

AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP RELATING TO CITY OWNED PARCELS

AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP RELATING TO CITY-OWNED PARCELS

Public hearing on proposed amendments to the Future Land Use Map of the 2025 Master Plan, so as to classify the land that is a portion of Ella Mae Power Park for a transfer of land between the City and Novi Community Schools, and three other parcels acquired by the City for public purposes, to Public/Quasi-Public.

Required Action

- A. Approve/Deny the Suggested Resolution authorizing the opening of the Master Plan Review Process, and
- B. Recommend Approval/Denial of the proposed amendments to the Future Land Use Map for the purposes of distribution to begin the Master Plan Amendment process.

Motion sheet

A. Approval – Suggested Resolution

In the matter of an Amendment to the Master Plan's Future Land Use Map relating to City Owned Land, motion to **approve** the Suggested Resolution (as attached).

B. Recommend approval – Proposed Amendments to the Future Land Use Map

In the matter of an Amendment to the Master Plan's Future Land Use Map relating to City Parkland, motion to recommend **approval** to the City Council to approve the proposed amendments to the Future Land Use Map for the purposes of distribution to begin the Master Plan Amendment process, including the attached documents:

- a. A map reclassification of land to be transferred to the School District from Public Park to Public/Quasi-Public,
- b. A map reclassification of land at 42000 Thirteen Mile Road from Single Family to Public/Quasi-Public (future Fire Station No. 2),
- c. A map reclassification of land at 26125 Lee BeGole Drive from Industrial/Office to Public/Quasi-Public (future Public Safety Headquarters),
- d. A map reclassification of land at 22700 Venture Drive from Industrial/Office to Public/Quasi-Public (future Fire Station No. 3),
- e. A map or text statement that the land being conveyed to the school district is not required for park purposes by the City.

This motion is made for the reasons stated in the Planning Memo, as well as the following:

1. The Home Rule Cities Act states that a city may not sell park land except where the park is not required under an official Master Plan of the city (MCL117.5(e)). Since the City land that is being conveyed to the school district is designated as "public park" on the Future Land Use Map, opening up the plan for review and amendment is appropriate to ensure that the Home Rule City Act is complied with (even though the City land is not technically being "sold").

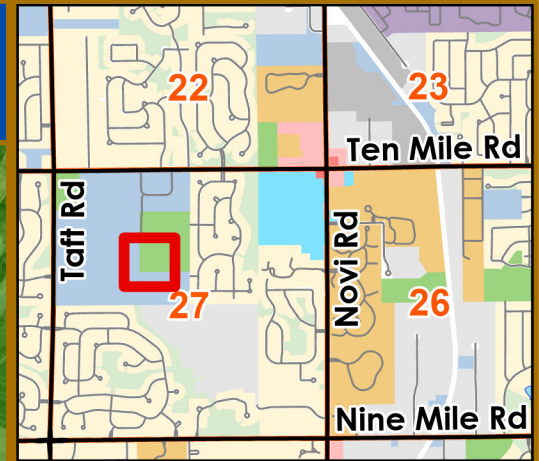
2. The identified property designated as "Public Park" on the City's Future Land Use Map is not used as parkland available to the City's residents, but rather is used as a stormwater detention facility that serves both the City parkland and other City property as well.
3. The terms of the property transfer confirm that if the property is transferred it will still be available for use by the City (including continuing to be available as drainage to serve the park) while also helping the Novi Community School District meet the overall needs of the community members it serves.
4. The other properties at issue, the three parcels purchased by the City for public facility purposes, are to be redesignated Public/Quasi-Public consistent with other properties in the City owned by governmental, school districts, and other public entities.

MAPS

Future Land Use change for all 4 locations

NOVI/NOVI SCHOOLS PROPERTY TRANSFER

PROPOSED FUTURE LAND USE MAP AMENDMENT

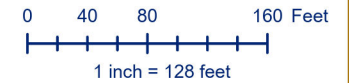


Land Use Description

- Public Park
- Public/Quasi-Public



City of Novi
 Dept. of Community Development
 Novi City Hall
 45175 Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



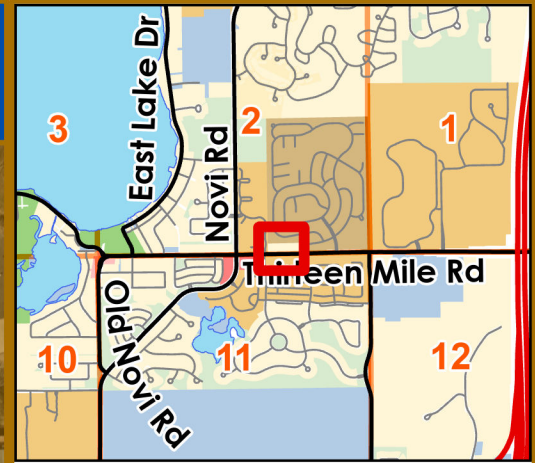
Map Author: J. Gartha
 Date: 6/4/26



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.

FIRE STATION 2

PROPOSED FUTURE LAND USE MAP AMENDMENT



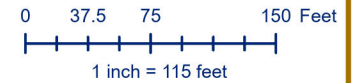
Land Use Description

- Community Commercial
- Manufactured Housing
- Multiple Family
- Single Family



City of Novi

Dept. of Community Development
 Novi City Hall
 45175 Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



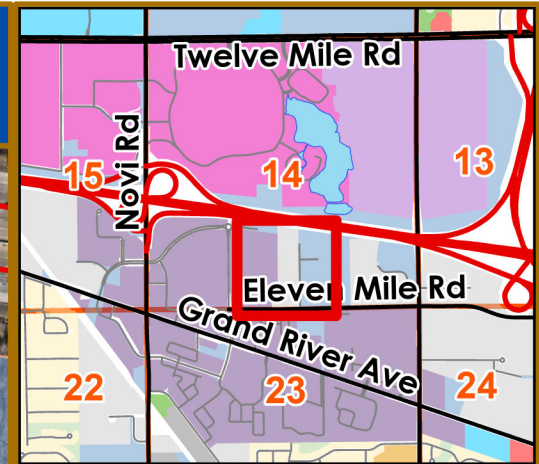
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PUBLIC SAFETY HEADQUARTERS

PROPOSED FUTURE LAND USE MAP AMENDMENT

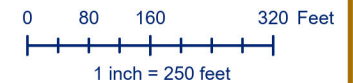


Land Use Description

- Industrial/Office
- Public/Quasi-Public
- Town Center Mixed-Use



City of Novi
 Dept. of Community Development
 Novi City Hall
 45175 Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



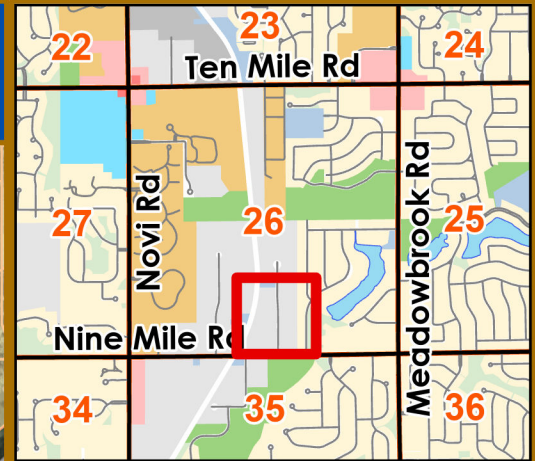
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FIRE STATION 3

PROPOSED FUTURE LAND USE MAP AMENDMENT

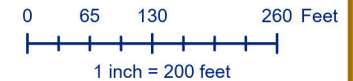


Land Use Description

- Industrial/Office
- Private Park
- Public/Quasi-Public
- Single Family



City of Novi
 Dept. of Community Development
 Novi City Hall
 45175 Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



Map Author: J. Gartha
 Date: 6/4/26



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SUGGESTED RESOLUTION TO

1. OPEN THE PLAN REVIEW PROCESS
2. AUTHORIZE THE SECRETARY TO NOTIFY THE REQUIRED ENTITIES
3. APPROVE THE PROPOSED MASTER PLAN AMENDMENTS
4. SEND TO COUNCIL FOR DISTRIBUTION

SUGGESTED RESOLUTION

PLANNING COMMISSION RESOLUTION OPENING THE MASTER PLAN REVIEW PROCESS, NOTIFYING ALL REQUIRED ENTITIES TO CONSIDER AMENDING THE 2025 MASTER PLAN FUTURE LAND USE MAP TO RECLASSIFY A PORTION OF ELLA MAE POWER PARK FROM PUBLIC PARK TO PUBLIC/QUASI-PUBLIC, AND OTHER CITY-OWNED PROPERTIES TO PUBLIC/QUASI-PUBLIC

At a regular meeting of the Planning Commission of the City of Novi, Oakland County, Michigan, held on the _____ day of _____, 2026

PRESENT:

ABSENT:

The following resolution was offered by _____ and seconded by _____:

WHEREAS, the City of Novi ("City") and Novi Community School District ("District") have prepared a draft Property Exchange Agreement ("Agreement") under which the City will convey to the District a portion of Ella Mae Power Park to accommodate the District's stormwater drainage needs resulting from planned improvements to the District's adjacent High School campus; and

WHEREAS, at the June 22 City Council meeting an Agreement was presented and approved subject to the approval of final form by the City Manager and City Attorney's Office; and

WHEREAS, the terms of the Agreement include ensuring that the transfer complies with MCL 117.5(e) (the Home Rule Cities Act), which states that land designated as park in an official Master Plan may not be sold; and

WHEREAS, the portion of land proposed to be conveyed to the District is currently designated as Public Park on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 42000 Thirteen Mile Road is currently designated as Single Family on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 26125 Lee BeGole Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, City-owned property at 22700 Venture Drive is currently designated as Industrial Office on the 2025 Future Land Use Map; and

WHEREAS, an amendment to the Master Plan, to comply with MCL125.3845 (the Michigan Planning and Enabling Act), must follow the procedures set forth in Sections 39, 41, and 43 of the Act; and

WHEREAS, Section 39 requires sending notices of the amendment to the same entities required for an entire master plan update and requesting comments and cooperation; and

WHEREAS, Section 41 requires submitting the proposed amendment to the legislative body for approval of distribution to the same entities as required by section 39; and

WHEREAS, Section 43 requires a public hearing at the Planning Commission 42 days after the legislative body approves the distribution of the amendment, at which point the Planning Commission can adopt the proposed amendments or adopt them subject to modifications; and

WHEREAS, the Agreement between the City and the District is partially contingent upon the completion of this master plan map reclassification; and

WHEREAS, because City Council has already approved the conveyance of the land, the Planning Commission can condense steps in the amendment process due to the circumstances of the Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby authorizes the opening of the Master Plan review process.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends to the City Council the draft amendments to the 2025 Future Land Use Map and text, as presented as Attachment A, for approval by the City Council for distribution.

BE IT FURTHER RESOLVED that once the draft amendments are approved for distribution by the City Council, the Planning Commission Chairperson hereby authorizes the mailing of a notification of the opening of the Master Plan for Land Use to all required

entities of the start of the process requesting comments before the matter returns for final consideration.

RESOLUTION DECLARED ADOPTED

YEAS:
NAYS:
ABSENT:
ABSTENTIONS:

CERTIFICATION

I hereby certify that the foregoing Resolution is a true and complete copy of the resolution adopted by the Planning Commission of the City of Novi, Oakland County, Michigan, at a meeting of the City of Novi Planning Commission held on the ____ day of _____, 2026, the original of which is on file in my office.

I further certify that the notice of the meeting was given pursuant to, and in full compliance with, Act No. 267 of the Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereunto affixed by official signature this ____ day of _____, 2026

Cortney Hanson, City Clerk

CHAIRPERSON'S CERTIFICATION

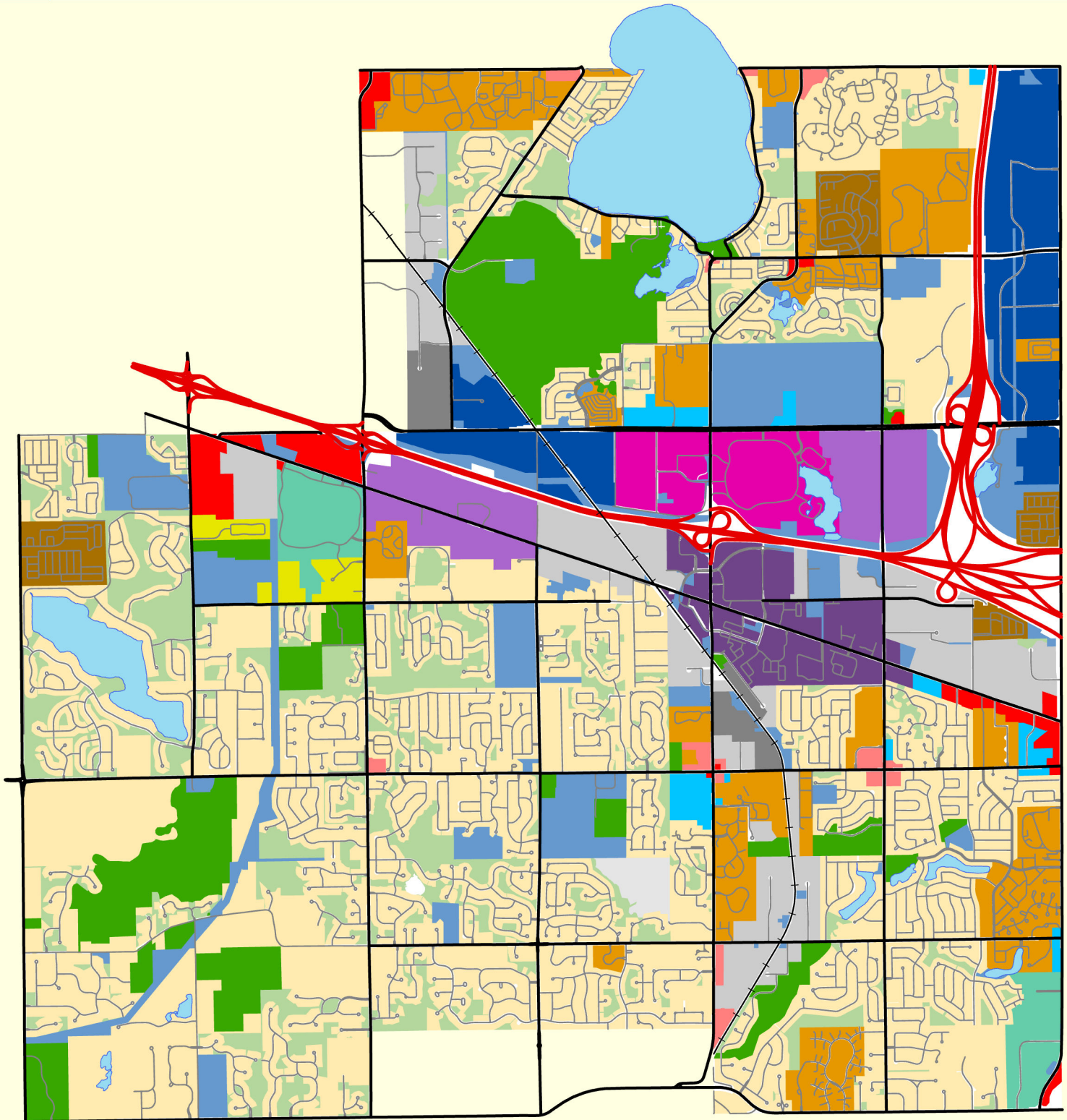
I hereby certify that the foregoing resolution accurately reflects the action taken by the Planning Commission on this ____ day of _____, 2026

Mark Pehrson, Chairperson



Master Plan Map Amendment - Future Land Use

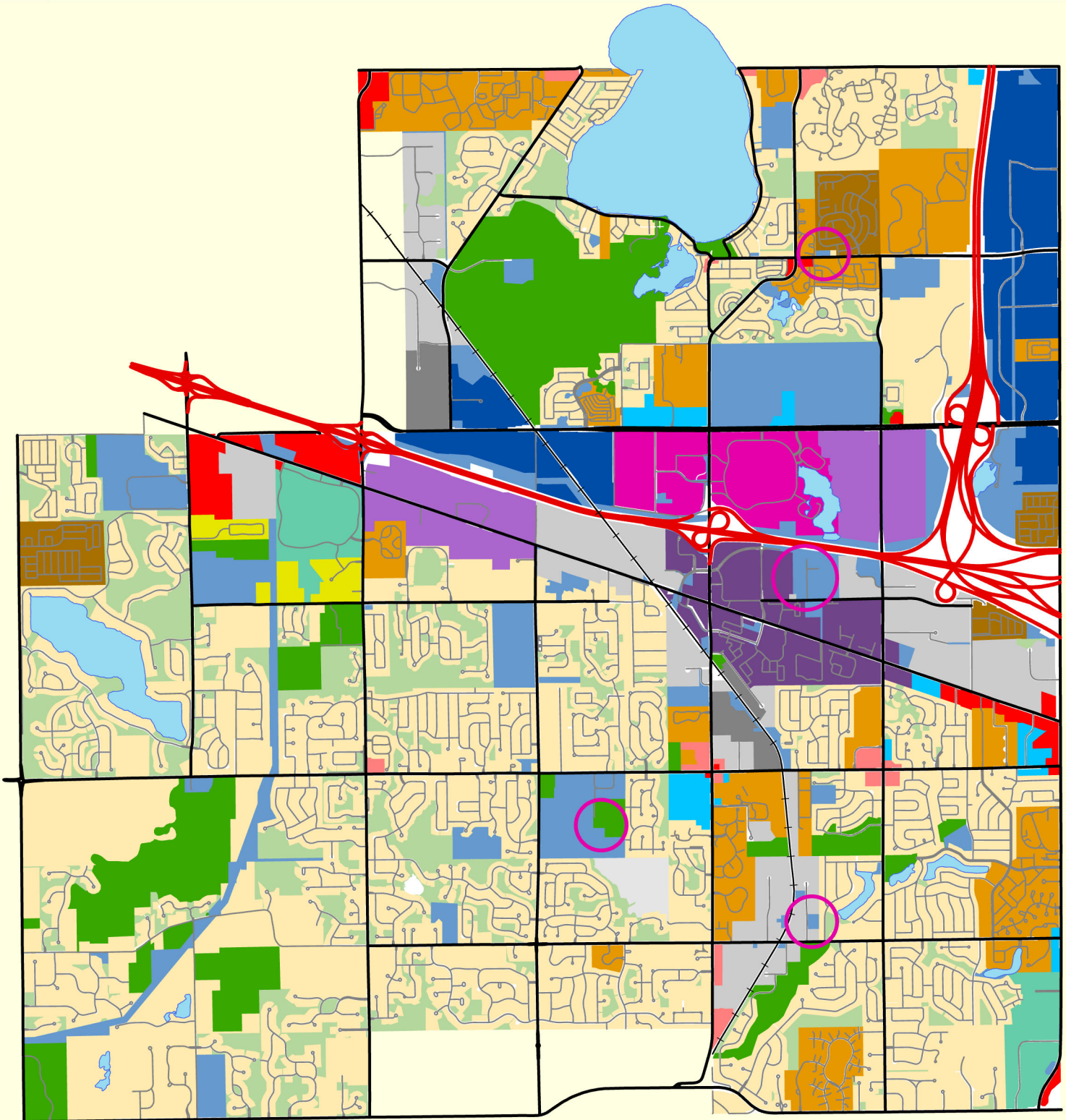
Current



Commercial Mixed-Use	Manufactured Housing	Public Park
Community Commercial	Multiple Family	Public/Quasi-Public
Community Office	Neighborhood Commercial	Single Family
General Industrial	Office, Service, Commercial	Suburban Low-Rise
General Mixed-Use	Office, Service, Technology	Town Center Mixed-Use
Industrial/Office	Private Park	Unassigned



Master Plan Map Amendment - Future Land Use Proposed



Commercial Mixed-Use	Manufactured Housing	Public Park
Community Commercial	Multiple Family	Public/Quasi-Public
Community Office	Neighborhood Commercial	Single Family
General Industrial	Office, Service, Commercial	Suburban Low-Rise
General Mixed-Use	Office, Service, Technology	Town Center Mixed-Use
Industrial/Office	Private Park	Unassigned

MEMO FROM PLANNING DEPARTMENT

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LINDSAY BELL, AICP, DIRECTOR OF PLANNING
SUBJECT: MASTER PLAN LAND USE MAP AMENDMENTS
DATE: JULY 2, 2026

The Novi Community School District is planning improvements to its High School campus that will include a new field house, new athletic practice field, and a competition pool, among other improvements. These major improvements will increase stormwater runoff and require additional storm drain basin capacity. The School District has asked the City to transfer ownership of the City-owned stormwater basin at the southwest corner of Ella Mae Power Park to the School District so that the District can expand it and use it to accommodate the current and future drainage needs of both the city and the District. The basin is directly adjacent to the high school campus and is located south of Ten Mile Road and east of Taft Road. The Planning Commission is being asked to review and amend its Future Land Use map to reflect the proposed change in ownership.

As a separate matter, Staff is also requesting amendment of the Future Land Use map designation for three other City-owned properties. These properties were purchased by the City after the most recent Master Plan update process was underway and therefore were not reflected as Public/Quasi-Public on the Future Land Use map like other properties owned by government or public utility entities. These three parcels are now being proposed for public safety buildings, so designation as Public/Quasi-Public would be appropriate.

ROLE OF THE PLANNING COMMISSION

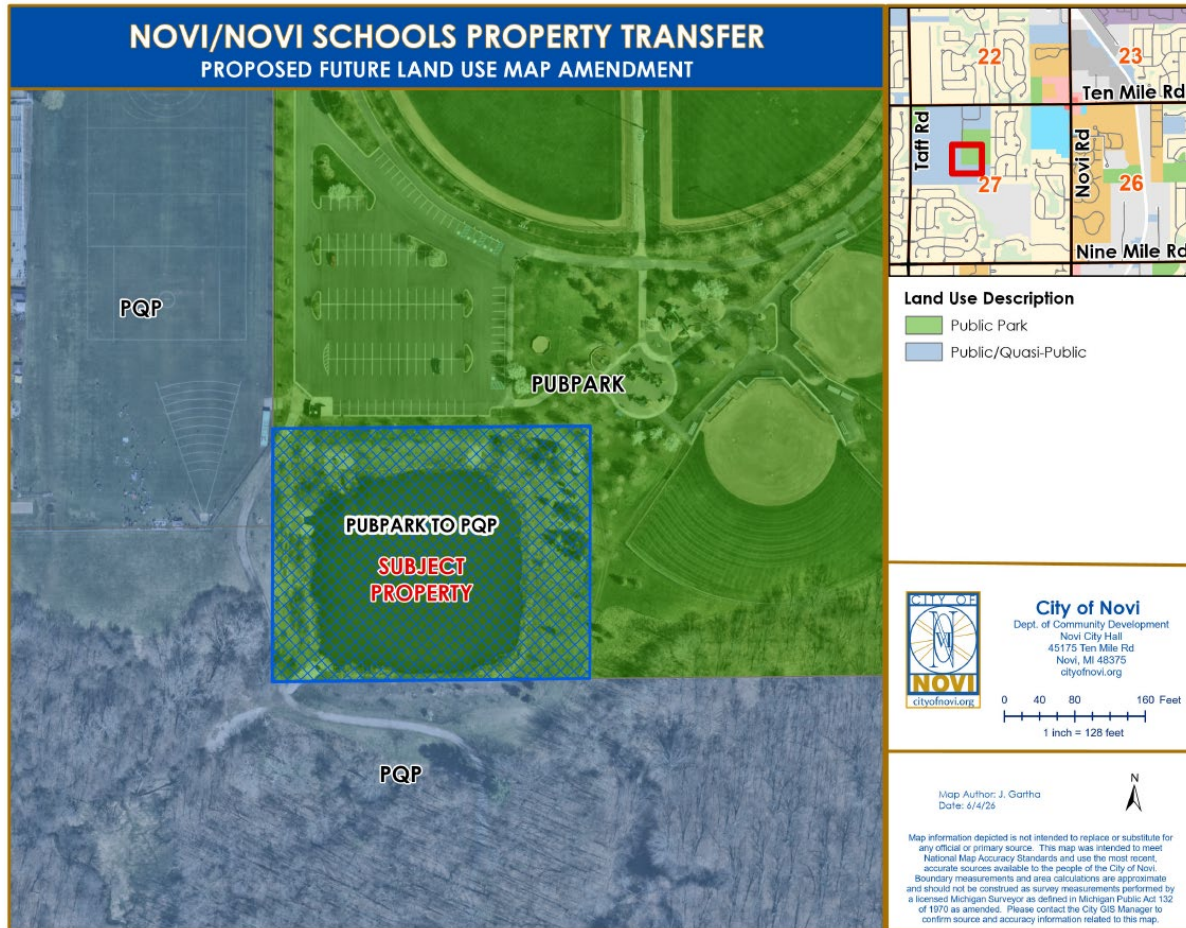
At the June 22, 2026 City Council meeting, Council unanimously approved a Purchase Agreement by and Between the City of Novi and the Novi Community School District. The Agreement includes a due diligence period to address issues raised by the transfer of the basin. One of those issues is whether the City can convey the basin to the School District, as it is technically within the boundaries of Ella Mae Power Park. This is the issue that is meant to be addressed by the Planning Commission at the July 8th meeting.

The Home Rule Cities Act states that a City may not sell land that is a park except where the park is not required under an official Master Plan of the city (MCL 117.5(e)). Even though the City property that is being conveyed to the School is not strictly speaking being “sold” (since no monetary compensation is being exchanged), it is designated as “public park” on the Future Land Use Map. The City has determined that it is appropriate to ensure that there is no issue under the state law, and therefore is asking the Commission to open up the Master Plan for review and amendment with respect to the land designated as “Public Park” that is being conveyed.

An amendment to the Master Plan shall, in accordance with the Michigan Planning Enabling Act, follow similar procedures to adopting an entire Master Plan (MCL 125.3845) such as mailing a notice explaining the Planning Commission's intentions to neighboring communities and other relevant entities (MCL 125.3839), distributing the proposed

amendment for review and comment to those same or similar entities (MCL 125.3841), and holding at least one public hearing on the proposed amendment (MCL 125.3843).

Below is a map of the piece of land to be conveyed at Ella Mae Power Park with the current Future Land Use designations overlaid.



The Planning Commission is asked first to consider the request as detailed in this packet, hold a public hearing, and also to consider passing the attached Suggested Resolution to authorize the opening of the Master Plan review process.

Due to the nature of this amendment and the land exchange already in process, the Planning Commission is simultaneously asked to consider proposed amendments to the Master Plan's Future Land Use map. These amendments would change the designated land use from "Public Park" to "Public/Quasi-Public" consistent with the intent of the Purchase Agreement.

As a separate matter, the Commission is being asked to consider some other Future Land Use map changes. The City purchased several parcels of land for future development of public facilities. During the process of updating the Master Plan, the Future Land Use map was updated to show all properties owned by the city and other public entities, including

school districts, as “Public/Quasi-Public.” The three subject parcels were acquired after the process of identifying publicly-owned parcels had been completed, otherwise they would have been shown as “Public/Quasi-Public” on the map. Therefore, the properties purchased for public facilities should also be similarly designated as the City moves forward with plans to develop the properties for public safety facilities.

The proposed Master Plan amendments will then be sent to City Council for approval for distribution to all required entities, as required by State law. A minimum of 42 days after distribution, Planning Commission will consider comments received during that period, hold another public hearing, and then be asked to adopt the proposed amendments to the Master Plan for Land Use for publication.

The public hearing on July 8, 2026 is set in order to receive comment and input on whether to amend the Future Land Use Map of the 2025 Master Plan for Land Use. The proposed amendments would reclassify the land as follows:

- A map reclassification of land to be transferred to the School District from Public Park to Public/Quasi-Public,
- A map reclassification of land at 42000 Thirteen Mile Road from Single Family to Public/Quasi-Public (future Fire Station No. 2),
- A map reclassification of land at 26125 Lee BeGole Drive from Industrial/Office to Public/Quasi-Public (future Public Safety Headquarters),
- A map reclassification of land at 22700 Venture Drive from Industrial/Office to Public/Quasi-Public (future Fire Station No. 3),
- A map or text statement that the land being swapped to the school district is not required for park purposes by the City.

The maps showing the detail of the draft map amendments are found following this memo.

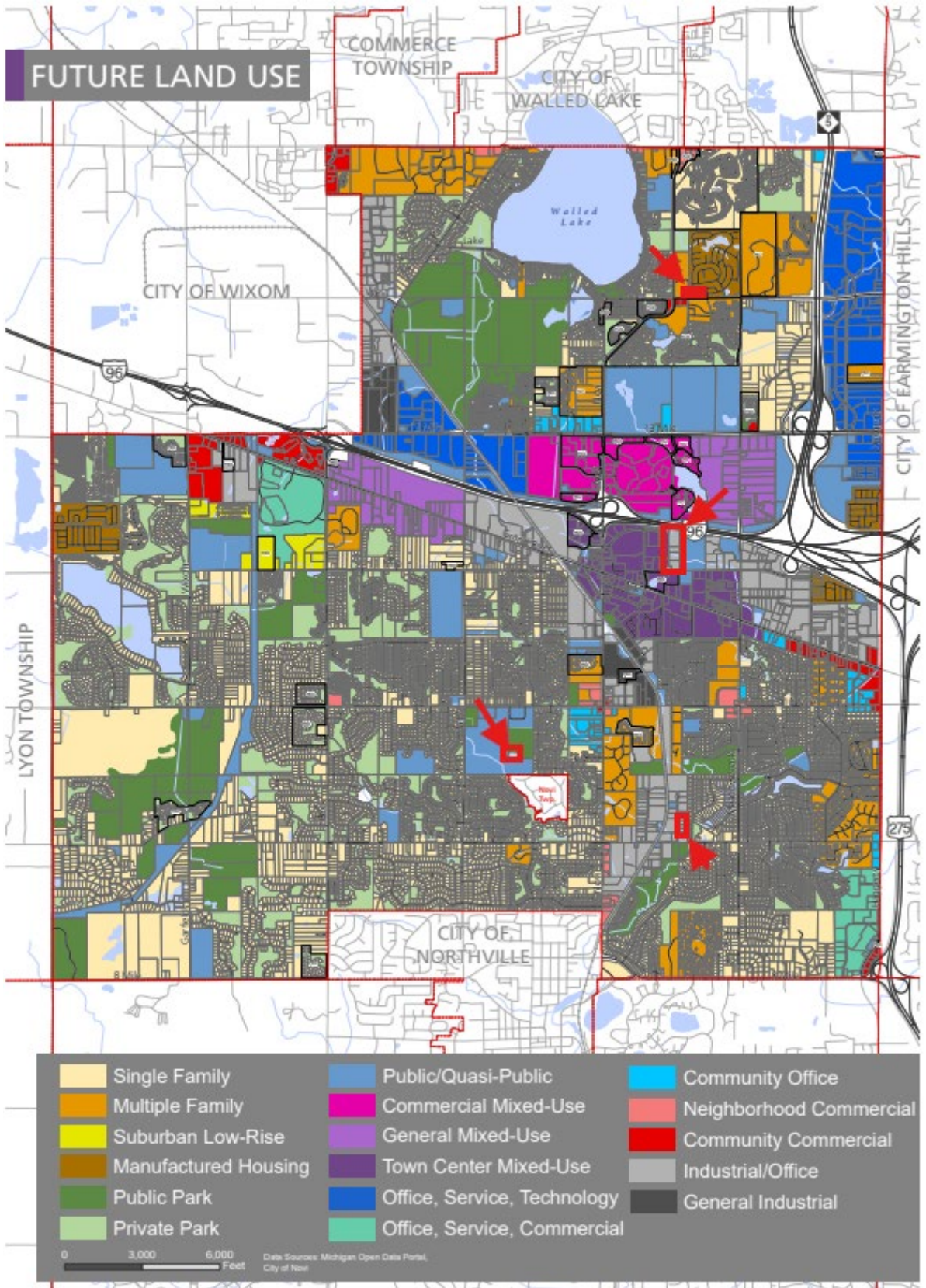
IMPACT ON CITY PARKS

Overall, the City will lose approximately 2.37 acres (103,320 square feet) in land designated as Public Park. However, the area at issue is currently used as a stormwater basin and has no functional park use. The School District’s plans to maintain and expand the basin should not have any impact on users of the park beyond any inconveniences of construction. And of course once the improvements on the School District property are completed, park users may have even more recreational options.

MASTER PLAN FOR LAND USE – AMENDMENTS FOR CONSIDERATION

Attached for Planning Commission’s review and consideration for adoption are the maps included in this memo, a set of maps showing the change in land use, and the draft exchange agreement that was reviewed and approved by Council at the June 22 meeting.

Below is the 2025 edition of the Future Land Use map with the 4 areas proposed to be reclassified to Public/Quasi-Public outlined in red.



REQUESTED ACTION

1. Adoption of the Suggested Resolution authorizing the opening of the Master Plan review process.
2. Recommend approval to the City Council of the amendment of the Future Land Use Map as presented in the attachments for purposes of distribution, including:
 - a. A map reclassification of land to be transferred to the School District from Public Park to Public/Quasi-Public,
 - b. A map reclassification of land at 42000 Thirteen Mile Road from Single Family to Public/Quasi-Public (future Fire Station No. 2),
 - c. A map reclassification of land at 26125 Lee BeGole Drive from Industrial/Office to Public/Quasi-Public (future Public Safety Headquarters),
 - d. A map reclassification of land at 22700 Venture Drive from Industrial/Office to Public/Quasi-Public (future Fire Station No. 3),
 - e. A map or text statement that the land being swapped to the school district is not required for park purposes by the City.

This motion is made for the reasons stated in this memo, as well as the following:

1. The Home Rule Cities Act states that a City may not sell land that is a park except where the park is not required under an official Master Plan of the city (MCL117.5(e)). Since the City land that is being exchanged is designated as "public park" on the Future Land Use Map, opening up the plan for review and amendment is appropriate to ensure that the Home Rule City Act is complied with (even though the City land is not technically being "sold").
2. The identified property designated as "Public Park" on the City's Future Land Use Map is not used as parkland available to the City's residents, but instead is a stormwater detention facility that even after transfer to the District would continue to serve the Park and other City properties in the area as it does now.
3. The terms of the proposed property transfer would satisfy both the Novi Community School District and the City of Novi in meeting the stormwater needs of those entities and the community members they serve.
4. The three parcels purchased by the City for public facility purposes are to be re-designated Public/Quasi-Public consistent with other properties in the City owned by governmental, school districts, and other public entities.

DRAFT PROPERTY EXCHANGE AGREEMENT APPROVED BY CITY COUNCIL

DRAFT FOR COUNCIL DISCUSSION 6.22.26

PURCHASE AGREEMENT

**CITY OF NOVI CONVEYANCE TO
NOVI COMMUNITY SCHOOL DISTRICT**

NOVI COMMUNITY SCHOOL DISTRICT, a Michigan general powers school district, whose address is 25425 Taft Road, Novi, Michigan 48374 (hereinafter referred to as "Purchaser"), hereby offers and agrees to purchase from the **CITY OF NOVI**, a Michigan municipal corporation, whose address is 45175 Ten Mile Road, Novi, Michigan 48375 (hereinafter referred to as "Seller") the following described Premises under the following terms and conditions:

- A. Purchaser is engaged in a project to improve its educational campus at Ten Mile and Taft Roads, which will include a new field house, new athletic practice field, and a competition pool, among other improvements.
- B. The improvements will be placed mostly on property owned by Purchaser, but Purchaser has asked Seller to allow it to acquire an existing area of property owned by Seller for storm drainage purposes, which would allow Purchaser to make the most efficient use of its property without the need to build substantial drainage structures on Purchaser's property.
- C. Seller is amenable to assisting Purchaser as another governmental entity serving the residents of the City of Novi. However, because the portion of Seller's property that is the subject of this Agreement currently serves as a stormwater basin for Seller's larger government campus property, including both existing and planned buildings and structures, a conveyance to Purchaser must include appropriate easement rights that allow Seller to continue to use the property being conveyed to Purchaser under this Agreement for its current and planned government campus uses, including a right to access and maintain the basin, if Seller does not adequately do so, in accordance with this Agreement and the Exhibits, which are incorporated herein.
- D. The parties enter into this Agreement with such intentions in mind.

NOW, THEREFORE, the parties agree as follows:

1. The property being conveyed is situated in the City of Novi, Oakland County, Michigan, and described as follows:

Vacant Land: As depicted on **Exhibit A**, commonly known as the City's drainage area adjacent to Novi High School, and subject to Survey as provided for in Paragraph 5 hereof (the "Premises")

together with all improvements and appurtenances now on the Premises, subject to existing building and use restrictions and easements of record and any restrictions and obligations provided for in this Agreement and its Exhibits. The term "Premises" shall include all real property and all improvements and structures thereon, including all access rights, appurtenances, tenements, and hereditaments thereon.

2. Delivery of the form of Warranty Deed attached hereto and marked as **Exhibit B** conveying fee simple marketable title at Closing. The consideration for the Premises shall be as follows, and at and/or after Closing, as may be applicable, the identified parties agree to perform as follows:

A. Purchaser shall maintain the Premises in a manner that continues to adequately accommodate the drainage needs for the adjacent City property owned by the Seller, at no cost to the Seller, as described in the form of Easement Agreement for Storm Water and Surface Drainage attached hereto as **Exhibit C**;

B. Purchaser shall accommodate future drainage needs of Seller from adjacent City property sufficient to allow development of an additional impervious area as described in the Easement Agreement for Storm Water and Surface Drainage attached hereto as **Exhibit C**, by providing an additional 20,000 cubic feet of storage volume for future expansion of the City's facilities on Seller's/Grantee's property;

C. Purchaser shall improve/beautify/landscape the Premises in connection with Purchaser's intended improvements on Purchaser's property, in accordance with its site plan approved by the department of Licensing and Regulatory Affairs ("LARA"), which site plan will provided to the City for its review and comment a minimum of ten (10) days prior to submitting to LARA for approval, in the spirit of cooperation with the City, but not acquiescing to the City's jurisdiction, except as to the landscaping and beautification of the Premises only, which shall be subject to reasonable administrative review and approval by Seller, which approval shall not be unreasonably withheld; and

D. Seller shall provide to Purchaser an Access/Utility Easement for use of Novi Way Road as described in the form of Easement for Access/Utility Easement as described in the Easement attached hereto as **Exhibit D**.

At Closing, Seller shall deliver to Purchaser exclusive possession of the Premises, subject to the requirements set forth above, including the Easement Agreement for Storm Water and Surface Drainage. Upon Closing, Purchaser shall have the full right to enlarge, deepen, modify, or expand the stormwater basin located on the Premises and on current school district owned property, in accordance with applicable ordinances and statutes, to accommodate future development and expansion on the High School property; however, such right shall be subject to the requirements set forth above, including the Easement Agreement for Storm Water and Surface Drainage. The Closing of this sale shall take place at the office of the School District's Superintendent, or as otherwise agreed to by the parties.

3. In the event of default of the terms and conditions of this Agreement by Purchaser hereunder, Seller may, at its option, elect to enforce the terms hereof by specific performance or declare a breach hereunder and terminate this Agreement.

4. In the event of default of the terms and conditions of this Agreement by Seller hereunder, Purchaser may, at its option, elect to enforce the terms hereof by specific performance or declare a breach hereunder and terminate this Agreement.

5. As evidence of title, Purchaser agrees to furnish Seller as soon as possible, at Purchaser's sole cost and expense, a Commitment for an ALTA Owner's Policy of Title Insurance without the non-survey related standard exceptions (the "Commitment"), issued by First American Title Insurance Company, 5445 Corporate Drive, Suite 175, Troy, Michigan 48098, together with copies of all underlying title exception documents described in such Commitment (the "Title Company"), in an amount of \$25,000.00 and bearing a date later than the acceptance hereof, which policy pursuant thereto to be issued insuring Purchaser (the "Commitment"). Purchaser shall pay the Title Company for the cost of the Title Commitment. The Title Company will also produce the endorsements Purchaser determines are necessary, in Purchaser's sole determination. Purchaser will be responsible for payment of all endorsements that Purchaser determines are needed. Purchaser shall procure during the Inspection Period, at Purchaser's sole cost and expense, an ALTA survey that accurately describes and reflects the Premises and is sufficient for the Title Company to issue a Policy for Title Insurance without the standard exceptions, which Survey shall establish the acreage and legal description for the Premises, as defined in Paragraph 11 below, and as necessary to obtain the Lot Split and Combination required by Paragraph 11(E) below, and that accurately describes and reflects the Premises (the "Survey"). Once said Survey is obtained and accepted by Seller and Purchaser, the legal description in the Survey shall become the legal description of the Premises for purposes of Closing this transaction. If the Survey contains a different legal description than the description identified in the Commitment, at Closing, the parties shall reasonably cooperate with the Title Company to agree upon a description for the Closing. At Closing, Purchaser shall pay for and order a title insurance policy consistent with the Commitment which Seller shall have updated to the date of Closing.

6. If written objection to the Commitment and/or Survey is made by Purchaser that the Commitment and/or Survey is not in the condition required for performance hereunder, the Seller shall have thirty (30) days from the date it is notified in writing of the particular defects claimed either: (1) remedy the defects set forth in said written notice; or (2) terminate this Agreement if unable or unwilling to remedy Purchaser's objections. If Seller advises Purchaser that Seller is unable or unwilling to remedy Purchaser's title/Survey objections, Purchaser shall have the right, as its sole remedies to either: (1) waive its uncured Commitment/Survey objections, in which event this Agreement shall continue in effect; or (2) terminate this Agreement by written notice to Seller, in which event the parties shall have no further obligations or liabilities hereunder. If the Seller is able to remedy such defects within the time specified as evidenced by written notification, revised commitment or endorsement to commitment, the Purchaser agrees to complete the sale within in accordance with Paragraph 11 below.

7. The parties acknowledge and agree that the Premises are not currently subject to any real or personal property taxes. The Purchaser shall be responsible for all transfer taxes, if any, all closing costs, recording fees, and for the cost of any title insurance endorsements requested by Purchaser.

8. This Agreement and all of Purchaser's obligations hereunder are expressly contingent upon all of the following:

A. Purchaser's satisfaction, with the Premises following Purchaser's Surveys, testing, analysis, inspection, and evaluation of the Premises, the improvements thereon, and Purchaser's development and use thereof ("Purchaser's Evaluations"). Purchaser shall have ninety (90) days from after the Date of this Agreement ("Inspection Period"), as may be extended pursuant to Paragraph 8(C) below, in which to conduct such Surveys, investigations, evaluations, and testing of the Premises (both above ground and below ground) as Purchaser deems appropriate in order to determine if the Premises are satisfactory and suitable for Purchaser's intended use and enjoyment.

Purchaser's Evaluations may include, but shall not be limited to: (i) a physical inspection of all aspects of the Premises and all improvements thereon; (ii) an environmental analysis and investigation of the Premises; (iii) a verification that there are no existing special assessments affecting the Premises or any improvements thereon; (iv) investigating the availability and condition of utility and sewage services and systems including, but not limited to, gas, water, electricity, sanitary sewer, storm sewer, septic tank and field feasibility and telephone services and systems; (v) making soil tests, borings and other engineering, environmental and architectural tests and evaluations including, but not limited to, a Phase I or Phase II Environmental Site Assessment ("ESA"); (vi) reviewing and analyzing any leases, if any, that are applicable to the Premises in order to determine if the same are renewable, terminable, assignable, etc. and how the same may affect Purchaser's use of the Premises; (vii) reviewing and analyzing all applicable zoning laws, building and use restrictions, building codes, and all other federal, state, and local statutes, codes, ordinances, rules, and regulations relating to the ownership, development, or use of the Premises and the availability of the zoning the Premises for Purchaser's intended use; and (viii) analyzing the results of any Survey.

B. During the term of the Inspection Period and at all times prior to Closing, Purchaser, its employees, agents, representatives, engineers, inspectors, and surveyors (collectively "Representatives"), shall have the right of access to the Premises at all times for the purposes of performing Purchaser's Evaluations. In the event that Purchaser determines, in Purchaser's sole discretion, that it is dissatisfied with the results of Purchaser's Evaluations, Purchaser may rescind and terminate this Agreement without penalty or liability. All of Purchaser's Evaluations shall be performed at the Purchaser's sole cost and expense. However, if Seller has in its possession any such tests, reports, analysis, leases or surveys relating to the subject Premises it shall provide a copy of the same to Purchaser within ten (10) days from the Date of this Agreement.

C. In the event Purchaser's inspection of the Premises shows that the soil, groundwater, or any portion of the Premises is contaminated, Purchaser may either: i) terminate this Agreement or ii) conduct a Phase II Environmental Assessment of the Premises. Purchaser shall have the right to conduct such Phase II inspection for a period of sixty (60) days following the date of the environmental report establishing such contamination. If the results of the Phase II Environmental Assessment establish contamination, Purchaser may either: i) terminate this

Agreement or ii) prepare a Baseline Environmental Report or any other report necessary for submission to federal, state, or local agencies within sixty (60) days following the date of the Phase II Environmental Assessment Report.

- D. Purchaser receiving the following approval (“Approval”) during the Inspection Period:
 - (i) Obtain State of Michigan Department of Licensing and Regulatory Affairs (hereinafter “LARA”) approval for its proposed improvements.

E. Contemporaneous with or before Closing, Seller shall complete a lot split/combination through the City of Novi Assessor to separate the Premises from its larger parent parcel (Sidwell No: 22-27-100-010) and combine it with Purchaser’s adjacent real property (Sidwell No: 22-27-100-009), as confirmed by the Survey required in Paragraph 5 (the “Lot Split”).

Purchaser shall diligently and without delay pursue the satisfaction of all contingencies and the Approval specified in this Paragraph 8. In the event that Purchaser is unable to obtain the above-referenced Approval during the Inspection Period, Purchaser and Seller may agree to an Extension Period during which Purchaser shall work expeditiously to obtain such Approval with a reasonable cost solution; provided, however, if such Approval is not obtained within such Extension Period, then either Party may terminate this Agreement and neither Party shall have any liability or responsibility to the other under this Agreement.

9. The Seller represents, warrants, and covenants to Purchaser the following as of the Date of this Agreement and as of the date of Closing:

A. To the best of its knowledge, there is no pending litigation affecting all or any part of the properties, or its interest therein.

B. To the best of its knowledge, there are no unrecorded options, rights of first refusal, licenses, rental agreements, leases, or other rights of occupancy outstanding in respect of the Premises.

C. To the best of its knowledge, there are no underground storage tanks or hazardous or toxic substances existing on, under, above or upon the property as defined in any federal, state, or local law, regulation, rule, statute or directive, nor is there any asbestos or urea formaldehyde foam insulation installed in or upon the properties.

D. Seller will complete Purchaser’s environmental consultant’s standard owner’s questionnaire in pursuance of Purchaser obtaining a Phase I ESA.

E. The Premises are encumbered by two separate agreements from the Land and Water Conservation Fund (“LWCF”), one from 1978 and one from 1980 in connection with grants for recreation improvements. Seller is currently in the process of having the encumbrances removed through a process known as “conversion,” under which the encumbered land is replaced with other

recreational land. Seller represents that, to the best of its knowledge, the LWCF encumbrances do not prohibit the conveyance to the Purchaser.

F. To the best of its knowledge, the existing stormwater basin located on the Premises is currently sized appropriately for the Seller's existing use and is sufficient for its current drainage requirements.

10. The parties acknowledge that the Premises are a required park under the official master plan of the Seller. Seller shall commence the process to remove the Premises from the official master plan of the Seller before or immediately following the Effective Date, in order to allow it to be conveyed to Purchaser, and shall diligently pursue such master plan amendment. If Seller has not completed that process by September 15, 2026, which is a critical date for Purchaser to commence construction, then the Purchaser and Seller may agree to an Extension Period in order to complete the process; provided, however, if such approval is not obtained within such Extension Period, then either Party may terminate this Agreement and neither Party shall have any liability or responsibility to the other under this Agreement.

11. If title can be conveyed in the condition required within this Agreement, and if the Premises have been removed from the master plan as described in Paragraph 10 of this Agreement, Purchaser agrees to complete the sale and close within thirty (30) days of the later of the satisfaction of the conditions listed in Paragraphs 8 and 10 of this Agreement (the "Closing"). At Closing, Seller shall execute and/or deliver or cause to be delivered to Purchaser each of the following instruments and documents: (A) a Closing Statement(s) to be executed by both Seller and Purchaser; (B) FIRPTA certificates, if required; (C) such proof of Seller's authority and authorization to enter into this Agreement and perform Seller's obligations under this Agreement as may be reasonably required by the Title Company; (D) an Owner's Title Affidavit; (E) the Warranty Deed in the form attached hereto as **Exhibit A**; (F) possession of the Premises subject to the Easement Agreement for Storm Water and Surface Drainage described in this Agreement and Exhibits; (G) Legal Description of the Premises before and after the Lot Split and Combination; and (H) such other documents and instruments as may be reasonably required by the Title Company or to carry out the terms and intent of this Agreement. The transaction contemplated by this Purchase Agreement has been negotiated between Seller and Purchaser, this Agreement reflects the mutual agreement of Seller and Purchaser, it being the express intention of Seller and Purchaser that the Premises will be conveyed and transferred to Purchaser in its present "As-Is" condition, including but not limited to its environmental condition. Purchaser understands that, except as set forth in in Paragraph 9 of this Agreement, Seller makes no representations or warranties of any kind with respect to the Premises.

12. For the purposes of the transaction contemplated by this Agreement, the "Date of this Agreement" is the date of acknowledgment of the signature of the last party to sign this Purchase Agreement.

13. Whenever in this Agreement it is provided that notice must be given or an act performed or payment made on a certain date, and if such date falls on a Saturday, Sunday, or holiday, the date of the notice of performance or payment shall be the next following business day.

14. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provisions, whether or not similar, nor shall any waiver be a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

15. This Purchase Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

16. Purchaser and Seller acknowledge that no broker or real estate agency is involved in the negotiation or consummation of this transaction. To the extent permitted by law, each party agrees to indemnify and defend the other and hold the other harmless from any expense, claim or cause of action arising out of such party's breach of the foregoing warranty.

17. This Agreement may be executed in one or more counterparts, all of which together will for all purposes constitute one Agreement binding upon the parties. Facsimile and electronic copies of signatures shall have the same force and effect as original signatures.

18. This Agreement along with all attachments constitutes the entire agreement of the parties regarding the subject matter herein and supersedes and terminates any and all prior or contemporaneous agreements, representations, understandings or dealings between the parties, either oral or written. This Agreement may be amended only by a writing signed by the parties.

**PURCHASER:
NOVI COMMUNITY SCHOOL DISTRICT**

By: _____

Its: _____

Date: _____

**SELLER:
CITY OF NOVI**

By: _____

Its: _____

Date: _____

EXHIBIT A

DESCRIPTION OF THE PREMISES

DRAFT

EXHIBIT B

WARRANTY DEED

WARRANTY DEED

This Indenture made the ____ day of _____, 2026 between the City of Novi, a Michigan municipal corporation (hereinafter called the “Grantor”), whose address is 45175 Ten Mile Road, Novi, Michigan 48375, Novi Community School District, a Michigan general powers school district (hereinafter called Grantee”), whose address is 25425 Taft Road, Novi, Michigan 48374. The Grantor hereby conveys and warrants to the Grantee the following described premises situated in the City of Troy, Oakland County, Michigan, described as:

Vacant Land, subject to Survey as provided for in Paragraph 5 hereof (the “Premises”),

Together with all tenements, hereditaments, appurtenances and improvements thereunto belonging or in any way appertaining for the consideration described in the Purchase Agreement entered into by and between the Grantor and the Grantee dated _____, 2026.

Subject only to existing building and use restrictions and easements of record as set forth in the Title Commitment prepared by First American Title Insurance Company, Commitment No. _____, dated _____ and the Easement Agreement for Storm Water and Surface Drainage executed and recorded on the same date as this Warranty Deed.

Grantor grants to Grantee the right to make all legally permissible divisions under Section 108 of the Michigan Land Division Act, being Act No. 288 of the Public Acts of 1967, as amended.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written.

**GRANTOR:
CITY OF NOVI**

By: _____

Its: _____

Date: _____

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

On ____ day of _____, 2026, before me, the undersigned notary public in and for said County, personally appeared _____, _____ of the City of Novi, to me known to be the same person who executed the within instrument on behalf of the City of Novi, and who acknowledges the same to be the free act and deed of the City of Novi.

, Notary Public
County, Michigan
Acting in _____ County
My commission expires: _____

This Instrument Drafted By:

Dana L. Abrahams
Clark Hill PLC
220 Park Street, Suite 200
Birmingham, MI 48009

When Recorded Return to:

Dana L. Abrahams
Clark Hill PLC
220 Park Street, Suite 200
Birmingham, MI 48009

Recording Fee: _____

Transfer Tax: _____

Part of Sidwell No: 22-27-100-010

EXHIBIT C

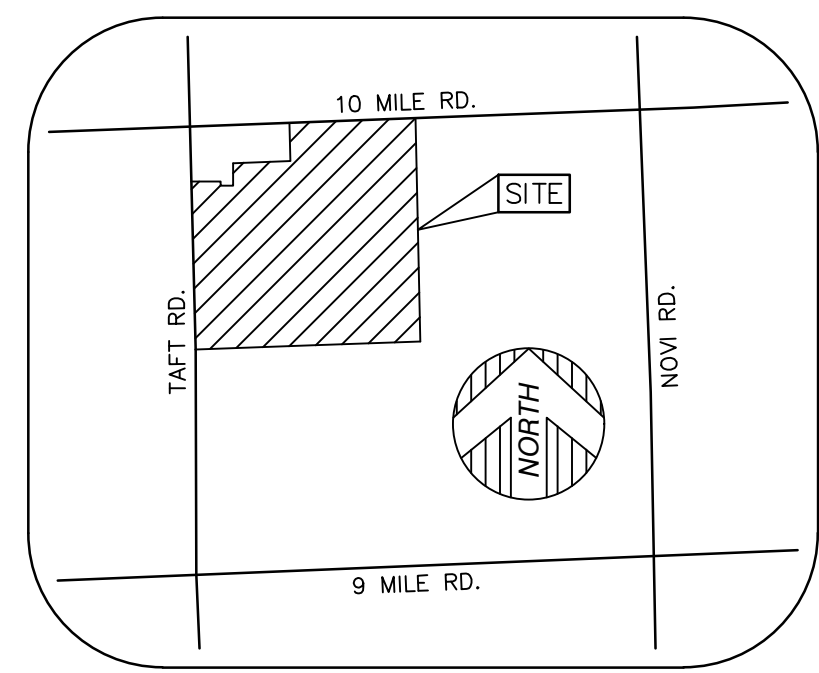
EASEMENT AGREEMENT FOR STORM WATER AND SURFACE DRAINAGE

DRAFT

EXHIBIT D

ACCESS/UTILITY EASEMENT

DRAFT



VICINITY MAP
(NOT TO SCALE)

EASEMENT DESCRIPTION

LAND SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS:
 LAND SITUATED IN SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS: PART OF THE NORTHWEST 1/4 BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE ALONG THE NORTH LINE OF SECTION 27 AND CENTERLINE OF 10 MILE ROAD, SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 939.82 FEET TO THE POINT OF BEGINNING OF A VARIABLE WIDTH DRIVEWAY EASEMENT; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, 402.85 FEET; THENCE 79.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS OF 97.39 FEET, CHORD BEARING SOUTH 39 DEGREES 20 MINUTES 26 SECONDS EAST 77.15 FEET; THENCE SOUTH 29 DEGREES 08 MINUTES 16 SECONDS WEST, 82.00 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, 447.87 FEET TO POINT "A"; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, 305.81 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 29 SECONDS WEST, 50.00 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, 1665.44 FEET TO A POINT ON THE NORTH LINE OF SECTION 27 AND CENTERLINE OF 10 MILE ROAD; THENCE ALONG SAID LINE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING. ALSO, THE CENTERLINE OF A 20' DRIVEWAY EASEMENT BEGINNING AT POINT "A"; THENCE SOUTH 43 DEGREES 16 MINUTES 31 SECONDS EAST, 157.93 FEET; THENCE SOUTH 62 DEGREES 07 MINUTES 51 SECONDS EAST, 83.70 FEET; THENCE SOUTH 01 DEGREE 15 MINUTES 37 SECONDS WEST, 143.12 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 29 SECONDS WEST, 181.41 FEET TO THE POINT OF ENDING.

PARCEL AREA

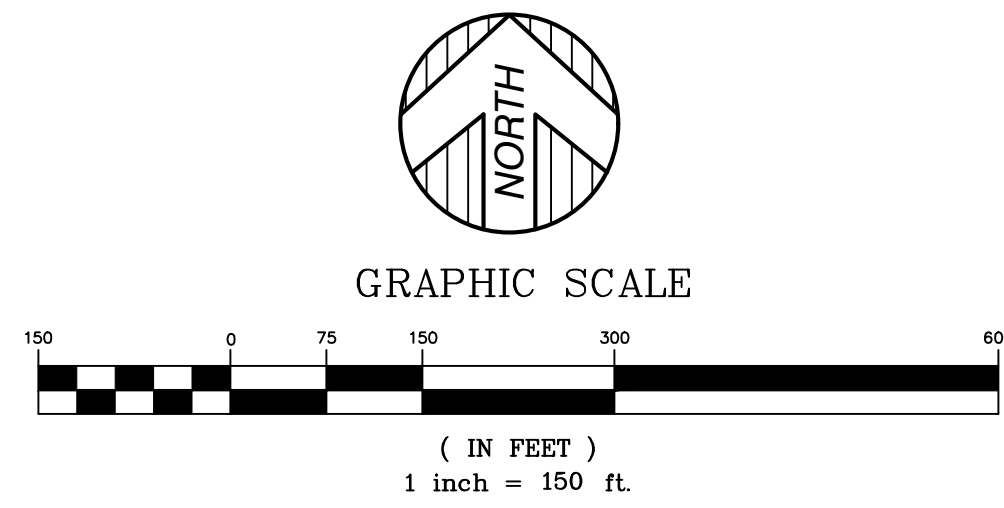
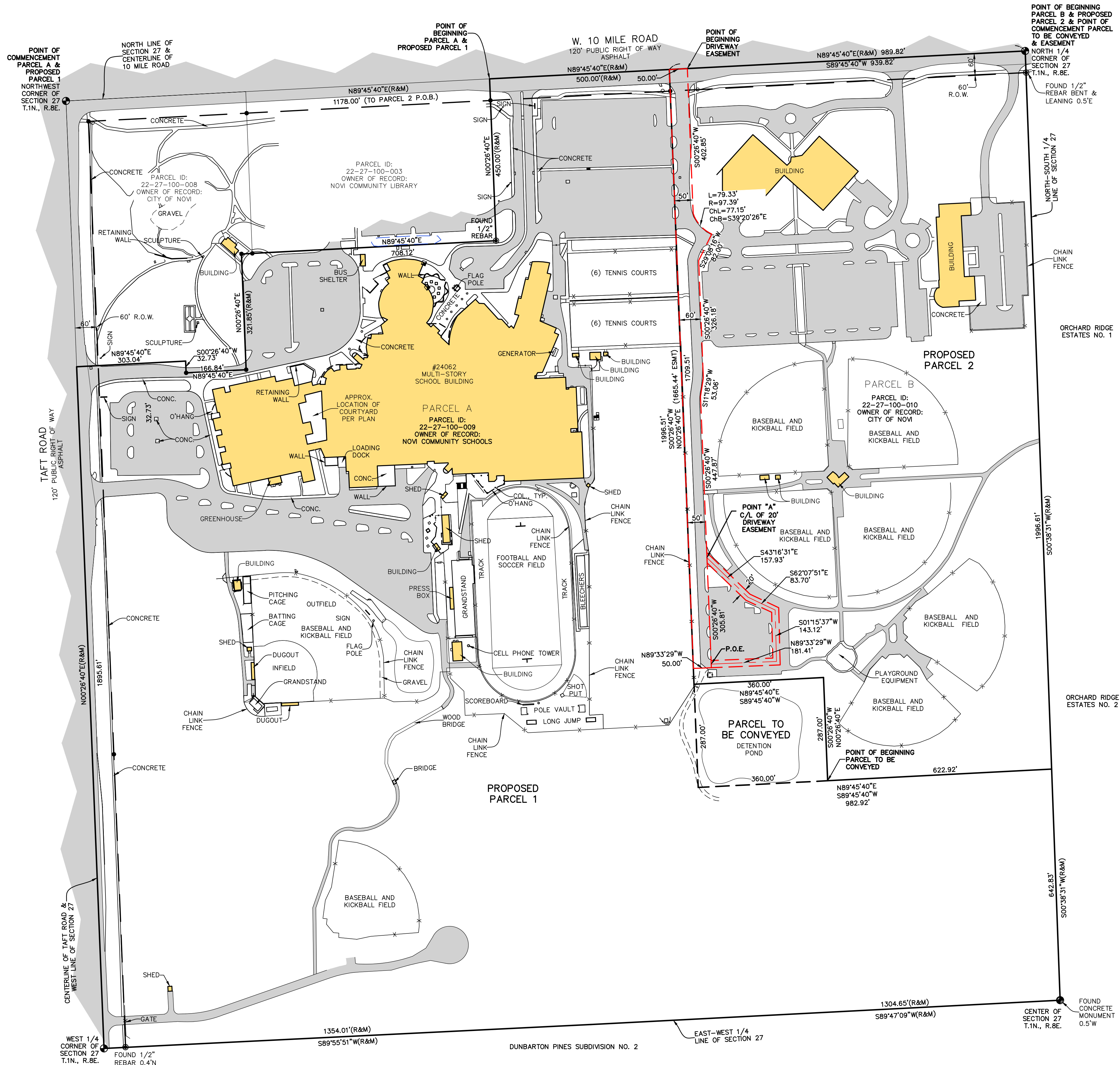
PARCEL A:
4,354.30± SQUARE FEET = 100.65± ACRES
PARCEL B:
1,969,140± SQUARE FEET = 45.20± ACRES
PARCEL TO BE CONVEYED:
103,313± SQUARE FEET = 2.37± ACRES
PROPOSED PARCEL 1:
4,487,618± SQUARE FEET = 103.02± ACRES
PROPOSED PARCEL 2:
1,865,827± SQUARE FEET = 42.83± ACRES

BASIS OF BEARING

NORTH 89°45'40" EAST, BEING THE NORTH LINE OF SECTION 27 AND CENTERLINE OF 10 MILE ROAD, AS DESCRIBED.

LEGEND

- FOUND MONUMENT (AS NOTED)
- ⊙ FOUND SECTION CORNER (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- PARCEL BOUNDARY LINE
- - - ADJOINER PARCEL LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- - - CENTERLINE OF EASEMENT
- ▭ BUILDING
- ▭ BUILDING OVERHANG
- ▭ CONCRETE CURB
- ▭ EDGE OF CONCRETE (CONC.)
- ▭ EDGE OF ASPHALT (ASPH.)
- ▭ EDGE OF BRICK
- ▭ EDGE OF GRAVEL
- ▭ FENCE (AS NOTED)
- ▭ WALL (AS NOTED)
- ▭ BUILDING HATCH
- ▭ ASPHALT HATCH



PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS:

PARCEL A (22-27-100-009):
 LAND SITUATED IN SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS: PART OF THE NORTHWEST 1/4 COMMENCING AT NORTHWEST SECTION CORNER; THENCE ALONG THE NORTH LINE OF SECTION 27 & CENTERLINE OF 10 MILE ROAD, NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 1178.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 27 & CENTERLINE OF 10 MILE ROAD, NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 500.00 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, 1996.51 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 982.92 FEET TO THE NORTH AND SOUTH 1/4 LINE OF SECTION 27; THENCE ALONG SAID NORTH AND SOUTH 1/4 LINE, SOUTH 00 DEGREES 38 MINUTES 31 SECONDS WEST, 642.83 FEET TO THE CENTER OF SECTION 27 AND EAST AND WEST 1/4 LINE OF SECTION 27; THENCE ALONG SAID EAST AND WEST 1/4 LINE, SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST, 1304.65 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 51 SECONDS WEST, 1354.01 FEET TO THE WEST LINE OF SECTION 27 & CENTERLINE OF TAFT ROAD; THENCE ALONG SAID WEST LINE OF SECTION 27 & CENTERLINE OF TAFT ROAD, NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, 1895.61 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 303.04 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, 32.73 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 166.84 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, 708.12 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, 450.00 FEET TO THE POINT OF BEGINNING.

PARCEL B (22-27-100-010):
 LAND SITUATED IN SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS: PART OF THE NORTHWEST 1/4 COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE ALONG THE NORTH AND SOUTH 1/4 LINE OF SECTION 27, SOUTH 00 DEGREES 38 MINUTES 31 SECONDS WEST, 1996.51 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 982.92 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, 1996.51 FEET TO THE NORTH LINE OF SECTION 27 & CENTERLINE OF 10 MILE ROAD, NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 389.82 FEET TO THE POINT OF BEGINNING.

PARCEL TO BE CONVEYED

LAND SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS:

LAND SITUATED IN SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS: PART OF THE NORTHWEST 1/4 COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE ALONG THE NORTH AND SOUTH 1/4 LINE OF SECTION 27, SOUTH 00 DEGREES 38 MINUTES 31 SECONDS WEST, 1996.51 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 622.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 360.00 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, 287.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 360.00 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, 287.00 FEET TO THE POINT OF BEGINNING.

PROPOSED PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS:

PROPOSED PARCEL 1:
 LAND SITUATED IN SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS: PART OF THE NORTHWEST 1/4 COMMENCING AT NORTHWEST SECTION CORNER; THENCE ALONG THE NORTH LINE OF SECTION 27 & CENTERLINE OF 10 MILE ROAD, NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 1178.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 27 & CENTERLINE OF 10 MILE ROAD, NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 500.00 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, 1709.51 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 287.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 622.92 FEET TO THE NORTH AND SOUTH 1/4 LINE OF SECTION 27; THENCE ALONG SAID NORTH AND SOUTH 1/4 LINE, SOUTH 00 DEGREES 38 MINUTES 31 SECONDS WEST, 642.83 FEET TO THE CENTER OF SECTION 27 AND EAST AND WEST 1/4 LINE OF SECTION 27; THENCE ALONG SAID EAST AND WEST 1/4 LINE, SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST, 1304.65 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 51 SECONDS WEST, 1354.01 FEET TO THE WEST LINE OF SECTION 27 & CENTERLINE OF TAFT ROAD; THENCE ALONG SAID WEST LINE OF SECTION 27 & CENTERLINE OF TAFT ROAD, NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, 1895.61 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 303.04 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, 32.73 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 166.84 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, 321.85 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 708.12 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, 450.00 FEET TO THE POINT OF BEGINNING.

PROPOSED PARCEL 2:
 LAND SITUATED IN SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS: PART OF THE NORTHWEST 1/4 BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE ALONG THE NORTH AND SOUTH 1/4 LINE OF SECTION 27, SOUTH 00 DEGREES 38 MINUTES 31 SECONDS WEST, 1996.51 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 622.92 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, 287.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 360.00 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, 1709.51 FEET TO THE NORTH LINE OF SECTION 27 & CENTERLINE OF 10 MILE ROAD; THENCE ALONG SAID NORTH LINE OF SECTION 27 & CENTERLINE OF 10 MILE ROAD, NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 989.82 FEET TO THE POINT OF BEGINNING.

KEM-TEC
 PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
 A GROUP OF COMPANIES
 Eastpointe, Detroit, Grand Blanc
 (800) 285-7222, (313) 788-0977, (734) 994-0888, (888) 694-0001
 www.kemtecgroupofcompanies.com

PREPARED FOR: CITY OF NOVI / NOVI COMMUNITY SCHOOLS
 TAFT ROAD & 10 MILE ROAD, NOVI, MICHIGAN,
 PART OF SECTION 27,
 TOWN 1 NORTH, RANGE 8 EAST

DATE	BY	REVISION	DESCRIPTION
04/06/26	MRJ		
04/06/26	ATS		
APRIL 06, 2026			

SCALE: 1" = 150'

1
 1 OF 1 SHEETS

CORRESPONDENCE



CITY OF NOVI RESPONSE FORM

RECEIVED

JUN 30 2026

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

RECEIVE COMMENTS AND CONSIDER APPROVAL OF PROPOSED MAP AMENDMENTS TO THE CITY OF NOVI MASTER PLAN FOR LAND USE.

You are invited to attend the public hearing on July 8, 2026 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: schoi@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile Road, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at: <https://www.cityofnovi.org/agendas-minutes/planning-commission/2026/>.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department, or by contacting bell@cityofnovi.org.

I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: Floyd Peterson

PRINT NAME: Floyd Peterson (ELCG 7004

ADDRESS: 42525 W. 11 mile Rd Novi, MI 48325

*** IN ACCORDANCE WITH MCL 125.3103:
- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.