



CITY of NOVI CITY COUNCIL

**Agenda Item 2
January 5, 2009**

SUBJECT: Acceptance of Vista Hills Condominium streets and adoption of Act 51 New Street Resolution accepting Sandstone Drive, Quarry Court, Stonewall Court, Hearthstone Drive, Brookstone Drive, Clay Court, and Ledgeview Drive as public, adding 8,857 linear feet or 1.68 miles of roadway to the City's street system.

SUBMITTING DEPARTMENT: Engineering *RJA*

CITY MANAGER APPROVAL: *PLWA FOR CSP*

BACKGROUND INFORMATION:

The Vista Hills Homeowners' Association has dedicated Sandstone Drive, Quarry Court, Stonewall Court, Hearthstone Drive, Brookstone Drive, Clay Court, and Ledgeview Drive within Vista Hills Condominium and requested that the City of Novi accept these streets as public assets. According to the city attorney's office, the related acceptance documents are in a form so as to permit acceptance by Council (December 30, 2008 letter from Beth Kudla, attached).

At the November 24th meeting, City Council approved an agreement with the Vista Hills Homeowners' Association to effect the formal acceptance of Vista Hills streets with the condition that upon receipt of a \$190,000 payment from the Association, street pavement and storm structure repairs would be scheduled for completion during the 2009 construction season. Now that the agreement has been executed and all conveyance documents are in order, it is recommended that Vista Hills streets be made public.

A requirement for inclusion in Act 51 certification is the submittal of a formal Resolution confirming Council acceptance of specific streets listing the length of each. The attached Resolution satisfies the Michigan Department of Transportation requirement for adding 8,857 linear feet or 1.68 miles of roadway to Act 51 funding.

RECOMMENDED ACTION: Acceptance of Vista Hills Condominium streets and adoption of Act 51 New Street Resolution accepting Sandstone Drive, Quarry Court, Stonewall Court, Hearthstone Drive, Brookstone Drive, Clay Court, and Ledgeview Drive as public, adding 8,857 linear feet or 1.68 miles of roadway to the City's street system.

	1	2	Y	N
Mayor Landry				
Council Member Crawford				
Council Member Gatt				

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

VISTA HILLS CONDOMINIUM

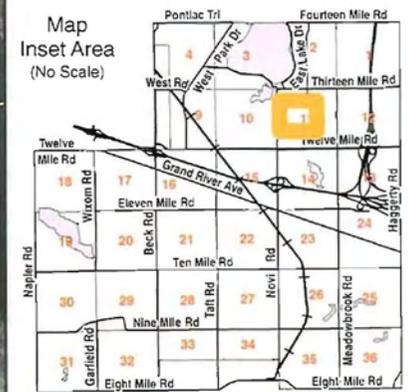
Acceptance of Streets & Right-of-Ways
City of Novi Engineering Division



Legend

- Major Streets
- Minor Streets
- Right of Way for Acceptance
- Vista Hills

Map Inset Area (No Scale)



Linear Measure of 28-Foot Right of Way For Acceptance Details

- Brookstone Dr: 1,328 linear feet
- Clay Ct: 699 linear feet
- Hearthstone Dr: 1,732 linear feet
- Ledgeview Dr: 537 linear feet
- Quarry Ct: 423 linear feet
- Sandstone Dr: 3,641 linear feet
- Stonewall Ct: 497 linear feet

CITY OF NOVI

ENGINEERING DIVISION
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0454
MAP AUTHOR: CHRIS BLOUGH,
CITY GIS MANAGER



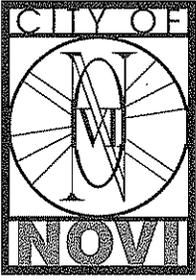
1 INCH = 300 FEET MAP PRINT DATE: 12/23/2008

SOURCES OF INFORMATION FOR THIS MAP

Transportation Layer, City of Novi
Land Records Layers, Oakland County
2006 Aerial Photo, Oakland County

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.



CITY OF NOVI

NEW STREET ACCEPTANCE RESOLUTION

VISTA HILLS CONDOMINIUM:

Sandstone Drive, Quarry Court, Stonewall Court, Hearthstone Drive,
Brookstone Drive, Clay Court, and Ledgeview Drive

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager
Clay J. Pearson

City Clerk
Maryanne Cornelius

WHEREAS, the Vista Hills Homeowners' Association has dedicated Sandstone Drive, Quarry Court, Stonewall Court, Hearthstone Drive, Brookstone Drive, Clay Court, and Ledgeview Drive within Vista Hills Condominium and requested their acceptance by the Novi City Council; and,

WHEREAS, said streets within Vista Hills Condominium are now located within rights-of-way under the control of the City of Novi and are open to the public; and,

WHEREAS, an agreement between the City of Novi and the Vista Hills Homeowners' Association has been executed that states that upon receipt of a \$190,000 payment from the Association the City will repair said streets to City standards in 2009; and,

WHEREAS, in aggregate, Vista Hills streets measure 8,857 linear feet, adding a total of 1.68 miles of roadway surface to Novi's public street system.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Novi City Council hereby accept Sandstone Drive, Quarry Court, Stonewall Court, Hearthstone Drive, Brookstone Drive, Clay Court, and Ledgeview Drive and direct that they be included in the City's public street system.

CERTIFICATION

I, Maryanne Cornelius, duly appointed City Clerk of the City of Novi, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at a Regular meeting held this 5th day of January, 2009.

December 30, 2008

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

Elizabeth M. Kudla
Direct: 248-539-2846
bkudla@secretwardle.com

Rob Hayes, City Engineer
City of Novi
45175 West Ten Mile Road
Novi, Michigan 48375

**Re: Vista Hills Condominium
Acceptance of Streets
Our File No. 55142.NOV**

Dear Mr. Hayes:

We have received and reviewed, and enclosed please find copies of the following documents regarding the Vista Hills Condominium:

1. Warranty Deed (streets).
2. Bill of Sale.
3. Resolution Authorizing Dedication of Ledgeview Drive, Hearthstone Drive, Clay Court, Brookstone Drive, Sandstone Drive, Stonewall Court and Quarry Court as Public Roads.
4. Memorandum of Understanding Regarding Acceptance of Roads within the Vista Hills Condominium (fully executed).

The Vista Hills Association seeks to convey Ledgeview Drive, Hearthstone Drive, Clay Court, Brookstone Drive, Sandstone Drive, Stonewall Court and Quarry Court to the City for public use and maintenance. Article II, Section 2 of the Third Amended and Restated Master Deed for Vista Hills Condominium authorizes the Association to complete the conveyance of the streets for public use and maintenance once the Developer no longer owns any units within the Condominium. In that regard, the Warranty Deed provided conveys title to the streets and right-of-way (including storm sewer and paving improvements) to the City. Documents 1 through 3, above, have been drafted reviewed by our office as to the format, language, and content. The format, language and content of the documents are in order.

Engineering has reviewed and approved all of the legal descriptions with respect to the streets being dedicated within the Condominium.

Rob Hayes, City Engineer
December 30, 2008
Page 2

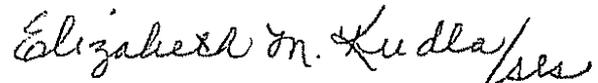
Because the streets are being dedicated pursuant to the terms of the Memorandum of Understanding Regarding Acceptance of Roads within the Vista Hills Condominium that was approved by City Council on November 24, 2008, requiring the City to complete repairs to the streets and storm sewers in exchange for a one-time payment of \$190,000.00 from the Association, no Maintenance and Guarantee Bond is required.

Based on the documents provided, we recommend acceptance of the streets, as noted above, by the City.

Once acceptance has been completed, the original Warranty Deed should be tax certified by Oakland County and recorded with the Oakland County Register of Deeds. The Resolution, Memorandum of Understanding and Bill of Sale should be maintained in the City's file.

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

Very truly yours,



ELIZABETH M. KUDLA

EMK

Enclosures

cc(w/enc.): Maryanne Cornelius, Clerk
Clay Pearson, City Manager
Benny McCusker, DPW Director
Steve Rumble, Community Development Director
Marina Neumaier, Assistant Finance Director
Aaron Staup, Construction Engineering Coordinator
William Osip, Vista Hills Association
Mark Makower, Esquire
Thomas R. Schulz, Esquire

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Vista Hills Association**, a Michigan Nonprofit Corporation (the "Association"), whose registered address is 41486 Wilcox Rd., Plymouth, MI 48170, conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to wit:

See attached Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One and no/100-----Dollars (\$1.00).

The Association conveys and warrants this right-of-way pursuant to the authority established in it within Article VII, Section 2 of the Third Amended and Restated Master Deed of Vista Hills Condominium which was recorded November 28, 2006 with the Oakland County Register of Deeds and was assigned the Condominium Subdivision Plan No. 822 and was recorded at Liber 38438, Pages 143 through 196, inclusive.

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.

Dated this 26 day of DECEMBER, 20 08.

Signed by:

Vista Hills Association, a Michigan
Nonprofit Corporation


By: _____, Its President

Michael Sherr
By: _____, Its Secretary

STATE OF MICHIGAN)
) SS
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 26th day of December, 2008 by William Osip, the President and Michael Sherr the Secretary of Vista Hills Association, a Michigan Nonprofit Corporation.

Jacqueline S. Segal
Notary Public
Oakland County, Michigan
My Commission Expires: 6/29/2011

When Recorded Return to: Maryanne Cornelius, Clerk City of Novi 45175 West Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Drafted by: Elizabeth M. Kudla 30903 Northwestern Highway Farmington Hills, Michigan 48334
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Part of Tax Parcel No. _____

Job No. _____ Recording Fee _____ Transfer Tax _____

EXHIBIT A
LEGAL DESCRIPTIONS OF DEDICATED ROADWAYS

BROOKSTONE DRIVE

A STRIP OF LAND, BEING BROOKSTONE DRIVE, 28 FEET WIDE, LOCATED IN "VISTA HILLS", OCCP NO.822, PART OF THE NW 1/4 OF SECTION 11, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, OF WHICH THE BACK OF CURB IS DESCRIBED AS: BEGINNING AT REFERENCE POINT "B" ; THENCE 43.22 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 99°03'33", CHORD BEARING AND DISTANCE OF S.04°51'09"E. 38.04 FT.; THENCE 220.31 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 344.71 FT., CENTRAL ANGLE OF 36°37'05", CHORD BEARING AND DISTANCE OF S.72°41'28"E. 216.58 FT.; THENCE N.89°00'00"E. 284.98 FT.; THENCE 98.93 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1360.49 FT., CENTRAL ANGLE OF 04°09'59", CHORD BEARING AND DISTANCE OF N.86°55'00"E. 98.91 FT.; THENCE N.84°50'00"E. 108.59 FT.; THENCE 556.99 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 256.45 FT., CENTRAL ANGLE OF 124°26'31", CHORD BEARING AND DISTANCE OF S.32°56'45"E. 453.79 FT.; THENCE 37.35 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 85°36'31", CHORD BEARING AND DISTANCE OF S.13°31'45"E. 33.97 FT.; THENCE N.56°20'00"W. 78.32 FT.; THENCE 41.92 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 96°04'49", CHORD BEARING AND DISTANCE OF N.75°37'34"E. 37.18 FT.; THENCE 489.44 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 228.45 FT., CENTRAL ANGLE OF 122°45'10", CHORD BEARING AND DISTANCE OF N.33°47'25"W. 401.06 FT.; THENCE S.84°50'00"W. 108.59 FT.; THENCE 100.97 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1388.49 FT., CENTRAL ANGLE OF 04°09'59", CHORD BEARING AND DISTANCE OF S.86°55'00"W. 100.95 FT.; THENCE S.89°00'00"W. 284.98 FT.; THENCE 247.47 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 372.71 FT., CENTRAL ANGLE OF 38°02'33", CHORD BEARING AND DISTANCE OF N.71°58'44"W. 242.95 FT.; THENCE 39.17 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 89°46'54", CHORD BEARING AND DISTANCE OF S.82°09'33"W. 35.29 FT.; THENCE N.42°58'40"E. 88.83 FT. TO THE POINT OF BEGINNING

CLAY COURT

A STRIP OF LAND, BEING SANDSTONE DRIVE, 28 FEET WIDE, LOCATED IN "VISTA HILLS", OCCP NO.822, PART OF THE NW 1/4 OF SECTION 11, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, OF WHICH THE BACK OF CURB IS DESCRIBED AS: BEGINNING AT REFERENCE POINT "A" ; THENCE 43.10 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 98°46'28", CHORD BEARING AND DISTANCE OF S.04°23'14"E. 37.96 FT.; THENCE 283.78 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 283.78 FT., CENTRAL ANGLE OF 57°56'49", CHORD BEARING AND DISTANCE OF S.82°45'03"E. 271.84 FT.; THENCE 77.17 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 67.00 FT., CENTRAL ANGLE OF 65°59'43", CHORD BEARING AND DISTANCE OF N.35°16'41"E. 72.98 FT.; THENCE 279.72 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FT., CENTRAL ANGLE OF 276°19'08", CHORD BEARING AND DISTANCE OF S.39°33'37"E. 77.38 FT.; THENCE 42.21 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 67.00 FT., CENTRAL ANGLE OF 36°06'00", CHORD BEARING AND DISTANCE OF S.80°33'00"W. 41.52 FT.; THENCE S.62°30'00"W. 13.35 FT.; THENCE 354.32 FT ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 308.59 FT., CENTRAL ANGLE OF 65°47'10", CHORD BEARING AND DISTANCE OF N.84°36'24"W. 335.17 FT.; THENCE 36.84 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 83°17'17", CHORD BEARING AND DISTANCE OF S.86°38'39"W. 33.23 FT.; THENCE N.45°00'00"E. 78.70 FT. TO THE POINT OF BEGINNING.

HEARTHSTONE DRIVE

A STRIP OF LAND, BEING HEARTHSTONE DRIVE, 28 FEET WIDE, LOCATED IN "VISTA HILLS", OCCP NO.822, PART OF THE NW 1/4 OF SECTION 11, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, OF WHICH THE BACK OF CURB IS DESCRIBED AS: BEGINNING AT A POINT DISTANT N.86°56'33"E. 282.85 FT. AND N.03°03'27"W. 255.65 FT. FROM THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE 41.49 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 95°05'56", CHORD BEARING AND DISTANCE OF N.74°34'18"E., 36.89 FT.; THENCE 153.02 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 542.31 FT., CENTRAL ANGLE OF 16°10'00", CHORD BEARING AND DISTANCE OF N.35°04'59"E. 152.51 FT.; THENCE N.43°10'00"E. 348.08 FT.; THENCE 99.33 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2134.20 FT., CENTRAL ANGLE OF 2°40'00", CHORD BEARING AND DISTANCE OF N.41°50'00"E. 99.32 FT.; THENCE

N.40°30'00"E. 124.15 FT.; THENCE 101.05 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1286.58 FT., CENTRAL ANGLE OF 4°30'00", CHORD BEARING AND DISTANCE OF N.42°45'01"E., 101.02 FT.; THENCE N.45°00'00"E. 400.01 FT.; THENCE 197.39 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1256.62 FT., CENTRAL ANGLE OF 09°00'00", CHORD BEARING AND DISTANCE OF N.40°30'00"E. 197.19 FT.; THENCE N.36°00'00"E., 235.08 FT.; THENCE 38.56 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT. , CENTRAL ANGLE OF 88°22'41", CHORD BEARING AND DISTANCE OF N.08°11'21"W. 34.85 FT.; THENCE S.55°29'24"E., 75.31 FT TO REFERENCE POINT "E"; THENCE 37.26 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 85°23'52", CHORD BEARING AND DISTANCE OF S.78°41'57"W., 33.91 FT.; THENCE S.36°00'00"W. 237.11 FT.; THENCE 201.79 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1284.62 FT., CENTRAL ANGLE OF 09°00'00", CHORD BEARING AND DISTANCE OF S.40°30'00"W. 201.58 FT.; THENCE S.45°00'00"W. 44.02 FT. TO REFERENCE POINT "A"; THENCE CONTINUING S.45°00'00"W. 78.70 FT.; THENCE CONTINUING S.45°00'00"W. 277.29 FT. TO REFERENCE POINT "B"; THENCE S.42°58'40"W. 88.83 FT.; THENCE 10.00 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1258.58 FT., CENTRAL ANGLE OF 00°27'19", CHORD BEARING AND DISTANCE OF S.40°43'40"W., 10.00 FT. THENCE S.40°30'00"W. 124.15 FT.; THENCE 100.63 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2162.20 FT., CENTRAL ANGLE OF 2°40'00", CHORD BEARING AND DISTANCE OF S.41°50'00"W. 100.62 FT.; THENCE S.43°10'00"W. 348.08 FT.; THENCE 145.12 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 514.31 FT., CENTRAL ANGLE OF 16°10'00", CHORD BEARING AND DISTANCE OF S.35°04'59"W. 144.64 FT.; THENCE 39.27 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 90°00'16", CHORD BEARING AND DISTANCE OF S.17°59'52"E. 35.36 FT.; THENCE N.62°55'14"W. 80.23 FT. TO THE POINT OF BEGINNING.

LEDGEVIEW DRIVE

A STRIP OF LAND, BEING LEDGEVIEW DRIVE, 28 FEET WIDE, LOCATED IN "VISTA HILLS", OCCP NO.822, PART OF THE NW 1/4 OF SECTION 11, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, OF WHICH THE BACK OF CURB IS DESCRIBED AS: BEGINNING AT REFERENCE POINT "E" ; THENCE N.55°29'24"W. 75.31 FT.; THENCE 47.84 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 693.65 FT, CENTRAL ANGLE OF 03°57'06", CHORD BEARING AND DISTANCE OF N.50°24'09"W. 47.83 FT.; THENCE N.48°25.35"E. 55.00 FT. TO A POINT ON THE EASTERLY LINE OF DECKER ROAD, 120 FT. WIDE; THENCE N.41°34'25"E. ALONG SAID EASTERLY LINE, 28.00 FT.;

THENCE S.48°25'35"E. 55.00 FT.; THENCE 194.48 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 665.65 FT., CENTRAL ANGLE OF 16°44'24", CHORD BEARING AND DISTANCE OF S.56°47'47"E. 193.79 FT.; THENCE 77.77 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 244.00 FT., CENTRAL ANGLE OF 18°15'45", CHORD BEARING AND DISTANCE OF S.56°02'07"E. 77.44 FT.; THENCE 52.33 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 216.00 FT., CENTRAL ANGLE OF 13°52'56", CHORD BEARING AND DISTANCE OF S.53°50'42"E. 52.21 FT.; THENCE 61.52 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 67.00 FT., CENTRAL ANGLE OF 52°36'42", CHORD BEARING AND DISTANCE OF S.87°05'31"E. 59.38 FT.; THENCE 282.58 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FT., CENTRAL ANGLE OF 279°09'09", CHORD BEARING AND DISTANCE OF S.26°10'42"W. 75.22 FT.; THENCE 56.27 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FT., CENTRAL ANGLE OF 48°07'21", CHORD BEARING AND DISTANCE OF N.38°18'24"W. 54.63 FT.; THENCE 65.85 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 244.00 FT., CENTRAL ANGLE OF 15°27'50", CHORD BEARING AND DISTANCE OF N.54°38'09"W. 65.65 FT.; THENCE 68.85 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 216.00 FT., CENTRAL ANGLE OF 18°15'45", CHORD BEARING AND DISTANCE OF N.56°02'07"W. 68.56 FT.; THENCE 79.47 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 693.65 FT., CENTRAL ANGLE OF 06°33'52", CHORD BEARING AND DISTANCE OF N.61°53'03"W. 79.43 FT. TO THE POINT OF BEGINNING.

QUARRY COURT

A STRIP OF LAND, BEING QUARRY COURT, 28 FEET WIDE, LOCATED IN "VISTA HILLS", OCCP NO.822, PART OF THE NW 1/4 OF SECTION 11, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, OF WHICH THE BACK OF CURB IS DESCRIBED AS:BEGINNING AT REFERENCE POINT "C"; THENCE 43.80 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 100°23'30", CHORD BEARING AND DISTANCE OF S.81°08'18"E. 38.41 FT.; THENCE S.30°56'40"E. 62.06 FT.; THENCE 58.01 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FT., CENTRAL ANGLE OF 49°36'33", CHORD BEARING AND DISTANCE OF S.06°08'22"E., 56.22 FT.; THENCE 282.65 FT ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 58.00 FT., CENTRAL ANGLE OF 279°12'50", CHORD BEARING AND DISTANCE OF N.59°03'29"E. 75.17 FT.; THENCE 58.01 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FT., CENTRAL ANGLE OF 49°36'32", CHORD BEARING AND DISTANCE OF S.55°44'40"E., 56.22 FT.; THENCE N.30°56'40"W. 68.54 FT.; THENCE 40.47 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 92°44'55", CHORD BEARING AND DISTANCE OF N.15°25'48"E. 36.19 FT.; THENCE S.54°22'08"W. 83.99 FT. TO THE POINT OF BEGINNING.

SANDSTONE DRIVE

A STRIP OF LAND, BEING SANDSTONE DRIVE, 28 FEET WIDE, LOCATED IN "VISTA HILLS", OCCP NO.822, PART OF THE NW 1/4 OF SECTION 11, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, OF WHICH THE BACK OF CURB IS DESCRIBED AS: BEGINNING AT A POINT DISTANT N.86°56'33"E. 60.03 FT. AND 317.72 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVE A RADIUS OF 515.00 FT. CENTRAL ANGLE OF 35°20'51", CHORD BEARING AND DISTANCE OF N.15°55'39"E. 312.71 FT. FROM THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE 81.66 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 543.81 FT. CENTRAL ANGLE OF 08°36'14", CHORD BEARING AND DISTANCE OF S.58°41'52"E. 81.59 FT.; THENCE S.67°34'11"E., 50.17 FT.; THENCE S.63°00'00"E. 123.01 FT.; THENCE 312.93 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 262.38 FT., CENTRAL ANGLE OF 68°20'00", CHORD BEARING AND DISTANCE OF N.82°50'00"E. 294.71 FT.; THENCE N.48°40'00"E. 245.90 FT. TO REFERENCE POINT "C"; THENCE N.54°22'08"E. 83.99 FT.; THENCE 164.33 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 318.86 FT., CENTRAL ANGLE OF 29°31'45", CHORD BEARING AND DISTANCE OF N.76°34'08"E. 162.52 FT.; THENCE S.88°40'00"E. 375.52 FT. TO REFERENCE POINT "D"; THENCE CONTINUING S.88°40'00"E. 78.92 FT., THENCE CONTINUING S.88°40'00"E. 23.55 FT.; THENCE 186.76 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 330.95 FT., CENTRAL ANGLE OF 32°20'00", CHORD BEARING AND DISTANCE OF S.72°30'03"E. 184.29 FT.; THENCE S.56°20'00"E. 105.09 FT.; THENCE 38.16 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 87°27'21", CHORD BEARING AND DISTANCE OF S.12°36'20"E. 34.56 FT.; THENCE 204.35 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FT., CENTRAL ANGLE OF 180°07'34", CHORD BEARING AND DISTANCE OF S.58°56'49"E. 130.00 FT.; THENCE 35.04 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 80°18'15", CHORD BEARING AND DISTANCE OF N.71°08'27"E. 32.24 FT.; THENCE 25.77 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 328.00 FT., CENTRAL ANGLE OF 04°30'05", CHORD BEARING AND DISTANCE OF S.70°57'27"E. 25.76 FT. TO A POINT ON THE EASTERLY LINE OF SAID VISTA HILLS CONDOMINIUM; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID EASTERLY LINE: N.16°47'32"E. 28.00 FT. AND 88.36 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FT., CENTRAL ANGLE OF 16°52'31"E., CHORD BEARING AND DISTANCE OF N.64°46'14"W. 88.04 FT., AND N.56°20'00"W. 26.52 FT.; THENCE N.56°20'00"W. 95.02 FT.; THENCE CONTINUING N.56°20'00"W. 78.32 FT.; THENCE CONTINUING N.56°20'00"W. 9.41 FT.; THENCE 202.56 FT. ALONG THE ARC OF CURVE TO THE

LEFT HAVING A RADIUS OF 358.95 FT., CENTRAL ANGLE OF 32°20'00", CHORD BEARING AND DISTANCE OF N.72°30'03"W. 199.89 FT.; THENCE N.88°40'00"W. 477.99 FT.; THENCE 85.61 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 346.86 FT., CENTRAL ANGLE OF 14°08'30", CHORD BEARING AND DISTANCE OF S.84°15'45"W. 85.39 FT.; THENCE 29.23 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT. CENTRAL ANGLE OF 66°59'10", CHORD BEARING AND DISTANCE OF N.69°18'55"W. 25.79 FT.; THENCE 183.31 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FT., CENTRAL ANGLE OF 161°35'13", CHORD BEARING AND DISTANCE OF S.63°23'03"W. 128.33 FT.; THENCE 28.83 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 66°04'34", CHORD BEARING AND DISTANCE OF S.15°37'43"W. 27.26 FT.; THENCE S.48°40'00"W. 262.73 FT.; THENCE 279.53 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 234.38 FT., CENTRAL ANGLE OF 68°20'00", CHORD BEARING AND DISTANCE OF S.82°50'00"W. 263.26 FT.; THENCE N.63°00'00"W. 49.26 FT.; THENCE N.62°55'14"W. 80.23 FT.; THENCE N.57°53'25"W. 43.70 FT.; THENCE 76.26 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 507.81 FT., CENTRAL ANGLE OF 08°36'14", CHORD BEARING AND DISTANCE OF N.58°41'52"W. 76.18 FT.; THENCE 36.01 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 515.00 FT., CENTRAL ANGLE OF 04°00'21", CHORD BEARING AND DISTANCE OF S.35°36'16"W. 36.00 FT. TO THE POINT OF BEGINNING.

STONEWALL COURT

A STRIP OF LAND, BEING STONEWALL COURT, 28 FEET WIDE, LOCATED IN "VISTA HILLS", OCCP NO.822, PART OF THE NW 1/4 OF SECTION 11, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, OF WHICH THE BACK OF CURB IS DESCRIBED AS: BEGINNING AT REFERENCE POINT "D"; THENCE 43.72 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 100°11'35", CHORD BEARING AND DISTANCE OF S.38°34'13"E. 38.36 FT.; THENCE 50.82 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 245.38 FT., CENTRAL ANGLE OF 11°51'58", CHORD BEARING AND DISTANCE OF S.17°27'33"W. 50.73 FT.; THENCE S.23°23'32"W. 46.78 FT.; THENCE 85.11 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FT., CENTRAL ANGLE OF 72°47'01", CHORD BEARING AND DISTANCE OF S.59°47'03"E., 79.50 FT.; THENCE 255.89 FT ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 58.00 FT., CENTRAL ANGLE OF 252°46'55", CHORD BEARING AND DISTANCE OF S.30°12'54"E. 93.38 FT.; THENCE N.23°23'32"E. 166.18 FT.; THENCE 69.42 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 273.38 FT., CENTRAL ANGLE OF

14°32'55", CHORD BEARING AND DISTANCE OF N.16°07'05"E. 69.23 FT.; THENCE 35.99 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 82°29'23" CHORD BEARING AND DISTANCE OF N.50°05'18"E. 32.96 FT.; THENCE N.88°40'00"W. 78.92 FT. TO THE POINT OF BEGINNING.

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that that VISTA HILLS ASSOCIATION, a Michigan Nonprofit Corporation, whose registered address is 41486 Wilcox Rd., Plymouth, MI 48170, for the sum of \$1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the CITY OF NOVI, 45175 West Ten Mile Road, Novi, Michigan 48375, the street paving according to the easements and/or public rights-of-way therefore established described as follows:

{See the Attached and Incorporated Exhibit A}

The Association conveys and warrants this street paving pursuant to the authority established in it within Article VII, Section 2 of the Third Amended and Restated Master Deed of Vista Hills Condominium which was recorded November 28, 2006 with the Oakland County Register of Deeds and was assigned the Condominium Subdivision Plan No. 822 and was recorded at Liber 38438, Pages 143 through 196, inclusive.

In witness whereof, the undersigned has executed these presents this 26 day of DECEMBER, 2008.

Vista Hills Association, a Michigan Nonprofit Corporation

Michael D. Cays
By: _____, Its President

Michael Sherry
By: _____, Its Secretary

STATE OF MICHIGAN)
) SS
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 26th day of December, 2008, by William Osip, the President and Michael Sherry, the Secretary of Vista Hills Association, a Michigan Nonprofit Corporation.

Jacqueline S. Segal
Notary Public
Oakland County, Michigan
My Commission Expires: 6/29/2011

EXHIBIT A
LEGAL DESCRIPTIONS OF DEDICATED ROADWAYS

BROOKSTONE DRIVE

A STRIP OF LAND, BEING BROOKSTONE DRIVE, 28 FEET WIDE, LOCATED IN "VISTA HILLS", OCCP NO.822, PART OF THE NW 1/4 OF SECTION 11, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, OF WHICH THE BACK OF CURB IS DESCRIBED AS: BEGINNING AT REFERENCE POINT "B" ; THENCE 43.22 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 99°03'33", CHORD BEARING AND DISTANCE OF S.04°51'09"E. 38.04 FT.; THENCE 220.31 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 344.71 FT., CENTRAL ANGLE OF 36°37'05", CHORD BEARING AND DISTANCE OF S.72°41'28"E. 216.58 FT.; THENCE N.89°00'00"E. 284.98 FT.; THENCE 98.93 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1360.49 FT., CENTRAL ANGLE OF 04°09'59", CHORD BEARING AND DISTANCE OF N.86°55'00"E. 98.91 FT.; THENCE N.84°50'00"E. 108.59 FT.; THENCE 556.99 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 256.45 FT., CENTRAL ANGLE OF 124°26'31", CHORD BEARING AND DISTANCE OF S.32°56'45"E. 453.79 FT.; THENCE 37.35 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 85°36'31", CHORD BEARING AND DISTANCE OF S.13°31'45"E. 33.97 FT.; THENCE N.56°20'00"W. 78.32 FT.; THENCE 41.92 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 96°04'49", CHORD BEARING AND DISTANCE OF N.75°37'34"E. 37.18 FT.; THENCE 489.44 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 228.45 FT., CENTRAL ANGLE OF 122°45'10", CHORD BEARING AND DISTANCE OF N.33°47'25"W. 401.06 FT.; THENCE S.84°50'00"W. 108.59 FT.; THENCE 100.97 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1388.49 FT., CENTRAL ANGLE OF 04°09'59", CHORD BEARING AND DISTANCE OF S.86°55'00"W. 100.95 FT.; THENCE S.89°00'00"W. 284.98 FT.; THENCE 247.47 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 372.71 FT., CENTRAL ANGLE OF 38°02'33", CHORD BEARING AND DISTANCE OF N.71°58'44"W. 242.95 FT.; THENCE 39.17 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 89°46'54", CHORD BEARING AND DISTANCE OF S.82°09'33"W. 35.29 FT.; THENCE N.42°58'40"E. 88.83 FT. TO THE POINT OF BEGINNING

CLAY COURT

A STRIP OF LAND, BEING SANDSTONE DRIVE, 28 FEET WIDE, LOCATED IN "VISTA HILLS", OCCP NO.822, PART OF THE NW 1/4 OF SECTION 11, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, OF WHICH THE BACK OF CURB IS DESCRIBED AS: BEGINNING AT REFERENCE POINT "A" ; THENCE 43.10 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 98°46'28", CHORD BEARING AND DISTANCE OF S.04°23'14"E. 37.96 FT.; THENCE 283.78 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 283.78 FT., CENTRAL ANGLE OF 57°56'49", CHORD BEARING AND DISTANCE OF S.82°45'03"E. 271.84 FT.; THENCE 77.17 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 67.00 FT., CENTRAL ANGLE OF 65°59'43", CHORD BEARING AND DISTANCE OF N.35°16'41"E. 72.98 FT.; THENCE 279.72 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FT., CENTRAL ANGLE OF 276°19'08", CHORD BEARING AND DISTANCE OF S.39°33'37"E. 77.38 FT.; THENCE 42.21 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 67.00 FT., CENTRAL ANGLE OF 36°06'00", CHORD BEARING AND DISTANCE OF S.80°33'00"W. 41.52 FT.; THENCE S.62°30'00"W. 13.35 FT.; THENCE 354.32 FT ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 308.59 FT., CENTRAL ANGLE OF 65°47'10", CHORD BEARING AND DISTANCE OF N.84°36'24"W. 335.17 FT.; THENCE 36.84 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 83°17'17", CHORD BEARING AND DISTANCE OF S.86°38'39"W. 33.23 FT.; THENCE N.45°00'00"E. 78.70 FT. TO THE POINT OF BEGINNING.

HEARTHSTONE DRIVE

A STRIP OF LAND, BEING HEARTHSTONE DRIVE, 28 FEET WIDE, LOCATED IN "VISTA HILLS", OCCP NO.822, PART OF THE NW 1/4 OF SECTION 11, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, OF WHICH THE BACK OF CURB IS DESCRIBED AS: BEGINNING AT A POINT DISTANT N.86°56'33"E. 282.85 FT. AND N.03°03'27"W. 255.65 FT. FROM THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE 41.49 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 95°05'56", CHORD BEARING AND DISTANCE OF N.74°34'18"E., 36.89 FT.; THENCE 153.02 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 542.31 FT., CENTRAL ANGLE OF 16°10'00", CHORD BEARING AND DISTANCE OF N.35°04'59"E. 152.51 FT.; THENCE N.43°10'00"E. 348.08 FT.; THENCE 99.33 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2134.20 FT., CENTRAL ANGLE OF 2°40'00", CHORD BEARING AND DISTANCE OF N.41°50'00"E. 99.32 FT.; THENCE

N.40°30'00"E. 124.15 FT.; THENCE 101.05 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1286.58 FT., CENTRAL ANGLE OF 4°30'00", CHORD BEARING AND DISTANCE OF N.42°45'01"E., 101.02 FT.; THENCE N.45°00'00"E. 400.01 FT.; THENCE 197.39 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1256.62 FT., CENTRAL ANGLE OF 09°00'00", CHORD BEARING AND DISTANCE OF N.40°30'00"E. 197.19 FT.; THENCE N.36°00'00"E., 235.08 FT.; THENCE 38.56 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT. , CENTRAL ANGLE OF 88°22'41", CHORD BEARING AND DISTANCE OF N.08°11'21"W. 34.85 FT.; THENCE S.55°29'24"E., 75.31 FT TO REFERENCE POINT "E"; THENCE 37.26 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 85°23'52", CHORD BEARING AND DISTANCE OF S.78°41'57"W., 33.91 FT.; THENCE S.36°00'00"W. 237.11 FT.; THENCE 201.79 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1284.62 FT., CENTRAL ANGLE OF 09°00'00", CHORD BEARING AND DISTANCE OF S.40°30'00"W. 201.58 FT.; THENCE S.45°00'00"W. 44.02 FT. TO REFERENCE POINT "A"; THENCE CONTINUING S.45°00'00"W. 78.70 FT.; THENCE CONTINUING S.45°00'00"W. 277.29 FT. TO REFERENCE POINT "B"; THENCE S.42°58'40"W. 88.83 FT.; THENCE 10.00 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1258.58 FT., CENTRAL ANGLE OF 00°27'19", CHORD BEARING AND DISTANCE OF S.40°43'40"W., 10.00 FT. THENCE S.40°30'00"W. 124.15 FT.; THENCE 100.63 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2162.20 FT., CENTRAL ANGLE OF 2°40'00", CHORD BEARING AND DISTANCE OF S.41°50'00"W. 100.62 FT.; THENCE S.43°10'00"W. 348.08 FT.; THENCE 145.12 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 514.31 FT., CENTRAL ANGLE OF 16°10'00", CHORD BEARING AND DISTANCE OF S.35°04'59"W. 144.64 FT.; THENCE 39.27 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 90°00'16", CHORD BEARING AND DISTANCE OF S.17°59'52"E. 35.36 FT.; THENCE N.62°55'14"W. 80.23 FT. TO THE POINT OF BEGINNING.

LEDGEVIEW DRIVE

A STRIP OF LAND, BEING LEDGEVIEW DRIVE, 28 FEET WIDE, LOCATED IN "VISTA HILLS", OCCP NO.822, PART OF THE NW 1/4 OF SECTION 11, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, OF WHICH THE BACK OF CURB IS DESCRIBED AS: BEGINNING AT REFERENCE POINT "E" ; THENCE N.55°29'24"W. 75.31 FT.; THENCE 47.84 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 693.65 FT, CENTRAL ANGLE OF 03°57'06", CHORD BEARING AND DISTANCE OF N.50°24'09"W. 47.83 FT.; THENCE N.48°25'35"E. 55.00 FT. TO A POINT ON THE EASTERLY LINE OF DECKER ROAD, 120 FT. WIDE; THENCE N.41°34'25"E. ALONG SAID EASTERLY LINE, 28.00 FT.;

THENCE S.48°25'35"E. 55.00 FT.; THENCE 194.48 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 665.65 FT., CENTRAL ANGLE OF 16°44'24", CHORD BEARING AND DISTANCE OF S.56°47'47"E. 193.79 FT.; THENCE 77.77 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 244.00 FT., CENTRAL ANGLE OF 18°15'45", CHORD BEARING AND DISTANCE OF S.56°02'07"E. 77.44 FT.; THENCE 52.33 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 216.00 FT., CENTRAL ANGLE OF 13°52'56", CHORD BEARING AND DISTANCE OF S.53°50'42"E. 52.21 FT.; THENCE 61.52 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 67.00 FT., CENTRAL ANGLE OF 52°36'42", CHORD BEARING AND DISTANCE OF S.87°05'31"E. 59.38 FT.; THENCE 282.58 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FT., CENTRAL ANGLE OF 279°09'09", CHORD BEARING AND DISTANCE OF S.26°10'42"W. 75.22 FT.; THENCE 56.27 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FT., CENTRAL ANGLE OF 48°07'21", CHORD BEARING AND DISTANCE OF N.38°18'24"W. 54.63 FT.; THENCE 65.85 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 244.00 FT., CENTRAL ANGLE OF 15°27'50", CHORD BEARING AND DISTANCE OF N.54°38'09"W. 65.65 FT.; THENCE 68.85 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 216.00 FT., CENTRAL ANGLE OF 18°15'45", CHORD BEARING AND DISTANCE OF N.56°02'07"W. 68.56 FT.; THENCE 79.47 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 693.65 FT., CENTRAL ANGLE OF 06°33'52", CHORD BEARING AND DISTANCE OF N.61°53'03"W. 79.43 FT. TO THE POINT OF BEGINNING.

QUARRY COURT

A STRIP OF LAND, BEING QUARRY COURT, 28 FEET WIDE, LOCATED IN "VISTA HILLS", OCCP NO.822, PART OF THE NW 1/4 OF SECTION 11, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, OF WHICH THE BACK OF CURB IS DESCRIBED AS: BEGINNING AT REFERENCE POINT "C"; THENCE 43.80 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 100°23'30", CHORD BEARING AND DISTANCE OF S.81°08'18"E. 38.41 FT.; THENCE S.30°56'40"E. 62.06 FT.; THENCE 58.01 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FT., CENTRAL ANGLE OF 49°36'33", CHORD BEARING AND DISTANCE OF S.06°08'22"E. 56.22 FT.; THENCE 282.65 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 58.00 FT., CENTRAL ANGLE OF 279°12'50", CHORD BEARING AND DISTANCE OF N.59°03'29"E. 75.17 FT.; THENCE 58.01 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FT., CENTRAL ANGLE OF 49°36'32", CHORD BEARING AND DISTANCE OF S.55°44'40"E. 56.22 FT.; THENCE N.30°56'40"W. 68.54 FT.; THENCE 40.47 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 92°44'55", CHORD BEARING AND DISTANCE OF N.15°25'48"E. 36.19 FT.; THENCE S.54°22'08"W. 83.99 FT. TO THE POINT OF BEGINNING.

SANDSTONE DRIVE

A STRIP OF LAND, BEING SANDSTONE DRIVE, 28 FEET WIDE, LOCATED IN "VISTA HILLS", OCCP NO.822, PART OF THE NW 1/4 OF SECTION 11, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, OF WHICH THE BACK OF CURB IS DESCRIBED AS: BEGINNING AT A POINT DISTANT N.86°56'33"E. 60.03 FT. AND 317.72 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVE A RADIUS OF 515.00 FT. CENTRAL ANGLE OF 35°20'51", CHORD BEARING AND DISTANCE OF N.15°55'39"E. 312.71 FT. FROM THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE 81.66 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 543.81 FT. CENTRAL ANGLE OF 08°36'14", CHORD BEARING AND DISTANCE OF S.58°41'52"E. 81.59 FT.; THENCE S.67°34'11"E., 50.17 FT.; THENCE S.63°00'00"E. 123.01 FT.; THENCE 312.93 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 262.38 FT., CENTRAL ANGLE OF 68°20'00", CHORD BEARING AND DISTANCE OF N.82°50'00"E. 294.71 FT.; THENCE N.48°40'00"E. 245.90 FT. TO REFERENCE POINT "C"; THENCE N.54°22'08"E. 83.99 FT.; THENCE 164.33 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 318.86 FT., CENTRAL ANGLE OF 29°31'45", CHORD BEARING AND DISTANCE OF N.76°34'08"E. 162.52 FT.; THENCE S.88°40'00"E. 375.52 FT. TO REFERENCE POINT "D"; THENCE CONTINUING S.88°40'00"E. 78.92 FT., THENCE CONTINUING S.88°40'00"E. 23.55 FT.; THENCE 186.76 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 330.95 FT., CENTRAL ANGLE OF 32°20'00", CHORD BEARING AND DISTANCE OF S.72°30'03"E. 184.29 FT.; THENCE S.56°20'00"E. 105.09 FT.; THENCE 38.16 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 87°27'21", CHORD BEARING AND DISTANCE OF S.12°36'20"E. 34.56 FT.; THENCE 204.35 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FT., CENTRAL ANGLE OF 180°07'34", CHORD BEARING AND DISTANCE OF S.58°56'49"E. 130.00 FT.; THENCE 35.04 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 80°18'15", CHORD BEARING AND DISTANCE OF N.71°08'27"E. 32.24 FT.; THENCE 25.77 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 328.00 FT., CENTRAL ANGLE OF 04°30'05", CHORD BEARING AND DISTANCE OF S.70°57'27"E. 25.76 FT. TO A POINT ON THE EASTERLY LINE OF SAID VISTA HILLS CONDOMINIUM; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID EASTERLY LINE: N.16°47'32"E. 28.00 FT. AND 88.36 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FT., CENTRAL ANGLE OF 16°52'31"E., CHORD BEARING AND DISTANCE OF N.64°46'14"W. 88.04 FT., AND N.56°20'00"W. 26.52 FT.; THENCE N.56°20'00"W. 95.02 FT.; THENCE CONTINUING N.56°20'00"W. 78.32 FT.; THENCE CONTINUING N.56°20'00"W. 9.41 FT.; THENCE 202.56 FT. ALONG THE ARC OF CURVE TO THE

LEFT HAVING A RADIUS OF 358.95 FT., CENTRAL ANGLE OF 32°20'00", CHORD BEARING AND DISTANCE OF N.72°30'03"W. 199.89 FT.; THENCE N.88°40'00"W. 477.99 FT.; THENCE 85.61 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 346.86 FT., CENTRAL ANGLE OF 14°08'30", CHORD BEARING AND DISTANCE OF S.84°15'45"W. 85.39 FT.; THENCE 29.23 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT. CENTRAL ANGLE OF 66°59'10", CHORD BEARING AND DISTANCE OF N.69°18'55"W. 25.79 FT.; THENCE 183.31 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FT., CENTRAL ANGLE OF 161°35'13", CHORD BEARING AND DISTANCE OF S.63°23'03"W. 128.33 FT.; THENCE 28.83 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 66°04'34", CHORD BEARING AND DISTANCE OF S.15°37'43"W. 27.26 FT.; THENCE S.48°40'00"W. 262.73 FT.; THENCE 279.53 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 234.38 FT., CENTRAL ANGLE OF 68°20'00", CHORD BEARING AND DISTANCE OF S.82°50'00"W. 263.26 FT.; THENCE N.63°00'00"W. 49.26 FT.; THENCE N.62°55'14"W. 80.23 FT.; THENCE N.57°53'25"W. 43.70 FT.; THENCE 76.26 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 507.81 FT., CENTRAL ANGLE OF 08°36'14", CHORD BEARING AND DISTANCE OF N.58°41'52"W. 76.18 FT.; THENCE 36.01 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 515.00 FT., CENTRAL ANGLE OF 04°00'21", CHORD BEARING AND DISTANCE OF S.35°36'16"W. 36.00 FT. TO THE POINT OF BEGINNING.

STONEWALL COURT

A STRIP OF LAND, BEING STONEWALL COURT, 28 FEET WIDE, LOCATED IN "VISTA HILLS", OCCP NO.822, PART OF THE NW 1/4 OF SECTION 11, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, OF WHICH THE BACK OF CURB IS DESCRIBED AS: BEGINNING AT REFERENCE POINT "D"; THENCE 43.72 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 100°11'35", CHORD BEARING AND DISTANCE OF S.38°34'13"E. 38.36 FT.; THENCE 50.82 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 245.38 FT., CENTRAL ANGLE OF 11°51'58", CHORD BEARING AND DISTANCE OF S.17°27'33"W. 50.73 FT.; THENCE S.23°23'32"W. 46.78 FT.; THENCE 85.11 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FT., CENTRAL ANGLE OF 72°47'01", CHORD BEARING AND DISTANCE OF S.59°47'03"E., 79.50 FT.; THENCE 255.89 FT ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 58.00 FT., CENTRAL ANGLE OF 252°46'55", CHORD BEARING AND DISTANCE OF S.30°12'54"E. 93.38 FT.; THENCE N.23°23'32"E. 166.18 FT.; THENCE 69.42 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 273.38 FT., CENTRAL ANGLE OF

14°32'55", CHORD BEARING AND DISTANCE OF N.16°07'05"E. 69.23 FT.; THENCE 35.99 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., CENTRAL ANGLE OF 82°29'23" CHORD BEARING AND DISTANCE OF N.50°05'18"E. 32.96 FT.; THENCE N.88°40'00"W. 78.92 FT. TO THE POINT OF BEGINNING.

RESOLUTION AUTHORIZING DEDICATION OF LEDGEVIEW DRIVE,
HEARTHSTONE DRIVE, CLAY COURT, BROOKSTONE DRIVE, SANDSTONE
DRIVE, STONEWALL COURT, AND QUARRY COURT AS PUBLIC ROADS

RECITATIONS:

Ledgeview Drive, Hearthstone Drive, Clay Court, Brookstone Drive, Sandstone Drive, Stonewall Court, and Quarry Court within the Vista Hills Condominium are established as general common element roads (the "Roads") of the Condominium pursuant the Third Amended and Restated Master Deed for Vista Hills Condominium (the "Master Deed"), which was recorded November 28, 2006 with the Oakland County Register of Deeds and was assigned the Condominium Subdivision Plan No. 822 and was recorded at Liber 38438, Pages 143 through 196, inclusive.

Article VII, Section 2 of the Master Deed authorizes the Vista Hills Association ("Association") to dedicate public road rights-of-way to the appropriate local authority for public use and maintenance.

The Association desires to dedicate the Roads, the storm sewers located therein and the associated road right-of-way to the City of Novi for public use and maintenance.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Membership of the Association acting through its Board of Directors, pursuant to Article VII, Section 2 of the Master Deed, and Article VIII, Section 1.H of the Second Amended and Restated Condominium Bylaws for the Vista Hills, and in accordance with Section 33 of the Michigan Condominium Act, being MCL 559.133, hereby authorizes the Association President and the Association Secretary to execute all documents necessary to complete dedication of the Roads, the storm sewers located therein and associated road right-of-way to the City of Novi. The land constituting the Roads from the Condominium shall be removed from the Condominium by appropriate amendment to the Master Deed and Replat of the Condominium Subdivision Plan, and conveyed to the City of Novi by Warranty Deed.

AYES: *William Osip, Steve Segal, Dan Hudson, Michael Sherry, Terry Lammell*

NAYS:

ABSTENTIONS:

ABSENT:

CERTIFICATION

It is hereby certified that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Board of Directors of the Vista Hills Association at a meeting duly called and held on the 20th day of DECEMBER, 2008.

Vista Hills Association,

BY: *Michael Sherry*
Secretary



STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI

VISTA HILLS CONDOMINIUM

**MEMORANDUM OF UNDERSTANDING REGARDING ACCEPTANCE OF
ROADS WITHIN THE VISTA HILLS CONDOMINIUM**

THIS MEMORANDUM OF UNDERSTANDING, dated November 24, 2008 by and between the City of Novi, a Michigan municipal corporation ("City") whose address is 45175 West Ten Mile Rd., Novi, Michigan 48375, and the VISTA HILLS ASSOCIATION, a Michigan Nonprofit Corporation (the "Association"), whose address is 41486 Wilcox Rd., Plymouth, MI 48170, who represents itself hereby as the entity with responsibility and authority for operating and maintaining the General Common Elements of the Vista Hills Condominium (the "Condominium"), including but not limited to the roads and the storm sewer improvements within the roads, pursuant to the Third Amended and Restated Master Deed for Vista Hills recorded at Liber 38148, Pages 143 through 196, Oakland County Records, and amendments thereto, being Oakland County Condominium Subdivision Plan No. 822 (the "Master Deed").

RECITATIONS:

The roads within the Condominium were developed as private roads (the "Roads"), and are described in the attached and incorporated Exhibit A. The Association desires to complete dedication of the Roads and storm sewer improvements located within the Roads, to the City for public use and maintenance subject to the conditions and requirements set forth in this agreement. The City has agreed to accept the Roads (including the storm sewer improvements within the road right-of-way, together hereinafter to be known as the "Roads") as public, and to make certain improvements or repairs to the Roads to bring them into compliance with City of Novi Design and Construction Standard Requirements and as may be set forth in a certain plan (the "Plan") prepared by the City, which Plans attached hereto and incorporated as Exhibit B.

The repair/replacement and acceptance of the Roads within the Condominium is contingent upon (1) a one-time payment (the "Payment") by the Association to the City in the amount of one hundred and ninety thousand (\$190,000.00) dollars to enable the City to undertake repair/replacement of

existing road and storm sewer defects listed in the Plans; (2) the provision by the Association and/or individual home owners within the Condominium of all easements necessary to enable the City to undertake the repairs/replacement of roads and storm sewer improvements as set forth in the Plans; and (3) the provision by the Association of all legal and engineering documentation necessary to complete conveyance of the fee title to the Roads within the Condominium to the City.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Purpose of Agreement. The City and Association enter into this Memorandum of Understanding for the purpose of setting forth the mutual expectation that the City will complete repairs/replacement of the road and storm sewer improvements deemed defective as set forth in the Plan in exchange for payment in the amount of one hundred and ninety thousand (\$190,000.00) dollars by the Association for the costs of repair/replacement, and then the City will accept the Roads for public use and maintenance.

2. Consideration. The Association shall pay the City a one-time payment of \$190,000.00 to cover the cost of repair/replacement of road and storm sewer improvements as set forth in the Plan attached as Exhibit B. The Payment shall also be used to cover legal expenses incurred by the City for preparation of the documents described in Paragraph 3 below. Upon receipt of the total amount of \$190,000.00, and original, fully executed versions of the documents set forth in Paragraph 3, below, the City shall take the actions necessary to complete the repair/replacement of the items set forth in the Plans.

3. Acceptance Documents. In order to convey legal title of the Roads to the City, the Association shall provide the following legal documents which have been approved and executed by a majority vote of the Association's Board of Directors in accordance with Article VII, Section 2 of the Master Deed and Article VIII, Section 1.H of the Second Amended and Restated Bylaws for Vista Hills:

- a. A Warranty Deed conveying the Roads to the City of Novi. The legal description to the Warranty Deed should contain a metes and bounds legal description of the Roads to be dedicated.
- b. A Bill of Sale to the City for the road paving within the road right of way to be dedicated and accepted.
- c. An Amendment to the Vista Hills Master Deed removing the Roads from the Condominium, by removing the metes and

bounds legal description of the Roads from Article II of the Master Deed.

- d. Replat No. 2 of the Vista Hills Condominium Subdivision Plan (Exhibit B to the Master Deed) depicting the Roads as "public" rather than "general common elements."
- e. Resolution of the Board of Directors approving the dedication of the Roads and the execution of the Acceptance Documents.

4. Temporary Construction Easements. The Association shall grant the City any and all Temporary Construction Easements involving General Common Elements of the condominium necessary to complete repair/replacement of the road and storm sewer improvements set forth in the Plans. The Association, upon reasonable advance notice from the City of its needs, shall make every effort to obtain from the individual Co-Owners of the Condominium, for the benefit of the City, any and all Temporary Construction Easements involving the individually owned Units in the condominium necessary to complete repair/replacement of the road and storm sewer improvements set forth in the Plans. The Association shall reimburse the City for costs incurred in condemning necessary easements that cannot be obtained voluntarily by the Association from unit owners (both costs of proceedings and compensation).

5. Association's Warranty as to Ownership. Association hereby warrants that it is the entity with the legal responsibility for operation and maintenance of the General Common Elements, including, but not limited to the Roads, within Condominium, and that it has the full and exclusive authority to execute this Agreement, and all documents necessary to convey the Roads to the City for public use and maintenance pursuant to the rights reserved to the Association in the Master Deed and the Condominium Act.

6. Timing. It is agreed by the Association and the City that the City will begin plowing the Roads within the Condominium this Winter, notwithstanding the fact that the dedication may not yet be complete, and that all repairs required to be made by the City as set forth in the Plan attached as Exhibit B shall be commenced in the Spring of 2009 and shall be completed as soon as practical thereafter.

7. Severability. Each covenant, requirement, obligation and provision contained herein shall be considered to be an independent and separate covenant and agreement, and, in the event one or more of the covenants, requirements, obligations or provisions shall for any reason be held to be invalid or unenforceable by a court of competent jurisdiction, all remaining covenants,

requirements, obligations and provisions shall nevertheless remain in full force and effect.

8. Lawful Document. The Association and City agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitution of Michigan and the United States of America. Furthermore, Association fully accepts and agrees to the final terms, conditions, requirements, and obligations of this Agreement, and Association shall not be permitted in the future to claim that the effect of this Agreement results in an unreasonable limitation upon use of all or any portion of the Condominium, or claim that enforcement of this Agreement causes an inverse condemnation or taking of all or any portion of such Condominium. It is further agreed and acknowledged that the terms, condition, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the Condominium for the Condominium, and are, without exception, clearly and substantially related to the City's legitimate interests in protecting the public health, safety, and general welfare.

9. Applicable Law. This Agreement shall be interpreted and construed in accordance with Michigan law and shall be subject to enforcement only in Michigan courts.

10. Current and Future Owners and Associations. As used in this Agreement, the term "Association" shall mean and include the corporate Association and its individual members, as well as all future and successor persons and entities that become owners of all or any portion of the Condominium.

11. Headings. The headings contained herein are for the convenience of the parties and are not to be used in construing or interpreting this Agreement.

12. Effective Date. This Agreement is deemed effective as of the date first written above.

"ASSOCIATION"

VISTA HILLS ASSOCIATION, a
Michigan Non-profit Corporation

By: _____

Its: President



as well as all future and successor persons and entities that become owners of all or any portion of the Condominium.

11. Headings. The headings contained herein are for the convenience of the parties and are not to be used in construing or interpreting this Agreement.

12. Effective Date. This Agreement is deemed effective as of the date first written above.

"ASSOCIATION"

VISTA HILLS ASSOCIATION, a Michigan
Non-profit Corporation

By: William D. Osip

Its: President

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 26th day of December 2008, by William Osip, the President of VISTA HILLS ASSOCIATION, a Michigan Nonprofit Corporation, on behalf of the Corporation.

Jacqueline Segal
Notary Public
Oakland County, Michigan
My Commission Expires: 6/29/2011

"CITY":

CITY OF NOVI,
a Michigan municipal corporation

BY: _____
David Landry, Mayor

BY: _____
Maryanne Cornelius, Clerk

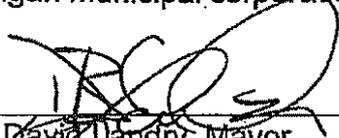
STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____, 2008, by _____, the President of VISTA HILLS ASSOCIATION, a Michigan Nonprofit Corporation, on behalf of the Corporation.

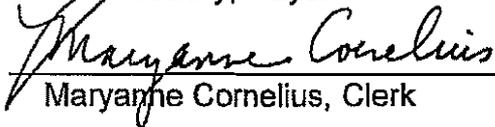
Notary Public
 County, Michigan
My Commission Expires: _____

"CITY":

CITY OF NOVI,
a Michigan municipal corporation

BY: 

David Landry, Mayor

BY: 

Maryanne Cornelius, Clerk

EXHIBIT A

Exhibit A

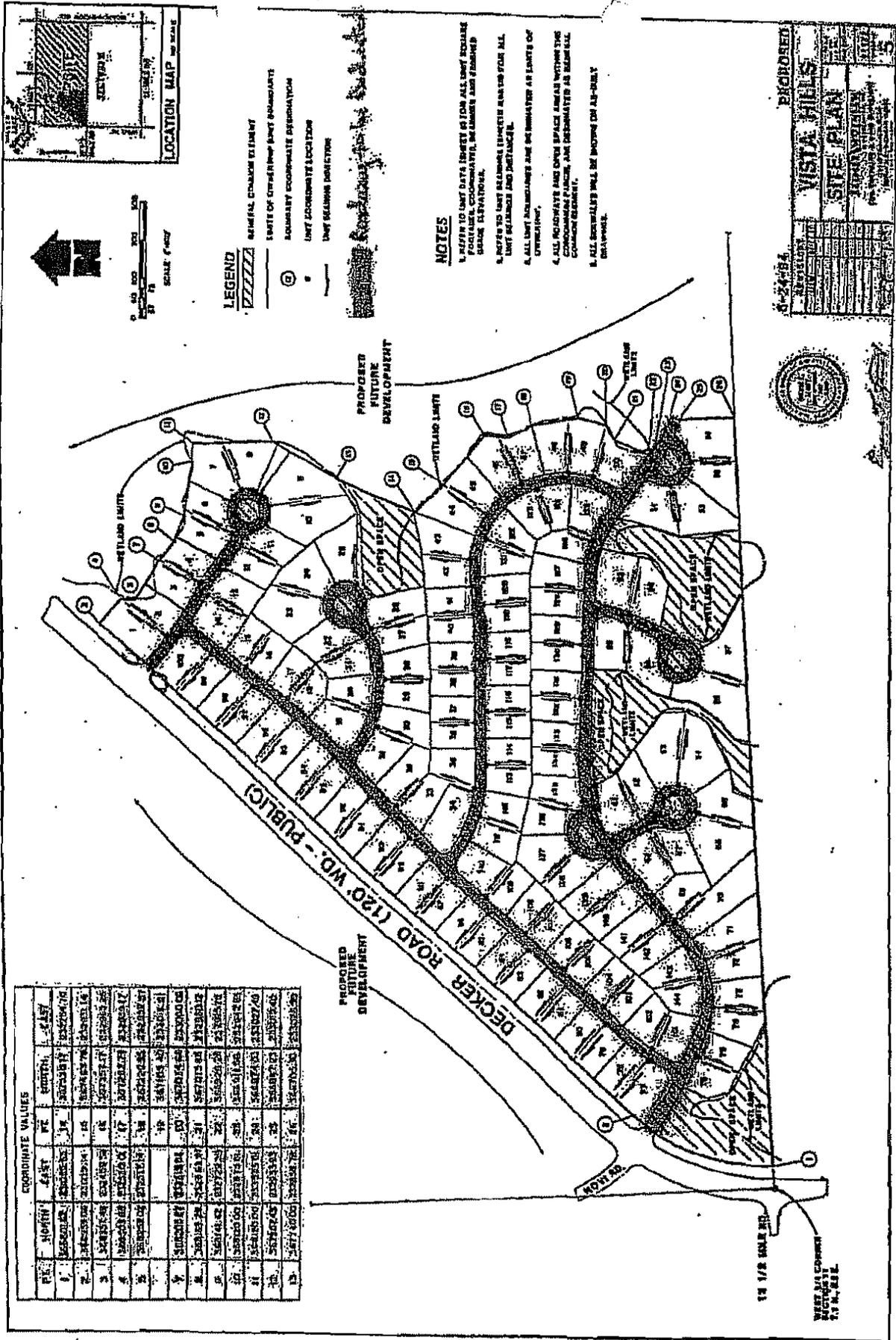
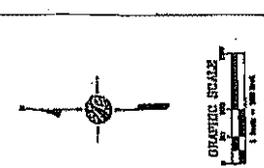
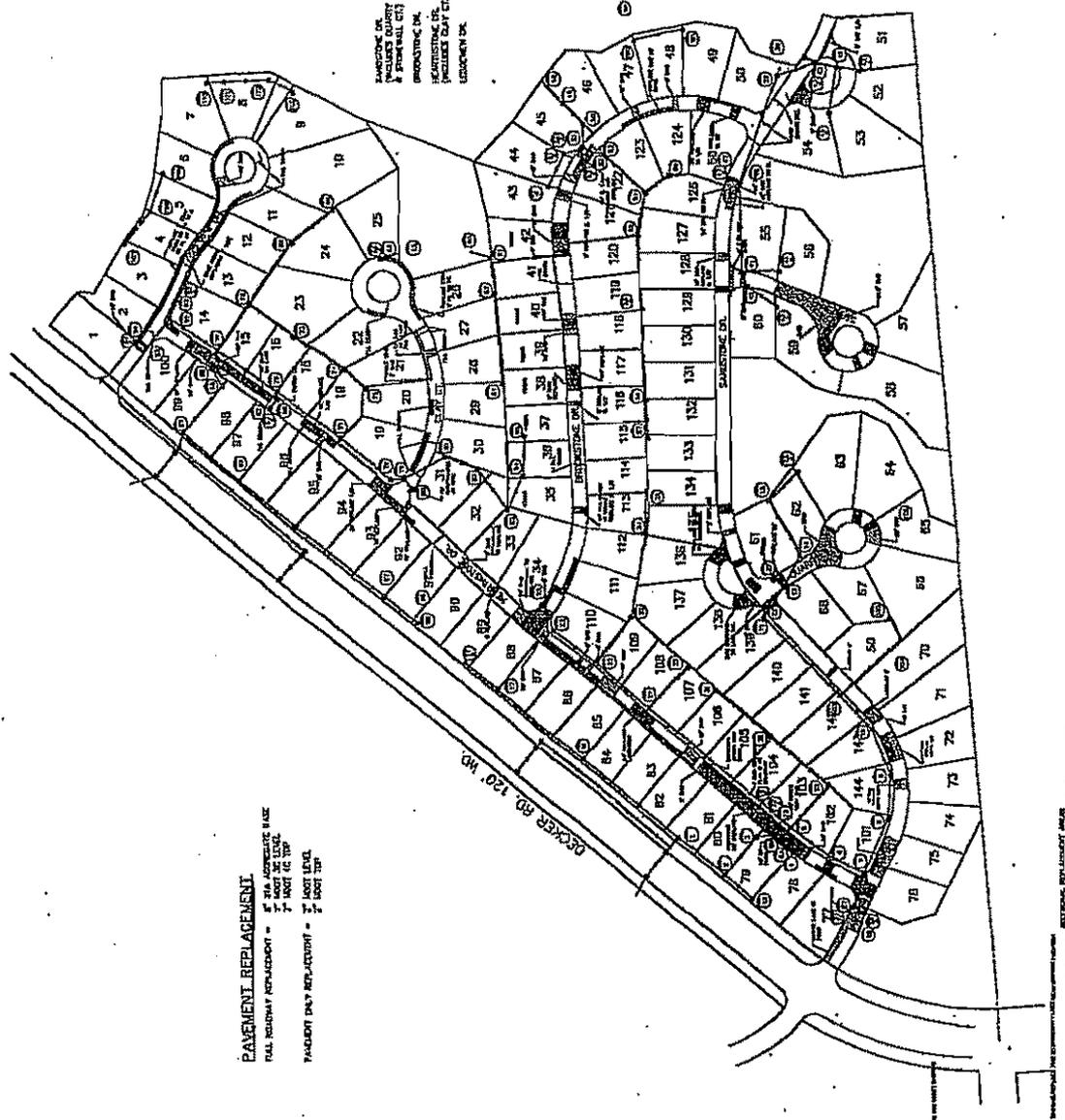


Exhibit B

Exhibit B

NO.	DESCRIPTION	AMOUNT	DATE
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PAVEMENT REPLACEMENT
 FULL ROADWAY REPLACEMENT - 1" DIA. ASPHALTIC BASE
 2" AGG. 10" LEVEL
 2" AGG. 10" TOP
 PAVEMENT ONLY REPLACEMENT - 2" AGG. LEVEL
 2" AGG. 10" TOP

LEGEND
 1" DIA. ASPHALTIC BASE
 2" AGG. 10" LEVEL
 2" AGG. 10" TOP

DECKERS RD. 120' W.D.

PROPERTY OWNERS
 1. JAMESON & SONS, INC.
 2. JAMESON & SONS, INC.
 3. JAMESON & SONS, INC.
 4. JAMESON & SONS, INC.
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 10. JAMESON & SONS, INC.

NOTES
 1. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
 2. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
 3. ALL DIMENSIONS SHOWN ARE APPROXIMATE.

REVISIONS

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PROJECT INFORMATION
 VISTA HILLS SUBDIVISION
 NOV, MICHIGAN
 PAVEMENT AND STRUCTURE REPAIR

2075079901 C-1

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