



**CITY OF NOVI CITY COUNCIL  
SEPTEMBER 25, 2023**

**SUBJECT:** Acceptance of Conservation Easement from Sakura Novi, LLC being offered as a part of JSP 22-09 Sakura Novi, for property located in Section 23, north of Grand River Avenue, south of Eleven Mile Road, and east of Town Center Drive.

**SUBMITTING DEPARTMENT:** Community Development, Planning

**BACKGROUND INFORMATION:**

The applicant received site plan approval of a mixed-use development including offices, retail uses, and restaurant spaces. Multifamily residential rental units (132) in 22 townhome buildings will be located on the northern portion of the site with access to Eleven Mile Road.

The Planning Commission recommended approval on July 13, 2022, and the City Council granted approval of the Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Storm Water Management Plan on August 8, 2022. Final Site Plan approval was granted administratively on August 11, 2023.

The applicant is offering a Conservation Easement for the purpose of protecting Woodlands and Open Space. The subject areas shall be perpetually preserved and maintained in their natural and undeveloped condition, unless authorized by permit from the City. The proposed conservation area is approximately  $\pm 0.19$  Acres.

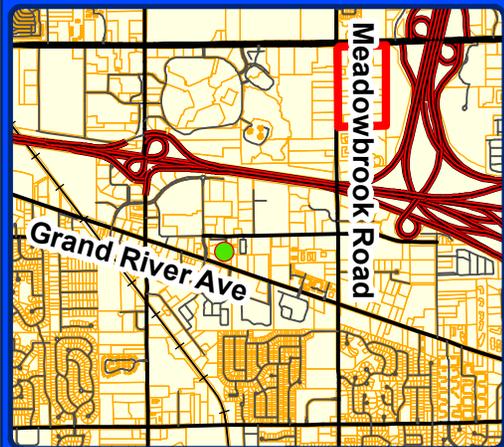
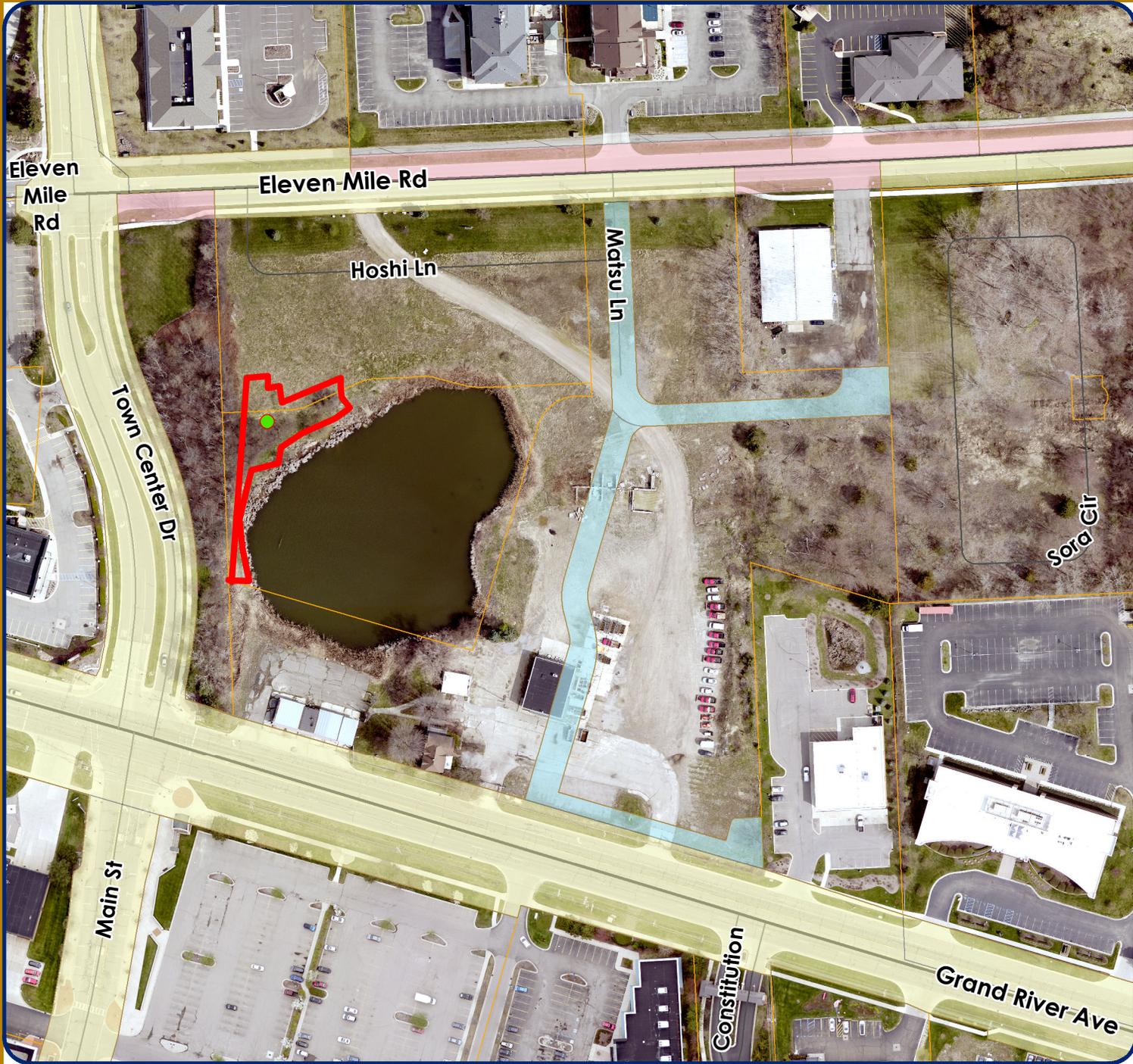
The easement has been reviewed by the City's professional staff and consultants. The easement is in a form acceptable to the City Attorney's office for acceptance by the City Council.

**RECOMMENDED ACTION:** Acceptance of Conservation Easement from Sakura Novi, LLC being offered as a part of JSP 22-09 Sakura Novi, for property located in Section 23, north of Grand River Avenue, south of Eleven Mile Road, and east of Town Center Drive.

**MAP**  
**Location Map with  
Conservation Easement Areas**

# Sakura Open Space & Woodland Conservation Easement

## LOCATION



**LEGEND**

 Easement Area

**Right of Way**

-  Dedicated
-  Highway Easement
-  Prescriptive
-  Private

**City of Novi**  
 Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Heather Zeigler  
 Date: 9/11/2023  
 Project: TOWNES OF MAIN STREET  
 Version #: 1

0 37.5 75 150 225 Feet  
 1 inch = 170 feet



**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.

**EXECUTED CONSERVATION EASEMENT**

## CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT made this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between Sakura Novi Residential, LLC, a Michigan limited liability company, whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301 and Sakura Novi, LLC, a Michigan limited liability company, whose address is 350 N. Old Woodward Avenue, Suite 300, Birmingham, Michigan 48009 (collectively, hereinafter the "Grantor"), and the City of Novi, and its successors or assigns, whose address is 45175 West Ten Mile Road, Novi, Michigan, 48375, (hereinafter the "Grantee").

### RECITATIONS:

A. Each Grantor owns a portion of a certain parcel of land situated in Section 23 of the City of Novi, Oakland County, Michigan, described in Exhibit A as "Parent Parcel", and depicted in Exhibit B attached hereto and made a part hereof (the "Property"). Grantor has received final site plan approval for construction of a commercial development on the Property, subject to provision of an appropriate easement to permanently protect the woodlands and open space thereon from destruction or disturbance. Grantor desires to grant such an easement in order to protect the area.

B. The Conservation Easement Area (the "Easement Area") situated on the Property are more particularly described in Exhibit A and depicted in Exhibit B attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$ 1.00), in hand paid, the receipt and adequacy of which are hereby acknowledged, Grantor hereby reserves, conveys and grants the following Conservation Easement, which shall be binding upon the Grantor, and the City, and their respective heirs, successors, assigns and/or transferees and shall be for the benefit of the City, Grantor and purchasers of the property and their respective heirs, successors, assigns and/or transferees. This Conservation Easement is dedicated pursuant to subpart 11 of part 21 of the Natural Resources and Environmental Protection Act being MCL 324.2140, et. Seq., upon the terms and conditions set forth herein as follows:

1. The purpose of this Conservation Easement is to protect the woodlands and open space, as described in Exhibit A attached as "Conservation Easement" and depicted in Exhibit B attached hereto and made a part hereof. The subject area shall be perpetually preserved and maintained, in its natural and undeveloped condition, unless authorized by permit from the City, and, if applicable, the Michigan Department of Environment, Great Lakes & Energy and the appropriate federal agency.

2. Except for and subject to the activities which have been expressly authorized by permit, there shall be no disturbance of the Easement Area, including altering the topography of; placing fill material in; dredging, removing or excavating soil, minerals, or trees, and from constructing or placing any structures on; draining surface water from; or plowing, tilling, cultivating, or otherwise altering or developing, and/or constructing, operating, maintaining any use or development in the Easement Area.

3. No grass or other vegetation shall be planted in the Easement Area with the exception of plantings approved, in advance, by the City in accordance with all applicable laws and ordinances.

4. The area identified on Exhibit B as Conservation Easement shall be forever reserved and preserved, in the condition specifically approved by the City in accordance with applicable laws and ordinances.

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

6. In the event that either Grantor shall at any time fail to carry out the responsibilities specified within this Document, and/or in the event of a failure to preserve and/or maintain the Conservation Area in reasonable order and condition, the City may serve written notice upon the Grantor setting forth the deficiencies in maintenance and/or preservation. Notice shall also set forth a demand that the deficiencies be cured within a stated reasonable time period, and the date, time and place of the hearing before the City Council, or such other Council, body or official delegated by the City Council, for the purpose of allowing the Grantor to be heard as to why the City should not proceed with the maintenance and/or preservation which has not been undertaken. At the hearing, the time for curing the deficiencies and the hearing itself may be extended and/or continued to a date certain. If, following the hearing, the City Council, or other body or official, designated to conduct the hearing, shall determine that maintenance and/or preservation have not been undertaken within the time specified in the notice, the City shall thereupon have the power and authority, but not obligation, to enter upon the property, or cause its agents or contractors to enter upon the property and perform such maintenance and/or preservation as reasonably found by the City to be appropriate. The cost and expense of making and financing such maintenance and/or preservation, including the cost of notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in the amount of 25% of the total of all costs and expenses incurred, shall be paid by the Grantor, and such amount shall constitute a lien on an equal pro rata basis as to all of the lots on the property. The City may require the payment of such monies prior to the commencement of work. If such costs and expenses have not been paid within 30 days of a billing to the Grantor, all unpaid amounts may be placed on the delinquent tax roll of the City, pro rata, as to each lot, and shall accrue interest and penalties, and shall be collected as, and shall be deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against the Grantor, and, in such event, the Grantor shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

7. Within 90 days after the Conservation Easement shall have been recorded, Grantor at its sole expense, shall place such signs, defining the boundaries of the Easement Area and, describing its protected purpose, as indicated herein.

8. This Conservation Easement has been made and given for a consideration of a value less than One Hundred (\$100.00) Dollars, and, accordingly, is (i) exempt from the State

Transfer Tax, pursuant to MSA 7.456(26)(2) and (ii) exempt from the County Transfer Tax, pursuant to MSA 7.456(5)(a).

9. Grantor shall state, acknowledge and/or disclose the existence of this Conservation Easement on legal instruments used to convey an interest in the property.

10. The property will be established as a condominium by the recording of a Master Deed that includes the Property and upon such event, the obligations of the Grantor set forth in paragraph 6 shall automatically transfer to the association established to administer the condominium.

IN WITNESS WHEREOF, Grantor and Grantee have executed the Conservation Easement as of the day and year first above set forth.

\*If applicable to the particular development. If not, remove.

(Grantor)

**SAKURA NOVI RESIDENTIAL, LLC,**  
a Michigan limited liability company

By: Robertson Brothers Co.,  
a Michigan corporation, Manager

By:   
\_\_\_\_\_  
Darian L. Neubecker,  
Its: Chief Operating Officer

AND BY:

**AIKENS SAKURA RESIDENTIAL, LLC,**  
a Michigan limited liability company,  
Member

By: \_\_\_\_\_  
G. Scott Aikens,  
Its: Authorized Signatory

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me in Oakland County, Michigan this 3 day of August, 2023 by Darian L. Neubecker, the Chief Operating Officer of Robertson Brothers Co., a Michigan corporation, Manager, of **SAKURA NOVI RESIDENTIAL, LLC**, a Michigan limited liability company, on behalf of the corporation and company.



Nicole L. Burchard  
\_\_\_\_\_, Notary Public  
Oakland County, Michigan  
Acting in oakland County, Michigan  
My Commission Expires: Apr 3, 2028

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me in Oakland County, Michigan this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by G Scott Aikens, Authorized Signatory for Aikens Sakura Residential, LLC, a Michigan limited liability company, Member of **SAKURA NOVI RESIDENTIAL, LLC**, a Michigan limited liability company, on behalf of the company.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
\_\_\_\_\_, County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

Transfer Tax, pursuant to MSA 7.456(26)(2) and (ii) exempt from the County Transfer Tax, pursuant to MSA 7.456(5)(a).

9. Grantor shall state, acknowledge and/or disclose the existence of this Conservation Easement on legal instruments used to convey an interest in the property.

10. The property will be established as a condominium by the recording of a Master Deed that includes the Property and upon such event, the obligations of the Grantor set forth in paragraph 6 shall automatically transfer to the association established to administer the condominium.

IN WITNESS WHEREOF, Grantor and Grantee have executed the Conservation Easement as of the day and year first above set forth.

\*If applicable to the particular development. If not, remove.

(Grantor)

**SAKURA NOVI RESIDENTIAL, LLC,**  
a Michigan limited liability company

By: Robertson Brothers Co.,  
a Michigan corporation, Manager

By: \_\_\_\_\_  
Darian L. Neubecker,  
Its: Chief Operating Officer

AND BY:

**AIKENS SAKURA RESIDENTIAL, LLC,**  
a Michigan limited liability company,  
Member

By:  \_\_\_\_\_  
G. Scott Aikens,  
Its: Authorized Signatory

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me in Oakland County, Michigan this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by Darian L. Neubecker, the Chief Operating Officer of Robertson Brothers Co., a Michigan corporation, Manager, of **SAKURA NOVI RESIDENTIAL, LLC**, a Michigan limited liability company, on behalf of the corporation and company.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
\_\_\_\_\_, County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me in Oakland County, Michigan this 3rd day of August, 2023 by G Scott Aikens, Authorized Signatory for Aikens Sakura Residential, LLC, a Michigan limited liability company, Member of **SAKURA NOVI RESIDENTIAL, LLC**, a Michigan limited liability company on behalf of the company.

Donna Nagle  
\_\_\_\_\_  
Oakland Notary Public  
\_\_\_\_\_, County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires: 11/11/28

DONNA NAGLE  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires Nov. 11, 2028  
Acting in the County of Oakland

**SAKURA NOVI, LLC,**  
a Michigan limited liability company

By:   
G. Scott Aikens, Manager

STATE OF MICHIGAN     )  
                                  ) ss.  
COUNTY OF OAKLAND    )

The foregoing instrument is acknowledged before me in Oakland County, Michigan this 3<sup>RD</sup> day of August, 2023 by G. Scott Aikens, Manager of Sakura Novi, LLC, a Michigan limited liability company, on behalf of the company.

  
Oakland, Notary Public  
County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires: 11/11/28

DONNA NAGLE  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires Nov. 11, 2028  
Acting in the County of \_\_\_\_\_

(Grantee)  
CITY OF NOVI,  
a Municipal Corporation

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF MICHIGAN     )  
                                  ) ss  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2023, by, \_\_\_\_\_, on behalf of the City of Novi, a Municipal Corporation.

\_\_\_\_\_  
Notary Public  
Oakland County, Michigan  
Acting in \_\_\_\_\_ County, MI  
My Commission Expires: \_\_\_\_\_

Drafted By:

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

After Recorded Return to:

Cortney Hanson, City Clerk, City of Novi

45175 Ten Mile Road

Novi, Michigan 48375-3024

**EXHIBIT A  
CONSERVATION  
EASEMENT**

**PARENT PARCEL**  
ID 22-23-126-018

A PARCEL OF LAND IN A PART OF THE NORTH 1/2 OF SECTION 23, T. 01 N, R. 08 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 23, T. 01 N, R. 08 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 23 N88°24'51"E 264.75 FEET; THENCE S01°27'28"E 35.00 FEET TO THE POINT OF BEGINNING; THENCE S01°27'28"E, 491.50 FEET; THENCE S89°26'20"W, 403.87 FEET; THENCE N71°19'30"W, 170.45 FEET; THENCE S00°17'20"E 361.42 FEET TO THE NORTH LINE OF GRAND RIVER AVE. (60 FEET WIDE NORTHERLY HALF); THENCE ALONG SAID NORTH LINE N71°44'00"W, 649.31 FEET; THENCE N00°00'00"E 584.46 FEET TO THE SOUTH LINE OF 11 MILE ROAD (35 FEET WIDE SOUTH HALF); THENCE ALONG SAID SOUTH LINE N89°34'00"E 612.61 FEET ; THENCE S00°17'20"E, 208.00 FEET; THENCE N89°34'00"E, 172.00 FEET; THENCE N00°17'20"W, 208.00 FEET TO THE SOUTH LINE OF SAID 11 MILE ROAD; THENCE ALONG SAID SOUTH LINE N89°34'00"E, 118.09 FEET AND N88°24'51"E, 265.02 FEET TO THE POINT OF BEGINNING.

**CONSERVATION EASEMENT**

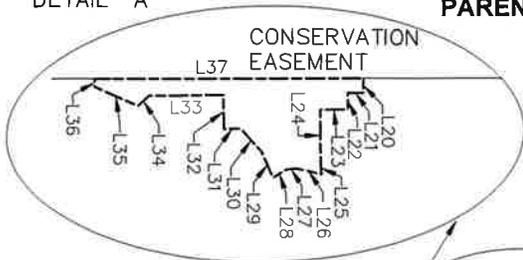
LAND IN A PART OF THE NORTH 1/2 OF SECTION 23, T. 01 N, R. 08 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 23, T. 01 N, R. 08 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 23 N88°24'51"E 264.75 FEET; THENCE S01°27'28"E 35.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 11 MILE ROAD; THENCE ALONG SAID SOUTH LINE S88°24'51"W, 265.02 FEET AND S89°34'00"W, 118.09 FEET; THENCE S00°17'20"E, 208.00 FEET; THENCE S89°34'00"W 172.00 FEET; THENCE N00°17'20"W, 208.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 11 MILE ROAD; THENCE ALONG SAID SOUTH LINE S89°34'00"W 612.61 FEET; THENCE S00°00'00"E 207.49 FEET TO THE POINT OF BEGINNING OF A CONSERVATION EASEMENT; THENCE S89°43'11"E, 13.03 FEET; THENCE S00°26'00"E, 13.52 FEET; THENCE N90°00'00"E, 14.50 FEET; THENCE S00°00'00"E, 24.28 FEET; THENCE N89°36'25"E, 46.00 FEET; THENCE N85°42'34"E, 11.16 FEET; THENCE S13°37'44"W, 22.39 FEET; THENCE S08°26'45"E, 8.74 FEET; THENCE S31°28'27"E, 13.37 FEET; THENCE S66°08'12"W, 25.07 FEET; THENCE S48°22'48"W, 27.49 FEET; THENCE S00°25'59"E, 14.90 FEET; THENCE S89°34'01"W, 29.78 FEET; THENCE S00°25'59"E, 65.55 FEET; THENCE S41°42'36"E, 13.53 FEET; THENCE S23°58'35"W, 41.96 FEET; THENCE N90°00'00"W, 7.06 FEET; THENCE N00°00'00"E, 236.03 FEET TO THE POINT OF BEGINNING, CONTAINING ±0.19 ACRES.

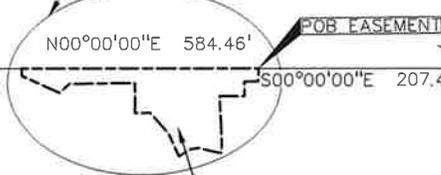
LINE TABLE FOR CONSERVATION EASEMENT					
Line #	Direction	Length	Line #	Direction	Length
L20	S89°43'11"E	13.03'	L29	S66°08'12"W	25.07'
L21	S00°26'00"E	13.52'	L30	S48°22'48"W	27.49'
L22	N90°00'00"E	14.50'	L31	S00°25'59"E	14.90'
L23	S00°00'00"E	24.28'	L32	S89°34'01"W	29.78'
L24	N89°36'25"E	46.00'	L33	S00°25'59"E	65.55'
L25	N85°42'34"E	11.16'	L34	S41°42'36"E	13.53'
L26	S13°37'44"W	22.39'	L35	S23°58'35"W	41.96'
L27	S08°26'45"E	8.74'	L36	N90°00'00"W	7.06'
L28	S31°28'27"E	13.37'	L37	N00°00'00"E	236.03'

**EXHIBIT B  
CONSERVATION EASEMENT  
PARENT PARCEL**

DETAIL "A"



DETAIL "A"



GRAND RIVER AVE (US-16)  
(60 feet wide - Northernly Half)  
CENTERLINE OF GRAND RIVER AVE.  
N71°44'00"W 649.31'

CONSERVATION EASEMENT

PARENT PARCEL  
ID 22-23-126-018

NORTHWEST  
CORNER SECTION  
23, T.1N., R.8E.  
FOUND BRASS  
REMON CAP 17642  
IN MON BOX

NW CORNER OF  
THE E 1/2 OF  
THE NW 1/4,  
SECTION 23  
(CALCULATED  
1/16TH CORNER)

11 MILE ROAD  
(35' SOUTH 1/2 WIDTH)

60.00'  
S00°17'20"E 361.38'  
N00°17'20"W 208.00'  
S00°17'20"E 208.00'  
N89°34'00"E 172.00'  
S89°34'00"W 172.00'  
N00°17'20"W 208.00'  
S00°17'20"E 208.00'  
N89°34'00"E 118.09'  
S89°34'00"W 118.09'  
N88°24'51"E 265.02'  
S88°24'51"W 238.02'  
S01°27'28"E 491.50'  
S01°27'28"E 35.00'

N89°34'00"E 1336.75'(C)  
N89°34'00"E 612.61'  
S89°34'00"W 612.61'  
N89°34'00"E 1336.75'(C)  
N89°34'00"E 1336.75'(C)  
NORTH LINE SECTION 23  
N88°24'51"E 264.75'  
N88°24'51"E 264.75'

NORTH 1/4  
CORNER SECTION  
23, T.1N., R.8E.  
FOUND BRASS  
REMON CAP 24598  
IN MON BOX

NE CORNER SECTION 23,  
T.1N., R.8E. FOUND  
BRASS REMON CAP  
#24598 IN MON BOX

LEGEND:  
SECTION CORNER



0 75 150  
SCALE: 1" = 150'



SAKURA NOVI  
RESIDENTIAL, LLC  
6905 Telegraph Rd., Suite 200  
Bloomfield, Michigan 48301

SHEET 2 OF 2  
APRIL 13, 2023  
2018-0033

I: 644.613.2949  
www.peagroup.com

**ATTORNEYS APPROVAL LETTER**

ELIZABETH KUDLA SAARELA  
esaarela@rsjalaw.com

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



ROSATI | SCHULTZ  
JOPPICH | AMTSBUECHLER

September 1, 2023

Barb McBeth, City Planner  
City of Novi  
45175 Ten Mile Road  
Novi, MI 48375-3024

**RE: Sakura Novi JSP 22-09  
Conservation Easement**

Dear Ms. McBeth:

We have received and reviewed the final executed Conservation Easement and a title search for woodlands and open space for the Sakura Novi Development. The Conservation Easement is in the City's standard format to preserve open space and replacement trees within the development. The Conservation Easement exhibits have been reviewed and approved by the City's Consulting Engineer. The Conservation Easement may be placed on an upcoming City Council Agenda for approval and recording.

**This review is subject to additional comments by City Engineering Division and Planner.**

Should you have any questions or concerns relating to the issues set forth above, please feel free to contact me in that regard.

Very truly yours,

ROSATI SCHULTZ JOPPICH  
& AMTSBUECHLER PC

A handwritten signature in blue ink, appearing to read 'Elizabeth Kudla Saarela', is written over a horizontal line.

Elizabeth Kudla Saarela

EKS

C: Cortney Hanson, Clerk  
Charles Boulard, Community Development Director  
Lindsay Bell, Planner  
Ian Hogg, Planner

Barb McBeth, City Planner  
City of Novi  
September 1, 2023  
Page 2

Heather Ziegler, Planner  
James Hill, Planner  
Diana Shanahan, Planning Assistant  
Sarah Marchioni, Community Development Building Project Coordinator  
Angie Sosnowski, Community Development Bond Coordinator  
Ben Croy, City Engineer  
Rebecca Runkel, Project Engineer  
Adam Yako, Project Engineer  
Humna Anjum, Project Engineer  
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker  
Scott Aikens, Sakura Novi, LLC  
Thomas R. Schultz, Esquire

**ENGINEERING CONSULTANT'S APPROVAL LETTER**

August 21, 2023

Barb McBeth, City Planner  
City of Novi  
45175 Ten Mile Road  
Novi, Michigan 48375

Re: Sakura - Planning Document Review  
Novi # JSP22-0009  
SDA Job No. NV23-205  
**EXHIBITS APPROVED**

Dear Ms. McBeth,

We have reviewed the following document(s) received by our office on August 11, 2023 against the current submitted plan set. We offer the following comments:

**Submitted Documents:**

1. Conservation Easement – (executed 08/03/2023, exhibit dated 04/13/2023)  
Exhibits Approved.

The exhibits do not require further revisions for review. The draft exhibits are approved and ready for execution and City Council acceptance.

Sincerely,

**SPALDING DEDECKER**



Mike Freckelton, PE  
Project Engineer

Cc (via Email): Lindsay Bell, City of Novi  
Diana Shanahan, City of Novi  
Sarah Marchioni, City of Novi  
Adam Yako, City of Novi  
Taylor Reynolds, Spalding DeDecker  
Ted Meadows, Spalding DeDecker  
Humna Anjum, City of Novi  
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler