

**CITY OF NOVI CITY COUNCIL
OCTOBER 7, 2019**

SUBJECT: Approval to accept the residential streets as part of The Preserve at Island Lake (Phase 8) and adoption of Act 51 New Street Resolution accepting Nepavine Drive, Nepavine Court, Denali Court, and a portion of Kennebee Drive as public, adding 0.60 miles of roadway to the City's public street system.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION: Toll MI II Limited Partnership, developers of The Preserve at Island Lake (Phase 8) Site Condominium, has requested the dedication and acceptance of Nepavine Drive, Denali Court, Nepavine Court, and a portion of Kennebee Drive as public assets. The development is comprised of 45 single-family home sites established as part of a site condominium. The project is located east of Napier Road and north of Ten Mile Road. The right-of-way widths for each of the aforementioned proposed streets are sixty (60) feet.

The streets have been constructed in accordance with City Standards. According to the City's consulting engineer, the streets meet city design and construction standards (Spalding DeDecker, June 11, 2019). The related acceptance documents have been reviewed by the City's consulting engineer and the City Attorney and are in a form so as to permit acceptance by City Council (Spalding DeDecker, January 29, 2019, and Beth Saarela, March 13, 2019, respectively). The enclosed resolution satisfies the Michigan Department of Transportation requirement for adding 0.60 miles of roadway to Act 51 funding.

RECOMMENDED ACTION: Approval of residential streets acceptance as part of The Preserve at Island Lake (Phase 8) and adoption of Act 51 New Street Resolution accepting Nepavine Drive, Denali Court, Nepavine Court, and a portion of Kennebee Drive as public, adding 0.60 miles of roadway to the City's public street system.

The Preserve at Island Lake Phase 8 Street Acceptance

Location Map






Map Author: Kate Richardson
 Date: 8/29/2019
 Project: Island Lake Phase 8
 Version: 1.0

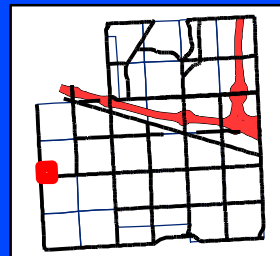
Amended By:
 Date:
 Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

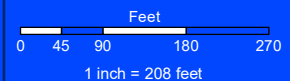
Legend

-  Proposed Accepted Streets
-  Major Roads
-  Minor Roads



City of Novi

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



CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION

NEW STREET ACCEPTANCE

**THE PRESERVE AT ISLAND LAKE PHASE 8
NEPAVINE DRIVE AND DENALI COURT**

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on October 7, 2019, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____and supported by Councilmember _____.

WHEREAS; the City's Act 51 Program Manager is requesting formal acceptance of Nepavine Drive, Nepavine Court, Denali Court, and a portion of Kennebee Drive and,

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

WHEREAS; that Nepavine Drive, Nepavine Court, Denali Court, and a portion of Kennebee Drive were open to the public since June 2019.

NOW THEREFORE, IT IS THEREFORE RESOLVED that the Mayor and Novi City Council hereby accept Nepavine Drive, Nepavine Court, Denali Court, and a portion of Kennebee Drive and direct such to be included in the City's public street system.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 7th day of October, 2019 and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Cortney Hanson, City Clerk
City of Novi

 **SPALDING DEDECKER**
Engineering & Surveying Excellence since 1954

June 11, 2019

Mrs. Darcy Rechten
Construction Engineer
Department of Public Services
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Island Lake – Phase 8
Site Work Final Approval**
Novi SP No.: JSP13-0069
SDA Job No.: NV14-217

Dear Mrs. Rechten:

Please be advised that the public site utilities, grading, and pavement for the above referenced project have been confirmed by SDA to have been completed in accordance with the approved construction plans. At this time, we recommend that the Incomplete Site Work/Utilities Financial Guarantee can be released.

Please note that we have not addressed any items related to landscaping, woodlands or wetlands because the appropriate City staff or consultants will need to address these issues.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DEDECKER



Ted Meadows
Senior Project Manager

TMM

cc: Sarah Marchioni, City of Novi – Building Project Coordinator (e-mail)
Angela Sosnowski, City of Novi – Bond Coordinator (e-mail)
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail)
Scott Hansen, Toll Brothers (email)
SDA Job File

January 29, 2019

Darcy Rechten, Construction Engineer
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Island Lake Phase 8 - Acceptance Documents Review
Novi # JSP13-0069
SDA Job No. NV14-217
DOCUMENTS APPROVED

Dear Ms. Rechten:

We have reviewed the Roads Acceptance Document Package received by our office on January 24, 2019 against the Final Site Plan (Stamping Set) approved on December 8, 2014. We offer the following comments:

Roads Acceptance Documents:

1. **Roads Bill of Sale** - (executed 09-24-2018) Legal Description Approved.
2. **Roads Sworn Statement** – (executed 08-27-2018) Approved
3. **Roads Waiver of Lien** – (executed 08-27-2018) Approved.

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

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

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

Sincerely,

SPALDING DEDECKER



Mike Freckelton, EIT

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

July 10, 2019

Jeffrey Herczeg, Director of Public Works
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**RE: Island Lake Phase 8 JSP13-0069
Right-of-Way Acceptance Documents**

Dear Mr. Herczeg:

We have received and reviewed the following **Original** documents for Island Lake Phase 8, a copy of which are enclosed:

1. Warranty Deed ROW for Interior Roads (**Approved**)
2. Bill of Sale for Paving (**Approved**)
3. Updated Title Search

Warranty Deed

The Warranty Deed provided conveys the interior road for Island Lake Phase 8 (The Preserve) to the City for public use and ongoing maintenance and repair. The Warranty Deed is consistent with the updated title search provided. The Bill of Sale conveys the paving and curbs and gutters to the City. The legal descriptions of the right-of-way area being dedicated have been reviewed and approved by the City's Consulting Engineer. Subject to the City's confirmation that the Maintenance and Guarantee Bond for paving has been submitted in the correct format and amount, the Warranty Deed and Bill of Sale may be placed on an upcoming City Council Agenda for acceptance.

Once accepted, the Warranty Deed should be recorded by the City Clerk's Office in the usual manner.

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

Jeffrey Herczeg, Director of Public Works
City of Novi
July 10, 2019
Page 2

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS
Enclosures

- C: Cortney Hanson, Clerk (w/Original Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Sri Komaragiri, Planner (w/Enclosures)
Lindsay Bell, Planner (w/Enclosures)
Hannah Smith, Planning Assistant (w/Enclosures)
Angie Sosnowski, Community Development Bond Coordinator (w/Enclosures)
Darcy Rehtien, Construction Engineer (w/Enclosures)
Rebecca Runkel, Engineering Technician (w/Enclosures)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Scott Hansen, Toll Brothers, Inc. (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED
(The Preserve at Island Lake Phase 8-Woodlands Interior Roads)

This **COVENANT DEED** made and entered into by **TOLL MI II LIMITED PARTNERSHIP**, a Michigan limited partnership, whose address is 28004 Center Oaks Ct., Suite 200, Wixom, MI 48393 ("**Developer**") and **THE PRESERVE AT ISLAND LAKE ASSOCIATION**, a Michigan non-profit corporation, with an address of 28004 Center Oaks Court, Suite 200, Wixom, MI 48393 ("**Association**") to and for the benefit of the **CITY OF NOVI**, a public body corporate, with an address of 45175 Ten Mile Road, Novi, Michigan 48375 ("**City**").

The Developer is the developer of a certain condominium project ("Condominium") pursuant to and in accordance with the terms of the Master Deed for The Preserve at Island Lake Condominium, Oakland County Condominium Subdivision Plan No. 2048, which Master Deed was recorded on August 21, 2018, in Liber 47334, Page 1, Oakland County Records (the "**Master Deed**"). The Condominium is administered by the Association. The Developer retained the right to dedicate roads and other improvements under the terms of the Master Deed.

In connection with the development of the Condominium, the Developer intended to convey certain interior streets to the City which streets are more particularly described on the attached Exhibit A ("**Streets**"). The Streets are located within General Common Elements of the Condominium as defined and depicted in the Master Deed.

The Developer and the Association would like to dedicate the Streets to and, the City, following review, inspection and appropriate resolution, is willing to accept the dedication.

Therefore, for the sum of \$1.00 One Dollar, the receipt and sufficiency of which are hereby acknowledged, the Developer and the Association hereby convey and warrant the Streets to the City subject to the Master Deed, zoning and building and use restrictions and matters of record.

This Deed constitutes the entire agreement between the parties with respect to the subject matter hereof. No change in, addition to, or waiver or amendment of the terms and conditions hereof shall be binding upon any of the parties hereto unless approved in writing by the other parties hereto.

This Deed may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall be deemed to be one and the same instrument. Facsimile, email or photostatic signatures shall be treated with the same effect as original signatures would be and when delivered or released shall be binding on the parties.

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

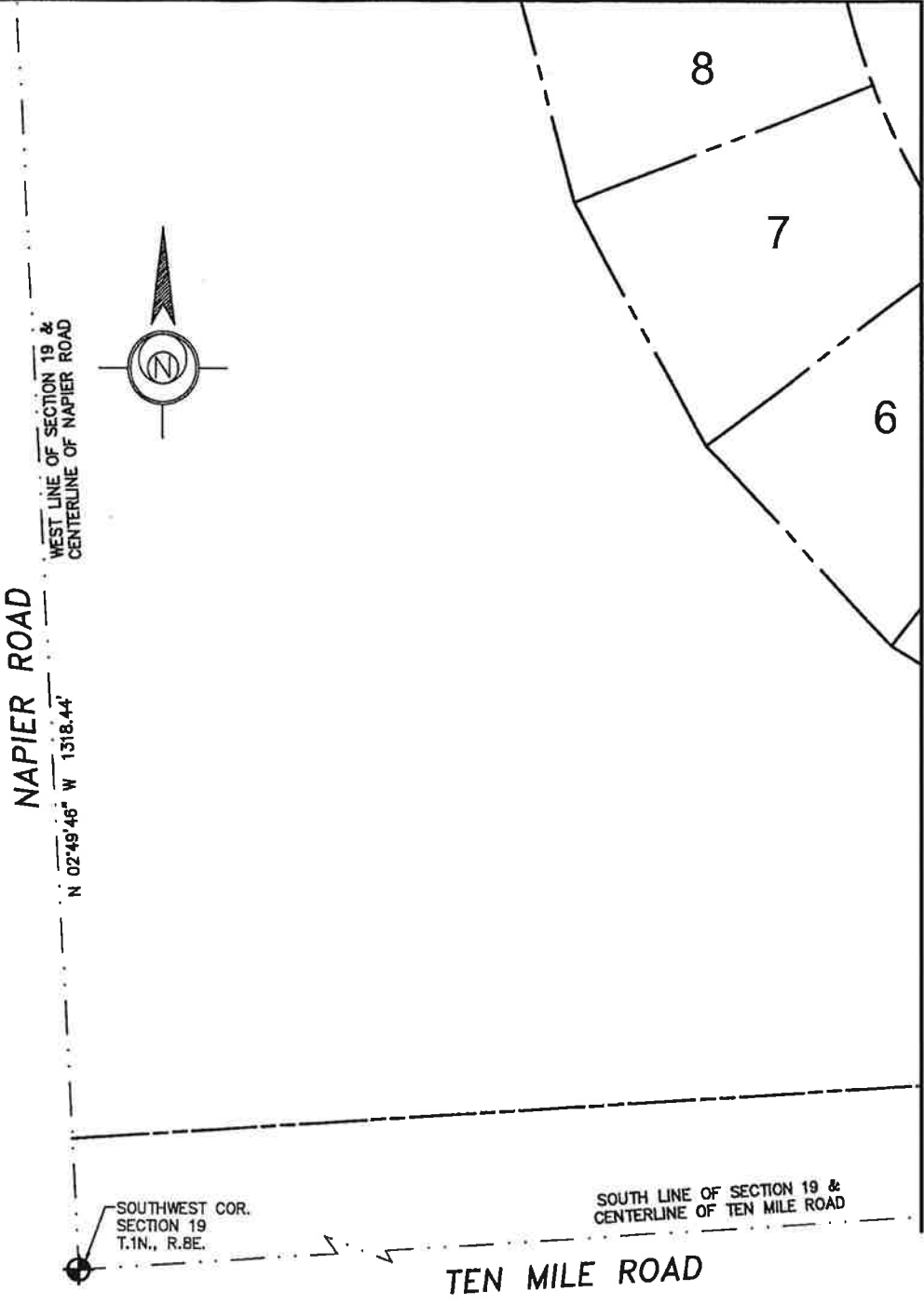
This Deed is exempt from transfer taxes under MCL 207.505(a) and MCL 207.526(a) as the consideration is less than \$100.00.

IN WITNESS WHEREOF, the parties have caused this Deed to be executed as of the date indicated next to each signature.

SIGNATURE PAGES FOLLOW

EXHIBIT A
FOLLOWS

SEE DWG. NO. 2



SEE DWG. NO. 7

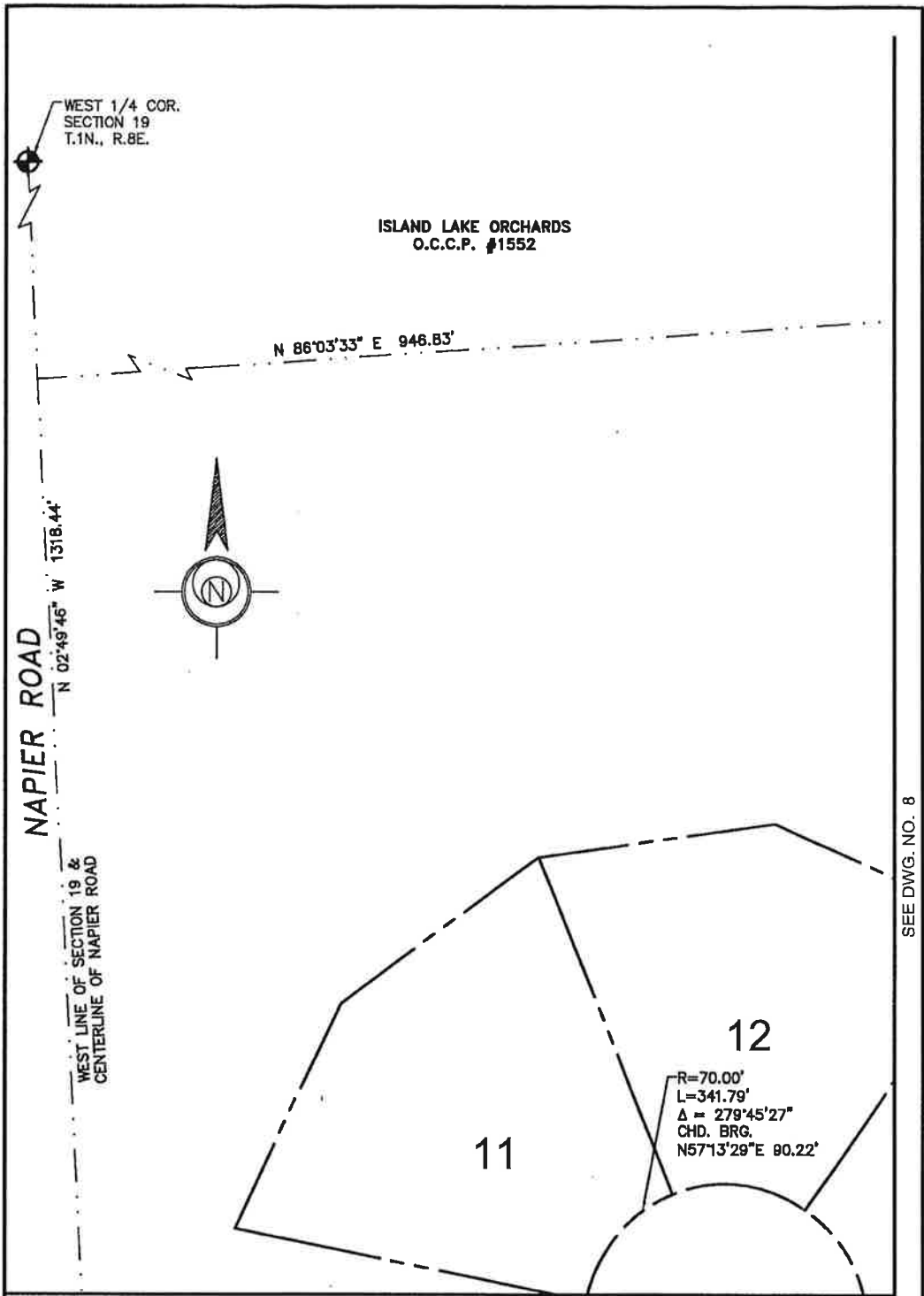
EXHIBIT
RIGHT-OF-WAY DEDICATION
 LOCATED IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM PLAN NO. 2084, PART OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.

ESE Land Planning
 Engineering
 Land Surveying

28004 Center Oaks Court
 Suite 200
 Wixom, Michigan 48393
 TEL: (248) 305-4013
 FAX: (248) 305-4001

CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS

DESIGNED:	DRAWN: SRB	CHECKED: JIF
SCALE: 1" = 60'	DATE: 04 SEPT 2018	DWG. No.: 1936-ROW DED



SEE DWG. NO. 1 & 8

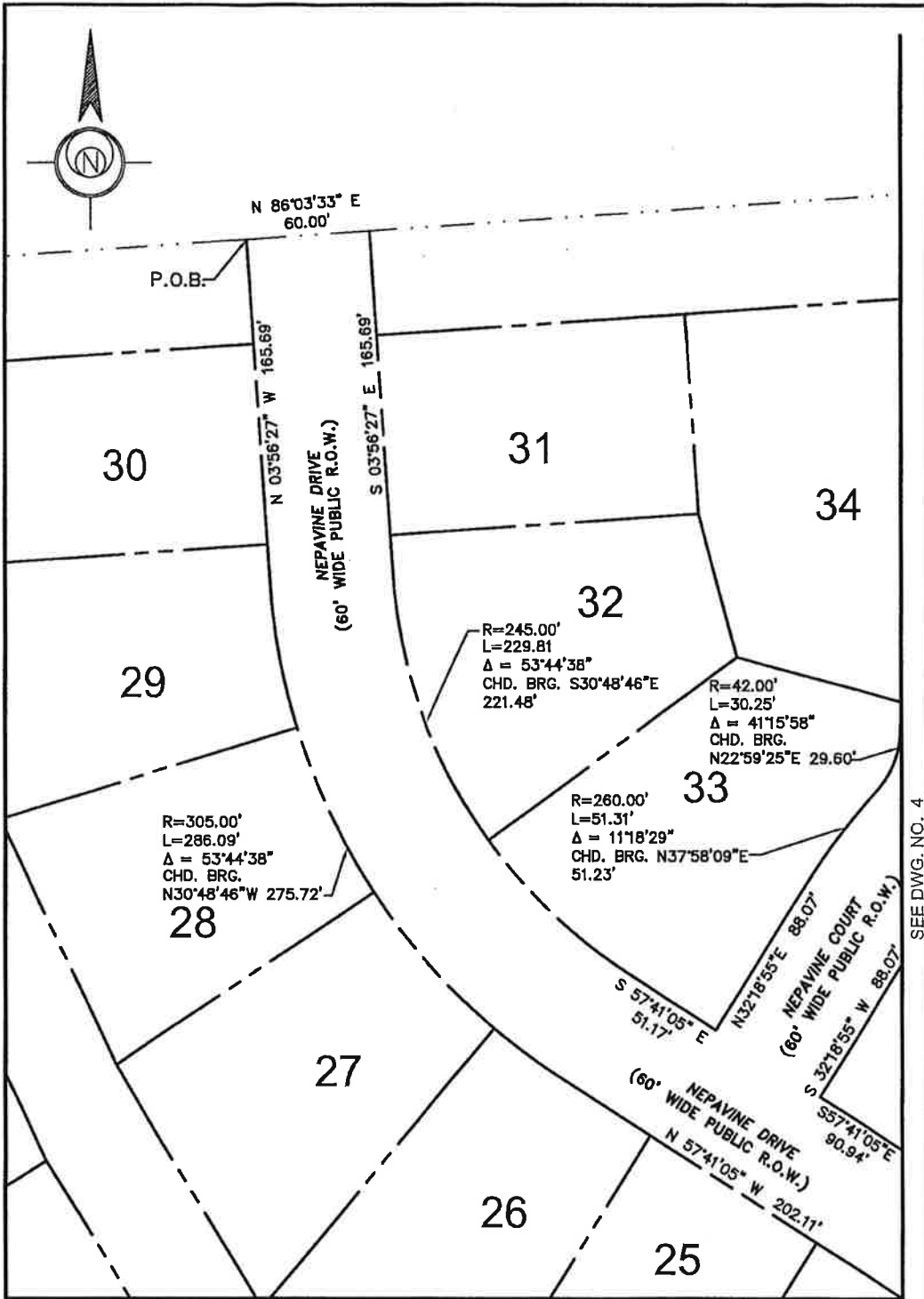
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SEE DWG. NO. 5

SEE DWG. NO. 4

EXHIBIT

RIGHT-OF-WAY DEDICATION

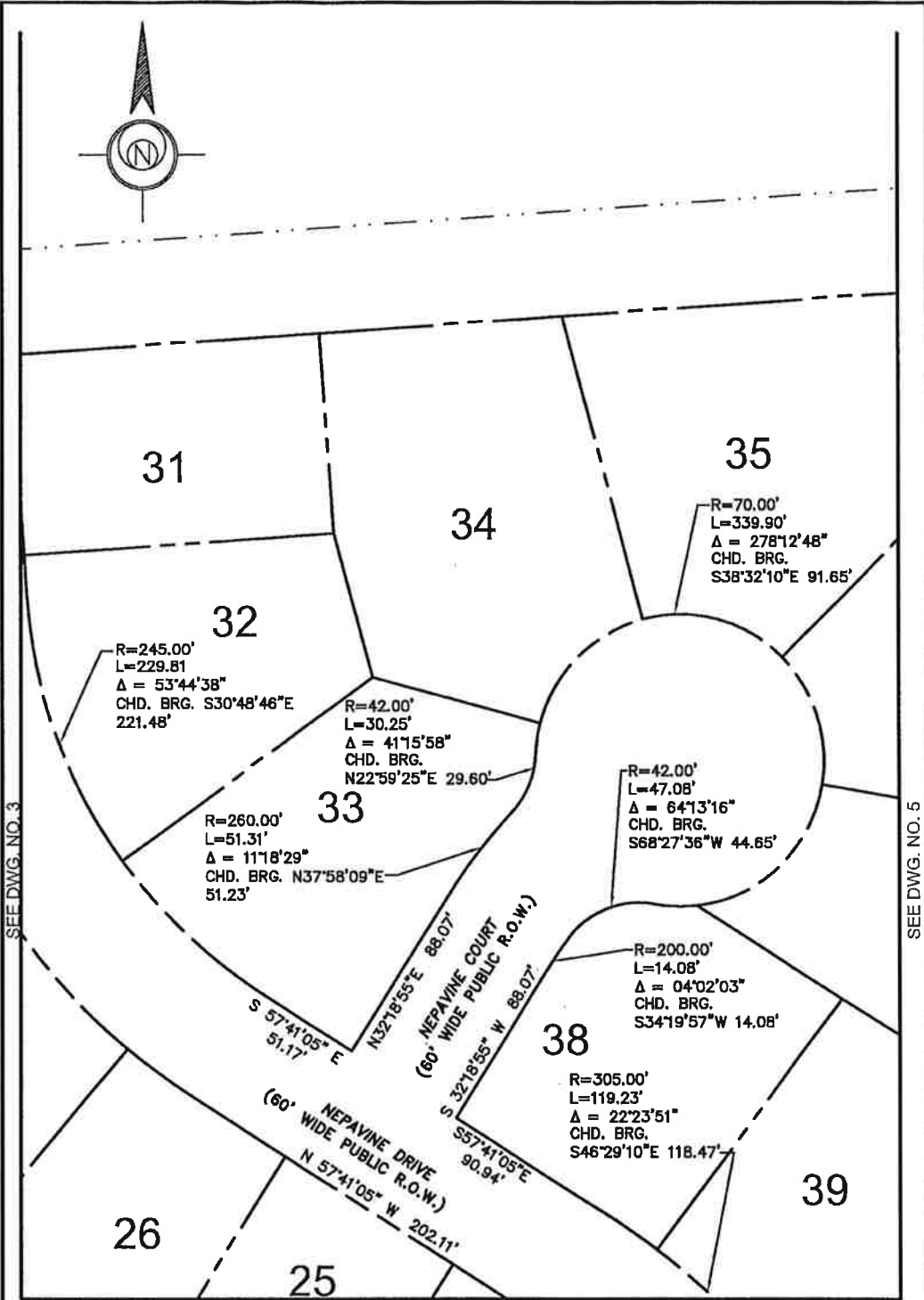
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SEE DWG. NO. 3

SEE DWG. NO. 5

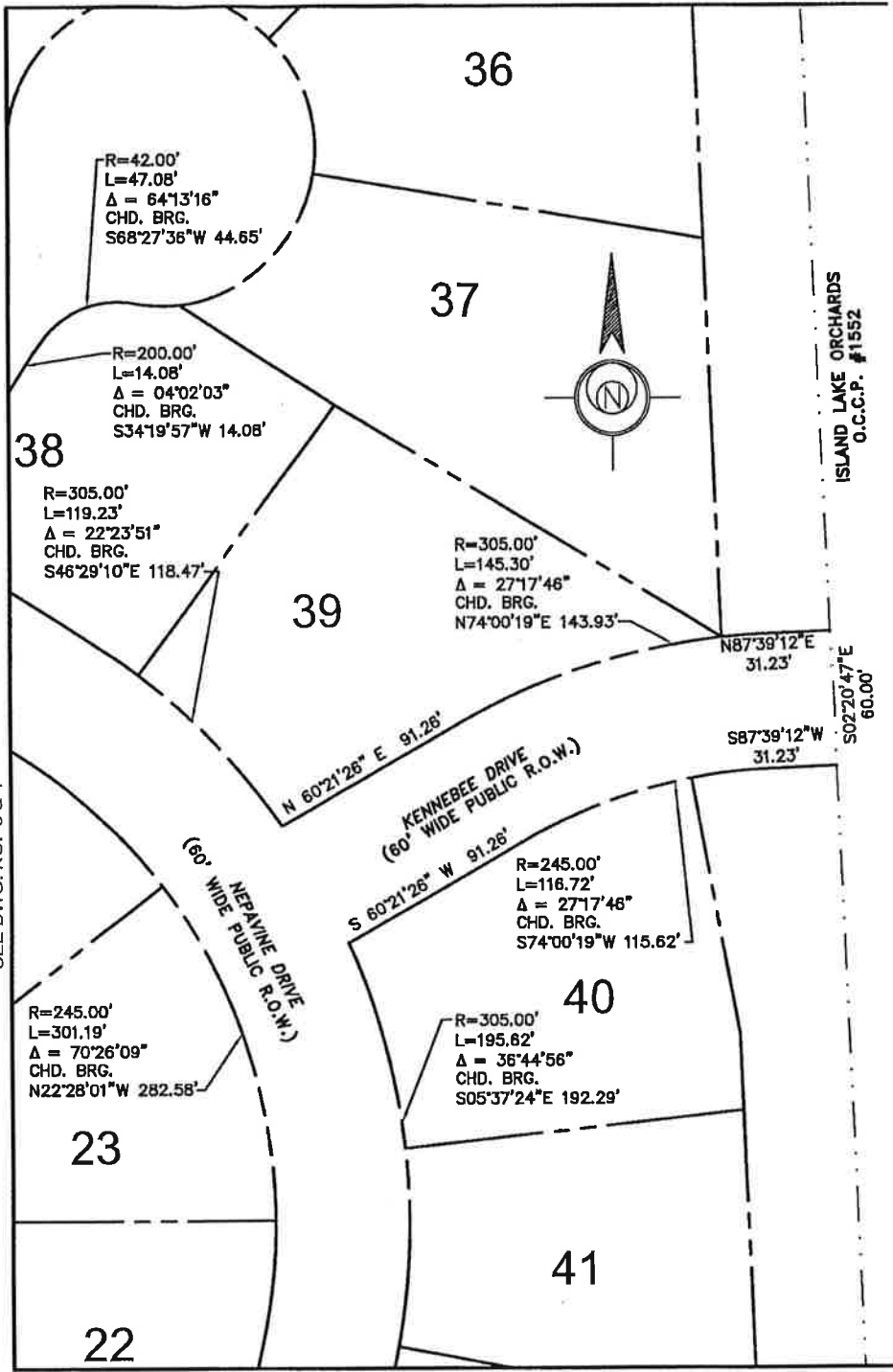
SEE DWG. NO. 5

EXHIBIT
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ESE	Land Planning	28004 Center Oaks Court
	Engineering	Suite 200
Land Surveying	Wixom, Michigan 48393	TEL: (248) 305-4013
		FAX: (248) 305-4001
CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS		
DESIGNED:	DRAWN: SRB	CHECKED: JIF
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SEE DWG. NO. 4



SEE DWG. NO. 3 & 4

SEE DWG. NO. 6

ISLAND LAKE ORCHARDS
O.C.C.P. #1552

S02°20'47"E
60.00'

EXHIBIT

RIGHT-OF-WAY DEDICATION

LOCATED IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM PLAN NO. 2084, PART OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.

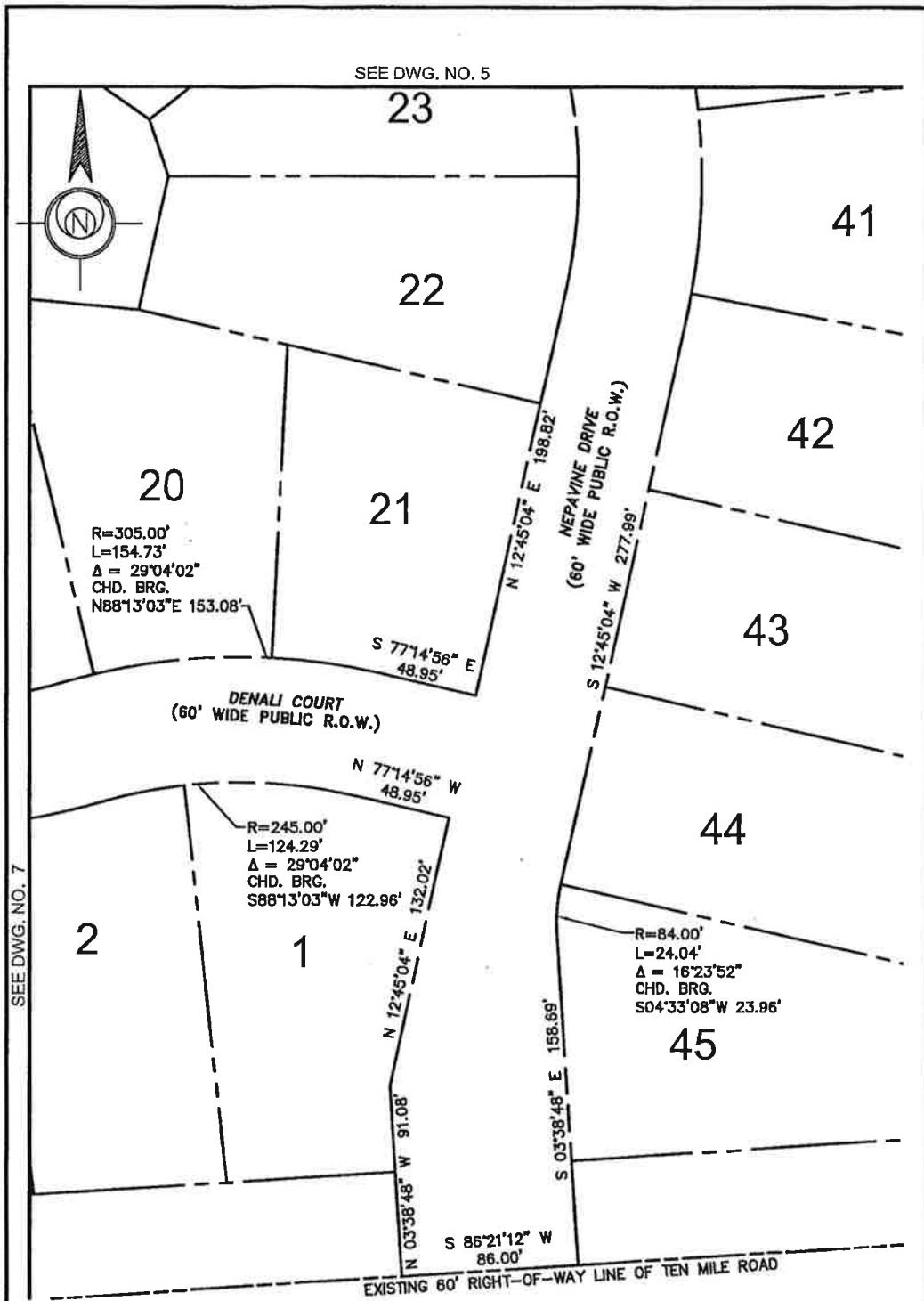
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SEE DWG. NO. 5



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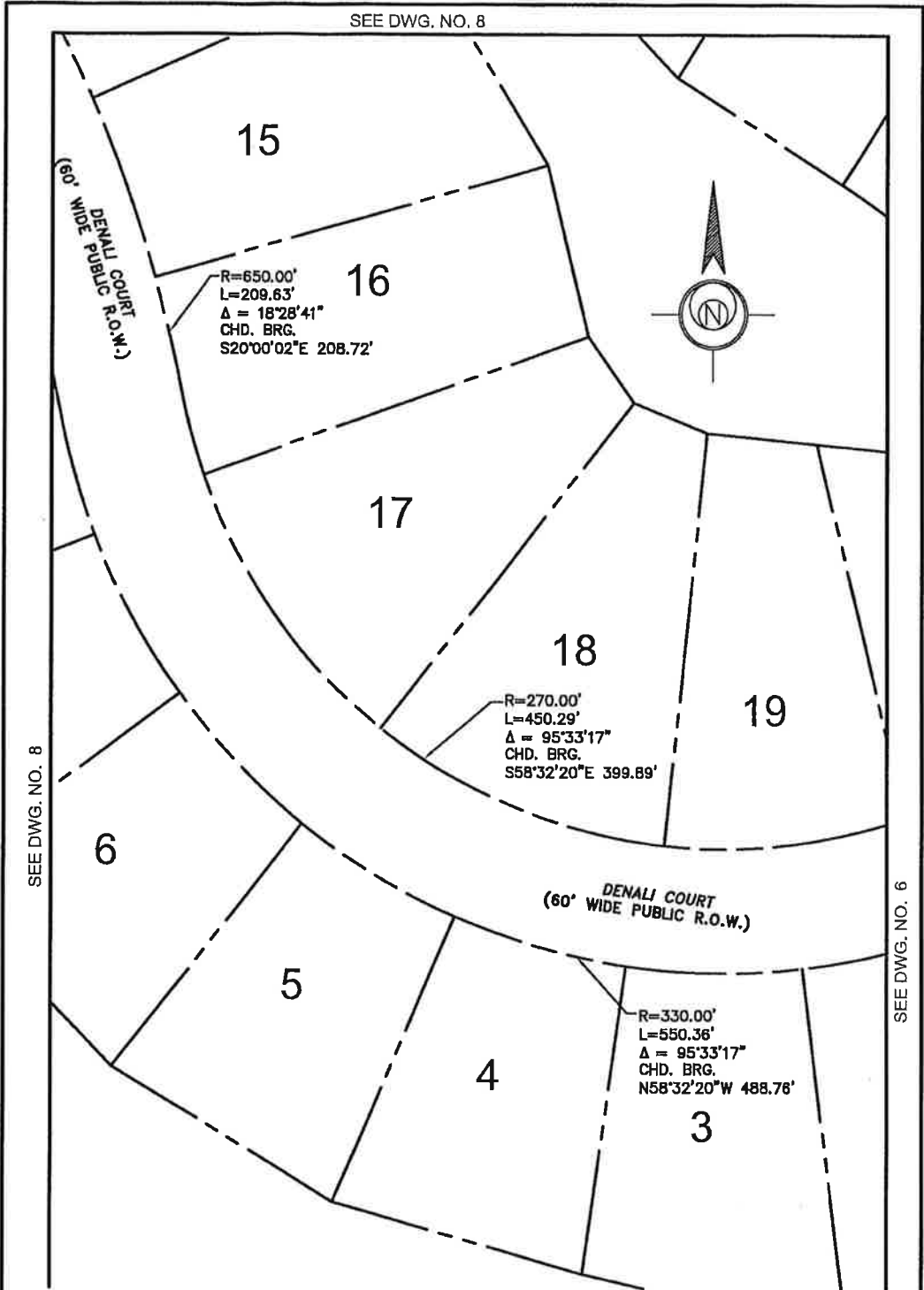


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SEE DWG. NO. 8



SEE DWG. NO. 8

SEE DWG. NO. 6

EXHIBIT

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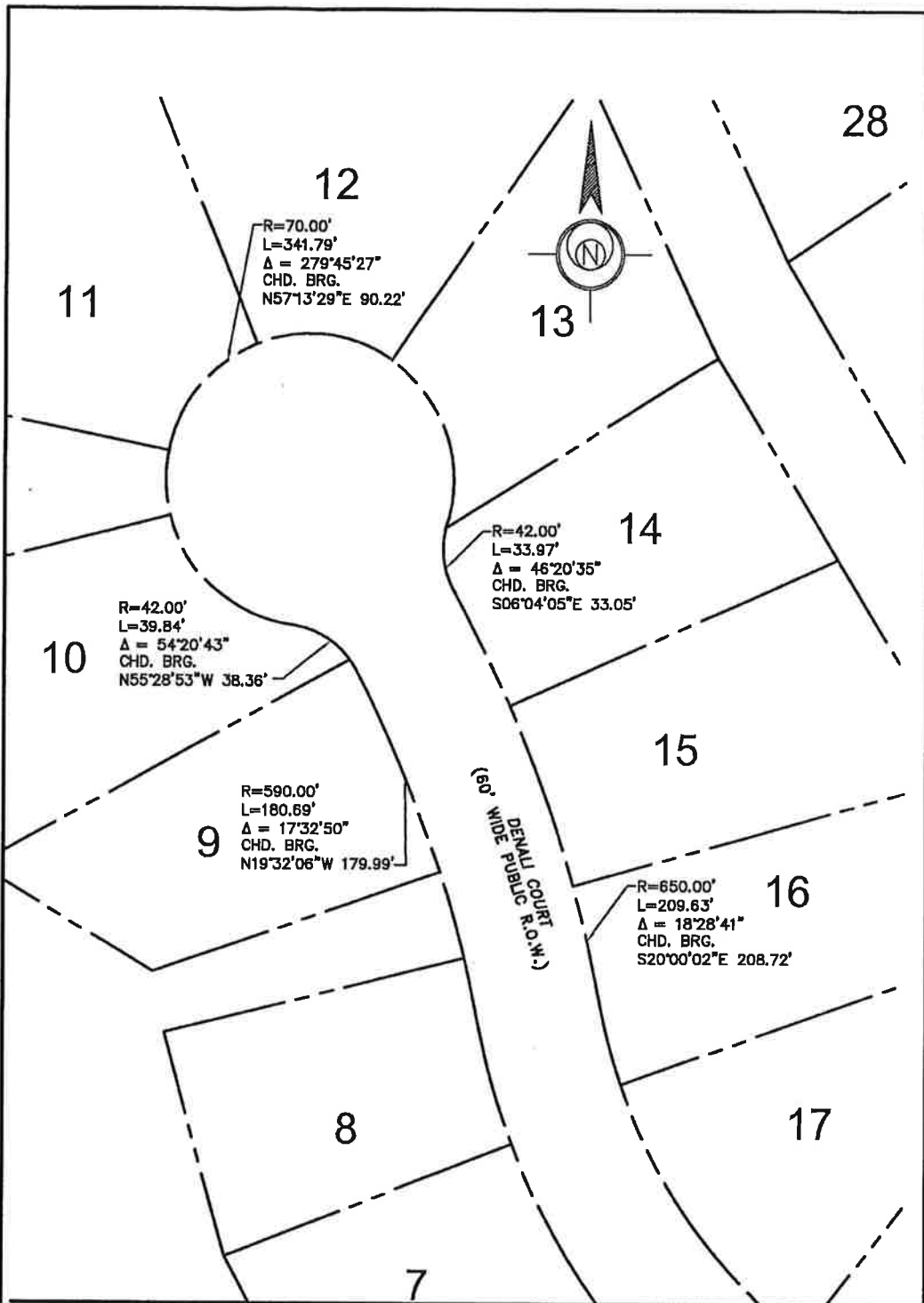
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SCALE: 1" = 60'	DATE: 04 SEPT 2018	DWG. No.: 1936--ROW DED



SEE DWG. NO. 7

EXHIBIT
RIGHT-OF-WAY DEDICATION
 LOCATED IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM PLAN
 NO. 2084, PART OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 8
 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.

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DESIGNED:	DRAWN: SRB	CHECKED: JIF
SCALE: 1" = 60'	DATE: 04 SEPT 2018	DWG. No.: 1936-ROW DED

LEGAL DESCRIPTION

60 FOOT WIDE RIGHT-OF-WAY DEDICATION:

A RIGHT OF WAY DEDICATION OVER LAND IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2084, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SECTION 19 AND THE CENTERLINE OF NAPIER ROAD (120 FEET WIDE) N02°49'46"W, 1318.44 FEET TO THE SOUTH LINE OF ISLAND LAKE ORCHARDS O.C.C.P. # 1552; THENCE ALONG SAID LINE N86°03'33"E, 946.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE N86°03'33"E, 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S03°56'27"E, 165.69 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 229.81 FEET, CHORD BEARING S30°48'46"E, 221.48 FEET; THENCE S57°41'05"E, 51.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEPAVINE COURT (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N32°18'55"E, 88.07 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 51.31 FEET, CHORD BEARING N37°58'09"E, 51.23 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 30.25 FEET, CHORD BEARING N22°59'25"E, 29.60 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 339.90 FEET, CHORD BEARING S38°32'10"E, 91.65 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 47.08 FEET, CHORD BEARING S68°27'36"W, 44.65 FEET; THENCE ALONG A CURVE TO THE LEFT, A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 14.08 FEET, CHORD BEARING S34°19'57"W, 14.08 FEET; THENCE S32°18'55"W, 88.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S57°41'05"E, 90.94 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 119.23 FEET, CHORD BEARING S46°29'10"E, 118.47 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KENNEBEE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N60°21'26"E, 91.26 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 145.30 FEET, CHORD BEARING N74°00'19"E, 143.93 FEET; THENCE N87°39'12"E, 31.23 FEET TO THE WESTERLY LINE OF ISLAND LAKE ORCHARDS O.C.C.P. # 1552; THENCE ALONG SAID LINE S02°20'47"E, 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KENNEBEE DRIVE (60 FEET DRIVE); THENCE ALONG SAID RIGHT-OF-WAY LINE S87°39'12"W, 31.23 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 116.72 FEET, CHORD BEARING S74°00'19"W, 115.62 FEET; THENCE S60°21'26"W, 91.26 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 195.62 FEET, CHORD BEARING S05°37'24"E, 192.29 FEET; THENCE S12°45'04"W, 277.99 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, AN ARC LENGTH OF 24.04 FEET, CHORD BEARING S04°33'08"W, 23.96 FEET; THENCE S03°38'48"E, 158.69 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TEN MILE ROAD (120 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S86°21'12"W, 86.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (VARIABLE WIDTH); THENCE ALONG SAID RIGHT-OF-WAY LINE N03°38'48"W, 91.08 FEET; THENCE N12°45'04"E, 132.02 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF DENALI COURT (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N77°14'56"W, 48.95 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 124.29 FEET, CHORD BEARING S88°13'03"W, 122.96 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 550.36 FEET, CHORD BEARING N58°32'20"W, 488.76 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 590.00 FEET, AN ARC LENGTH OF 180.69 FEET, CHORD BEARING N19°32'06"W, 179.99 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 39.84 FEET, CHORD BEARING N55°28'53"W, 38.38 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 341.79 FEET, CHORD BEARING N57°13'29"E, 90.22 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 33.97 FEET, CHORD BEARING S06°04'05"E, 33.05 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 209.63 FEET, CHORD BEARING S20°00'02"E, 208.72 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 450.29 FEET, CHORD BEARING S58°32'20"E, 399.89 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 154.73 FEET, CHORD BEARING N88°13'03"E, 153.08 FEET; THENCE S77°14'56"E, 48.95 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N12°45'04"E, 198.82 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 301.19 FEET, CHORD BEARING N22°28'01"W, 282.58 FEET; THENCE N57°41'05"W, 202.11 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 286.09 FEET, CHORD BEARING N30°48'46"W, 275.72 FEET; THENCE N03°56'27"W, 185.69 FEET TO THE POINT OF BEGINNING.

EXHIBIT

RIGHT-OF-WAY DEDICATION

LOCATED IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM PLAN NO. 2084, PART OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.



28004 Center Oaks Court
Suite 200
Wixom, Michigan 48393
TEL: (248) 305-4013
FAX: (248) 305-4001

CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS

DESIGNED:	DRAWN: SRB	CHECKED: JIF	
SCALE: 1" = 60'	DATE: 04 SEPT 2018	DWG. No.: 1936-ROW DED	

BILL OF SALE
(The Preserve at Island Lake Phase 8-~~Woodlands~~ Interior Roads)

TOLL II MI LIMITED PARTNERSHIP, a Michigan limited partnership, whose address is 28004 Center Oaks Ct. Suite 200, Wixom, MI 48393 ("**Developer**") is the developer of a certain condominium project known as The Preserve at Island Lake ("**Condominium**") pursuant to and in accordance with the terms of the Master Deed for The Preserve at Island Lake, Oakland County Condominium Subdivision Plan No. 2084, which Master Deed was recorded on August 21, 2014, in Liber 47334, Page 1, Oakland County Records, as the same may be amended from time to time (the "**Master Deed**"). The Condominium is administered by The **PRESERVE AT ISLAND LAKE ASSOCIATION**, a Michigan non-profit corporation, with an address of c/o Jason Minock, 28004 Center Oaks Court, Suite 200, Wixom, MI 48393 ("**Association**").

In connection with the development of the Condominium, the Developer installed certain curbs, gutters, pavement and related street improvements ("**Improvements**") with respect to the streets more particularly described on the attached Exhibit A. The Improvements are located within General Common Elements of the Condominium as defined and depicted in the Master Deed.

The Condominium is administered by the Association. The Developer retained the right to dedicate roads and other improvements under the terms of the Master Deed.

The Developer and the Association would like to dedicate the Improvements to the **CITY OF NOVI**, a public body corporate, with an address of 45175 Ten Mile Road, Novi, Michigan 48375 ("**City**") and, the City, following review, inspection and appropriate resolution is willing to accept the dedication.

Therefore, for the sum of \$1.00 One Dollar, the receipt and sufficiency of which are hereby acknowledged, the Developer and the Association hereby convey the Improvements to the City subject to the Master Deed, zoning and building and use restrictions and matters of record..

This Bill of Sale constitutes the entire agreement between the parties with respect to the subject matter hereof. No change in, addition to, or waiver or amendment of the terms and conditions hereof shall be binding upon any of the parties hereto unless approved in writing by the other parties hereto.

This Bill of Sale shall inure to the benefit of and be binding upon the parties hereto and their respective successors, assigns, heirs and legal representatives.

This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall be deemed to be one and the same instrument. Facsimile, email or photostatic signatures shall be treated with the same effect as original signatures would be and when delivered or released shall be binding on the parties.

Nothing herein shall be interpreted as evidence of, or an admission that, the Association has ever had an ownership interest in, or possession and control of, the Improvements.

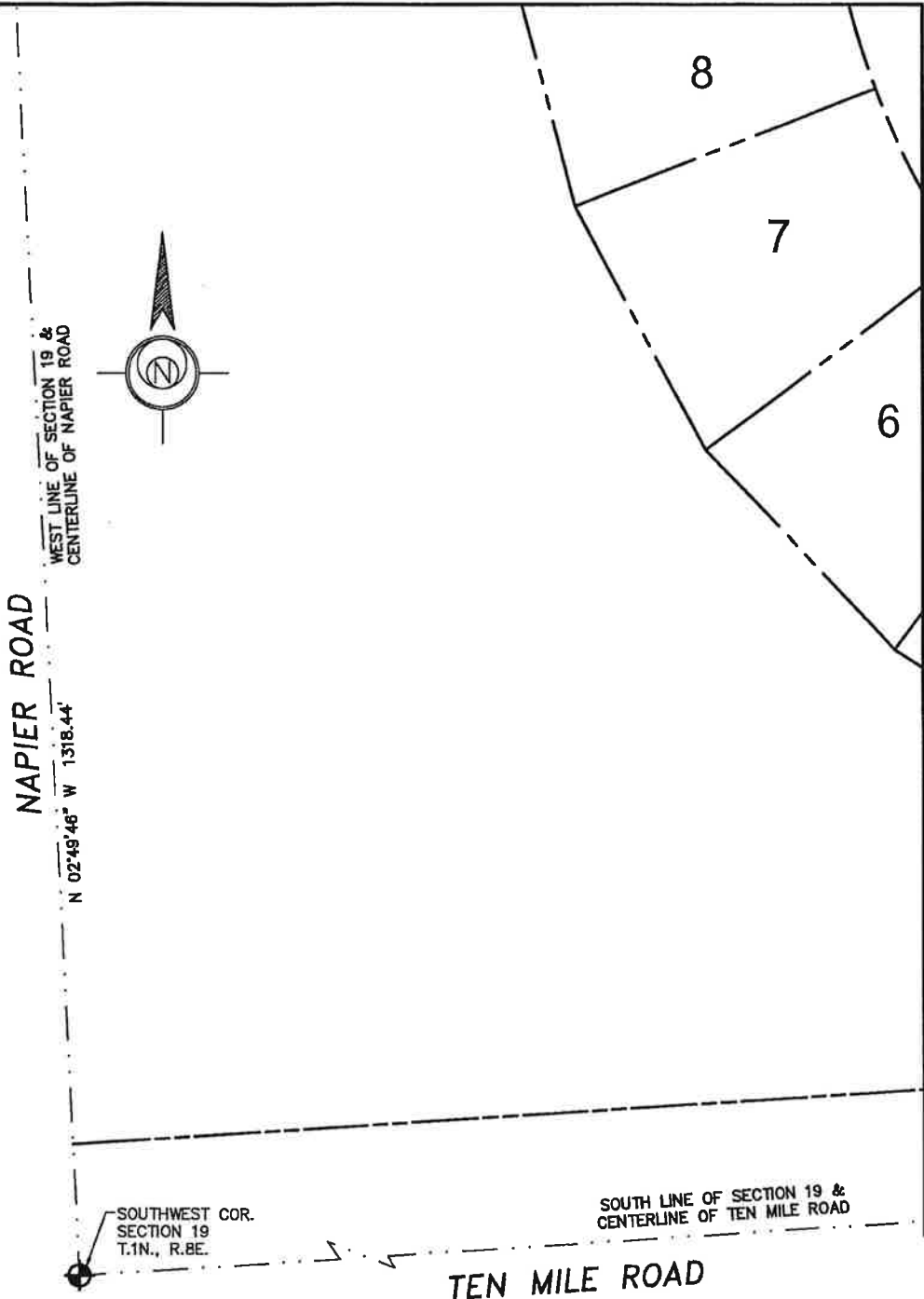
This Bill of Sale is exempt from transfer taxes under MCL 207.505(a) and MCL 207.526(a) as the consideration is less than \$100.00.

IN WITNESS WHEREOF, the parties have caused this Bill of Sale to be executed as of the date indicated next to each signature.

SIGNATURE PAGES FOLLOW

**EXHIBIT A
FOLLOWS**

SEE DWG. NO. 2



NAPIER ROAD

WEST LINE OF SECTION 19 & CENTERLINE OF NAPIER ROAD

N 02°49'46" W 1318.44'

SOUTHWEST COR. SECTION 19 T.1N., R.8E.

SOUTH LINE OF SECTION 19 & CENTERLINE OF TEN MILE ROAD

TEN MILE ROAD

SEE DWG. NO. 7

EXHIBIT

RIGHT-OF-WAY DEDICATION

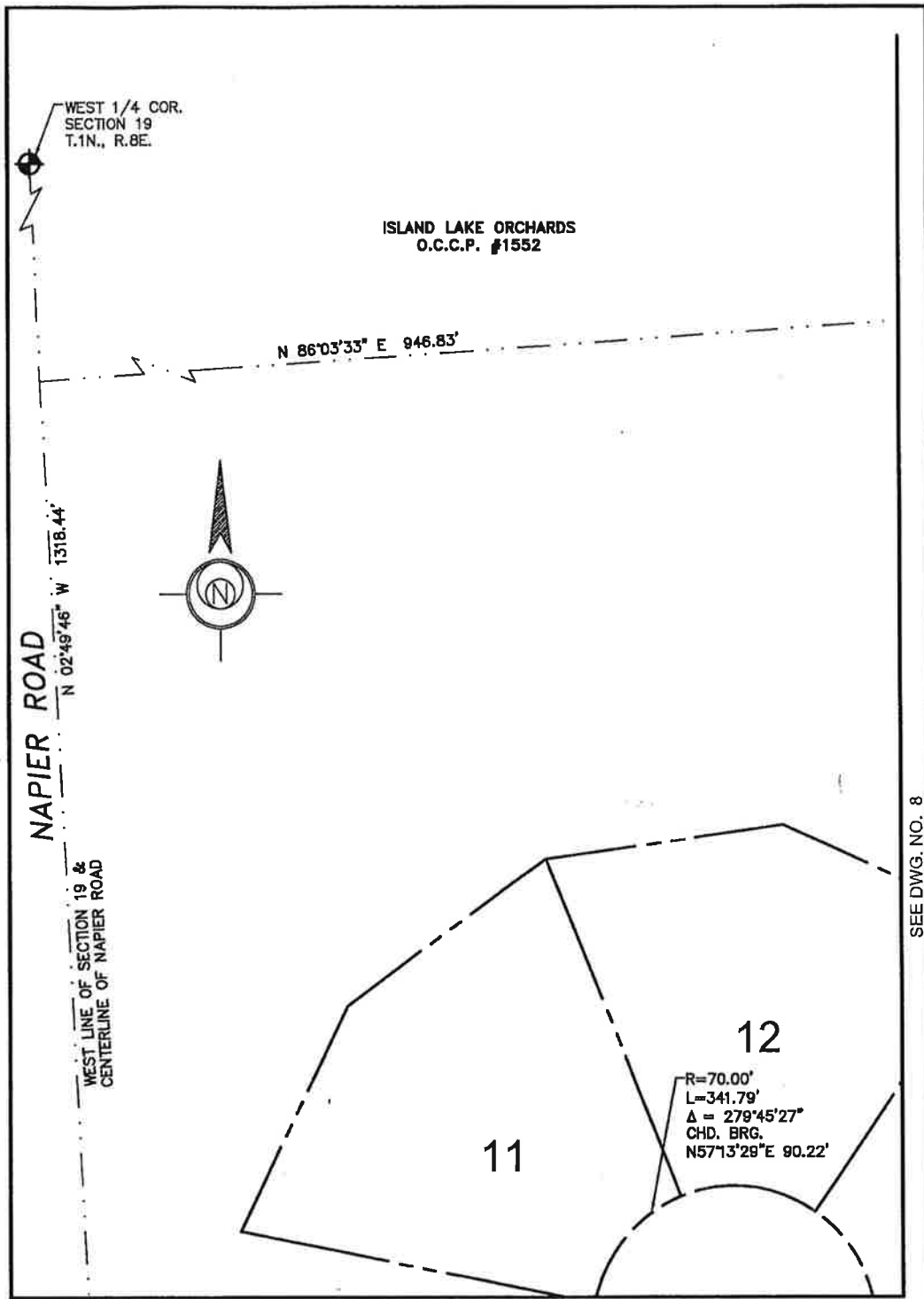
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SEE DWG. NO. 8

SEE DWG. NO. 1 & 8

EXHIBIT

RIGHT-OF-WAY DEDICATION

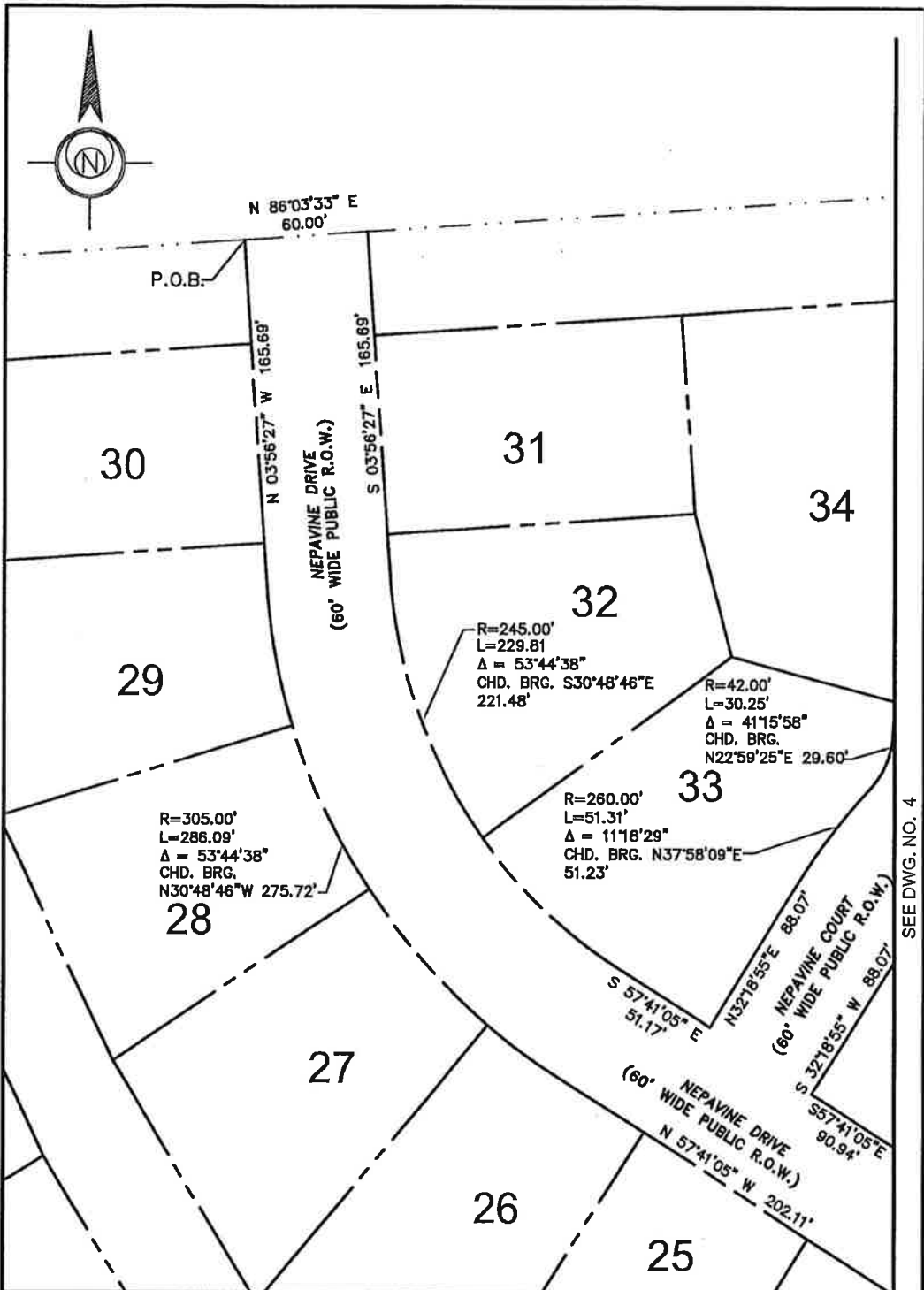
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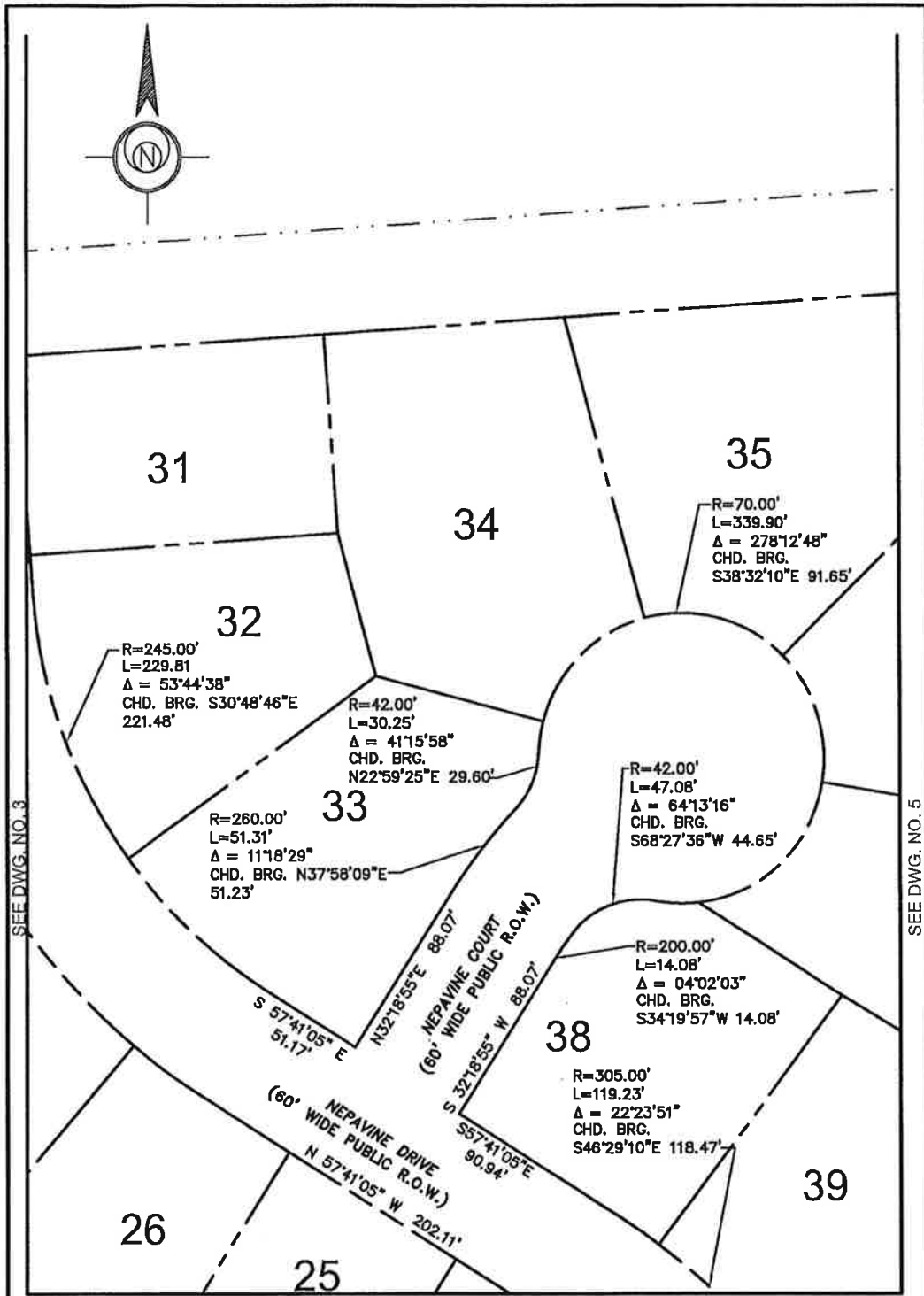
SEE DWG. NO. 5

SEE DWG. NO. 4

EXHIBIT
RIGHT-OF-WAY DEDICATION

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ESE	Land Planning	28004 Center Oaks Court
	Engineering	Suite 200
Land Surveying	Wixom, Michigan 48393	
	TEL: (248) 305-4013	
	FAX: (248) 305-4001	
CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS		
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SEE DWG. NO. 3

SEE DWG. NO. 5

SEE DWG. NO. 5

EXHIBIT

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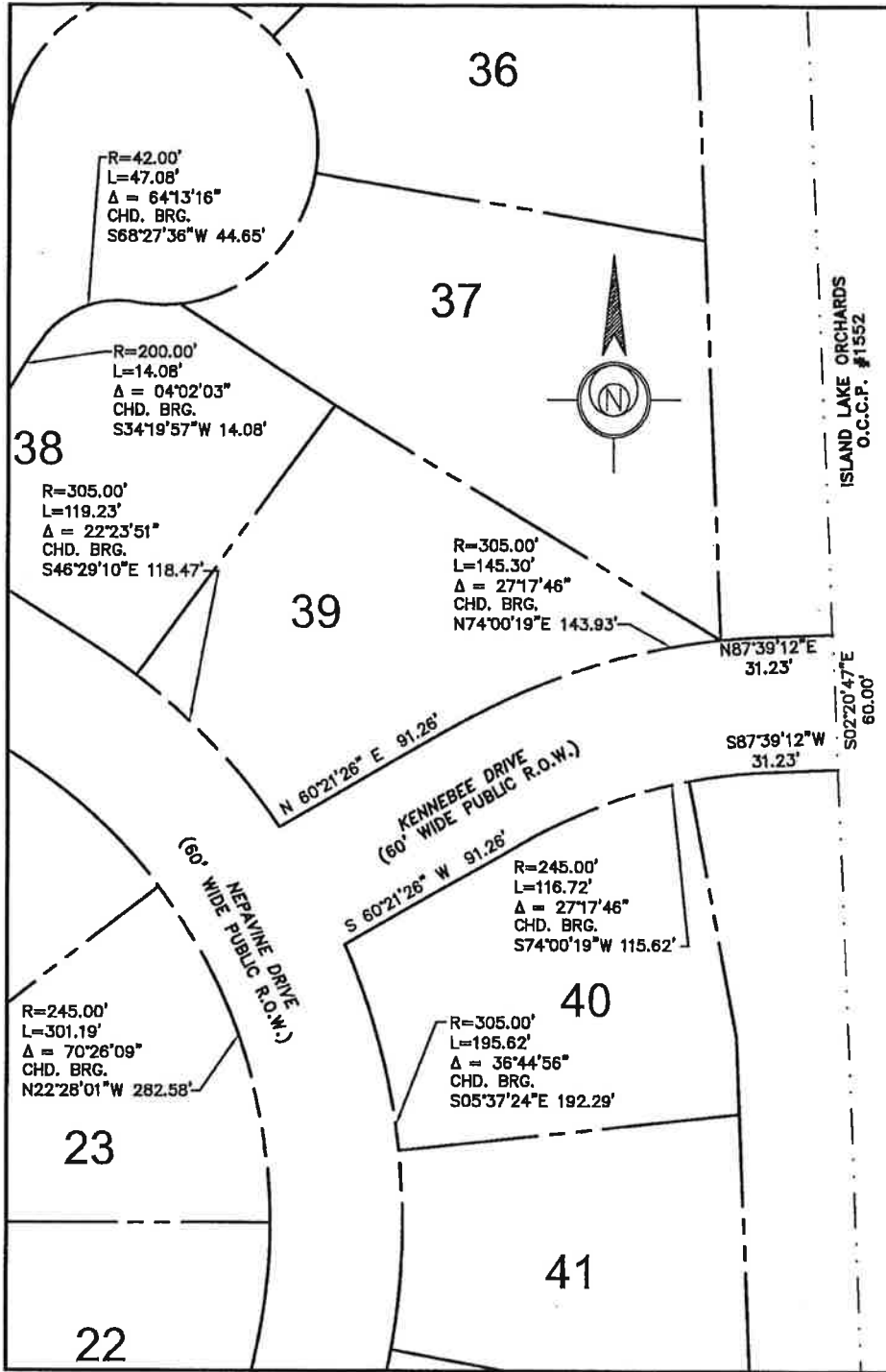


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SEE DWG. NO. 4



SEE DWG. NO. 3 & 4

SEE DWG. NO. 6

EXHIBIT

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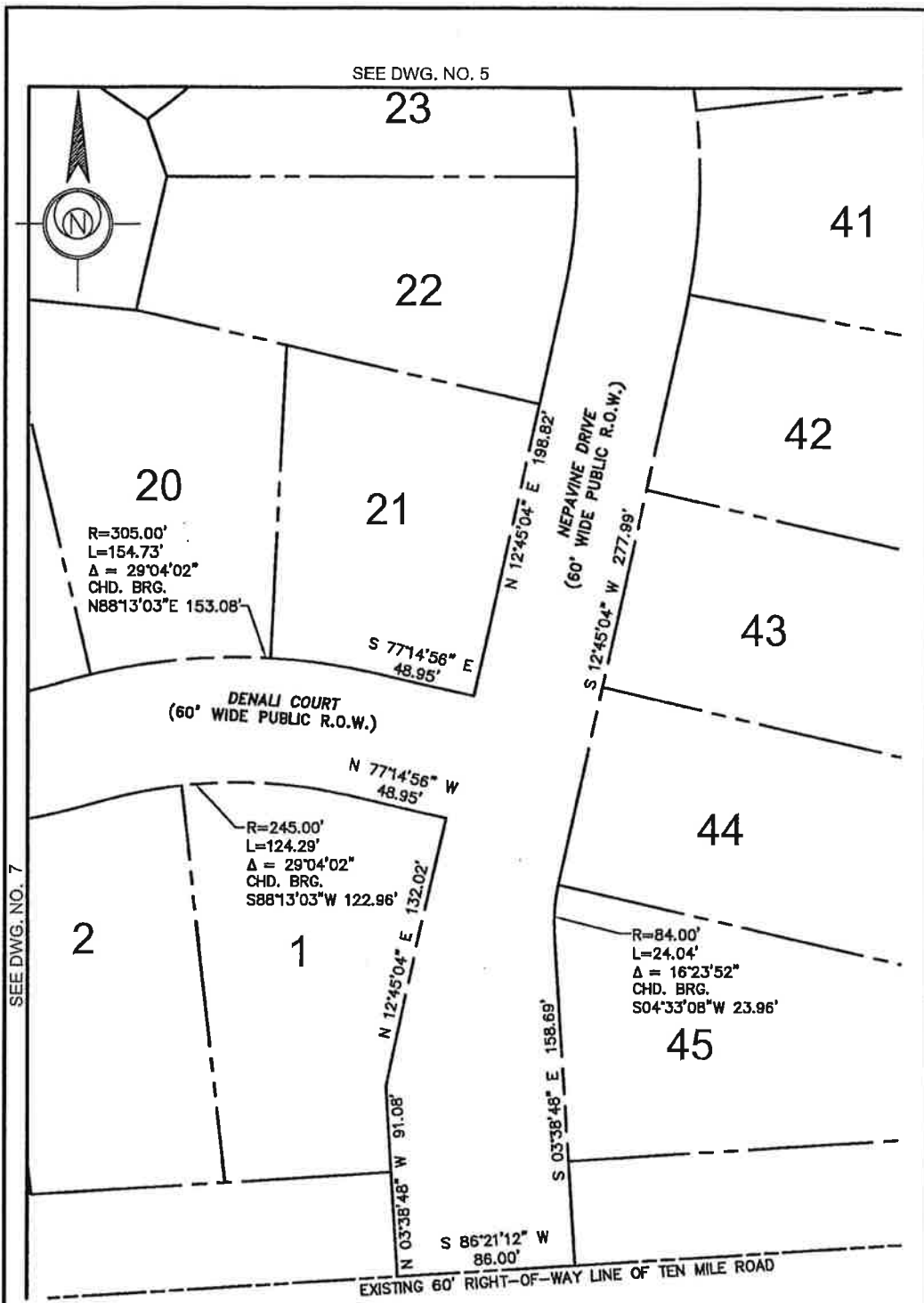


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SEE DWG. NO. 5



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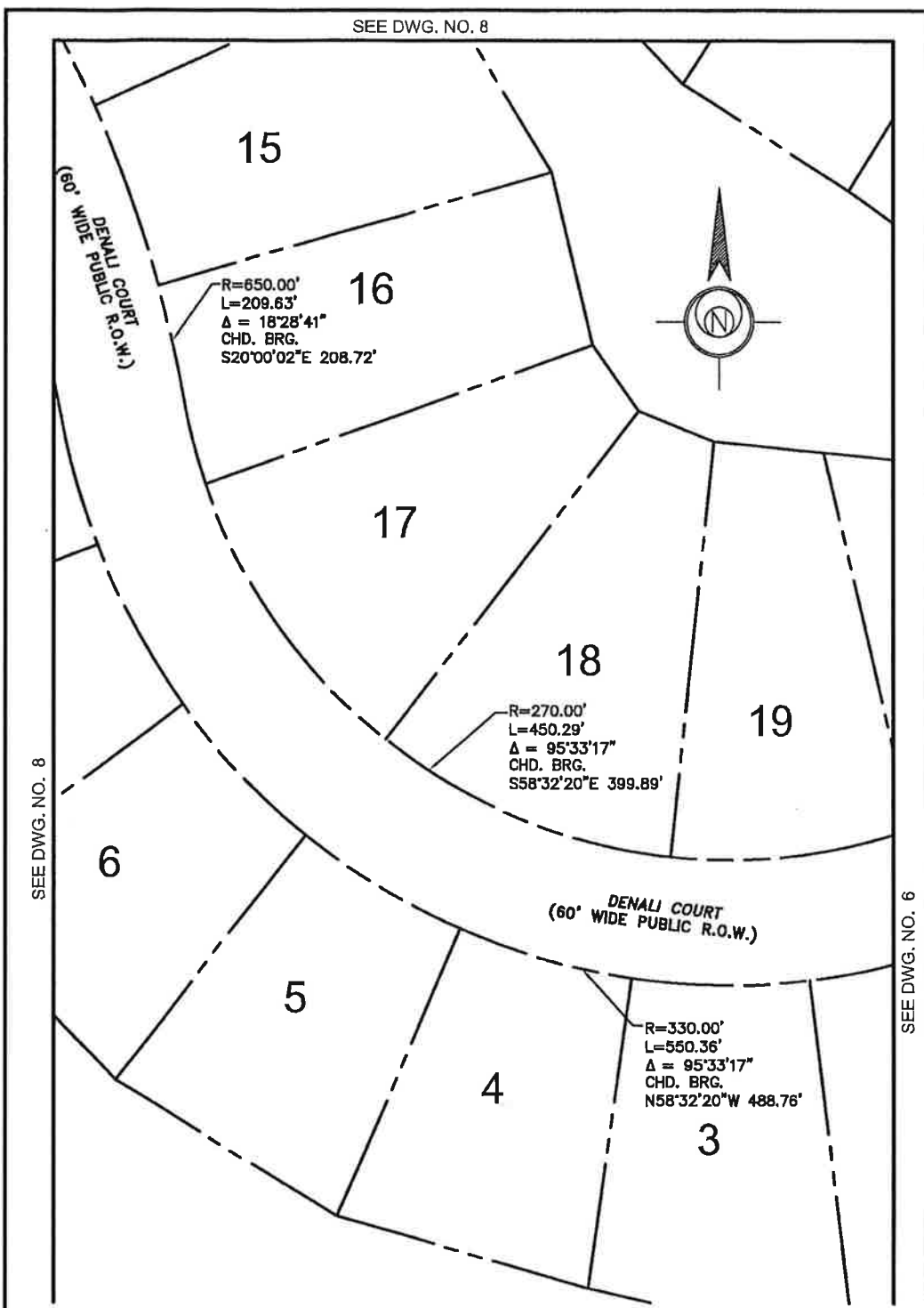


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SEE DWG. NO. 8



SEE DWG. NO. 8

SEE DWG. NO. 6

EXHIBIT

RIGHT-OF-WAY DEDICATION

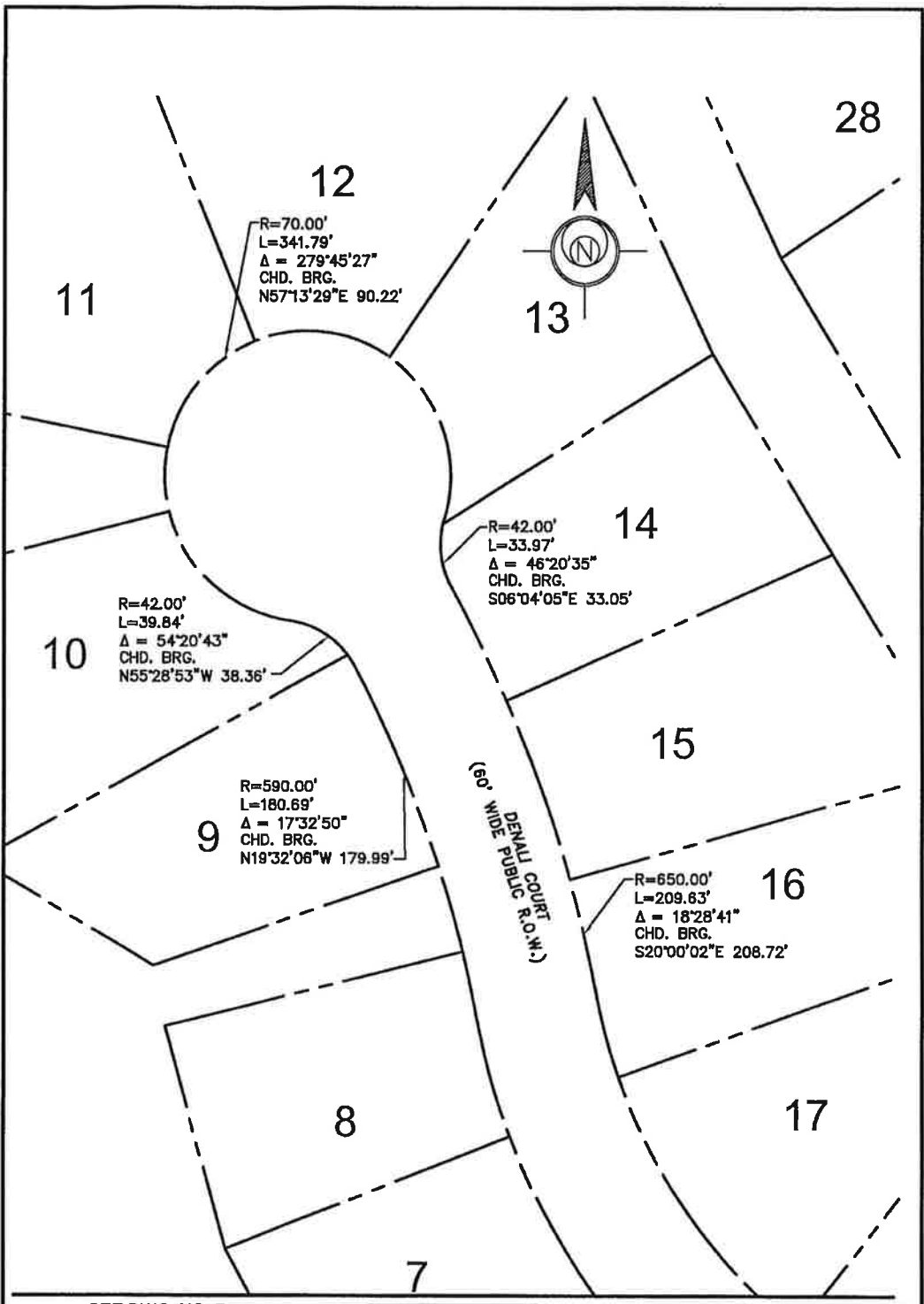
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SEE DWG. NO. 7

EXHIBIT

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SCALE: 1" = 60'	DATE: 04 SEPT 2018	DWG. No.: 1936-ROW DED

LEGAL DESCRIPTION

60 FOOT WIDE RIGHT-OF-WAY DEDICATION:

A RIGHT OF WAY DEDICATION OVER LAND IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2084, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SECTION 19 AND THE CENTERLINE OF NAPIER ROAD (120 FEET WIDE) N02°49'46"W, 1318.44 FEET TO THE SOUTH LINE OF ISLAND LAKE ORCHARDS O.C.C.P. # 1552; THENCE ALONG SAID LINE N86°03'33"E, 946.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE N86°03'33"E, 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S03°56'27"E, 165.69 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 229.81 FEET, CHORD BEARING S30°48'46"E, 221.48 FEET; THENCE S57°41'05"E, 51.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEPAVINE COURT (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N32°18'55"E, 88.07 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 51.31 FEET, CHORD BEARING N37°58'09"E, 51.23 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 30.25 FEET, CHORD BEARING N22°59'25"E, 29.60 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 339.90 FEET, CHORD BEARING S38°32'10"E, 91.65 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 47.08 FEET, CHORD BEARING S68°27'36"W, 44.65 FEET; THENCE ALONG A CURVE TO THE LEFT, A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 14.08 FEET, CHORD BEARING S34°19'57"W, 14.08 FEET; THENCE S32°18'55"W, 88.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S57°41'05"E, 90.94 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 119.23 FEET, CHORD BEARING S46°29'10"E, 118.47 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KENNEBEE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N60°21'26"E, 91.26 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 145.30 FEET, CHORD BEARING N74°00'19"E, 143.93 FEET; THENCE N87°39'12"E, 31.23 FEET TO THE WESTERLY LINE OF ISLAND LAKE ORCHARDS O.C.C.P. # 1552; THENCE ALONG SAID LINE S02°20'47"E, 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KENNEBEE DRIVE (60 FEET DRIVE); THENCE ALONG SAID RIGHT-OF-WAY LINE S87°39'12"W, 31.23 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 116.72 FEET, CHORD BEARING S74°00'19"W, 115.62 FEET; THENCE S60°21'26"W, 91.26 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 195.62 FEET, CHORD BEARING S05°37'24"E, 192.29 FEET; THENCE S12°45'04"W, 277.99 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, AN ARC LENGTH OF 24.04 FEET, CHORD BEARING S04°33'08"W, 23.96 FEET; 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DESIGNED:	DRAWN: SRB	CHECKED: JIF	
SCALE: 1" = 60'	DATE: 04 SEPT 2018	DWG. No.: 1936--ROW DED	

RECEIVED
BSM19-0001
SEP 13 2019
Island Lake Ph 8
CITY OF NOVI
COMMUNITY DEVELOPMENT

Bond : 0763318

MAINTENANCE AND GUARANTEE BOND
SURETY BOND
STREETS

The undersigned, TOLL MI II LIMITED PARTNERSHIP, "Principal," whose address is 250 Gibraltar Road, Horsham, PA 19044, and INTERNATIONAL FIDELITY INSURANCE COMPANY, "Surety," whose address is 2570 Boulevard of the Generals, Norristown, PA 19403, will pay the City of Novi, "City," and its legal representatives or assigns, the sum of One Hundred Sixty Seven Thousand One Hundred Ninety Three and 50/100 Dollars (\$167,193.50) in lawful currency of the United States of America, as provided in this Bond, for which payment we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally.

The Principal has constructed or contracted to construct certain improvements, consisting of Street Paving for JSP13-0069- Woodlands @ Island Lake Phase 8 within the City of Novi, shown on plans, dated July 17, 2014 ("Improvements").

Whereas, as part of the development of property located at North of Ten Mile Road and East of Napier Road, and more particularly described as:

Parcel ID Number: 50-22-19-300-004
Project Name: Woodlands @ Island Lake Phase 8
Site Plan No. JSP13-0069

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

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

Emergency repairs that are necessary to protect life and property may be undertaken by the City immediately and without advance notice to the Principal and

Surety, with the cost and expense of the repair, plus the administrative fee, to be charged to and received from the Principal or Surety.

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

This Bond and the obligations of Principal and Surety under it shall be in full force and effect for the Improvements described above for 2 years from the time they are accepted formally as a public right-of-way through City Council resolution by the City of Novi, for defects discovered within that period for which the City provides written notice to the Principal and Surety within fourteen (14) days of discovery of the defect.

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

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

The date of the last signature shall be considered the date of this Bond, which is SEPTEMBER 11, 2019.

PRINCIPAL: TOLL MI II LIMITED PARTNERSHIP

BY: TOLL NORTHEAST LP COMPANY, INC.,
a Delaware corporation
General Partner

Date: _____

By: _____
Name: Jason Rickard
Title: Sr. Vice President

WITNESS:

SURETY: INTERNATIONAL FIDELITY INSURANCE COMPANY

Date: September 11, 2019

By: _____
Its: Attorney-in-Fact
Dunigandan@simkiss.com
610-727-5300

WITNESS:

Arlene Ostroff – Witness

POWER OF ATTORNEY
INTERNATIONAL FIDELITY INSURANCE COMPANY
ALLEGHENY CASUALTY COMPANY

Bond # 0763318

One Newark Center, 20th Floor, Newark, New Jersey 07102-5207 PHONE: (973) 624-7200

KNOW ALL MEN BY THESE PRESENTS: That **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and **ALLEGHENY CASUALTY COMPANY** a corporation organized and existing under the laws of the State of New Jersey, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint

RICHARD J. DECKER, WILLIAM F. SIMKISS, JOSEPH W. KOLOK, JR., BRIAN C. BLOCK, JAMES L. HAHN,
DANIEL P. DUNIGAN

Paoli, PA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of **ALLEGHENY CASUALTY COMPANY** at a meeting duly held on the 10th day of July, 2015 :

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **INTERNATIONAL FIDELITY INSURANCE COMPANY** and
ALLEGHENY CASUALTY COMPANY have each executed and attested these presents
on this 31st day of December, 2018



STATE OF NEW JERSEY
County of Essex

Kenneth Chapman

Executive Vice President, International Fidelity Insurance Company and
Allegheny Casualty Company



On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark,
New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, September 11, 2019

B81448

Irene Martins, Assistant Secretary

INTERNATIONAL FIDELITY INSURANCE COMPANY
 ONE NEWARK CENTER, 20TH FLOOR, NEWARK, NEW JERSEY 07102-5207

STATEMENT OF ASSETS, LIABILITIES, SURPLUS AND OTHER FUNDS

AT DECEMBER 31, 2018

<u>ASSETS</u>	
Bonds (Amortized Value)	\$126,525,302
Common Stocks (Market Value)	24,794,502
Mortgage Loans on Real Estate	344,840
Cash, Bank Deposits & Short Term Investments	42,240,486
Unpaid Premiums & Assumed Balances	9,544,138
Reinsurance Recoverable from Reinsurers	83,650
Electronic Data Processing Equipment	423,280
Investment Income Due and Accrued	1,307,538
Current Federal & Foreign income Tax Recoverable & Interest thereon	971,023
Net Deferred Tax Assets	1,298,541
Receivables from Parent, Subsidiaries & Affiliates	2,216,045
Other Assets	<u>18,400,278</u>
TOTAL ASSETS	<u>\$228,149,623</u>

<u>LIABILITIES, SURPLUS & OTHER FUNDS</u>	
Losses (Reported Losses Net as to Reinsurance Ceded and Incurred But Not Reported Losses)	\$8,729,241
Reinsurance Payable on Paid Losses and Loss Adjustment Expenses	1,255,433
Loss Adjustment Expenses	3,910,677
Commissions Payable, Contingent Commissions & Other Similar Charges	1,731,782
Other Expenses (Excluding Taxes, Licenses and Fees)	4,194,006
Taxes, Licenses & Fees (Excluding Federal Income Tax)	446,580
Unearned Premiums	38,599,862
Dividends Declared & Unpaid: Policyholders & Stockholders	700,000
Ceded Reinsurance Premiums Payable	2,452,973
Funds Held by Company under Reinsurance Treaties	1,031
Amounts Withheld by Company for Account of Others	70,169,700
Provision for Reinsurance	31,630
Payable to Parent, Subsidiaries and Affiliates	46,354
Other Liabilities	5,144
TOTAL LIABILITIES	<u>\$132,274,413</u>
Common Capital Stock	\$3,600,000
Gross Paid-in & Contributed Surplus	374,600
Surplus Notes	16,000,000
Unassigned Funds (Surplus)	81,855,190
Less: Treasury Stock at cost (50,682 shares common) (value incl. \$45.)	<u>5,954,580</u>
Surplus as Regards Policyholders	<u>\$95,875,210</u>
TOTAL LIABILITIES, SURPLUS & OTHER FUNDS	<u>\$228,149,623</u>

I, John M Mruk, Treasurer of INTERNATIONAL FIDELITY INSURANCE COMPANY, certify that the foregoing is a fair statement of Assets, Liabilities, Surplus and Other Funds of this Company, at the close of business, December 31, 2018, as reflected by its books and records and as reported in its statement on file with the Insurance Department of the State of New Jersey.



IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the Company, this 22nd day of February, 2019.
 INTERNATIONAL FIDELITY INSURANCE COMPANY

John M Mruk

File No. _____

FULL UNCONDITIONAL WAIVER

My/our contract with _____ **Toll Brothers** _____ to
(other contracting party)

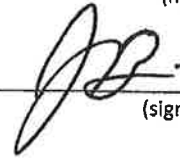
provide _____ **Asphalt paving and related work** _____ for the improvement to the property

described as: _____ **Woodlands at Island Lakes** _____

having been fully paid and satisfied, all my/our construction lien rights against such property are hereby waived and released.

Signed on: _____ **8-27-18** _____
(date)

_____ **Jim Bliss** _____
(name of lien claimant)

_____  _____
(signature of lien claimant)

Address: _____ **51777 12 Mile** _____

_____ **Wixom, MI 48393** _____

Telephone: _____ **248-380-3645** _____

DO NOT SIGN BLANK OR INCOMPLETE FORMS

RETAIN A COPY



First American Title™

Owner's Policy of Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

POLICY NUMBER

5011400-2409417e

Name and Address of Title Insurance Company:

FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California 92707

File No.: 106-19000461-EST

Address Reference: ROAD DED PRESERVE AT ISL LAKE CONDO,
Novi, MI 48375

Amount of Insurance: \$10,000.00

Premium: \$343.43

Date of Policy: June 12, 2019 at 12:00 AM

1. Name of Insured:

City of Novi

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

City of Novi

4. The Land referred to in this policy is described as follows:

See Attached Exhibit A

Westminster Title Agency, Inc.

Richard D. Maxwell

(This Schedule A valid only when Schedule B is attached)

 First American Title™	Owner's Policy of Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule B	POLICY NUMBER 5011400-2409417e

File No.: 106-19000461-EST

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.
5. Taxes and assessments not due and payable at Policy Date.

NOTE: Exception(s) numbered 1-4 above is/are hereby deleted. (Exception No. 5 cannot be removed.)

6. Building and use restrictions, agreements, easements and rights of way of record.
7. Rights of co-owners in The Reserve of Island Lake in general common elements and limited common elements as set forth in Master Deed recorded in Liber 46110, Pages 828, inclusive, as amended, in associated condominium documents, and as described in Act 59 of the Public Acts of 1978, as amended, and all the terms and conditions, regulations, restrictions, easements and other matters set forth in the above described Master Deed, associated documents and statutes.
8. Harvest Lake of Novi Residential Unit Development Agreement (the "RUD Agreement") entered into by the prior owner of the property submitted to the Condominium and the City of Novi and recorded at Liber 18279, Pages 716 through 855, both inclusive, Oakland County Records. To include more land therein, the RUD Agreement was amended by a Harvest Lake of Novi First Amendment of Residential Unit Development Agreement dated as of July 22, 1999, and recorded at Liber 20818, Pages 15 through 40, both inclusive, Oakland County Records, as further amended by that certain Second Amendment to Residential Unit Development Agreement dated July 2, 2003, recorded at Liber 29801, Pages 7 through 23, both inclusive, Oakland County Records, as further amended by that certain Third Amendment to Residential Unit Development Agreement dated July 21, 2003, recorded at Liber 30402, Pages 1 through 15, both inclusive, Oakland County Records, as further amended by that certain On March 14, 2005, the Declarant caused both a Fourth Amendment to Residential Unit Development Agreement dated March 14, 2005, recorded at Liber 35126, Pages 758-772, both inclusive, Oakland County Records, as further amended by that certain Fifth Amendment to Residential Unit Development Agreement dated March 14, 2005, recorded at Liber 35126, Pages 773 through 794, both inclusive, Oakland County Records, and further amended by that certain Sixth Amendment to RUD Agreement dated May 23, 2013 Liber 45833, Page 95, Oakland County Records
9. Island Lake of Novi Community Association Declaration of Covenants Conditions and Restrictions, dated June

SCHEDULE B

(Continued)

19, 2000, recorded on June 21, 2000 at Liber 21518, Pages 318 through 345, both inclusive, Oakland County Records, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions dated June 22, 2001, recorded at Liber 23097, Pages 301 through 309, both inclusive, Oakland County Records, as further amended by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions dated August 20, 2003, recorded at Liber 30418, Pages 397 through 410, both inclusive, Oakland County Records, as further amended by that certain Third Amendment to Declaration, Covenants and Restrictions dated June 22, 2006, recorded at Liber 37780, Pages 677 through 690, both inclusive, Oakland County Records, and as further amended by that certain Fourth Amendment to Declaration, Covenants and Restrictions dated July 19, 2013, recorded at Liber 46088, Pages 684 through 696, both inclusive, Oakland County Records

 First American Title™	Owner's Policy of Title Insurance
	<small>ISSUED BY</small> First American Title Insurance Company
Schedule C	<small>POLICY NUMBER</small> 5011400-2409417e

File No.: 106-19000461-EST

LEGAL DESCRIPTION

The Land referred to in this policy is described as follows:

See Attached Exhibit A

Exhibit A

Property Located in the City of Novi, County of Oakland, State of Michigan:

60 FOOT WIDE RIGHT-OF-WAY DEDICATION:

A RIGHT OF WAY DEDICATION OVER LAND IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2084, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SECTION 19 AND THE CENTERLINE OF NAPIER ROAD (120 FEET WIDE) N02°49'46"W, 1318.44 FEET TO THE SOUTH LINE OF ISLAND LAKE ORCHARDS O.C.C.P. # 1552; THENCE ALONG SAID LINE N86°03'33"E, 946.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE N86°03'33"E, 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S03°56'27"E, 165.69 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 229.81 FEET, CHORD BEARING S30°48'46"E, 221.48 FEET; THENCE S57°41'05"E, 51.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEPAVINE COURT (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N32° 18'55" E, 88.07 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 51.31 FEET, CHORD BEARING N37°58'09"E, 51.23 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 30.25 FEET, CHORD BEARING N22°59'25"E, 29.60 FEET; THENCE AONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 339.90 FEET, CHORD BEARING S38°32'10"E, 91.65 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 47.08 FEET, CHORD BEARING S68°27'36"W, 44.65 FEET; THENCE ALONG A CURVE TO THE LEFT, A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 14.08 FEET, CHORD BEARING S34°19'57"W, 14.08 FEET; THENCE S32°18'55"W, 88.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S57°41'05"E, 90.94 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 119.23 FEET, CHORD BEARING S46°29'10"E, 118.47 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KENNEBEE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY N60°21'26"E, 91.26 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 145.30 FEET, CHORD BEARING N74°00'19"E, 143.93 FEET; THENCE N87°39'12"E, 31.23 FEET TO THE WESTERLY LINE OF ISLAND LAKE ORCHARDS O.C.C.P. # 1552; THENCE ALONG SAID LINE S02°20'47"E, 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KENNEBEE DRIVE (60 FEET DRIVE); THENCE ALONG SAID RIGHT-OF-WAY LINE S87°39'12"W, 31.23 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 116.72 FEET, CHORD BEARING S74°00'19"W, 115.62 FEET; THENCE S60°21'26"W, 91.26 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 195.62 FEET, CHORD BEARING S05°37'24"E, 192.29 FEET; THENCE S12°45'04"W, 277.99 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, AN ARC LENGTH OF 24.04 FEET, CHORD BEARING S04°33'08"W, 23.96 FEET; THENCE S03°38'48"E, 158.69 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TEN MILE ROAD (120 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S86°21'12"W, 86.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (VARIABLE WIDTH); THENCE ALONG SAID RIGHT-OF-WAY LINE N03°38'48"W, 91.08 FEET; THENCE N12°45'04"E, 132.02 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF DENALI COURT (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N77°14'56"W, 48.95 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 124.29 FEET, CHORD BEARING S88°13'03"W, 122.96 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 550.36 FEET, CHORD BEARING N58°32'20"W, 488.76 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 590.00 FEET, AN ARC LENGTH OF 180.69 FEET, CHORD BEARING N19°32'06"W, 179.99 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 39.84 FEET, CHORD BEARING N55°28'53"W, 38.36 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 341.79 FEET, CHORD BEARING

Continued

N57°13'29"E, 90.22 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 33.97 FEET, CHORD BEARING S06°04'05"E, 33.05 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 209.63 FEET, CHORD BEARING S20°00'02"E, 208.72 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 450.29 FEET, CHORD BEARING S58°32'20"E, 399.89 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 154.73 FEET, CHORD BEARING N88°13'03"E, 153.08 FEET; THENCE S77°14'56"E, 48.95 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N12°45'04"E, 198.82 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 301.19 FEET, CHORD BEARING N22°28'01"W, 282.58 FEET; THENCE N57°41'05"W, 202.11 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 286.09 FEET, CHORD BEARING N30°48'46"W, 275.72 FEET; THENCE N03°56'27"W, 165.69 FEET TO THE POINT OF BEGINNING.

WARRANTY DEED
(The Preserve at Island Lake Phase 8-Woodlands Interior Roads)

This **COVENANT DEED** made and entered into by **TOLL MI II LIMITED PARTNERSHIP**, a Michigan limited partnership, whose address is 28004 Center Oaks Ct., Suite 200, Wixom, MI 48393 ("**Developer**") and **THE PRESERVE AT ISLAND LAKE ASSOCIATION**, a Michigan non-profit corporation, with an address of 28004 Center Oaks Court, Suite 200, Wixom, MI 48393 ("**Association**") to and for the benefit of the **CITY OF NOVI**, a public body corporate, with an address of 45175 Ten Mile Road, Novi, Michigan 48375 ("**City**").

The Developer is the developer of a certain condominium project ("Condominium") pursuant to and in accordance with the terms of the Master Deed for The Preserve at Island Lake Condominium, Oakland County Condominium Subdivision Plan No. 2048, which Master Deed was recorded on August 21, 2018, in Liber 47334, Page 1, Oakland County Records (the "**Master Deed**"). The Condominium is administered by the Association. The Developer retained the right to dedicate roads and other improvements under the terms of the Master Deed.

In connection with the development of the Condominium, the Developer intended to convey certain interior streets to the City which streets are more particularly described on the attached Exhibit A ("**Streets**"). The Streets are located within General Common Elements of the Condominium as defined and depicted in the Master Deed.

The Developer and the Association would like to dedicate the Streets to and, the City, following review, inspection and appropriate resolution, is willing to accept the dedication.

Therefore, for the sum of \$1.00 One Dollar, the receipt and sufficiency of which are hereby acknowledged, the Developer and the Association hereby convey and warrant the Streets to the City subject to the Master Deed, zoning and building and use restrictions and matters of record.

This Deed constitutes the entire agreement between the parties with respect to the subject matter hereof. No change in, addition to, or waiver or amendment of the terms and conditions hereof shall be binding upon any of the parties hereto unless approved in writing by the other parties hereto.

This Deed may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall be deemed to be one and the same instrument. Facsimile, email or photostatic signatures shall be treated with the same effect as original signatures would be and when delivered or released shall be binding on the parties.

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

This Deed is exempt from transfer taxes under MCL 207.505(a) and MCL 207.526(a) as the consideration is less than \$100.00.

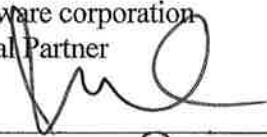
IN WITNESS WHEREOF, the parties have caused this Deed to be executed as of the date indicated next to each signature.

SIGNATURE PAGES FOLLOW

**SIGNATURE PAGE TO
TOLL MI II LIMITED PARTNERSHIP
THE PRESERVE AT ISLAND LAKE ASSOCIATION PHASE 8-WOODLANDS
CITY OF NOVI
INTERIOR ROADS
DEED**

In witness whereof, the undersigned have executed these presents this 25th day of September, 2018.

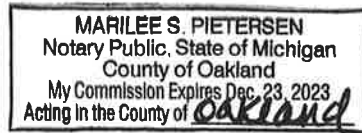
“DEVELOPER”

TOLL MI II LIMITED PARTNERSHIP,
a Michigan limited partnership
By: TOLL NORTHEAST LP COMPANY, INC.,
a Delaware corporation
Its: General Partner
By: 
Jason Richard
Its: Vice President

STATE OF MICHIGAN : :
 : : SS.
CITY OF OAKLAND:

On this, this 25th day of September, 2018, before me, a notary public, personally appeared JASON RICKARD who acknowledged himself to be the GENERAL PARTNER of Toll Northeast LP Company, Inc., a Delaware corporation and general partner of Toll MI II Limited Partnership, a Michigan limited partnership, and that such officer, being authorized to do so, executed the foregoing instrument on behalf of such general partner which in turn executed the foregoing on behalf of the limited partnership for the purposes therein contained.


Notary Public



**SIGNATURE PAGE TO
TOLL MI II LIMITED PARTNERSHIP
THE PRESERVE AT ISLAND LAKE ASSOCIATION PHASE 8-WOODLANDS
CITY OF NOVI
INTERIOR ROADS
DEED**

In witness whereof, the undersigned have executed these presents this 24 day of September, 2018.

**THE PRESERVE AT ISLAND LAKE
ASSOCIATION**, a Michigan non-profit
corporation

By: Harold J. Fletch
Its: President Preserves

STATE OF MICHIGAN :
 : SS.
CITY OF OAKLAND :

On this, this 24 day of September, 2018, before me, a notary public, personally appeared Harold Fletch who acknowledged himself to be the President of The Preserve at Island Lake Association, a Michigan non-profit corporation, and being authorized to do so, executed the foregoing instrument on behalf of such corporation for the purposes therein contained.



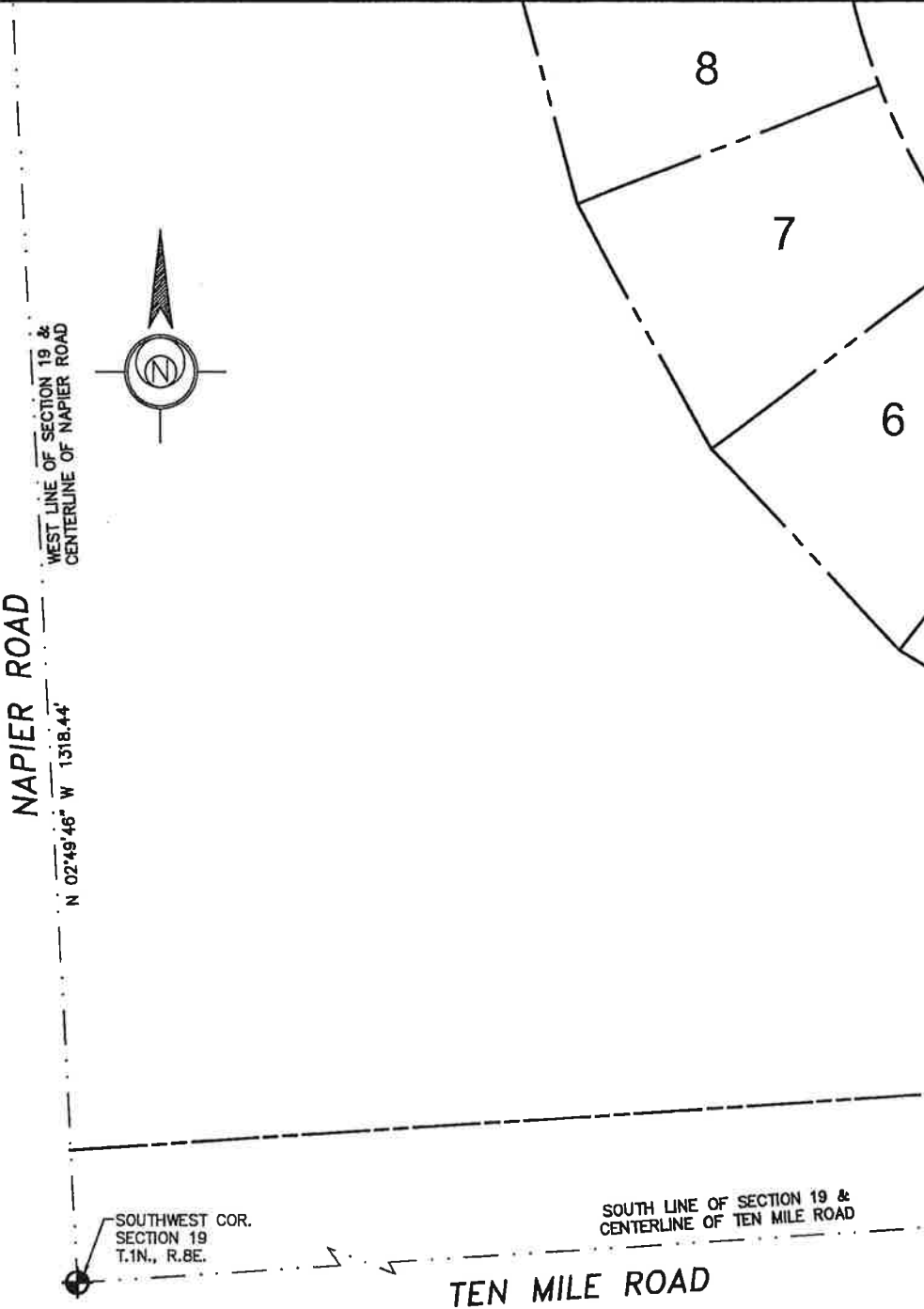
Tricia Dedvukaj
Notary Public

Drafted By:
Kenneth J. Clarkson
Jaffe, Raitt, Heuer & Weiss, PC
When recorded, return to, and send subsequent tax bills to:
City of Novi Clerk
45175 Ten Mile Road
Novi, MI 48375-3024

Part of Tax Parcel No. _____
Job No. _____ Recording Fee _____ Transfer Tax _____

EXHIBIT A
FOLLOWS

SEE DWG. NO. 2



SEE DWG. NO. 7

EXHIBIT

RIGHT-OF-WAY DEDICATION

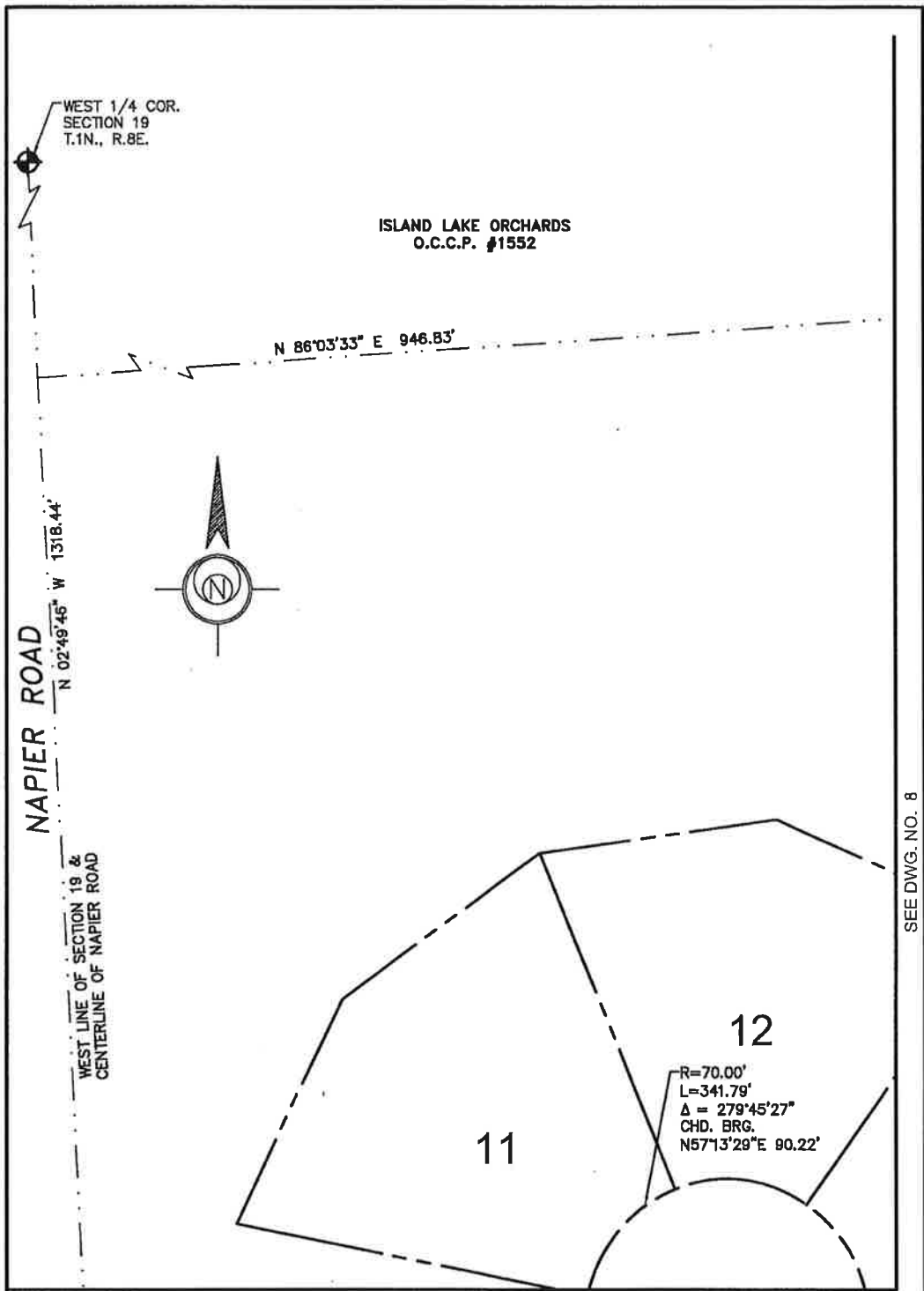
LOCATED IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM PLAN NO. 2084, PART OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.



28004 Center Oaks Court
Suite 200
Wixom, Michigan 48393
TEL: (248) 305-4013
FAX: (248) 305-4001

CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS

DESIGNED:	DRAWN: SRB	CHECKED: JIF
SCALE: 1" = 60'	DATE: 04 SEPT 2018	DWG. No.: 1936-ROW DED



SEE DWG. NO. 1 & 8

EXHIBIT

RIGHT-OF-WAY DEDICATION

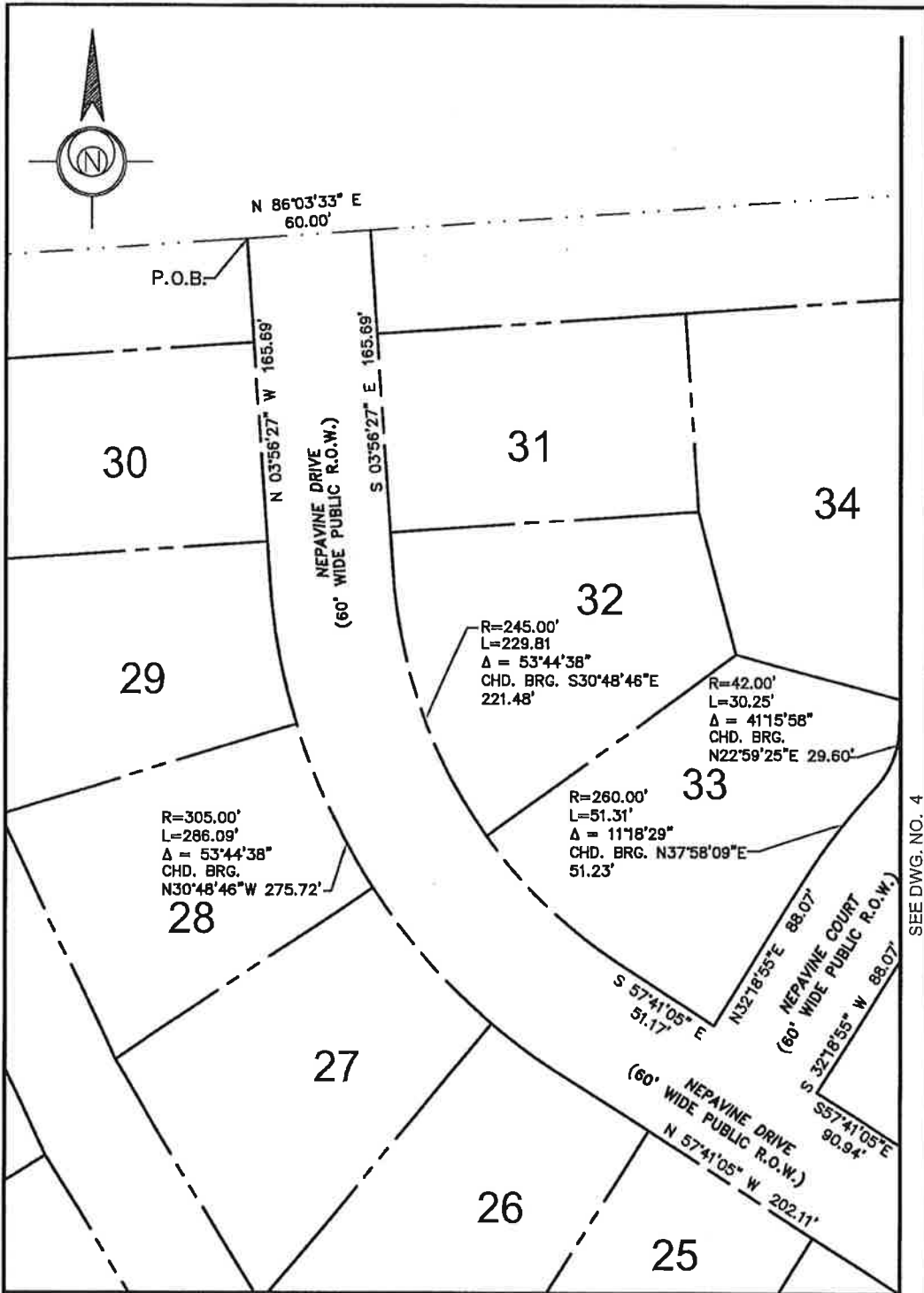
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SEE DWG. NO. 5

SEE DWG. NO. 4

EXHIBIT

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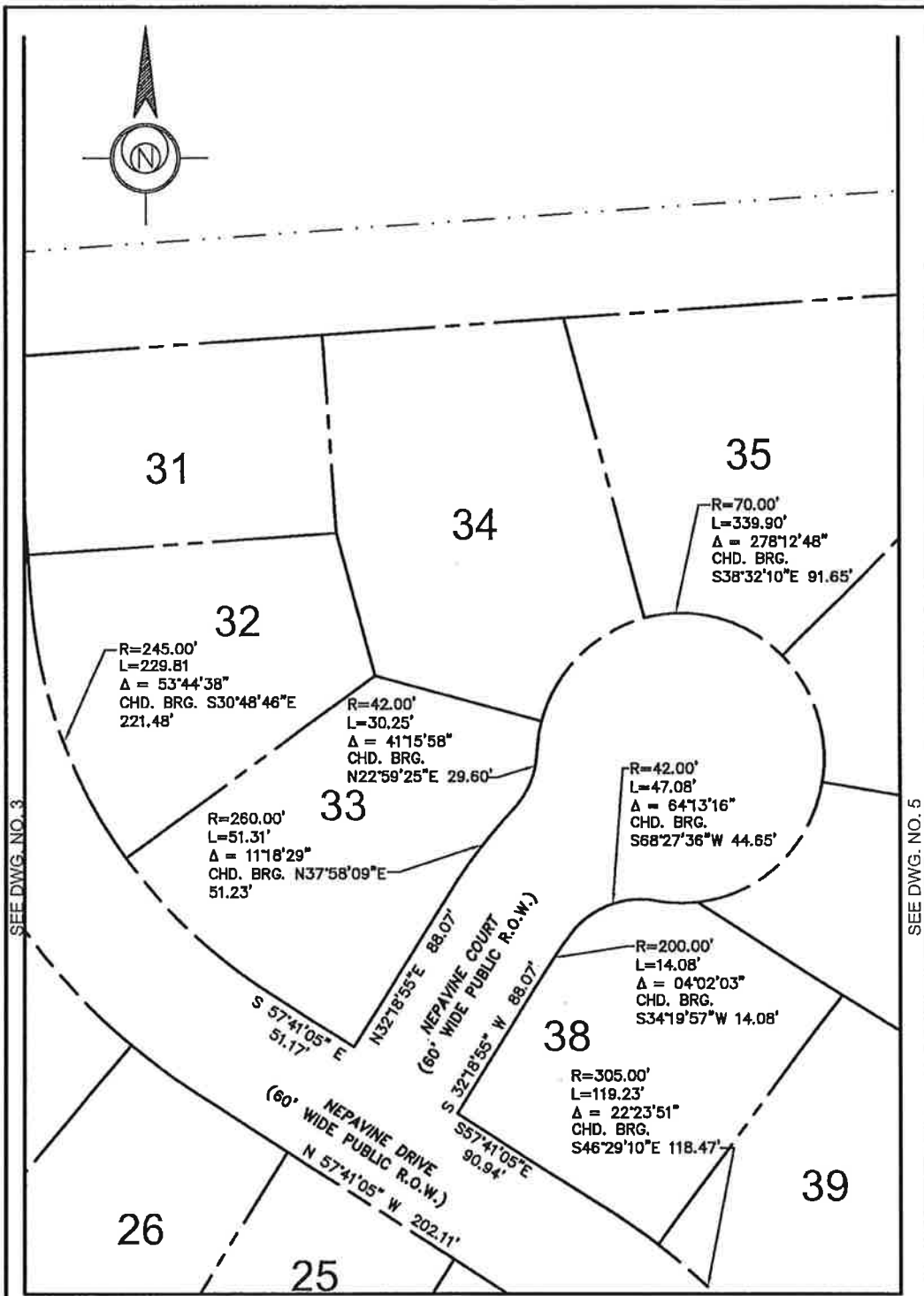
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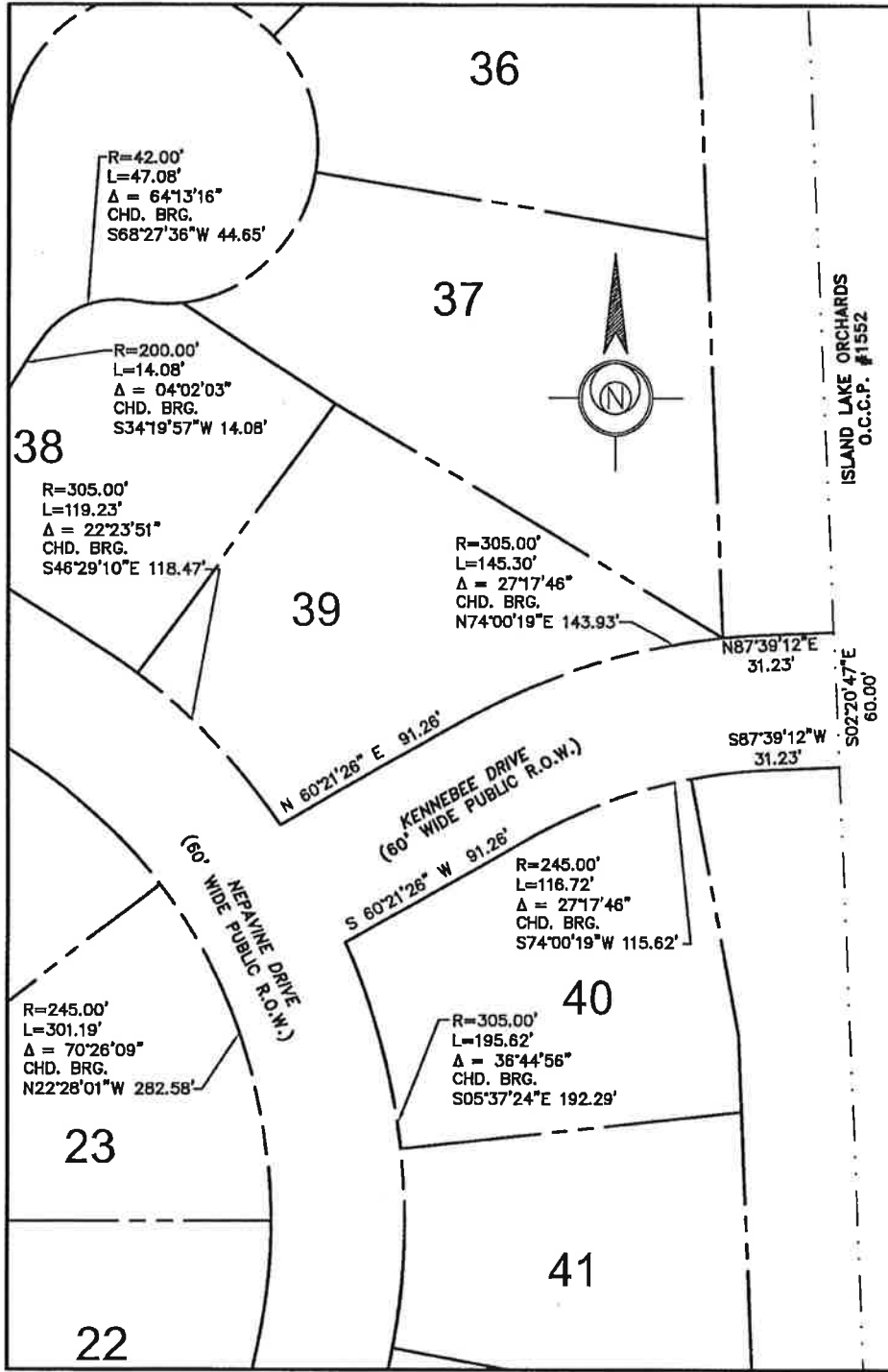


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SEE DWG. NO. 4



SEE DWG. NO. 3 & 4

SEE DWG. NO. 6

EXHIBIT

RIGHT-OF-WAY DEDICATION

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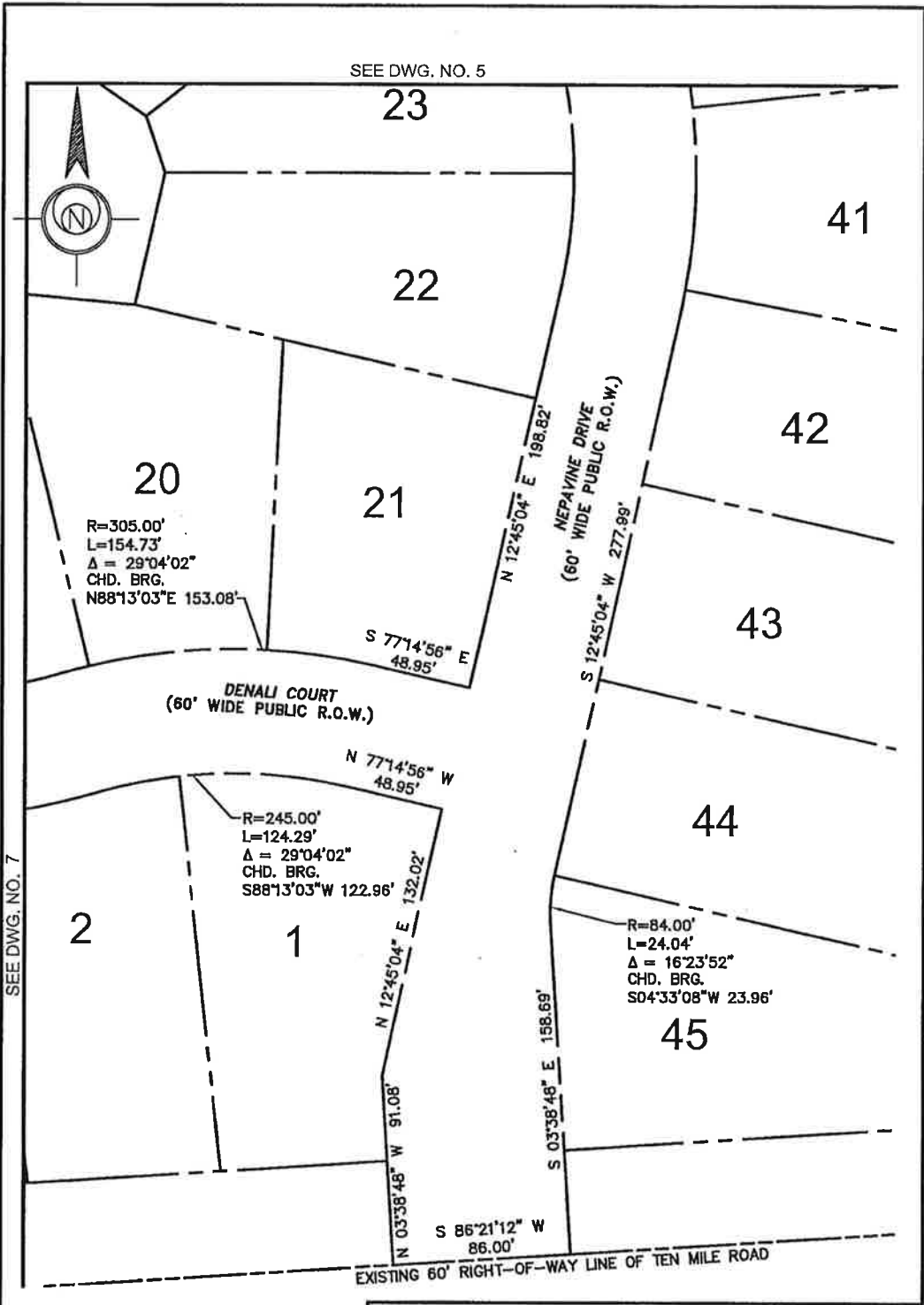


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SEE DWG. NO. 7

EXHIBIT
RIGHT-OF-WAY DEDICATION
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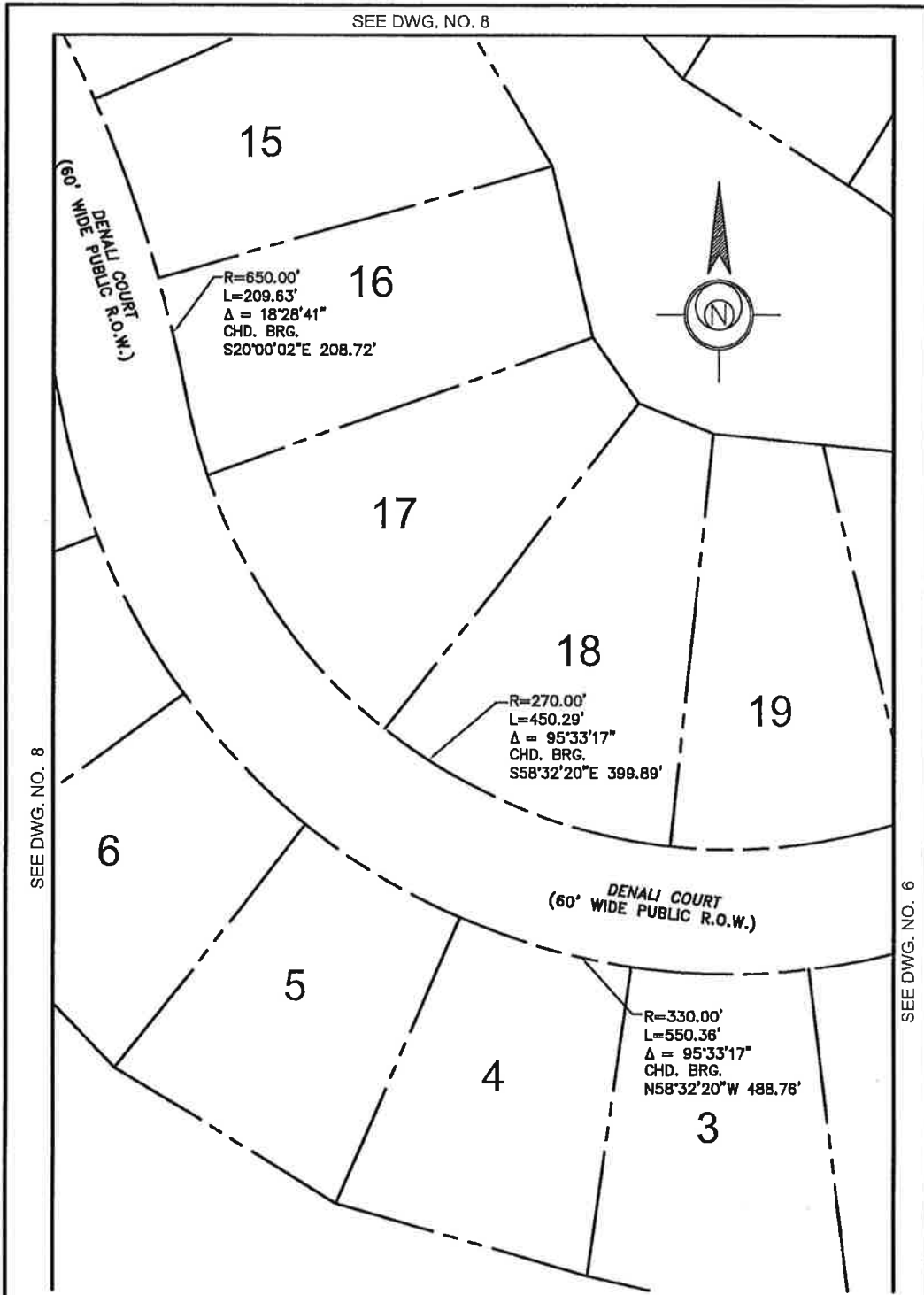


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EXHIBIT

RIGHT-OF-WAY DEDICATION

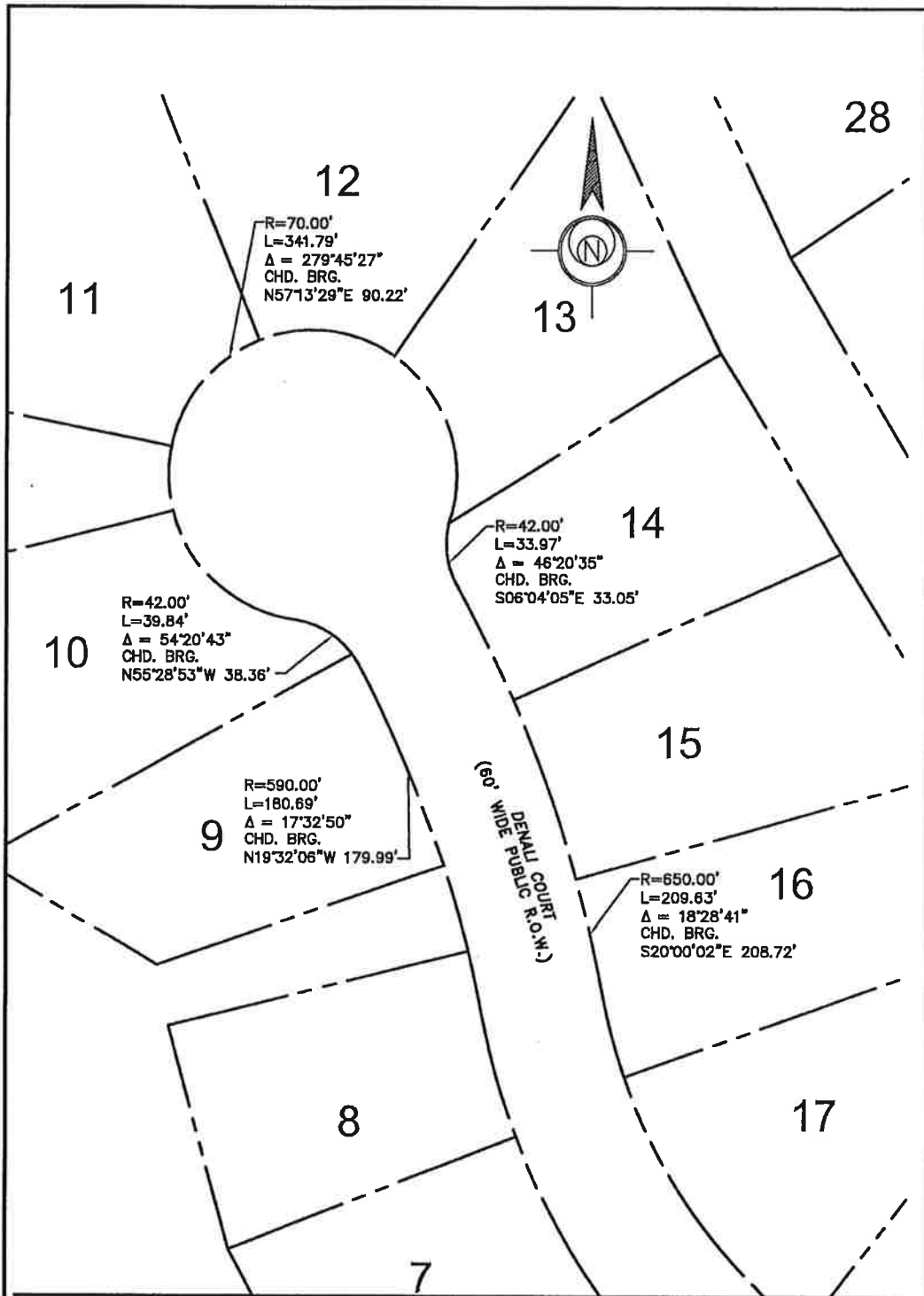
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SEE DWG. NO. 7

EXHIBIT

RIGHT-OF-WAY DEDICATION

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LEGAL DESCRIPTION

60 FOOT WIDE RIGHT-OF-WAY DEDICATION:

A RIGHT OF WAY DEDICATION OVER LAND IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2084, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SECTION 19 AND THE CENTERLINE OF NAPIER ROAD (120 FEET WIDE) N02°49'46"W, 1318.44 FEET TO THE SOUTH LINE OF ISLAND LAKE ORCHARDS O.C.C.P. # 1552; THENCE ALONG SAID LINE N86°03'33"E, 946.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE N86°03'33"E, 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S03°56'27"E, 165.69 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 229.81 FEET, CHORD BEARING S30°48'46"E, 221.48 FEET; THENCE S57°41'05"E, 51.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEPAVINE COURT (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N32°18'55"E, 88.07 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 51.31 FEET, CHORD BEARING N37°58'09"E, 51.23 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 30.25 FEET, CHORD BEARING N22°59'25"E, 29.60 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 339.90 FEET, CHORD BEARING S38°32'10"E, 91.65 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 47.08 FEET, CHORD BEARING S68°27'36"W, 44.65 FEET; THENCE ALONG A CURVE TO THE LEFT, A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 14.08 FEET, CHORD BEARING S34°19'57"W, 14.08 FEET; THENCE S32°18'55"W, 88.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S57°41'05"E, 90.94 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 119.23 FEET, CHORD BEARING S46°29'10"E, 118.47 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KENNEBEE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY N60°21'26"E, 91.26 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 145.30 FEET, CHORD BEARING N74°00'19"E, 143.93 FEET; THENCE N87°39'12"E, 31.23 FEET TO THE WESTERLY LINE OF ISLAND LAKE ORCHARDS O.C.C.P. # 1552; THENCE ALONG SAID LINE S02°20'47"E, 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KENNEBEE DRIVE (60 FEET DRIVE); THENCE ALONG SAID RIGHT-OF-WAY LINE S87°39'12"W, 31.23 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 116.72 FEET, CHORD BEARING S74°00'19"W, 115.62 FEET; THENCE S60°21'26"W, 91.26 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 195.62 FEET, CHORD BEARING S05°37'24"E, 192.29 FEET; THENCE S12°45'04"W, 277.99 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, AN ARC LENGTH OF 24.04 FEET, CHORD BEARING S04°33'08"W, 23.96 FEET; THENCE S03°38'48"E, 158.69 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TEN MILE ROAD (120 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S86°21'12"W, 86.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (VARIABLE WIDTH); THENCE ALONG SAID RIGHT-OF-WAY LINE N03°38'48"W, 91.08 FEET; THENCE N12°45'04"E, 132.02 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF DENALI COURT (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N77°14'56"W, 48.95 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 124.29 FEET, CHORD BEARING S88°13'03"W, 122.96 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 550.36 FEET, CHORD BEARING N58°32'20"W, 488.76 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 590.00 FEET, AN ARC LENGTH OF 180.69 FEET, CHORD BEARING N19°32'06"W, 179.99 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 39.84 FEET, CHORD BEARING N55°28'53"W, 38.36 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 341.79 FEET, CHORD BEARING N57°13'29"E, 90.22 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 33.97 FEET, CHORD BEARING S06°04'05"E, 33.05 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 209.63 FEET, CHORD BEARING S20°00'02"E, 208.72 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 450.29 FEET, CHORD BEARING S58°32'20"E, 399.89 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 154.73 FEET, CHORD BEARING N88°13'03"E, 153.08 FEET; THENCE S77°14'56"E, 48.95 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N12°45'04"E, 198.82 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 301.19 FEET, CHORD BEARING N22°28'01"W, 282.58 FEET; THENCE N57°41'05"W, 202.11 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 286.09 FEET, CHORD BEARING N30°48'46"W, 275.72 FEET; THENCE N03°56'27"W, 165.69 FEET TO THE POINT OF BEGINNING.

EXHIBIT

RIGHT-OF-WAY DEDICATION

LOCATED IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM PLAN NO. 2084, PART OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.



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CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS

DESIGNED:	DRAWN: SRB	CHECKED: JIF	
SCALE: 1" = 60'	DATE: 04 SEPT 2018	DWG. No.: 1936-ROW DED	

BILL OF SALE
(The Preserve at Island Lake Phase 8-Woodlands Interior Roads)

TOLL II MI LIMITED PARTNERSHIP, a Michigan limited partnership, whose address is 28004 Center Oaks Ct. Suite 200, Wixom, MI 48393 ("**Developer**") is the developer of a certain condominium project known as The Preserve at Island Lake ("**Condominium**") pursuant to and in accordance with the terms of the Master Deed for The Preserve at Island Lake, Oakland County Condominium Subdivision Plan No. 2084, which Master Deed was recorded on August 21, 2014, in Liber 47334, Page 1, Oakland County Records, as the same may be amended from time to time (the "**Master Deed**"). The Condominium is administered by The **PRESERVE AT ISLAND LAKE ASSOCIATION**, a Michigan non-profit corporation, with an address of c/o Jason Minock, 28004 Center Oaks Court, Suite 200, Wixom, MI 48393 ("**Association**").

In connection with the development of the Condominium, the Developer installed certain curbs, gutters, pavement and related street improvements ("**Improvements**") with respect to the streets more particularly described on the attached Exhibit A. The Improvements are located within General Common Elements of the Condominium as defined and depicted in the Master Deed.

The Condominium is administered by the Association. The Developer retained the right to dedicate roads and other improvements under the terms of the Master Deed.

The Developer and the Association would like to dedicate the Improvements to the **CITY OF NOVI**, a public body corporate, with an address of 45175 Ten Mile Road, Novi, Michigan 48375 ("**City**") and, the City, following review, inspection and appropriate resolution is willing to accept the dedication.

Therefore, for the sum of \$1.00 One Dollar, the receipt and sufficiency of which are hereby acknowledged, the Developer and the Association hereby convey the Improvements to the City subject to the Master Deed, zoning and building and use restrictions and matters of record..

This Bill of Sale constitutes the entire agreement between the parties with respect to the subject matter hereof. No change in, addition to, or waiver or amendment of the terms and conditions hereof shall be binding upon any of the parties hereto unless approved in writing by the other parties hereto.

This Bill of Sale shall inure to the benefit of and be binding upon the parties hereto and their respective successors, assigns, heirs and legal representatives.

This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall be deemed to be one and the same instrument. Facsimile, email or photostatic signatures shall be treated with the same effect as original signatures would be and when delivered or released shall be binding on the parties.

Nothing herein shall be interpreted as evidence of, or an admission that, the Association has ever had an ownership interest in, or possession and control of, the Improvements.

This Bill of Sale is exempt from transfer taxes under MCL 207.505(a) and MCL 207.526(a) as the consideration is less than \$100.00.

IN WITNESS WHEREOF, the parties have caused this Bill of Sale to be executed as of the date indicated next to each signature.

SIGNATURE PAGES FOLLOW

**SIGNATURE PAGE TO
TOLL MI II LIMITED PARTNERSHIP
THE PRESERVE AT ISLAND LAKE ASSOCIATION PHASE 8-WOODLANDS
CITY OF NOVI
INTERIOR ROADS
BILL OF SALE**

In witness whereof, the undersigned have executed these presents this 24 day of September, 2018.

“DEVELOPER”

TOLL MI II LIMITED PARTNERSHIP,

a Michigan limited partnership

By: TOLL NORTHEAST LP COMPANY, INC.,

a Delaware corporation

Its: General Partner

By: _____

Jason Rickard

Its: _____

Vice President

STATE OF MICHIGAN :

:

SS.

CITY OF OAKLAND :

On this, this 24 day of September, 2018, before me, a notary public, personally appeared Jason Rickard who acknowledged himself to be the General Partner of Toll Northeast LP Company, Inc., a Delaware corporation and general partner of Toll MI II Limited Partnership, a Michigan limited partnership, and that such officer, being authorized to do so, executed the foregoing instrument on behalf of such general partner which in turn executed the foregoing on behalf of the limited partnership for the purposes therein contained.

Tricia Dedvukaj
Notary Public



**SIGNATURE PAGE TO
TOLL II MI LIMITED PARTNERSHIP
THE PRESERVE AT ISLAND LAKE ASSOCIATION PHASE 8-WOODLANDS
CITY OF NOVI
BILL OF SALE**

In witness whereof, the undersigned have executed these presents this 24 day of September, 2018.

THE PRESERVE AT ISLAND LAKE ASSOCIATION,
a Michigan non-profit corporation

By: *Harold J. Flech*
Harold J. Flech
Its: President Preserves

STATE OF MICHIGAN :
 : SS.
CITY OF OAKLAND :

On this, this 24 day of September, 2018, before me, a notary public, personally appeared Harold Flech who acknowledged himself to be the President of The Preserve at Island Lake Association, a Michigan non-profit corporation, and being authorized to do so, executed the foregoing instrument on behalf of such corporation for the purposes therein contained.

Tricia Dedvukaj
Notary Public



Drafted By:

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

When recorded, return to:

Maryanne Cornelius, Clerk
CITY OF NOVI
45175 Ten Mile Road
Novi, MI 48375-3024

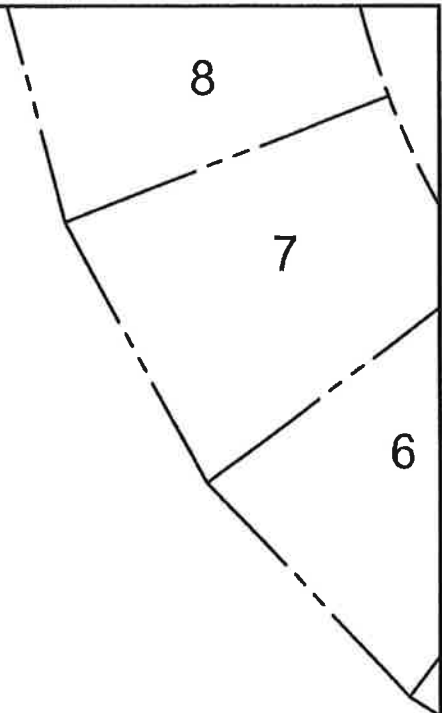
**EXHIBIT A
FOLLOWS**

SEE DWG. NO. 2

NAPIER ROAD

WEST LINE OF SECTION 19 &
CENTERLINE OF NAPIER ROAD

N 02°49'46" W 1318.44'



SOUTHWEST COR.
SECTION 19
T.1N., R.8E.

SOUTH LINE OF SECTION 19 &
CENTERLINE OF TEN MILE ROAD

TEN MILE ROAD

SEE DWG. NO. 7

EXHIBIT

RIGHT-OF-WAY DEDICATION

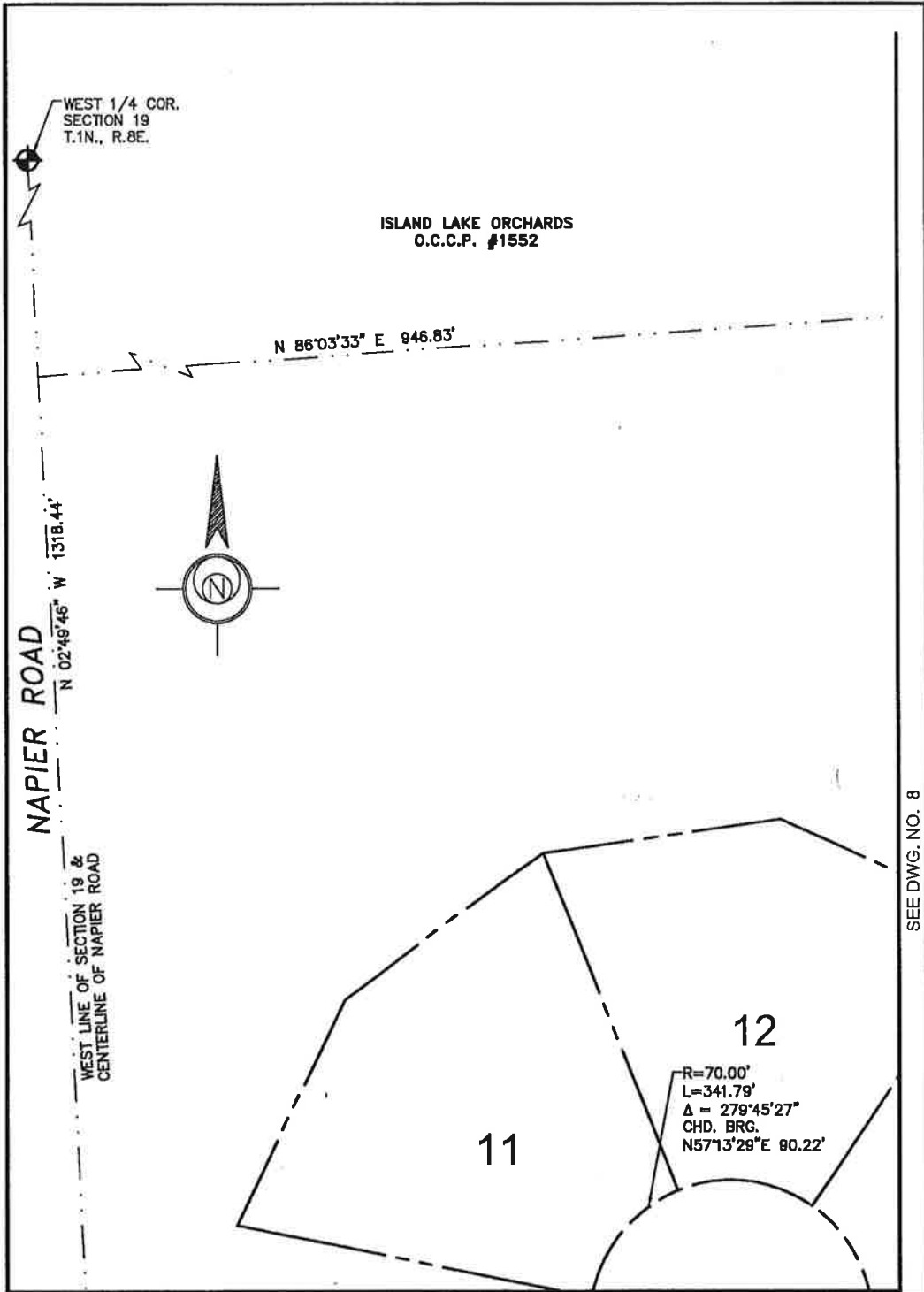
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SEE DWG. NO. 8

SEE DWG. NO. 1 & 8

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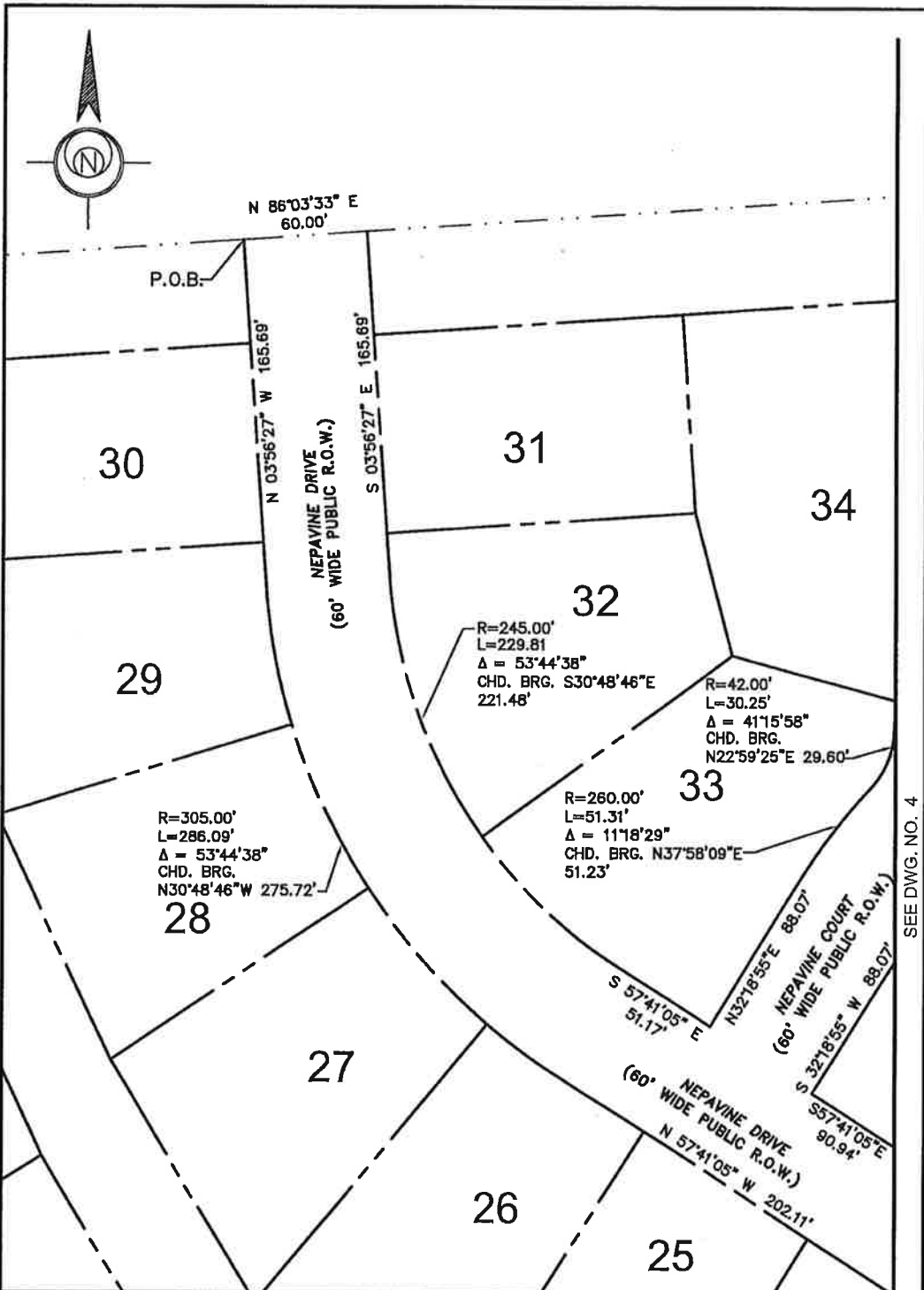
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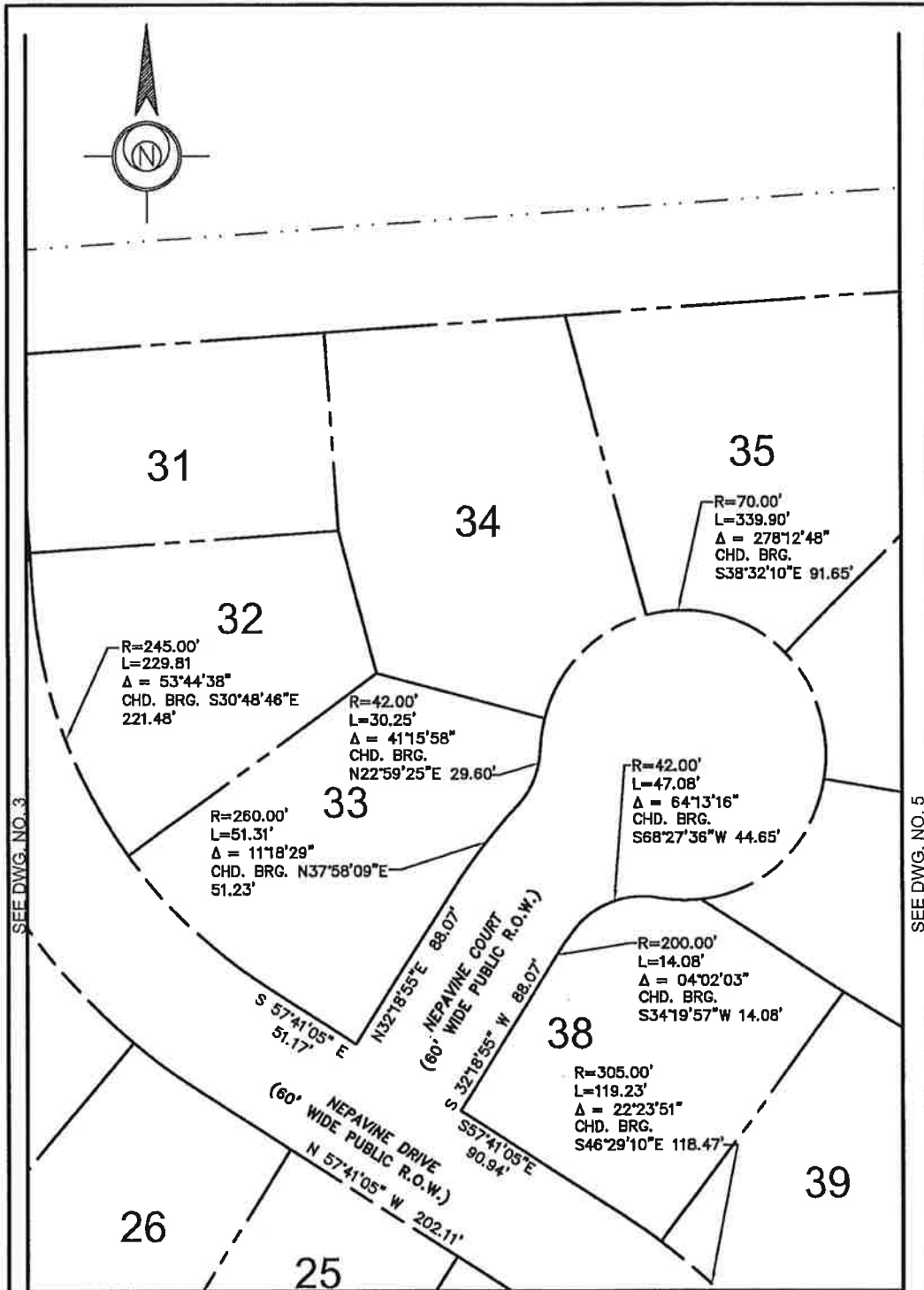
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SEE DWG. NO. 3

SEE DWG. NO. 5

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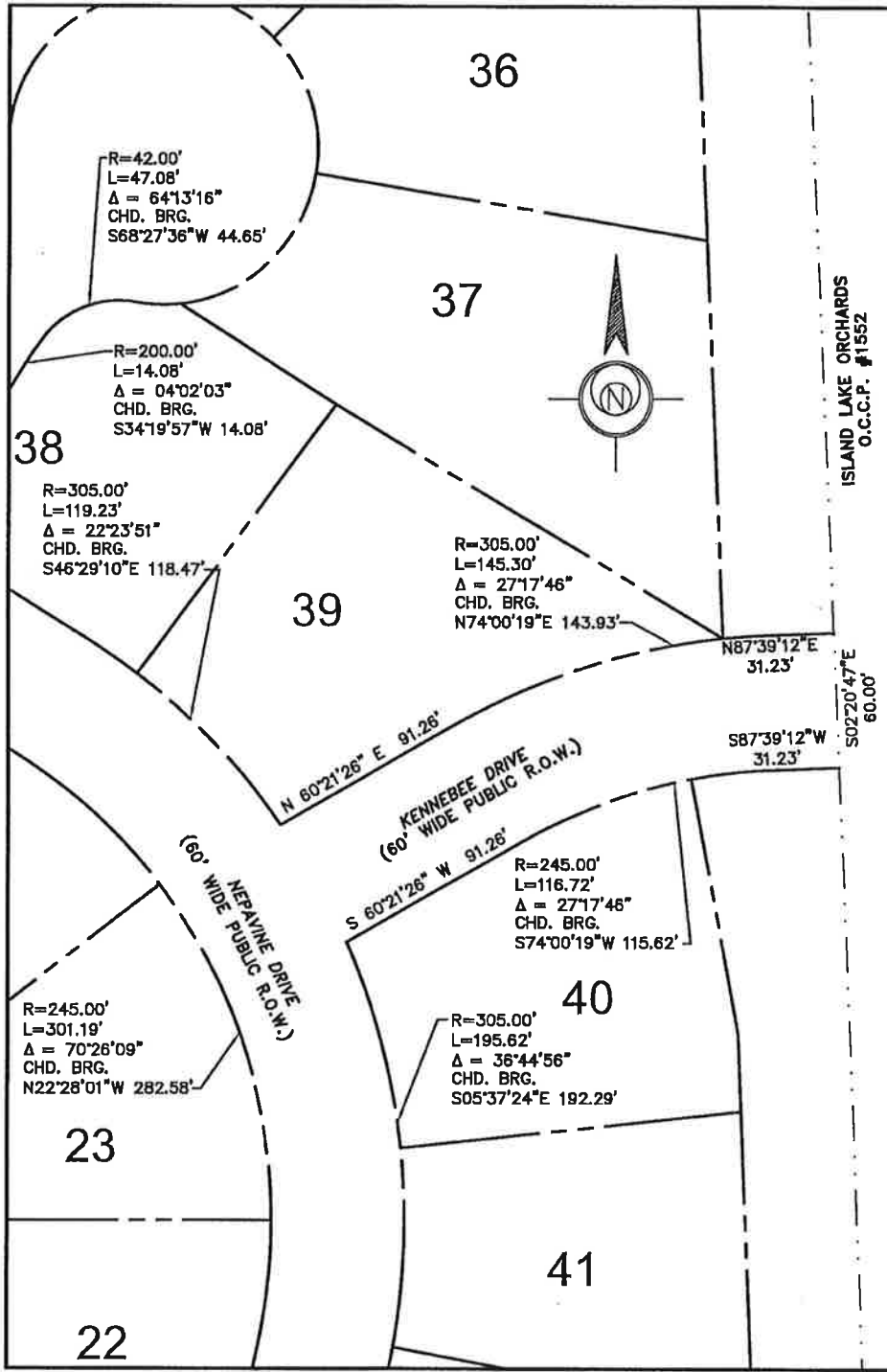


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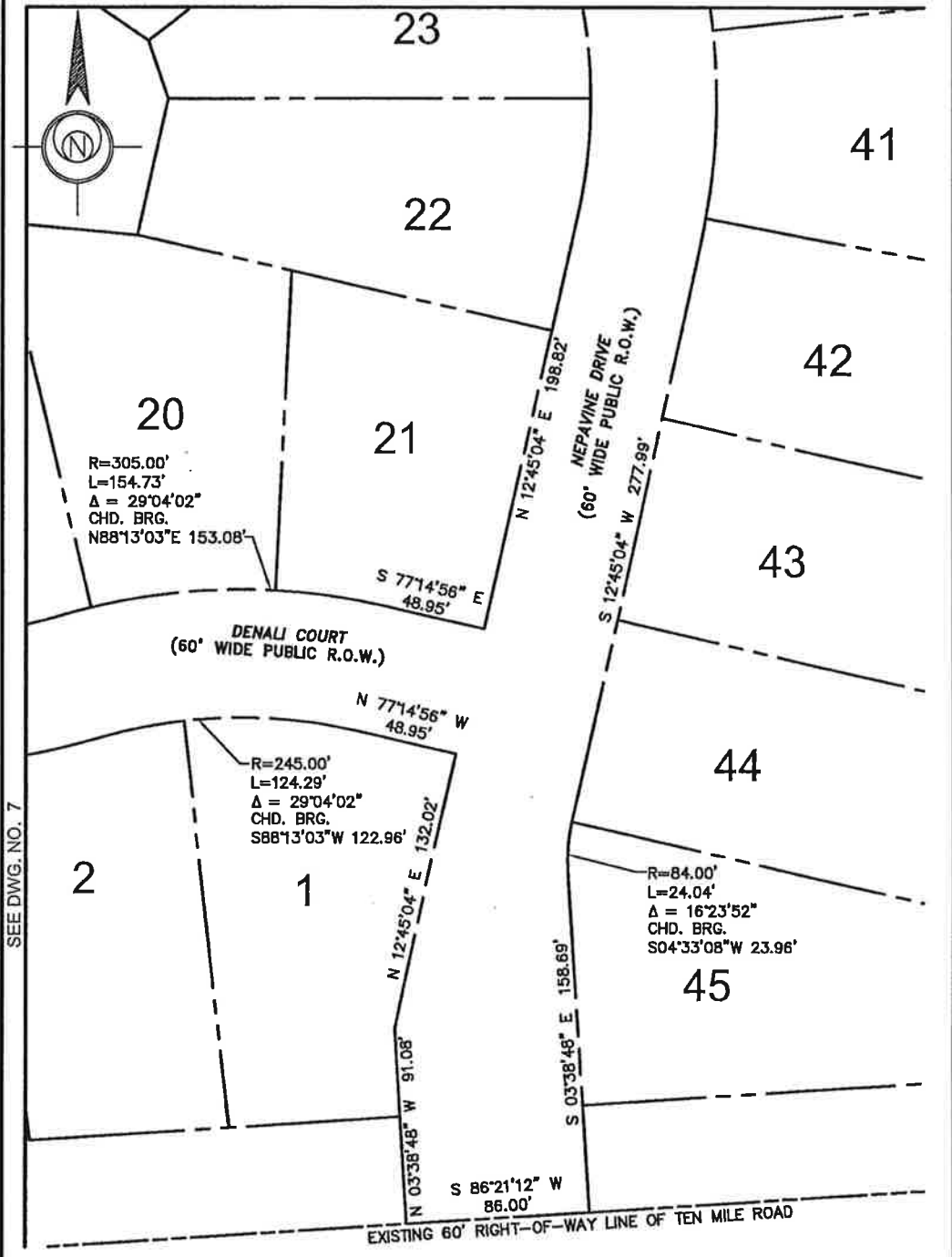


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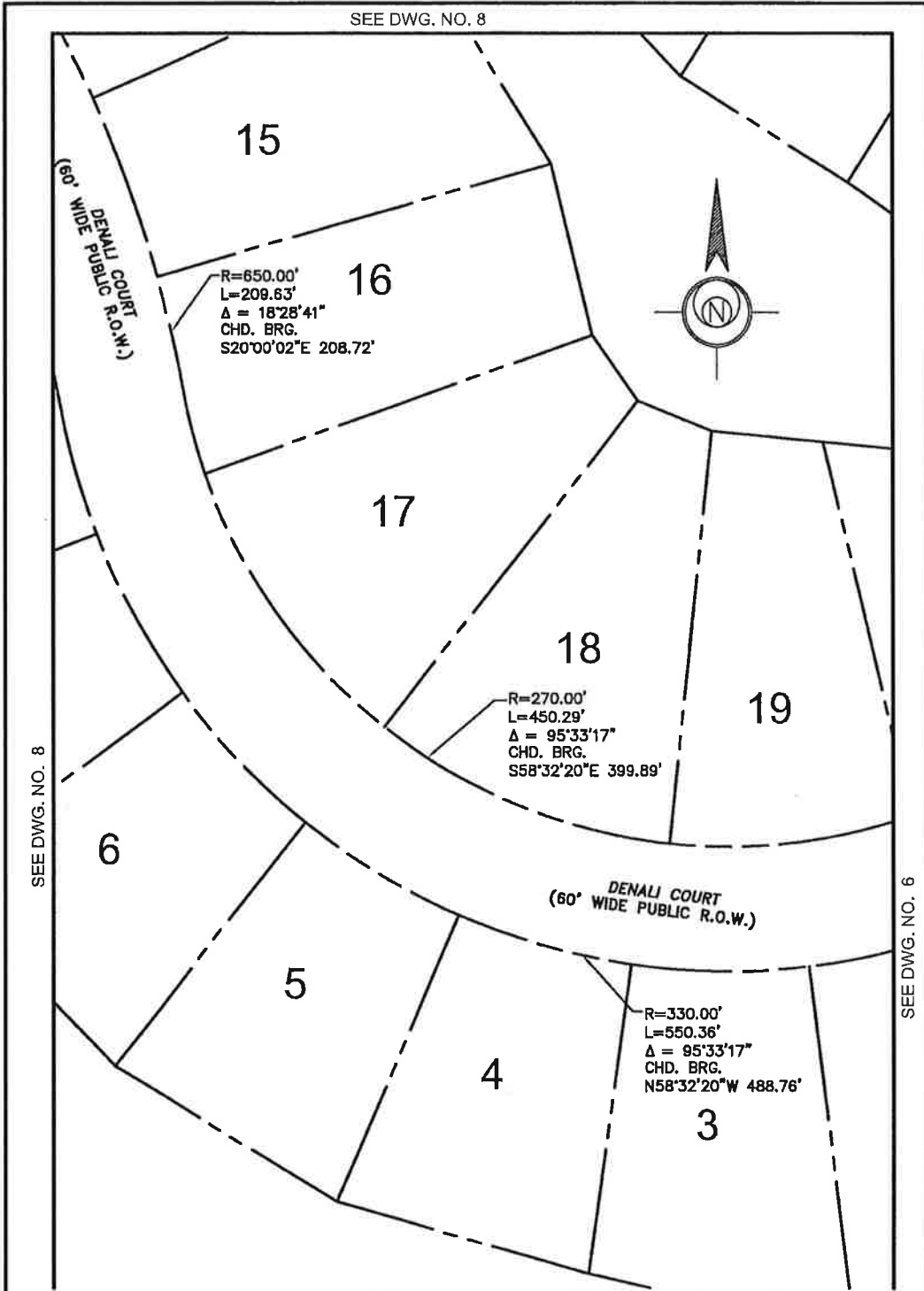
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LOCATED IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM PLAN
 NO. 2084, PART OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 8
 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.

	Land Planning Engineering Land Surveying	28004 Center Oaks Court Suite 200 Wixom, Michigan 48393 TEL: (248) 305-4013 FAX: (248) 305-4001
	CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS	
DESIGNED:	DRAWN: SRB	CHECKED: JIF
SCALE: 1" = 60'	DATE: 04 SEPT 2018	DWG. No.: 1936-ROW DED

SEE DWG. NO. 8



EXHIBIT

RIGHT-OF-WAY DEDICATION

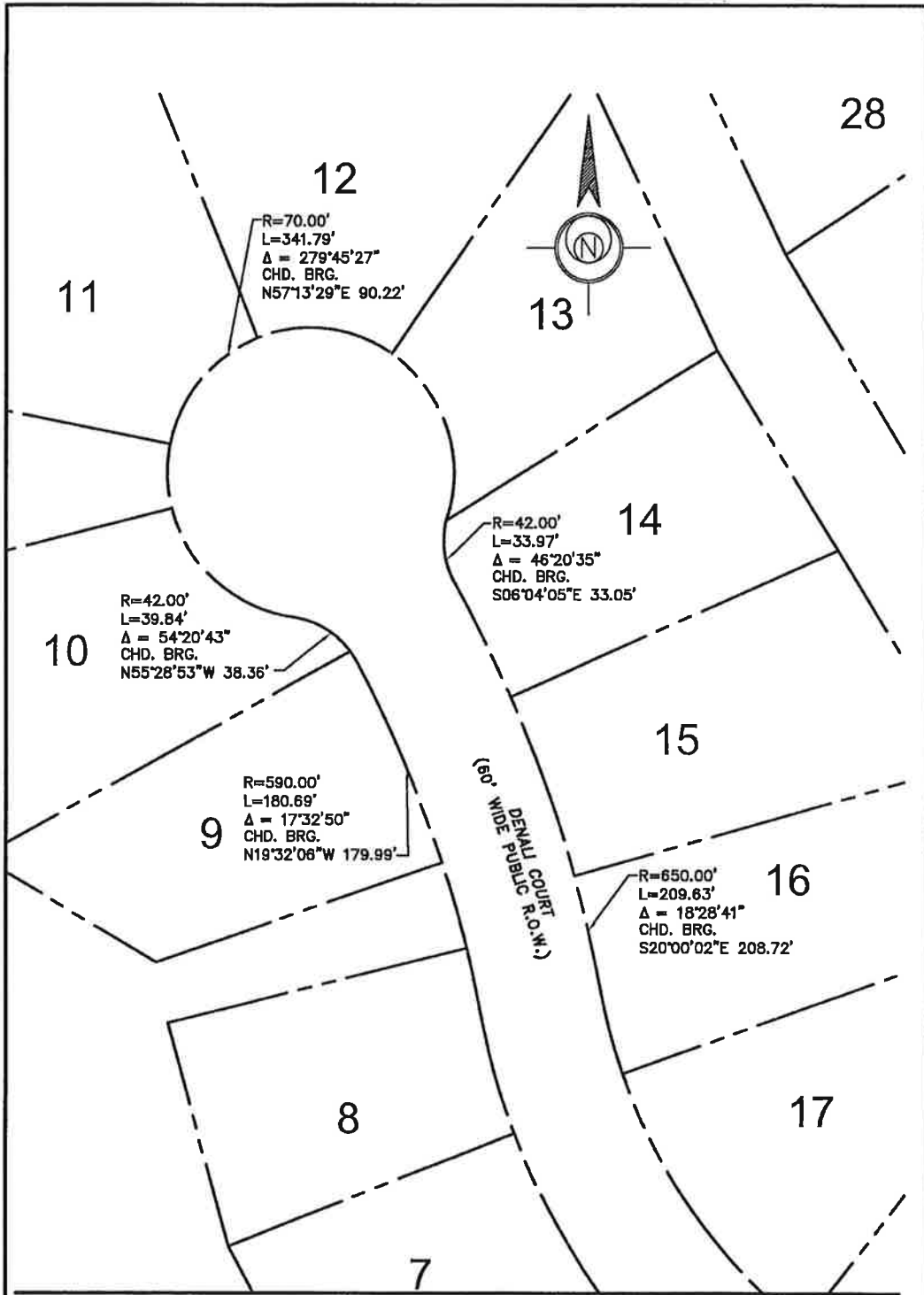
LOCATED IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM PLAN NO. 2084, PART OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.



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DESIGNED:	DRAWN: SRB	CHECKED: JIF
SCALE: 1" = 60'	DATE: 04 SEPT 2018	DWG. No.: 1936-ROW DED



SEE DWG. NO. 7

EXHIBIT

RIGHT-OF-WAY DEDICATION

LOCATED IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM PLAN NO. 2084, PART OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.



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DESIGNED:	DRAWN: SRB	CHECKED: JIF
SCALE: 1" = 60'	DATE: 04 SEPT 2018	DWG. No.: 1936--ROW DED

LEGAL DESCRIPTION

60 FOOT WIDE RIGHT-OF-WAY DEDICATION:

A RIGHT OF WAY DEDICATION OVER LAND IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2084, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SECTION 19 AND THE CENTERLINE OF NAPIER ROAD (120 FEET WIDE) N02°49'46"W, 1318.44 FEET TO THE SOUTH LINE OF ISLAND LAKE ORCHARDS O.C.C.P. # 1552; THENCE ALONG SAID LINE N86°03'33"E, 946.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE N86°03'33"E, 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S03°56'27"E, 165.69 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 229.81 FEET, CHORD BEARING S30°48'46"E, 221.48 FEET; THENCE S57°41'05"E, 51.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEPAVINE COURT (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N32°18'55"E, 88.07 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 51.31 FEET, CHORD BEARING N37°58'09"E, 51.23 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 30.25 FEET, CHORD BEARING N22°59'25"E, 29.60 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 339.90 FEET, CHORD BEARING S38°32'10"E, 91.65 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 47.08 FEET, CHORD BEARING S68°27'36"W, 44.65 FEET; THENCE ALONG A CURVE TO THE LEFT, A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 14.08 FEET, CHORD BEARING S34°19'57"W, 14.08 FEET; THENCE S32°18'55"W, 88.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S57°41'05"E, 90.94 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 119.23 FEET, CHORD BEARING S46°29'10"E, 118.47 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KENNEBEE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N60°21'26"E, 91.26 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 145.30 FEET, CHORD BEARING N74°00'19"E, 143.93 FEET; THENCE N87°39'12"E, 31.23 FEET TO THE WESTERLY LINE OF ISLAND LAKE ORCHARDS O.C.C.P. # 1552; THENCE ALONG SAID LINE S02°20'47"E, 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KENNEBEE DRIVE (60 FEET DRIVE); THENCE ALONG SAID RIGHT-OF-WAY LINE S87°39'12"W, 31.23 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 116.72 FEET, CHORD BEARING S74°00'19"W, 115.62 FEET; THENCE S60°21'26"W, 91.26 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 195.62 FEET, CHORD BEARING S05°37'24"E, 192.29 FEET; THENCE S12°45'04"W, 277.99 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, AN ARC LENGTH OF 24.04 FEET, CHORD BEARING S04°33'08"W, 23.96 FEET; THENCE S03°38'48"E, 158.69 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TEN MILE ROAD (120 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S86°21'12"W, 86.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (VARIABLE WIDTH); THENCE ALONG SAID RIGHT-OF-WAY LINE N03°38'48"W, 91.08 FEET; THENCE N12°45'04"E, 132.02 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF DENALI COURT (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N77°14'56"W, 48.95 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 124.29 FEET, CHORD BEARING S88°13'03"W, 122.96 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 550.36 FEET, CHORD BEARING N58°32'20"W, 488.76 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 590.00 FEET, AN ARC LENGTH OF 180.69 FEET, CHORD BEARING N19°32'06"W, 179.99 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 39.84 FEET, CHORD BEARING N55°28'53"W, 38.36 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 341.79 FEET, CHORD BEARING N57°13'29"E, 90.22 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 33.97 FEET, CHORD BEARING S06°04'05"E, 33.05 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 209.63 FEET, CHORD BEARING S20°00'02"E, 208.72 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 450.29 FEET, CHORD BEARING S58°32'20"E, 399.89 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 154.73 FEET, CHORD BEARING N88°13'03"E, 153.08 FEET; THENCE S77°14'56"E, 48.95 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N12°45'04"E, 198.82 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 301.19 FEET, CHORD BEARING N22°28'01"W, 282.58 FEET; THENCE N57°41'05"W, 202.11 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 286.09 FEET, CHORD BEARING N30°48'46"W, 275.72 FEET; THENCE N03°56'27"W, 165.69 FEET TO THE POINT OF BEGINNING.

EXHIBIT

RIGHT-OF-WAY DEDICATION

LOCATED IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM PLAN NO. 2084, PART OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.



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CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS

DESIGNED:	DRAWN: SRB	CHECKED: JIF	
SCALE: 1" = 60'	DATE: 04 SEPT 2018	DWG. No.: 1936-ROW DED	



LEGAL REVIEW TRANSMITTAL FORM

Engineering Documents

(Include the Transmittal with every submittal)

CITY USE ONLY	
Date Received: _____	
Legal Permit No: PL13-0042	
Legal Fees Paid: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Engineer: D.Rechtien	

PROJECT INFORMATION:	
Site Plan No:	JSP13-0069
Project Name:	Island Lake Phase 8
Site Address:	

PRIMARY CONTACT INFORMATION: (To be filled by Applicant)			
Contact Name:	Scott Hansen	Phone:	248-305-4020
Company:	Toll Brothers, Inc.	E-mail:	shansen@tollbrothers.com
Contact Address:	28004 Center Oaks Ct, Ste 200, Wixom, MI 48393		

TYPE OF SUBMITTAL:	
<input type="checkbox"/> Initial Draft	<input type="checkbox"/> Final Signed and Notarized (Sign in black ink only or County will reject) Consent page on the easement form should be signed by any lenders on the property
<input type="checkbox"/> Revised Draft	

- SUBMITTAL INSTRUCTIONS:**
- Digital copies are also accepted via e-mail for initial and revised drafts. E-mail: hsmith@cityofnovi.org
 - Hard copies are required for final signed and notarized submittal.
 - All exhibits should be letter or legal sized (24" x 36" will not be accepted unless requested).
 - Make sure all the legal fees are paid prior to submittal.

LEGAL DOCUMENTS REQUIRED:
All items checked below should be submitted together. **Incomplete submittals will not be processed.**

- | | |
|---|--|
| <input type="checkbox"/> 10: Off-site Title Policy | <input type="checkbox"/> 23: R.O.W. Warranty Deed (add'l on ex. rd.) |
| <input type="checkbox"/> 11: Off-Site Temporary Construction Agreement | <input type="checkbox"/> 24: R.O.W. Warranty Deed (new road) |
| <input type="checkbox"/> 12: Off-Site Storm Sewer and Drainage | <input type="checkbox"/> 25: Roads Bill Of Sale |
| <input type="checkbox"/> 13: Off-Site Sanitary Sewer Easement | <input type="checkbox"/> 26: Roads Sworn Statement
(Signed by DEVELOPER Only) |
| <input type="checkbox"/> 14: Off-Site Water Main Easement | <input type="checkbox"/> 27: Roads Waivers Of Lien
(Signed by ROADS CONTRACTOR Only) |
| <input checked="" type="checkbox"/> 15: Title Policy updated | <input type="checkbox"/> 28: Ingress-Egress Easement |
| <input type="checkbox"/> 16: Storm Drain Facility Maintenance Easement | <input type="checkbox"/> 29: Cross-Access Easement |
| <input type="checkbox"/> 17: Sanitary Sewer Easement | <input type="checkbox"/> 30: Emergency Access Easement |
| <input type="checkbox"/> 18: Sanitary Sewer Manhole Access Easement | <input type="checkbox"/> 31: Sidewalk or Pathway Easement |
| <input type="checkbox"/> 19: Water Main Easement | <input type="checkbox"/> 32: Boardwalk Bill of Sale |
| <input type="checkbox"/> 20: Utilities Bill of Sale (SanSew/WM) | <input type="checkbox"/> 33: Other |
| <input type="checkbox"/> 21: Utilities Sworn Statement (SanSew/WM)
(Signed by DEVELOPER Only) | |
| <input type="checkbox"/> 22: Utility Waivers Of Lien
(Signed by UTILITY CONTRACTOR Only) | |

MAINTENANCE/FINANCIAL GUARANTEES
Submit directly to Bond Coordinator under **SEPARATE COVER**. For any questions, call Angela Sosnowski, @ 248-347-0441

Additional Documents may be required during the review process



First American Title™

Owner's Policy of Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

POLICY NUMBER

5011400-2409417e

Name and Address of Title Insurance Company:

FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California 92707

File No.: 106-19000461-EST

Address Reference: ROAD DED PRESERVE AT ISL LAKE CONDO,
Novi, MI 48375

Amount of Insurance: \$10,000.00

Premium: \$343.43

Date of Policy: June 12, 2019 at 12:00 AM

1. Name of Insured:

City of Novi

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

City of Novi

4. The Land referred to in this policy is described as follows:

See Attached Exhibit A

Westminster Title Agency, Inc.

Richard D. Maxwell

(This Schedule A valid only when Schedule B is attached)

 First American Title™	Owner's Policy of Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule B	POLICY NUMBER 5011400-2409417e

File No.: 106-19000461-EST

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.
5. Taxes and assessments not due and payable at Policy Date.

NOTE: Exception(s) numbered 1-4 above is/are hereby deleted. (Exception No. 5 cannot be removed.)

6. Building and use restrictions, agreements, easements and rights of way of record.
7. Rights of co-owners in The Reserve of Island Lake in general common elements and limited common elements as set forth in Master Deed recorded in Liber 46110, Pages 828, inclusive, as amended, in associated condominium documents, and as described in Act 59 of the Public Acts of 1978, as amended, and all the terms and conditions, regulations, restrictions, easements and other matters set forth in the above described Master Deed, associated documents and statutes.
8. Harvest Lake of Novi Residential Unit Development Agreement (the "RUD Agreement") entered into by the prior owner of the property submitted to the Condominium and the City of Novi and recorded at Liber 18279, Pages 716 through 855, both inclusive, Oakland County Records. To include more land therein, the RUD Agreement was amended by a Harvest Lake of Novi First Amendment of Residential Unit Development Agreement dated as of July 22, 1999, and recorded at Liber 20818, Pages 15 through 40, both inclusive, Oakland County Records, as further amended by that certain Second Amendment to Residential Unit Development Agreement dated July 2, 2003, recorded at Liber 29801, Pages 7 through 23, both inclusive, Oakland County Records, as further amended by that certain Third Amendment to Residential Unit Development Agreement dated July 21, 2003, recorded at Liber 30402, Pages 1 through 15, both inclusive, Oakland County Records, as further amended by that certain. On March 14, 2005, the Declarant caused both a Fourth Amendment to Residential Unit Development Agreement dated March 14, 2005, recorded at Liber 35126, Pages 758-772, both inclusive, Oakland County Records, as further amended by that certain Fifth Amendment to Residential Unit Development Agreement dated March 14, 2005, recorded at Liber 35126, Pages 773 through 794, both inclusive, Oakland County Records, and further amended by that certain Sixth Amendment to RUD Agreement dated May 23, 2013 Liber 45833, Page 95, Oakland County Records
9. Island Lake of Novi Community Association Declaration of Covenants Conditions and Restrictions, dated June

SCHEDULE B

(Continued)

19, 2000, recorded on June 21, 2000 at Liber 21518, Pages 318 through 345, both inclusive, Oakland County Records, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions dated June 22, 2001, recorded at Liber 23097, Pages 301 through 309, both inclusive, Oakland County Records, as further amended by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions dated August 20, 2003, recorded at Liber 30418, Pages 397 through 410, both inclusive, Oakland County Records, as further amended by that certain Third Amendment to Declaration, Covenants and Restrictions dated June 22, 2006, recorded at Liber 37780, Pages 677 through 690, both inclusive, Oakland County Records, and as further amended by that certain Fourth Amendment to Declaration, Covenants and Restrictions dated July 19, 2013, recorded at Liber 46088, Pages 684 through 6969 both inclusive, Oakland County Records

 First American Title™	Owner's Policy of Title Insurance
	<small>ISSUED BY</small> First American Title Insurance Company
Schedule C	<small>POLICY NUMBER</small> 5011400-2409417e

File No.: 106-19000461-EST

LEGAL DESCRIPTION

The Land referred to in this policy is described as follows:

See Attached Exhibit A

Exhibit A

Property Located in the City of Novi, County of Oakland, State of Michigan:

60 FOOT WIDE RIGHT-OF-WAY DEDICATION:

A RIGHT OF WAY DEDICATION OVER LAND IN THE PRESERVE AT ISLAND LAKE CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2084, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SECTION 19 AND THE CENTERLINE OF NAPIER ROAD (120 FEET WIDE) N02°49'46"W, 1318.44 FEET TO THE SOUTH LINE OF ISLAND LAKE ORCHARDS O.C.C.P. # 1552; THENCE ALONG SAID LINE N86°03'33"E, 946.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE N86°03'33"E, 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S03°56'27"E, 165.69 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 229.81 FEET, CHORD BEARING S30°48'46"E, 221.48 FEET; THENCE S57°41'05"E, 51.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEPAVINE COURT (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N32° 18'55" E, 88.07 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 51.31 FEET, CHORD BEARING N37°58'09"E, 51.23 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 30.25 FEET, CHORD BEARING N22°59'25"E, 29.60 FEET; THENCE AONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 339.90 FEET, CHORD BEARING S38°32'10"E, 91.65 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 47.08 FEET, CHORD BEARING S68°27'36"W, 44.65 FEET; THENCE ALONG A CURVE TO THE LEFT, A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 14.08 FEET, CHORD BEARING S34°19'57"W, 14.08 FEET; THENCE S32°18'55"W, 88.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S57°41'05"E, 90.94 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 119.23 FEET, CHORD BEARING S46°29'10"E, 118.47 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KENNEBEE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY N60°21'26"E, 91.26 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 145.30 FEET, CHORD BEARING N74°00'19"E, 143.93 FEET; THENCE N87°39'12"E, 31.23 FEET TO THE WESTERLY LINE OF ISLAND LAKE ORCHARDS O.C.C.P. # 1552; THENCE ALONG SAID LINE S02°20'47"E, 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KENNEBEE DRIVE (60 FEET DRIVE); THENCE ALONG SAID RIGHT-OF-WAY LINE S87°39'12"W, 31.23 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 116.72 FEET, CHORD BEARING S74°00'19"W, 115.62 FEET; THENCE S60°21'26"W, 91.26 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 195.62 FEET, CHORD BEARING S05°37'24"E, 192.29 FEET; THENCE S12°45'04"W, 277.99 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, AN ARC LENGTH OF 24.04 FEET, CHORD BEARING S04°33'08"W, 23.96 FEET; THENCE S03°38'48"E, 158.69 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TEN MILE ROAD (120 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S86°21'12"W, 86.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NEPAVINE DRIVE (VARIABLE WIDTH); THENCE ALONG SAID RIGHT-OF-WAY LINE N03°38'48"W, 91.08 FEET; THENCE N12°45'04"E, 132.02 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF DENALI COURT (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N77°14'56"W, 48.95 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 124.29 FEET, CHORD BEARING S88i3'03"W, 122.96 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 550.36 FEET, CHORD BEARING N58°32'20"W, 488.76 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 590.00 FEET, AN ARC LENGTH OF 180.69 FEET, CHORD BEARING N19°32'06"W, 179.99 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 39.84 FEET, CHORD BEARING N55°28'53"W, 38.36 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 341.79 FEET, CHORD BEARING

Continued

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