



CITY of NOVI CITY COUNCIL

Agenda Item C
September 12, 2016

SUBJECT: Acceptance of a pathway easement as a donation from K&S Investment Group, Inc. along the east side of Beck Road south of Pontiac Trail to allow for construction of a pathway segment as part of the 2016 Pathways Program (Parcel 22-04-100-012).

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division 674

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The owner of K&S Plaza, K&S Investment Group, Inc., is requesting acceptance of a pathway easement for the construction of a 200 foot, 6-foot wide concrete pathway along the east side of Beck Road south of Pontiac Trail (Segment 10) as part of the 2016 Pathways Program (see attached map). This project will be completed in spring 2017.

The enclosed pathway easement has been favorably reviewed by the City Attorney (Beth Saarela's September 2, 2016 letter, attached) and is recommended for approval.

RECOMMENDED ACTION:

Acceptance of a pathway easement as a donation from K&S Investment Group, Inc. along the east side of Beck Road south of Pontiac Trail to allow for construction of a pathway segment as part of the 2016 Pathways Program (Parcel 22-04-100-012).

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Burke				
Council Member Casey				

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

2016 Pathway Gap Program and 2016 ADA Compliance Program

Segment 10



Map Legend

Sidewalks Existing

ROUTETYPEFUNDING

- Pathway Local
- Pathway Major
- Sidewalk Local
- Sidewalk Major
- Sidewalk Municipal

Map Author: Coburn
Date: 9/17/15
Project:
Version #:

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 232 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



1 inch = 263 feet



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



JOHNSON ROSATI SCHULTZ JOPPICH PC

27555 Executive Drive Suite 250 ~ Farmington Hills, Michigan 48331
Phone: 248.489.4100 | Fax: 248.489.1726

Elizabeth Kudla Saarela
esaarela@jrsjlaw.com

www.johnsonrosati.com

September 2, 2016

Adam Wayne, Civil Engineer
CITY OF NOVI
Department of Public Services
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**Re: 2016 Pathways – Pathway Easement and Temporary Construction
Easement – K & S Investment Group**

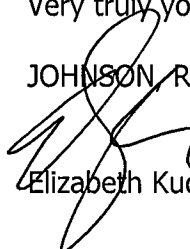
Dear Mr. Wayne:

We have received and reviewed the enclosed executed original Pathway Easement and Temporary Construction Easement over parcel 22-04-100-012, owned by K & S Investment Group. The Property is more commonly known as 30900 Beck Road. The Pathway Easement and Temporary Construction Easement were donated by the property owner for the purpose of constructing an 8-foot wide pathway. The Pathway Easement and Temporary Construction Easement are properly executed and should be placed on an upcoming City Council Agenda for acceptance. Once accepted, the Pathway Easement should be recorded with the Oakland County Register of Deeds in the usual manner.

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

Very truly yours,

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.



Elizabeth Kudla Saarela

EKS

C: Cortney Hanson, Clerk (w/Original Enclosures)
Rob Hayes, DPS Director (w/Enclosures)
Sue Troutman, Clerk's Office (w/Enclosures)
Thomas R. Schultz, Esquire

PATHWAY EASEMENT

NOW ALL MEN BY THESE PRESENTS, that K & S Investment Group, a Michigan corporation, whose address is 1800 W 14 Mile Rd Ste. C, Royal Oak, MI 48073, for and in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi, Michigan 48375, being exempt pursuant to MCLA 207.505(a), and MCLA 207.526 (a) a permanent easement for a public non-motorized pathway over across and through property located in Section 4, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described as follows:

Parcel No. 50-22-04-100-012

{See attached and incorporated Exhibit A}

The permanent easement for the public walkway is more particularly described as follows:

{See attached and incorporated Exhibit B}

Grantee may enter upon sufficient land adjacent to said easement for the purpose of exercising the rights and privileges granted herein.

Grantee may, construct, install, repair, replace, improve, modify and maintain a non-motorized pathway in the easement area as shown in the attached and incorporated Exhibit B.

Construction activities required for the construction of a non-motorized pathway, consisting of an 8-foot wide pathway.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, or under the above-described easement, except that, subject to Grantee's approval as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, including paved driveways, parking and/or walkways; landscaping; utilities and/or similar improvements, which improvements do not interfere with use, operation, maintenance, repair and replacement of the pathway in the easement areas shown on the attached and incorporated Exhibit B.

All portions of the Premises damaged or disturbed by Grantee's exercise of temporary easement rights, shall be reasonably restored by Grantee to the condition that existed prior to the damage or disturbance.

This instrument shall run with the land first described above and shall be binding upon and inure to the benefit of the Grantor, Grantee, and their respective heirs, representatives, successors and assigns.

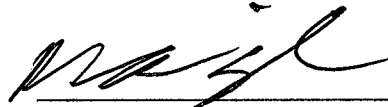
This easement shall allow public non-motorized traffic and shall permit maintenance, repair and replacement of the paving in the easement area.

This instrument shall be binding and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

Dated this 12th day of August, 2016.

GRANTOR

K & S INVESTMENT GROUP, a Michigan corporation,



By: MAR AJLUNI Its: EX:VP

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 12th day of August, 2016 by MAR AJLUNI, the EX-VP of K & S Investment Group, a Michigan corporation, on its behalf.

Sarah Marchioni
Notary Public
Oakland County, Michigan
My Commission Expires: 11/10/16

SARAH MARCHIONI
Notary Public, Oakland County, MI
Acting in the County of Oakland
My Commission Expires Nov. 10, 2016

EXHIBIT A

FURNISHED LEGAL DESCRIPTION OF PARCEL

SEAVER TITLE AGENCY FILE No. 63-16468745-SCM, DATED MARCH 22, 2016

PARCEL TAX ID No. 22-04-100-012

LAND IN THE NORTHWEST 1/4 OF SECTION 4, TOWN 1 NORTH, RANGE 8 EAST, NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN (NOW CITY OF NOVI), MORE PARTICULARLY DESCRIBED AS BEGINNING AT POINT ON THE WEST LINE OF SECTION 4, ALSO BEING THE CENTERLINE OF BECK ROAD, A DISTANCE DUE SOUTH 960.42 FEET FROM NORTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 89 DEGREES 39 MINUTES 28 SECONDS EAST 435.60 FEET; THENCE DUE SOUTH 200.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 28 SECONDS WEST 435.60 FEET TO THE WEST LINE OF SECTION 4 AND THE CENTERLINE OF BECK ROAD; THENCE DUE NORTH 200.00 FEET ALONG THE WEST LINE OF SECTION 4 TO THE POINT OF BEGINNING.

Plotted: Apr 15, 2016, 10:13 AM by user: 602 -- Saved: 4/14/2016 by user: 602
J:\NV\Design\NV15010-2016 Pathway\DWG\NV1501DEAS.dwg

SEE SHEET 2 OF 3 FOR PERMANENT EASEMENT SKETCH
SEE SHEET 3 OF 3 FOR PERMANENT EASEMENT DESCRIPTION



SPALDING DeDECKER
Engineers | Surveyors

905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

DRAWN: A. WAMBOLD	DATE: 03-24-16
CHECKED: T. LINDOW	DATE: 04-15-16
MANAGER: C. GREGORY	SCALE: NONE
JOB No. NV15-010C	SHEET: 1 OF 3
SECTION 1 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

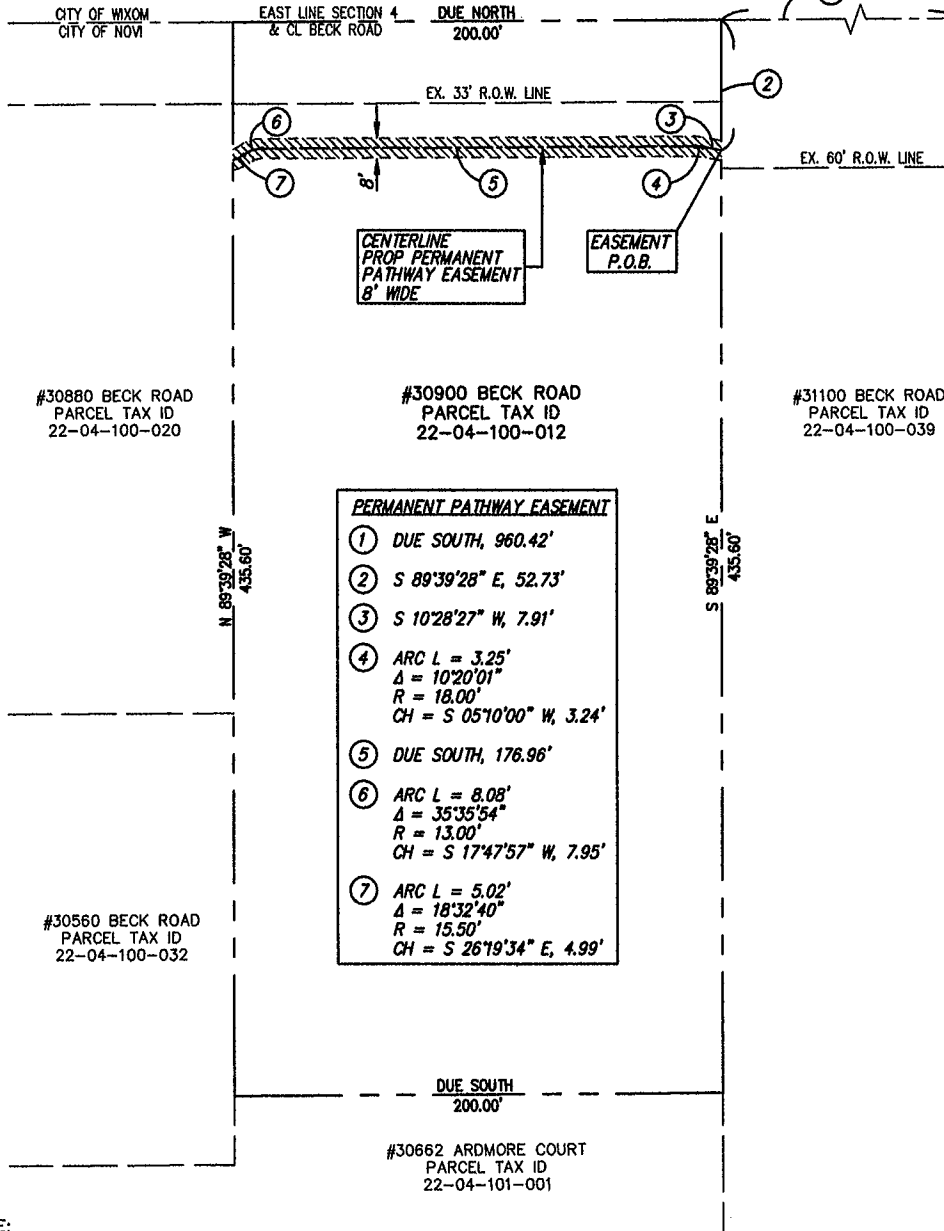
EXHIBIT B

NOTE:
BASIS OF BEARINGS FOR EASEMENTS ARE
ON THE STATE PLANE COORDINATE GRID,
MICHIGAN SOUTH ZONE (2113), BASED
UPON THE 1986 ADJUSTMENT OF NAD83.



BECK ROAD (WIDTH VARIES)

NORTHWEST CORNER
SEC 4, T.1N., R.8E.
CITY OF NOVI



PERMANENT PATHWAY EASEMENT	
①	DUE SOUTH, 960.42'
②	S 89°39'28" E, 52.73'
③	S 10°28'27" W, 7.91'
④	ARC L = 3.25' Δ = 10°20'01" R = 18.00' CH = S 05°10'00" W, 3.24'
⑤	DUE SOUTH, 176.96'
⑥	ARC L = 8.08' Δ = 35°35'54" R = 13.00' CH = S 17°47'57" W, 7.95'
⑦	ARC L = 5.02' Δ = 18°32'40" R = 15.50' CH = S 26°19'34" E, 4.99'

Plotted: Apr 15, 2016, 10:14 AM by user: 602 - Saved: 4/14/2016 by user: 602
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NOTE:
THE PARCEL DESCRIPTION ABOVE WAS PROVIDED BY SEAVER TITLE AGENCY (FILE No. 63-16468745-SCM, DATED MARCH 22, 2016) THE EASEMENT DESCRIPTION IS WRITTEN BASED UPON THE FURNISHED DESCRIPTION OF THIS OVERALL PARCEL. SDA HAS NOT PERFORMED A BOUNDARY SURVEY OF THIS PARCEL AND THE PARCEL DESCRIPTION DOES NOT NECESSARILY REFLECT FIELD-MEASURED VALUES.
SEE SHEET 1 OF 3 FOR PARCEL LEGAL DESCRIPTION
SEE SHEET 3 OF 3 FOR PERMANENT EASEMENT DESCRIPTION

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Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

DRAWN: A. WAMBOLD	DATE: 03-24-16
CHECKED: T. LINDOW	DATE: 04-15-16
MANAGER: C. GREGORY	SCALE: 1" = 60'
JOB No. NV15-010C	SHEET: 2 OF 3
SECTION 1 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

EXHIBIT B

PERMANENT EASEMENT DESCRIPTION

THE EASEMENT SHALL BE A PERMANENT EASEMENT FOR PUBLIC PATHWAY DESCRIBED AS:

AN EASEMENT 8 FEET WIDE LYING 4 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: BEING PART OF NORTHWEST 1/4 OF SECTION 4, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE DUE SOUTH 960.42 FEET ALONG THE WEST LINE OF SAID SECTION, ALSO BEING THE CENTERLINE OF BECK ROAD; THENCE SOUTH 89 DEGREES 39 MINUTES 28 SECONDS EAST 52.73 FEET ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL TO THE POINT OF BEGINNING; THENCE SOUTH 10 DEGREES 28 MINUTES 27 SECONDS WEST 7.91 FEET; THENCE 3.25 FEET ALONG A 18.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 10 DEGREES 20 MINUTES 01 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 05 DEGREES 10 MINUTES 00 SECONDS WEST, 3.24 FEET; THENCE DUE SOUTH 176.96 FEET; THENCE 8.08 FEET ALONG A 13.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 35 DEGREES 35 MINUTES 54 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 17 DEGREES 47 MINUTES 57 SECONDS EAST, 7.95 FEET; THENCE 5.02 FEET ALONG A 15.50 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 18 DEGREES 32 MINUTES 40 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 26 DEGREES 19 MINUTES 34 SECONDS EAST, 4.99 FEET TO THE POINT OF ENDING ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL WITH THE SIDE LINES OF THE DESCRIBED EASEMENT SHORTENED OR LENGTHENED TO TERMINATE AT THE PROPERTY LINES OF THE DESCRIBED PARCEL.
CONTAINING 1,607 SQ. FT.

Plotted: Apr. 15, 2016, 10:16 AM by user: 602 - Saved: 4/15/2016 by user: 602
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SEE SHEET 1 OF 3 FOR PARCEL LEGAL DESCRIPTION
SEE SHEET 2 OF 3 FOR PERMANENT EASEMENT SKETCH

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DRAWN: A. WAMBOLD	DATE: 03-24-16
CHECKED: T. LINDOW	DATE: 04-15-16
MANAGER: C. GREGORY	SCALE: NONE
JOB No. NV15-010C	SHEET: 3 OF 3
SECTION 1 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

TEMPORARY GRADING PERMIT

I, MAR AJLONI, the owner of the property described as 30900 Beck Road (Parcel No. 50-22-04-100-012) in Novi, Michigan, grant the City of Novi and its contractor (or subcontractors) permission to access, move men and equipment on and through, the right to store materials and excavated earth, remove vegetation and alter the underlying land in, over, upon and through the property described above in the particular areas shown in Exhibit A, attached.

The work will include:

Construction activities required for the construction of a sidewalk along the Beck Road frontage of the property, and related construction activities required for the proposed road improvements. All work is contained in the set of construction plans entitled "2016 Pathways and ADA Compliance Program" by Spalding DeDecker.

All portions of the Premises damaged or disturbed by Novi's exercise of temporary easement rights shall be reasonably restored by Novi to the condition that existed prior to the damage or disturbance.

I understand this only grants permission to the Contractor to perform work directly relating to the listed project and upon completion of required grading operations the property will be fully restored.

Mar Ajloni EX: VP
By: MAR AJLONI Its:
1800 W. 14 mile Rd., SPC
Contact Mailing Address
248-288-3636
Phone Number

8-12-16
Date
Royal Oak, MI 48073
City, State, Zip
marajloni@yahoo.com
Email Address

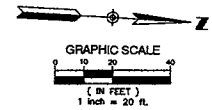
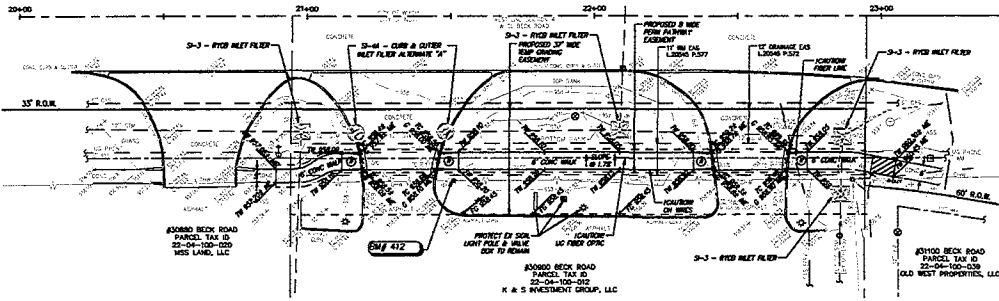
Drafted by:
Adam Wayne
City of Novi
45175 W Ten Mile Road
Novi, MI 48375

BECK ROAD (VARIABLE WIDTH)
CITY OF NOVICITY OF WIXON JURISDICTION

BENCHMARK DESCRIPTIONS

WASTER ID#	DATE	TYPE	DESCRIPTION	ELEVATION
1	01/15/18	BM	BECK RD 100' NORTH OF 22+00	958.78

SOURCE: CITY OF NOV BENCHMARK



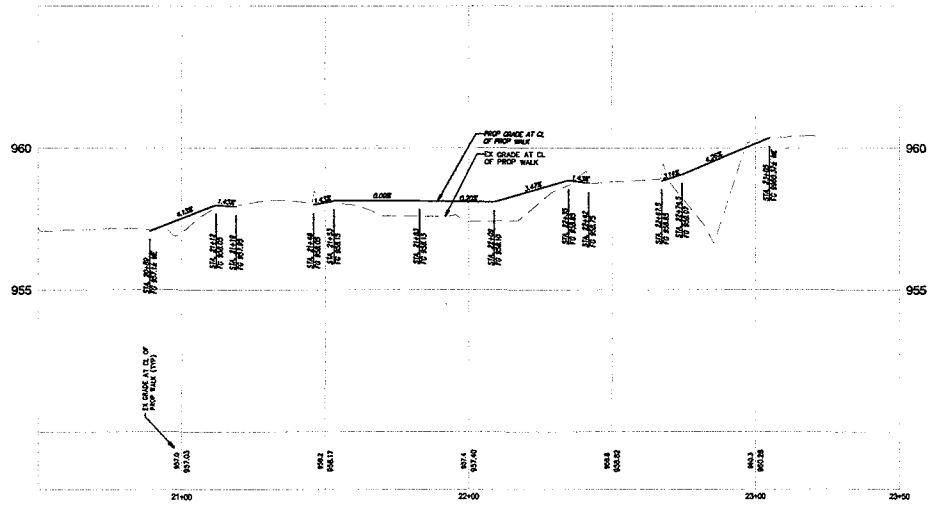
- LEGEND**
- SEE TYPICAL DETAILS AND SECTIONS FOR FINISH
 - SEWER, 48" DIA.
 - HMA SURFACE, 4" COURSE, MODIFIED
 - HMA DEEP STRENGTH SURFACE, 4" COURSE, MODIFIED
 - PROPOSED CONCRETE SLAB
 - PROPOSED HMA PAVEMENT
 - PROPOSED ADA DETECTABLE WARNING PLATE
 - CONCRETE CURB AND GUTTER, 4" COURSE
 - TREE PROTECTION FENCING
 - 48" DIA. 18" HIGH, COMPLETE
 - PROPOSED ADA RAMPING SPACE
 - PROPOSED ADA RAMP
 - WATER CATCHING ELEVATION
 - EXISTING SPOT ELEVATION
 - EXISTING TOP OF CURB & GUTTER ELEVATION
 - PROPOSED TOP OF WALK ELEVATION
 - 3'-4" - CURB & GUTTER MILEY ALUMINITE "X"
 - 3'-3" - RIBB MILEY FILED
 - 3'-2" - SLT FENCE

- STA. 20+00 TO STA. 21+10: 1" CONC. 4" THICK
- STA. 21+10 TO STA. 21+15: 1" CONC. 4" THICK
- STA. 21+15 TO STA. 21+20: 1" CONC. 4" THICK
- STA. 21+20 TO STA. 21+25: 1" CONC. 4" THICK
- STA. 21+25 TO STA. 21+30: 1" CONC. 4" THICK
- STA. 21+30 TO STA. 21+35: 1" CONC. 4" THICK
- STA. 21+35 TO STA. 21+40: 1" CONC. 4" THICK
- STA. 21+40 TO STA. 21+45: 1" CONC. 4" THICK
- STA. 21+45 TO STA. 21+50: 1" CONC. 4" THICK
- STA. 21+50 TO STA. 21+55: 1" CONC. 4" THICK
- STA. 21+55 TO STA. 21+60: 1" CONC. 4" THICK
- STA. 21+60 TO STA. 21+65: 1" CONC. 4" THICK
- STA. 21+65 TO STA. 21+70: 1" CONC. 4" THICK
- STA. 21+70 TO STA. 21+75: 1" CONC. 4" THICK
- STA. 21+75 TO STA. 21+80: 1" CONC. 4" THICK
- STA. 21+80 TO STA. 21+85: 1" CONC. 4" THICK
- STA. 21+85 TO STA. 21+90: 1" CONC. 4" THICK
- STA. 21+90 TO STA. 21+95: 1" CONC. 4" THICK
- STA. 21+95 TO STA. 22+00: 1" CONC. 4" THICK

- STA. 20+00 TO STA. 21+10: 1" CONC. 4" THICK
- STA. 21+10 TO STA. 21+15: 1" CONC. 4" THICK
- STA. 21+15 TO STA. 21+20: 1" CONC. 4" THICK
- STA. 21+20 TO STA. 21+25: 1" CONC. 4" THICK
- STA. 21+25 TO STA. 21+30: 1" CONC. 4" THICK
- STA. 21+30 TO STA. 21+35: 1" CONC. 4" THICK
- STA. 21+35 TO STA. 21+40: 1" CONC. 4" THICK
- STA. 21+40 TO STA. 21+45: 1" CONC. 4" THICK
- STA. 21+45 TO STA. 21+50: 1" CONC. 4" THICK
- STA. 21+50 TO STA. 21+55: 1" CONC. 4" THICK
- STA. 21+55 TO STA. 21+60: 1" CONC. 4" THICK
- STA. 21+60 TO STA. 21+65: 1" CONC. 4" THICK
- STA. 21+65 TO STA. 21+70: 1" CONC. 4" THICK
- STA. 21+70 TO STA. 21+75: 1" CONC. 4" THICK
- STA. 21+75 TO STA. 21+80: 1" CONC. 4" THICK
- STA. 21+80 TO STA. 21+85: 1" CONC. 4" THICK
- STA. 21+85 TO STA. 21+90: 1" CONC. 4" THICK
- STA. 21+90 TO STA. 21+95: 1" CONC. 4" THICK
- STA. 21+95 TO STA. 22+00: 1" CONC. 4" THICK

QUANTITIES
STA. 20+50 TO STA. 23+50

ITEM	AMOUNT	UNIT
SEWER, 48"	27	LF
HMA CURB, 4"	12	LF
CONCRETE CURB AND GUTTER, 4"	40	LF
OP STRUCTURE, 48" DIA. - CONCRETE CURB EAST SIDE	1	EA
PAVEMENT GRADING	279	SQ
AGGREGATE BASE, 4" HMA LIMESTONE	27	SQ
CONCRETE CURB AND GUTTER, MODIFIED	12	LF
SEWER, 48" DIA.	27	LF
ADA RAMP, CONC. 4" THICK	180	SF



- NOTES**
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO START OF CONSTRUCTION
 - ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
 - SEE CROSS SECTION
 - CONTRACTOR TO VERIFY ALL AREAS DISCLOSED DURING CONSTRUCTION WITH FIELD, SIZE AND AREA BY ACCORDANCE WITH THE CONTRACT DOCUMENTS
 - CONTRACTOR TO VERIFY ALL AREAS DISCLOSED DURING CONSTRUCTION WITH FIELD, SIZE AND AREA BY ACCORDANCE WITH THE CONTRACT DOCUMENTS
 - CONTRACTOR TO VERIFY ALL AREAS DISCLOSED DURING CONSTRUCTION WITH FIELD, SIZE AND AREA BY ACCORDANCE WITH THE CONTRACT DOCUMENTS



905 South Blvd. East
Rochester Hills, MI 48307
Phone: (248) 844-5400
Fax: (248) 844-5404

1435 Randolph, Suite 400
Detroit, MI 48226
Phone: (313) 971-9000
Fax: (313) 971-9707

39793 Plymouth, Suite 103
Livonia, MI 48150
Phone: (734) 971-5464
Fax: (734) 971-5347

1571 Thousand Oaks, Suite 105
San Antonio, TX 78238
Phone: (210) 521-8434
Fax: (210) 521-9331

www.sds-eng.com
(800) 298-1500



8 WORKING DAYS BEFORE YOU CAN CALL MISS MRS. 1-888-483-7171

NOTE: ALL INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION RECEIVED TO THE FIRM BY THE VARIOUS UTILITY COMPANIES, GEOLOGICAL AGENCIES AND OTHER SOURCE. ENGINEER HAS CONDUCTED VISUAL SURVEY AND HAS REVIEWED PROPERTY AND SURVEY RECORDS. ENGINEER HAS CONDUCTED VISUAL SURVEY AND HAS REVIEWED PROPERTY AND SURVEY RECORDS. ENGINEER HAS CONDUCTED VISUAL SURVEY AND HAS REVIEWED PROPERTY AND SURVEY RECORDS.

CITY OF NOVI 2016 PATHWAYS AND ADA COMPLIANCE PROGRAM

BECK ROAD PATHWAY PLAN AND PROFILE

SECTION VARIOUS
TOWN 1 NORTH RANGE 2 EAST
CITY OF NOVI
OAKLAND COUNTY

NO.	DATE	REVISION
1	12-22-15	ISSUED FOR 60% REVIEW
2	03-08-16	ISSUED FOR EASEMENT REVIEW
3	03-11-16	ISSUED FOR 90% REVIEW

PROJECT	DATE
NOVI	12/22/15
TELESCOPE	12/22/15
LUNDON	12/22/15
NOVI	

PROJECT MANAGER
COREY CORY

DESIGNER
DAVID B. BROWN

DATE
12/22/15

SCALE
HORIZ: 1"=40'
VERT: 1"=2'



Seaver Title Agency
42651 Woodward Ave.
Bloomfield Hills, MI 48304
Ph:(248) 338-7135 Fax:(248) 338-3045

Record Search furnished to:

City of Novi
Dept. of Public Services
26300 Lee BeGole Dr.
Novi, MI 48375

File No. 63-16468745-SCM

Adam Wayne

TITLE INFORMATION REPORT

DESCRIPTION OF REAL ESTATE

Situated in the City of Novi, County of Oakland, State of Michigan, as follows:

Land in the Northwest 1/4 of Section 4, Town 1 North, Range 8 East, Novi Township, Oakland County, Michigan (now City of Novi), more particularly described as beginning at a point on the West line of Section 4, also being the Centerline of Beck Road, a distance due South 960.42 feet from the Northwest corner of said Section 4; thence South 89 degrees 39 minutes 28 seconds East 435.60 feet; thence due South 200.00 feet; thence North 89 degrees 39 minutes 28 seconds West 435.60 feet to the West line of Section 4 and the centerline of Beck Road; thence due North 200.00 feet along the West line of Section 4 to the point of beginning.

Re: 30900 Beck Rd.
Tax Item No. 22-04-100-012

Owner(s): K & S Investment Group, Inc., a Michigan Corporation

1. Easement granted to Michigan Bell Telephone Company recorded in Liber 7722, Page 221; Liber 7722, Page 222; and in Liber 7722, Page 223, Oakland County Records.
2. Easement for drainage purposes vested in City of Wixom by instrument recorded in Liber 20545, Page 572, Oakland County Records.
3. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for a public or private street, drive, road or highway purpose.
4. Easement for water main purposes vested in City of Wixom by instrument recorded in Liber 20545, Page 577, Oakland County Records.
5. Emergency Ingress and Egress Easement recorded in Liber 24965, Page 23, Oakland County Records.

6. PAYMENT OF TAXES: Tax Parcel No.: 22-04-100-012

2015 July Taxes in the amount of \$20,259.91 are Paid

2015 December Taxes in the amount of \$316.32 are Paid

Special Assessments: None

The amounts shown as due do not include collection fees, penalties or interest.

COUNTERSIGNED:
SEAVER TITLE AGENCY

Elle Kaplan
AUTHORIZED SIGNATORY

This information compiled as of an effective date of March 22, 2016 at 8:00 A.M.

Tuesday, April 05, 2016

Examined By: Eliezer Kaplan

Terms and Conditions

1. This document is a search only. It is neither an insurance product nor an opinion of law or title and should not be relied upon as such. In addition, it runs only to the named customer and should not be relied upon for any purpose by any person or entity other than the named customer and/or its duly appointed representatives and agents.
2. By receiving and using this product, the customer agrees that the liability of the Company, its subsidiaries and affiliates, for any direct or indirect loss shall be limited to either the amount of the loss or the amount paid for this search, whichever is less.