



CITY OF NOVI CITY COUNCIL OCTOBER 12, 2026

SUBJECT: Approval of a Warranty Deed to dedicate 35 feet of half-width right-of-way along the south side of Eleven Mile Road and acceptance of a Sidewalk Easement from Sakura Novi Residential, LLC as part of the Sakura East development (parcel 50-22-23-226-046).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This process is required to accept right-of-way dedications.
- This brings the segment to its full master planned right-of-way width.
- The process is required to accept sidewalk easements where public pathways cross on to private property.

BACKGROUND INFORMATION:

Sakura Novi Residential, LLC is requesting the acceptance of a Warranty Deed conveying 35 feet of additional right-of-way along the south side of Eleven Mile Road. The proposed right-of-way dedication will bring this segment of Eleven Mile Road to its full master planned half-width right-of-way of 35 feet.

Sakura Novi Residential, LLC is requesting the acceptance of a Sidewalk Easement to satisfy one of the conditions in the site plan approval process. The sidewalk associated with the Sakura East development on the south side of 11 Mile Road is located outside of the right-of-way for 11 Mile Road to connect to the existing sidewalk to the east. Because of this a Sidewalk Easement was requested.

The Sidewalk Easement and Warranty Deed has been approved by the City Attorney (Beth Saarela, August 10, 2026) and the City's Engineering Consultant (Spalding DeDecker, September 9, 2026). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a Warranty Deed to dedicate 35 feet of half-width right-of-way along the south side of Eleven Mile Road and acceptance of a Sidewalk Easement from Sakura Novi Residential, LLC as part of the Sakura East development (parcel 50-22-23-226-046).

Sakura East Sidewalk Easement & ROW Dedication Location Map



Legend

- Minor Road
- Major Road
- Prescriptive
- Highway Easement
- Tax Parcels
- Subject Parcel



Feet

0 30 60 120

Map Author: Kate Purpura
Map Print Date: 09/25/2026

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

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



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

August 10, 2026

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Sakura East JSP 25-0009
Acceptance Documents**

Dear Mr. Croy:

We have received and reviewed the following original documents in connection with Sakura East

- Sanitary Sewer System Easement (**Approved**)
- Water System Easement (**Approved**)
- Bill of Sale – Water System and Sanitary Sewer (**Approved**)
- Warranty Deed- ROW (**Approved**)
- Partial Discharge of Mortgage - ROW (**Approved**)
- Sidewalk Easement (**Approved**)
- Title Search

We have the following comments:

Water and Sanitary Sewer System Easements

The Water and Sanitary Sewer System Easements are in the City's standard format and are consistent with the title search provided. Subject to the approval of the exhibits by the City's Consulting Engineer, the Water and Sanitary Sewer System Easements may be accepted by Affidavit of the City Engineer and recorded with the Oakland County Register of Deeds. The Bill of Sale is acceptable as provided and should be retained by the City in the usual manner.

Warranty Deed – Eleven Mile

The Warranty Deed for Eleven Mile ROW is acceptable subject to approval of the legal descriptions by the City's Consulting Engineer. The Developer has also provided the required Partial Discharge of Mortgage over the Eleven Mile ROW. The Warranty Deed should be placed on an upcoming

Ben Croy, City Engineer
City of Novi
August 10, 2026
Page 2

City Council Agenda for acceptance. Once accepted the Warranty Deed and Partial Discharge of Mortgage should be recorded with the Oakland County Register of Deeds in the usual manner.

Sidewalk Easement

The Sidewalk Easement is in the City's standard Sidewalk Easement format is acceptable subject to approval of the legal descriptions by the City's Consulting Engineer. The Sidewalk Easement should be placed on an upcoming City Council Agenda for acceptance. Once accepted the Sidewalk 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,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

C: Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Barb McBeth, City Planner
Lindsay Bell, Planner
Diana Shanahan, Director of Planning
Brad Doane, Planner
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Stacey Choi, Planning Assistant
Humna Anjum, Project Engineer
Kate Purpura, Project Engineer
Alyssa Craigie, Administrative Assistant
Sydney Waynick & Ted Meadows, Spalding DeDecker
Tim Loughrin, Robertson Homes
Thomas R. Schultz, Esquire

WARRANTY DEED

KNOW BY ALL PERSONS BY THESE PRESENTS: That Sakura Novi Residential, LLC, a Michigan limited liability company, whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301,

conveys and warrants to the City of Novi for right-of-way purposes, whose address is 45175 West Ten Mile Road, Novi, Michigan, 48375 the following described premises situated in the City of Farmington Hills, County of Oakland and State of Michigan, to wit:

See Exhibit A

for the full consideration of \$1.00

subject to easements and building and use restrictions of record and further subject to rights of the public and all others to use the right-of-way being conveyed herein and further subject to matters that may be disclosed by a visual inspection.

The grantor grants to the grantee the right to make -0- division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland 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 ____ day of _____, 202_.

(SIGNATURES APPEAR ON THE FOLLOWING PAGE)

SAKURA NOVI RESIDENTIAL, LLC,
a Michigan limited liability company

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

By: [Signature]
Darian L. Neubecker,
Its: President

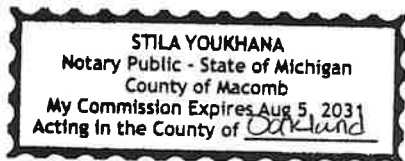
AND BY:

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

By: [Signature]
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 21 day of May, 2026 by Darian L. Neubecker, the President 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.



Stila Youkhana
Macomb, Notary Public
County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 08/05/2031

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me in Oakland County, Michigan this 26 day of May, 2026 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.

SHANNON J. PACITTO
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires September 18, 2027
Acting in the County of Oakland

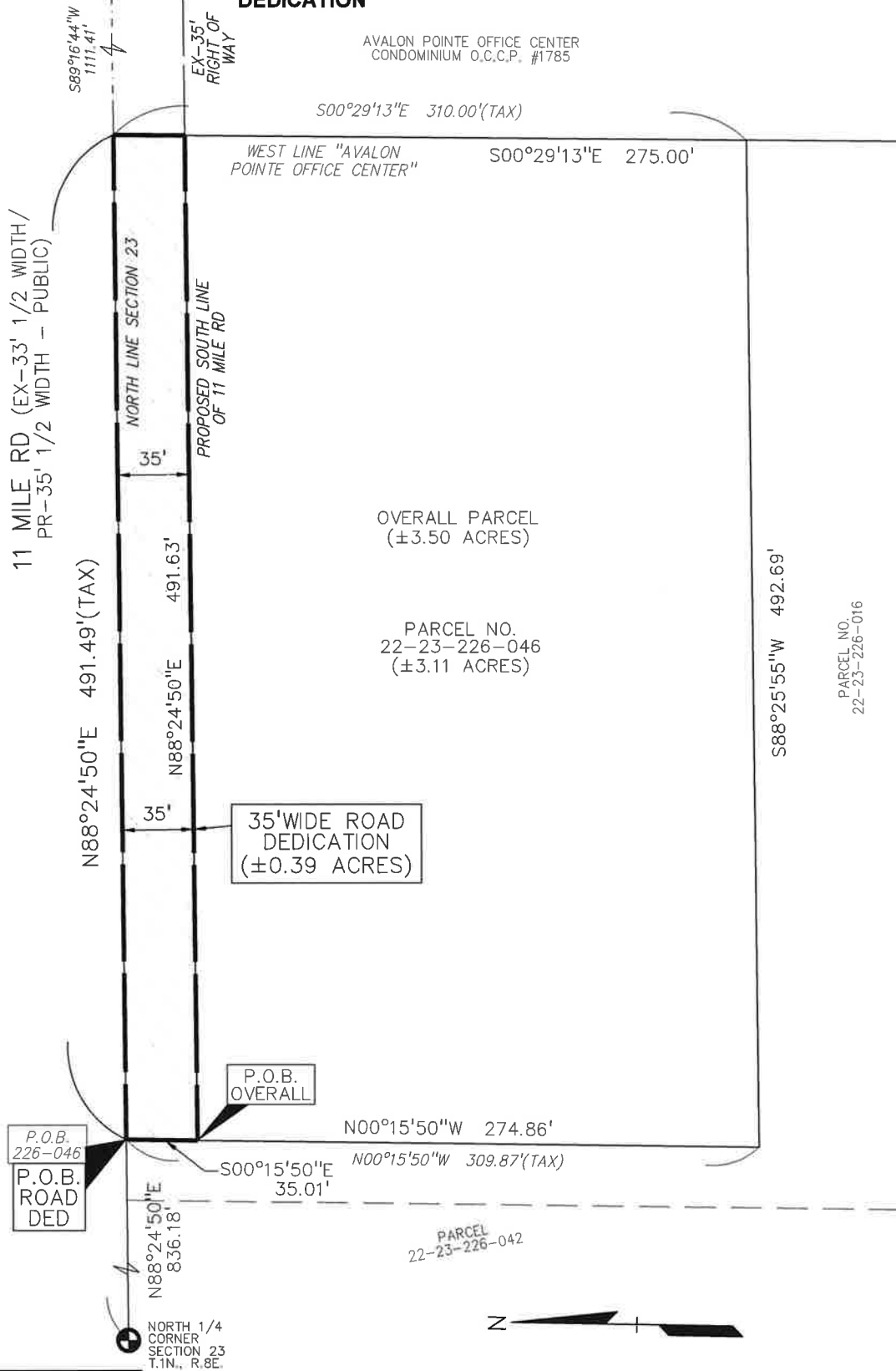
Shannon J. Pacitto
Macomb, Notary Public
County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 9/18/27

When Recorded Return To: City of Novi Attention to Clerk 45175 West 10 Mile Road Novi, Michigan, 48375	Send Subsequent Tax Bills To: City of Novi Attention to Clerk 45175 West 10 Mile Road Novi, Michigan, 48375	Drafted by: C. Kim Shierk Williams, Williams, Rattner & Plunkett, P.C. 380 N. Old Woodward Ave., Suite 300 Birmingham, MI 48009
Tax Parcel No. Part of—50-22-23-226-046	Recording Fee: \$30.00	Transfer Taxes: Exempt pursuant to MCL 207.505(a) and MCL 207.526(a)

NE CORNER
SECTION 23
T.1N., R.8E.

EXHIBIT A SKETCH OF 35' WIDE ROAD DEDICATION

AVALON POINTE OFFICE CENTER
CONDOMINIUM O.C.C.P. #1785



PEA
GROUP

t 844.813.2849
www.peagroup.com

ROBERTSON BROTHERS CO
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301

SHEET 1 OF 2
DEC. 19, 2025
18-0033B

0 30 60
SCALE: 1" = 60'

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION

(Per Oakland County Tax Assessing)

PARCEL NO. 22-23-226-046

T1N, R8E, SEC 23 PART OF NE 1/4 BEG AT PT DIST N88-24-50E 836.18 FT FROM N 1/4 COR, TH N88-24-50E 491.49 FT, TH S00-29-13E 310 FT, TH S88-25-55W 492.69 FT, TH N00-15-50W 309.87 FT TO BEG 3.50 ACRES

LEGAL DESCRIPTION

(Per PEA Group)

OVERALL PARCEL

A parcel of land being part of the Northeast 1/4 of Section 23, T.1N., R.8E., City of Novi, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 23; thence along the north line of said Section 23, N88°24'50"E, 836.18 feet; thence S00°15'50"E, 35.01 feet to proposed south line of 11 Mile Road (proposed 35 foot half width) and the POINT OF BEGINNING; thence along said proposed south line, N88°24'50"E, 491.63 feet to the west line of "Avalon Pointe Office Center Condominium", Oakland County Condominium Plan No. 1785, as recorded in Liber 43346, Page 819, Oakland County Records; thence along said west line, S00°29'13"E, 275.00 feet; thence S88°25'55"W, 492.69 feet; thence N00°15'50"W, 274.86 feet to the aforementioned south line of 11 Mile Road and the POINT OF BEGINNING. Containing 3.11 acres of land, more or less.

LEGAL DESCRIPTION

(Per PEA Group)

35' WIDE ROAD DEDICATION

A 35 foot wide Road Dedication over part of the Northeast 1/4 of Section 23, T.1N., R.8E., City of Novi, Oakland County, Michigan, said dedication being more particularly described as:

Commencing at the North 1/4 corner of said Section 23; thence along the north line of said Section 23, N88°24'50"E, 836.18 feet to the POINT OF BEGINNING; thence continuing along said north line, N88°24'50"E, 491.49 feet to northerly extension of the west line of "Avalon Pointe Office Center Condominium", Oakland County Condominium Plan No. 1785, as recorded in Liber 43346, Page 819, Oakland County Records; thence along said extension, S00°29'13"E, 35.00 feet to the proposed south line of 11 Mile Road (proposed 35 foot half width); thence along said proposed south line, S88°24'50"W, 491.63 feet; thence N00°15'50"W, 35.01 feet to the aforementioned north line of said Section 23 and the POINT OF BEGINNING. Containing 0.39 acres of land, more or less.

PEA
GROUP

t: 844.813.2949
www.peagroup.com

ROBERTSON BROTHERS CO
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301

SHEET 2 OF 2
DEC. 19, 2025
18-0033B

0 30 60

SCALE: 1" = 60'

SIDEWALK EASEMENT

NOW ALL MEN BY THESE PRESENTS, that **Sakura Novi Residential, LLC**, a Michigan limited liability company, whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301, 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 West 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 walkway over across and through property located in Section 23, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described as follows:

{See attached and incorporated Exhibit A – Parent Parcel}

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

{See attached and incorporated Exhibit A – Sidewalk Easement}

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

Grantee may install, repair, replace, improve, modify and maintain the easement area as shown in the attached and incorporated Exhibit A.

Grantor agrees not to build or to convey to others permission to build any structures or improvements on, over, across, in, through, or under the above-described easement.

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

Exempt pursuant to MCLA 207.505(a)
And MCLA 207.526(a)

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

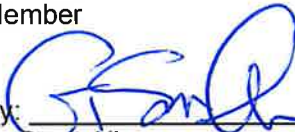
Dated this _____ day of _____, 202__

SAKURA NOVI RESIDENTIAL, LLC,
a Michigan limited liability company

By: **ROBERTSON BROTHERS CO.,**
a Michigan corporation, Manager

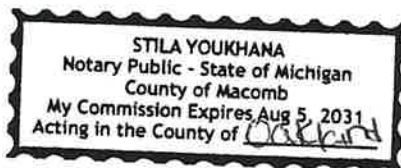
By: 
Darian L. Neubecker,
Its: President

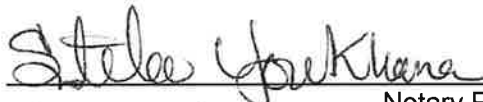
AND BY: **AIKENS SAKURA
RESIDENTIAL, LLC,**
a Michigan limited liability company,
Member

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 22 day of June, 2026 by Darian L. Neubecker, the President 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
Macomb County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 08/05/2031

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me in Oakland County, Michigan this 22 day of June, 2026 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.



Shannon J Pacitto, Notary Public
Macomb County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 9/18/27

SHANNON J. PACITTO NOTARY PUBLIC – STATE OF MICHIGAN COUNTY OF MACOMB My Commission Expires September 18, 2027 Acting in the County of <u>Oakland</u>

CONSENT

As the holder of a mortgage interest in and to the property referenced in the Agreement and attached hereto and incorporated as Exhibit A, the undersigned hereby evidences its consent to the rights grant in and the recordation of the Agreement, which Agreement is hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the successors and assigns of the undersigned.

IN WITNESS WHEREOF, the undersigned has caused its signature to be placed on the 8 day of July, 2026

THE HUNTINGTON BANK,

By: Kelsea Pomranke
Kelsea Pomranke
Its: Assistant Vice President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing Consent was acknowledged before me this 8 day of July, 2026, by Kelsea Pomranke the AVP of The Huntington Bank, on behalf of the bank.

Michele Gage
Michele Gage (Notary Public
Wayne County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 3.23.2033

Drafted by and when recorded return to
C. Kim Shierk
Williams Williams Rattner & Plunkett, P.C.
380 N Old Woodward Avenue, Suite 300
Birmingham, MI 48009

EXHIBIT A TO SIDEWALK EASEMENT

SEE ATTACHMENT

NE CORNER
SECTION 23
T.1N., R.8E.

SKETCH OF SIDEWALK EASEMENT

AVALON POINTE OFFICE CENTER
CONDOMINIUM O.C.C.P. #1785

11 MILE ROAD
(PR-35' 1/2 WIDTH - PUBLIC)

S89°16'44"W
1111.41'

EX-35'
RIGHT OF
WAY

S00°29'13"E 310.00'(TAX)

S00°29'13"E 275.00' WEST LINE
"AVALON POINTE
OFFICE CENTER"

VARIABLE WIDTH
SIDEWALK ESMT
(SEE DETAIL)

P.O.B.
ESMT

EASEMENT DETAIL

S00°29'13"E
8.16'

N88°24'50"E
76.33'

N84°55'05"W
43.60'

N86°12'18"W
33.01'

VARIABLE
WIDTH
SIDEWALK
ESMT

PARCEL NO.
22-23-226-046
(±3.50 ACRES)

OVERALL PARCEL
(±3.11 ACRES)

S88°25'55"W 492.69'

PARCEL NO.
22-23-226-016

N88°24'50"E 491.49'(TAX)

N88°24'50"E 491.63'

N88°24'50"E 415.30'

PROPOSED
SOUTH LINE OF
11 MILE RD

S00°15'50"E
35.01'

P.O.B.
226-046

N88°24'50"E
836.18'

NORTH 1/4
CORNER
SECTION 23
T.1N., R.8E.

P.O.B.
OVERALL

N00°15'50"W 274.86'

N00°15'50"W 309.87'(TAX)

PARCEL
22-23-226-042



PEA
GROUP

t: 844.813.2949
www.peagroup.com

ROBERTSON BROTHERS CO
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301

SHEET 1 OF 2
DEC 12, 2025
18-0033B

0 30 60
SCALE: 1" = 60'

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION

(Per Oakland County Tax Assessing)

PARCEL NO. 22-23-226-046

T1N, R8E, SEC 23 PART OF NE 1/4 BEG AT PT DIST N88-24-50E 836.18 FT FROM N 1/4 COR, TH N88-24-50E 491.49 FT, TH S00-29-13E 310 FT, TH S88-25-55W 492.69 FT, TH N00-15-50W 309.87 FT TO BEG 3.50 ACRES

LEGAL DESCRIPTION

(Per PEA Group)

OVERALL PARCEL

A parcel of land being part of the Northeast 1/4 of Section 23, T.1N., R.8E., City of Novi, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 23; thence along the north line of said Section 23, N88°24'50"E, 836.18 feet; thence S00°15'50"E, 35.01 feet to proposed south line of 11 Mile Road (proposed 35 foot half width) and the POINT OF BEGINNING; thence along said proposed south line, N88°24'50"E, 491.63 feet to the west line of "Avalon Pointe Office Center Condominium", Oakland County Condominium Plan No. 1785, as recorded in Liber 43346, Page 819, Oakland County Records; thence along said west line, S00°29'13"E, 275.00 feet; thence S88°25'55"W, 492.69 feet; thence N00°15'50"W, 274.86 feet to the aforementioned south line of 11 Mile Road and the POINT OF BEGINNING.
Containing 3.11 acres of land, more or less.

LEGAL DESCRIPTION

(Per PEA Group)

VARIABLE WIDTH SIDEWALK EASEMENT

A variable width sidewalk easement over part of the Northeast 1/4 of Section 23, T.1N., R.8E., City of Novi, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the North 1/4 corner of said Section 23; thence along the north line of said Section 23, N88°24'50"E, 836.18 feet; thence S00°15'50"E, 35.01 feet to proposed south line of 11 Mile Road (proposed 35 foot half width); thence along said proposed line, N88°24'50"E, 415.30 feet to the POINT OF BEGINNING; thence continuing along said line, N88°24'50"E, 76.33 feet to the west line of "Avalon Pointe Office Center Condominium", Oakland County Condominium Plan No. 1785, as recorded in Liber 43346, Page 819, Oakland County Records; thence along said west line, S00°29'13"E, 8.16 feet; thence N84°55'05"W, 43.60 feet; thence N86°12'18"W, 33.01 feet to the aforementioned proposed south line of 11 Mile Road and the POINT OF ENDING.

PEA
GROUP

t: 844.813.2949
www.peagroup.com

ROBERTSON BROTHERS CO
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301

SHEET 2 OF 2
DEC 12, 2025
18-0033B

0 30 60
SCALE: 1" = 60'

September 9, 2026

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Sakura East – On-Site Acceptance Documents Exhibit Review #4
Novi Job No. JSP25-0009
SDA Job No.: NV26-203
FINAL DOCUMENTS – APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on September 9, 2026, against the Final Site Plan approved on March 6, 2026. We offer the following comments:

Final Acceptance Documents

1. On-Site Water System Easement
(executed 07/08/2026; exhibit dated 12/12/2025)
Exhibit A (Sketch and Descriptions) – Approved
2. On-Site Sanitary Sewer Easement
(executed 07/08/2026; exhibit dated 12/12/2025)
Exhibit A (Sketch and Descriptions) – Approved
3. Sidewalk Easement
(executed 07/08/2026; exhibit dated 12/12/2025)
Exhibit A (Sketch and Descriptions) – Approved
4. Right-of-Way Warranty Deed
(executed 05/26/2026; exhibit dated 12/19/2025)
Exhibit A (Sketch and Descriptions) – Approved
5. Storm Drainage Facility Maintenance Easement Agreement
(executed 07/08/2026; exhibit dated 8/11/2026)
Exhibit A (Parcel Description) – Approved
Exhibit B (Schedule of Maintenance) – Approved
Exhibit C (Easement) – Approved
6. Bills of Sale for Utilities (Sanitary Sewer & Water Main)
(executed 09/08/2026; exhibit dated 12/12/2025)
Exhibit A (Sketch and Descriptions) – Approved
7. Full Unconditional Waivers of Lien from Utility Contractor – Received
8. Sworn Statement from Developer – Received



The documents submitted were found to be acceptable by our office pending review by the city attorney. Please send any additional or revised documents to the city; the city will distribute them for review.

It should be noted that the Plan Review Center Report dated August 19, 2025, contains all requirements regarding acceptance documents.

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

Sincerely,

SPALDING DEDECKER

Digitally signed by Sydney Waynick
Date: 2026.09.09 11:33:12-04'00'

Sydney Waynick
Construction Engineer

Cc (via email): Lindsay Bell, City of Novi
Diana Shanahan, City of Novi
Stacey Choi, City of Novi
Humna Anjum, City of Novi
Kate Purpura, City of Novi
Beth Saarela, RSJA Law
Sarah Marchioni, City of Novi
Angie Sosnowski, City of Novi
Alyssa Craigie, City of Novi
Tim Loughrin, Robertson Brothers Homes