



CITY OF NOVI CITY COUNCIL
JANUARY 26, 2026

SUBJECT: Acceptance of a warranty deed from the property owner of the subject parcel (parcel 50-22-16-300-055) for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of \$16,907.00.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- A warranty deed is needed for the property to complete the planned Beck Road Reconstruction and Widening project, and to meet site plan requirements for the proposed Central Park South development
- The City must follow MDOT real estate guidelines on projects receiving federal funds.

FINANCIAL IMPACT

	FY 2025/26
EXPENDITURE REQUIRED	\$ 16,907.00
BUDGET	
Major Street Fund 202-449.20-975.226	\$ 2,638,337.00
APPROPRIATION REQUIRED	\$ 0
FUND BALANCE IMPACT	\$ 0

BACKGROUND INFORMATION:

Beck Road reconstruction and widening between 11 Mile Road and Grand River Avenue is planned to start construction in spring of 2026. For the parcel located on the east side of Beck Road between Grand River Avenue and Eleven Mile Road (parcel 50-22-16-151-012), limited public right-of-way exists. To make the proposed improvements to the road, additional right-of-way is needed. Since the road project is receiving federal funding, staff followed MDOT's real estate guidance for easement acquisition. This included a Good Faith Offer based on an appraisal of the requested

easement areas and an appraisal review. Initially, an 8-ft permanent highway easement and 10-ft temporary grading easement were requested for the road project. However, since the full 60-foot right-of-way will be required as part of the site plan review, the owner agreed to convey the full 60-ft right-of-way to the City at this time to avoid having to revise the easement later. The just compensation for the easement area, stated below, was negotiated by the property owner and is based on the market value of the 8-ft highway easement and 10-ft temporary grading easement.

Warranty Deed - \$16,907.00

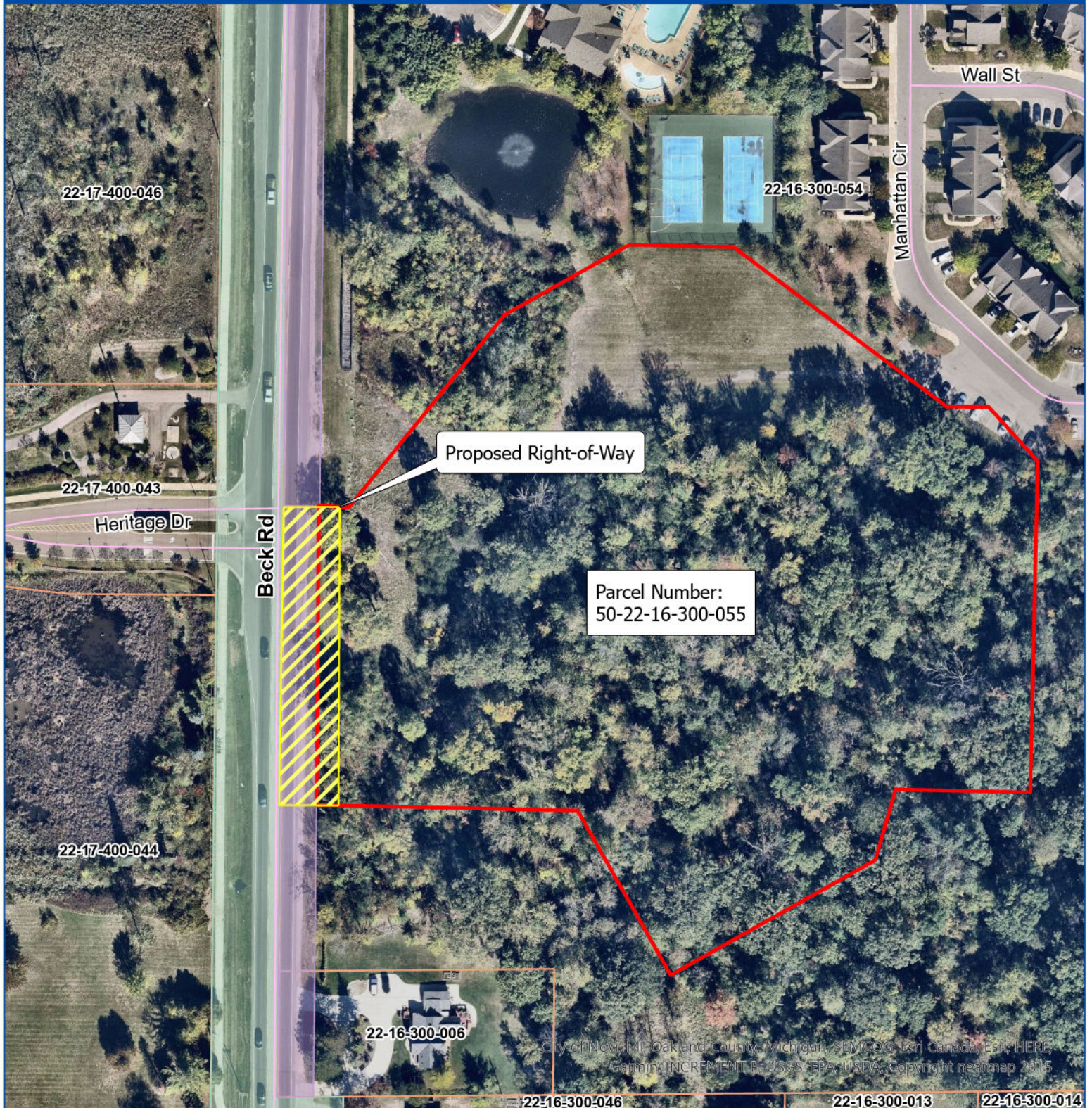
Total Just Compensation \$16,907.00

Nobe Property Group II, LLC, the owner of the subject parcel, has agreed to the Good Faith Offer of \$16,907.00 for the easement. The City Attorney reviewed the signed easement favorably (Beth Saarela, January 8, 2026).

RECOMMENDED ACTION: Acceptance of a warranty deed from the property owner of the subject parcel (parcel 50-22-16-300-055) for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of \$16,907.00.

Beck Road Warranty Deed

Location Map



Legend

Dedicated
Prescriptive



Proposed Right-of-Way
Subject Parcel



Feet
0 55 110 220

Map Author: Humna Anjum
Map Print Date: 1/9/2026

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ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

January 8, 2026

Rebecca Runkel, Project Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

RE: Beck Road Reconstruction – Project Easements
Tax Parcel No.: 22-16-300-055

Dear Ms. Runkel:

We have received and reviewed the following Warranty Deed that the City has acquired for the Beck Road Reconstruction Project:

- Warranty Deed Tax Parcel No.: 22-16-300-055 (\$16,907)

The City obtained an appraisal for the easements over these parcel. The property owner accepted the offer of just compensation in the total amount of \$16,907 for the Warranty Deed. Additional Right-of-Way was conveyed in connection with the Development of parcel 22-16-300-055. The Warranty Deed is in the City's standard format for right-of-wat conveyance.

The Warranty Deed may be placed on an upcoming City Council Agenda for acceptance. Once accepted, the Warranty Deed should be recorded by the City Clerk's Office with the Oakland County Register of Deeds in the usual manner. It is our understanding that the City's Engineering Division has the original document for recording.

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

Rebecca Runkel, Project Engineer
City of Novi
January 8, 2026
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Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

Enclosures

C: Cortney Hanson, Clerk
Ben Croy, City Engineer
Humna Anjum, Project Engineer
Thomas R. Schultz, Esquire

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Nobe Property Group II LLC, a limited liability corporation, whose address is 46100 Grand River Avenue, Novi, MI 48374 conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi for right-of-way purposes, County of Oakland, State of Michigan, to wit:

See attached Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Sixteen thousand Nine Hundred and Seven and 00/100 Dollars (\$16,907.00).

THE PROPERTY CONVEYED BY THIS DEED MAY BE LOCATED WITHIN THE VICINITY OF FARM LAND OR A FARM OPERATION. GENERALLY ACCEPTED AGRICULTURAL AND MANAGEMENT PRACTICES WHICH MAY GENERATE NOISE, DUST, ODORS, AND OTHER ASSOCIATED CONDITIONS MAY BE USED AND ARE PROTECTED BY THE MICHIGAN RIGHT TO FARM ACT.

Dated this 18th day of November, 2025.

Signed by:

Nobe Property Group II, LLC, a limited liability corporation. */s/*

By: Blair Bowman
Its Co-Mgr

STATE OF MICHIGAN)
) ss
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 18th day of November, 2015 by ~~Justin Hackett~~ ^{BS} Justin Hackett, the co-manager of Deke Property Group II LLC, a Michigan nonprofit corporation.



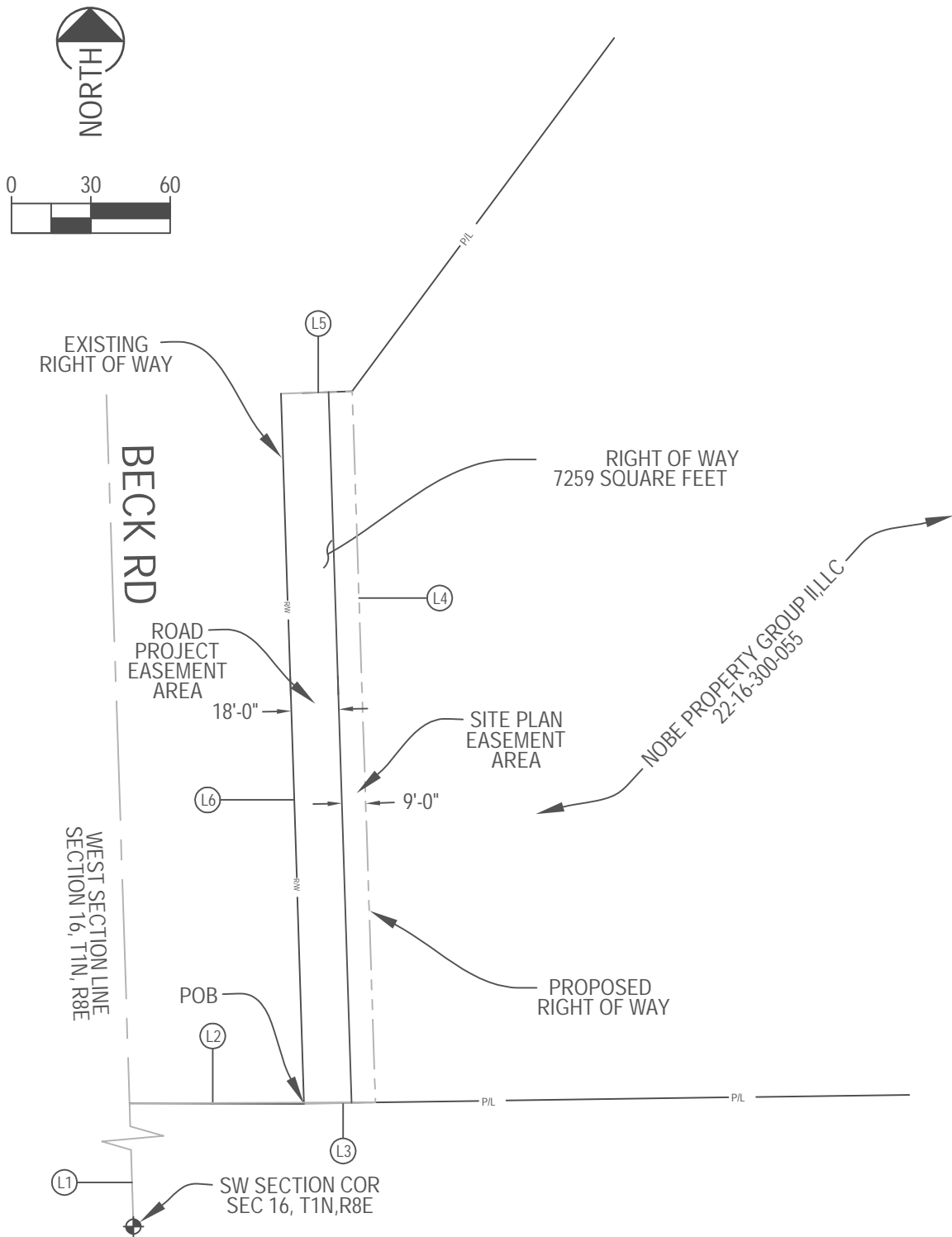
Sueann Moore
Notary Public
Oakland County, Michigan
My Commission Expires: 7/17/2031

When Recorded Return to: Cortney Hanson, Clerk City of Novi 45175 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 K. Saarela 27555 Executive Drive, Suite 250 Farmington Hills, Michigan 48331
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Part of Tax Parcel No 50-22-16-300-055

Job No. _____ Recording Fee _____ Transfer Tax _____

RIGHT OF WAY
PART OF SECTION 16, T1N-R8E, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN



RIGHT OF WAY LEGAL DESCRIPTION
A PORTION OF LAND SITUATED IN SECTION 16, T1N, R8E, CITY OF NOVI, COUNTY OF OAKLAND AND STATE OF MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SOUTH WEST SECTION CORNER N01°52'21"W, A DISTANCE OF 1026.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE N88°49'48"E, A DISTANCE OF 27.00 FEET; THENCE N01°52'21"W, A DISTANCE OF 269.00 FEET; THENCE S88°07'35"W, A DISTANCE OF 27.00 FEET; THENCE S01°52'21"W, A DISTANCE OF 268.70 FEET TO THE POINT OF BEGINNING CONTAINING 7259 SQUARE FEET MORE OR LESS.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N01°52'21"W	1026.00'
L2	N90°00'00"E	33.00'
L3	N88°49'48"E	27.00'
L4	N01°52'21"W	269.00'
L5	S88°07'35"W	27.00'
L6	S01°52'21"E	268.70'

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SURVEY FOR:
CITY OF NOVI
DATE: 12/03/2025
JOB NO. : 60694162
DRAWN: TAS
CHECKED BY: TWR

NOBE PROPERTY
GROUP II, LLC
22-16-300-055
NOVI, MI

LEGEND

