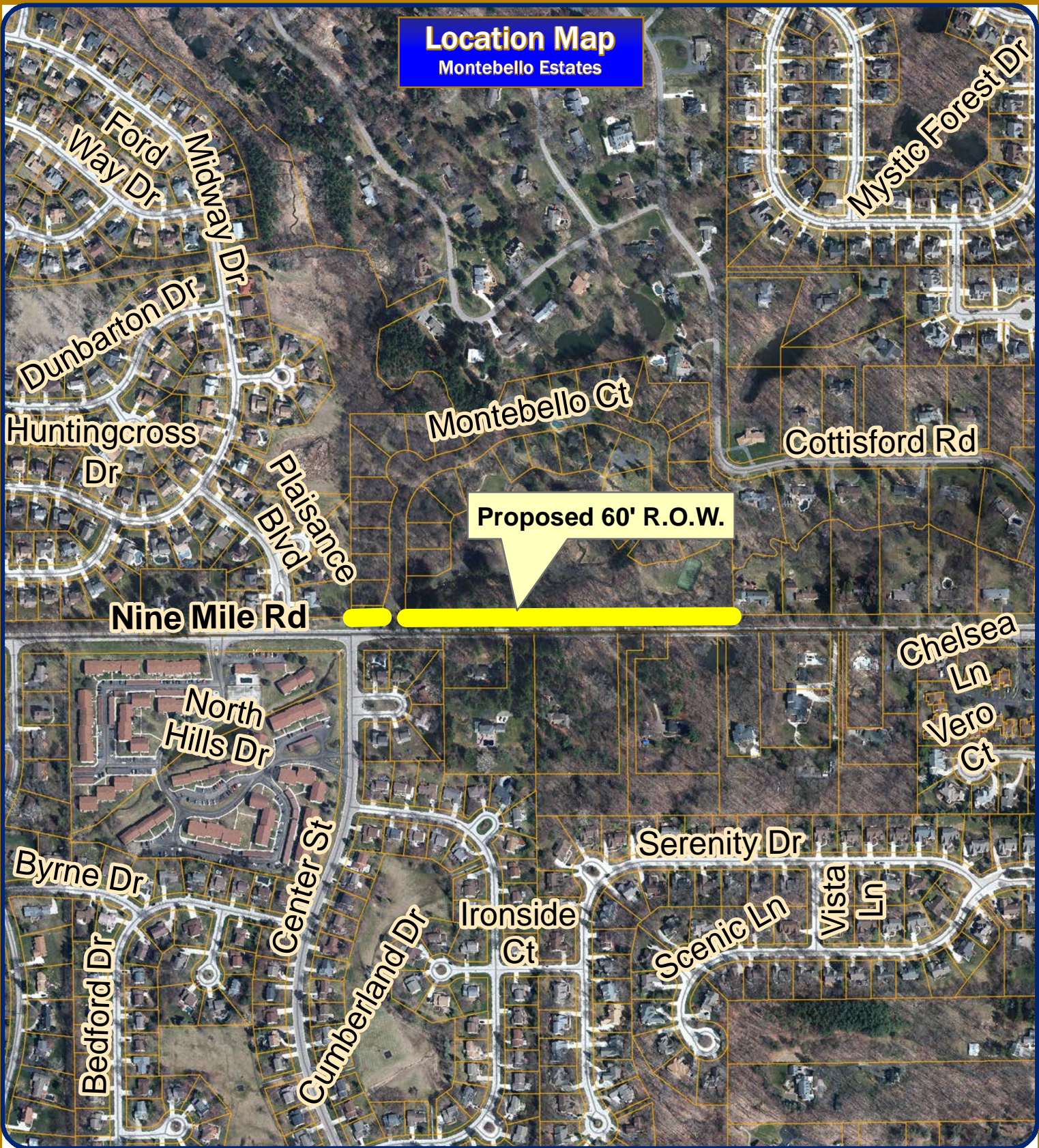
BACKGROUND INFORMATION:

Mirage Development, LLC, the developer of Montebello Estates, is requesting the acceptance of a Warranty Deed conveying the master planned 60-foot right-of-way for Nine Mile Road, along the frontage of Montebello Estates, as proposed on the approved site plan.

The enclosed Warranty Deed has been favorably reviewed by the City Attorney (Beth Saarela's April 26 letter) and is recommended for approval.

RECOMMENDED ACTION: Acceptance of a warranty deed from Mirage Development, LLC for the dedication of a 60-foot master planned right-of-way half width along the north side of Nine Mile Road east of Center Street as part of the Montebello Estates development (parcels 22-27-453-034 and -035).

Location Map
Montebello Estates

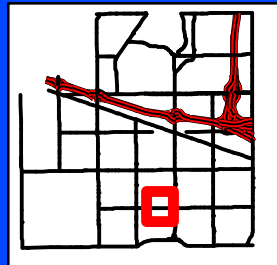


Map Author: Theresa Bridges
Date: May 1, 2017
Project:
Version #:

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



1 inch = 472 feet





JOHNSON ROSATI SCHULTZ JOPPICH PC

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

Elizabeth Kudla Saarela
esaarela@jrslaw.com

www.jrslaw.com

April 26, 2017

George D. Melistas, Engineering Senior Manager
CITY OF NOVI
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

**Re: Montebello Estates JSP15-0076
Acceptance Documents**

Dear Mr. Melistas:

We have received and reviewed the following documents for Montebello Estates:

- Water System Easement (**Approved**)
- Sanitary Sewer System Easement (**Approved**)
- Sidewalk Easement (**Approved**)
- Bill of Sale – Water System
- Bill of Sale - Sanitary Sewer (**Approved**)
- Warranty Deed –Nine Mile ROW – (**Approved**)
- Partial Discharge of Mortgage – Nine Mile ROW (**Approved**)
- Secondary Ingress/Egress Emergency Access Easement (**Approved**)
- Title Search

Water and Sanitary Sewer System Easements

Mirage Development, LLC, seeks to convey the Water System Easement, Sanitary Sewer System Easement and corresponding Bills of Sale for water main and sanitary sewer facilities serving the Montebello Estates Residential Site Condominium Development. We have reviewed and approve the format and language of the above Water System and Sanitary Sewer System Easements and corresponding Bills of Sale. The easement documents are consistent with the title commitment provide. The exhibits have been reviewed and approved by the City's Consulting Engineer.

George Melistas, Senior Engineering Manager

April 26, 2017

Page 2

The Maintenance and Guarantee Bond posted has been reviewed and approved by the City's Bond Coordinator. The Bond is in place to guarantee the materials and workmanship of the water and sanitary sewer system facilities for two years from the date of acceptance.

Sidewalk Easement

The Sidewalk Easement is in the City's standard format and is acceptable. The exhibits have been reviewed and approved by the City's Consulting Engineer.

Warranty Deed

The Warranty Deed provided to the City for the adjacent Nine Mile Right-of-Way is acceptable. The City's Consulting Engineer has reviewed and approved the legal description. The Warranty Deed for the Nine Mile Right-of Way may be placed on an upcoming City Council Agenda for acceptance. Once accepted by City Council, the original Warranty Deed and corresponding Partial Discharge of Mortgage should be recorded with the Oakland County Register of Deeds in the usual manner.

Secondary Ingress/Egress Emergency Access Easement

The Secondary Ingress/Egress Emergency Access Easement for the proposed gated, grass pave, secondary emergency access is acceptable as provided. The maintenance of the Secondary Emergency Access will be undertaken by the Developer and the Association after transition of control of the Association. The City's Consulting Engineer has reviewed and approved the legal description. No additional approval or acceptance of the Secondary Ingress/Egress Emergency Access Easement is required prior to recording with Oakland County Records.

Once accepted pursuant to Affidavit of the City Engineer, the Water and Sanitary Sewer System Easements should be recorded with the Oakland County Register of Deeds in the usual manner. The Bill of Sale and Title Commitment should be retained in the City's file. The Warranty Deed for Nine Mile ROW should be placed on an upcoming City Council Agenda for acceptance.

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

Sincerely,

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

Elizabeth K. Saarela

EKS

George Melistas, Senior Engineering Manager

April 26, 2017

Page 3

- C: Cortney Hanson, Clerk (w/Enclosures-Originals to follow by Interoffice Mail)
- Charles Boulard, Community Development Director (w/Enclosures)
- Barb McBeth, City Planner (w/Enclosures)
- Kirsten Mellem, Planner (w/Enclosures)
- Angie Pawlowski, Community Development Bond Coordinator (w/Enclosures)
- Darcy Rechten, Staff Engineer (w/Enclosures)
- Theresa Bridges, Construction Engineer (w/Enclosures)
- Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
- Brittany Allen, Taylor Reynolds, and Ted Meadows, Spalding DeDecker (w/Enclosures)
- Sue Troutman, City Clerk's Office (w/Enclosures)
- Claudio Rossi and Mark Paulson, Mirage Development (w/Enclosures)
- Thomas R. Schultz, Esquire (w/Enclosures)

Commonly Known As: 44000 W. 9 Mile Rd., Novi, MI 48375

TITLE SEARCH

Date: March 15, 2017

The land referred to in this search is situated in the City of Novi, County of Oakland, State of Michigan, as follows:

SEE EXHIBIT A

Last grantee of record:

Mirage Development, L.L.C., a Michigan limited liability company

1. Mortgage in the original amount of \$3,037,500.00, and the terms, conditions and provisions contained therein, executed by Mirage Development, L.L.C., a Michigan limited liability company to Talmer Bank and Trust, dated July 6, 2016 and recorded July 18, 2016 in Liber 49588, Page 825, Oakland County Records.
2. Assignment of Leases and Rents executed by Mirage Development, L.L.C., a Michigan limited liability company, to Talmer Bank and Trust, dated July 6, 2016 and recorded July 18, 2016 in Liber 49588, Page 847, Oakland County Records.
3. Easements for Wetland Preservation Easement in the instrument recorded in Liber 50446, Page 422, Oakland County Records.
4. Easements for Woodland Preservation Easement in the instrument recorded in Liber 50446, Page 435, Oakland County Records.
5. Notice of Commencement relative to construction on subject property as recorded July 18, 2016 in Liber 49588, Page 857, and amended in Liber 49720, Page 247, Oakland County Records.
6. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.
7. Easement to Oakland County Department of Public Works recorded in Liber 4480, Page 358, Oakland County Records.
8. Rights, if any, of the United States government, the State of Michigan, any other governmental entity, riparian owners, the public or private persons existing in or with respect to the present and past bed, banks, bottomland and waters of Thornton Creek and Miller Creek.

ATA National Title Group, LLC
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-9703

TITLE SEARCH - CONTINUED

9. The nature, extent or lack of riparian rights or the riparian rights of riparian owners and the public in and to the use of the waters of Thornton Creek and Miller Creek.
10. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes for Nine Mile Road.
11. Survey performed by JCK Group, Inc., dated June 20, 2016 being Job No. 10379, discloses the following:
 - a. Overhead wires, sanitary sewers and storm sewers on the property without the benefit of recorded easements.
 - b. Meandering chain link fence.
 - c. Tennis court encroachment over sanitary sewer.
12. NOTE: Taxes not assessed.

COUNTERSIGNED:
ATA National Title Group, LLC



Steven M. Greco
AUTHORIZED SIGNATORY

Terms and Conditions

1. This document is a search only. It is neither an insurance product nor an opinion of law or title and should not be relied upon as such. In addition, it runs only to the named customer and should not be relied upon for any purpose by any person or entity other than the named customer and/or its duly appointed representatives and agents.
2. By receiving and using this product, the customer agrees that the liability of the Company, its subsidiaries and affiliates, for any direct or indirect loss shall be limited to either the amount of the loss or the amount paid for this search, whichever is less.

TITLE SEARCH - CONTINUED

EXHIBIT "A"

The land referred to in this search is described as follows: City of Novi, County of Oakland, State of Michigan

Parcel 1:

Right of Way Dedication of Montebello Court within Montebello Estates Condominium, according to the Master Deed recorded in Liber 50223, Pates 342 through 426, both inclusive, Oakland County Condominium Subdivision Plan No. 2172, more particularly described as:

A Road Right-Of-Way Dedication, being a part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the South 1/4 Corner of said Section 27; thence North 87 degrees 18 minutes 00 seconds East, 108.95 feet, along the South line of said Section 27 and the centerline of "Nine Mile Road"; thence North 02 degrees 42 minutes 00 seconds West, 60.00 feet, for a POINT OF BEGINNING; thence 69.71 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 15 degrees 21 minutes 46 seconds and a chord bearing and distance of North 08 degrees 50 minutes 21 seconds East, 69.51 feet; thence 101.19 feet along a curve to the left, said curve having a radius of 300.00 feet, a central angle of 19 degrees 19 minutes 34 seconds and a chord bearing and distance of North 06 degrees 51 minutes 28 seconds East, 100.71 feet; thence North 02 degrees 48 minutes 19 seconds West, 169.90 feet; thence 121.94 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 26 degrees 52 minutes 20 seconds and a chord bearing and distance of North 10 degrees 37 minutes 51 seconds East, 120.83 feet; thence 11.45 feet along a curve to the left, said curve having a radius of 9.00 feet, a central angle of 72 degrees 55 minutes 18 seconds and a chord bearing and distance of North 12 degrees 23 minutes 38 seconds West, 10.70 feet; thence North 48 degrees 51 minutes 17 seconds West, 20.23 feet; thence 219.91 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 180 degrees 00 minutes 00 seconds and a chord bearing and distance of North 41 degrees 08 minutes 43 seconds East, 140.00 feet; thence South 48 degrees 51 minutes 17 seconds East, 20.23 feet; thence 11.45 feet along a curve to the left, said curve having a radius of 9.00 feet, a central angle of 72 degrees 55 minutes 18 seconds and a chord bearing and distance of South 85 degrees 18 minutes 56 seconds East, 10.70 feet; thence 87.29 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 19 degrees 14 minutes 08 seconds and a chord bearing and distance of North 67 degrees 50 minutes 30 seconds East, 86.88 feet; thence 112.90 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 32 degrees 20 minutes 36 seconds and a chord bearing and distance of North 61 degrees 17 minutes 16 seconds East, 111.41 feet; thence 145.24 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 32 degrees 00 minutes 26 seconds and a chord bearing and distance of North 61 degrees 07 minutes 11 seconds East, 143.36 feet; thence North 77 degrees 07 minutes 24 seconds East, 239.14 feet; thence 153.38 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 33 degrees 47 minutes 59 seconds and a chord bearing and distance of South 85 degrees 58 minutes 37 seconds East, 151.16 feet; thence South 69 degrees 04 minutes 37 seconds East, 83.91 feet; thence 21.36 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of 35 degrees 59 minutes 31 seconds and a chord bearing and distance of South 87 degrees 04 minutes 23 seconds East, 21.01 feet; thence 154.39 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 126 degrees 22 minutes 08 seconds and a chord bearing and distance of South 41 degrees 53 minutes 05 seconds East, 124.94 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of 25 degrees 19 minutes 54 seconds and a chord bearing and distance of South 08 degrees 38 minutes 02 seconds West, 14.91 feet; thence South 04 degrees 01 minute 55 seconds East, 87.97 feet; thence 44.71 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 60 degrees 59 minutes 45 seconds and a chord bearing and distance of South 34 degrees 31 minutes 47 seconds East, 42.63 feet; thence 340.33 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 278 degrees 33 minutes 43 seconds and a chord bearing and distance of South 74 degrees 15 minutes 12 seconds West, 91.33 feet; thence 30.81 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 42 degrees 01 minutes 58 seconds and a chord bearing and distance of North 12 degrees 31 minutes 04 seconds East, 30.13 feet; thence 20.27 feet along a curve to the right, said curve having a radius of 259.98 feet, a central angle of 04 degrees 28 minutes 00 seconds and a chord bearing and distance of North 06 degrees 15 minutes 55 seconds West, 20.26 feet; thence North 04 degrees 01 minutes 55 seconds West, 108.62 feet; thence 34.06 feet along a curve to the left, said curve having a radius of 30.00 feet, a central angle of 65 degrees 02 minutes 42 seconds and a chord bearing and distance North 36 degrees 33 minutes 16 seconds West, 32.26 feet; thence North 69 degrees 04 minutes 37 seconds West, 130.48 feet; thence 117.98 feet along a curve to the left, said curve having a radius of 200.00 feet, a

TITLE SEARCH - CONTINUED

central angle of 33 degrees 47 minutes 59 seconds and a chord bearing and distance of North 85 degrees 58 minutes 37 seconds West, 116.28 feet; thence South 77 degrees 07 minutes 24 seconds West, 239.14 feet; thence 111.73 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 32 degrees 00 minutes 26 seconds and a chord bearing and distance of South 61 degrees 07 minutes 11 seconds West, 110.28 feet; thence 146.77 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 32 degrees 20 minutes 36 seconds and a chord bearing and distance of South 61 degrees 17 minutes 16 seconds West, 144.83 feet; thence 280.18 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 80 degrees 15 minutes 53 seconds and a chord bearing and distance of South 37 degrees 19 minutes 37 seconds West, 257.82 feet; thence South 02 degrees 48 minutes 19 seconds East, 169.90 feet; thence 45.77 feet along a curve to the right, said curve having a radius of 360.00 feet, a central angle of 07 degrees 17 minutes 04 seconds and a chord bearing and distance of South 00 degrees 50 minutes 13 seconds West, 45.74 feet; thence 37.47 feet along a curve to the left, said curve having a radius of 300.00 feet, a central angle of 07 degrees 09 minutes 21 seconds and a chord bearing and distance of South 00 degrees 54 minutes 05 seconds West, 37.44 feet; thence South 02 degrees 40 minutes 36 seconds East, 84.50 feet; thence South 87 degrees 18 minutes 00 seconds West, 85.42 feet, to the Point of Beginning.

Parcel 2:

Right of Way of Nine Mile Road within Montebello Estates Condominium, according to the Master Deed recorded in Liber 50223, Pates 342 through 426, both inclusive, Oakland County Condominium Subdivision Plan No. 2172, more particularly described as:

A Road Right-Of-Way Dedication, being a part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the South 1/4 Corner of said Section 27, for a point of beginning; thence North 02 degrees 49 minutes 43 seconds West, 60.00 feet; thence North 87 degrees 18 minutes 00 seconds East, 1378.01 feet; thence South 03 degrees 52 minutes 37 seconds East, 60.01 feet, to a point of the South line of said Section 27 and the centerline of "Nine Mile Road"; thence South 87 degrees 18 minutes 00 seconds West, 1379.11 feet, along the South line of said Section 27 and the centerline of "Nine Mile Road", to the Point of Beginning.

PARTIAL DISCHARGE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That on the 10th day of April 2017, the undersigned, hereby releases and discharges, **ONLY THE LANDS HEREINAFTER SET FORTH**, a certain Mortgage described as:

Mortgagor: Mirage Development, L.L.C., a Michigan limited liability company with an address at 45380 W. Ten Mile Road Suite 135, Novi, MI 48375

Mortgagee: Talmer Bank and Trust (Chemical Bank), a Michigan state chartered bank, with an address at 2301 W. Big Beaver Road, Suite 525, Troy, Michigan 48084

Dated: and recorded on 7/18/16 in Liber 49588 , Page 825 , in the Register of Deeds Office for Oakland County, Michigan, **ONLY THE FOLLOWING DESCRIBED LAND** situated in the City of Novi, County of Oakland, State of Michigan, to-wit:

See attached exhibits "B & C" attached hereto and made part hereof

SIGNED IN THE PRESENCE OF:

[Signature]
Kevin Reid

Chemical Bank VP

STATE OF MICHIGAN

County of Oakland -ss-

On this 10th day of April, 2017, Kevin Reid, before me personally appeared to me and sign his name above written.

LYNN C. CATES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires: August 08, 2021
Acting in the County of Oakland

[Signature]
Notary Public for MACOMB County, Michigan
Acting in OAKLAND County, Michigan
My comm. Exp: August 6, 2021

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

Drafted by:
Mark Paulson
45380 W. 10 Mile Rd #135
Novi, MI 48375

EXHIBIT B

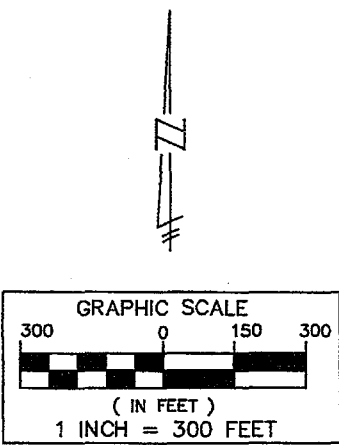
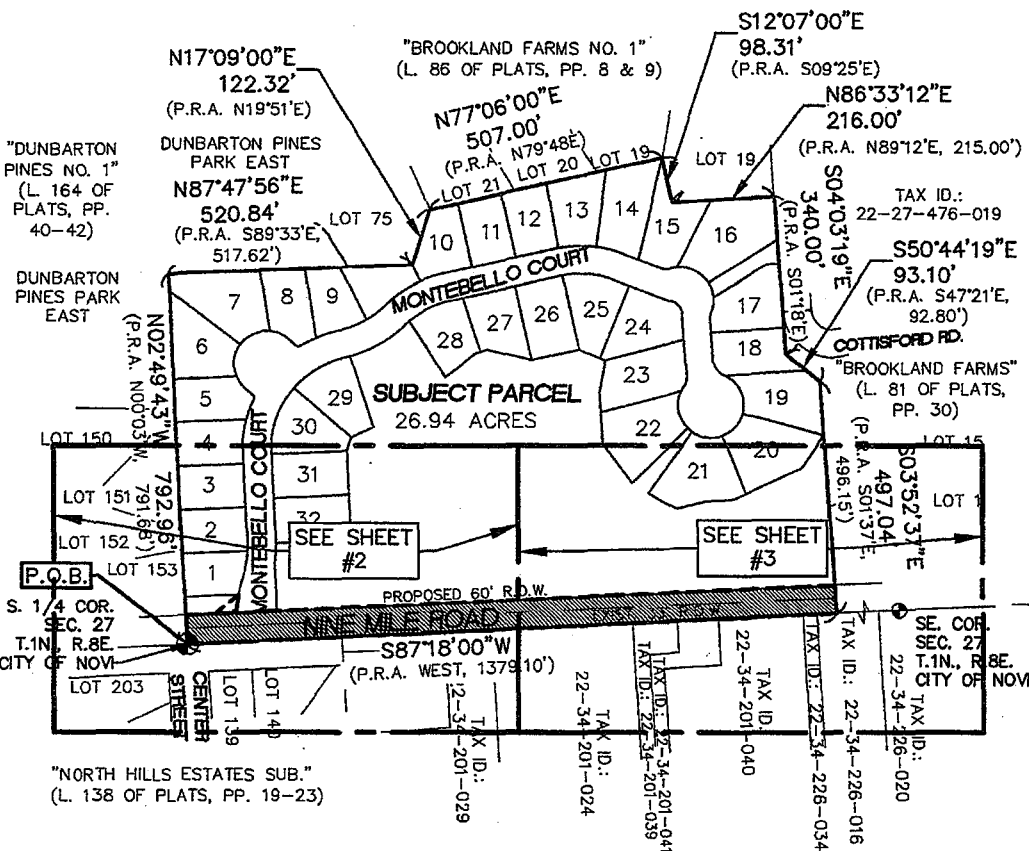
"MONTEBELLO ESTATES"

LEGAL DESCRIPTION

RIGHT-OF-WAY DEDICATION – NINE MILE ROAD

A Road Right-Of-Way Dedication, being a part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the South 1/4 Corner of said Section 27, for a POINT OF BEGINNING; thence North 02°49'43" West, 60.00 feet; thence North 87°18'00" East, 1378.01 feet; thence South 03°52'37" East, 60.01 feet, to a point of the South line of said Section 27 and the centerline of "Nine Mile Road"; thence South 87°18'00" West, 1379.11 feet, along the South line of said Section 27 and the centerline of "Nine Mile Road", to the Point of Beginning. All of the above containing 1.899 Acres.

EXHIBIT C



RIGHT-OF-WAY DEDICATION
(1.899 ACRES)

SUBJECT PROPERTY AND SHEET INDEX

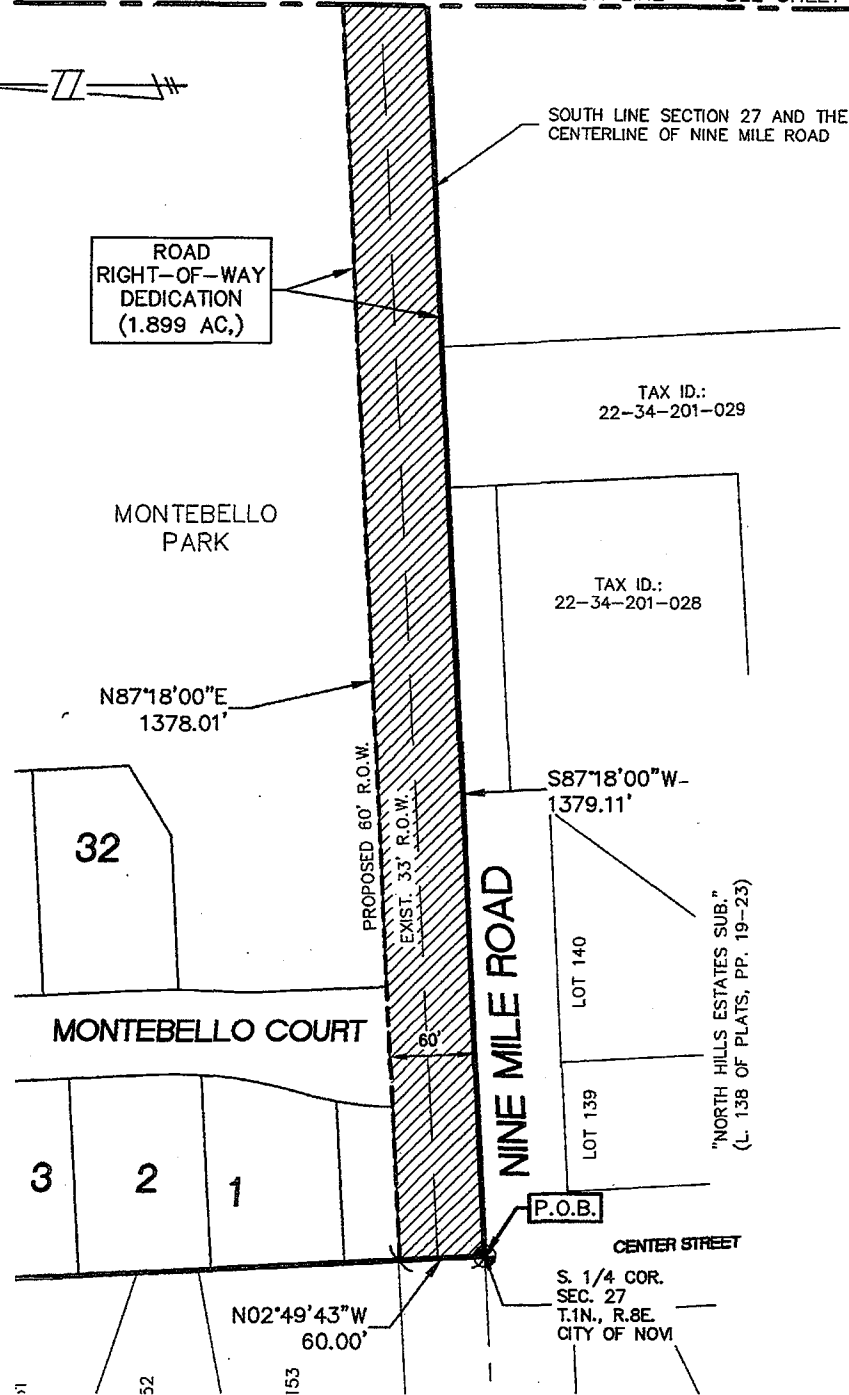
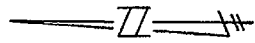
SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	08-17-2016
JOB NO.:	15-012
DWG FILE:	15-012-ROW-SM
DRAWN BY:	AT, DFR
CHECK:	JE
SHEET:	1 OF 3

EXHIBIT C

MATCH LINE - SEE SHEET 3



ROAD
RIGHT-OF-WAY
DEDICATION
(1.899 AC.)

SOUTH LINE SECTION 27 AND THE
CENTERLINE OF NINE MILE ROAD

TAX ID.:
22-34-201-029

MONTEBELLO
PARK

TAX ID.:
22-34-201-028

N87°18'00"E
1378.01'

32

S87°18'00"W-
1379.11'

PROPOSED 60' R.O.W.
EXIST. 33' R.O.W.

LOT 140

MONTEBELLO COURT

"NORTH HILLS ESTATES SUB."
(L. 138 OF PLATS, PP. 19-23)

3

2

1

LOT 139

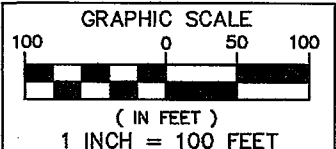
NINE MILE ROAD

P.O.B.

CENTER STREET

S. 1/4 COR.
SEC. 27
T.1N., R.8E.
CITY OF NOVI

N02°49'43"W
60.00'



ROAD RIGHT-OF-WAY
DEDICATION
(1.899 ACRES)

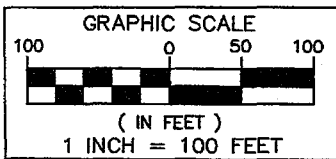
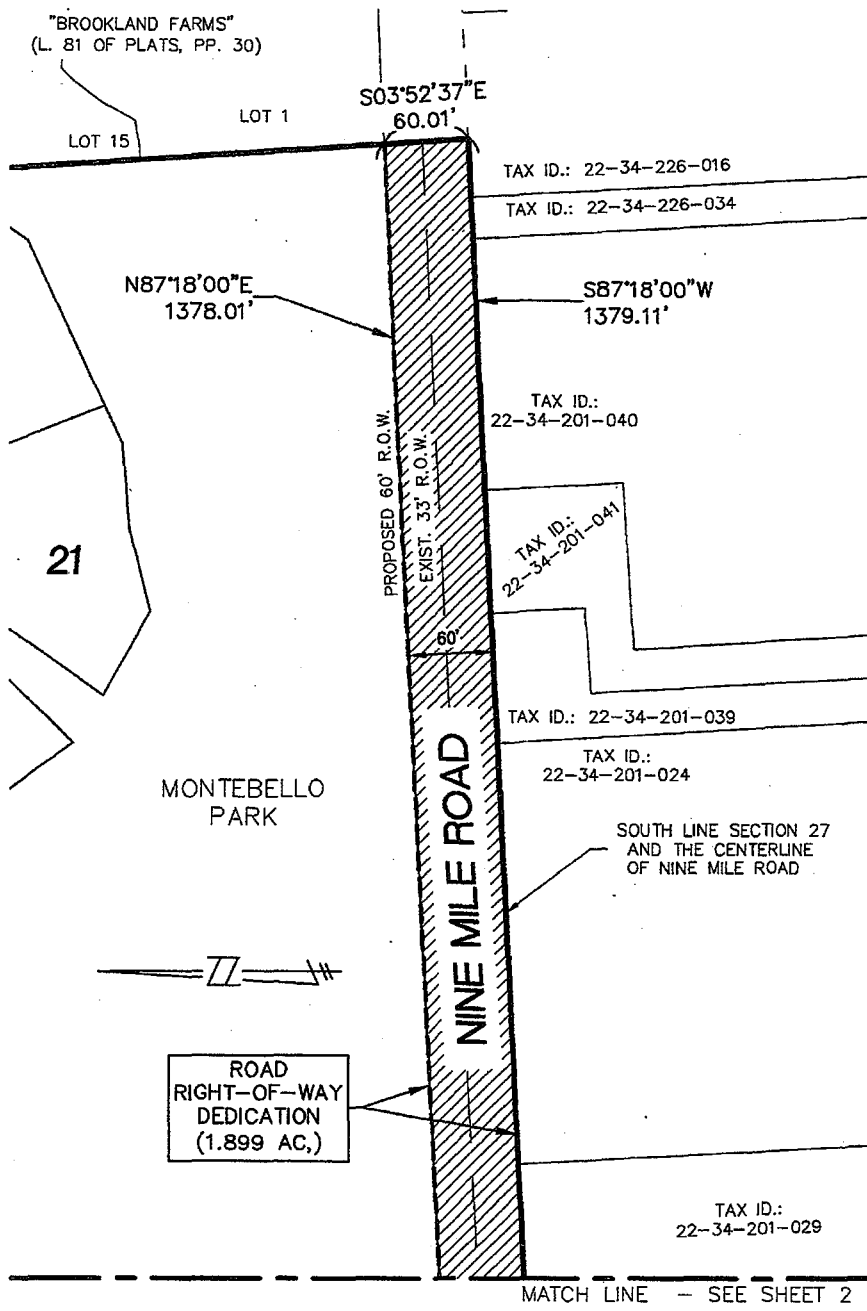
ROAD RIGHT-OF-WAY DEDICATION

**SEIBER, KEAST
ENGINEERING, L.L.C.**
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	08-17-2016
JOB NO.:	15-012
DWG FILE:	15-012-ROW-DMR
DRAWN BY:	AT, DFR
CHECK:	JE
SHEET:	2 OF 3

EXHIBIT C



ROAD RIGHT-OF-WAY
DEDICATION
(1.899 ACRES)

ROAD RIGHT-OF-WAY DEDICATION

 **SEIBER, KEAST
ENGINEERING, L.L.C.**
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHRVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	08-17-2016
JOB NO.:	15-012
DWG FILE:	15-012-ROW-9M
DRAWN BY:	AT, DFR
CHECK:	JE
SHEET:	3 OF 3

PARTIAL DISCHARGE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That on the 10th day of April 2017 the undersigned, hereby releases and discharges, **ONLY THE LANDS HEREINAFTER SET FORTH**, a certain Mortgage described as:

Mortgagor: Mirage Development, L.L.C., a Michigan limited liability company with an address at 45380 W. Ten Mile Road Suite 135, Novi, MI 48375

Mortgagee: Talmer Bank and Trust (Chemical Bank), a Michigan state chartered bank, with an address at 2301 W. Big Beaver Road, Suite 525, Troy, Michigan 48084

Dated: and recorded on 7/18/16 in Liber 49588 , Page 825 , in the Register of Deeds Office for Oakland County, Michigan, **ONLY THE FOLLOWING DESCRIBED LAND** situated in the City of Novi, County of Oakland, State of Michigan, to-wit:

See attached exhibits "B & C" attached hereto and made part hereof

SIGNED IN THE PRESENCE OF:

Kevin Reid
Kevin Reid
Chemical Bank VP

STATE OF MICHIGAN

County of Oakland -ss-

On this 10th day of April, 2017, Kevin Reid, before me personally appeared to me and sign his name above written.

LYNN C. CATES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires: August 08, 2021
Acting in the County of Oakland

Lynn C. Cates
Notary Public for MACOMB County, Michigan
Acting in OAKLAND County, Michigan
My comm. Exp: August 4, 2021

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

Drafted by:
Mark Paulson
45380 W. 10 Mile Rd #135
Novi, MI 48375

EXHIBIT B

"MONTEBELLO ESTATES"

LEGAL DESCRIPTION

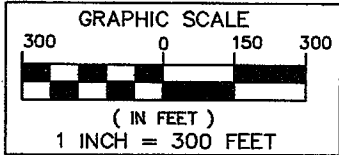
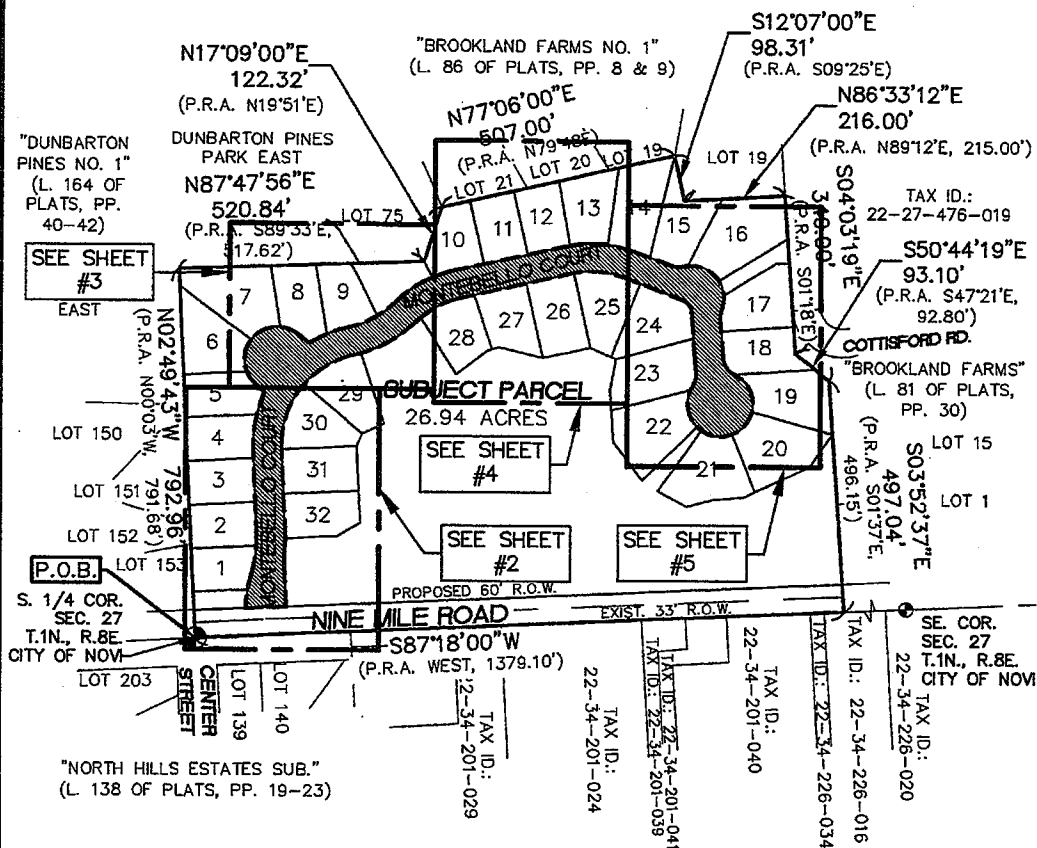
ROAD RIGHT-OF-WAY DEDICATION – MONTEBELLO COURT

A Road Right-Of-Way Dedication, being a part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the South 1/4 Corner of said Section 27; thence North 87°18'00" East, 108.95 feet, along the South line of said Section 27 and the centerline of "Nine Mile Road"; thence North 02°42'00" West, 60.00 feet, for a POINT OF BEGINNING; thence 69.71 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 15°21'46" and a chord bearing and distance of North 08°50'21" East, 69.51 feet; thence 101.19 feet along a curve to the left, said curve having a radius of 300.00 feet, a central angle of 19°19'34" and a chord bearing and distance of North 06°51'28" East, 100.71 feet; thence North 02°48'19" West, 169.90 feet; thence 121.94 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 26°52'20" and a chord bearing and distance of North 10°37'51" East, 120.83 feet; thence 11.45 feet along a curve to the left, said curve having a radius of 9.00 feet, a central angle of 72°55'18" and a chord bearing and distance of North 12°23'38" West, 10.70 feet; thence North 48°51'17" West, 20.23 feet; thence 219.91 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 180°00'00" and a chord bearing and distance of North 41°08'43" East, 140.00 feet; thence South 48°51'17" East, 20.23 feet; thence 11.45 feet along a curve to the left, said curve having a radius of 9.00 feet, a central angle of 72°55'18" and a chord bearing and distance of South 85°18'56" East, 10.70 feet; thence 87.29 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 19°14'08" and a chord bearing and distance of North 67°50'30" East, 86.88 feet; thence 112.90 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 32°20'36" and a chord bearing and distance of North 61°17'16" East, 111.41 feet; thence 145.24 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 32°00'26" and a chord bearing and distance of North 61°07'11" East, 143.36 feet; thence North 77°07'24" East, 239.14 feet; thence 153.38 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 33°47'59" and a chord bearing and distance of South 85°58'37" East, 151.16 feet; thence South 69°04'37" East, 83.91 feet; thence 21.36 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of 35°59'31" and a chord bearing and distance of South 87°04'23" East, 21.01 feet; thence 154.39 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 126°22'08" and a chord bearing and distance of South 41°53'05" East, 124.94 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of 25°19'54" and a chord bearing and distance of South 08°38'02" West, 14.91 feet; thence South 04°01'55" East, 87.97 feet; thence 44.71 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 60°59'45" and a chord bearing and distance of South 34°31'47" East, 42.63 feet; thence 340.33 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 278°33'43" and a chord bearing and distance of South 74°15'12" West, 91.33 feet; thence 30.81 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 42°01'58" and a chord bearing and distance of North 12°31'04" East, 30.13 feet; thence 20.27 feet along a curve to the right, said curve having a radius of 259.98 feet, a central angle of 04°28'00" and a chord bearing and distance of North 06°15'55" West, 20.26 feet; thence North 04°01'55" West, 108.62 feet; thence 34.06 feet along a curve to the left, said curve having a radius of 30.00 feet, a central angle of 65°02'42" and a chord bearing and distance North 36°33'16" West, 32.26 feet; thence North 69°04'37" West, 130.48 feet; thence 117.98 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 33°47'59" and a chord bearing and distance of North 85°58'37" West, 116.28 feet; thence South 77°07'24" West,

EXHIBIT B

239.14 feet; thence 111.73 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of $32^{\circ}00'26''$ and a chord bearing and distance of South $61^{\circ}07'11''$ West, 110.28 feet; thence 146.77 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of $32^{\circ}20'36''$ and a chord bearing and distance of South $61^{\circ}17'16''$ West, 144.83 feet; thence 280.18 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of $80^{\circ}15'53''$ and a chord bearing and distance of South $37^{\circ}19'37''$ West, 257.82 feet; thence South $02^{\circ}48'19''$ East, 169.90 feet; thence 45.77 feet along a curve to the right, said curve having a radius of 360.00 feet, a central angle of $07^{\circ}17'04''$ and a chord bearing and distance of South $00^{\circ}50'13''$ West, 45.74 feet; thence 37.47 feet along a curve to the left, said curve having a radius of 300.00 feet, a central angle of $07^{\circ}09'21''$ and a chord bearing and distance of South $00^{\circ}54'05''$ West, 37.44 feet; thence South $02^{\circ}40'36''$ East, 84.50 feet; thence South $87^{\circ}18'00''$ West, 85.42 feet, to the Point of Beginning. All of the above containing 2.932 Acres.

EXHIBIT C



ROAD RIGHT-OF-WAY
DEDICATION
(2.932 ACRES)

SUBJECT PROPERTY AND SHEET INDEX



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

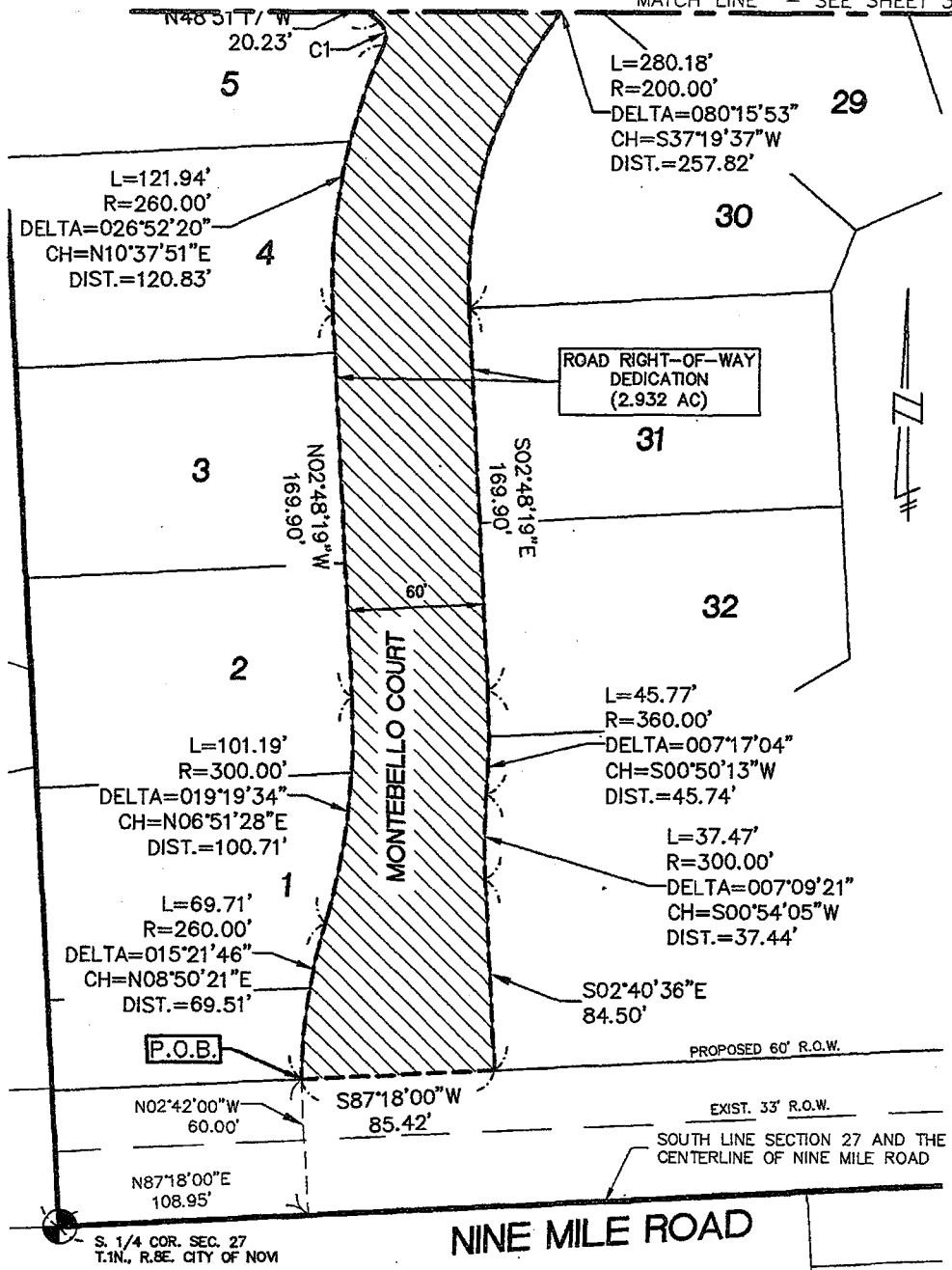
MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

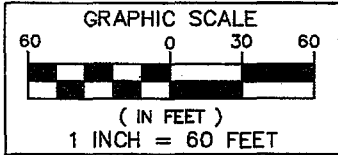
SCALE: 1" = 300'
DATE: 08-17-2016
JOB NO.: 15-012
DWG FILE: 15-012RDW-MONT
DRAWN BY: AT, DFR
CHECK: JE
SHEET: 1 OF 5

EXHIBIT C

MATCH LINE - SEE SHEET 3



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	11.45'	9.00'	72°55'18"	N12°23'38"W	10.70'



ROAD RIGHT-OF-WAY DEDICATION (2.932 ACRES)

ROAD RIGHT-OF-WAY DEDICATION



SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

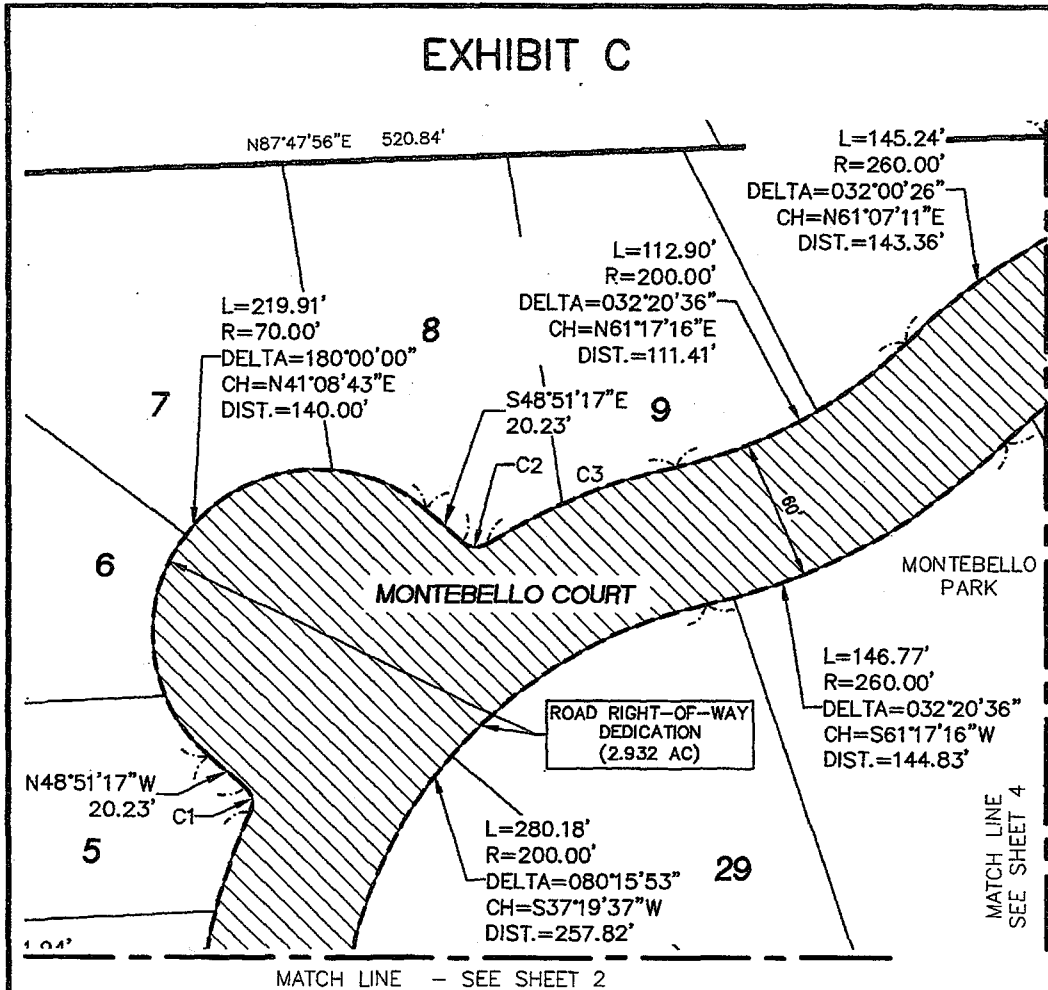
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES

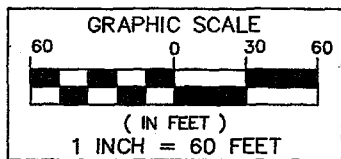
SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
DATE: 08-17-2016
JOB NO.: 15-012
DWG FILE: 15-012ROW-MONT
DRAWN BY: AT, DFR
CHECK: JE
SHEET: 2 OF 5

EXHIBIT C



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	11.45'	9.00'	72°55'18"	N12°23'38"W	10.70'
C2	11.45'	9.00'	72°55'18"	S85°18'56"E	10.70'
C3	87.29'	260.00'	19°14'08"	N67°50'30"E	86.88'



ROAD RIGHT-OF-WAY DEDICATION
 (2.932 ACRES)

ROAD RIGHT-OF-WAY DEDICATION



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 CONSULTING ENGINEERS

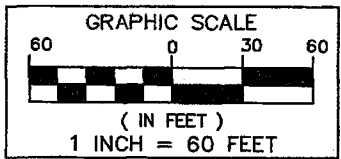
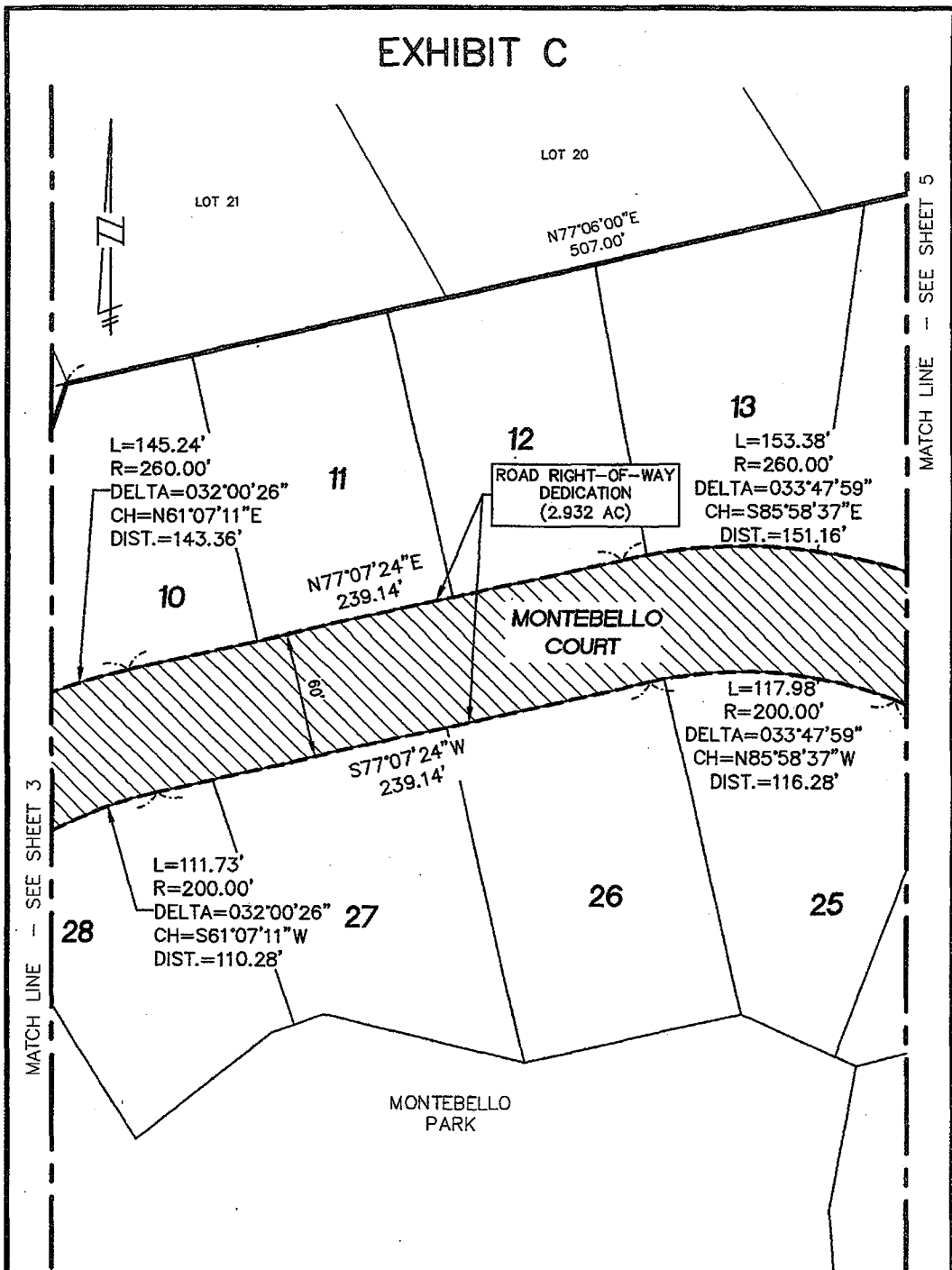
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 PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
 DATE: 08-17-2016
 JOB NO.: 15-012
 DWG FILE: 15-012ROW-MONT
 DRAWN BY: AT, DFR
 CHECK: JE
 SHEET: 3 OF 5

EXHIBIT C



ROAD RIGHT-OF-WAY DEDICATION
(2.932 ACRES)

ROAD RIGHT-OF-WAY DEDICATION



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

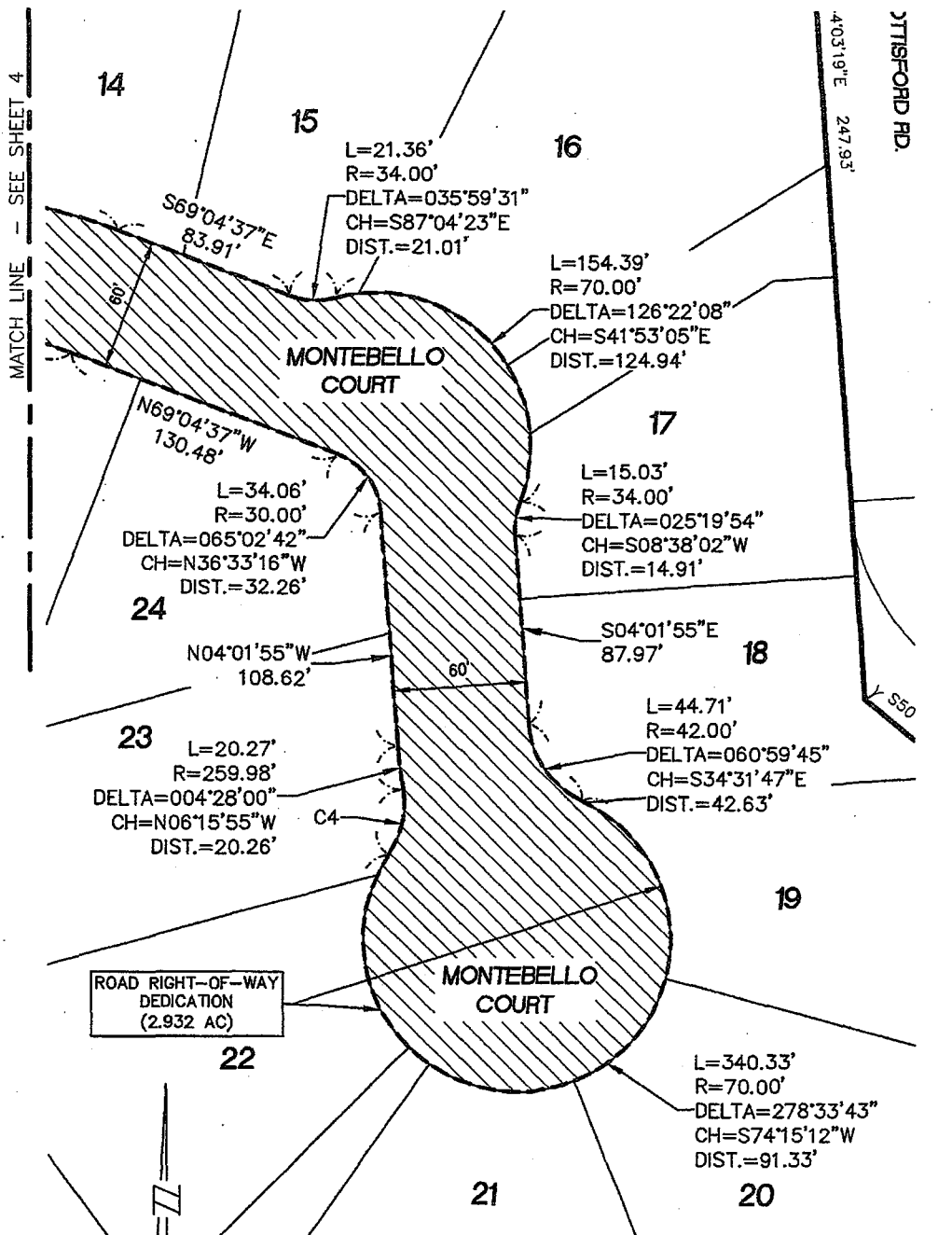
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES

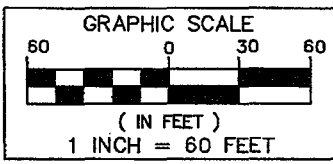
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
DATE: 08-17-2016
JOB NO.: 15-012
DWG FILE: 15-012ROW-MONT
DRAWN BY: AT, DFR
CHECK: JE
SHEET: 4 OF 5

EXHIBIT C



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	30.81'	42.00'	42°01'58"	N12°31'04"E	30.13'



ROAD RIGHT-OF-WAY DEDICATION
(2.932 ACRES)

ROAD RIGHT-OF-WAY DEDICATION

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CONSULTING ENGINEERS
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	08-17-2016
JOB NO.:	15-012
DWG FILE:	15-012ROW-MONT
DRAWN BY:	AT, DFR
CHECK:	JE
SHEET:	5 OF 5

SIDEWALK EASEMENT

NOW ALL MEN BY THESE PRESENTS, that MIRAGE DEVELOPMENT LLC, whose address is 45380 W 10 MILE RD #135 NOVI, MI 48375, for and in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, being exempt pursuant to MCLA 207.505(a), and MCLA 207.526 (a) a permanent easement for a public walkway over across and through property located in Section 27, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described as follows:

{See attached and incorporated Exhibit A – Property Description Exhibit}

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

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

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

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

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

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

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

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

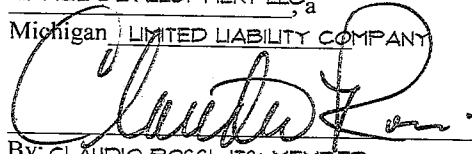
This instrument shall be binding and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

Dated this 23RD day of AUGUST, 2016.

{Signature begins on following page}

Signed by:

MIRAGE DEVELOPMENT LLC,^a
Michigan LIMITED LIABILITY COMPANY



By: CLAUDIO ROSSI ITS: MEMBER

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 23RD day of AUGUST, 2016, by
CLAUDIO ROSSI, MEMBER OF MIRAGE DEVELOPMENT LLC, A MICHIGAN LIMITED LIABILITY
COMPANY



Notary Public
OAKLAND County, Michigan
My Commission Expires: 6/3/2018

Drafted by:

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

438616_1.DOC

EXHIBIT A

"MONTEBELLO ESTATES"

LEGAL DESCRIPTION

SUBJECT PROPERTY

PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE NORTH 02°49'43" WEST, 792.96 FEET; THENCE NORTH 87°47'56" EAST, 520.84 FEET; THENCE NORTH 17°09'00" EAST, 122.32 FEET; THENCE NORTH 77°06'00" EAST, 507.00 FEET; THENCE SOUTH 12°07'00" EAST, 98.31 FEET; THENCE NORTH 86°33'12" EAST, 216.00 FEET; THENCE SOUTH 04°03'19" EAST, 340.00 FEET; THENCE SOUTH 50°44'19" EAST, 93.10 FEET; THENCE SOUTH 03°52'37" EAST, 497.04 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE SOUTH 87°18'00" WEST ALONG SAID SOUTH LINE, 1379.11 FEET TO THE POINT OF BEGINNING. CONTAINING 26.94 ACRES AND SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

AND ALSO, as previously recorded in Liber 4480, on Pages 358 through 361, inclusive, Oakland County Records, as being Part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, Novi Township, (now Village of Novi), Oakland County, Michigan, described as beginning at the South 1/4 corner of said Section 27, thence North 0 degrees 03 minutes West along North and South 1/4 Section line 791.68 feet; thence South 89 degrees 33 minutes East along fence line 517.62 feet; thence North 19 degrees 51 minutes East 122.32 feet to a point in fence line; thence North 79 degrees 48 minutes East, along fence line 507.0 feet; thence South 9 degrees 25 minutes East, along fence line 98.31 feet; thence North 89 degrees 12 minutes East 215 feet; thence South 01 degrees 18 minutes 00 seconds East 340.00 feet; thence South 47 degrees 21 minutes East, 92.80 feet to a point in fence along 1/8 line, thence South 01 degrees 37 minutes 00 seconds East, 496.15 feet to the South line of said Section 27; thence due West on Section line 1379.10 feet to the point of beginning. (MCN 495 C, 26.86 Acres)

DESCRIPTION PARCEL 22-27-452-001

EXHIBIT B

"MONTEBELLO ESTATES"

LEGAL DESCRIPTION PATHWAY EASEMENT

A Pathway Easement, being a part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; more particularly described as commencing at the South 1/4 Corner of said Section 27; thence North 87°18'00" East, 63.05 feet; thence North 02°42'00" West, 60.00 feet, for a POINT OF BEGINNING "A"; thence North 49°58'58" East, 64.89 feet, for a reference POINT "A"; thence 31.94 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 07°02'16" and a chord bearing and distance of South 06°24'25" West, 31.92 feet; thence South 49°58'58" West, 12.91 feet; thence South 87°18'00" West, 36.29 feet, to the Point of Beginning "A".

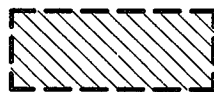
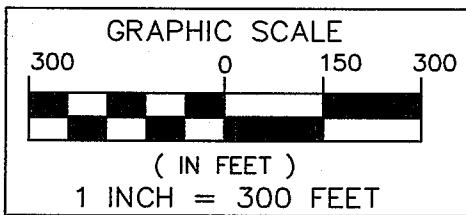
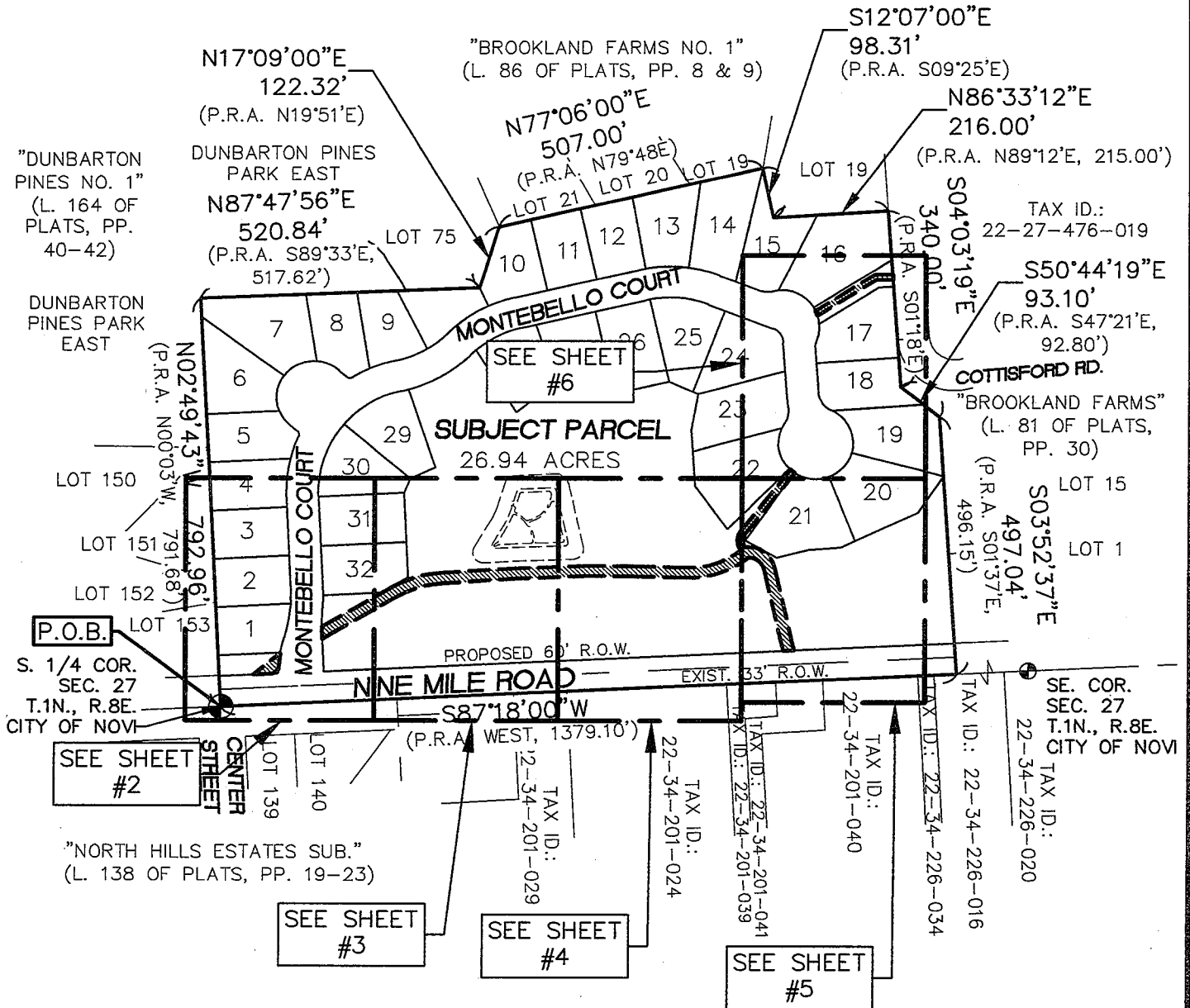
And also, commencing at said reference POINT "A"; thence North 70°33'25" East, 83.28 feet, for a POINT OF BEGINNING "B"; thence North 02°40'36" West, 21.17 feet; thence 1.79 feet along a curve to the right, said curve having a radius of 300.00 feet, a central angle of 00°20'31" and a chord bearing and distance of North 02°30'20" West, 1.79 feet; thence North 57°53'41" East, 5.59 feet; thence North 59°46'31" East, 146.91 feet; thence 101.77 feet along a curve to the right, said curve having a radius of 220.17 feet, a central angle of 26°29'01" and a chord bearing and distance of North 74°14'21" East, 100.87 feet; thence North 86°14'27" East, 130.81 feet; thence North 87°49'25" East, 131.42 feet; thence South 89°50'21" East, 94.21 feet; thence South 88°22'50" East, 94.11 feet; thence 113.46 feet along a curve to the left, said curve having a radius of 152.49 feet, a central angle of 42°37'56" and a chord bearing and distance of North 72°20'00" East, 110.87 feet; thence North 26°27'30" West, 10.34 feet; thence North 07°47'14" West, 10.34 feet; thence North 10°53'03" East, 10.34 feet; thence North 29°33'19" East, 10.34 feet; thence North 38°26'47" East, 148.11 feet; thence 10.01 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of 08°11'32" and a chord bearing and distance of South 51°44'35" East, 10.00 feet, for a reference POINT "B"; thence South 38°26'47" West, 148.18 feet; thence South 20°41'18" West, 13.73 feet; thence South 13°30'45" East, 13.73 feet; thence South 88°01'09" East, 19.57 feet; thence 57.05 feet along a curve to the right, said curve having a radius of 53.00 feet, a central angle of 61°40'14" and a chord bearing and distance of South 43°55'22" East, 54.33 feet; thence South 13°05'15" East, 163.87 feet; thence South 87°18'00" West, 20.33 feet; thence North 13°05'15" West, 160.21 feet; thence 33.46 feet along a curve to the left, said curve having a radius of 33.00 feet, a central angle of 58°06'10" and a chord bearing and distance of North 42°08'20" West, 32.05 feet; thence North 88°01'09" West, 9.07 feet; thence 130.35 feet along a curve to the right, said curve having a radius of 172.49 feet, a central angle of 43°17'49" and a chord bearing and distance of South 71°52'46" West, 127.27 feet; thence North 88°22'50" West, 93.52 feet; thence North 89°50'21" West, 93.54 feet; thence South 87°49'25" West, 130.74 feet; thence South 86°14'27" West, 130.75 feet; thence 92.74 feet along a curve to the left, said curve having a radius of 200.17 feet, a central angle of 26°32'39" and a chord bearing and distance of South 74°16'10" West, 91.91 feet; thence South 59°46'25" West, 146.15 feet; thence South 57°53'41" West, 16.55 feet, to the Point of Beginning "B".

And also, commencing at said reference POINT "B"; thence 231.14 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of 189°11'19" and a chord bearing and distance of North 29°34'00" East, 139.55 feet; thence 44.71 feet along a curve to the right, said curve having a radius of 42.00 feet, a central angle of 60°59'45" and a chord bearing and distance of North 34°31'47" West, 42.63 feet; thence North 04°01'55" West, 87.97 feet; thence 15.03 feet along a curve to the right, said curve having a radius of 34.00 feet, a central angle of

EXHIBIT B

25°19'54" and a chord bearing and distance of North 08°38'02" East, 14.91 feet; thence 47.57 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of 38°55'58" and a chord bearing and distance of North 01°50'00" East, 46.66 feet , for a POINT OF BEGINNING "C"; thence continuing 10.17 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of 08°19'37" and a chord bearing and distance of North 21°47'47" West, 10.16 feet; thence North 57°53'22" East, 131.38 feet; thence North 88°58'05" East, 33.87 feet; thence South 04°03'19" East, 10.01 feet; thence South 88°58'05" West, 31.62 feet; thence South 57°53'22" West, 130.41 feet, to the Point of Beginning "C". All of the above containing 0.582 Acres.

EXHIBIT B



PATHWAY EASEMENT (0.582 ACRES)

SUBJECT PROPERTY AND SHEET INDEX



SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
 PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	08-10-2016
JOB NO.:	15-012
DWG FILE:	15-012ESMT-PT1
DRAWN BY:	AT, DFR
CHECK:	JE
SHEET:	1 OF 6

SANITARY SEWER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that
MIRAGE DEVELOPMENT, LLC a Michigan MICHIGAN LIMITED LIABILITY COMPANY
whose address is 45380 W 10 MILE RD #135 NOVI, MI 48375, (hereinafter
referred to as "Grantor"), being title holder to the following described parcel of land, to-wit:

[See attached and incorporated Exhibit A]

Tax Identification Number: 38-3193707

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.

EXHIBIT A

"MONTEBELLO ESTATES"

LEGAL DESCRIPTION SUBJECT PROPERTY

PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE NORTH 02°49'43" WEST, 792.96 FEET; THENCE NORTH 87°47'56" EAST, 520.84 FEET; THENCE NORTH 17°09'00" EAST, 122.32 FEET; THENCE NORTH 77°06'00" EAST, 507.00 FEET; THENCE SOUTH 12°07'00" EAST, 98.31 FEET; THENCE NORTH 86°33'12" EAST, 216.00 FEET; THENCE SOUTH 04°03'19" EAST, 340.00 FEET; THENCE SOUTH 50°44'19" EAST, 93.10 FEET; THENCE SOUTH 03°52'37" EAST, 497.04 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE SOUTH 87°18'00" WEST ALONG SAID SOUTH LINE, 1379.11 FEET TO THE POINT OF BEGINNING. CONTAINING 26.94 ACRES AND SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

AND ALSO, as previously recorded in Liber 4480, on Pages 358 through 361, inclusive, Oakland County Records, as being Part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, Novi Township, (now Village of Novi), Oakland County, Michigan, described as beginning at the South 1/4 corner of said Section 27, thence North 0 degrees 03 minutes West along North and South 1/4 Section line 791.68 feet; thence South 89 degrees 33 minutes East along fence line 517.62 feet; thence North 19 degrees 51 minutes East 122.32 feet to a point in fence line; thence North 79 degrees 48 minutes East, along fence line 507.0 feet; thence South 9 degrees 25 minutes East, along fence line 98.31 feet; thence North 89 degrees 12 minutes East 215 feet; thence South 01 degrees 18 minutes 00 seconds East 340.00 feet; thence South 47 degrees 21 minutes East, 92.80 feet to a point in fence along 1/8 line, thence South 01 degrees 37 minutes 00 seconds East, 496.15 feet to the South line of said Section 27; thence due West on Section line 1379.10 feet to the point of beginning. (MCN 495 C, 26.86 Acres)

DESCRIPTION PARCEL 22-27-452-001

EXHIBIT B

"MONTEBELLO ESTATES"

LEGAL DESCRIPTION SANITARY SEWER EASEMENT

A Sanitary Sewer Easement, being a part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; more particularly described as commencing at the South 1/4 Corner of said Section 27; thence North 02°49'43" West, 100.00 feet, along the West line of said Section 27; thence North 87°18'00" East, 99.67 feet, for a POINT OF BEGINNING "A"; thence 34.33 feet along a curve to the right, said curve having a radius of 275.00 feet, a central angle of 07°09'11" and a chord bearing and distance of North 12°56'39" East, 34.31 feet; thence 96.13 feet along a curve to the left, said curve having a radius of 285.00 feet, a central angle of 19°19'34" and a chord bearing and distance of North 06°51'28" East, 95.68 feet; thence North 02°48'19" West, 169.90 feet; thence 140.17 feet along a curve to the right, said curve having a radius of 275.00 feet, a central angle of 29°12'14" and a chord bearing and distance of North 11°47'48" East, 138.66 feet, for a reference POINT "A"; thence South 48°51'17" East, 8.80 feet; thence 11.45 feet along a curve to the right, said curve having a radius of 9.00 feet, a central angle of 72°55'18" and a chord bearing and distance of South 12°23'38" East, 10.70 feet; thence 121.94 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 26°52'20" and a chord bearing and distance of South 10°37'51" West, 120.83 feet; thence South 02°48'19" East, 169.90 feet, for a reference POINT "D"; thence 101.19 feet along a curve to the right, said curve having a radius of 300.00 feet, a central angle of 19°19'34" and a chord bearing and distance of South 06°51'28" West, 100.71 feet; thence 29.25 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 06°26'44" and a chord bearing and distance of South 13°17'53" West, 29.23 feet; thence South 87°18'00" West, 15.36 feet, to the Point of Beginning "A".

And also, commencing at said reference POINT "A"; thence North 48°51'17" West, 11.42 feet; thence 219.91 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 180°00'00" and a chord bearing and distance of North 41°08'43" East, 140.00 feet; thence South 48°51'17" East, 11.42 feet, to a POINT OF BEGINNING "B"; thence 103.52 feet along a curve to the right, said curve having a radius of 275.00 feet, a central angle of 21°34'03" and a chord bearing and distance of North 66°40'32" East, 102.91 feet; thence 65.79 feet along a curve to the left, said curve having a radius of 185.00 feet, a central angle of 20°22'29" and a chord bearing and distance of North 67°16'19" East, 65.44 feet; thence North 57°05'05" East, 95.39 feet; thence 59.37 feet along a curve to the right, said curve having a radius of 265.00, a central angle of 12°50'12" and a chord bearing and distance of North 63°30'11" East, 59.25 feet; thence North 69°55'17" East, 96.44 feet; thence North 77°07'24" East, 176.68 feet; thence 162.23 feet along a curve to the right, said curve having a radius of 275.00 feet, a central angle of 33°47'59" and a chord bearing and distance of South 85°58'37" East, 159.88 feet; thence South 69°04'37" East, 119.41 feet, for a reference POINT "B"; thence 17.75 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of 14°31'48" and a chord bearing and distance of South 82°11'46" West, 17.70 feet; thence 21.36 feet along a curve to the right, said curve having a radius of 34.00 feet, a central angle of 35°59'31" and a chord bearing and distance of North 87°04'23" West, 21.01 feet; thence North 69°04'37" West, 83.91 feet; thence 153.38 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 33°47'59" and a chord bearing and distance of North 85°58'37" West, 151.16 feet; thence South 77°07'24" West, 239.14 feet thence 145.24 feet along a curve to the left, said curve having a radius of 560.00 feet, a central angle of 32°00'26" and a chord bearing and distance of South 61°07'11" West, 143.36 feet; thence 112.90 feet along a curve to the right, said curve having a radius of 200.00 feet, a central angle of 32°20'36" and a chord bearing and distance of South

EXHIBIT B

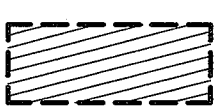
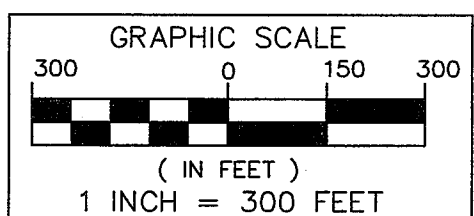
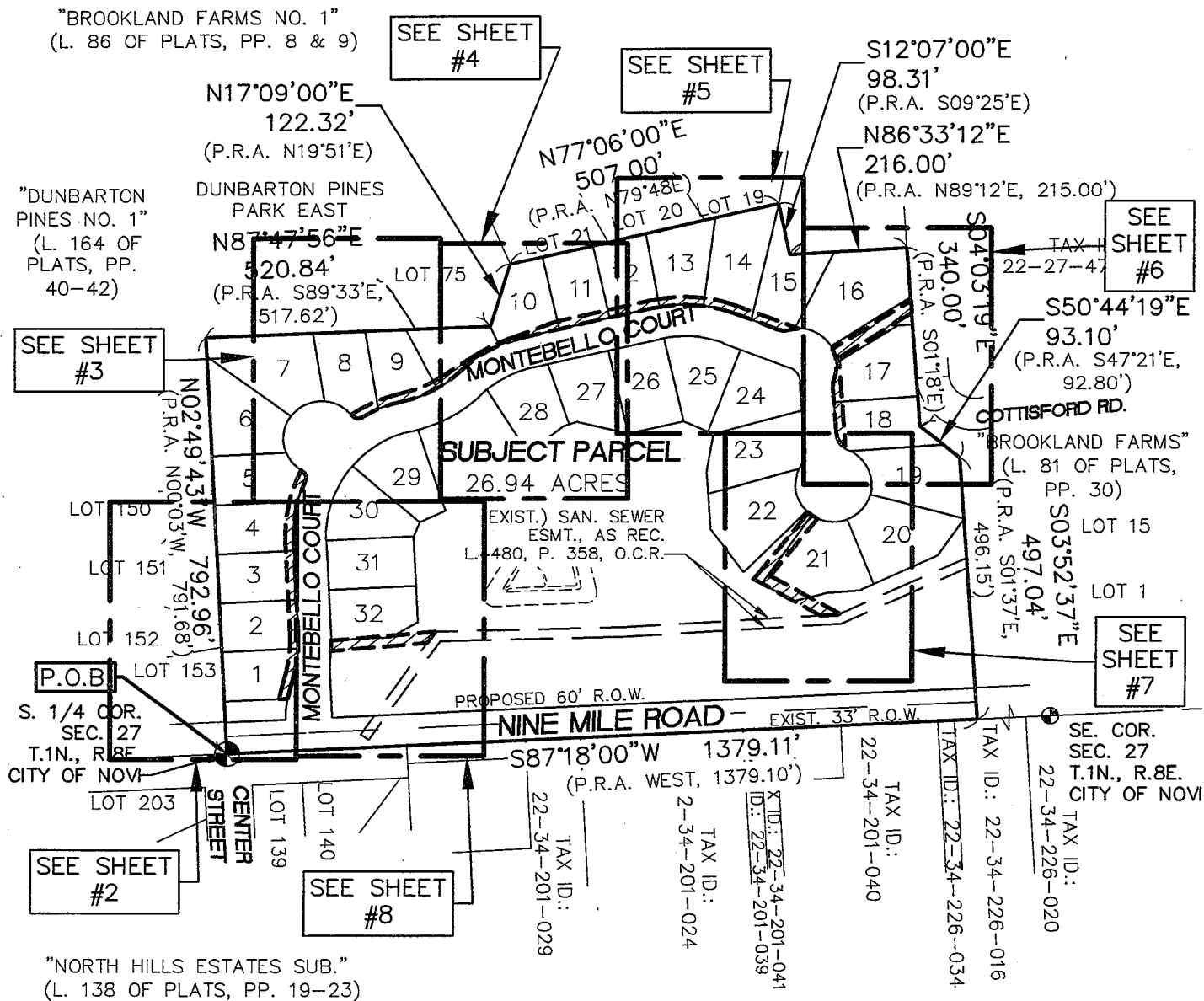
61°17'16" West, 111.41 feet; thence 87.29 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 19°14'08" and a chord bearing and distance of South 67°50'30" West, 86.88 feet; thence 11.45 feet along a curve to the right, said curve having a radius of 9.00 feet, a central angle of 72°55'18" and a chord bearing and distance of North 85°18'56" West, 10.70 feet; thence North 48°51'17" West, 8.80 feet, to the Point of Beginning "B".

And also, commencing at said reference POINT "B"; thence 78.00 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 63°50'23" and a chord bearing and distance of South 58°37'09" East, 74.02 feet, for a POINT OF BEGINNING "C"; thence North 57°53'22" East, 170.09 feet; thence South 04°03'19" East, 22.66 feet; thence South 57°53'22" West, 158.31 feet; thence South 04°01'55" East, 168.89 feet; thence North 85°47'51" West, 6.31 feet, for a reference POINT "C"; thence 27.61 feet along a curve to the right, said curve having a radius of 42.00 feet, a central angle of 37°40'06" and a chord bearing and distance of North 22°51'58" West, 27.12 feet; thence North 04°01'55" West, 87.97 feet; thence 15.03 feet along a curve to the right, said curve having a radius of 34.00 feet, a central angle of 25°19'54" and a chord bearing and distance of North 08°38'02" East, 14.91 feet; thence 58.64 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of 47°59'56" and a chord bearing and distance of North 02°41'59" West, 56.94 feet, to the Point of Beginning "C".

And also, commencing at said reference POINT "C"; thence 17.10 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 23°19'38" and a chord bearing and distance of South 53°21'50" East, 16.98 feet; thence 219.99 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 180°04'01" and a chord bearing and distance of South 25°00'21" West, 140.00 feet, for a POINT OF BEGINNING "D"; thence South 38°26'47" West, 139.84 feet; thence South 60°54'37" East, 147.56 feet, to a point on the Northerly line of existing Sanitary Sewer Easement, as recorded in Liber 4480, Page 358, Oakland County Records; thence South 65°31'32" West, 2.64 feet, along the Northerly line of said existing Sanitary Sewer Easement; thence South 86°34'02" West, 33.24 feet, along the Northerly line of said existing Sanitary Sewer Easement; thence North 60°54'37" West, 141.53 feet; thence North 38°26'47" East, 161.60 feet; thence 20.15 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of 16°29'37" and a chord bearing and distance of South 56°42'50" East, 20.08 feet, to the Point of Beginning "D".

And also, commencing at said reference POINT "D"; thence South 73°16'45" East, 63.01 feet, for a POINT OF BEGINNING "E"; thence North 85°01'20" East, 191.68 feet, to a point on the Westerly line of said existing Sanitary Sewer Easement; thence South 34°59'42" West, 26.10 feet, along the Westerly line of said existing Sanitary Sewer Easement; thence South 85°01'29" West, 177.42 feet; thence 20.15 feet along a curve to the left, said curve having a radius of 360.00 feet, a central angle of 03°12'26" and a chord bearing and distance of North 02°09'07" East, 20.15 feet, to the Point of Beginning "E". All of the above containing 0.753 acres.

EXHIBIT B



SANITARY SEWER EASEMENT
(0.753 ACRES)

SUBJECT PROPERTY AND SHEET INDEX

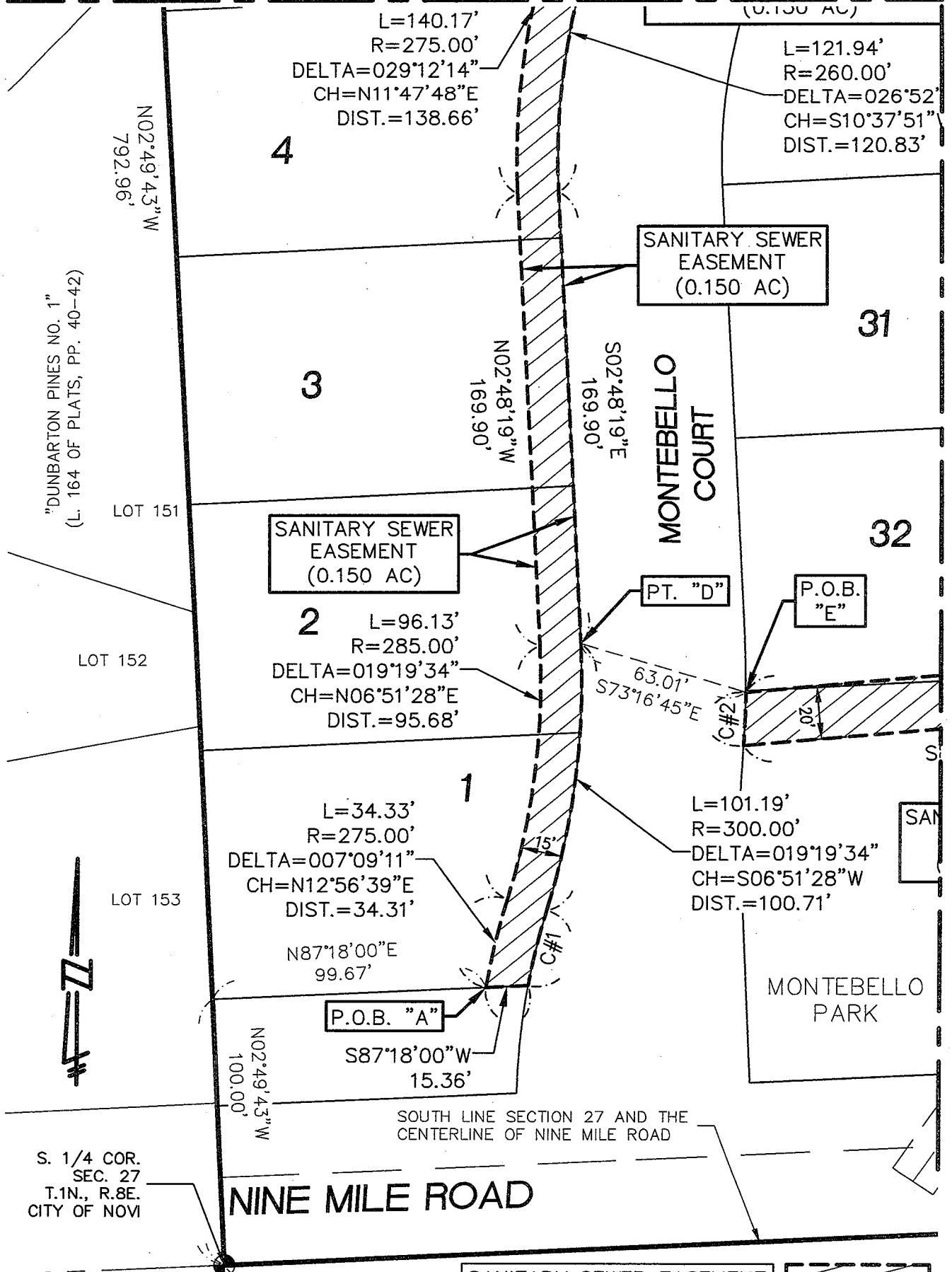
SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	05-10-16
JOB NO.:	15-012
DWG FILE:	15-012ESMT-SAN
DRAWN BY:	DFR
CHECK:	JE
SHEET:	1 OF 8

EXHIBIT B

MATCH LINE - SEE SHEET 3



"DUNBARTON PINES NO. 1"
(L. 164 OF PLATS, PP. 40-42)

N02°49'43"W
792.96'

LOT 151

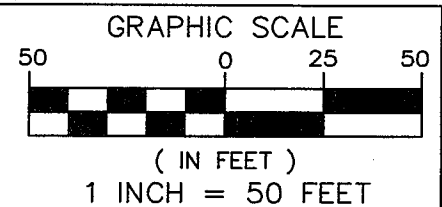
LOT 152

LOT 153

S. 1/4 COR.
SEC. 27
T.1N., R.8E.
CITY OF NOVI



MATCH LINE - SEE SHEET 8



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#1	29.25'	260.00'	6°26'44"	S13°17'53"W	29.23'
C#2	20.15'	360.00'	3°12'26"	N02°09'07"E	20.15'

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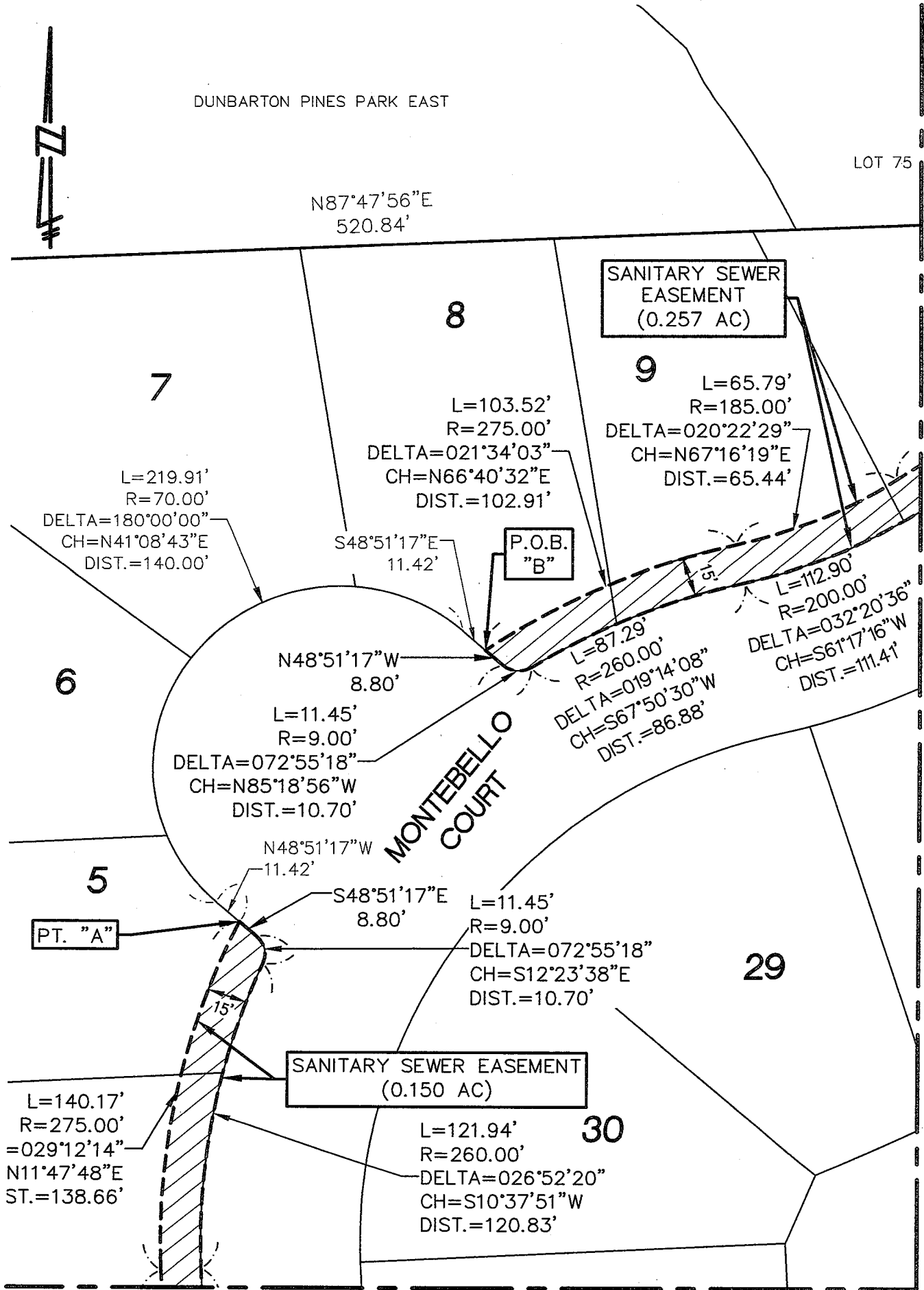
MONTEBELLO ESTATES
 SECTION 27, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 50'
DATE:	05-10-16
JOB NO.:	15-012
DWG FILE:	15-012ESMT-SAN
DRAWN BY:	DFR
CHECK:	JE
SHEET:	2 OF 8

EXHIBIT B

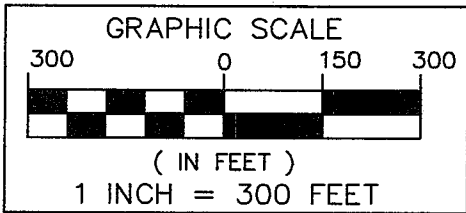
DUNBARTON PINES PARK EAST

LOT 75



MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 2



SANITARY SEWER EASEMENT
(0.753 ACRES)

SANITARY SEWER EASEMENT



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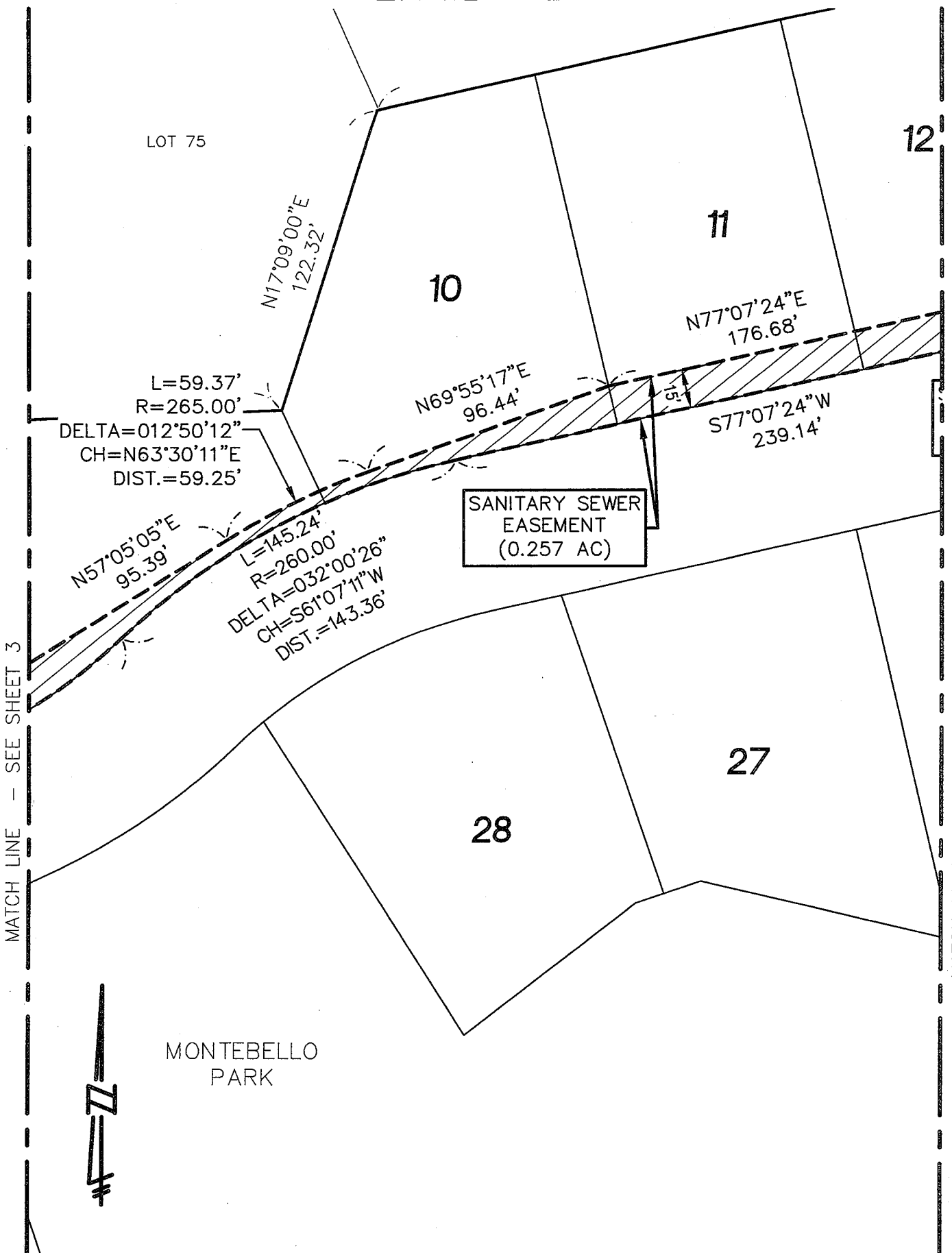
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MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	05-10-16
JOB NO.:	15-012
OWG FILE:	15-012ESMT-SAN
DRAWN BY:	DFR
CHECK:	JE
SHEET:	3 OF 8

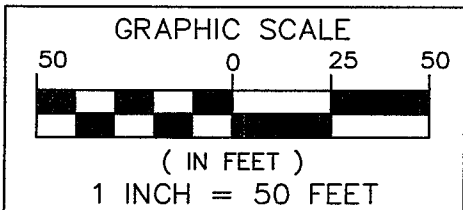
EXHIBIT B



MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 5

MONTEBELLO PARK



SANITARY SEWER EASEMENT
(0.753 ACRES)

SANITARY SEWER EASEMENT



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MONTEBELLO ESTATES

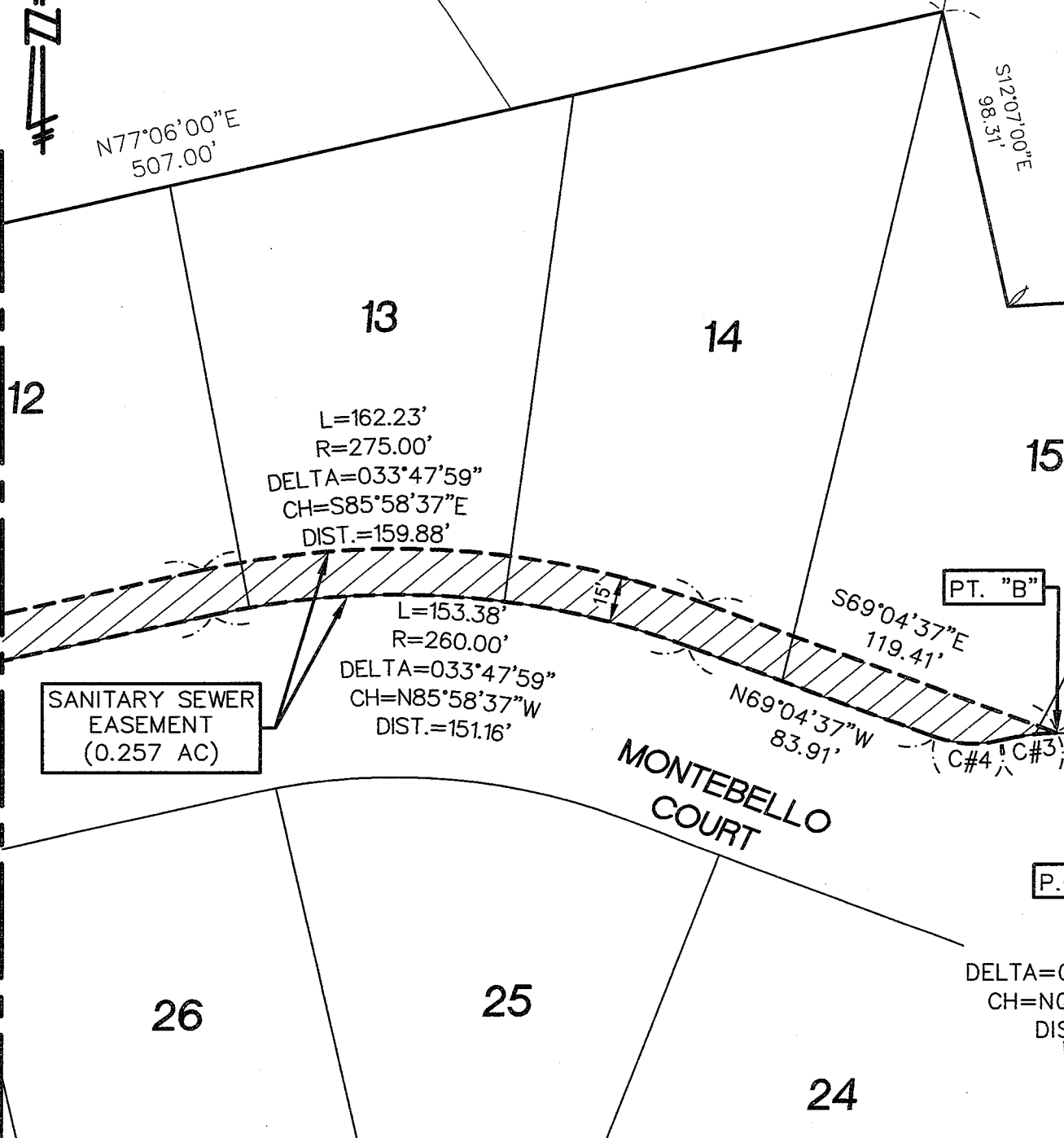
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RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 50'
DATE:	05-10-16
JOB NO.:	15-012
DWG FILE:	15-012ESMT-SAN
DRAWN BY:	DFR
CHECK:	JE
SHEET:	4 OF 8

EXHIBIT B

LOT 19

LOT 20



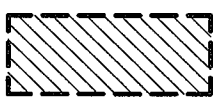
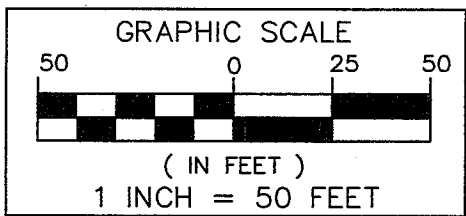
SANITARY SEWER EASEMENT (0.257 AC)

MONTEBELLO COURT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#3	17.75'	70.00'	14°31'48"	S82°11'46"W	17.70'
C#4	21.36'	34.00'	35°59'31"	N87°04'23"W	21.01'

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 6



SANITARY SEWER EASEMENT (0.753 ACRES)

SANITARY SEWER EASEMENT



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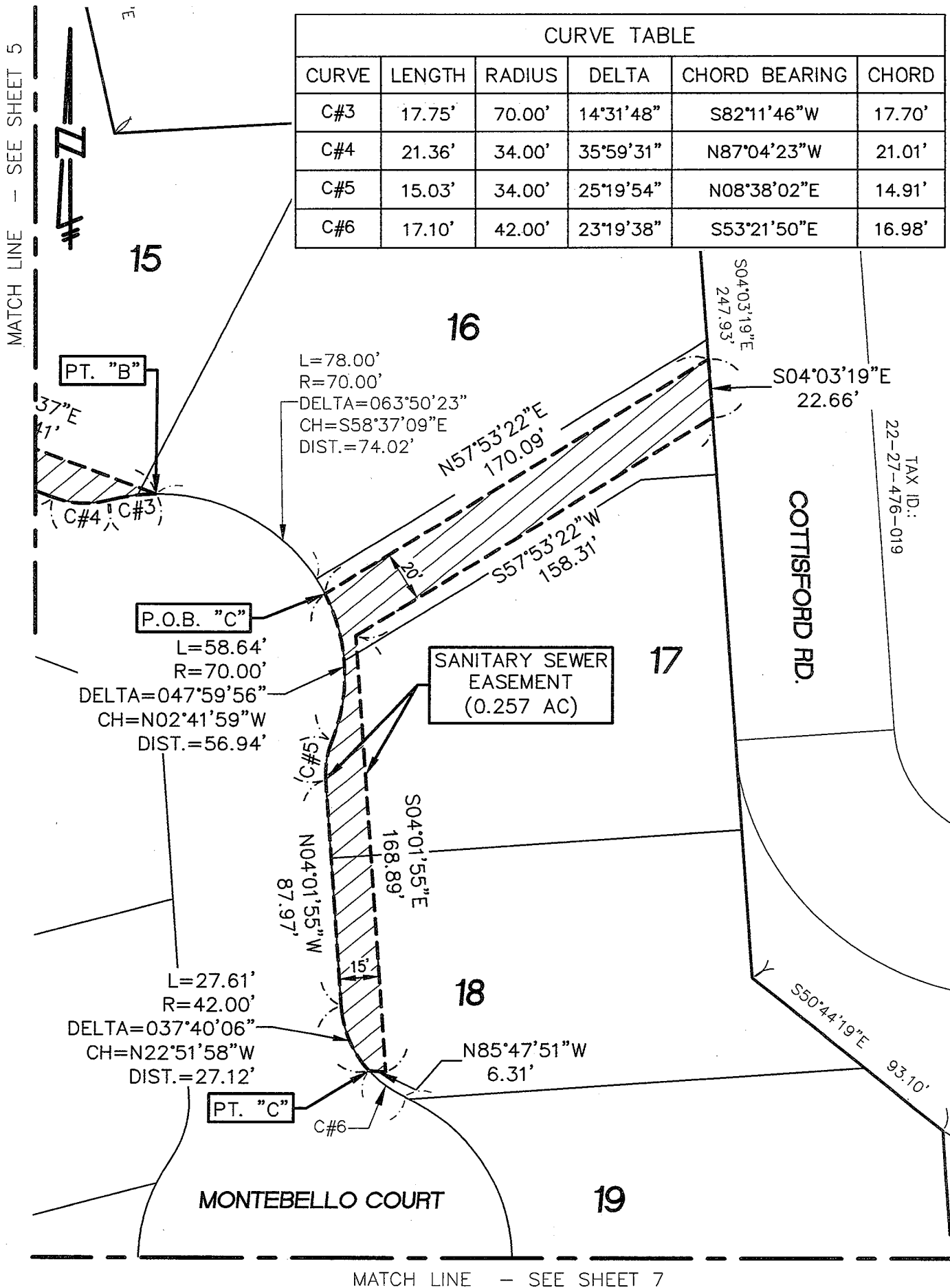
MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

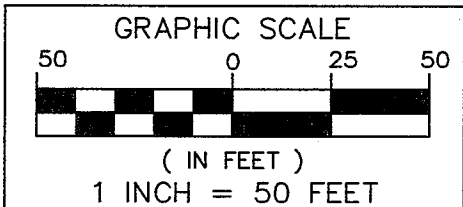
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DATE:	05-10-16
JOB NO.:	15-012
DWG FILE:	15-012ESMT-SAN
DRAWN BY:	DFR
CHECK:	JE
SHEET:	5 OF 8

EXHIBIT B

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#3	17.75'	70.00'	14°31'48"	S82°11'46"W	17.70'
C#4	21.36'	34.00'	35°59'31"	N87°04'23"W	21.01'
C#5	15.03'	34.00'	25°19'54"	N08°38'02"E	14.91'
C#6	17.10'	42.00'	23°19'38"	S53°21'50"E	16.98'



TAX ID:
22-27-476-019



SANITARY SEWER EASEMENT
(0.753 ACRES)

SANITARY SEWER EASEMENT



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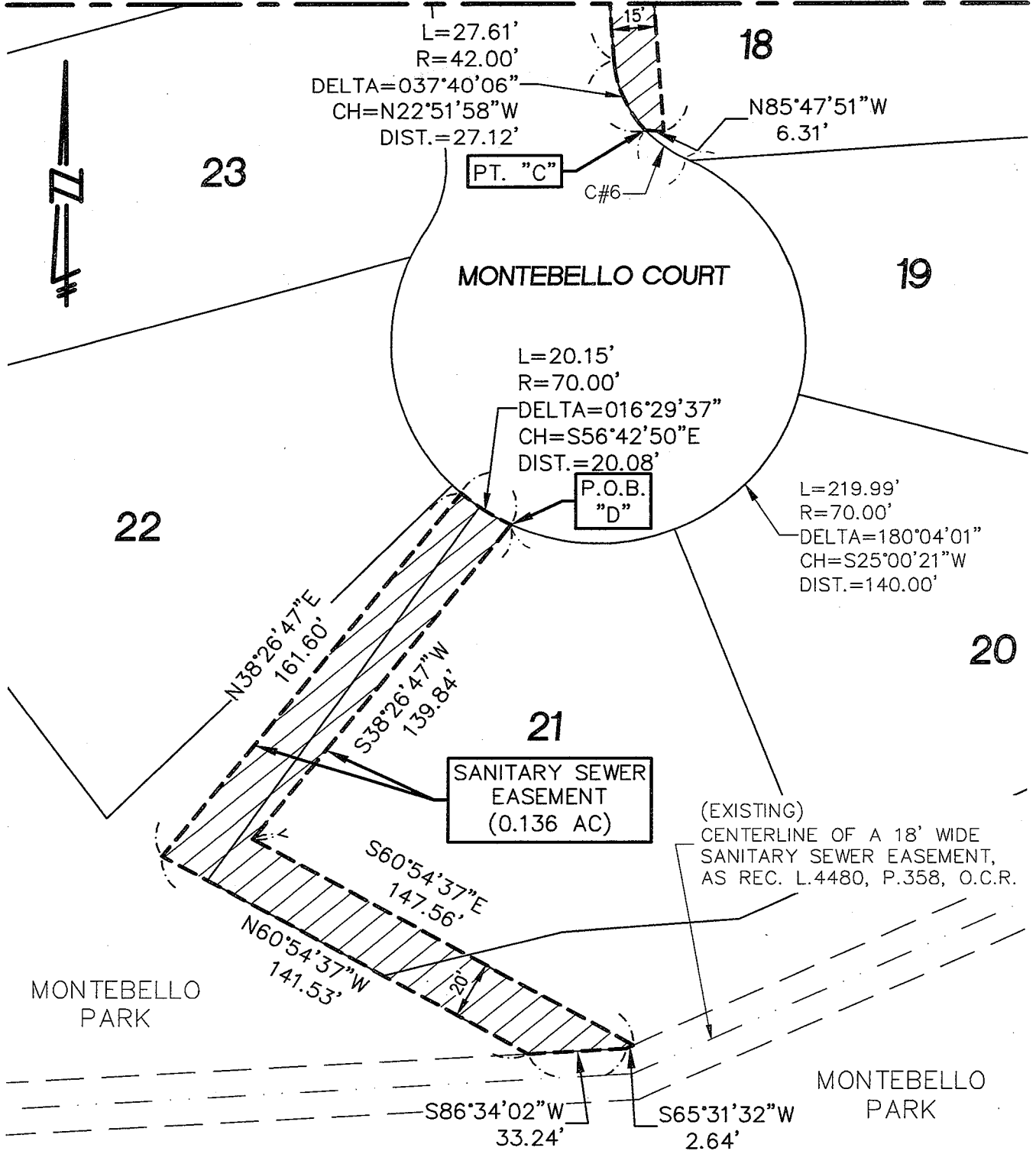
MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 50'
DATE:	05-10-16
JOB NO.:	15-012
DWG FILE:	15-012ESMT-SAN
DRAWN BY:	DFR
CHECK:	JE
SHEET:	6 OF 8

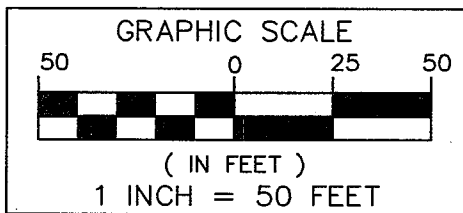
EXHIBIT B

MATCH LINE - SEE SHEET 6



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#6	17.10'	42.00'	23°19'38"	S53°21'50"E	16.98'



SANITARY SEWER EASEMENT
(0.753 ACRES)

SANITARY SEWER EASEMENT



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

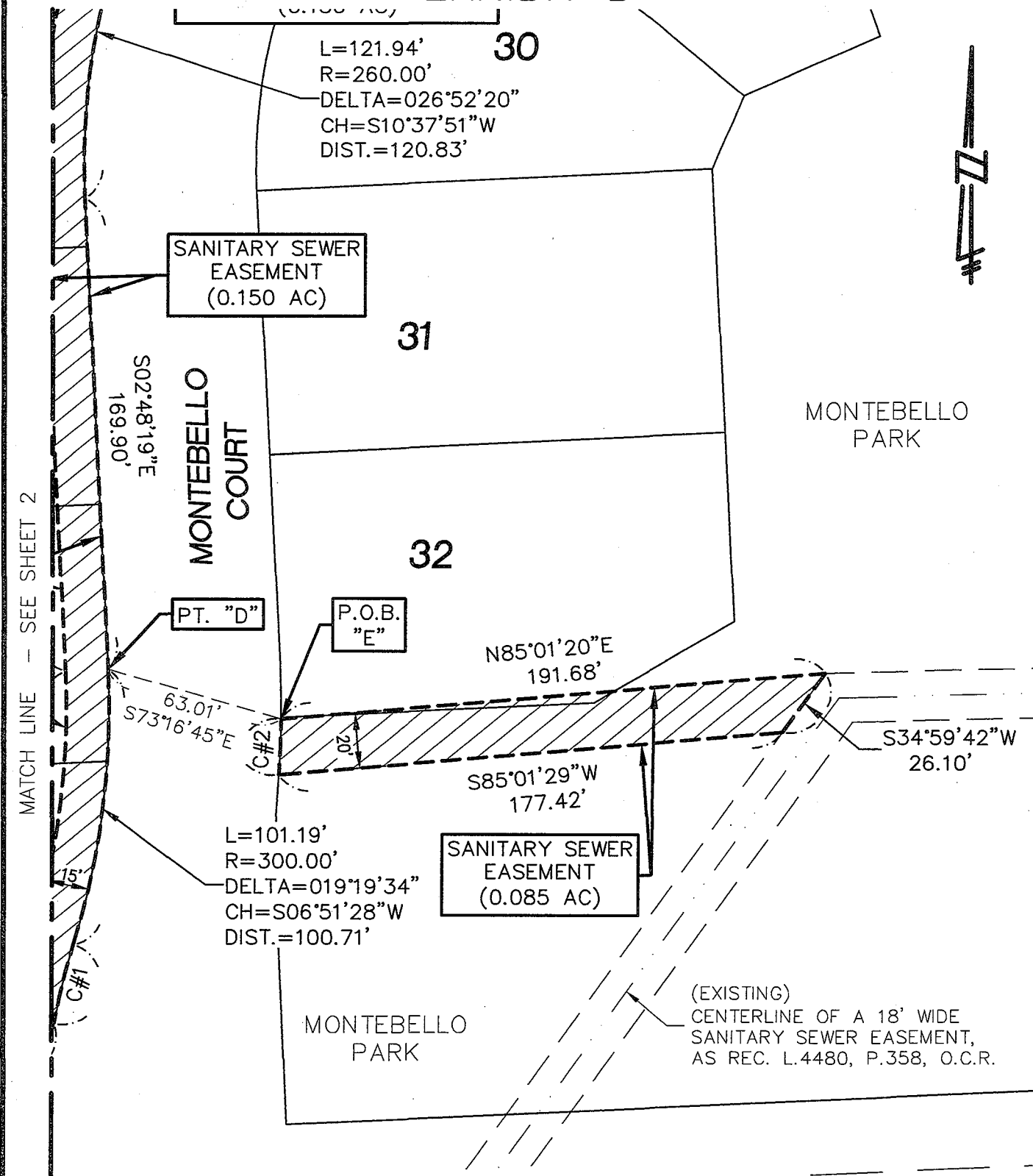
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 50'
DATE: 05-10-16
JOB NO.: 15-012
DWG FILE: 15-012ESMT-SAN
DRAWN BY: DFR
CHECK: JE
SHEET: 7 OF 8

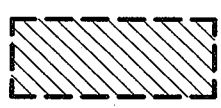
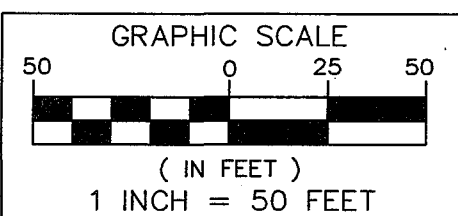
EXHIBIT B



MATCH LINE - SEE SHEET 2



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#1	29.25'	260.00'	6°26'44"	S13°17'53"W	29.23'
C#2	20.15'	360.00'	3°12'26"	N02°09'07"E	20.15'



SANITARY SEWER EASEMENT
(0.753 ACRES)

SANITARY SEWER EASEMENT

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MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 50'
DATE:	05-10-16
JOB NO.:	15-012
DWG FILE:	15-012ESMT-SAN
DRAWN BY:	DFR
CHECK:	JE
SHEET:	8 OF 8

WATER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that MIRAGE DEVELOPMENT, a Michigan LIMITED LIABILITY, whose address is 45380 W. 10 MILE RD #135, Michigan 48375, (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to-wit:

[Insert Description of Parcel or See attached and incorporated Exhibit A]

Tax Identification Number: 38-3193707

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

[See attached and incorporated Exhibit A]

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

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

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

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

EXHIBIT A

"MONTEBELLO ESTATES"

LEGAL DESCRIPTION
SUBJECT PROPERTY

PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE NORTH 02°49'43" WEST, 792.96 FEET; THENCE NORTH 87°47'56" EAST, 520.84 FEET; THENCE NORTH 17°09'00" EAST, 122.32 FEET; THENCE NORTH 77°06'00" EAST, 507.00 FEET; THENCE SOUTH 12°07'00" EAST, 98.31 FEET; THENCE NORTH 86°33'12" EAST, 216.00 FEET; THENCE SOUTH 04°03'19" EAST, 340.00 FEET; THENCE SOUTH 50°44'19" EAST, 93.10 FEET; THENCE SOUTH 03°52'37" EAST, 497.04 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE SOUTH 87°18'00" WEST ALONG SAID SOUTH LINE, 1379.11 FEET TO THE POINT OF BEGINNING. CONTAINING 26.94 ACRES AND SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

AND ALSO, as previously recorded in Liber 4480, on Pages 358 through 361, inclusive, Oakland County Records, as being Part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, Novi Township, (now Village of Novi), Oakland County, Michigan, described as beginning at the South 1/4 corner of said Section 27, thence North 0 degrees 03 minutes West along North and South 1/4 Section line 791.68 feet; thence South 89 degrees 33 minutes East along fence line 517.62 feet; thence North 19 degrees 51 minutes East 122.32 feet to a point in fence line; thence North 79 degrees 48 minutes East, along fence line 507.0 feet; thence South 9 degrees 25 minutes East, along fence line 98.31 feet; thence North 89 degrees 12 minutes East 215 feet; thence South 01 degrees 18 minutes 00 seconds East 340.00 feet; thence South 47 degrees 21 minutes East, 92.80 feet to a point in fence along 1/8 line, thence South 01 degrees 37 minutes 00 seconds East, 496.15 feet to the South line of said Section 27; thence due West on Section line 1379.10 feet to the point of beginning. (MCN 495 C, 26.86 Acres)

DESCRIPTION PARCEL 22-27-452-001

EXHIBIT A

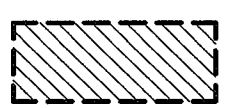
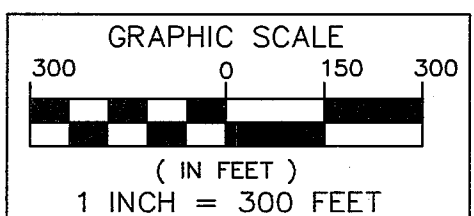
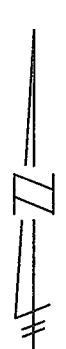
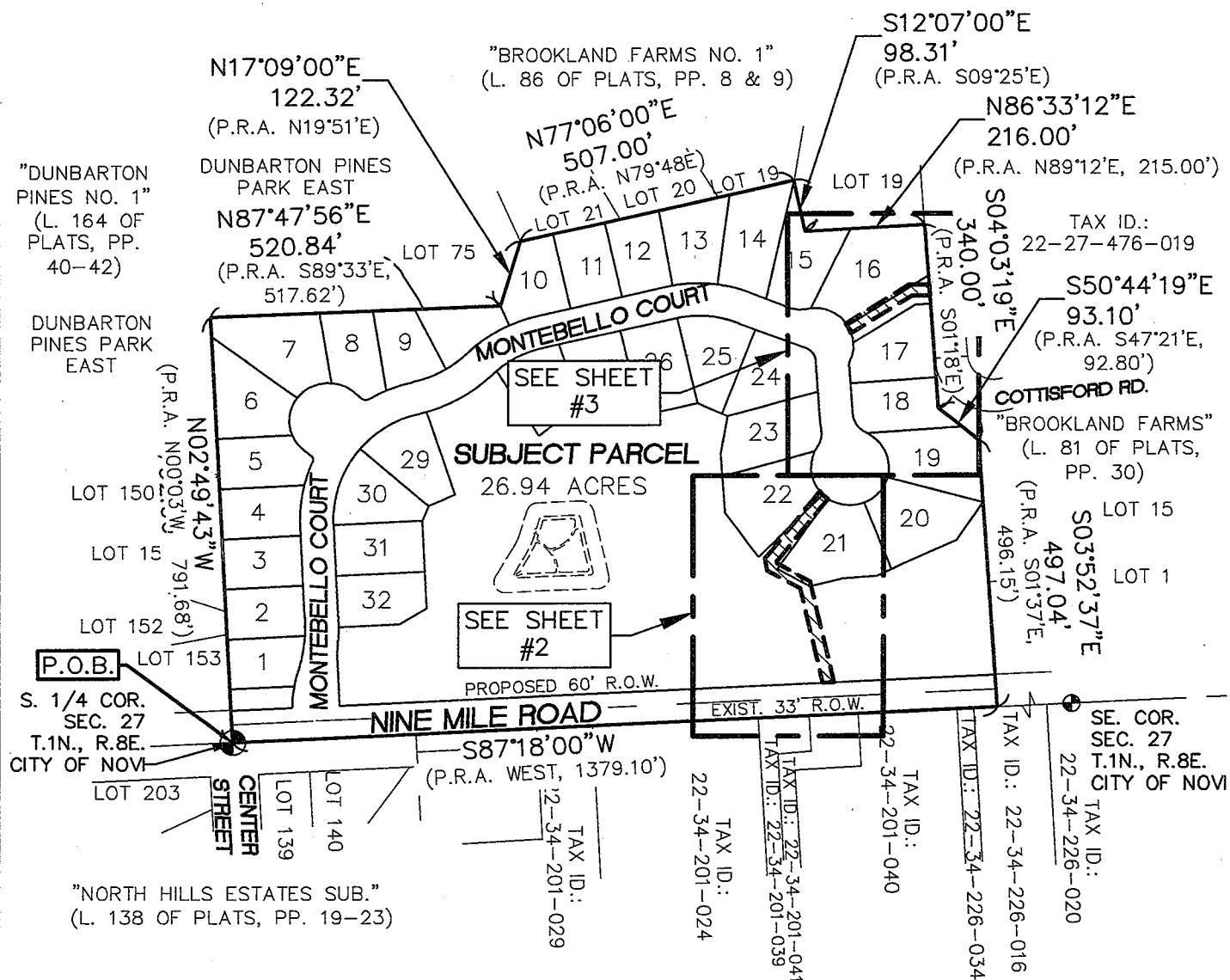
“MONTEBELLO ESTATES”

LEGAL DESCRIPTION WATER MAIN EASEMENT

A Water Main Easement, being a part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; more particularly described as commencing at the South 1/4 Corner of said Section 27; thence North $87^{\circ}18'00''$ East, 1067.25 feet, along the South line of said Section 27 and the centerline of Nine Mile Road; thence North $02^{\circ}42'00''$ West, 60.00 feet, for a POINT OF BEGINNING 'A'; thence North $13^{\circ}05'15''$ West, 180.24 feet; thence North $60^{\circ}24'54'37''$ West, 69.27 feet; thence North $09^{\circ}20'19''$ West, 22.65 feet; thence North $38^{\circ}26'47''$ East, 159.45 feet; thence 20.14 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of $16^{\circ}29'03''$ and a chord bearing and distance of South $46^{\circ}46'36''$ East, 20.07 feet, for a reference POINT 'A'; thence South $38^{\circ}26'47''$ West, 148.92 feet; thence South $09^{\circ}26'47''$ East, 4.12 feet; thence South $60^{\circ}54'37''$ East, 68.46 feet; thence South $13^{\circ}05'15''$ East, 192.77 feet; thence South $87^{\circ}18'00''$ West, 20.33 feet, to Point of Beginning 'A'.

And also, commencing at said reference POINT 'A'; thence 232.14 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of $190^{\circ}00'33''$ and a chord bearing and distance of North $29^{\circ}58'37''$ East, 139.47 feet; thence 44.71 feet along a curve to the right, said curve having a radius of 42.00 feet, a central angle of $60^{\circ}59'45''$ and a chord bearing and distance of North $34^{\circ}31'47''$ West, 42.63 feet; thence $04^{\circ}01'55''$ West, 87.97 feet; thence 15.03 feet along a curve to the right, said curve having a radius of 34.00 feet, a central angle of $25^{\circ}19'54''$ and a chord bearing and distance of North $08^{\circ}38'02''$ East, 14.91 feet; thence 49.65 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of $40^{\circ}38'18''$ and a chord bearing and distance of North $00^{\circ}58'50''$ East, 48.61 feet, for a POINT OF BEGINNING 'B'; thence continuing 20.13 feet along a curve to the left, said curve having 70.00 feet, a central angle of $16^{\circ}28'42''$ and a chord bearing and distance of North $27^{\circ}34'40''$ West, 20.06 feet; thence North $57^{\circ}53'22''$ East, 134.41 feet; thence North $88^{\circ}58'05''$ East, 36.62 feet; thence South $04^{\circ}03'19''$ East, 20.03 feet; thence South $88^{\circ}58'05''$ West, 32.12 feet; thence South $57^{\circ}53'22''$ West, 130.44 feet, to the Point of Beginning 'B'. All of the above containing 0.270 Acres.

EXHIBIT A



WATER MAIN EASEMENT
(0.270 ACRES)

SUBJECT PROPERTY AND SHEET INDEX

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	05-10-16
JOB NO.:	15-012
DWG FILE:	15-012ESMT-WM1
DRAWN BY:	DFR
CHECK:	JE
SHEET:	1 OF 3

EXHIBIT A

MATCH LINE - SEE SHEET 3

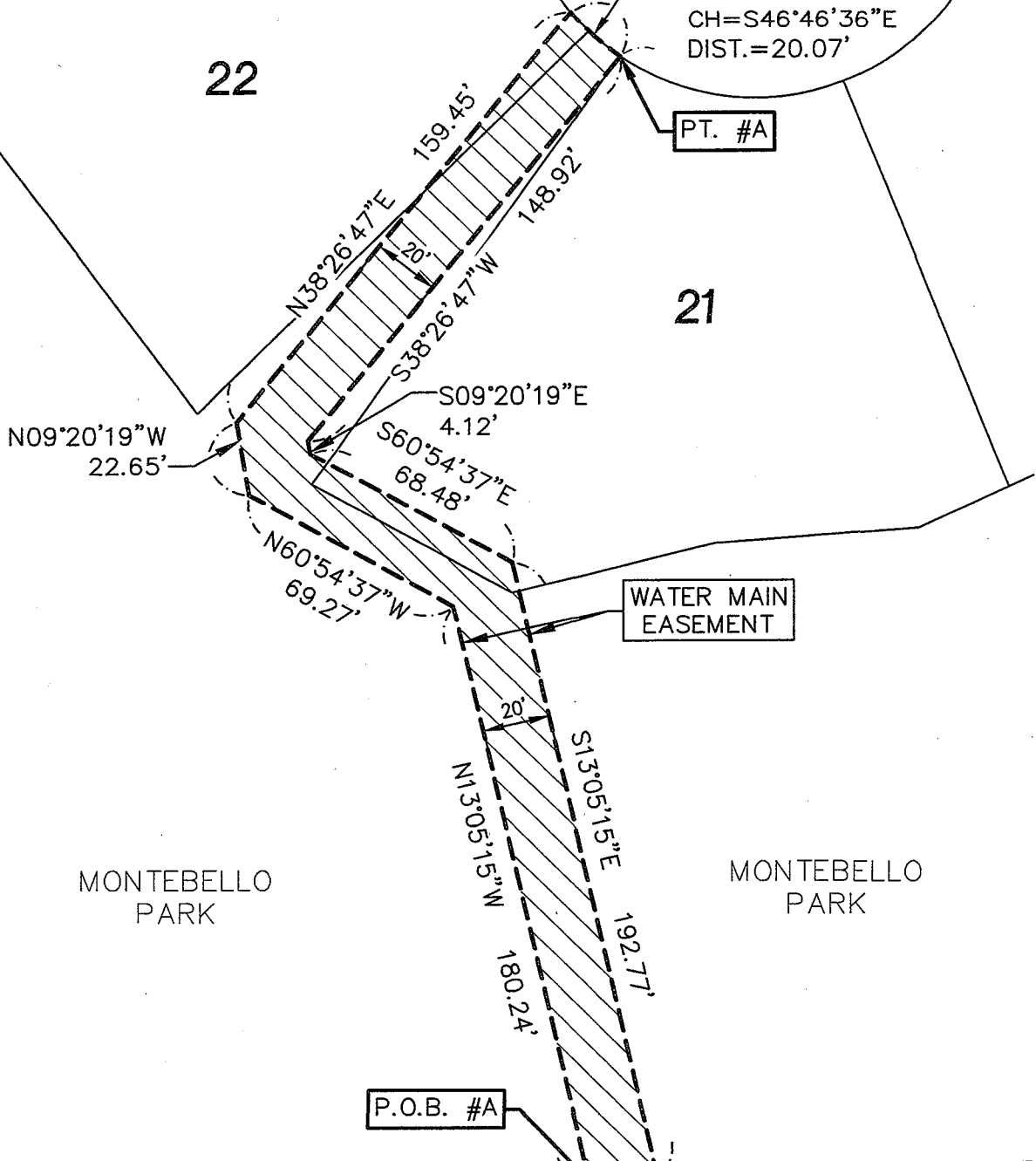
MONTEBELLO COURT

L=20.14'
R=70.00'
DELTA=016°29'03"
CH=S46°46'36"E
DIST.=20.07'

PT. #A

22

21



WATER MAIN EASEMENT

MONTEBELLO PARK

MONTEBELLO PARK

P.O.B. #A

PROPOSED 60' R.O.W.

SOUTH LINE SECTION 27 AND THE CENTERLINE OF NINE MILE ROAD
EXIST. 33' R.O.W.

NINE MILE ROAD

N87°18'00"E 1067.25'

S87°18'00"W 20.33'

S 1/4. COR.
SECTION 27
T.1N.,R.8E.,

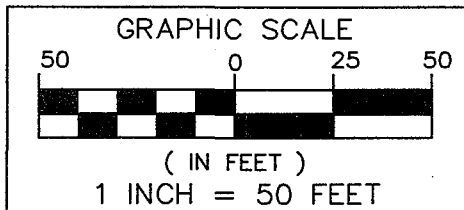


TAX ID.: 22-34-201-024

S87°18'00"W 1379.11'
TAX ID.: 22-34-201-039

TAX ID.: 22-34-201-041

TAX ID.: 22-34-201-040



WATER MAIN EASEMENT
(0.270 ACRES)

WATER MAIN EASEMENT



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

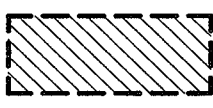
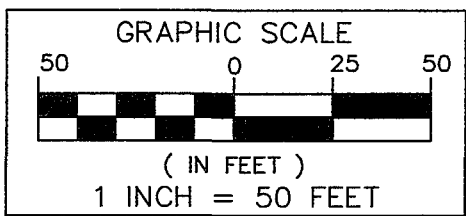
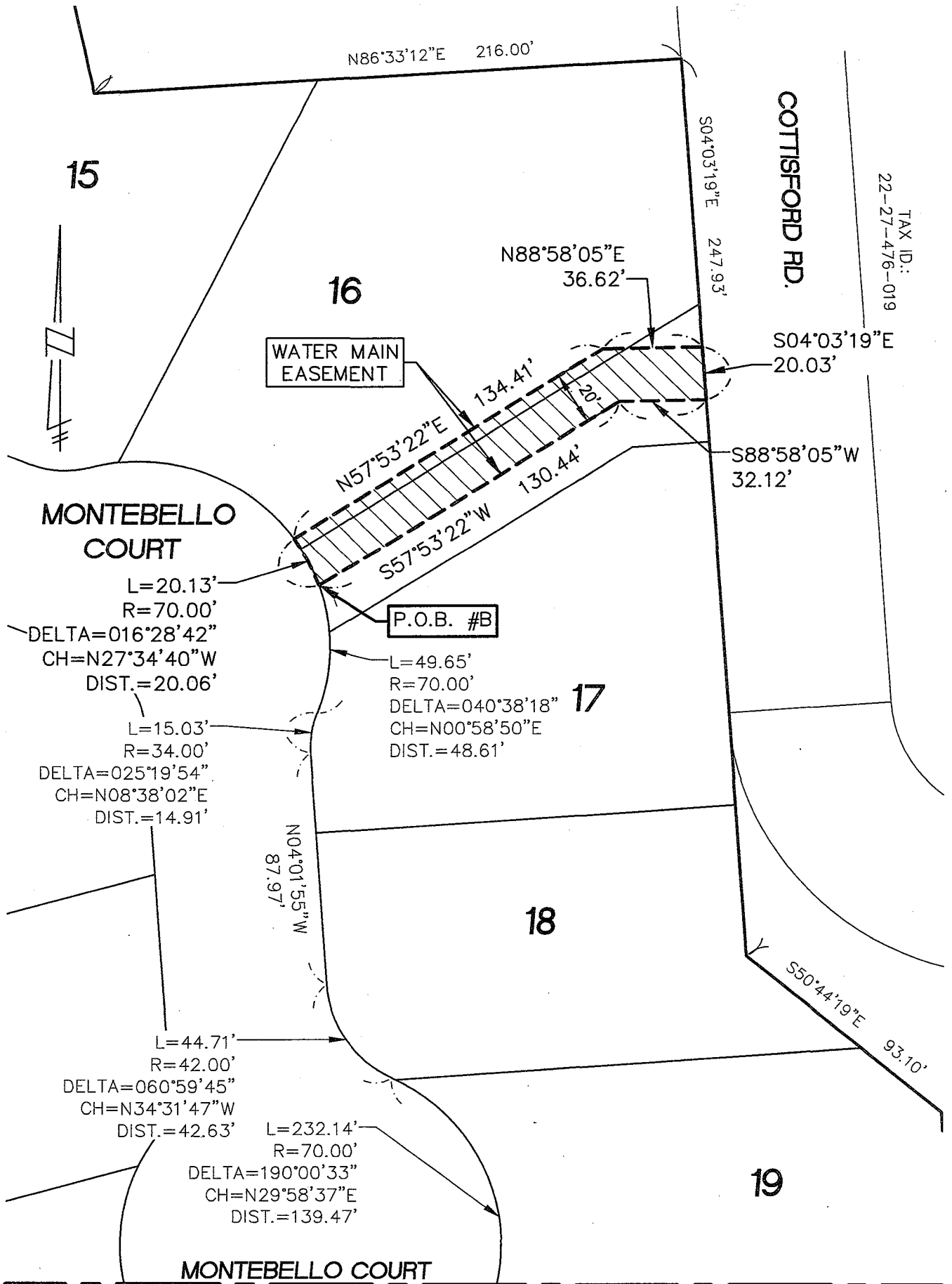
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 50'
DATE: 05-10-16
JOB NO.: 15-012
DWG FILE: 15-012ESMT-WM1
DRAWN BY: DFR
CHECK: JE
SHEET: 2 OF 3

EXHIBIT A



WATER MAIN EASEMENT
(0.270 ACRES)

WATER MAIN EASEMENT



SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 50'
DATE:	05-10-16
JOB NO.:	15-012
DWG FILE:	15-012ESMT-WM1
DRAWN BY:	DFR
CHECK:	JE
SHEET:	3 OF 3

SECONDARY INGRESS/EGRESS
EMERGENCY ACCESS EASEMENT

NOW ALL MEN BY THESE PRESENTS, that Mirage Development, LLC, a Michigan limited liability company ("Grantor"), whose address is 45380 W. Ten Mile, Novi, MI 48375 ("Grantor"), for and in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys an easement for the purpose of secondary emergency ingress and egress by emergency service providers over, upon and through the following described premises situated in Section 1, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, to wit:

{See attached Exhibit A}

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

Grantor reserves for use by the City of Novi and/or any emergency service agency, an easement over the Easement Area described on the attached and incorporated Exhibit A for use by the City, and/or emergency vehicles. Said easement shall be for purposes of ingress and egress to provide, without limitation, fire and police protection, ambulances and rescue services and other lawful governmental or private emergency services to the premises, owners, occupants and invitees thereof and the adjacent property to the east. The foregoing easement shall in no way be construed as a dedication of any roadways to the public.

The dimensions and location of the Emergency Access Easement are depicted on the attached and incorporated Exhibit "B." Grantor, and the Association of Co-Owners of the Montebello Condominium (the "Association"), thereafter, shall not take any action with respect to the Emergency Access Easement Area contrary to the use of the Easement Area for purposes of emergency access.

The Emergency Access Easement shall be maintained clear for use by emergency service providers. Grantor, and the Association after the Transitional Control Date, in accordance with the Master Deed for the Montebello Condominium, shall maintain the Emergency Access Easement area at its own expense and shall maintain the area free of snow on a permanent basis. The City of Novi has the authority to enforce this provision by removing the snow from the Emergency Access Easement and charging the Grantor or the Association after the Transitional Control Date, as the case may be, the cost thereof. Further, Grantor or the Association after the Transitional Control Date, as the case may be, shall maintain the Easement Area clear of any and all obstructions at all times, including but not limited to vehicles, structures, landscaping and any other objects that may, or could impede emergency vehicles' access to the easement. The Emergency Access Easement shall be gated so that it is not used as a primary access to Cottisford Road to the east. Grantor or the Association after the Transitional Control Date, as the case may be, shall provide any keys or codes required to open the gate to the City's Public Safety Department. The City shall have the right, but not the obligation, to enforce repair and maintenance of the Emergency Access Easement in accordance with the approved plans. In the event that the Grantor or the Association after the Transitional Control Date, as the case may be, shall at any time fail to carry out the responsibilities specified within this Document, and/or in the event of a failure to maintain the Emergency Access Easement in reasonable order and condition, the City may serve written notice upon the Grantor or the Association after the Transitional Control Date, as the case may be, setting forth the deficiencies in maintenance. Notice shall also set forth a demand that the deficiencies be cured within a stated reasonable time period, and the date, time and place of the hearing before the City Council, or such other Council, body or official delegated by the City Council, for the purpose of allowing the Grantor or the Association after the Transitional Control Date, as the case may be, to be heard as to why the City should not proceed with the maintenance which has not been undertaken. At the hearing, the time for curing the deficiencies and the

hearing itself may be extended and/or continued to a date certain. If, following the hearing, the City Council, or other body or official, designated to conduct the hearing, shall determine that maintenance and/or preservation have not been undertaken within the time specified in the notice, the City shall thereupon have the power and authority, but not obligation, to enter upon the Property, or cause its agents or contractors to enter upon the Property and perform such maintenance as reasonably found by the City to be appropriate. The cost and expense of making and financing such maintenance and/or preservation including the cost of notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in the amount of 25% of the total of all costs and expenses incurred, shall be paid by the Grantor or the Association after the Transitional Control Date, as the case may be, and such amount shall constitute a lien on the Property, pro rata as to each unit within the Condominium. The City may require the payment of such monies prior to the commencement of work. If such costs and expenses have not been paid within 30 days of a billing to the Grantor or the Association after the Transitional Control Date, as the case may be, all unpaid amounts may be placed on the delinquent tax roll of the City, as to the Property, and shall accrue interest and penalties, and shall be collected as, and shall be deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against the Grantor or the Association after the Transitional Control Date, as the case may be, and, in such event, the Grantor or the Association after the Transitional Control Date, as the case may be, shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

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

Dated this 12TH day of APRIL, 2017.

Signed by:

**MIRAGE DEVELOPMENT, LLC, a Michigan
limited liability company**



By:

Its:

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledges before me this 12 day of APRIL, 2017,
by CLAUDIO ROSSI, as the MEMBER of MIRAGE DEVELOPMENT.



Notary Public MARK PAULSON
Oakland County, Michigan
My Commission Expires: 6/13/2018

Drafted by:
Elizabeth Kudla Saarela
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

When recorded return to:
Cortney Hanson, Clerk
45175 Ten Mile Rd
Novi, MI 48375

EXHIBIT A

"MONTEBELLO ESTATES"

LEGAL DESCRIPTION
SUBJECT PROPERTY

PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE NORTH 02°49'43" WEST, 792.96 FEET; THENCE NORTH 87°47'56" EAST, 520.84 FEET; THENCE NORTH 17°09'00" EAST, 122.32 FEET; THENCE NORTH 77°06'00" EAST, 507.00 FEET; THENCE SOUTH 12°07'00" EAST, 98.31 FEET; THENCE NORTH 86°33'12" EAST, 216.00 FEET; THENCE SOUTH 04°03'19" EAST, 340.00 FEET; THENCE SOUTH 50°44'19" EAST, 93.10 FEET; THENCE SOUTH 03°52'37" EAST, 497.04 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE SOUTH 87°18'00" WEST ALONG SAID SOUTH LINE, 1379.11 FEET TO THE POINT OF BEGINNING. CONTAINING 26.94 ACRES AND SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

AND ALSO, as previously recorded in Liber 4480, on Pages 358 through 361, inclusive, Oakland County Records, as being Part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, Novi Township, (now Village of Novi), Oakland County, Michigan, described as beginning at the South 1/4 corner of said Section 27, thence North 0 degrees 03 minutes West along North and South 1/4 Section line 791.68 feet; thence South 89 degrees 33 minutes East along fence line 517.62 feet; thence North 19 degrees 51 minutes East 122.32 feet to a point in fence line; thence North 79 degrees 48 minutes East, along fence line 507.0 feet; thence South 9 degrees 25 minutes East, along fence line 98.31 feet; thence North 89 degrees 12 minutes East 215 feet; thence South 01 degrees 18 minutes 00 seconds East 340.00 feet; thence South 47 degrees 21 minutes East, 92.80 feet to a point in fence along 1/8 line, thence South 01 degrees 37 minutes 00 seconds East, 496.15 feet to the South line of said Section 27; thence due West on Section line 1379.10 feet to the point of beginning. (MCN 495 C, 26.86 Acres)

DESCRIPTION PARCEL 22-27-452-001

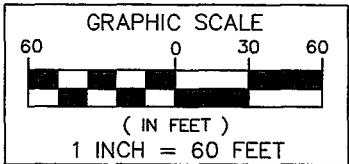
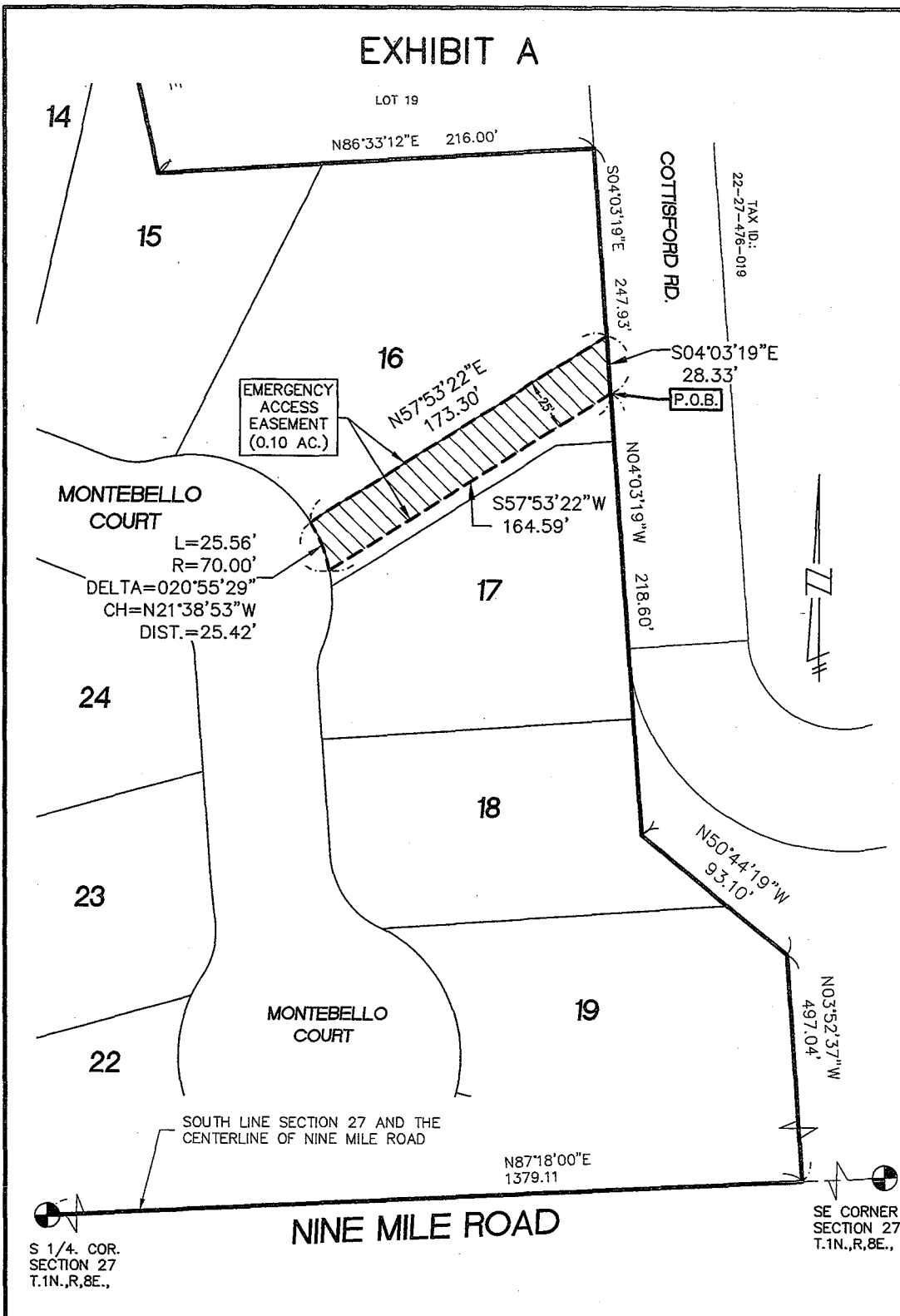
EXHIBIT A

"MONTEBELLO ESTATES"

LEGAL DESCRIPTION EMERGENCY ACCESS EASEMENT

An Emergency Access Easement, being a part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; more particularly described as commencing at the South 1/4 Corner of said Section 27; thence North 87°18'00" East, 1379.11 feet; thence North 03°52'37" West, 497.04 feet; thence North 50°44'19" West, 93.10 feet; thence North 04°03'19" West, 218.60 feet, for a POINT OF BEGINNING; thence South 57°53'22" West, 164.59 feet, thence 25.56 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of 20°55'29" and a chord bearing and distance of North 21°38'53" West, 25.42 feet; thence North 57°53'22" East, 173.30 feet; thence South 04°03'19" East, 28.33 feet, to the Point of Beginning. All of the above containing 0.10 Acres.

EXHIBIT A



EMERGENCY ACCESS EASEMENT (0.10 ACRES)

EMERGENCY ACCESS EASEMENT



SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	07-22-16
JOB NO.:	15-012
DWG FILE:	15012EMT-EMERG
DRAWN BY:	AT, DFR
CHECK:	JE
SHEET:	2 OF 2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Mirage Development, LLC, a Michigan limited liability company, whose address is 45380 W 10 Mile Rd #135 Novi, MI, conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, for right-of-way purposes, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to wit:

SEE ATTACHED EXHIBITS "A, B & C" ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One and no/100-----Dollars (\$1.00), and subject to all building and use restrictions, easements, encumbrances and other matters of record.

Grantor grants to Grantee the right to make zero (0) divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. 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 23RD day of AUGUST 2016.


Mirage Development, LLC
a Michigan limited liability company

By: 
Claudio Rossi

Its: Member

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 23RD day of AUGUST 2016, by CLAUDIO ROSSI, A MEMBER OF MIRAGE DEVELOPMENT, LLC, A MICHIGAN LIMITED LIABILITY COMPANY.


Mark Paulson, Notary Public
Oakland County, Michigan
My Commission Expires: 06-03-2018
Acting in Oakland County

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 27555 Executive Drive, Suite 250 Farmington Hills, Michigan 48331
--	---	---

Tax Parcel Nos. _____

Job No. _____ Recording Fee _____ Transfer Tax _____

EXHIBIT A

"MONTEBELLO ESTATES"

LEGAL DESCRIPTION
SUBJECT PROPERTY

PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE NORTH 02°49'43" WEST, 792.96 FEET; THENCE NORTH 87°47'56" EAST, 520.84 FEET; THENCE NORTH 17°09'00" EAST, 122.32 FEET; THENCE NORTH 77°06'00" EAST, 507.00 FEET; THENCE SOUTH 12°07'00" EAST, 98.31 FEET; THENCE NORTH 86°33'12" EAST, 216.00 FEET; THENCE SOUTH 04°03'19" EAST, 340.00 FEET; THENCE SOUTH 50°44'19" EAST, 93.10 FEET; THENCE SOUTH 03°52'37" EAST, 497.04 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE SOUTH 87°18'00" WEST ALONG SAID SOUTH LINE, 1379.11 FEET TO THE POINT OF BEGINNING. CONTAINING 26.94 ACRES AND SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

AND ALSO, as previously recorded in Liber 4480, on Pages 358 through 361, inclusive, Oakland County Records, as being Part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, Novi Township, (now Village of Novi), Oakland County, Michigan, described as beginning at the South 1/4 corner of said Section 27, thence North 0 degrees 03 minutes West along North and South 1/4 Section line 791.68 feet; thence South 89 degrees 33 minutes East along fence line 517.62 feet; thence North 19 degrees 51 minutes East 122.32 feet to a point in fence line; thence North 79 degrees 48 minutes East, along fence line 507.0 feet; thence South 9 degrees 25 minutes East, along fence line 98.31 feet; thence North 89 degrees 12 minutes East 215 feet; thence South 01 degrees 18 minutes 00 seconds East 340.00 feet; thence South 47 degrees 21 minutes East, 92.80 feet to a point in fence along 1/8 line, thence South 01 degrees 37 minutes 00 seconds East, 496.15 feet to the South line of said Section 27; thence due West on Section line 1379.10 feet to the point of beginning. (MCN 495 C, 26.86 Acres)

DESCRIPTION PARCEL 22-27-452-001

EXHIBIT B

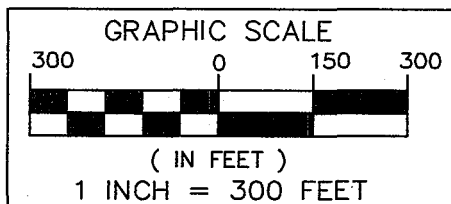
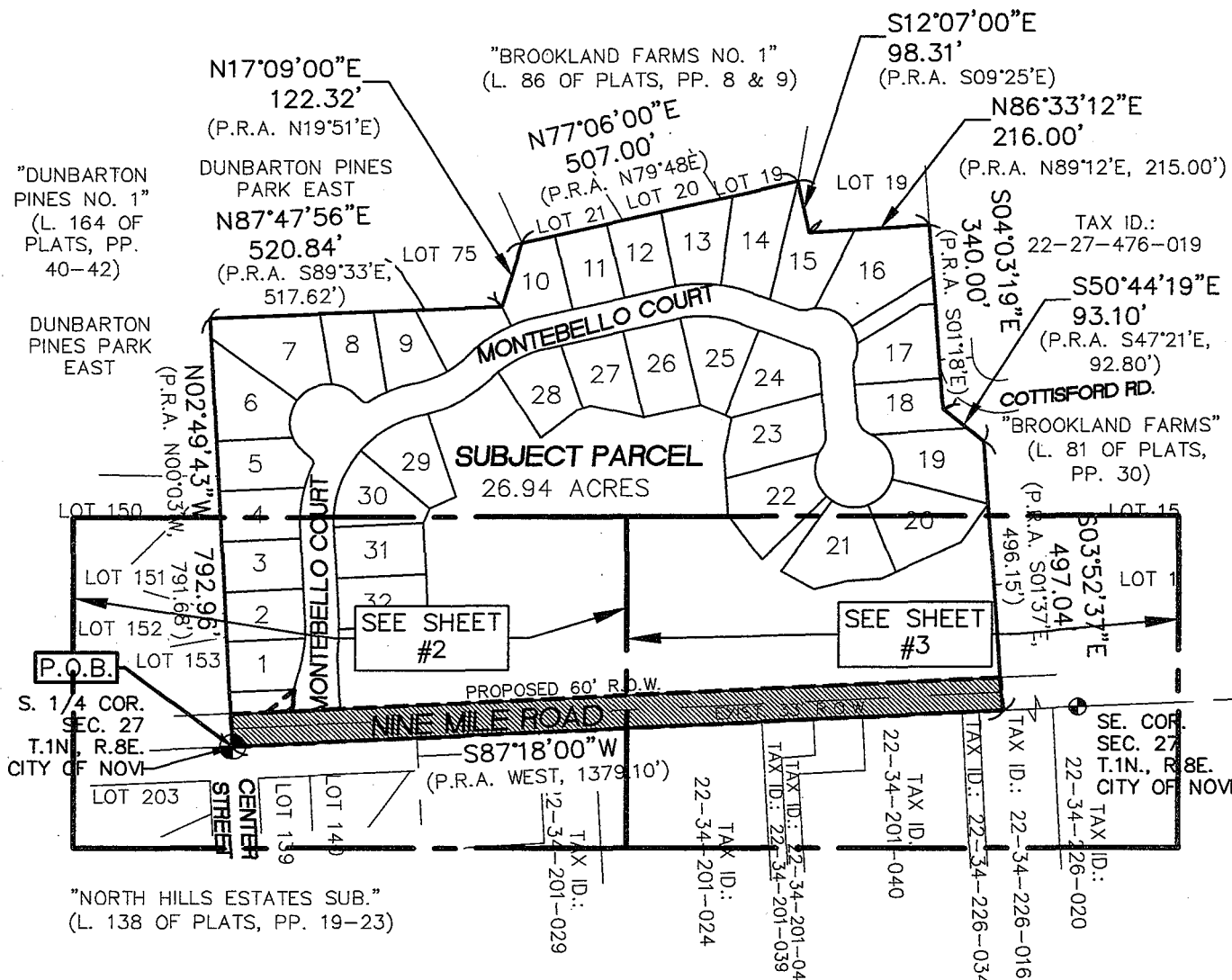
"MONTEBELLO ESTATES"

LEGAL DESCRIPTION

RIGHT-OF-WAY DEDICATION – NINE MILE ROAD

A Road Right-Of-Way Dedication, being a part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the South 1/4 Corner of said Section 27, for a POINT OF BEGINNING; thence North 02°49'43" West, 60.00 feet; thence North 87°18'00" East, 1378.01 feet; thence South 03°52'37" East, 60.01 feet, to a point of the South line of said Section 27 and the centerline of "Nine Mile Road"; thence South 87°18'00" West, 1379.11 feet, along the South line of said Section 27 and the centerline of "Nine Mile Road", to the Point of Beginning. All of the above containing 1.899 Acres.

EXHIBIT C



RIGHT-OF-WAY DEDICATION
 (1.899 ACRES)

SUBJECT PROPERTY AND SHEET INDEX



**SEIBER, KEAST
 ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
 PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

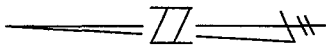
MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	08-17-2016
JOB NO.:	15-012
DWG FILE:	15-012-ROW-9MI
DRAWN BY:	AT, DFR
CHECK:	JE
SHEET:	1 OF 3

EXHIBIT C

MATCH LINE - SEE SHEET 3



ROAD
RIGHT-OF-WAY
DEDICATION
(1.899 AC.)

SOUTH LINE SECTION 27 AND THE
CENTERLINE OF NINE MILE ROAD

TAX ID.:
22-34-201-029

MONTEBELLO
PARK

TAX ID.:
22-34-201-028

N87°18'00"E
1378.01'

PROPOSED 60' R.O.W.
EXIST. 33' R.O.W.

S87°18'00"W-
1379.11'

32

MONTEBELLO COURT

NINE MILE ROAD

LOT 140

"NORTH HILLS ESTATES SUB."
(L. 138 OF PLATS, PP. 19-23)

LOT 139

3

2

1

P.O.B.

CENTER STREET

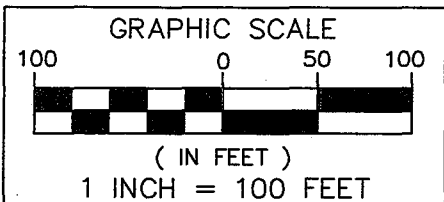
S. 1/4 COR.
SEC. 27
T.1N., R.8E.
CITY OF NOVI

N02°49'43"W
60.00'

31

32

153



ROAD RIGHT-OF-WAY
DEDICATION
(1.899 ACRES)

ROAD RIGHT-OF-WAY DEDICATION



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

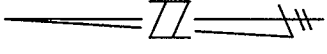
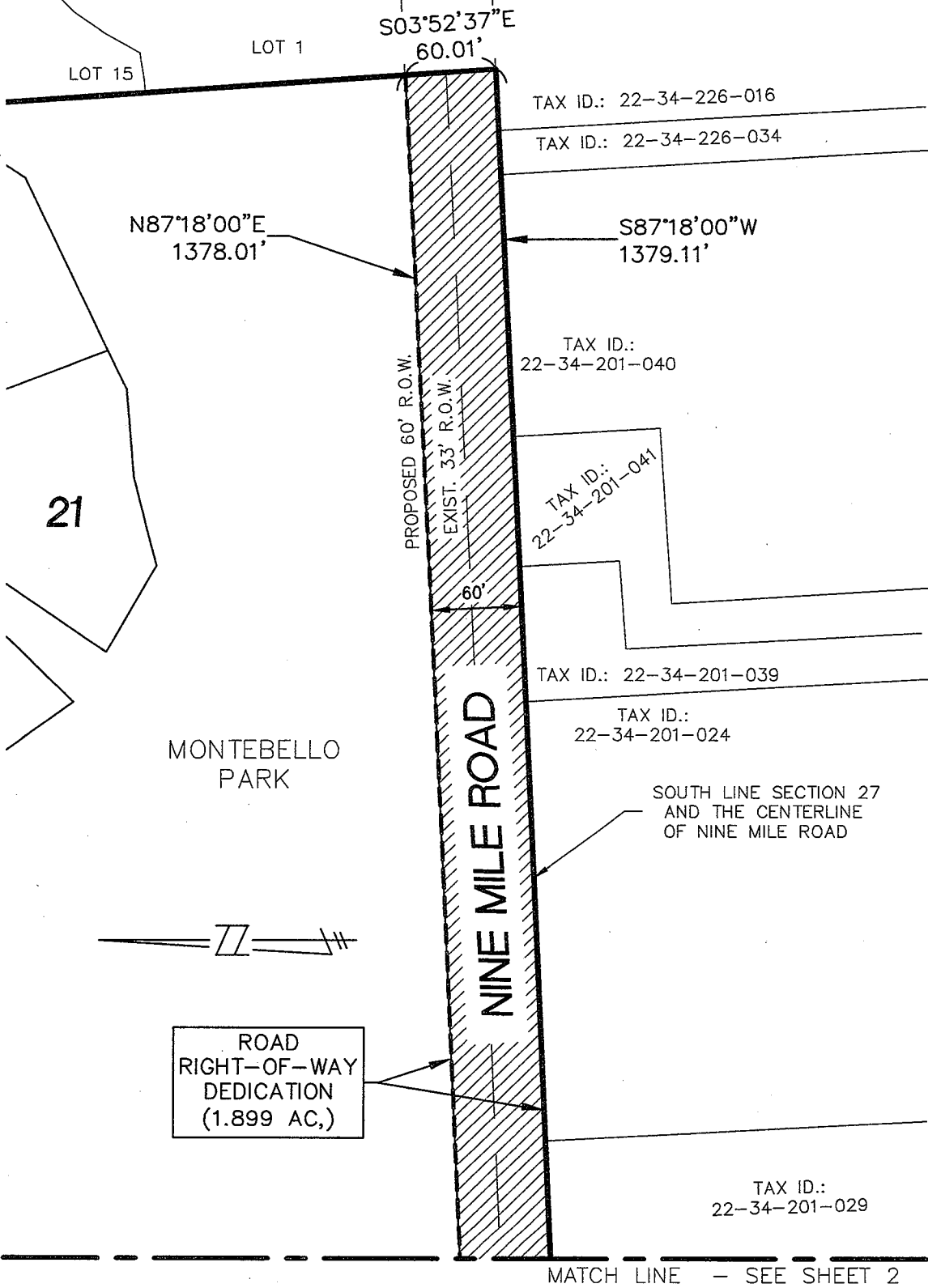
MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

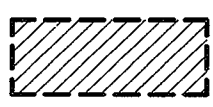
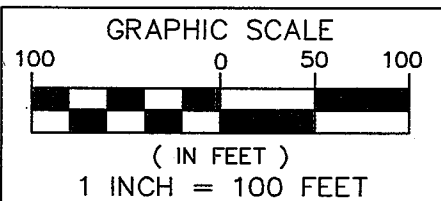
SCALE: 1" = 100'
DATE: 08-17-2016
JOB NO.: 15-012
DWG FILE: 15-012-ROW-9MI
DRAWN BY: AT, DFR
CHECK: JE
SHEET: 2 OF 3

EXHIBIT C

"BROOKLAND FARMS"
(L. 81 OF PLATS, PP. 30)




ROAD
RIGHT-OF-WAY
DEDICATION
(1.899 AC.)



ROAD RIGHT-OF-WAY
DEDICATION
(1.899 ACRES)

ROAD RIGHT-OF-WAY DEDICATION

 **SEIBER, KEAST
ENGINEERING, L.L.C.**
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	08-17-2016
JOB NO.:	15-012
DWG FILE:	15-012-ROW-9MI
DRAWN BY:	AT, DFR
CHECK:	JE
SHEET:	3 OF 3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Mirage Development, LLC, a Michigan limited liability company, whose address is 45380 W 10 Mile Rd #135 Novi, MI, conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, for right-of-way purposes, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to wit:

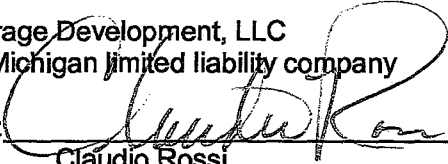
SEE ATTACHED EXHIBITS "A, B & C" ATTACHED HERETO AND MADE PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One and no/100 Dollars (\$1.00), and subject to all building and use restrictions, easements, encumbrances and other matters of record.

Grantor grants to Grantee the right to make zero (0) divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. 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 23RD day of AUGUST 2016

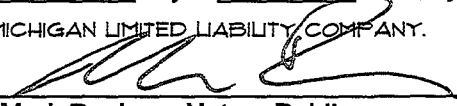
Mirage Development, LLC
a Michigan limited liability company

By: 
Claudio Rossi

Its: Member

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 23RD day of AUGUST 2016, by CLAUDIO ROSSI, A MEMBER OF MIRAGE DEVELOPMENT, LLC, A MICHIGAN LIMITED LIABILITY COMPANY.


Mark Paulson, Notary Public
Oakland County, Michigan
My Commission Expires: 06-03-2018
Acting in Oakland County

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 27555 Executive Drive, Suite 250 Farmington Hills, Michigan 48331
---	--	--

Tax Parcel Nos. _____

Job No. _____ Recording Fee _____ Transfer Tax _____

EXHIBIT A

"MONTEBELLO ESTATES"

LEGAL DESCRIPTION
SUBJECT PROPERTY

PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE NORTH 02°49'43" WEST, 792.96 FEET; THENCE NORTH 87°47'56" EAST, 520.84 FEET; THENCE NORTH 17°09'00" EAST, 122.32 FEET; THENCE NORTH 77°06'00" EAST, 507.00 FEET; THENCE SOUTH 12°07'00" EAST, 98.31 FEET; THENCE NORTH 86°33'12" EAST, 216.00 FEET; THENCE SOUTH 04°03'19" EAST, 340.00 FEET; THENCE SOUTH 50°44'19" EAST, 93.10 FEET; THENCE SOUTH 03°52'37" EAST, 497.04 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE SOUTH 87°18'00" WEST ALONG SAID SOUTH LINE, 1379.11 FEET TO THE POINT OF BEGINNING. CONTAINING 26.94 ACRES AND SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

AND ALSO, as previously recorded in Liber 4480, on Pages 358 through 361, inclusive, Oakland County Records, as being Part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, Novi Township, (now Village of Novi), Oakland County, Michigan, described as beginning at the South 1/4 corner of said Section 27, thence North 0 degrees 03 minutes West along North and South 1/4 Section line 791.68 feet; thence South 89 degrees 33 minutes East along fence line 517.62 feet; thence North 19 degrees 51 minutes East 122.32 feet to a point in fence line; thence North 79 degrees 48 minutes East, along fence line 507.0 feet; thence South 9 degrees 25 minutes East, along fence line 98.31 feet; thence North 89 degrees 12 minutes East 215 feet; thence South 01 degrees 18 minutes 00 seconds East 340.00 feet; thence South 47 degrees 21 minutes East, 92.80 feet to a point in fence along 1/8 line, thence South 01 degrees 37 minutes 00 seconds East, 496.15 feet to the South line of said Section 27; thence due West on Section line 1379.10 feet to the point of beginning. (MCN 495 C, 26.86 Acres)

DESCRIPTION PARCEL 22-27-452-001

EXHIBIT B

"MONTEBELLO ESTATES"

LEGAL DESCRIPTION

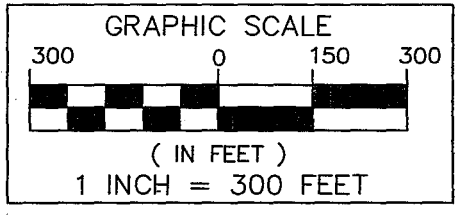
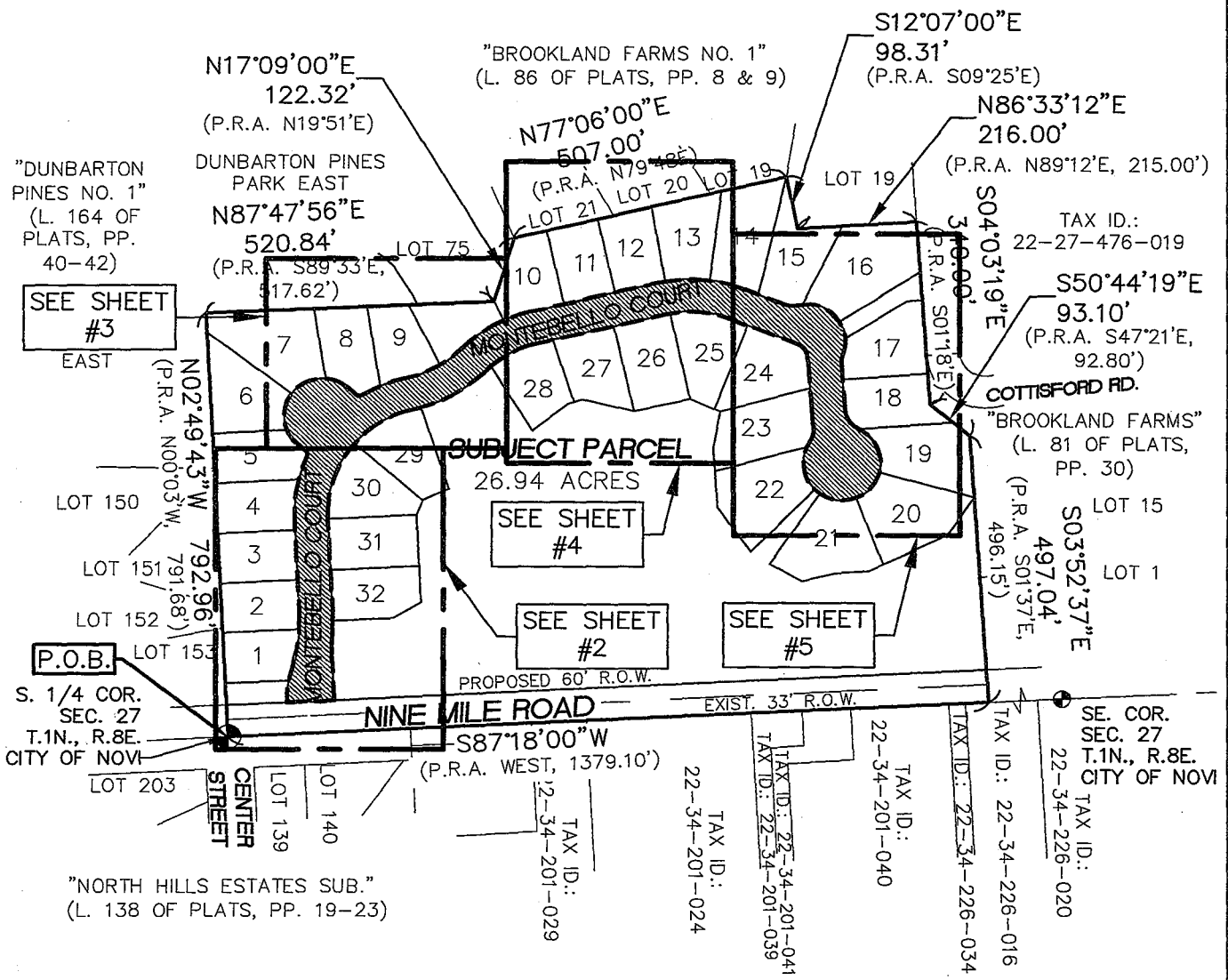
ROAD RIGHT-OF-WAY DEDICATION – MONTEBELLO COURT

A Road Right-Of-Way Dedication, being a part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the South 1/4 Corner of said Section 27; thence North 87°18'00" East, 108.95 feet, along the South line of said Section 27 and the centerline of "Nine Mile Road"; thence North 02°42'00" West, 60.00 feet, for a POINT OF BEGINNING; thence 69.71 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 15°21'46" and a chord bearing and distance of North 08°50'21" East, 69.51 feet; thence 101.19 feet along a curve to the left, said curve having a radius of 300.00 feet, a central angle of 19°19'34" and a chord bearing and distance of North 06°51'28" East, 100.71 feet; thence North 02°48'19" West, 169.90 feet; thence 121.94 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 26°52'20" and a chord bearing and distance of North 10°37'51" East, 120.83 feet; thence 11.45 feet along a curve to the left, said curve having a radius of 9.00 feet, a central angle of 72°55'18" and a chord bearing and distance of North 12°23'38" West, 10.70 feet; thence North 48°51'17" West, 20.23 feet; thence 219.91 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 180°00'00" and a chord bearing and distance of North 41°08'43" East, 140.00 feet; thence South 48°51'17" East, 20.23 feet; thence 11.45 feet along a curve to the left, said curve having a radius of 9.00 feet, a central angle of 72°55'18" and a chord bearing and distance of South 85°18'56" East, 10.70 feet; thence 87.29 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 19°14'08" and a chord bearing and distance of North 67°50'30" East, 86.88 feet; thence 112.90 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 32°20'36" and a chord bearing and distance of North 61°17'16" East, 111.41 feet; thence 145.24 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 32°00'26" and a chord bearing and distance of North 61°07'11" East, 143.36 feet; thence North 77°07'24" East, 239.14 feet; thence 153.38 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 33°47'59" and a chord bearing and distance of South 85°58'37" East, 151.16 feet; thence South 69°04'37" East, 83.91 feet; thence 21.36 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of 35°59'31" and a chord bearing and distance of South 87°04'23" East, 21.01 feet; thence 154.39 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 126°22'08" and a chord bearing and distance of South 41°53'05" East, 124.94 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of 25°19'54" and a chord bearing and distance of South 08°38'02" West, 14.91 feet; thence South 04°01'55" East, 87.97 feet; thence 44.71 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 60°59'45" and a chord bearing and distance of South 34°31'47" East, 42.63 feet; thence 340.33 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 278°33'43" and a chord bearing and distance of South 74°15'12" West, 91.33 feet; thence 30.81 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 42°01'58" and a chord bearing and distance of North 12°31'04" East, 30.13 feet; thence 20.27 feet along a curve to the right, said curve having a radius of 259.98 feet, a central angle of 04°28'00" and a chord bearing and distance of North 06°15'55" West, 20.26 feet; thence North 04°01'55" West, 108.62 feet; thence 34.06 feet along a curve to the left, said curve having a radius of 30.00 feet, a central angle of 65°02'42" and a chord bearing and distance North 36°33'16" West, 32.26 feet; thence North 69°04'37" West, 130.48 feet; thence 117.98 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 33°47'59" and a chord bearing and distance of North 85°58'37" West, 116.28 feet; thence South 77°07'24" West,

EXHIBIT B


239.14 feet; thence 111.73 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of $32^{\circ}00'26''$ and a chord bearing and distance of South $61^{\circ}07'11''$ West, 110.28 feet; thence 146.77 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of $32^{\circ}20'36''$ and a chord bearing and distance of South $61^{\circ}17'16''$ West, 144.83 feet; thence 280.18 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of $80^{\circ}15'53''$ and a chord bearing and distance of South $37^{\circ}19'37''$ West, 257.82 feet; thence South $02^{\circ}48'19''$ East, 169.90 feet; thence 45.77 feet along a curve to the right, said curve having a radius of 360.00 feet, a central angle of $07^{\circ}17'04''$ and a chord bearing and distance of South $00^{\circ}50'13''$ West, 45.74 feet; thence 37.47 feet along a curve to the left, said curve having a radius of 300.00 feet, a central angle of $07^{\circ}09'21''$ and a chord bearing and distance of South $00^{\circ}54'05''$ West, 37.44 feet; thence South $02^{\circ}40'36''$ East, 84.50 feet; thence South $87^{\circ}18'00''$ West, 85.42 feet, to the Point of Beginning. All of the above containing 2.932 Acres.

EXHIBIT C



ROAD RIGHT-OF-WAY DEDICATION (2.932 ACRES)

SUBJECT PROPERTY AND SHEET INDEX

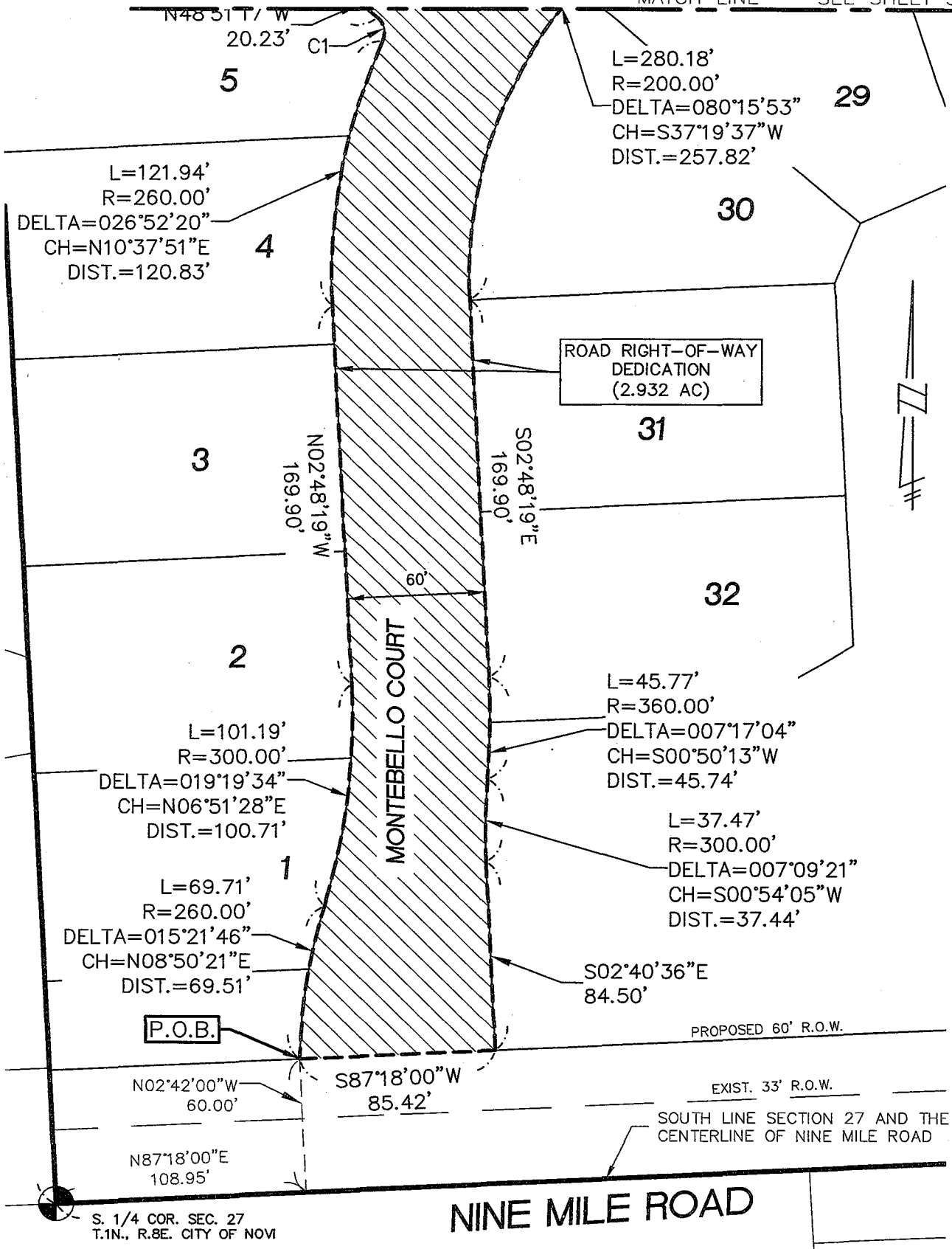

SEIBER, KEAST ENGINEERING, L.L.C.
 CONSULTING ENGINEERS
 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
 PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES
 SECTION 27, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	08-17-2016
JOB NO.:	15-012
DWG FILE:	15-012ROW-MONT
DRAWN BY:	AT, DFR
CHECK:	JE
SHEET:	1 OF 5

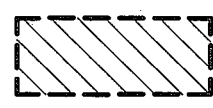
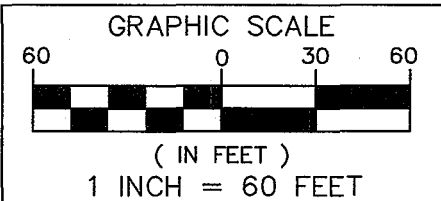
EXHIBIT C

MATCH LINE - SEE SHEET 3



S. 1/4 COR. SEC. 27
T.1N., R.8E. CITY OF NOVI

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	11.45'	9.00'	72°55'18"	N12°23'38"W	10.70'



ROAD RIGHT-OF-WAY DEDICATION
(2.932 ACRES)

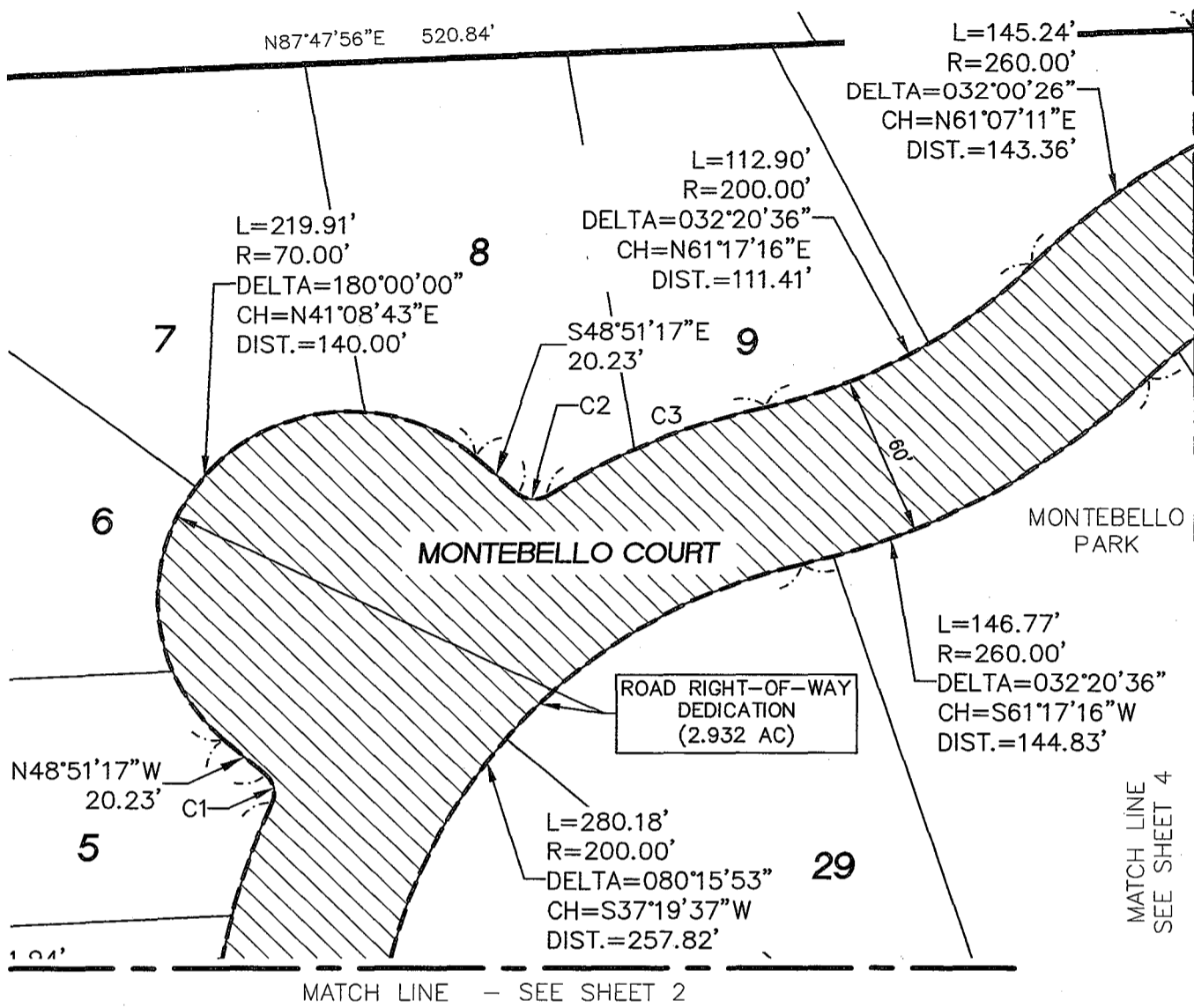
ROAD RIGHT-OF-WAY DEDICATION

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CONSULTING ENGINEERS
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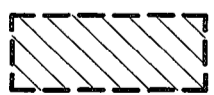
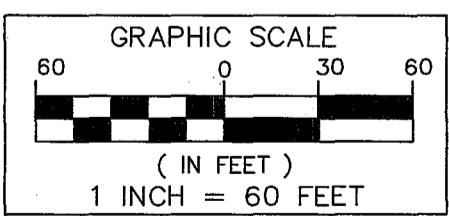
MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	08-17-2016
JOB NO.:	15-012
DWG FILE:	15-012ROW-MONT
DRAWN BY:	AT, DFR
CHECK:	JE
SHEET:	2 OF 5

EXHIBIT C



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	11.45'	9.00'	72°55'18"	N12°23'38"W	10.70'
C2	11.45'	9.00'	72°55'18"	S85°18'56"E	10.70'
C3	87.29'	260.00'	19°14'08"	N67°50'30"E	86.88'



ROAD RIGHT-OF-WAY DEDICATION (2.932 ACRES)

ROAD RIGHT-OF-WAY DEDICATION



SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS

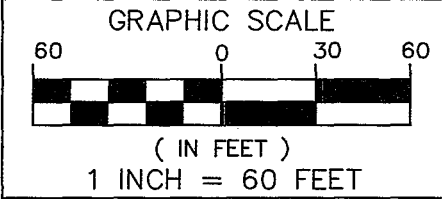
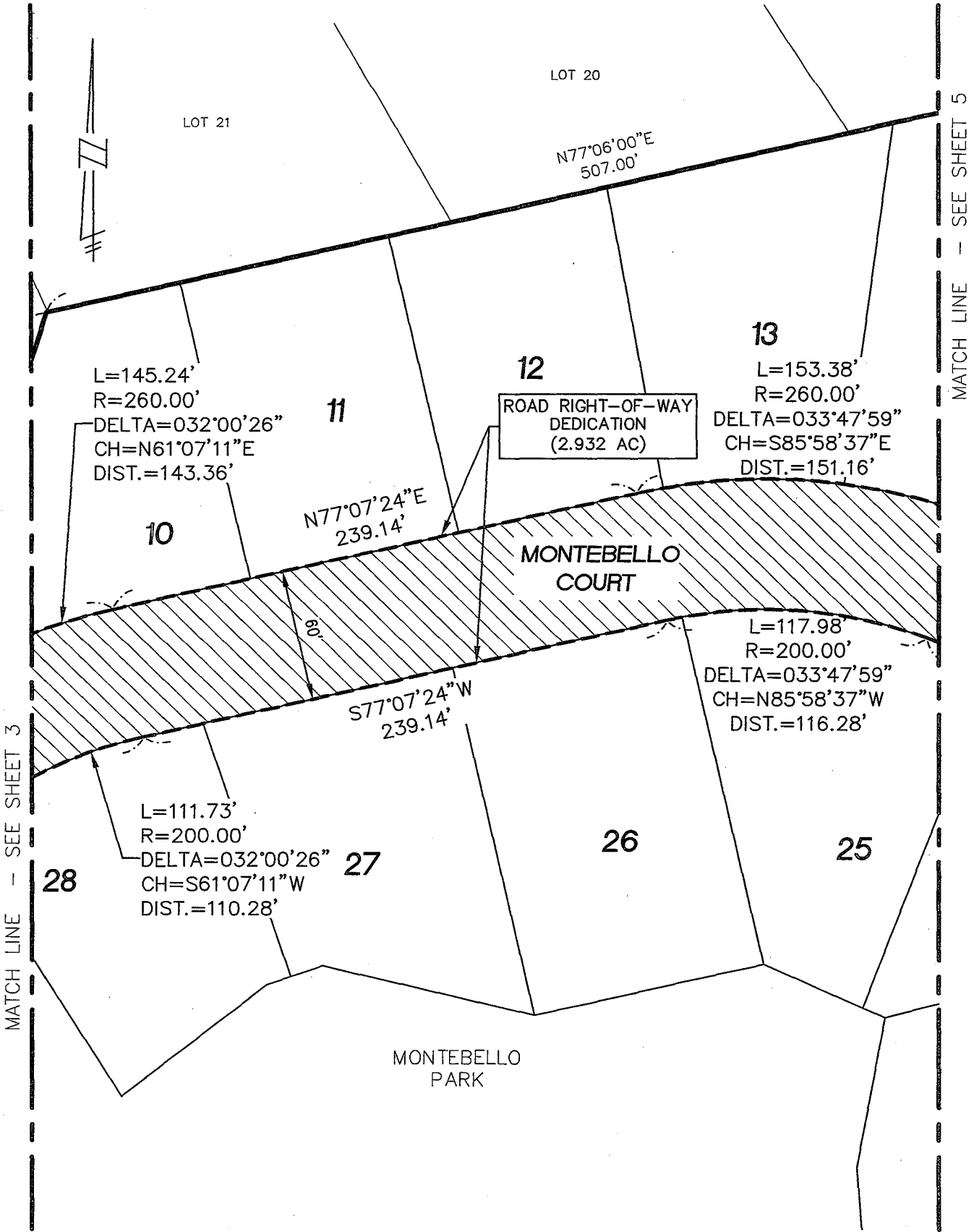
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
DATE: 08-17-2016
JOB NO.: 15-012
DWG FILE: 15-012ROW-MONT
DRAWN BY: AT, DFR
CHECK: JE
SHEET: 3 OF 5

EXHIBIT C



ROAD RIGHT-OF-WAY DEDICATION
(2.932 ACRES)

ROAD RIGHT-OF-WAY DEDICATION



**SEIBER, KEAST
ENGINEERING, L.L.C.**
CONSULTING ENGINEERS

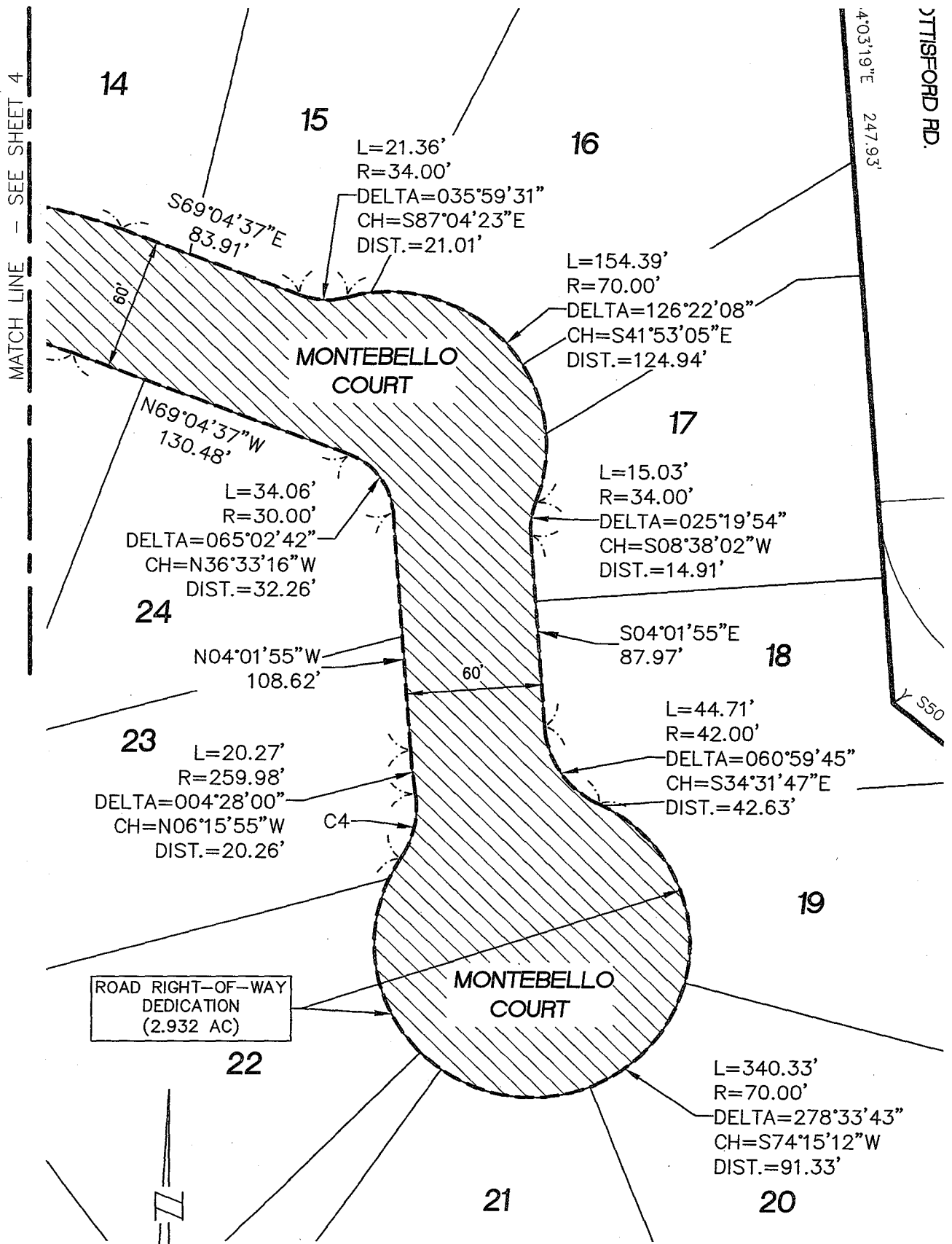
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	08-17-2016
JOB NO.:	15-012
DWG FILE:	15-012ROW-MONT
DRAWN BY:	AT, DFR
CHECK:	JE
SHEET:	4 OF 5

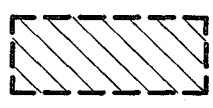
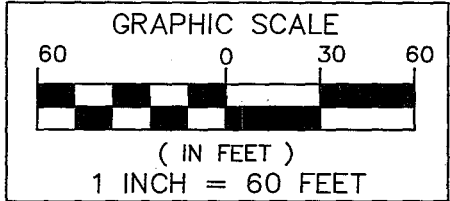
EXHIBIT C



ROAD RIGHT-OF-WAY DEDICATION (2.932 AC)

ROAD RIGHT-OF-WAY DEDICATION (2.932 ACRES)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	30.81'	42.00'	42°01'58"	N12°31'04"E	30.13'



ROAD RIGHT-OF-WAY DEDICATION

SEIBER, KEAST ENGINEERING, L.L.C.
 CONSULTING ENGINEERS
 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
 PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES
 SECTION 27, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
 DATE: 08-17-2016
 JOB NO.: 15-012
 DWG FILE: 15-012ROW-MONT
 DRAWN BY: AT, DFR
 CHECK: JE
 SHEET: 5 OF 5

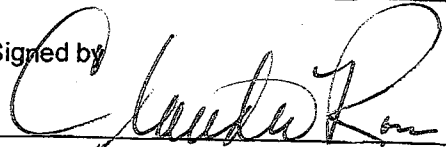
BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, Mirage Development, LLC, a Michigan Limited Liability Company, whose address is 45380 W. 10 Mile Rd #135 Novi, Michigan 48375, for the sum of \$1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the CITY OF NOVI, 45175 Ten Mile Road, Novi, Michigan 48375, all of the pipes, valves, joints and appurtenances attached to or installed in the ground as a part of the ~~water supply, sanitary sewer, and storm sewer system~~ ^{EKS} ~~system~~ ^{EKS} according to the easements and/or public rights-of-way therefore established described as follows:

See attached exhibits "A, B & C" attached hereto and made part hereof

In witness whereof, the undersigned has executed these presents this 12TH day of APRIL 20 17.

Signed by



By: Claudio Rossi

Its: Member

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 12TH day of APRIL, 20 17 by Claudio Rossi, the Member of Mirage Develop, LLC a Michigan Limited Liability Company on its behalf.



Notary Public: Mark Paulson
Acting in Oakland County, Michigan
My commission expires: 6/3/2018

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

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

EXHIBIT A

"MONTEBELLO ESTATES"

LEGAL DESCRIPTION
SUBJECT PROPERTY

PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE NORTH 02°49'43" WEST, 792.96 FEET; THENCE NORTH 87°47'56" EAST, 520.84 FEET; THENCE NORTH 17°09'00" EAST, 122.32 FEET; THENCE NORTH 77°06'00" EAST, 507.00 FEET; THENCE SOUTH 12°07'00" EAST, 98.31 FEET; THENCE NORTH 86°33'12" EAST, 216.00 FEET; THENCE SOUTH 04°03'19" EAST, 340.00 FEET; THENCE SOUTH 50°44'19" EAST, 93.10 FEET; THENCE SOUTH 03°52'37" EAST, 497.04 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE SOUTH 87°18'00" WEST ALONG SAID SOUTH LINE, 1379.11 FEET TO THE POINT OF BEGINNING. CONTAINING 26.94 ACRES AND SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

AND ALSO, as previously recorded in Liber 4480, on Pages 358 through 361, inclusive, Oakland County Records, as being Part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, Novi Township, (now Village of Novi), Oakland County, Michigan, described as beginning at the South 1/4 corner of said Section 27, thence North 0 degrees 03 minutes West along North and South 1/4 Section line 791.68 feet; thence South 89 degrees 33 minutes East along fence line 517.62 feet; thence North 19 degrees 51 minutes East 122.32 feet to a point in fence line; thence North 79 degrees 48 minutes East, along fence line 507.0 feet; thence South 9 degrees 25 minutes East, along fence line 98.31 feet; thence North 89 degrees 12 minutes East 215 feet; thence South 01 degrees 18 minutes 00 seconds East 340.00 feet; thence South 47 degrees 21 minutes East, 92.80 feet to a point in fence along 1/8 line, thence South 01 degrees 37 minutes 00 seconds East, 496.15 feet to the South line of said Section 27; thence due West on Section line 1379.10 feet to the point of beginning. (MCN 495 C, 26.86 Acres)

DESCRIPTION PARCEL 22-27-452-001

EXHIBIT B

"MONTEBELLO ESTATES"

LEGAL DESCRIPTION SANITARY SEWER EASEMENT

A Sanitary Sewer Easement, being a part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; more particularly described as commencing at the South 1/4 Corner of said Section 27; thence North 02°49'43" West, 100.00 feet, along the West line of said Section 27; thence North 87°18'00" East, 99.67 feet, for a POINT OF BEGINNING "A"; thence 34.33 feet along a curve to the right, said curve having a radius of 275.00 feet, a central angle of 07°09'11" and a chord bearing and distance of North 12°56'39" East, 34.31 feet; thence 96.13 feet along a curve to the left, said curve having a radius of 285.00 feet, a central angle of 19°19'34" and a chord bearing and distance of North 06°51'28" East, 95.68 feet; thence North 02°48'19" West, 169.90 feet; thence 140.17 feet along a curve to the right, said curve having a radius of 275.00 feet, a central angle of 29°12'14" and a chord bearing and distance of North 11°47'48" East, 138.66 feet, for a reference POINT "A"; thence South 48°51'17" East, 8.80 feet; thence 11.45 feet along a curve to the right, said curve having a radius of 9.00 feet, a central angle of 72°55'18" and a chord bearing and distance of South 12°23'38" East, 10.70 feet; thence 121.94 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 26°52'20" and a chord bearing and distance of South 10°37'51" West, 120.83 feet; thence South 02°48'19" East, 169.90 feet, for a reference POINT "D"; thence 101.19 feet along a curve to the right, said curve having a radius of 300.00 feet, a central angle of 19°19'34" and a chord bearing and distance of South 06°51'28" West, 100.71 feet; thence 29.25 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 06°26'44" and a chord bearing and distance of South 13°17'53" West, 29.23 feet; thence South 87°18'00" West, 15.36 feet, to the Point of Beginning "A".

And also, commencing at said reference POINT "A"; thence North 48°51'17" West, 11.42 feet; thence 219.91 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 180°00'00" and a chord bearing and distance of North 41°08'43" East, 140.00 feet; thence South 48°51'17" East, 11.42 feet, to a POINT OF BEGINNING "B"; thence 103.52 feet along a curve to the right, said curve having a radius of 275.00 feet, a central angle of 21°34'03" and a chord bearing and distance of North 66°40'32" East, 102.91 feet; thence 65.79 feet along a curve to the left, said curve having a radius of 185.00 feet, a central angle of 20°22'29" and a chord bearing and distance of North 67°16'19" East, 65.44 feet; thence North 57°05'05" East, 95.39 feet; thence 59.37 feet along a curve to the right, said curve having a radius of 265.00, a central angle of 12°50'12" and a chord bearing and distance of North 63°30'11" East, 59.25 feet; thence North 69°55'17" East, 96.44 feet; thence North 77°07'24" East, 176.68 feet; thence 162.23 feet along a curve to the right, said curve having a radius of 275.00 feet, a central angle of 33°47'59" and a chord bearing and distance of South 85°58'37" East, 159.88 feet; thence South 69°04'37" East, 119.41 feet, for a reference POINT "B"; thence 17.75 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of 14°31'48" and a chord bearing and distance of South 82°11'46" West, 17.70 feet; thence 21.36 feet along a curve to the right, said curve having a radius of 34.00 feet, a central angle of 35°59'31" and a chord bearing and distance of North 87°04'23" West, 21.01 feet; thence North 69°04'37" West, 83.91 feet; thence 153.38 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 33°47'59" and a chord bearing and distance of North 85°58'37" West, 151.16 feet; thence South 77°07'24" West, 239.14 feet thence 145.24 feet along a curve to the left, said curve having a radius of 560.00 feet, a central angle of 32°00'26" and a chord bearing and distance of South 61°07'11" West, 143.36 feet; thence 112.90 feet along a curve to the right, said curve having a radius of 200.00 feet, a central angle of 32°20'36" and a chord bearing and distance of South

EXHIBIT B

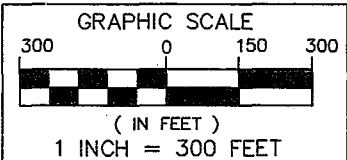
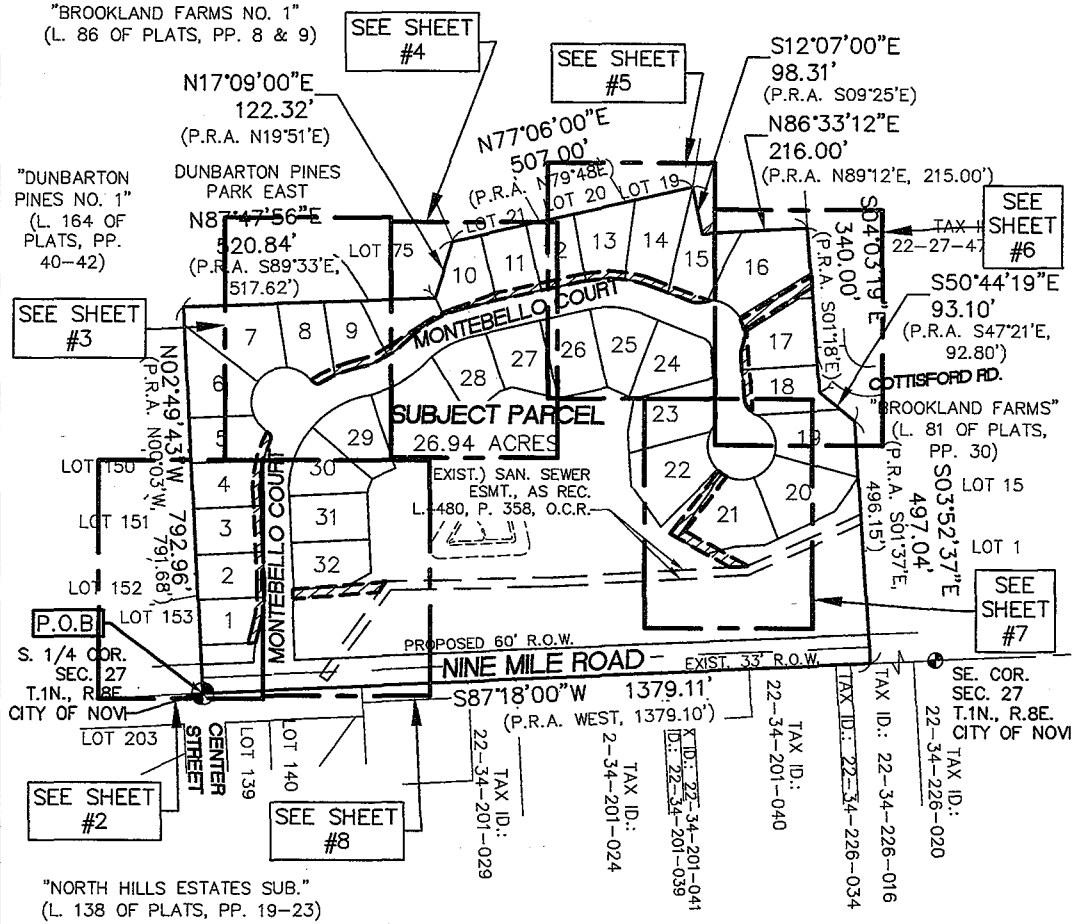
61°17'16" West, 111.41 feet; thence 87.29 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 19°14'08" and a chord bearing and distance of South 67°50'30" West, 86.88 feet; thence 11.45 feet along a curve to the right, said curve having a radius of 9.00 feet, a central angle of 72°55'18" and a chord bearing and distance of North 85°18'56" West, 10.70 feet; thence North 48°51'17" West, 8.80 feet, to the Point of Beginning "B".

And also, commencing at said reference POINT "B"; thence 78.00 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 63°50'23" and a chord bearing and distance of South 58°37'09" East, 74.02 feet, for a POINT OF BEGINNING "C"; thence North 57°53'22" East, 170.09 feet; thence South 04°03'19" East, 22.66 feet; thence South 57°53'22" West, 158.31 feet; thence South 04°01'55" East, 168.89 feet; thence North 85°47'51" West, 6.31 feet, for a reference POINT "C"; thence 27.61 feet along a curve to the right, said curve having a radius of 42.00 feet, a central angle of 37°40'06" and a chord bearing and distance of North 22°51'58" West, 27.12 feet; thence North 04°01'55" West, 87.97 feet; thence 15.03 feet along a curve to the right, said curve having a radius of 34.00 feet, a central angle of 25°19'54" and a chord bearing and distance of North 08°38'02" East, 14.91 feet; thence 58.64 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of 47°59'56" and a chord bearing and distance of North 02°41'59" West, 56.94 feet, to the Point of Beginning "C".

And also, commencing at said reference POINT "C"; thence 17.10 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 23°19'38" and a chord bearing and distance of South 53°21'50" East, 16.98 feet; thence 219.99 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 180°04'01" and a chord bearing and distance of South 25°00'21" West, 140.00 feet, for a POINT OF BEGINNING "D"; thence South 38°26'47" West, 139.84 feet; thence South 60°54'37" East, 147.56 feet, to a point on the Northerly line of existing Sanitary Sewer Easement, as recorded in Liber 4480, Page 358, Oakland County Records; thence South 65°31'32" West, 2.64 feet, along the Northerly line of said existing Sanitary Sewer Easement; thence South 86°34'02" West, 33.24 feet, along the Northerly line of said existing Sanitary Sewer Easement; thence North 60°54'37" West, 141.53 feet; thence North 38°26'47" East, 161.60 feet; thence 20.15 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of 16°29'37" and a chord bearing and distance of South 56°42'50" East, 20.08 feet, to the Point of Beginning "D".

And also, commencing at said reference POINT "D"; thence South 73°16'45" East, 63.01 feet, for a POINT OF BEGINNING "E"; thence North 85°01'20" East, 191.68 feet, to a point on the Westerly line of said existing Sanitary Sewer Easement; thence South 34°59'42" West, 26.10 feet, along the Westerly line of said existing Sanitary Sewer Easement; thence South 85°01'29" West, 177.42 feet; thence 20.15 feet along a curve to the left, said curve having a radius of 360.00 feet, a central angle of 03°12'26" and a chord bearing and distance of North 02°09'07" East, 20.15 feet, to the Point of Beginning "E". All of the above containing 0.753 acres.

EXHIBIT B



SANITARY SEWER EASEMENT
(0.753 ACRES)

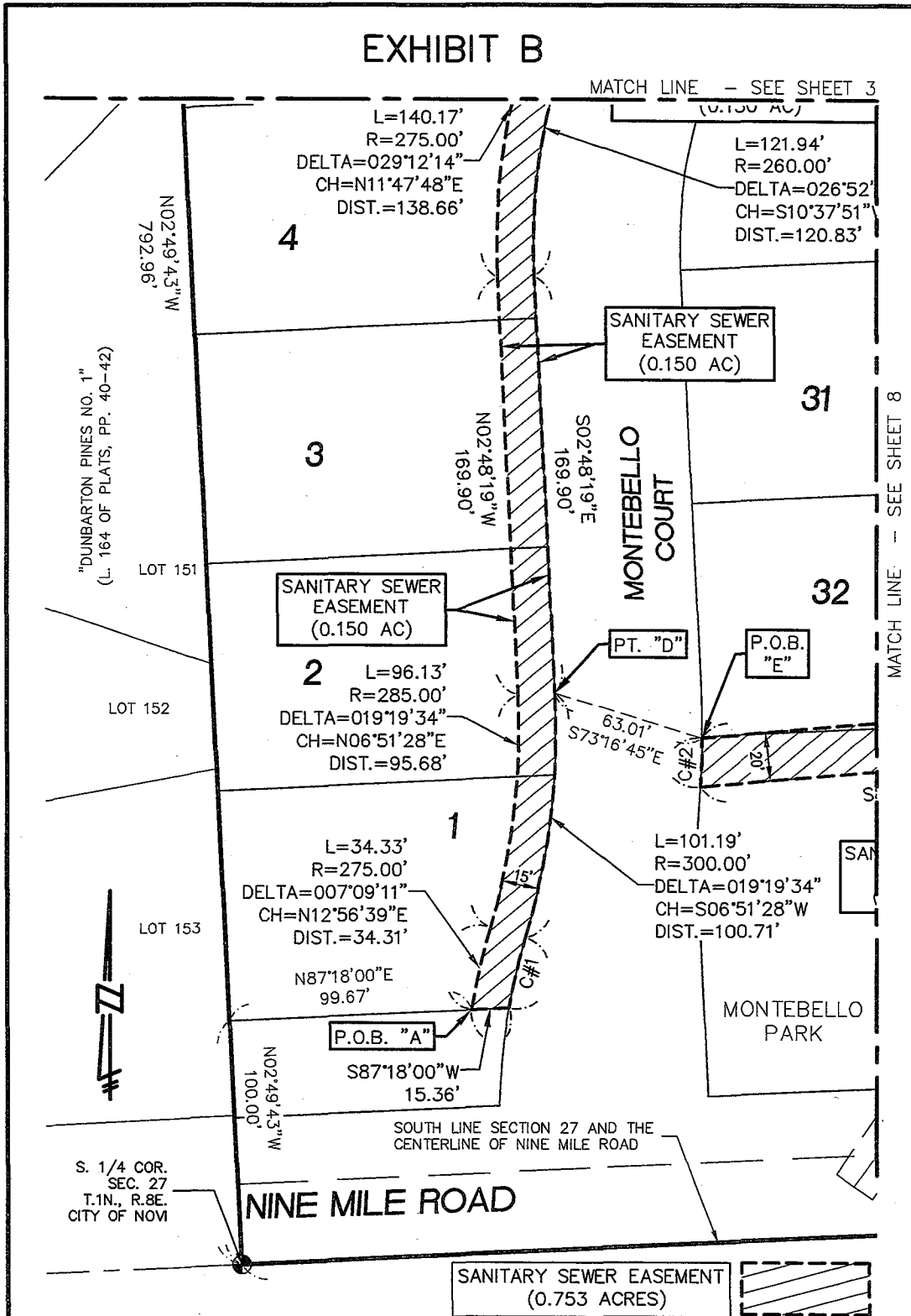
SUBJECT PROPERTY AND SHEET INDEX

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CONSULTING ENGINEERS
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

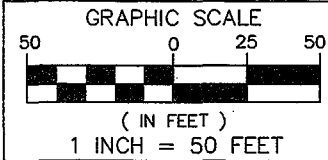
MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOV,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	05-10-16
JOB NO.:	15-012
DWG FILE:	15-012ESMT-SAN
DRAWN BY:	DFR
CHECK:	JE
SHEET:	1 OF 8

EXHIBIT B



S. 1/4 COR.
SEC. 27
T.1N., R.8E.
CITY OF NOV



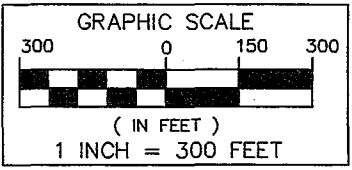
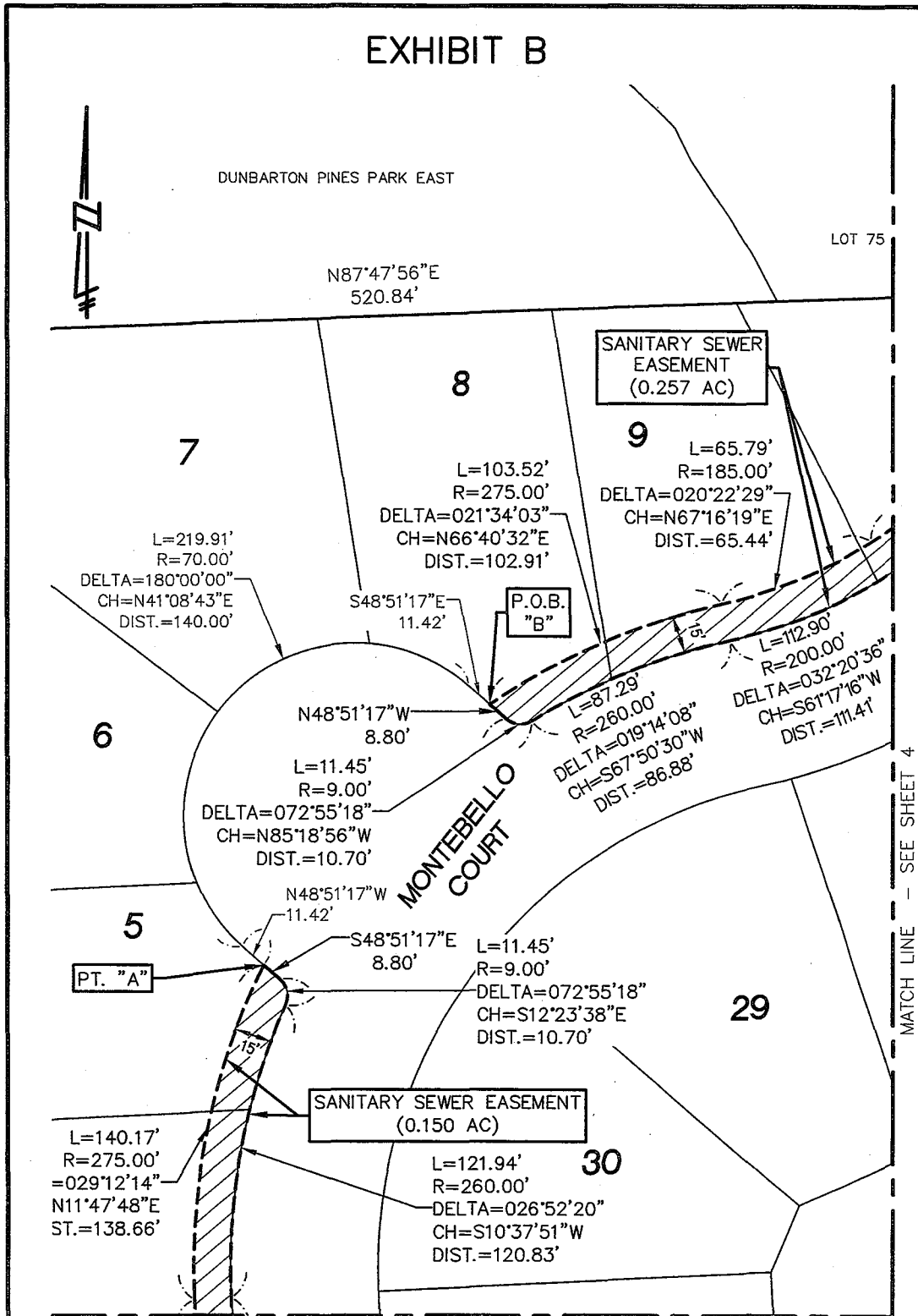
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#1	29.25'	260.00'	6°26'44"	S13°17'53"W	29.23'
C#2	20.15'	360.00'	3°12'26"	N02°09'07"E	20.15'

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MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOV,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 50'
DATE: 05-10-16
JOB NO.: 15-012
DWG FILE: 15-012ESMT-SAN
DRAWN BY: DFR
CHECK: JE
SHEET: 2 OF 8

EXHIBIT B



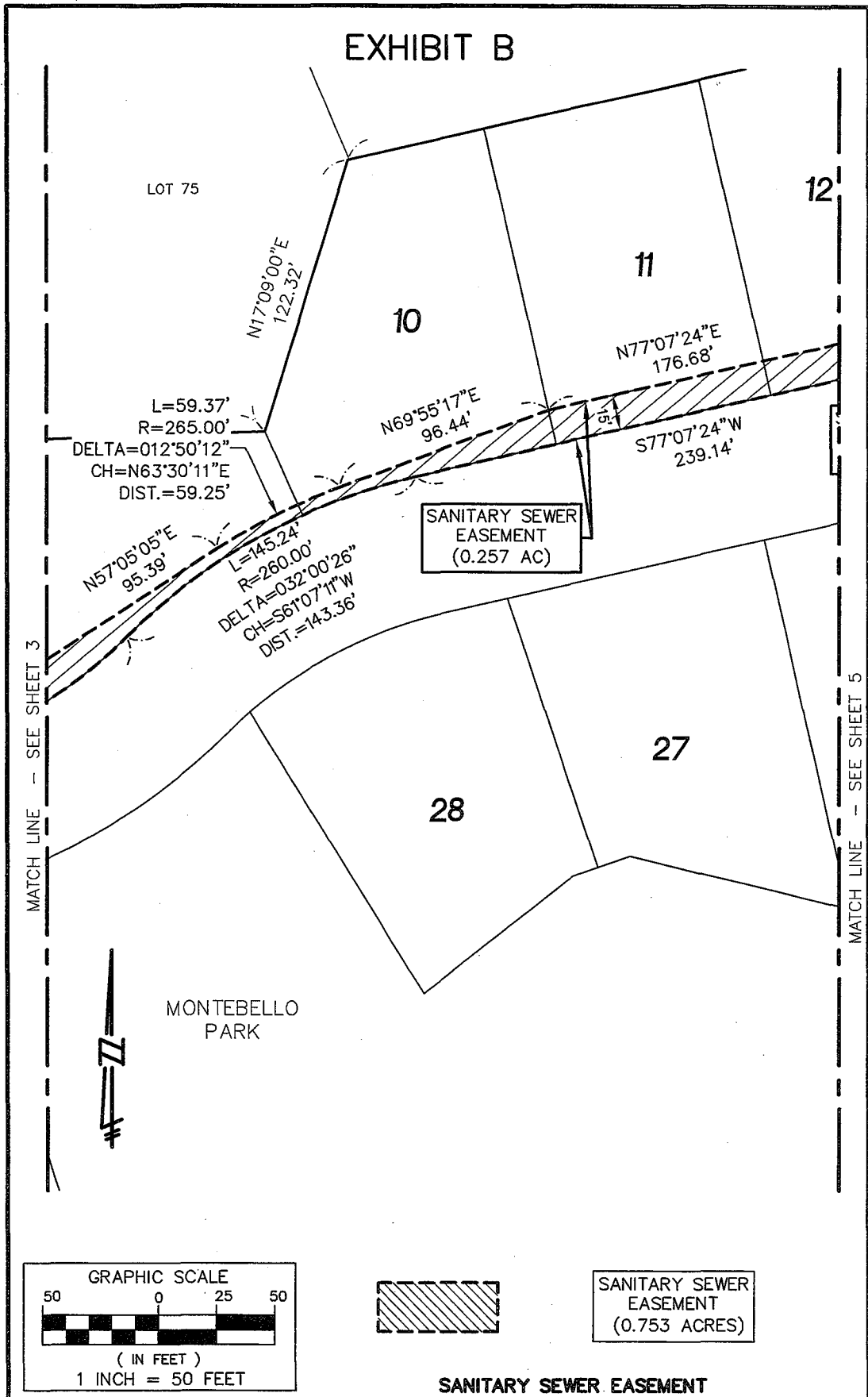
SANITARY SEWER EASEMENT

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MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 300'
DATE: 05-10-16
JOB NO.: 15-012
DWG FILE: 15-012ESMT-SAN
DRAWN BY: DFR
CHECK: JE
SHEET: 3 OF 8

EXHIBIT B

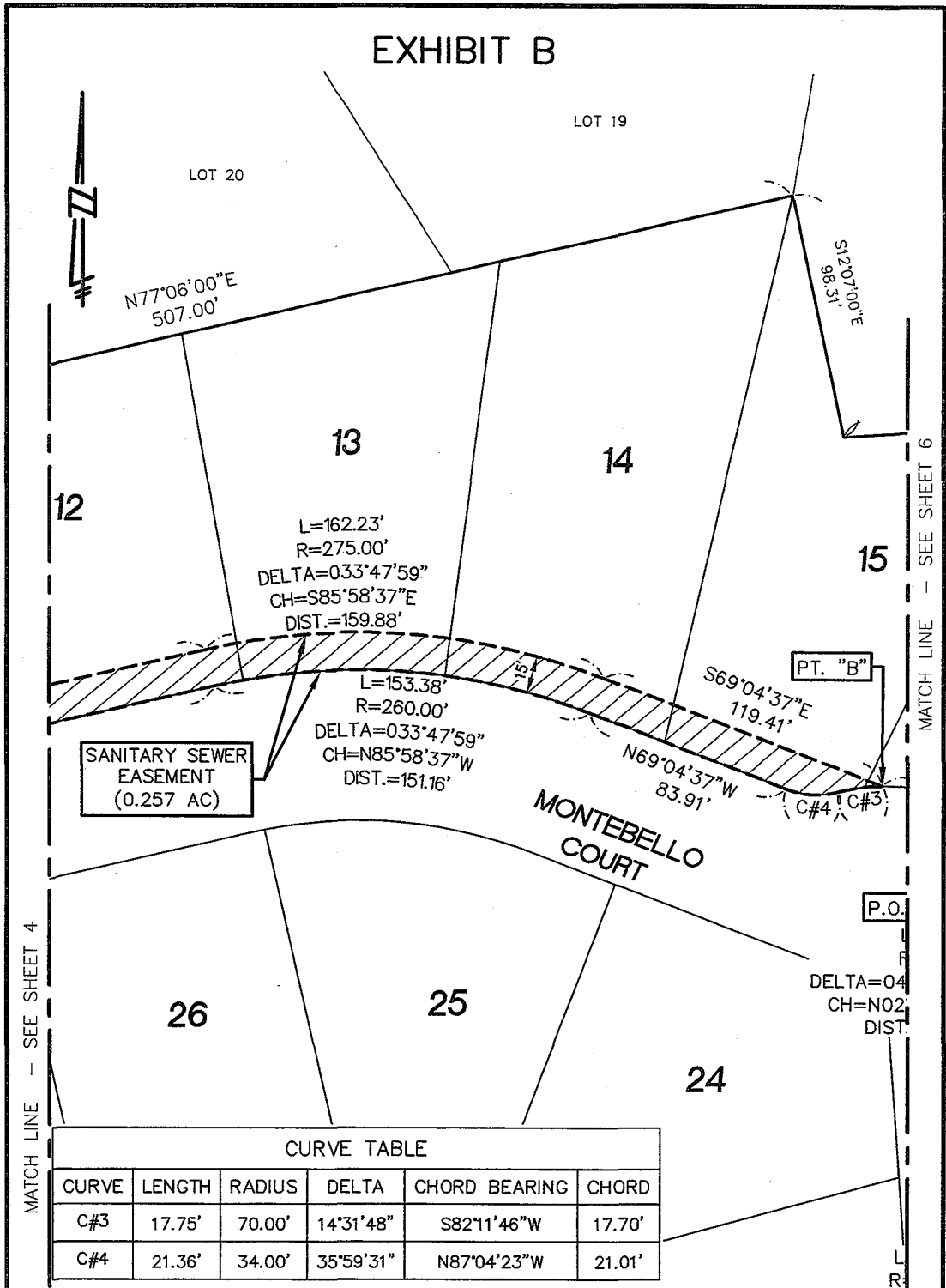



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MONTEBELLO ESTATES
 SECTION 27, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

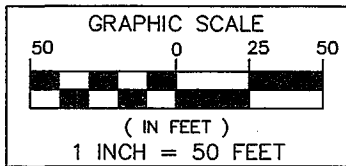
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 JOB NO.: 15-012
 DWG FILE: 15-012ESMT-SAN
 DRAWN BY: DFR
 CHECK: JE
 SHEET: 4 OF 8

EXHIBIT B



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#3	17.75'	70.00'	14°31'48"	S82°11'46"W	17.70'
C#4	21.36'	34.00'	35°59'31"	N87°04'23"W	21.01'



SANITARY SEWER EASEMENT
(0.753 ACRES)

SANITARY SEWER EASEMENT



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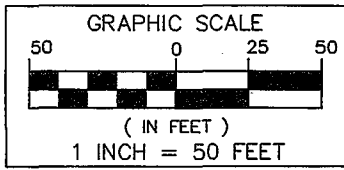
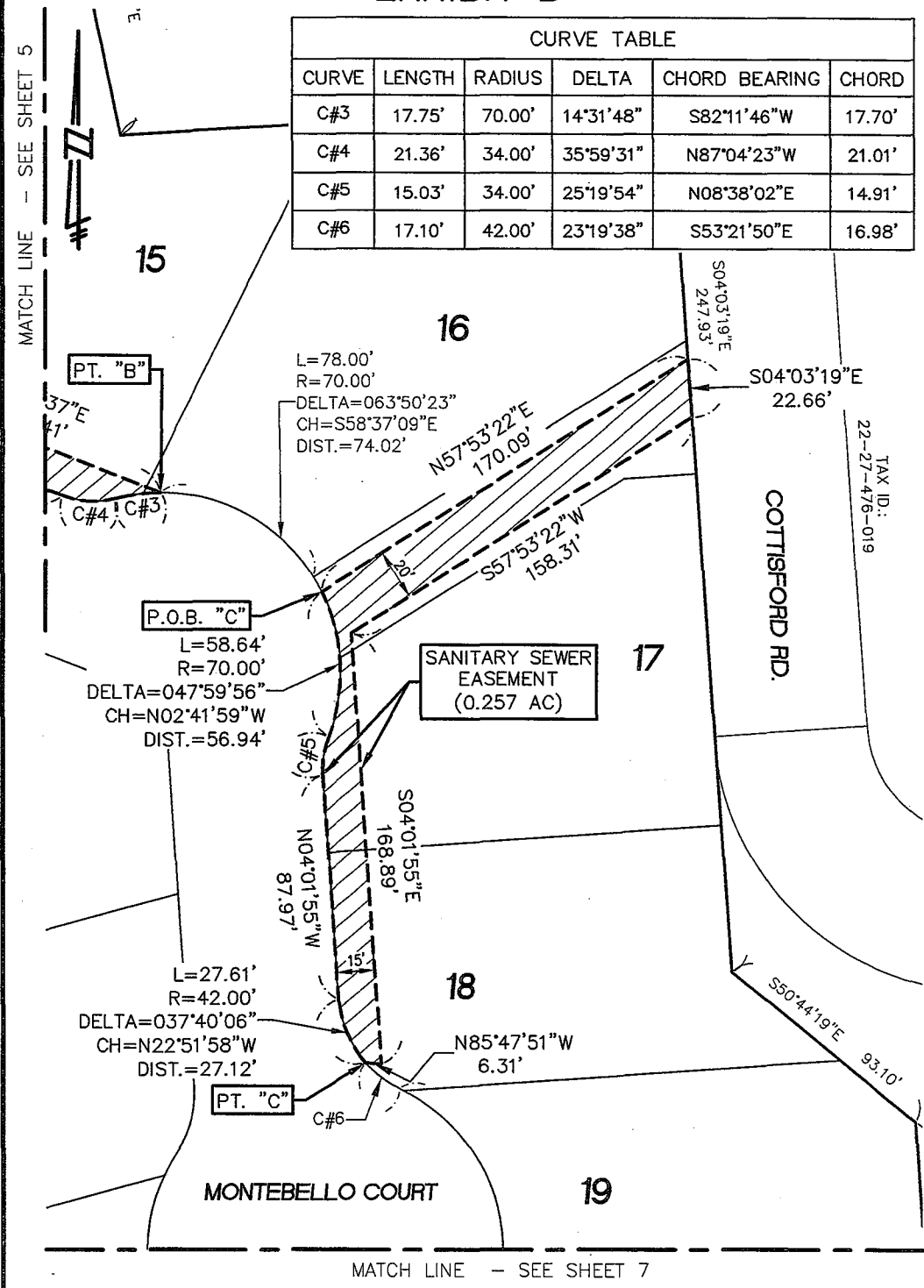
MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 50'
DATE: 05-10-16
JOB NO.: 15-012
DWG FILE: 15-012ESMT-SAN
DRAWN BY: DFR
CHECK: JE
SHEET: 5 OF 8

EXHIBIT B

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#3	17.75'	70.00'	14°31'48"	S82°11'46"W	17.70'
C#4	21.36'	34.00'	35°59'31"	N87°04'23"W	21.01'
C#5	15.03'	34.00'	25°19'54"	N08°38'02"E	14.91'
C#6	17.10'	42.00'	23°19'38"	S53°21'50"E	16.98'



SANITARY SEWER EASEMENT
(0.753 ACRES)

SANITARY SEWER EASEMENT

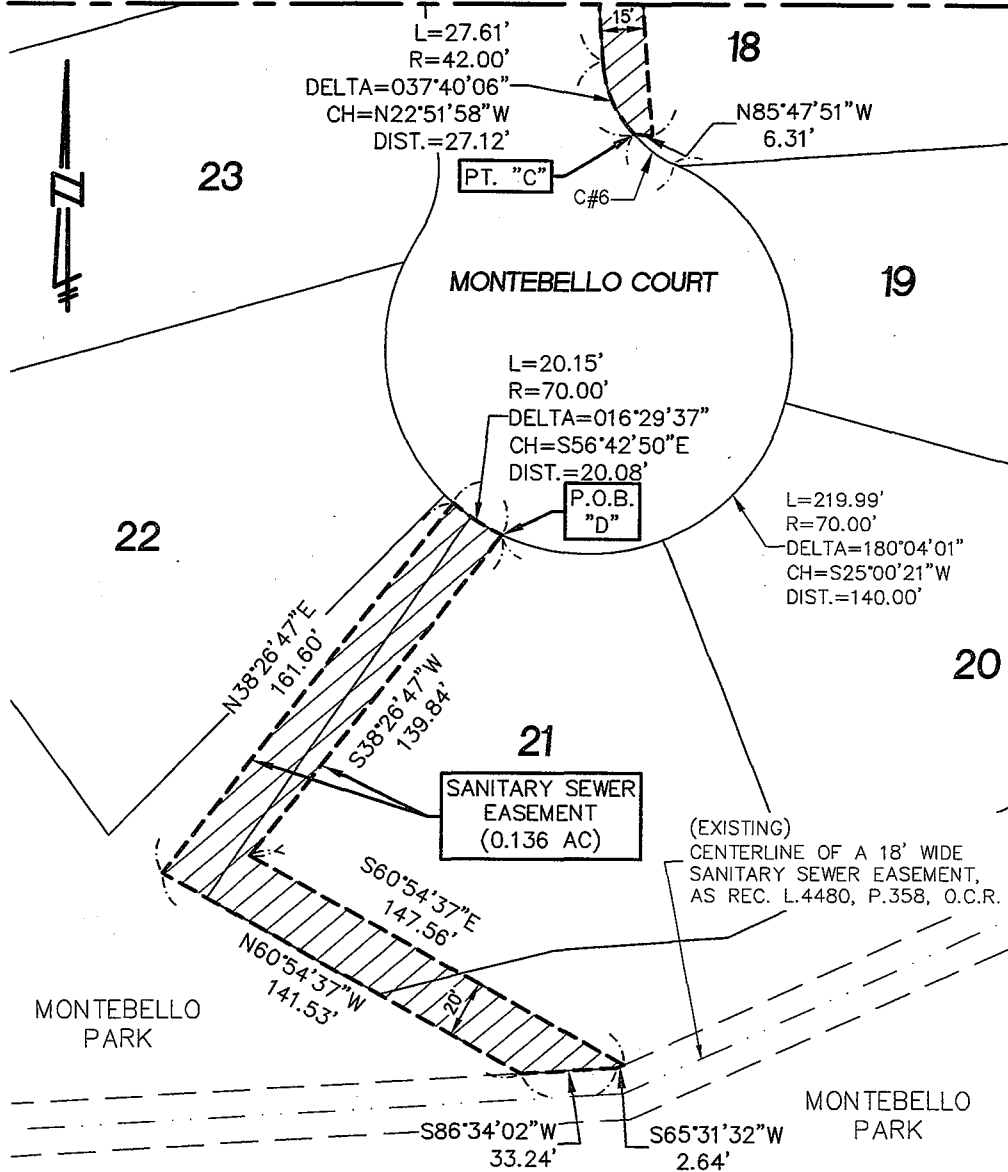
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MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 50'
DATE:	05-10-16
JOB NO.:	15-012
DWG FILE:	15-012ESMT-SAN
DRAWN BY:	DFR
CHECK:	JE
SHEET:	6 OF 8

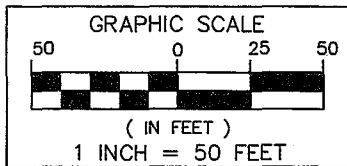
EXHIBIT B

MATCH LINE - SEE SHEET 6



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#6	17.10'	42.00'	23°19'38"	S53°21'50"E	16.98'



SANITARY SEWER EASEMENT
 (0.753 ACRES)

SANITARY SEWER EASEMENT



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 ENGINEERING, L.L.C.**
 CONSULTING ENGINEERS

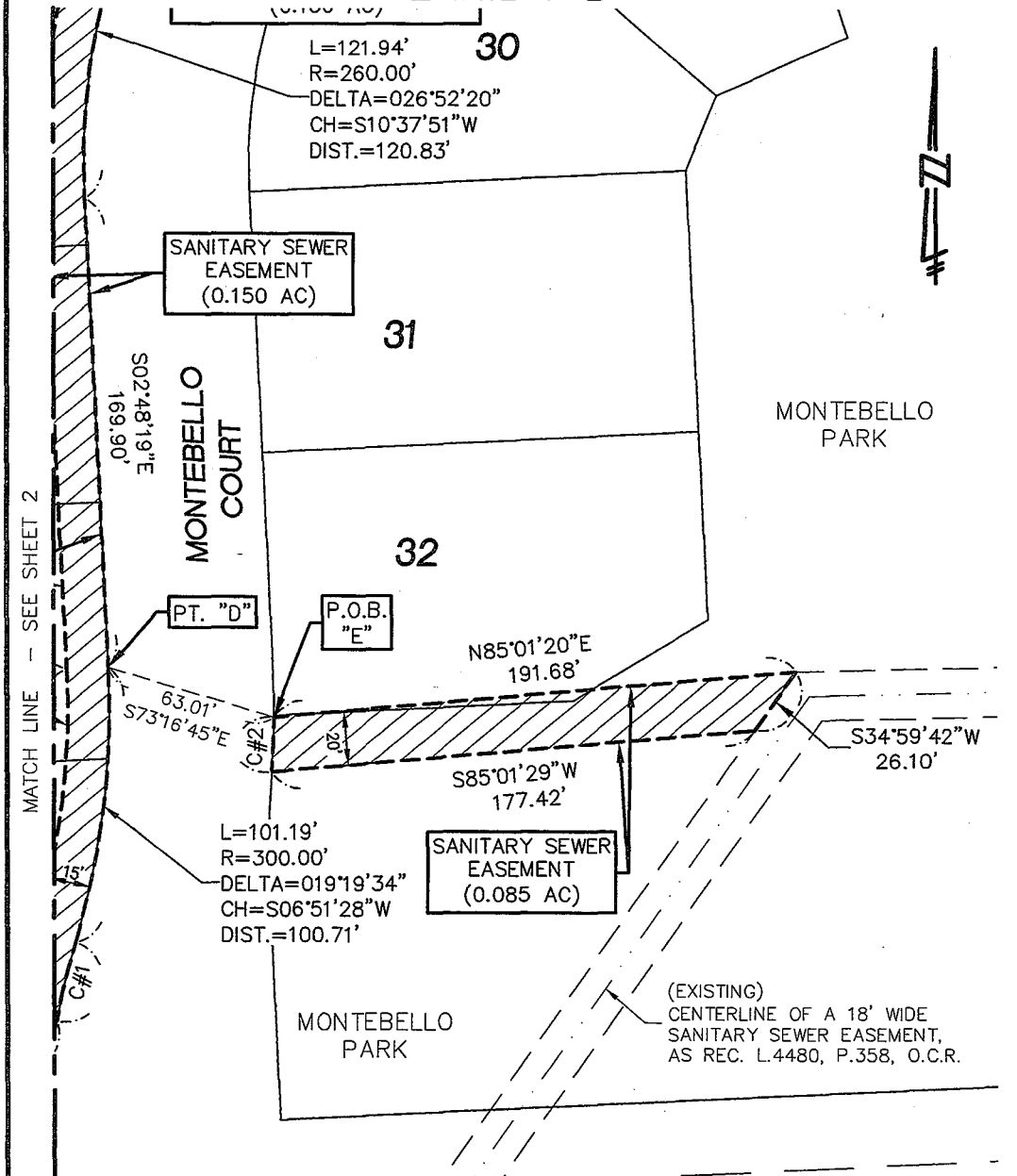
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MONTEBELLO ESTATES

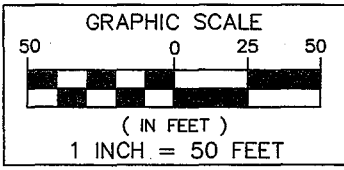
SECTION 27, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 50'
 DATE: 05-10-16
 JOB NO.: 15-012
 DWG FILE: 15-012ESMT-SAN
 DRAWN BY: DFR
 CHECK: JE
 SHEET: 7 OF 8

EXHIBIT B



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#1	29.25'	260.00'	6°26'44"	S13°17'53"W	29.23'
C#2	20.15'	360.00'	3°12'26"	N02°09'07"E	20.15'



SANITARY SEWER EASEMENT
(0.753 ACRES)

SANITARY SEWER EASEMENT

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MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 50'
DATE:	05-10-16
JOB NO.:	15-012
DWG FILE:	15-012ESMT-SAN
DRAWN BY:	DFR
CHECK:	JE
SHEET:	8 OF 8

EXHIBIT A

"MONTEBELLO ESTATES"

LEGAL DESCRIPTION

SUBJECT PROPERTY

PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE NORTH 02°49'43" WEST, 792.96 FEET; THENCE NORTH 87°47'56" EAST, 520.84 FEET; THENCE NORTH 17°09'00" EAST, 122.32 FEET; THENCE NORTH 77°06'00" EAST, 507.00 FEET; THENCE SOUTH 12°07'00" EAST, 98.31 FEET; THENCE NORTH 86°33'12" EAST, 216.00 FEET; THENCE SOUTH 04°03'19" EAST, 340.00 FEET; THENCE SOUTH 50°44'19" EAST, 93.10 FEET; THENCE SOUTH 03°52'37" EAST, 497.04 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE SOUTH 87°18'00" WEST ALONG SAID SOUTH LINE, 1379.11 FEET TO THE POINT OF BEGINNING. CONTAINING 26.94 ACRES AND SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

AND ALSO, as previously recorded in Liber 4480, on Pages 358 through 361, inclusive, Oakland County Records, as being Part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, Novi Township, (now Village of Novi), Oakland County, Michigan, described as beginning at the South 1/4 corner of said Section 27, thence North 0 degrees 03 minutes West along North and South 1/4 Section line 791.68 feet; thence South 89 degrees 33 minutes East along fence line 517.62 feet; thence North 19 degrees 51 minutes East 122.32 feet to a point in fence line; thence North 79 degrees 48 minutes East, along fence line 507.0 feet; thence South 9 degrees 25 minutes East, along fence line 98.31 feet; thence North 89 degrees 12 minutes East 215 feet; thence South 01 degrees 18 minutes 00 seconds East 340.00 feet; thence South 47 degrees 21 minutes East, 92.80 feet to a point in fence along 1/8 line, thence South 01 degrees 37 minutes 00 seconds East, 496.15 feet to the South line of said Section 27; thence due West on Section line 1379.10 feet to the point of beginning. (MCN 495 C, 26.86 Acres)

DESCRIPTION PARCEL 22-27-452-001

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, Mirage Development, LLC, a Michigan Limited Liability Company, whose address is 45380 W. 10 Mile Rd #135 Novi, Michigan 48375, for the sum of \$1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the CITY OF NOVI, 45175 Ten Mile Road, Novi, Michigan 48375, all of the pipes, valves, joints and appurtenances attached to or installed in the ground as a part of the water supply, ~~sanitary sewer, and storm sewer~~^{ELS} system according to the easements and/or public rights-of-way therefore established described as follows:

See attached exhibits "A, B & C" attached hereto and made part hereof

In witness whereof, the undersigned has executed these presents this 12th day of APRIL 20 17.

Signed by



By: Claudio Rossi

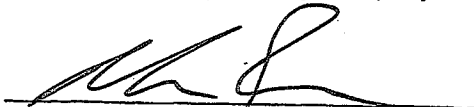
Its: Member

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 12th day of APRIL, 20 17 by Claudio Rossi, the Member of Mirage Develop, LLC a Michigan Limited Liability Company on its behalf.



Notary Public: Mark Paulson

Acting in Oakland County, Michigan

My commission expires: 6/3/2018

Drafted By:

Elizabeth K. Saarela

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

27555 Executive Drive, Suite 250

Farmington Hills, MI 48331

When recorded, return to:

Cortney Hanson, Clerk

CITY OF NOVI

45175 Ten Mile Road

Novi, MI 48375-3024

EXHIBIT A

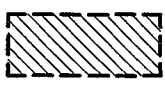
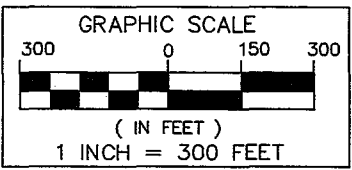
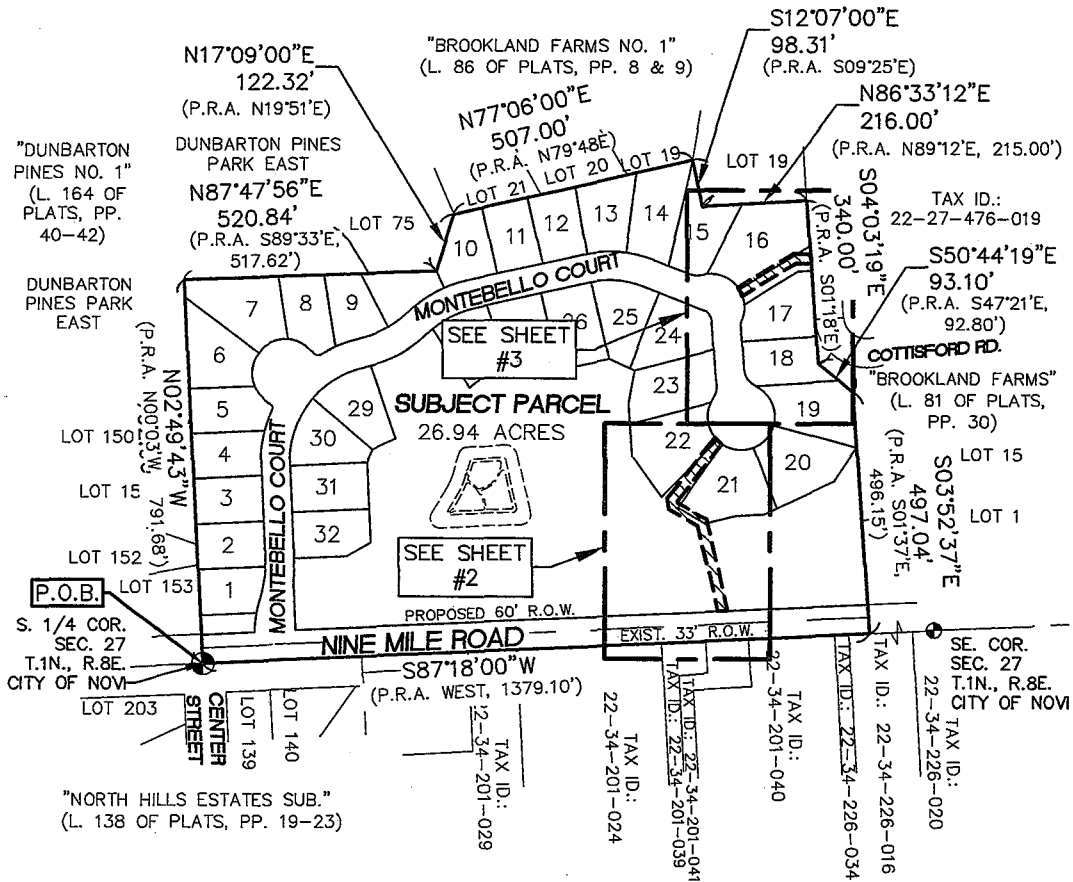
"MONTEBELLO ESTATES"

LEGAL DESCRIPTION WATER MAIN EASEMENT

A Water Main Easement, being a part of the Southeast 1/4 of Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; more particularly described as commencing at the South 1/4 Corner of said Section 27; thence North $87^{\circ}18'00''$ East, 1067.25 feet, along the South line of said Section 27 and the centerline of Nine Mile Road; thence North $02^{\circ}42'00''$ West, 60.00 feet, for a POINT OF BEGINNING 'A'; thence North $13^{\circ}05'15''$ West, 180.24 feet; thence North $60^{\circ}24'37''$ West, 69.27 feet; thence North $09^{\circ}20'19''$ West, 22.65 feet; thence North $38^{\circ}26'47''$ East, 159.45 feet; thence 20.14 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of $16^{\circ}29'03''$ and a chord bearing and distance of South $46^{\circ}46'36''$ East, 20.07 feet, for a reference POINT 'A'; thence South $38^{\circ}26'47''$ West, 148.92 feet; thence South $09^{\circ}26'47''$ East, 4.12 feet; thence South $60^{\circ}54'37''$ East, 68.46 feet; thence South $13^{\circ}05'15''$ East, 192.77 feet; thence South $87^{\circ}18'00''$ West, 20.33 feet, to Point of Beginning 'A'.

And also, commencing at said reference POINT 'A'; thence 232.14 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of $190^{\circ}00'33''$ and a chord bearing and distance of North $29^{\circ}58'37''$ East, 139.47 feet; thence 44.71 feet along a curve to the right, said curve having a radius of 42.00 feet, a central angle of $60^{\circ}59'45''$ and a chord bearing and distance of North $34^{\circ}31'47''$ West, 42.63 feet; thence $04^{\circ}01'55''$ West, 87.97 feet; thence 15.03 feet along a curve to the right, said curve having a radius of 34.00 feet, a central angle of $25^{\circ}19'54''$ and a chord bearing and distance of North $08^{\circ}38'02''$ East, 14.91 feet; thence 49.65 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of $40^{\circ}38'18''$ and a chord bearing and distance of North $00^{\circ}58'50''$ East, 48.61 feet, for a POINT OF BEGINNING 'B'; thence continuing 20.13 feet along a curve to the left, said curve having 70.00 feet, a central angle of $16^{\circ}28'42''$ and a chord bearing and distance of North $27^{\circ}34'40''$ West, 20.06 feet; thence North $57^{\circ}53'22''$ East, 134.41 feet; thence North $88^{\circ}58'05''$ East, 36.62 feet; thence South $04^{\circ}03'19''$ East, 20.03 feet; thence South $88^{\circ}58'05''$ West, 32.12 feet; thence South $57^{\circ}53'22''$ West, 130.44 feet, to the Point of Beginning 'B'. All of the above containing 0.270 Acres.

EXHIBIT A



WATER MAIN EASEMENT
(0.270 ACRES)

SUBJECT PROPERTY AND SHEET INDEX

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	05-10-16
JOB NO.:	15-012
DWG FILE:	15-012ESMT-WM1
DRAWN BY:	DFR
CHECK:	JE
SHEET:	1 OF 3

EXHIBIT A

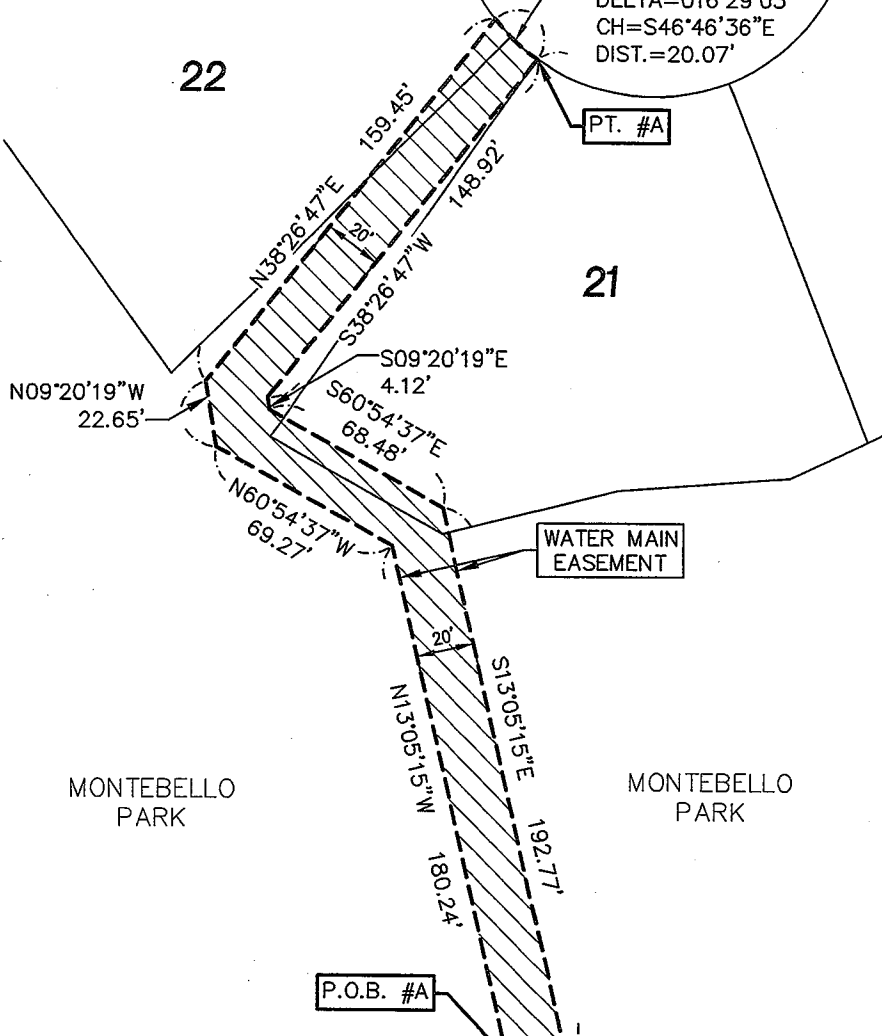
MATCH LINE - SEE SHEET 3

MONTEBELLO COURT

L=20.14'
R=70.00'
DELTA=016°29'03"
CH=S46°46'36"E
DIST.=20.07'

22

21



MONTEBELLO PARK

MONTEBELLO PARK

P.O.B. #A

PROPOSED 60' R.O.W.

SOUTH LINE SECTION 27 AND THE CENTERLINE OF NINE MILE ROAD
EXIST. 33' R.O.W.

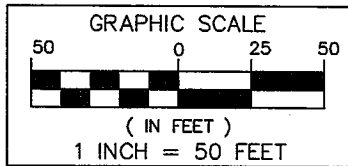
NINE MILE ROAD

N87°18'00"E 1067.25'

S 1/4. COR.
SECTION 27
T.1N.,R.8E.,



TAX ID.: 22-34-201-024	S87°18'00"W 1379.11' TAX ID.: 22-34-201-039	TAX ID.: 22-34-201-041	TAX ID.: 22-34-201-040
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WATER MAIN EASEMENT
(0.270 ACRES)

WATER MAIN EASEMENT



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

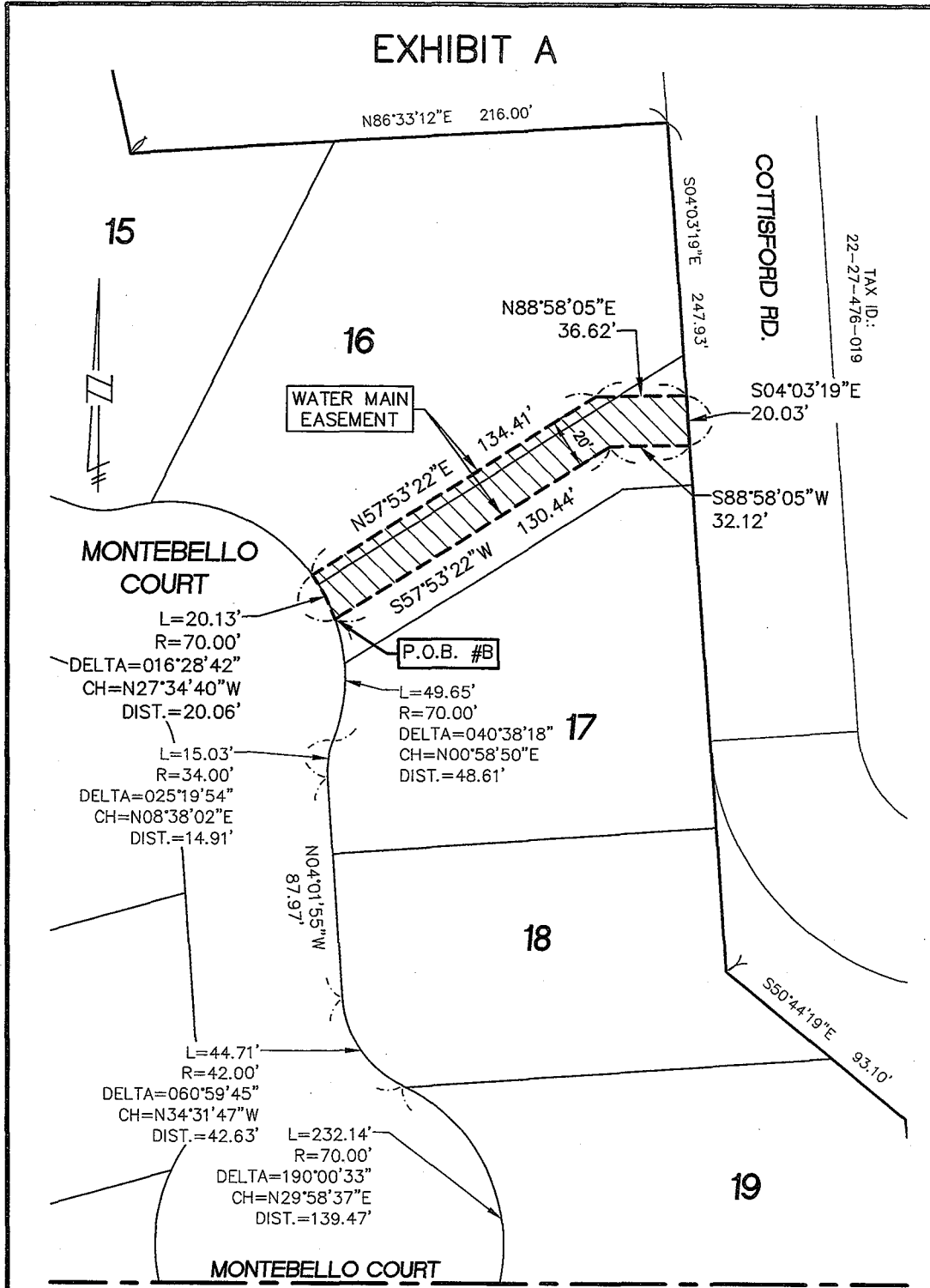
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
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MONTEBELLO ESTATES

SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

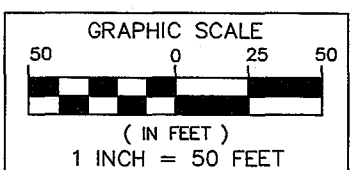
SCALE: 1" = 50'
DATE: 05-10-16
JOB NO.: 15-012
DWG FILE: 15-012ESMT-WM1
DRAWN BY: DFR
CHECK: JE
SHEET: 2 OF 3

EXHIBIT A



TAX ID:
22-27-476-019

MATCH LINE - SEE SHEET 2



WATER MAIN EASEMENT
(0.270 ACRES)

WATER MAIN EASEMENT

SEIBER, KEAST ENGINEERING, L.L.C.
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MONTEBELLO ESTATES
SECTION 27, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 50'
DATE:	05-10-16
JOB NO.:	15-012
DWG FILE:	15-012ESMT-WM1
DRAWN BY:	DFR
CHECK:	JE
SHEET:	3 OF 3



SPALDING DeDECKER
Engineering & Surveying Excellence since 1954

April 17, 2017

Claudio Rossi & Mark Paulson
Mirage Development
45380 W. 10 Mile Road
Novi, Michigan 48375

Re: Montebello Estates - Acceptance Documents Review
Novi #JSP 15-76
SDA Job No. NV16-225
REVISIONS REQUIRED

Dear Mr. Rossi and Mr., Paulson:

We have reviewed the Acceptance Document Package received by our office on April 14, 2017 against the Final Site Plan (Stamping Set) approved on August 25, 2016. We offer the following comments:

Final Acceptance Documents:

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

1. On-Site Water System Easement – (executed: exhibit dated 5-10-16) – Exhibits Approved.
2. On-Site Sanitary Sewer Easement – (executed: exhibit dated 5-10-16) - Exhibits Approved.
3. Storm Drainage Facility Maintenance Easement Agreement – (unexecuted: exhibit dated 5-10-16) – Exhibits Approved.
Note: An executed copy of the Storm Drainage Facility Maintenance Easement Agreement must be submitted to the City.
4. Sidewalk Easement – (executed: exhibit dated 8-10-16) – Exhibits Approved
5. Conservation Easement – (unexecuted: exhibit dated 9-13-16) - Exhibits Approved for Both Wetlands and Woodlands.
6. Emergency Access Easement - (executed: exhibit dated 7-22-16) – Exhibits Approved.
7. Warranty Deed for Road Right-of-Way – Nine Mile Road – (executed, unrecorded, dated 8-17-16) – Exhibits Approved.
8. Warranty Deed for Road Right-of-Way – Montebello Court – (executed, unrecorded, dated 8-17-16) – Exhibits Approved.
9. **Bills of Sale: Sanitary Sewer System and Water Supply System – NOT SUPPLIED – REQUIRED.**
10. **Bills of Sale: Streets – SUPPLIED – APPROVED.**

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11. **Full Unconditional Waivers of Lien from contractors installing public utilities – NOT SUPPLIED – REQUIRED.**
12. **Full Unconditional Waivers of Lien from contractors installing streets – NOT SUPPLIED – REQUIRED.**
13. **Sworn Statement for installation of public utilities - NOT SUPPLIED – REQUIRED**
14. **Sworn Statement for installation of streets - NOT SUPPLIED - REQUIRED**
15. **Maintenance and Guarantee Bond – (in the amount of \$107,773.75) – NOT SUPPLIED-REQUIRED.**

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

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

It should be noted that the Plan Review Center Report dated August 8, 2016 contains all documentation requirements necessary prior to construction and occupancy of the facility.

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

Sincerely,

SPALDING DEDECKER



Brittany Allen
Engineer

cc (via Email):

Cortney Hanson, City Clerk
Beth Saarela, Johnson Rosati, Schultz, Joppich PC
Sarah Marchioni, Building Project Coordinator
Ted Meadows, Spalding DeDecker
Taylor Reynolds, Spalding DeDecker
Theresa Bridges, City Construction Engineer
Darcy Rechten, City Engineering Technician
Angie Pawlowski, Community Development Bond Coordinator
Jason Emerine, Seiber Keast Engineering