

CITY of NOVI CITY COUNCIL

Agenda Item G
December 20, 2010

SUBJECT: Approval of Non-Development Easement restricting use of certain undeveloped parcels owned by the Island Lake of Novi Community Association to open space for tax assessment purposes.

SUBMITTING DEPARTMENT: Assessing

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION: In or around July 2009, the Island Lake Association acquired from Toll Brothers title to 11 parcels (shown on the attached aerial). The parcels are within the RUD development but are not within any specific condominium development. They are currently shown in the RUD as, and are used for, open space and private recreational uses. The association recently asked the Assessor to renew the valuation for the property, claiming it was too high for just open space use. The Assessor would lower the valuation on the basis of that limited use but stated a concern that the limitation not as clear as it could be as to future use. With the assistance and concurrence of the Assessor, the City Attorney has prepared an additional document, beyond the RUD Agreement, limiting the future use of the properties, entitled "Non-Development Easement." The Non-Development Easement is intended to make even clearer that the parcels are to be maintained as open space so that they may be taxed as parkland. The Non-Development Easement prohibits the Island Lake of Novi Community Association, as the current owner of the eleven parcels, from either developing or selling the parcels for development. Uses that are approved in accordance with the RUD Plan for the property will be considered permissible uses with respect to the subject parcels subject to the terms of the Non-Development Easement. With this additional limitation, the City Assessor is prepared to have the valuation reflect long-term parkland use.

RECOMMENDED ACTION: Approval of Non-Development Easement restricting use of certain undeveloped parcels owned by the Island Lake of Novi Community Association to open space for tax assessment purposes.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Fischer				
Council Member Margolis				

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

Non-Development Easement Island Lake of Novi Community Association Property



Amended By: Place Name Here
Date: Enter Date
Department: Place here





December 13, 2010

30903 Northwestern Highway
P.O. Box 3040
Farmington Hills, MI 48333-3040
Tel: 248-851-9500
Fax: 248-851-2158
www.secretwardle.com

Elizabeth M. Kudln
Direct: 248-539-2846
blkudlu@secretwardle.com

Mayor Landry and City Council
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

**Re: Island Lake of Novi Community Association Property
Non-Development Easement
Our File No. 55142.NOV**

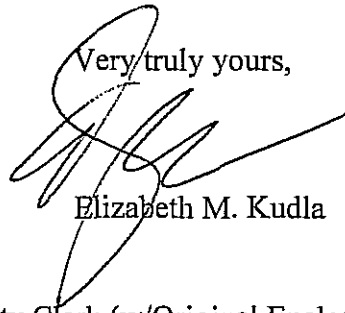
Dear Mayor Landry and Council Members:

The Island Lake Community Association is the owner of eleven separate parcels of property within the Island Lake of Novi RUD that are currently being used as open space but are not part of any condominium subdivision. The Association contacted the City Assessor with respect to Island Lake residents' concerns that the valuations on the parcels were too high for open space use. Because the parcels are not part of any specific condominium subdivision, the City Assessor determined that he would need more assurance (even beyond the RUD Agreement itself) that the parcels would continue to be used as open space before he could assess the property as a parkland use. To that end, our office worked with Mr. Lemmon to prepare the enclosed Non-Development Easement that would more clearly prevent the parcels from being developed, or from being sold for development purposes. The easement confirms the existence of the RUD and the approved uses of the properties. It thence provides that, in the event that any use other than open space is made of the parcels, the City would have the ability pursuant to the easement to take equitable or legal action to (1) require removal of unauthorized improvements and restore the property to open space at the Association's expense; (2) assess the property for the use that is being made of the property, including past assessments; or (3) take other appropriate legal or equitable action. The easement thus acts as a further confirmation that the property will remain private property to be maintained by the Association. In this sense, the easement is similar in purpose and effect to a conservation easement.

Because the property use is continuing in its undeveloped condition or for recreational use, it does not conflict with the RUD Agreement and would not necessitate an amendment. Community Development has reviewed the proposal and concurs with the terms of the Non-Development Easement.

The Board of Directors of the Island Lake Community Association has executed the Non-Development Easement in accordance with the procedures set forth in its applicable Declaration of Covenants, Conditions, and Restrictions. Once approved and executed by the City, it would be recorded with the Oakland County Register of Deeds.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Elizabeth M. Kudla', written over the typed name.

Elizabeth M. Kudla

EMK

Enclosure

C: Maryanne Cornelius, City Clerk (w/Original Enclosure)
Clay Pearson, City Manager (w/Enclosure)
Charles Boulard, Community Development Director (w/Enclosure)
Barb McBeth, Deputy Community Development Director (w/Enclosure)
Glenn Lemmon, Assessor, (w/Enclosure)
Thomas R. Schultz, Esquire (w/Enclosure)

NON-DEVELOPMENT EASEMENT

THIS EASEMENT is made this 19 day of November, 2010, by and between Island Lake of Novi Community Association, a Michigan non-profit corporation, whose address is 142 Cady Centre, Suite 205, Northville, Michigan 48167 (hereinafter the "Association"), and the City of Novi, and its successors or assigns, whose address is 45175 W. Ten Mile Road, Novi, MI 48375, (hereinafter the "City").

RECITATIONS:

A. Association owns 11 parcels of land situated in Sections 18 and 19 of the City of Novi, Oakland County, Michigan, described in Exhibit A, attached hereto and made a part hereof (the "Association Property"). On or about February 9, 1998, the City entered into a certain Residential Unit Development Agreement with Harvest Land Company, L.L.C., a Michigan limited liability company with respect to a certain development established and approved as a residential unit development pursuant to Section 2404 of the City of Novi Zoning Ordinance under the name of "Harvest Lake of Novi." The Original Residential Unit Development Agreement was recorded on March 31, 1998 at Liber 18278, Pages 716 through 855, inclusive, Oakland County Records. The land included in the Harvest Lake of Novi Residential Unit Development (now known as the "Island Lake of Novi Residential Unit Development "or the "RUD Agreement") includes the Association Property within its boundaries.

B. The Island Lake of Novi Residential Unit Development includes nine (9) condominium developments within its boundaries, including Island Lake Arbors, Island Lake East Arbors, Island Lake North Bay Condominium, Island Lake North Woods Condominium, Island Lake Orchards Condominium, Island Lake Shores North Condominium, Island Lake Shores South Condominium, Island Lake South Harbor Condominium, and Island Lake Vineyards Condominium (the "Condominium Developments")

C. The 11 parcels of land constituting the Association Property were not included within the boundaries of the individual Condominium Developments. Instead, pursuant to the authority set forth in Article II, Paragraph 7, of the First Amendment to Declaration of Covenants, Conditions, and Restrictions, recorded on June 22, 2001, at Liber 23097, Pages 301 through 309, inclusive, Oakland County Records, the Developer of the Island Lake of Novi Residential Unit Development conveyed the Property to the Association, to operate and maintain as common facilities or areas pursuant to the Island Lake of Novi Community Association Declaration of Covenants, Conditions, and Restrictions, recorded on June 21, 2000, at Liber 21518, Pages 318 through 407, inclusive.

D. Association has asserted concerns about the taxable value of the properties, and has asked to reduce its tax obligations to the City of Novi with respect to the Association Property. In pursuit of that, the Association has proposed to permanently restrict the use of the Association Property to non-buildable open space. Association has therefore offered to provide an easement permanently eliminating the Association's right to develop or convey the property for development purposes.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$ 1.00), in hand paid, the receipt and adequacy of which is hereby acknowledged, Association hereby reserves, conveys and grants the following Easement, which shall be binding upon the Association, and its respective heirs, successors, assigns and/or transferees and shall be for the benefit of the City, the Association, all purchasers of the property and their respective heirs, successors, assigns and/or transferees:

1. The purpose of this Non-Development Easement is to prohibit the use of the property for building or development purposes and limit its use to open space or parkland use subject to the understanding that construction, operation and maintenance of improvements in accordance with the RUD Agreement is permitted. The Non-Development Easement Areas, (the "Easement Areas") include the entirety of the Association Property as shown on the attached and incorporated Exhibit A. The subject areas shall be perpetually preserved and maintained in their current undeveloped condition.

2. Except for and subject to the activities which have been expressly authorized by the City, there shall be no development of the Easement Areas. For purposes of this Easement, "Development" shall include constructing or placing any structures on, or otherwise altering or disturbing the land included in, and/or constructing, operating, or maintaining any use in, the Easement Area. All areas identified on Exhibit A shall be forever reserved and preserved in the condition specifically approved by the City in accordance with applicable laws and ordinances. Any future modification of this Easement shall require prior approval of the City Council of the City of Novi and may be subject to conditions, including equitable considerations as discussed in Paragraph 4., below.

3. This Non-Development Easement does not grant or convey to City, or any member of the general public, any right of ownership, possession or use of the Easement Area, except that, upon reasonable written notice to Association, City and its authorized employees and agents (collectively, "City's Representatives") may enter upon and inspect the Easement Area to determine whether the Easement Area is being maintained in compliance with the terms of this Easement.

4. In the event that the Association shall at any time fail to enforce, comply with, or carry out the responsibilities specified within this Easement, the City may serve written notice upon the Association, setting forth the violation of the easement term. Notice shall also set forth a demand that the deficiencies be cured within a stated reasonable time period, and the date, time, and place a hearing before the City Council, or such other Council, body or official delegated by the City Council, for the purpose of allowing the Association to be heard as to why


the the Easement Areas should not be restored to the approved condition. 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 terms of the easement have been violated, and the violations have not been corrected or the Easement Areas restored within the time period provided, the City shall be entitled to legal and/or equitable relief consisting of but not limited to, any remedies or combination of remedies, including specific enforcement of the development prohibitions set forth in the easement; collection of all amounts the City would have been entitled to assess on the portion of the Association Property that is in violation of the terms of this Non-Development Easement from the date the tax assessment reduction applied through the date of the violation of the terms of this Easement; reclassification of the property for purposes of tax assessment; or, any other equitable or legal remedy or relief consistent with the law. This Agreement shall be enforceable by the City by action for such relief in the Oakland County Circuit Court for the State of Michigan and that if the City prevails in such an action, it shall be entitled to an award and judgment that the Association shall pay the City's costs and attorney fees incurred. The Association hereby waives any statutory limitations periods for the collection of taxes with respect to the Easement Areas.

5. This Non-Development Easement has been made and given for a consideration of a value less than One Hundred (\$ 100.00) Dollars and, accordingly, is (i) exempt from the State Transfer Tax, pursuant to MSA 7.456(26)(2) and (ii) exempt from the County Transfer Tax, pursuant to MSA 7.456(5)(a).

IN WITNESS WHEREOF, Association and City have executed the Easement as of the day and year first above set forth.

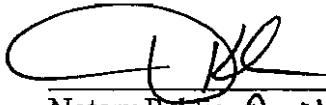
THE "ASSOCIATION"

ISLAND LAKE OF NOVI
COMMUNITY ASSOCIATION, a
Michigan non-profit corporation


By: Jason M. Hock
Its: President

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 19 day of November 2010, by JASON MINOCK, as the Secretary of ~~Toll Brothers Inc.~~ on behalf of the Island Lake of Novi Community Association as its President et


Notary Public Anita Kohler
Wayne ~~Calhoun~~ County, Michigan
My Commission Expires: 05/07/2011

THE "CITY"

CITY OF NOVI
A Municipal Corporation

By:
Its:

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2010, by, _____, on behalf of the City of Novi, a Municipal Corporation.

Notary Public
Oakland County, Michigan
My Commission Expires: _____

Drafted by:
Elizabeth M. Kudla
30903 Northwestern Highway
P.O. Box 3040
Farmington Hills, MI 48333-3040

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

1483033_2.doc

EXHIBIT A

July 20, 2006
Job No. 04-071.1

ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND LEGAL DESCRIPTION

A part of the Northeast 1/4 of Section 18 and the Southeast 1/4 of Section 18 and the Southwest 1/4 of Section 18 and the Northeast 1/4 of Section 19, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Northeast 1/4 of Section 19 as the POINT OF BEGINNING 1; thence South 03°07'36" East, 958.96 feet, along the East line of said Section 19 and the centerline of Wixom Road (Said point being North 03°07'36" West, 1682.03 feet, from the East 1/4 Corner of said Section 19); thence the following 14 courses along the Northerly boundary of "Island Lake Vineyards", Oakland County Condominium Plan No. 1271, Master Deed recorded in Liber 21518, on Pages 346 through 420, as amended, Oakland County Records: (1) South 86°52'24" West, 760.24 feet, and (2) South 63°48'19" West, 143.20 feet, and (3) North 04°48'24" West, 246.73 feet, and (4) South 89°00'34" West, 339.54 feet, and (5) North 46°51'22" West, 136.30 feet, and (6) North 59°41'13" West, 131.86 feet, and (7) North 65°59'45" West, 107.93 feet, and (8) North 74°37'32" West, 394.07 feet, and (9) North 15°22'28" East, 34.92 feet, and (10) North 02°42'21" East, 15.68 feet, and (11) North 14°42'22" East, 54.21 feet, and (12) North 16°49'55" West, 179.14 feet, and (13) North 02°42'41" East, 149.12 feet, and (14) North 18°11'58" East, 34.73 feet, to Point "A"; thence the following 9 courses along the Southerly boundary of "Island Lake North Woods", Oakland County Condominium Plan No. 1415, Master Deed recorded in Liber 24820, on Pages 542 through 559, as amended, Oakland County Records: (1) North 18°11'58" East, 50.88 feet; and (2) North 53°00'49" East, 116.94 feet; and (3) North 74°02'39" East, 257.34 feet; and (4) South 27°33'43" East, 96.90 feet; and (5) North 62°25'39" East, 477.32 feet; and (6) North 81°56'11" East, 104.66 feet; and (7) South 87°31'33" East, 204.05 feet; and (8) North 00°04'50" East, 106.67 feet; and (9) North 68°39'53" East, 141.56 feet; thence the following 12 courses along the Southerly boundary of said "Island Lake Vineyards": (1) North 60°03'43" East, 168.11 feet; and (2) North 32°53'41" East, 182.90 feet; and (3) North 13°56'32" East, 71.98 feet; and (4) South 81°20'08" East, 30.76 feet; and (5) South 07°26'27" West, 79.79 feet; and (6) South 10°33'08" East, 69.23 feet; and (7) South 28°38'17" East, 60.51 feet; and (8) South 02°44'24" East, 90.17 feet; and (9) South 58°11'02" East, 76.27 feet; and (10) South 05°24'15" West, 174.46 feet; and (11) South 66°52'21" East, 40.82 feet; and (12) North 85°54'28" East, 203.34 feet, to the East line of said Section 18 and the centerline of said Wixom Road (said point being South 04°05'31" East, 2411.59 feet, from the East 1/4 Corner of said Section 18); thence South 04°05'31" East, 227.12 feet, along the East line of said Section 18 and the centerline of said Wixom Road, to the Southeast corner of said Section 18 and to the Northeast corner of said Section 19 and to the POINT OF BEGINNING 1.

AND ALSO, commencing at said Point "A"; thence North 73°45'58" West, 242.87 feet, along the Southerly boundary of said "Island Lake North Woods", and along the Northerly boundary of said "Island Lake Vineyards", to the POINT OF BEGINNING 2; thence the following 13 courses along the Northerly boundary of said "Island Lake Vineyards": (1) South 11°22'56" West, 72.74 feet; and (2) South 00°44'13" West, 171.68 feet; and (3) South 12°00'56" West, 100.00 feet; and (4) North 65°59'45" West, 49.51 feet; and (5) South 78°15'39" West, 44.60 feet; and (6) North 52°48'55" West, 130.74 feet; and (7) North 58°47'55" West, 97.81 feet; and (8) North 55°12'21" West, 97.81 feet; and (9) North 51°36'46" West, 97.81 feet; and (10) North 53°50'12" West, 98.63 feet; and (11) North 38°36'39" West, 98.63 feet; and (12) North 41°28'17" West, 98.75 feet; and (13) and North 41°21'19" West, 99.70 feet, to the Southerly boundary of said "Island Lake North Woods"; thence North 52°44'16" East, 253.90 feet, along the Southerly boundary of said "Island Lake North Woods"; thence North 04°18'23" West, 50.64 feet, along the Easterly boundary of said "Island Lake North Woods", to the Easterly right-of-way of Island Lake Drive (60' wide), and to Point "B"; thence 327.30 feet along a curve to the left, said curve having a radius of 340.00 feet, a central angle of 55°09'21", and a chord bearing and distance of North 19°45'14" East, 314.81 feet, along the Easterly right-of-way of said Island Lake Drive; thence North 07°49'27" West, 35.48 feet, along the Easterly right-of-way of said Island Lake Drive, to the Southerly boundary of "Island Lake Arbors", Oakland County Condominium Plan No. 1358, Master Deed recorded in Liber 23171, on Pages 839 through 854, as amended, Oakland County Records; thence the following 9 courses along the Southerly and Easterly boundary of said "Island Lake Vineyards": (1) South 85°41'56"

East, 471.21 feet; and (2) North 67°46'38" East, 279.02 feet; and (3) North 27°22'08" East, 345.75 feet; and (4) North 13°35'12" West, 232.98 feet; and (5) North 29°14'26" West, 203.76 feet; and (6) North 30°59'48" West, 453.86 feet; and (7) North 06°53'09" West, 192.25 feet; and (8) North 19°21'50" West, 522.10 feet; and (9) North 37°20'47" West, 55.01 feet, to the Southerly right-of-way of said Island Lake Drive, and to Point "C"; thence North 52°39'13" East, 37.52 feet, along the Southerly right-of-way of said Island Lake Drive; thence 261.24 feet along a curve to the right, said curve having a radius of 395.00 feet, a central angle of 37°53'36", and a chord bearing and distance of North 71°36'01" East, 256.51 feet, along the Southerly right-of-way of said Island Lake Drive; thence South 89°27'11" East, 105.89 feet, along the Southerly right-of-way of said Island Lake Drive, to the Westerly boundary of "Island Lake East Arbors", Oakland County Condominium Plan No. 1659, Master Deed recorded in Liber 34086, on Pages 796 through 868, as amended, Oakland County Records; thence South 00°05'09" East, 157.62 feet, along the Westerly boundary of said "Island Lake East Arbors"; thence South 89°27'11" East, 263.44 feet, along the Southerly boundary of said "Island Lake East Arbors"; thence South 59°38'57" East, 47.15 feet, along the Southerly boundary of said "Island Lake East Arbors", to the East and West 1/4 line of said Section 18; thence South 59°38'57" East, 315.27 feet, along the Southerly boundary of said "Island Lake East Arbors", to the Westerly boundary of said "Island Lake Vineyards"; thence South 35°25'56" West, 580.50 feet, along the Westerly boundary of said "Island Lake Vineyards"; thence South 08°25'19" East, 855.49 feet, along the Westerly boundary of said "Island Lake Vineyards"; thence South 61°36'32" East, 962.56 feet, along the Westerly boundary of said "Island Lake Vineyards", to the Northerly boundary of said "Island Lake North Woods"; thence the following 5 courses along the Northerly boundary of said "Island Lake North Woods": (1) South 85°55'16" West, 396.98 feet; and (2) South 73°26'39" West, 128.72 feet; and (3) South 62°01'57" West, 488.98 feet; and (4) South 75°19'59" West, 215.31 feet; and (5) South 43°52'52" West, 371.43 feet, to the POINT OF BEGINNING 2.

AND ALSO, commencing at said Point "B"; thence North 04°18'23" West, 82.55 feet, to the POINT OF BEGINNING 3; thence North 04°18'23" West, 34.28 feet, along the boundary of said "Island Lake North Woods"; thence North 04°18'23" West, 209.06 feet, to the Southwest corner of said "Island Lake Arbors"; thence North 85°41'37" East, 65.87 feet, along the Southerly boundary of said "Island Lake Arbors", to the Westerly right-of-way of said Island Lake Drive; thence South 07°49'27" East, 42.19 feet, along the Westerly right-of-way of said Island Lake Drive; thence 218.02 feet along a curve to the right, said curve having a radius of 280.00 feet, a central angle of 44°36'47", and a chord bearing and distance of South 14°28'57" West, 212.55 feet, along the Westerly right-of-way of said Island Lake Drive, to the POINT OF BEGINNING 3.

AND ALSO, commencing at said Point "C"; thence North 37°20'47" West, 60.00 feet, to the POINT OF BEGINNING 4 at the Northerly right-of-way of said Island Lake Drive; thence North 37°20'47" West, 12.00 feet, along the Northerly boundary of said "Island Lake Arbors"; thence South 52°39'13" West, 380.68 feet, along the Northerly boundary of said "Island Lake Arbors"; thence South 86°12'56" West, 179.14 feet, along the Northerly boundary of said "Island Lake Arbors", to the Northwest corner of said "Island Lake Arbors"; thence North 04°18'23" West, 44.97 feet, along an extension of the Westerly boundary of said "Island Lake Arbors", to the Center of said Section 18; thence North 03°40'24" West, 312.34 feet; thence North 87°11'34" East, 928.50 feet, to the Northwest corner of said "Island Lake East Arbors"; thence South 00°05'09" East, 53.78 feet, along the Westerly boundary of said "Island Lake East Arbors", to the Northerly right-of-way of said Island Lake Drive; thence North 89°27'11" West, 105.23 feet, along the Northerly right-of-way of said Island Lake Drive; thence 300.92 feet along a curve to the left, said curve having a radius of 455.00 feet, a central angle of 37°53'36", and a chord bearing and distance of South 71°36'01" West, 295.47 feet; thence South 52°39'13" West, 37.52 feet, along the Northerly right-of-way of said Island Lake Drive, to the POINT OF BEGINNING 4. All of the above containing 93.30 acres, more or less. All of the above being subject to the rights of the public in Wixom Road. All of the above being subject to easements, restrictions, and right-of-ways of record.

Island Lake
Job No. 01-024
July 20, 2006

LEGAL DESCRIPTION
ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND
(NORTH PARK PARCEL)

A part of "Island Lake North Woods", Oakland County Condominium Plan No. 1415, Master Deed recorded in Liber 24820, Pages 542 through 559, as amended, Oakland County Records, and a part of the Southwest 1/4 of Section 18 and part of the Northwest 1/4 of Section 19, Town 8 North, Range 10 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the East 1/4 of said Section 19; thence South 86°22'51" West, 1339.55 feet; thence North 04°26'40" West, 330.03 feet, to the Southerly boundary of "Island Lake Shores North", Oakland County Condominium Plan No. 1444, Master Deed recorded in Liber 25903, on Pages 224 through 303, as amended; thence the following 28 courses along the Westerly boundary of said "Island Lake Shores North", (1) South 86°22'51" West, 116.13 feet; and (2) North 06°08'24" West, 274.98 feet; and (3) North 10°11'35" West, 170.04 feet; and (4) North 12°52'49" West, 170.06 feet; and (5) North 17°00'01" West, 160.77 feet; and (6) North 13°24'18" West, 160.10 feet; and (7) North 11°36'41" West, 150.00 feet; and (8) North 06°23'07" East, 101.16 feet; and (9) North 17°26'39" East, 71.90 feet; and (10) North 24°35'14" West, 30.70 feet; and (11) North 81°23'23" West, 26.65 feet; and (12) South 61°05'54" West, 34.66 feet; and (13) South 89°53'27" West, 44.53 feet; and (14) North 78°44'05" West, 59.93 feet; and (15) North 65°21'24" West, 102.13 feet; and (16) North 60°59'33" West, 150.57 feet; and (17) North 76°56'16" West, 83.28 feet; and (18) North 53°54'49" West, 80.00 feet; and (19) North 71°22'42" West, 66.51 feet; and (20) North 45°49'56" West, 89.26 feet; and (21) North 76°34'05" West, 115.63 feet; and (22) North 72°32'22" West, 150.98 feet; and (23) North 85°33'13" West, 159.18 feet; and (24) North 37°37'08" West, 170.49 feet; and (25) North 77°16'36" West, 152.96 feet; and (26) North 77°54'31" West, 153.30 feet; and (27) North 88°03'11" West, 40.71 feet; and (28) North 60°10'38" West, 112.85 feet; to the POINT OF BEGINNING; thence North 60°10'38" West, 105.28 feet; thence North 03°05'23" East, 190.37 feet; thence North 35°52'20" West, 153.63 feet; thence North 59°29'24" West, 109.95 feet, to the Easterly boundary of "Island Lake North Bay", Oakland County Condominium Plan No. 1413, Master Deed recorded in Liber 24741, on Pages 389 through 406, as amended; thence North 48°32'23" East, 134.26 feet, along the Easterly line of said "Island Lake North Bay"; thence North 03°02'15" East, 110.91 feet, along the Easterly line of said "Island Lake North Bay", to the Southerly right-of-way of Island Lake Drive (60' wide right-of-way); thence North 86°33'26" East, 52.75 feet, along the Southerly right-of-way of said Island Lake Drive; thence 170.76 feet along a curve to the left, said curve having a radius of 540.00 feet, a central angle of 18°07'07", and a chord bearing and distance of North 77°29'53" East, 170.05 feet, along the Southerly right-of-way of said Island Lake Drive; to the Westerly right-of-way of Shore Line Drive (60' wide right-of-way); thence South 24°44'46" East, 2.88 feet, along the Westerly right-of-way of said Shore Line Drive; thence 75.09 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 16°32'48", and a chord bearing and distance of South 33°01'10" East, 74.83 feet, along the Westerly right-of-way of said Shore Line Drive; thence South 41°17'34" East, 161.18 feet, along the Westerly right-of-way of said Shore Line Drive; thence 4.27 feet along a curve to the left, said curve having a radius of 1780.00 feet, a central angle of 0°08'15", and a chord bearing and distance of South 41°21'42" East, 4.27 feet, along the Westerly right-of-way of said Shore Line Drive, to the Westerly boundary of said "Island Lake Shores North"; thence South 24°00'15" West, 517.47 feet, along the Westerly boundary of said "Island Lake Shores North", to the POINT OF BEGINNING. All of the above containing 3.64 acres of land, more or less, subject to easements, conditions, restrictions and exceptions of record, if any.

Island Lake
Job No. 02-077 (01-024)
July 20, 2006

LEGAL DESCRIPTION
ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND
(BOAT LAUNCH PARK PARCEL)

A part of the Northwest 1/4 of Section 19, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the West 1/4 Corner of said Section 19; thence North 03°01'04" West, 1466.97 feet, along the West line of said Section 19 and the centerline of Napier Road (said point being South 03°01'04" East, 1164.47 feet, from the Northwest Corner of said Section 19); thence North 86°57'33" East, 59.98 feet; thence 134.21 feet along a curve to the right, said curve having a radius of 342.00 feet, a central angle of 22°29'04" and a chord bearing and distance of South 73°04'32" East, 133.35 feet, along the Southerly right-of-way of Seaglen Drive (86' wide right-of-way); thence North 28°09'59" East, 54.60 feet, thence 31.48 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 06°56'16" and a chord bearing and distance of North 24°41'49" East, 31.46 feet, to the Northerly right-of-way of said Seaglen Drive and to the POINT OF BEGINNING; thence 246.94 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 54°25'04", and a chord bearing and distance of North 05°58'51" West, 237.76 feet, along the Easterly right-of-way of Island Lake Drive (60' wide right-of-way); thence North 33°11'23" West, 15.45 feet, along the Easterly right-of-way of said Island Lake Drive to the Southerly boundary of "Island Lake North Bay", Oakland County Condominium Plan No. 1413, Master Deed recorded in Liber 24741, on Pages 326 through 406, as amended, Oakland County Records; thence North 61°26'37" East, 130.41 feet, along the Southerly boundary of said "Island Lake North Bay"; thence North 10°41'53" East, 182.49 feet, along the Southerly boundary of said "Island Lake North Bay", to Traverse Point "A"; thence continuing North 10°41'53" East, 5 feet, more or less, to the water's edge of Island Lake; thence Southeasterly 269 feet, more or less, along the water's edge of said Island Lake, to the Easterly boundary of "Island Lake Shores South", Oakland County Condominium Plan No. 1553, the Master Deed recorded in Liber 30468, on Pages 690 through 772, as amended; thence South 30°31'26" West, 26 feet, more or less, along the Easterly boundary of said "Island Lake Shores South", to Traverse Point "B"; (said Traverse Point "B" being South 58°03'24" East, 261.65 feet, from said Traverse Point "A"); thence South 30°31'26" West, 422.77 feet, along the Easterly boundary of said "Island Lake Shores South"; thence South 27°39'42" East, 106.73 feet, along the Easterly boundary of said "Island Lake Shores South", to the Northerly right-of-way of proposed Drakes Bay Drive (86' wide right-of-way); thence 32.00 feet along a curve to the left, said curve having a radius of 331.00 feet, a central angle of 05°32'19", and a chord bearing and distance of South 59°04'31" West, 31.98 feet, along the Northerly right-of-way of said proposed Drakes Bay Drive to the Northerly right-of-way of said Seaglen Drive; thence North 41°08'49" West, 34.45 feet, along the Northerly right-of-way of said Seaglen Drive; thence 156.43 feet along a curve to the left, said curve having a radius of 428.00 feet, a central angle of 20°56'28", and a chord bearing and distance of North 51°37'04" West, 155.56 feet, along the Northerly right-of-way of said Seaglen Drive, to the POINT OF BEGINNING. All of the above containing 2.45 Acres, more or less. All of the above being subject to the correlative rights of other riparian owners and the public trust in the waters of "Island Lake". All of the above being subject to easements, restrictions, and right-of-ways of record.

July 20, 2006
Job No. 01-024

LEGAL DESCRIPTION
ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND
(CLUB HOUSE ISLAND PARCEL)

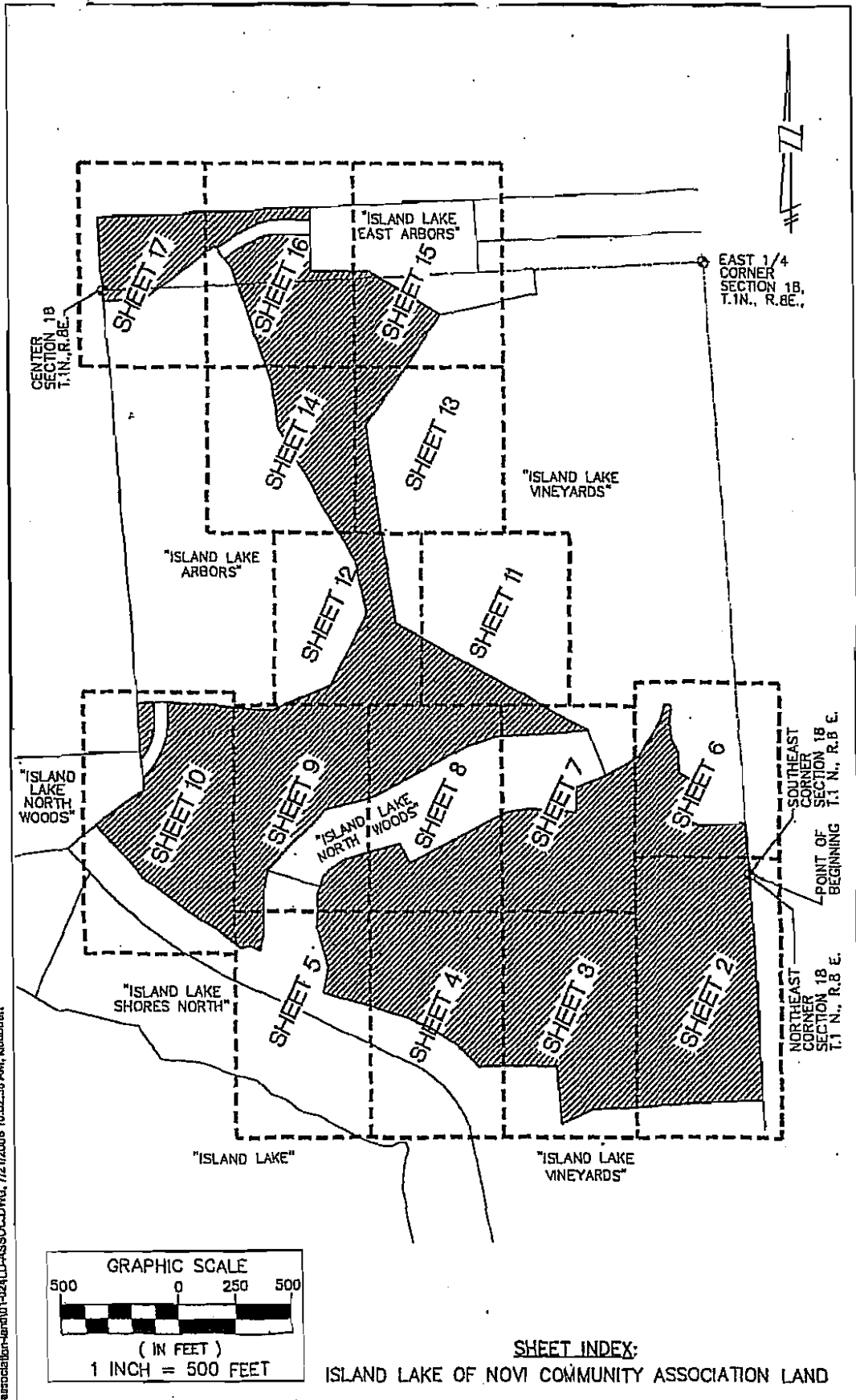
A part of the Northeast 1/4 and the Southeast 1/4 and the Northwest 1/4 and the Southwest 1/4 of Section 19, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the South 1/4 Corner of said Section 19; thence North 02°20'47" West, 2633.14 feet, along the North and South 1/4 line of said Section 19, to the Center of said Section 19 (said point being South 86°22'40" West, 2676.32 feet, from the East 1/4 Corner of said Section 19); thence South 86°22'40" West, 56.21 feet, along the East and West 1/4 line of said Section 19, to the boundary of "Island Lake Shores South", Oakland County Condominium Plan No. 1553, Master Deed recorded in Liber 30468, on Pages 690 through 772, as amended, and to Traverse Point "A", and to the POINT OF BEGINNING; thence South 58°10'05" West, 285.36 feet, along the boundary of said "Island Lake Shores South", to the Northerly right-of-way of proposed Drakes Bay Drive (86' wide right-of-way); thence North 31°49'55" West, 153.07 feet, along the Northerly right-of-way of said proposed Drakes Bay Drive, to the East and West 1/4 line of said Section 19 (said point being North 86°22'40" East, 2272.50 feet, from the West 1/4 Corner of said Section 19); thence North 31°49'55" West, 98.05 feet, along the Northerly right-of-way of said proposed Drakes Bay Drive; thence 39.49 feet along a curve to the left, said curve having a radius of 543.00 feet, a central angle of 04°09'59", and a chord bearing and distance of North 33°54'54" West, 39.48 feet, along the Northerly right-of-way of said proposed Drakes Bay Drive; thence North 49°37'37" East, 246.98 feet, along the boundary of said "Island Lake Shores South", to Traverse Point "B"; thence North 49°37'37" East, 56 feet, more or less, along the boundary of said "Island Lake Shores South", to the water's edge of "Island Lake"; thence Northerly, Easterly, Southerly, and Westerly, 2,492 feet more or less, along the water's edge of said "Island Lake"; thence South 58°10'05" West, 37 feet, more or less, to said Traverse Point "A" and the POINT OF BEGINNING (said Traverse Point "A" being described from Traverse Point "B" as South 45°49'58" East, 197.48 feet; and North 51°00'45" East, 92.42 feet; and North 25°45'01" West, 257.04 feet; and North 75°04'58" East, 406.28 feet; and South 75°47'06" East, 198.46 feet; and South 27°11'41" East, 218.40 feet; and South 05°19'48" West, 124.88 feet; and South 81°20'41" West, 384.54 feet; and South 68°29'47" West, 54.49 feet; and North 53°31'40" West, 131.19 feet; and South 51°00'45" West, 92.42 feet; and South 25°45'39" East, 96.49 feet). All of the above containing 9.21 acres, more or less. All of the above being subject to the correlative rights of other riparian owners and the public trust in the waters of "Island Lake". All of the above being subject to easements, restrictions, and right-of-ways of record.

July 20, 2006
Job No. 01-024

LEGAL DESCRIPTION
ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND
(SCENIC OVERLOOK PARCEL)

A part of Southeast 1/4 of Section 19, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the Southeast Corner of said Section 19; thence North 01°42'13" West, 863.45 feet, along the East line of said Section 19 and the centerline of Wixom Road; thence South 88°17'47" West, 66.22 feet, to the Easterly line of said Wixom Road; thence North 05°17'47" East, 86.00 feet, along the Easterly right-of-way of said Wixom Road, to the Northerly right-of-way of proposed Drakes Bay Drive (86' wide right-of-way); thence North 84°38'04" West, 155.73 feet, along the Northerly right-of-way of said proposed Drakes Bay Drive, to the POINT OF BEGINNING; thence North 84°38'04" West, 130.47 feet, along the Northerly right-of-way of said proposed Drakes Bay Drive; thence 88.10 feet along a curve to the right, said curve having a radius of 457.00 feet, a central angle of 11°02'45", and a chord bearing and distance of North 79°06'42" West, 87.97 feet, along the Northerly right-of-way of said proposed Drakes Bay Drive; thence North 73°35'19" West, 157.82 feet, along the Northerly right-of-way of said proposed Drakes Bay Drive; thence 217.59 feet along a curve to the left, said curve having a radius of 793.00 feet, a central angle of 15°43'17", and a chord bearing and distance of North 81°26'58" West, 216.91 feet, along the Northerly right-of-way of said proposed Drakes Bay Drive; thence 419.01 feet along a curve to the right, said curve having a radius of 582.00 feet, a central angle of 41°15'00", and a chord bearing and distance of North 68°41'06" West, 410.02 feet, along the Northerly right-of-way of said proposed Drakes Bay Drive; thence North 48°03'36" West, 87.73 feet, along the Northerly right-of-way of said proposed Drakes Bay Drive, to the boundary of Unit 28 of "Island Lake Shores South", Oakland County Condominium Plan No. 1553, Master Deed recorded in Liber 30468, on Pages 690 through 772, as amended; thence North 41°56'24" East, 142.42 feet, along the boundary of said "Island Lake Shores South", to Traverse Point "A"; thence North 41°56'24" East, 22 feet, more or less, along the boundary of said "Island Lake Shores South", to the water's edge of Island Lake; thence Easterly, 902 feet, more or less, along the water's edge of said Island Lake, to the boundary of "Island Lake South Harbor", Oakland County Condominium Plan No. 1602, Master Deed recorded in Liber 32001, on Pages 821 through 898, Oakland County Records; thence South 41°40'51" East, 13 feet, more or less, along the boundary of said "Island Lake South Harbor", to Traverse Point "B" (said Traverse Point "B" being South 35°19'19" East, 10.07 feet; and South 56°45'07" East, 119.93 feet; and South 51°01'41" East, 89.59 feet; and South 43°40'52" East, 79.42 feet; and South 84°11'25" East, 329.98 feet; and South 66°36'40" East, 149.84 feet; and South 80°03'49" East, 116.75 feet; and North 56°05'58" East, 13.02 feet, from said Traverse Point "A"); thence South 41°40'51" East, 168.38 feet, along the boundary of said "Island Lake South Harbor", to the POINT OF BEGINNING. All of the above containing 3.10 acres, more or less. All of the above being subject to the correlative rights of other riparian owners and the public trust in the waters of "Island Lake". All of the above being subject to easements, restrictions, and right-of-ways of record.

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ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND

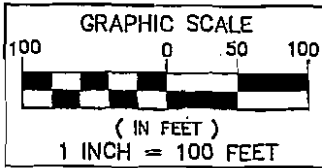
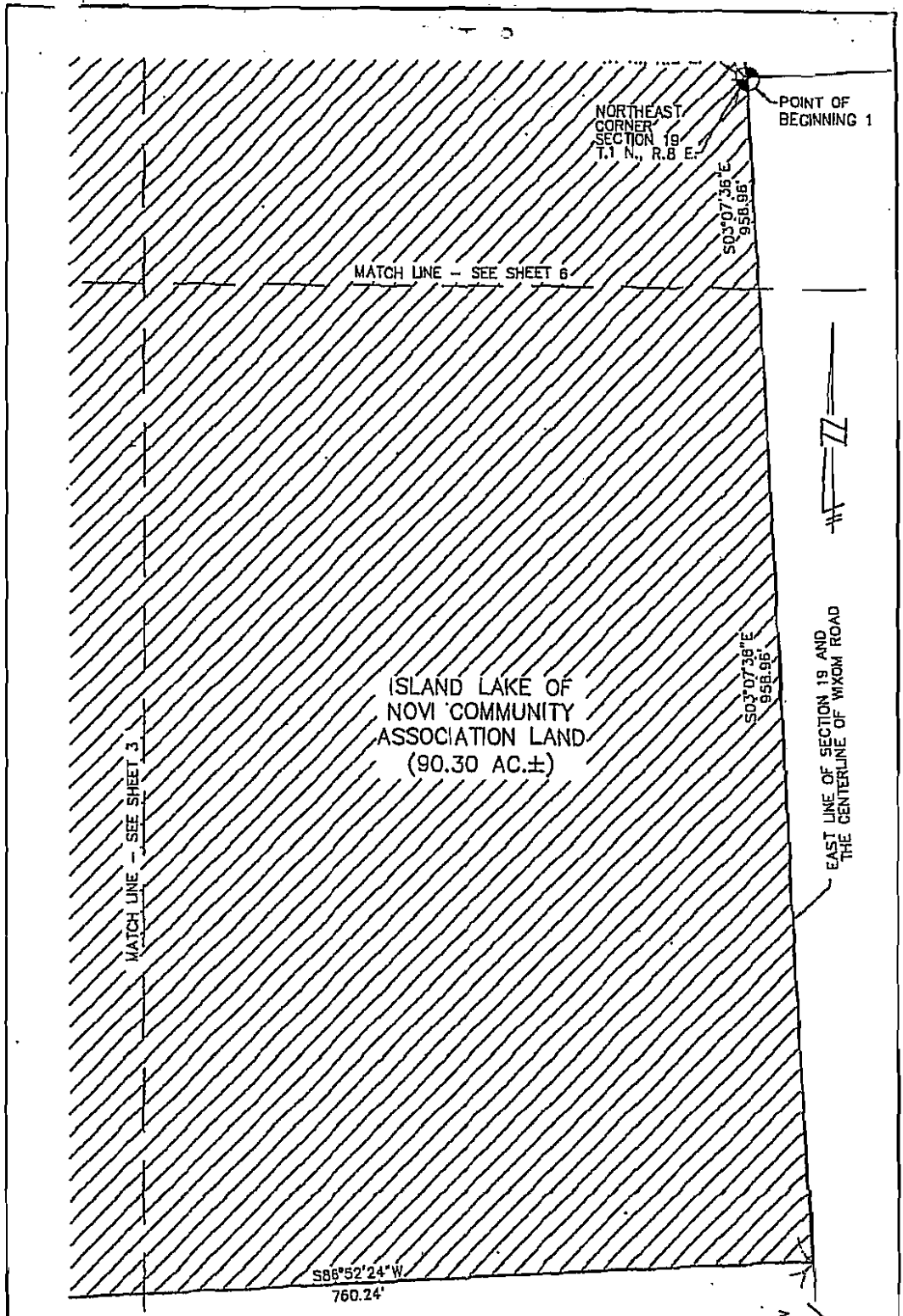
AH ATWELL-HICKS
Engineering • Surveying • Planning
Environmental • Water/Wastewater
MICHIGAN ILLINOIS OHIO FLORIDA

40300 GRAND RIVER AVENUE SUITE 110 NOV, MI 48376-2123
248-312-6500

ISLAND LAKE
SECTION 18 AND 19, T.1N., R.8E.,
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 500'
DATE:	7-20-2008
JOB NO.:	01-024
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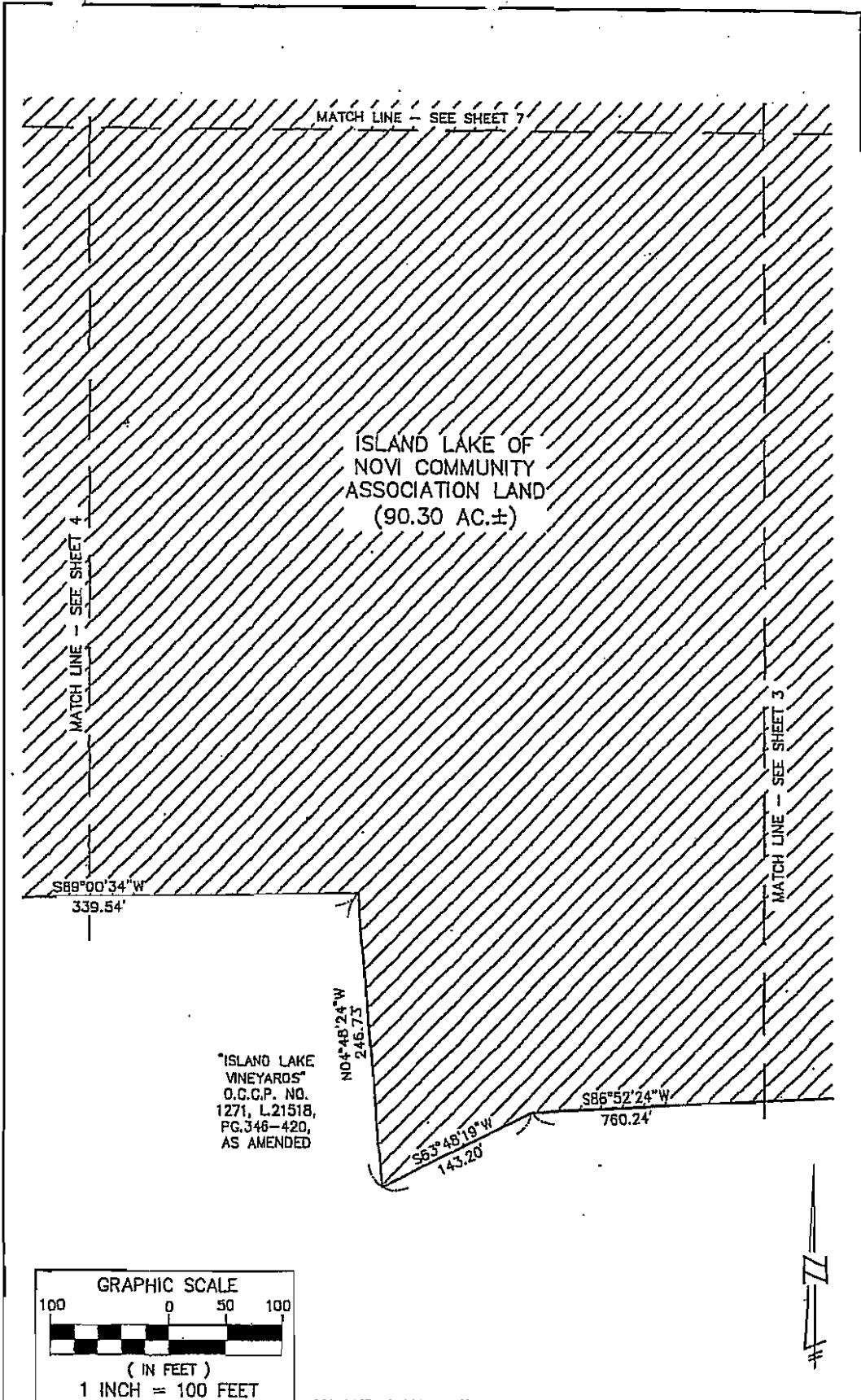


"ISLAND LAKE VINEYARDS"
 O.C.C.P. NO. 1271, L.21518,
 PG.346-420, AS AMENDED

EAST 1/4
 CORNER
 SECTION 19
 T.1 N., R.8 E.

ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND

 ATWELL-HICKS Engineering • Surveying • Planning Environmental • Water/Wastewater MICHIGAN ILLINOIS OHIO FLORIDA 40398 GRAND RIVER AVENUE SUITE 110 NOVI, MI 48375-2123 248-322-0300	ISLAND LAKE SECTION 18 AND 19, T.1N., R.8E., CITY OF NOVI OAKLAND COUNTY, MICHIGAN	SCALE: 1" = 100' DATE: 7-20-2008 JOB NO: 01-024 01-024LD-ASSOC.DWG DRAWN BY: KAL CHECK: KAL SHEET 2 OF 17
	ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND	



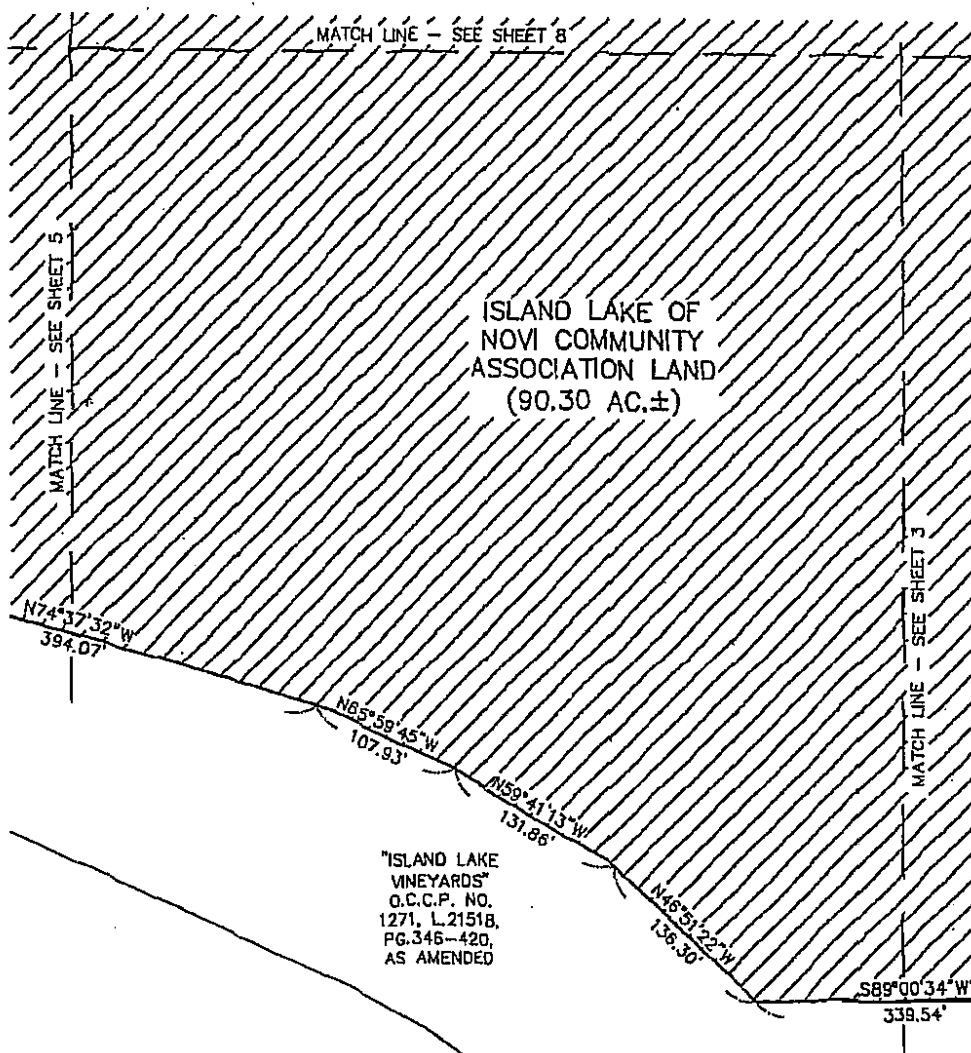
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 40389 GRAND RIVER AVENUE SUITE 110 NOVI, MI 48375-2123
 248-522-8300

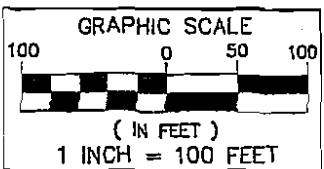
ISLAND LAKE
 SECTION 18 AND 19, T.1N., R.8E.,
 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

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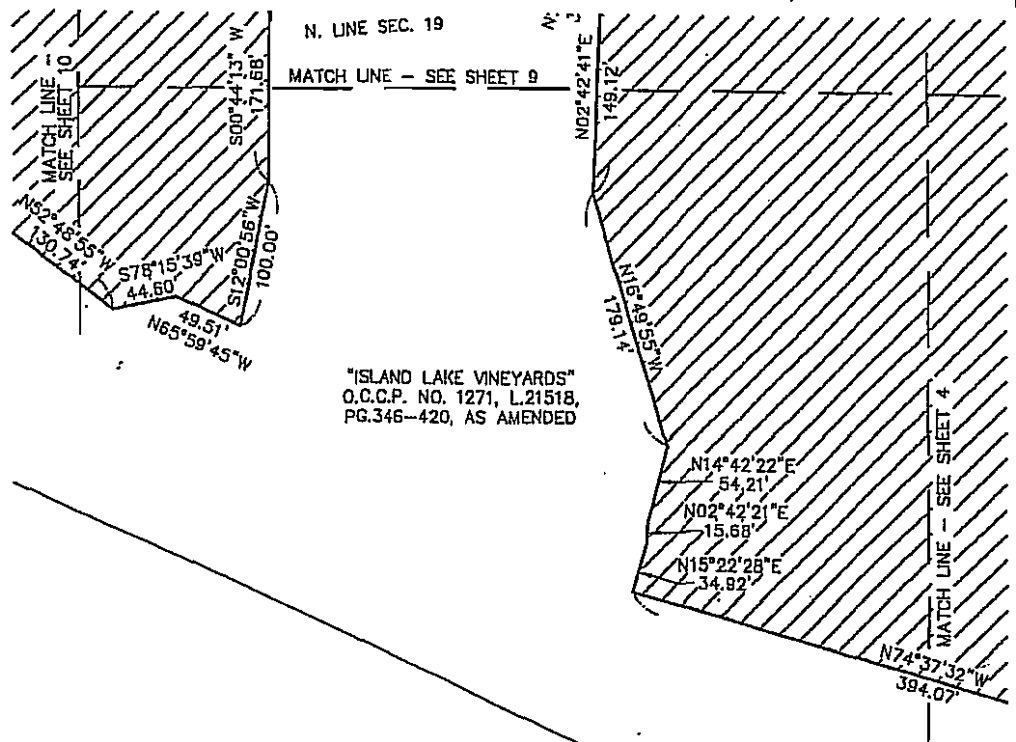


ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND

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 248-322-8300

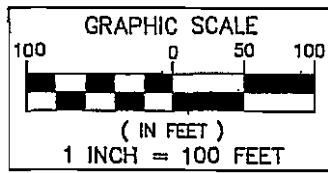
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 SECTION 18 AND 19, T.1N., R.8E.,
 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

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"ISLAND LAKE VINEYARDS"
O.C.C.P. NO. 1271, L.21518,
PG.346-420, AS AMENDED

"ISLAND LAKE SHORES
NORTH" O.C.C.P. #1444,
REG. L.25903, PG.
292-302, AS AMENDED



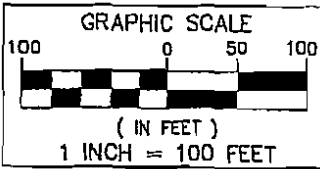
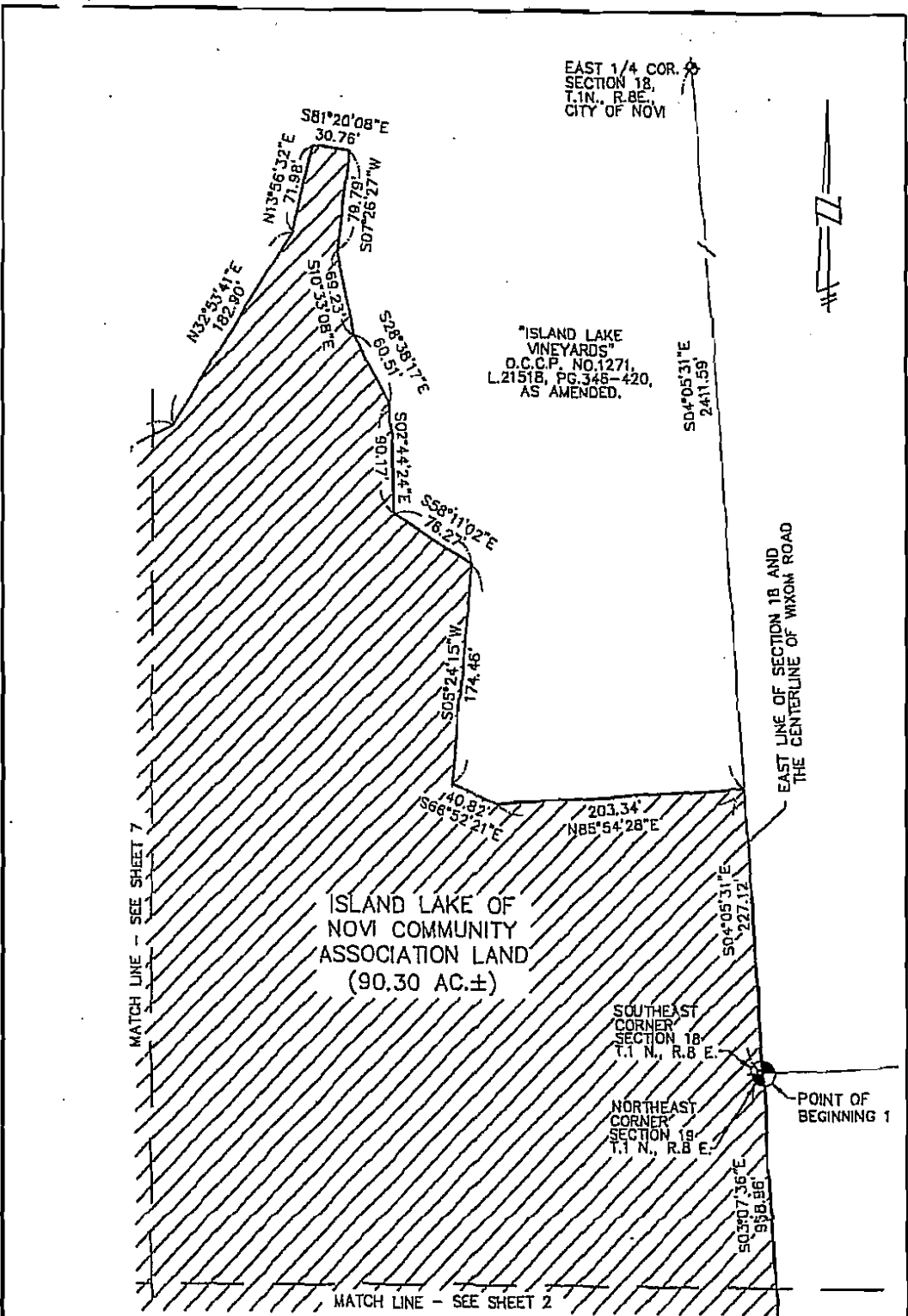
ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND

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ISLAND LAKE
SECTION 18 AND 19, T.1N., R.8E.,
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

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ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND

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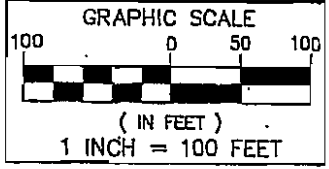
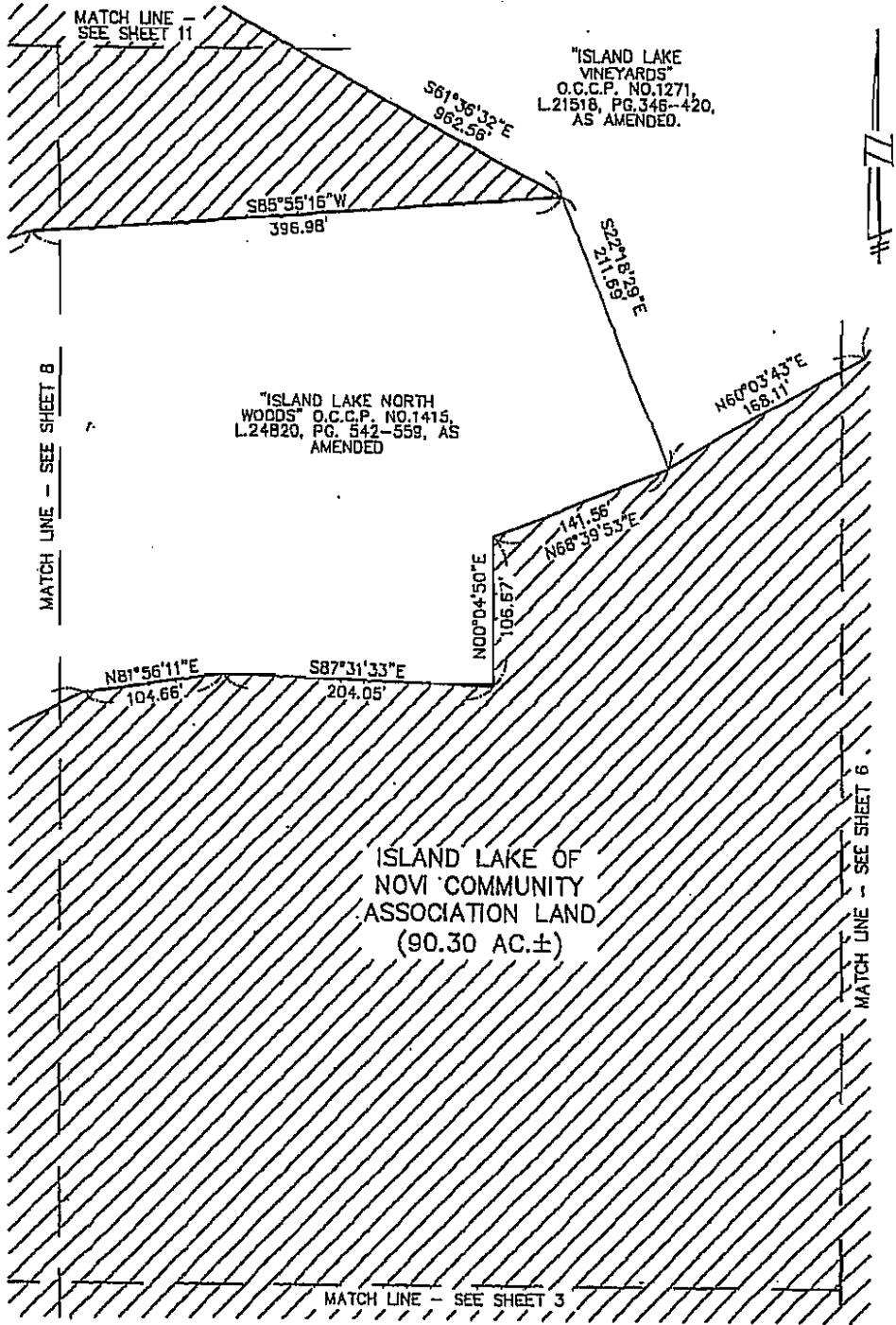
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40389 GRAND RIVER AVENUE SUITE 110 NOVI, MI 48375-2123
248-522-6300

ISLAND LAKE
SECTION 18 AND 19, T.1N., R.8E.,
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

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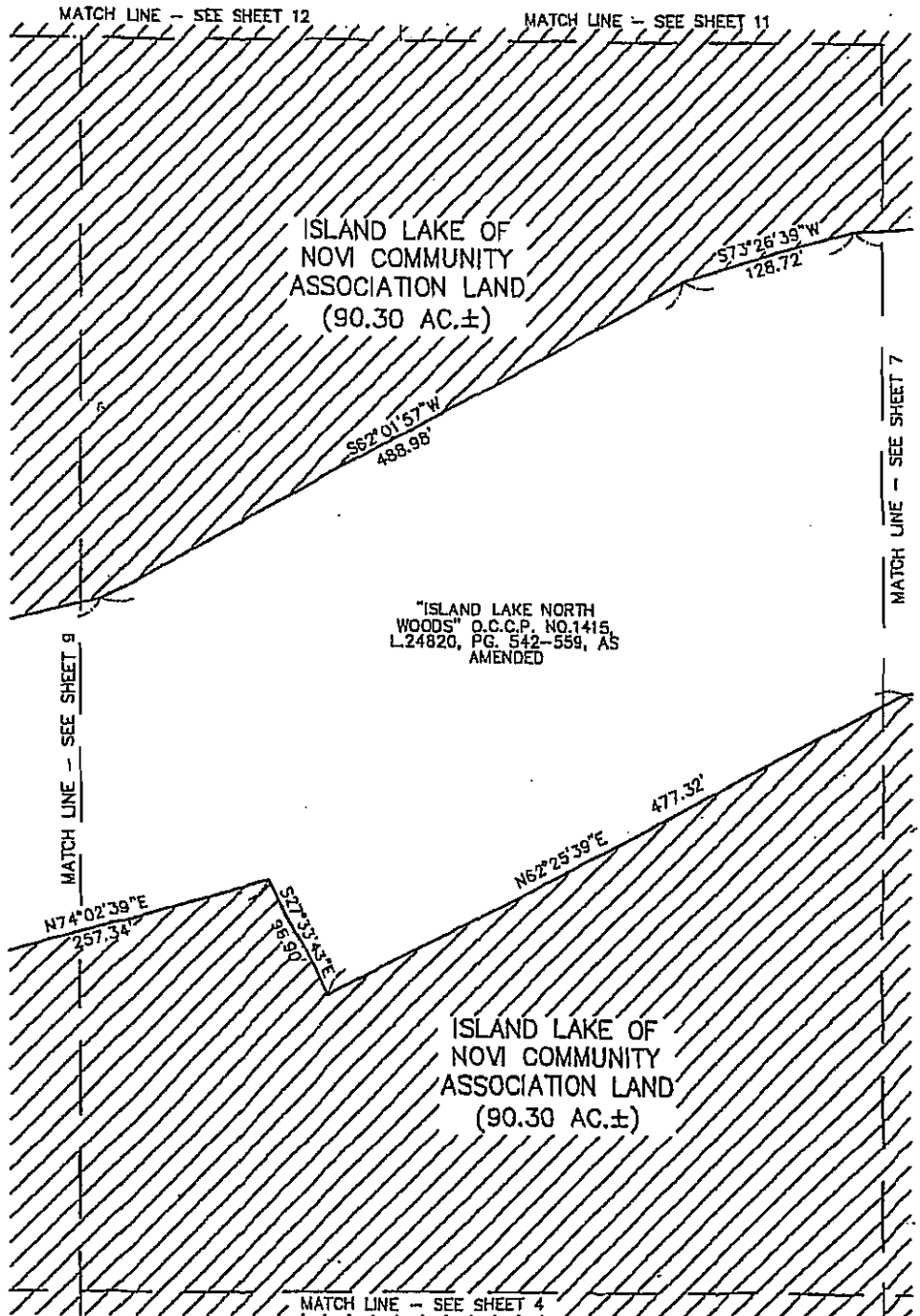
ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND

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 40399 GRAND RIVER AVENUE SUITE 110 NOVI, MI 48375-2123
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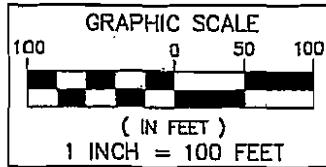
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 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

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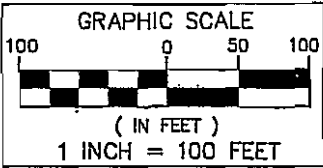
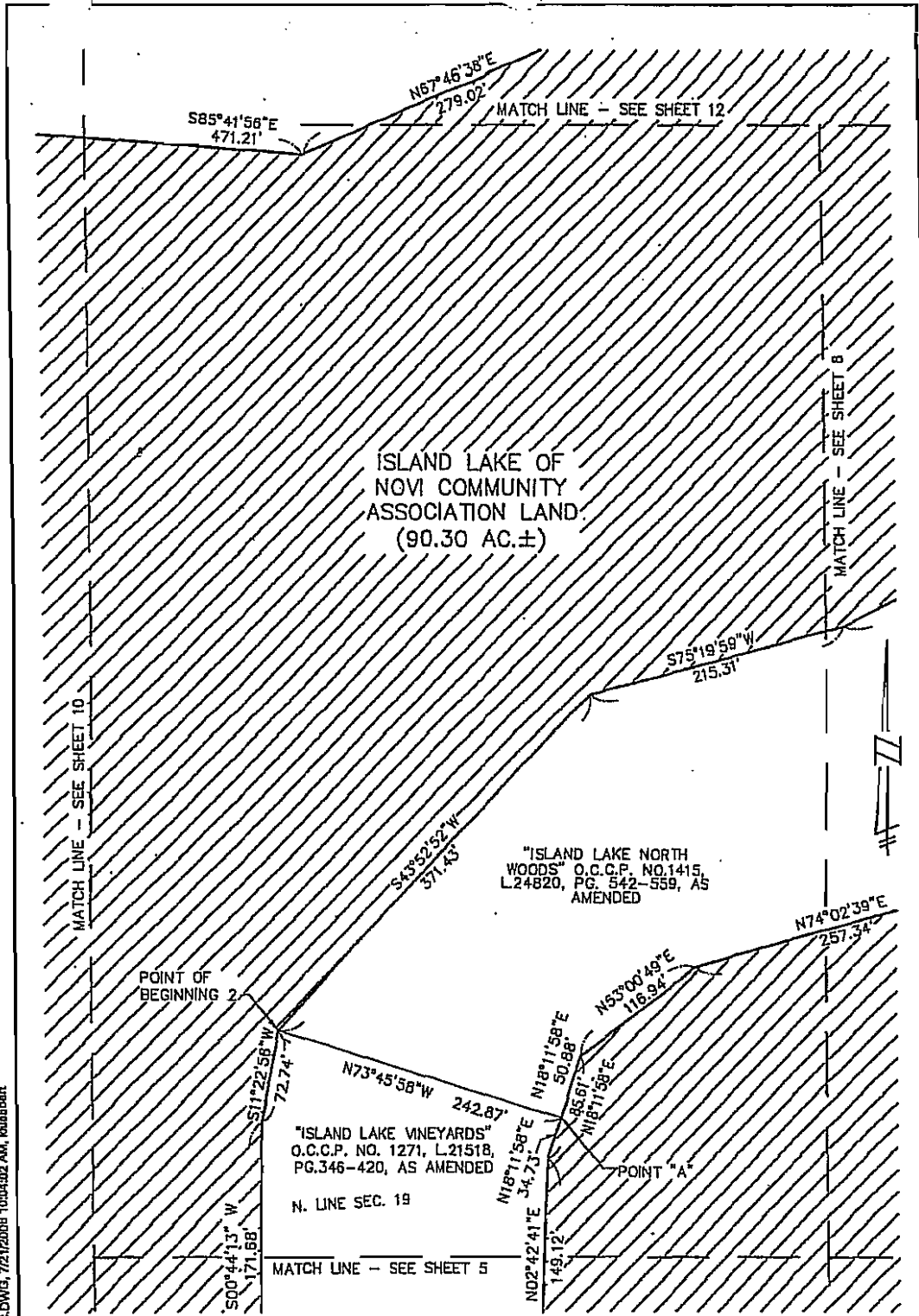


ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND

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 248-822-8300

ISLAND LAKE
 SECTION 18 AND 19, T.1N., R.8E.,
 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

SCALE	1" = 100'
DATE	7-20-2006
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ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND

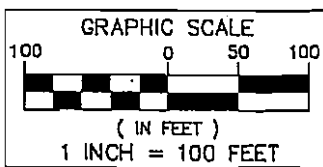
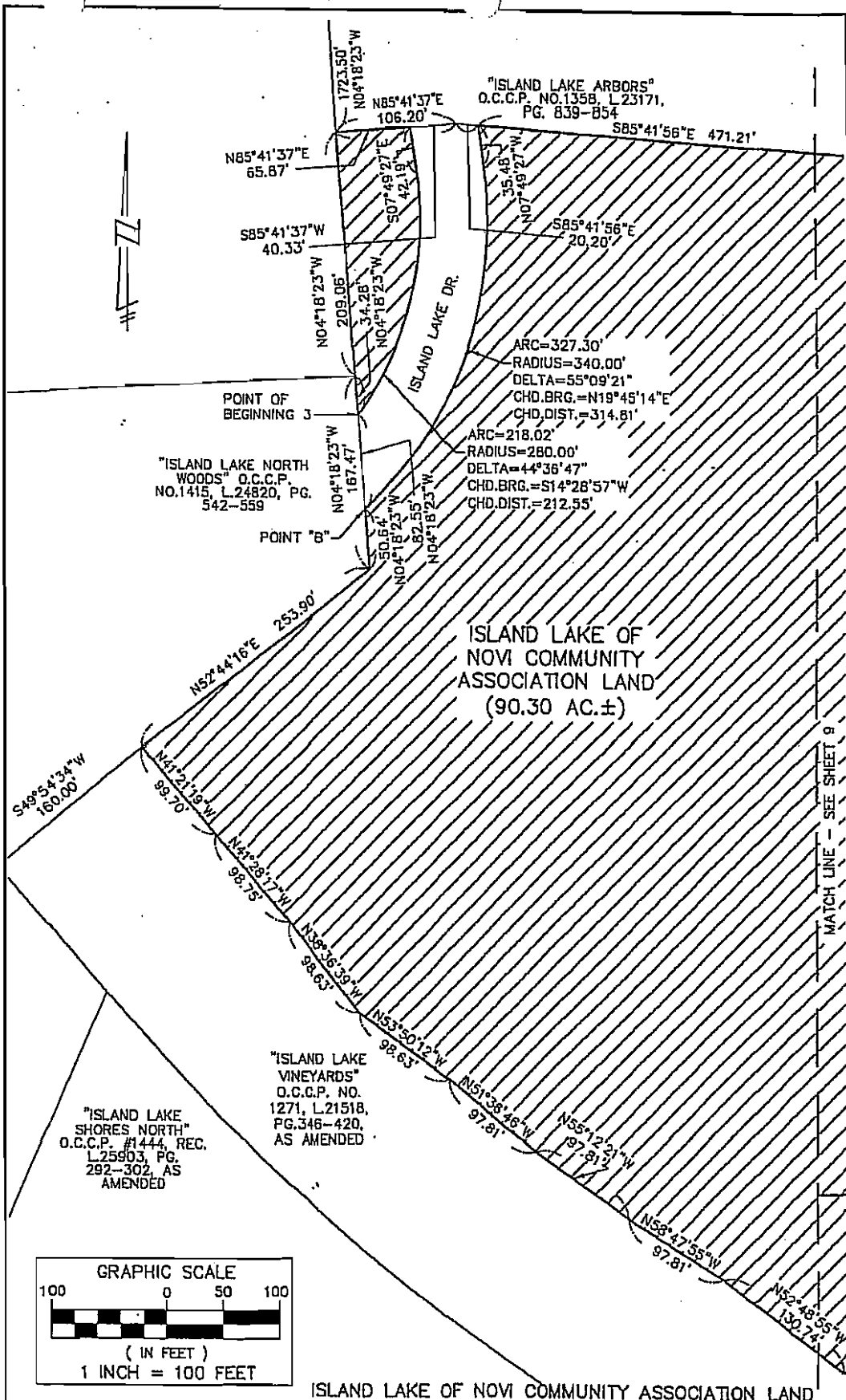
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 40399 GRAND RIVER AVENUE SUITE 110 NOVI, MI 48375-2123
 248-522-8300

ISLAND LAKE
 SECTION 18 AND 19, T.1N., R.8E.,
 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

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ATWELL-HICKS
 Engineering • Surveying • Planning
 Environmental • Water/Wastewater
 MICHIGAN ILLINOIS OHIO FLORIDA
 40300 GRAND RIVER AVENUE SUITE 110 NOVI, MI 48378-2123
 248-822-8300

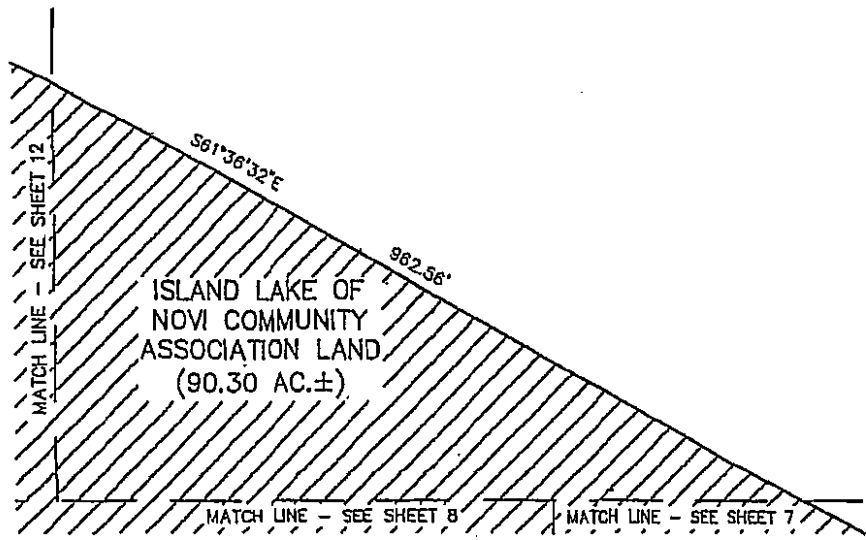
ISLAND LAKE
 SECTION 18 AND 19, T.1N., R.8E.,
 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

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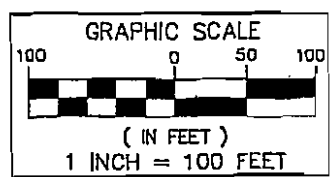
MATCH LINE - SEE SHEET 9



"ISLAND LAKE
VINEYARDS"
O.C.C.P. NO.1271,
L.2151B, PG.346-420,
AS AMENDED.



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ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND

AH **ATWELL-HICKS**
Engineering • Surveying • Planning
Environmental • Water/Wastewater

MICHIGAN ILLINOIS OHIO FLORIDA
40378 GRAND RIVER AVENUE SUITE 110 NOVI, MI 48375-2123
248-222-0300

ISLAND LAKE
SECTION 18 AND 19, T.1N., R.8E.,
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

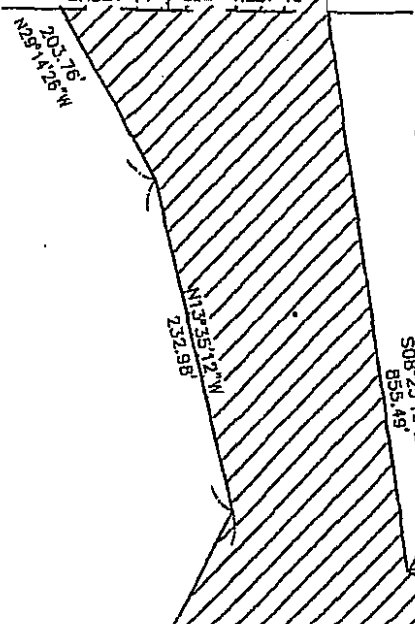
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SHEET:	11 OF 17



MATCH LINE - SEE SHEET 14
MATCH LINE - SEE SHEET 13

"ISLAND LAKE ARBORS"
O.C.C.P. NO.1358, L.23171,
PG. 839-854, AS AMENDED

"ISLAND LAKE VINEYARDS"
O.C.C.P. NO.1271,
L.21518,
PG.346-420,
AS AMENDED.



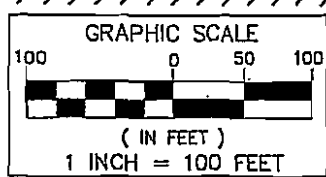
"ISLAND LAKE ARBORS"
O.C.C.P. NO.1358, L.23171,
PG. 839-854, AS AMENDED

ISLAND LAKE OF
NOVI COMMUNITY
ASSOCIATION LAND
(90.30 AC.±)



MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 8



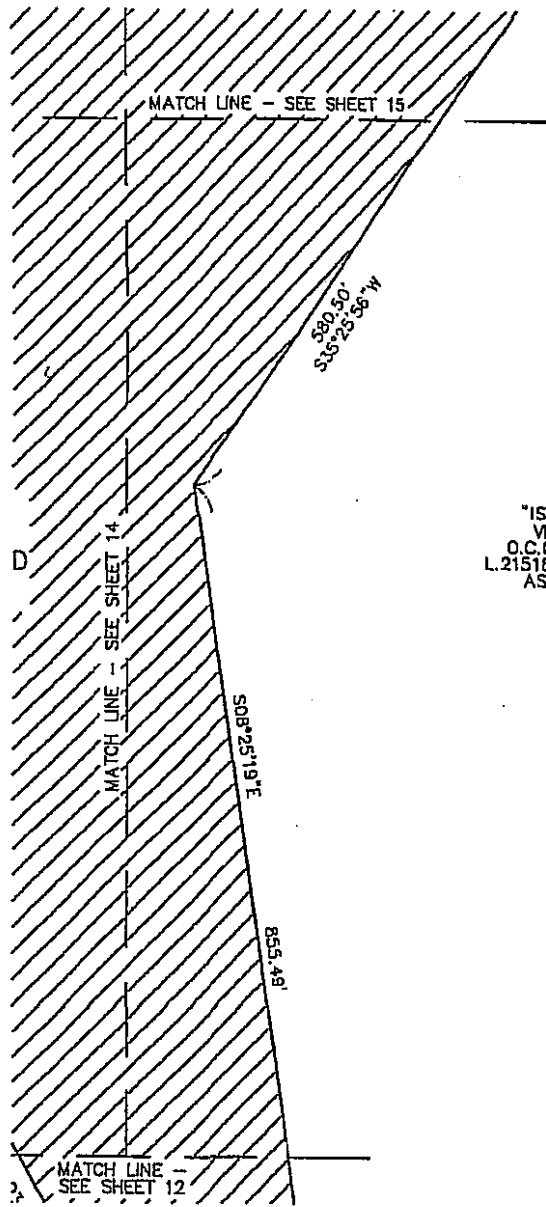
ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND

AH **ATWELL-HICKS**
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Environmental • Water/Wastewater
MICHIGAN ILLINOIS OHIO FLORIDA
40388 GRAND RIVER AVENUE SUITE 110 NOV, MI 48375-2123
248-822-8300

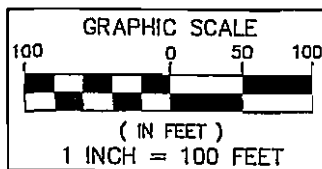
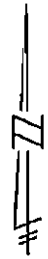
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SECTION 18 AND 19, T.1N., R.8E.,
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN.

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DATE:	7-28-2006
DWG NO.:	01-024
01-024LD-ASSOC.DWG	
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CHECK:	KAL
SHEET:	12 OF 17

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"ISLAND LAKE VINEYARDS"
 O.C.C.P. NO. 1271
 L. 21518, PG. 345-420,
 AS AMENDED.



ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND

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ATWELL-HICKS

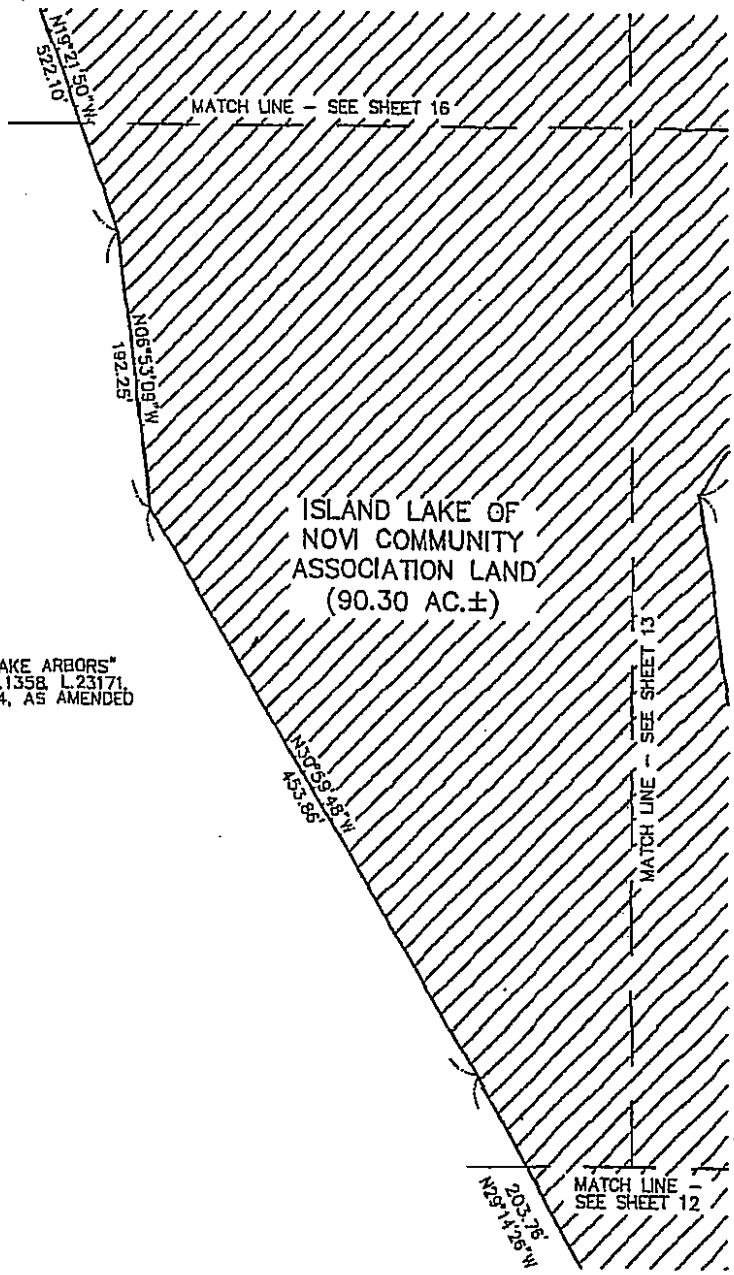
Engineering • Surveying • Planning
 Environmental • Water/Wastewater
 MICHIGAN ILLINOIS OHIO FLORIDA

40388 GRAND RIVER AVENUE SUITE 110 NOV, MI 48378-2123
 248-522-8300

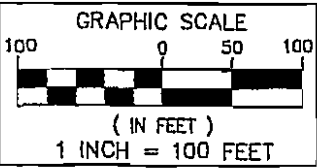
ISLAND LAKE
 SECTION 18 AND 19, T.1N., R.8E.,
 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

SCALE	1" = 100'
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JOB NO.	01-024
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CHECK	KAL
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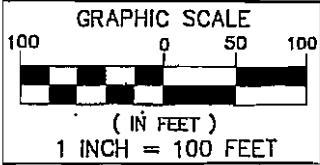
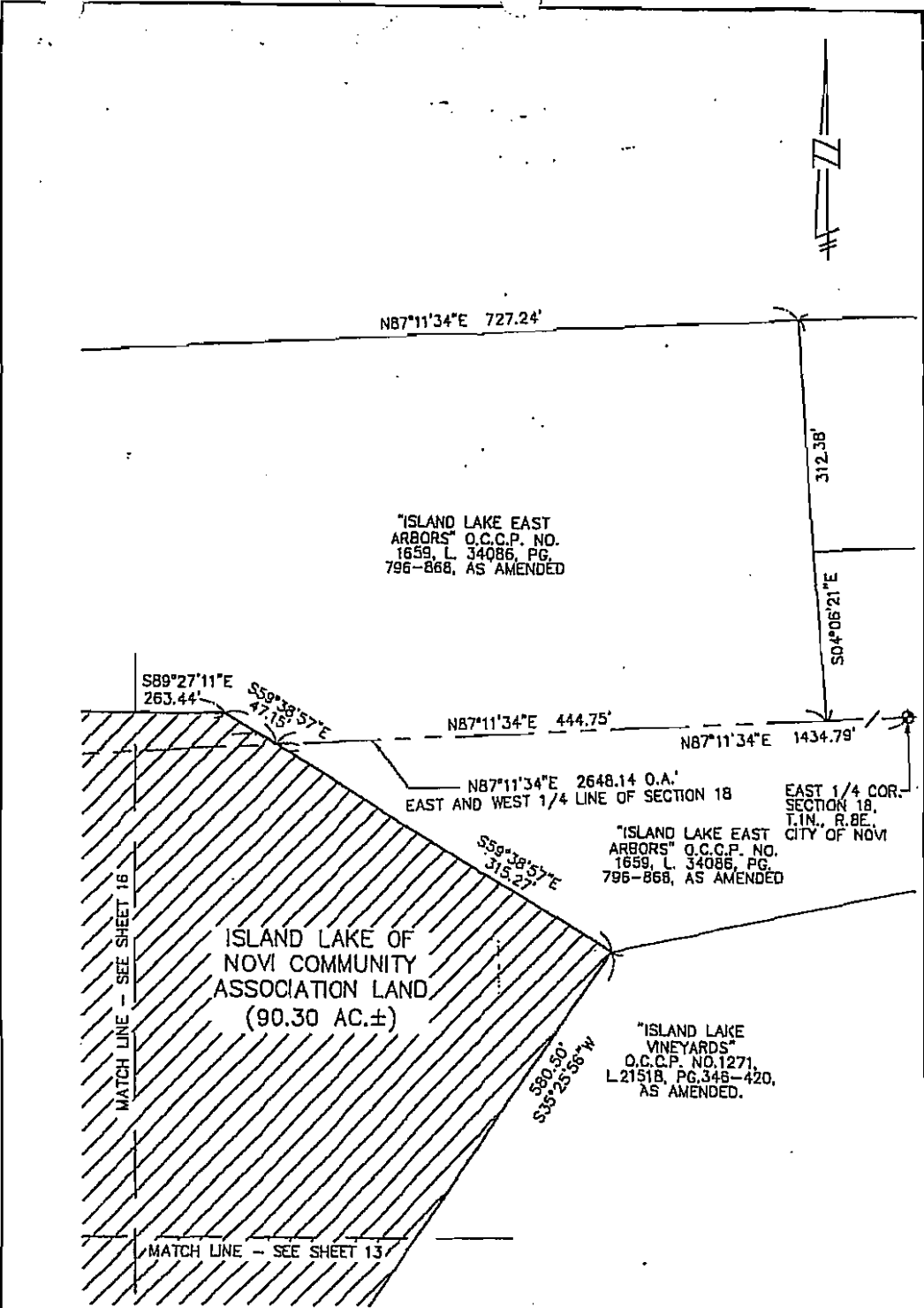
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 Q.C.C.P. NO.1358, L.23171,
 PG. 839-854, AS AMENDED



ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND

 <p>ATWELL-HICKS Engineering • Surveying • Planning Environmental • Water/Wastewater MICHIGAN ILLINOIS OHIO FLORIDA 40389 GRAND RIVER AVENUE, SUITE 110 NOV, MI 48375-2123 248-622-8300</p>	<p>ISLAND LAKE SECTION 18 AND 19, T.1N., R.8E., CITY OF NOVI OAKLAND COUNTY, MICHIGAN</p>	<p>SCALE: 1" = 100' DATE: 7-10-2008 JOB NO.: 01-024 01-024LD-ASSOC.DWG DRAWN BY: KAL CHECK: KAL SHEET 14 OF 17</p>
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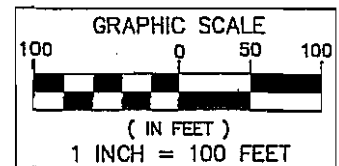
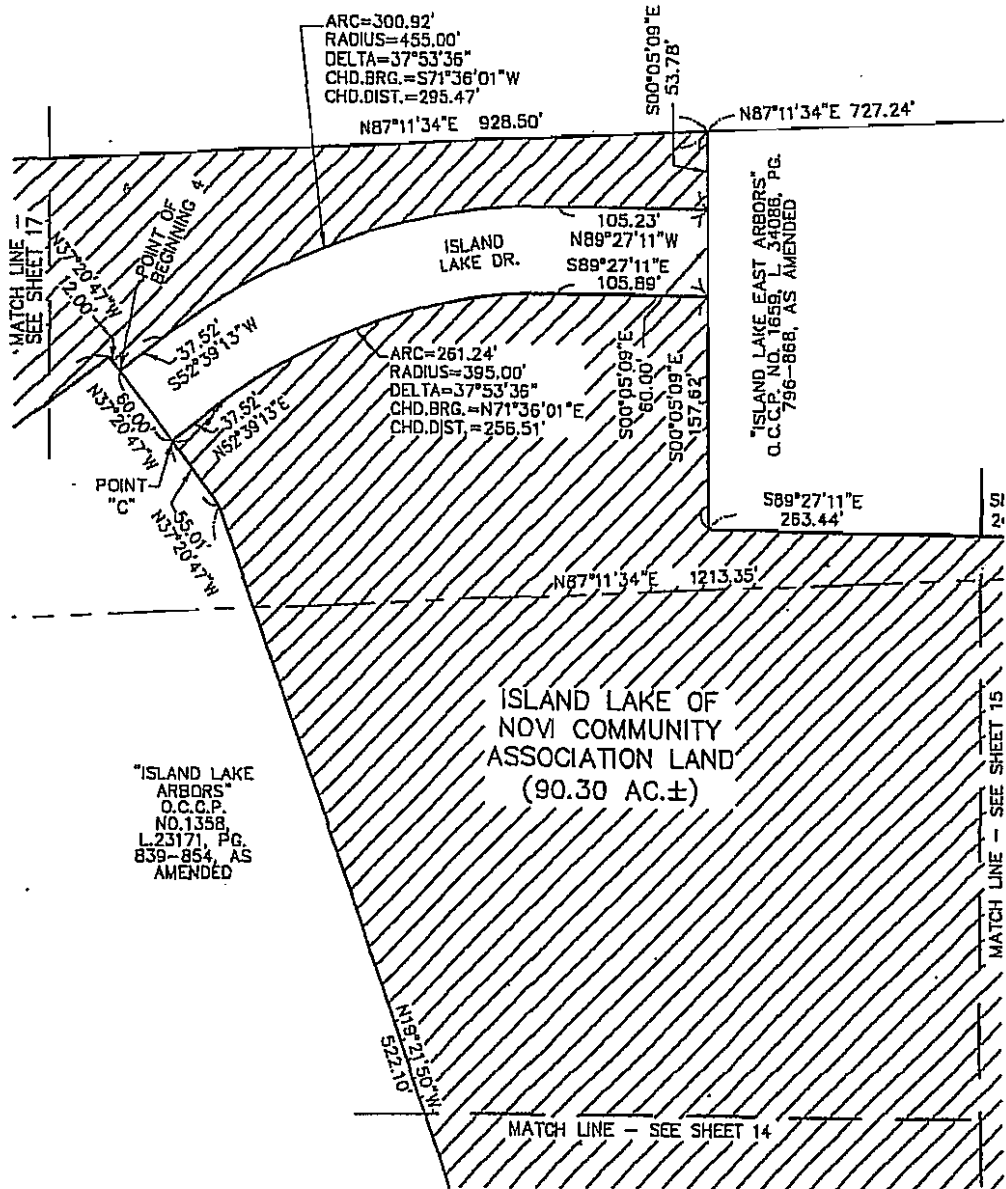
ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND

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248-822-8300

ISLAND LAKE
SECTION 18 AND 19, T.1N., R.8E.,
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

SCALE	1" = 100'
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JOB NO.	01-024
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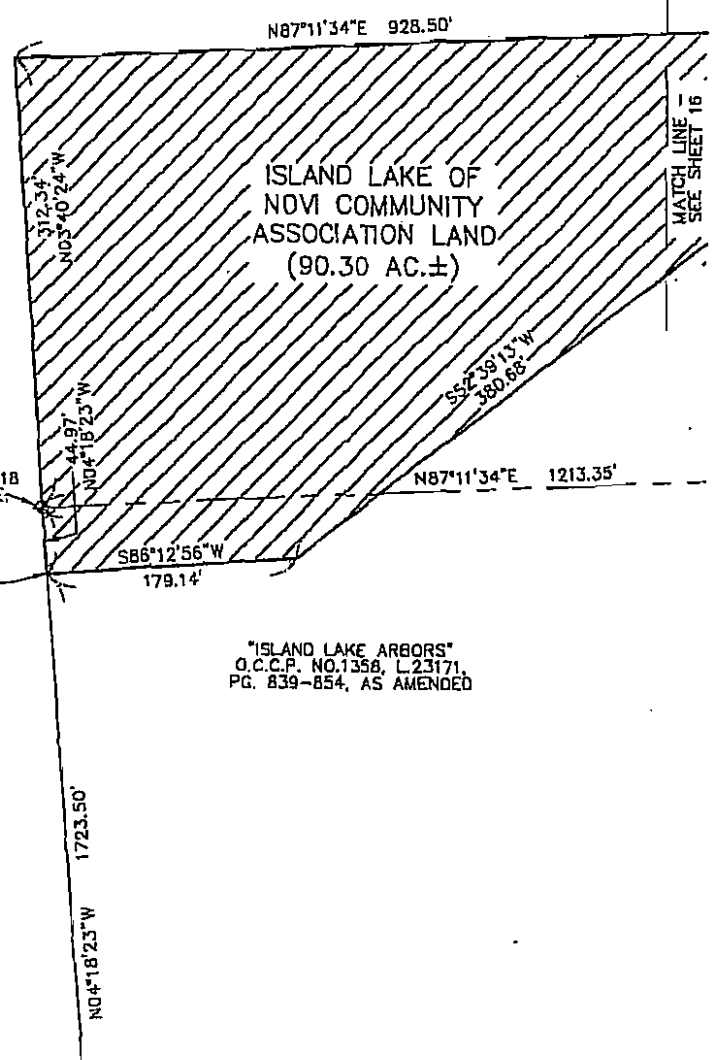
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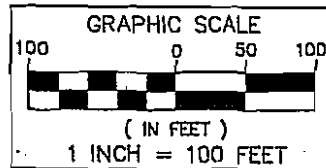
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ISLAND LAKE
SECTION 18 AND 19, T.1N., R.8E.,
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7-20-2005
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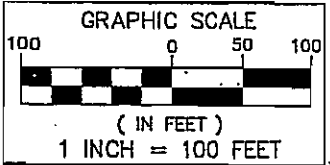
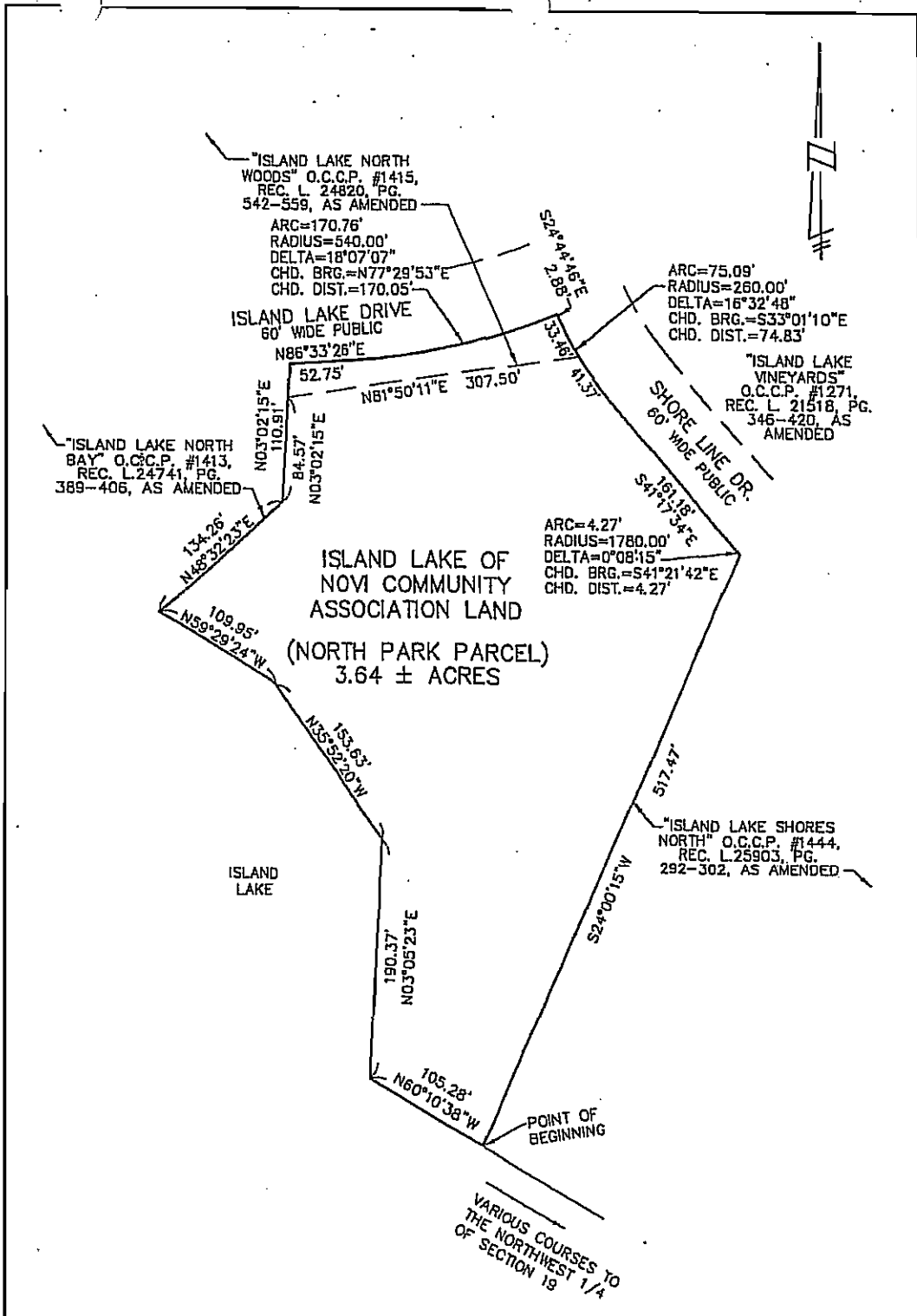


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SECTION 18 AND 19, T.1N., R.8E.,
CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7-20-2008
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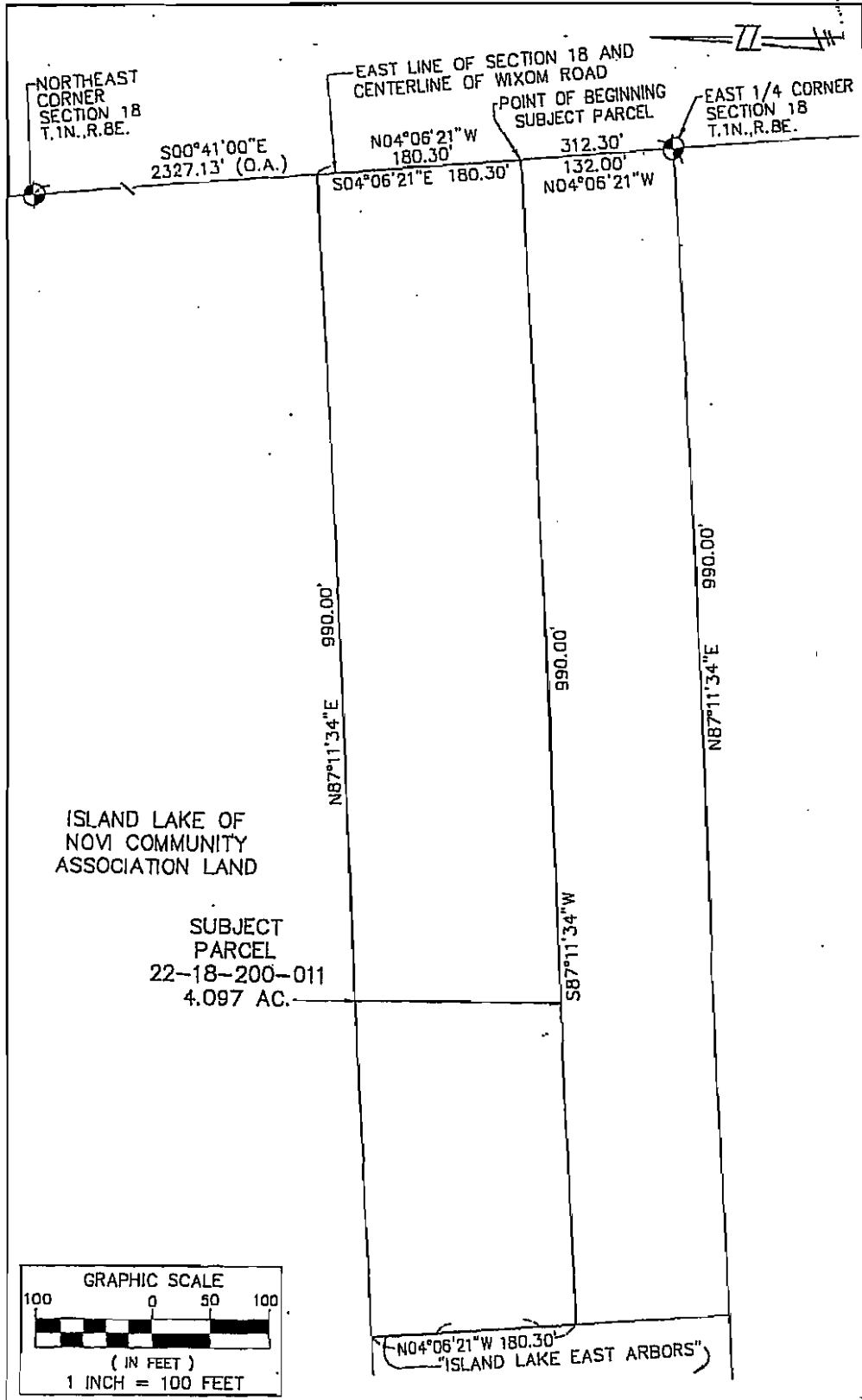
ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND
(NORTH PARK PARCEL)

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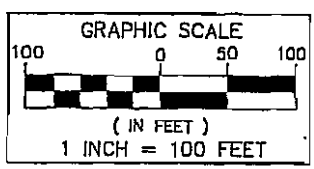
ISLAND LAKE
 SECTION 18 AND 19, T.1N., R.8E.,
 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

SCALE	1" = 100'
DATE	7-20-2006
JOB NO.	01-024
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ISLAND LAKE OF
NOVI COMMUNITY
ASSOCIATION LAND

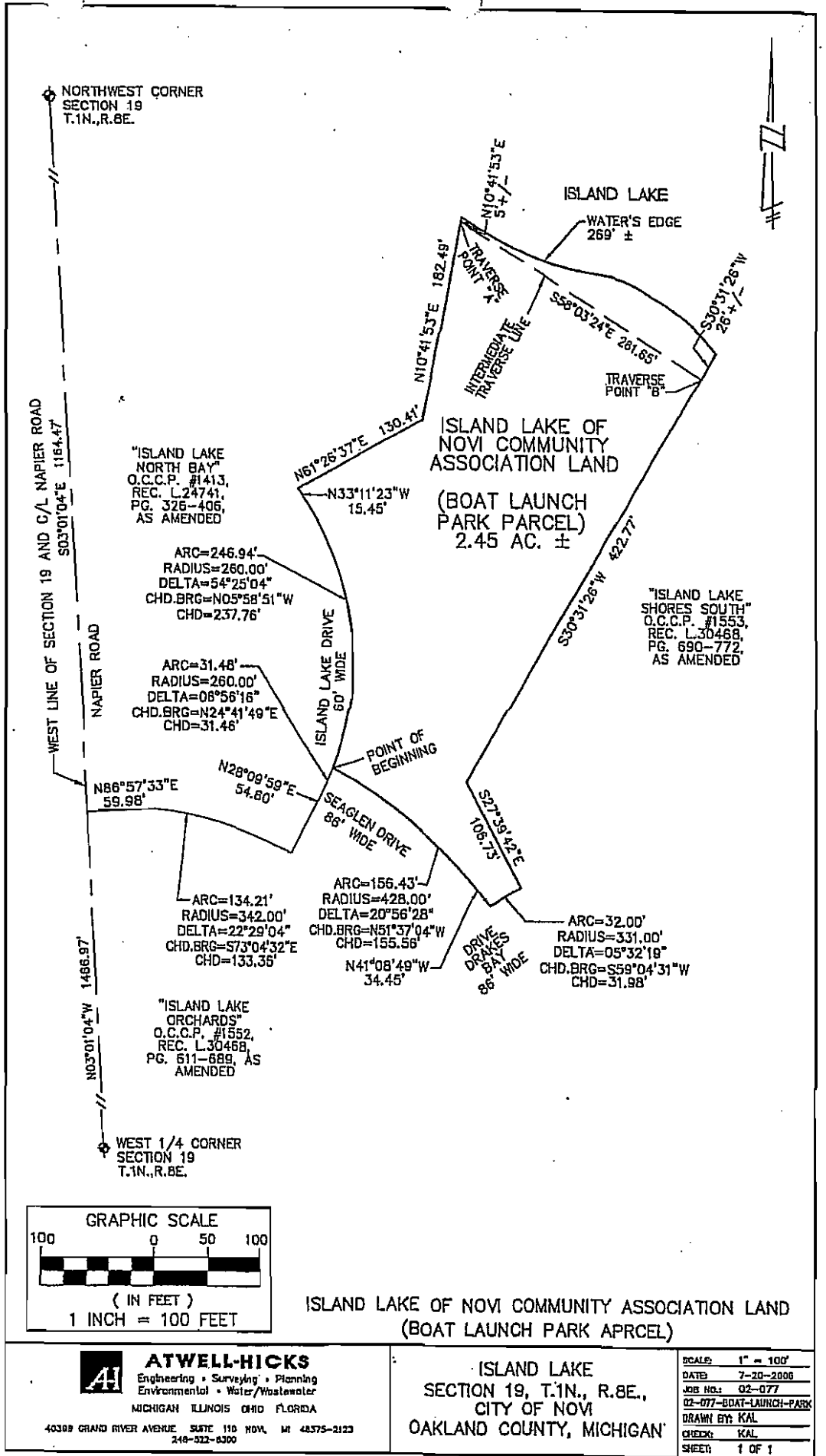
SUBJECT
PARCEL
22-18-200-011
4.097 AC.



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248 522 8300 www.atwell-hicks.com 866 850 4200

SIDEWELL NO. 22-18-200-011
SECTION 18, T.1N., R.8E.,
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OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 100'
DATE: 7-26-2008
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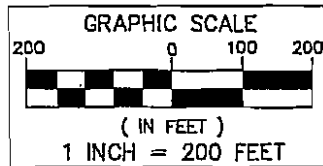
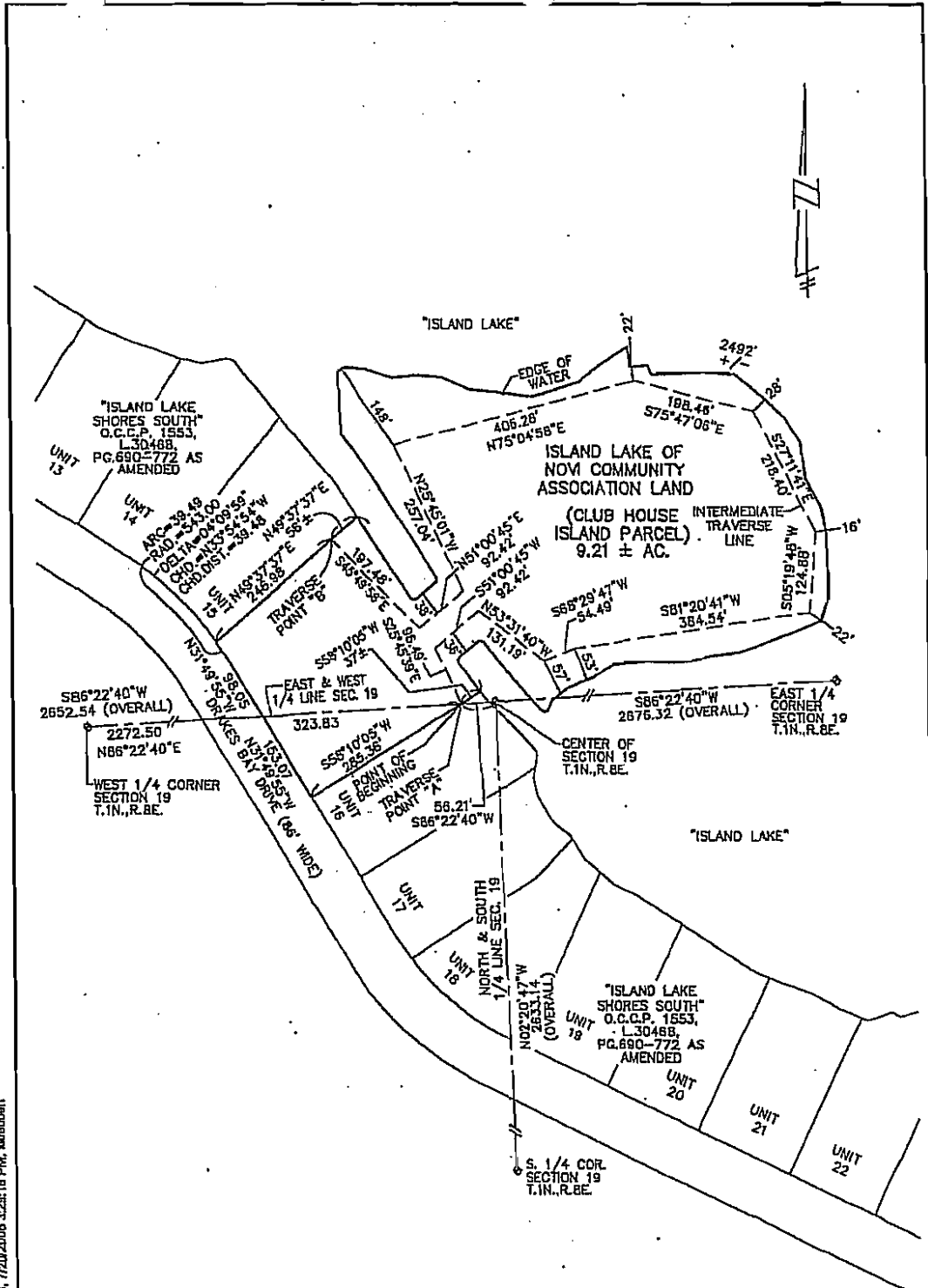


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248-322-8300

ISLAND LAKE
SECTION 19, T.1N., R.8E.,
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7-20-2000
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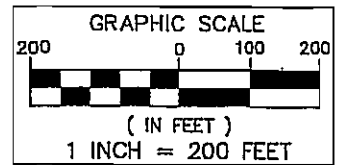
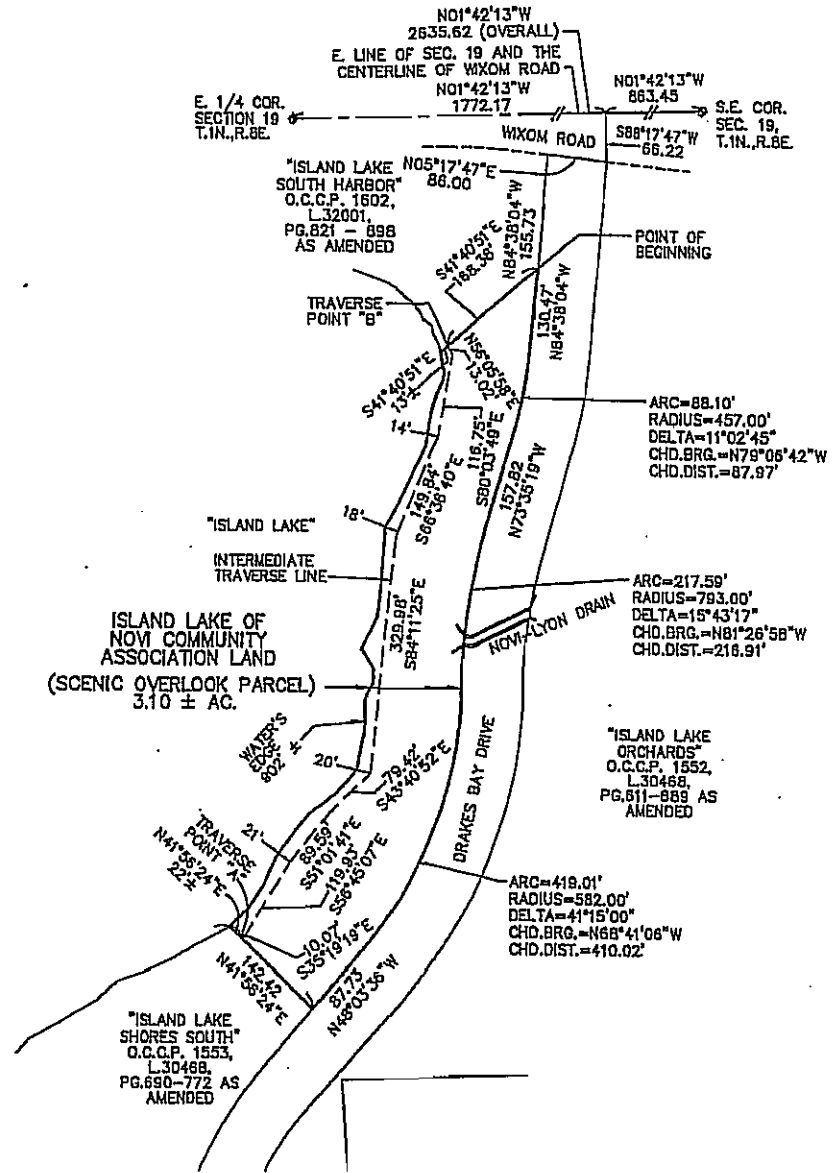
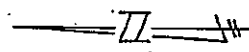
ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND
(CLUB HOUSE ISLAND PARCEL)

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 248-822-4300

ISLAND LAKE
 SECTION 19, T.1N., R.8E.,
 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 200'
DATE:	7-20-2006
JOB NO.:	01-024
	01-024LD-ASSOC.DWG
DRAWN BY:	KAL
CHECK:	KAL
SHEET:	1 OF 1



ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION LAND
(SCENIC OVERLOOK PARCEL)

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CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

SCALE	1" = 200'
DATE	7-20-2008
JOB NO.	01-024
01-024D-ASSOC.DWG	
DRAWN BY	KAL
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SHEET	1 OF 1

EXHIBIT "A"

LEGAL DESCRIPTION

Land located in the City of Novi, Oakland County, State of Michigan, more particularly described as follows:

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Town 1 North, Range 8 East, Section 19, except for that part lying northerly of the southerly line of Oakland County Condominium Plan No. 1271, "Island Lake Vineyards", also except for that part lying in Oakland County Condominium Plan No. 1444, "Island Lake Shores North".

Tax Parcel No. 22-19-200-008

Commonly known as: Vacant Land