



CITY OF NOVI CITY COUNCIL
AUGUST 11, 2025

SUBJECT: Acceptance of a Warranty Deed to dedicate 60 feet of half-width right-of-way along the north side of Grand River Avenue, and of a sidewalk easement for the Supply Line International Medical Center project (parcel 50-22-23-226-001).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- Process is required to accept right-of-way dedications.
- Brings the segment to its full master planned right-of-way width.
- Process is required to accept sidewalk easements where public pathways cross onto private property.

BACKGROUND INFORMATION:

Supply Line International (SLI) is requesting the acceptance of a Warranty Deed conveying 60 feet of additional right-of-way along the north side of Grand River Avenue. The proposed right-of-way dedication will bring this segment of Grand River Avenue to its full master planned half-width right-of-way of 60 feet.

Supply Line International is also requesting the acceptance of a sidewalk easement to satisfy one of the conditions in the site plan approval process. The existing sidewalk on the north side of Grand River Avenue was outside of the proposed Grand River Avenue public right-of-way. Because of this, a 5-foot-wide sidewalk easement was required.

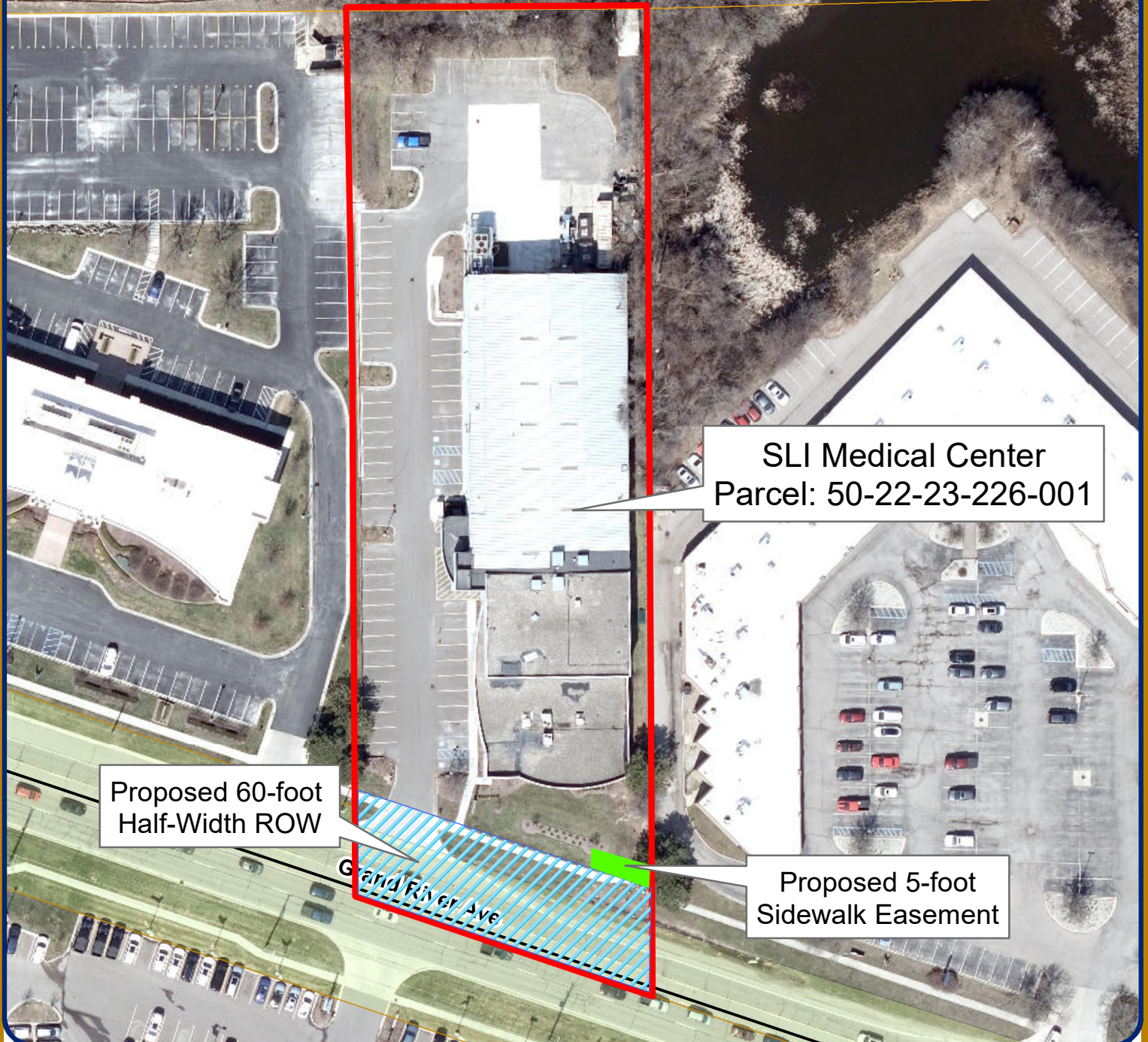
The Sidewalk Easement and Warranty Deed have been approved by the City Attorney (Beth Saarela, July 25, 2025) and the City's Engineering Consultant (Spalding DeDecker, April 4, 2022). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Acceptance of a Warranty Deed to dedicate 60 feet of half-width right-of-way along the north side of Grand River Avenue, and of a sidewalk easement for the Supply Line International Medical Center project (parcel 50-22-23-226-001).

SLI Medical Center Sidewalk Easement & Right of Way Dedication

Location Map

Sora C



Proposed 60-foot
Half-Width ROW

SLI Medical Center
Parcel: 50-22-23-226-001

Proposed 5-foot
Sidewalk Easement

Map Author: Milad Alesmail
Date: 07/25/2025
Project: SLI Medical Center
Version: 1.0

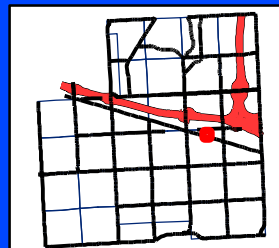
Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

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

Legend

- Major Road
- Expressway
- Sections
- Project Location



City of Novi

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

Feet
0 5,500 1,000 22,000 33,000
1 inch = 27,861 feet



ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

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



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

July 25, 2025

Ben Croy, City Engineer
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

**Re: SLI Medical 3SP 18-0062
On-Site Acceptance Documents – Updated Letter**

Dear Mr. Croy:

We have received and reviewed the following on-site acceptance documents for the SLI Medical and have the following comments:

- Water System Easement **(Approved)**
- Sanitary Sewer Access Easement **(Approved)**
- Sidewalk Easement **(Approved)**
- Warranty Deed **(Approved)**
- Partial Discharge of Mortgage **(Approved)**
- Bill of Sale **(Approved)**
- Title Commitment
- Sworn Statement/Waiver of Lien
- Lis Pendens

Water System Easement and Sanitary Sewer Manhole Access Easement

Supply Line International Real Estate Holdings, LLC seeks to convey the on-site Water System and Sanitary Sewer Manhole Access Easements to the City. The Easements are in the City's standard format and are acceptable as provided. The Easements are consistent with the Title Commitment provided and the exhibits have been reviewed and approved by the City's Consulting Engineer. The Bill of Sale is in the City's standard format and is acceptable for the purpose of conveying the water system to the City.

Once accepted by Affidavit of the City Engineer the Water System Easement and Sanitary Sewer Manhole Access Easement should be recorded with the Oakland County Register of Deeds in the usual manner. The title search should be retained in the City's file.

Sidewalk Easement

The Sidewalk Easement is in the City's standard format and is acceptable as provided. The Sidewalk Easement may be placed on an upcoming City Council Agenda for acceptance. Please feel free to contact me with any questions or concerns in regard to this matter.

Warranty Deed

The Warranty Deed for Grand River Right-of-Way is in the City's Standard format for right-of-way dedication. The Warranty Deed may be placed on an upcoming City Council Agenda for acceptance. The City will be required to quit claim the right-of-way to the RCOC pursuant to the enclosed Quit Claim Deed, which should be approved by City Council. The Partial Discharge of Mortgage should be recorded along with the Warranty Deed.

Title

It should be noted that as of today's date, title is still accurate as shown in the easements but the property owner appears to be in default on its construction mortgage, which may be foreclosed at some point in the future. As such, the acceptance and recording must be completed prior to any change in ownership that may result from a foreclosure by the lender.

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
Enclosures
C:

Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Lindsay Bell, Planner
Dan Commer, Planner
Diana Shanahan, Planner
Stacy Choi, Planning Assistant
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Humna Anjum, Project Engineer

Ben Croy, City Engineer
City of Novi
July 25, 2025
Page 3

Milad Alesmail, Project Engineer
Kate Purpura, Project Engineer
Alyssa Craigie, Administrative Assistant
Holly Demers, Taylor Reynolds & Ted Meadows, Spalding DeDecker
Thomas R. Schultz, Esquire

SIDEWALK EASEMENT

NOW ALL MEN BY THESE PRESENTS, that Supply Line International Real Estate Holdings, LLC, whose address is 42350 Grand River Ave, Novi, Michigan 48375 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 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:

Exhibit "A"

Tax Identification Number: 50-22-23-226-001

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

See attached and incorporated **Exhibit B** – Sidewalk Easement Area

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 B**.

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 3rd day of August 2021.

Signed by:

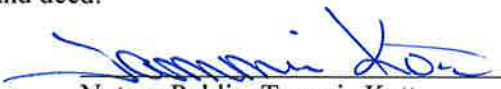
Supply Line International Real Estate Holdings, LLC,
A Michigan limited liability company

By: 
Its: Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 3rd day August 2021, before me, personally appeared Josh Kaplan, Manager of Supply Line International Real Estate Holdings, LLC, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.




Notary Public, Tammie Kott
Acting in Oakland County, MI
My commission expires: 1-28-22

Drafted by: Ari Berris The Berris Law Firm, PLLC 42350 Grand River Ave Novi, MI 48375	And when recorded return to: Cortney Hanson, City Clerk City of Novi 45175 Ten Mile Rd Novi, MI 48375
---	---

CONSENT TO EASEMENT

As the holder of a mortgagee interest in and to the property referenced in the Sidewalk Easement, dated the 3rd day of August, 2021, attached hereto and incorporated as **Exhibit A**, whereby Oxford Bank grants and conveys said easement to the City of Novi, the undersigned hereby evidences its consent to the grant, conveyance, existence and recordation of said easement, which easement is hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the 22 day of March, 2022

Oxford Bank,

a Lender _____

By: _____

Print Name: Robert Marshall

Its: SVP

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

The foregoing Consent to Easement was acknowledged before me this 22nd day of March, 2022, by Robert Marshall, the agent of Oxford Bank, a Lender.



Tammie Kott
Notary Public

Oakland County, MI

Acting in Oakland County, MI

My commission expires: 1-28-28

Drafted by:

Ari Berris

The Berris Law Firm, PLLC

42350 Grand River Ave

Novi, MI 48375

And when recorded return to:

Cortney Hanson, City Clerk

City of Novi

45175 Ten Mile Rd

Novi, MI 48375

EXHIBIT - A

PARCEL DESCRIPTION

PARCEL DESCRIPTION

A PART OF THE NE 1/4 OF SECTION 23, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23;
THENCE N88°24'50"E 284.67 FEET ALONG THE NORTH LINE OF SAID SECTION 23 AND THE CENTERLINE OF ELEVEN MILE ROAD;
THENCE S01°27'28"E 527.03 FEET TO THE POINT OF BEGINNING;
THENCE N88°48'53"E 67.98 FEET;
THENCE S00°45'39"E 585.77 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE;
THENCE N71°30'41"W 185.36 FEET ALONG THE CENTERLINE OF GRAND RIVER AVENUE;
THENCE N00°45'39"W 523.36 FEET;
THENCE N88°48'53"E 107.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.23 ACRES OF LAND, MORE OF LESS.



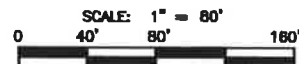
Fenn & Associates, Inc. Land Surveying and Civil Engineering

14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9977 Fax: 586-254-9020 www.fennsurveying.com

SLI MEDICAL
SIDEWALK EASEMENT
PART OF THE NE 1/4 OF SECTION 23, T1N, R8E
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

CLIENT: ARI BERRIS

DATE	01/27/20	SCALE	N/A
DRAWN	JJS, PE	CHECK	JSR, PE
JOB NO.	C18-013.08X	SHEET	1 OF 1

\mathbb{Z} 

A PART OF THE NE 1/4 OF SECTION 23, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE N88°24'50"E 264.67 FEET ALONG THE NORTH LINE OF SAID SECTION 23 AND THE CENTERLINE OF ELEVEN MILE ROAD; THENCE S01°27'28"E 527.03 FEET; THENCE N88°46'53"E 67.98 FEET; THENCE S00°45'39"E 516.87 FEET TO THE POINT OF BEGINNING; THENCE S00°45'39"E 5.30 FEET; THENCE N71°30'41"W 31.88 FEET; THENCE N18°29'19"E 5.00 FEET; THENCE S71°30'41"E 28.91 FEET TO THE POINT OF BEGINNING.

14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

SCALE 1" = 80'
CHECK JSR, PE
SHEET 1 OF 1

FULL UNCONDITIONAL WAIVER

My contract with **Supply Line International Real Estate Holdings, LLC** to provide water main/utilities services for the improvement to property described as, **42350 Grand River Ave, Novi, Michigan 48375** has been fully paid and satisfied. By signing this waiver, all my/our construction lien rights against the described property regarding water main/utilities are waived and released.

If the owner or lessee of the property of the owner's or lessee's designee has received a Notice of Furnishings from me/one or if I/we are not required to provide one, and the owner, lease or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone or personally, to verify that this is authentic.

For Wick on 8/4 AS Discussed 8/3 KS

SIGNATURE:



PRINT NAME:

~~Dan Weiser~~

NAME OF COMPANY:

F. Allied Construction Co. Inc

SIGNED ON:

8/3/21

ADDRESS:

PO Box 1290

CITY, STATE, ZIP CODE:

CLARKSTON, MI 48347-1290

PHONE:

248-640-0205

EMAIL:

Kevin@AlliedAsphaltPaving.com

Sworn Statement

[illegible]

Josh Kaplan, being sworn, states the following:

Supply Line International Real Estate Holdings, LLC is the owner of 42350 Grand River Ave, a real property located in the City of Novi, Oakland County, Michigan.

The following is a statement of each contractor who whom payment of wages and withholdings, with whom the owner has contracted for the performance of utilities under a contract with the owner of the property, and the amounts due to the persons as of 03/04/2021 are correct and fully set forth opposite their names:

Contractor	Type of Improvement Furnished	Total Contract	Amount Paid	Amount Owning	Retainage	Balance to Completion
Allied Construction	Utilities	\$	\$	\$0.00	\$0.00	0.00

The contractor has not procured material from, or subcontracted with, any person other than those set forth and owes no money for the improvement other than the sums set forth.

I make this statement as the owner to represent the owner of the property and his or her agents that the property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth in this statement and except for claims of construction liens by laborers that may be provided under section 109 of the construction lien act, 1980 PA 497, MCL 570.1109.

Subscribed and sworn before me on the 3rd day of August 2021.

Josh Kaplan

CONSENT TO EASEMENT

As the holder of a mortgagee interest in and to the property referenced in the Sidewalk Easement, dated the 3rd day of August, 2021, attached hereto and incorporated as **Exhibit A**, whereby Oxford Bank grants and conveys said easement to the City of Novi, the undersigned hereby evidences its consent to the grant, conveyance, existence and recordation of said easement, which easement is hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the 22 day of March, 2022

Oxford Bank,

a Lender _____

By: _____

Print Name: Robert Marshall

Its: SVP

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

The foregoing Consent to Easement was acknowledged before me this 22nd day of March, 2022, by Robert Marshall, the agent of Oxford Bank, a Lender.



Tammie Kott
Notary Public

Oakland County, MI

Acting in Oakland County, MI

My commission expires: 1-28-28

Drafted by:

Ari Berris

The Berris Law Firm, PLLC

42350 Grand River Ave

Novi, MI 48375

And when recorded return to:

Cortney Hanson, City Clerk

City of Novi

45175 Ten Mile Rd

Novi, MI 48375

EXHIBIT - A

PARCEL DESCRIPTION

PARCEL DESCRIPTION

A PART OF THE NE 1/4 OF SECTION 23, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23;
THENCE N88°24'50"E 264.67 FEET ALONG THE NORTH LINE OF SAID SECTION 23 AND THE CENTERLINE OF ELEVEN MILE ROAD;
THENCE S01°27'28"E 527.03 FEET TO THE POINT OF BEGINNING;
THENCE N88°48'53"E 67.98 FEET;
THENCE S00°45'39"E 585.77 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE;
THENCE N71°30'41"W 185.36 FEET ALONG THE CENTERLINE OF GRAND RIVER AVENUE;
THENCE N00°45'39"W 523.36 FEET;
THENCE N88°48'53"E 107.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.23 ACRES OF LAND, MORE OF LESS.



Fenn & Associates, Inc. Land Surveying and Civil Engineering

14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

SLI MEDICAL
SIDEWALK EASEMENT

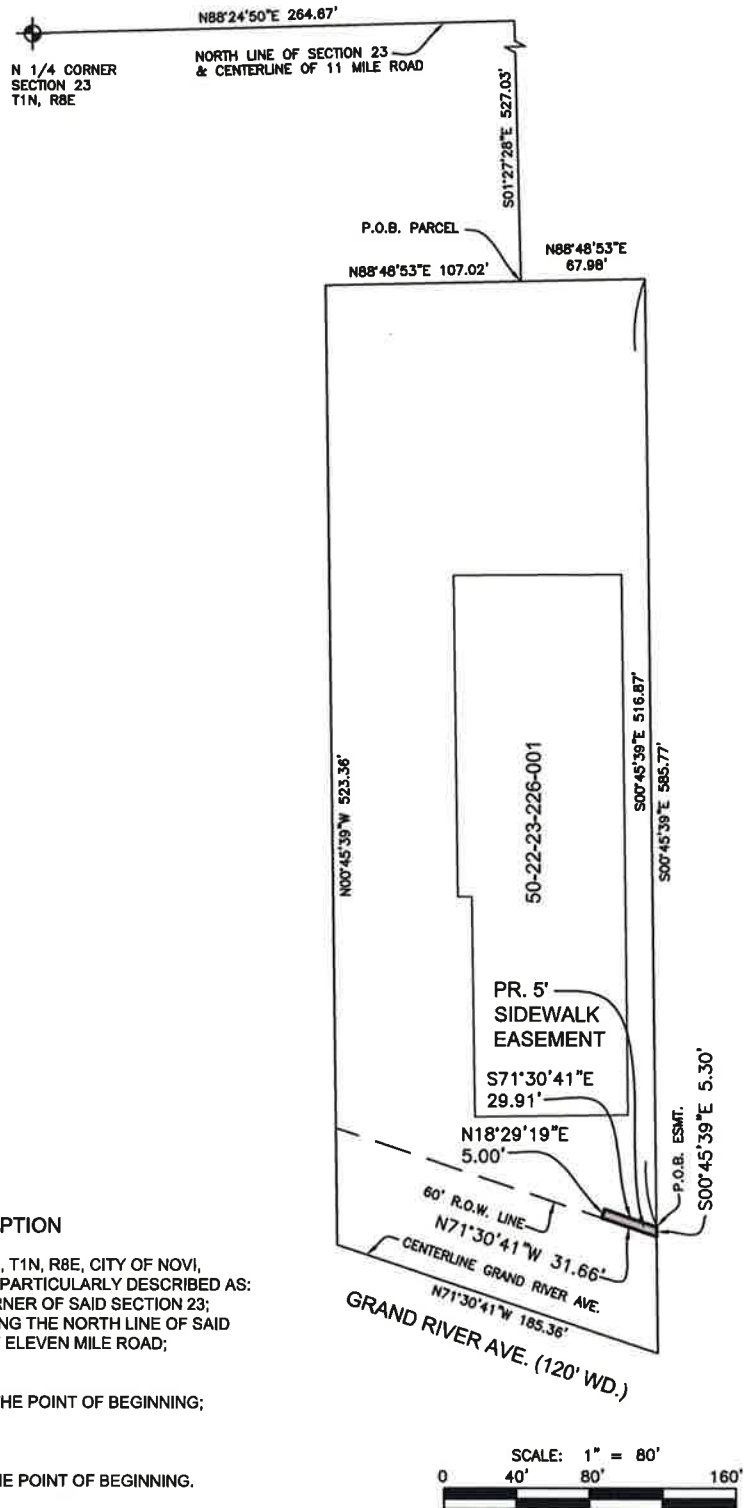
PART OF THE NE 1/4 OF SECTION 23, T1N, R8E
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

CLIENT: ARI BERRIS

DATE	01/27/20	SCALE	N/A
DRAWN	JJS, PE	CHECK	JSR, PE
JOB NO.	C18-013.08X	SHEET	1 OF 1

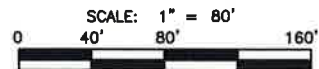
EXHIBIT - B

SIDEWALK EASEMENT



SIDEWALK EASEMENT DESCRIPTION

A PART OF THE NE 1/4 OF SECTION 23, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:
 COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23;
 THENCE N88°24'50"E 264.67 FEET ALONG THE NORTH LINE OF SAID SECTION 23 AND THE CENTERLINE OF ELEVEN MILE ROAD;
 THENCE S01°27'28"E 527.03 FEET;
 THENCE N88°48'53"E 67.98 FEET;
 THENCE S00°45'39"E 516.87 FEET TO THE POINT OF BEGINNING;
 THENCE S00°45'39"E 5.30 FEET;
 THENCE N71°30'41"W 31.66 FEET;
 THENCE N18°29'19"E 5.00 FEET;
 THENCE S71°30'41"E 29.91 FEET TO THE POINT OF BEGINNING.



Fenn & Associates, Inc. Land Surveying and Civil Engineering

14933 Commercial Drive, Shelby Township, MI 48315
 Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

SLI MEDICAL
 SIDEWALK EASEMENT

PART OF THE NE 1/4 OF SECTION 23, T1N, R8E
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

CLIENT: ARI BERRIS

DATE 01/27/20
 DRAWN JJS, PE
 JOB NO. C18-013.08X

SCALE 1" = 80'
 CHECK JSR, PE
 SHEET 1 OF 1

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that SUPPLY LINE INTERNATOINAL REAL ESTATE HOLDINGS, LLC, whose address is 42350 Grand River Ave, Novi, Michigan 48375, 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, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, all of the pipes, valves, joints and appurtenances attached to or installed in the ground as a part of the water supply according to the easements and/or public rights-of-way therefore established described as follows:

{See the Attached and Incorporated Exhibit A)

In witness whereof, the undersigned has executed these presents this 14th day of March, 2022.

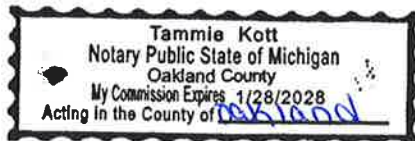
Signed by

Supply Line International Real Estate Holdings, LLC,
A Michigan limited liability company

By: _____
Its: Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 14th day March 2022, before me, personally appeared Josh Kaplan, Manager of Supply Line International Real Estate Holdings, LLC, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.

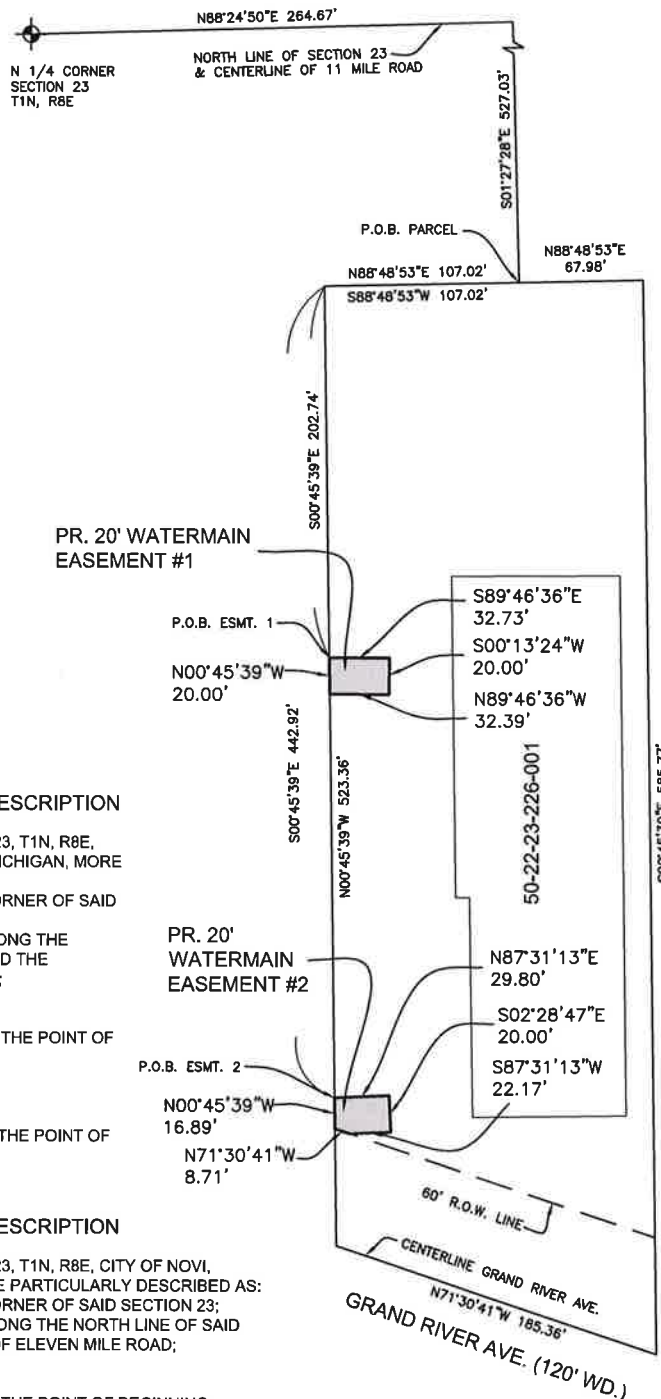


Notary Public, Tammie Kott
Acting in Oakland County, MI
My commission expires: 1-28-28

Drafted by: Ari Berris The Berris Law Firm, PLLC 42350 Grand River Ave Novi, MI 48375	And when recorded return to: Cortney Hanson, City Clerk City of Novi 45175 Ten Mile Rd Novi, MI 48375
---	---

EXHIBIT - A

WATER SYSTEM EASEMENT



WATERMAIN EASEMENT #1 DESCRIPTION

A PART OF THE NE 1/4 OF SECTION 23, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:
 COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23;
 THENCE N88°24'50"E 264.67 FEET ALONG THE NORTH LINE OF SAID SECTION 23 AND THE CENTERLINE OF ELEVEN MILE ROAD;
 THENCE S01°27'28"E 527.03 FEET;
 THENCE S88°48'53"W 107.02 FEET;
 THENCE S00°45'39"E 202.74 FEET TO THE POINT OF BEGINNING;
 THENCE S89°46'36"E 32.73 FEET;
 THENCE S00°13'24"W 20.00 FEET;
 THENCE N89°46'36"W 32.39 FEET;
 THENCE N00°45'39"W 20.00 FEET TO THE POINT OF BEGINNING.

WATERMAIN EASEMENT #2 DESCRIPTION

A PART OF THE NE 1/4 OF SECTION 23, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:
 COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23;
 THENCE N88°24'50"E 264.67 FEET ALONG THE NORTH LINE OF SAID SECTION 23 AND THE CENTERLINE OF ELEVEN MILE ROAD;
 THENCE S01°27'28"E 527.03 FEET;
 THENCE S88°48'53"W 107.02 FEET;
 THENCE S00°45'39"E 442.92 FEET TO THE POINT OF BEGINNING;
 THENCE N87°31'13"E 29.80 FEET;
 THENCE S02°28'47"W 20.00 FEET;
 THENCE S87°31'13"W 22.17 FEET;
 THENCE N71°30'41"W 8.71 FEET;
 THENCE N00°45'39"W 16.89 FEET TO THE POINT OF BEGINNING.



Fenn & Associates, Inc. Land Surveying and Civil Engineering

14933 Commercial Drive, Shelby Township, MI 48315
 Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

SLI MEDICAL
 WATER SYSTEM EASEMENT
 PART OF THE NE 1/4 OF SECTION 23, T1N, R8E
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

CLIENT: ARI BERRIS

DATE 01/27/20 SCALE 1" = 80'
 DRAWN JJS, PE CHECK JSR, PE
 JOB NO. C18-013.08X SHEET 1 OF 1

SANITARY SEWER MANHOLE ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Supply Line International Real Estate Holdings, LLC a Michigan limited liability company, whose address is 42350 Grand River Ave, Novi, Michigan 48375 (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to-wit:

A PART OF THE NE 1/4 OF SECTION 23, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE N88°24'50"E 264.67 FEET ALONG THE NORTH LINE OF SAID SECTION 23 AND THE CENTERLINE OF ELEVEN MILE ROAD; THENCE S01°27'28"E 527.03 FEET TO THE POINT OF BEGINNING; THENCE N88°48'53"E 67.98 FEET; THENCE S00°45'39"E 585.77 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE; THENCE N71°30'41"W 185.36 FEET ALONG THE CENTERLINE OF GRAND RIVER AVENUE; THENCE N00°45'39"W 523.36 FEET; THENCE N88°48'53"E 107.02 FEET TO THE POINT OF BEGINNING. CONTAINING 2.23 ACRES OF LAND, MORE OF LESS.

Tax Identification Number: 50-22-23-226-001

for and in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey to the City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee"), a nonexclusive perpetual easement for a sanitary sewer monitoring manhole, over, upon, across, in, through, and under the following described real property, to-wit:

See attached and incorporated **Exhibit A**

and to enter upon sufficient land adjacent to said sanitary sewer access easement for the purpose of exercising the rights and privileges granted herein.

Grantee may access, inspect the sanitary sewer and all necessary appurtenances thereto, within the easement herein granted.

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 sanitary sewer in the easement areas shown on the attached and incorporated Exhibit B.

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.

IN WITNESS WHEREOF, the undersigned Grantor has affixed his signature on the 3rd day of August 2021.

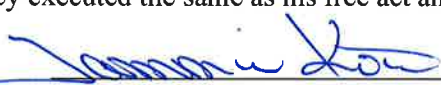
GRANTOR:
Supply Line International Real Estate Holdings, LLC,
A Michigan limited liability company

By: 
Its: Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 3rd day August 2021, before me, personally appeared Josh Kaplan, Manager of Supply Line International Real Estate Holdings, LLC, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.




Notary Public, Tammie Kott
Acting in Oakland County, MI
My commission expires: 1-28-22

Drafted by: Ari Berris The Berris Law Firm, PLLC 42350 Grand River Ave Novi, MI 48375	And when recorded return to: Cortney Hanson, City Clerk City of Novi 45175 Ten Mile Rd Novi, MI 48375
---	---

CONSENT TO EASEMENT

As the holder of a mortgagee interest in and to the property referenced in the Sanitary Sewer System Easement, dated the 20th day of August, 2021, attached hereto and incorporated as Exhibit A, whereby Oxford Bank grants and conveys said easement to the City of Novi, the undersigned hereby evidences its consent to the grant, conveyance, existence and recordation of said easement, which easement is hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

IN WITNESS WHEREOF, the undersigned Grantor has affixed his signature on the 3rd day of August 2021.


Oxford Bank,

By: 
Its: 

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing Consent to Easement was acknowledged before me this 20th day of August 2021, by Rob Marshall, the representative of Oxford Bank, a Michigan corporation.

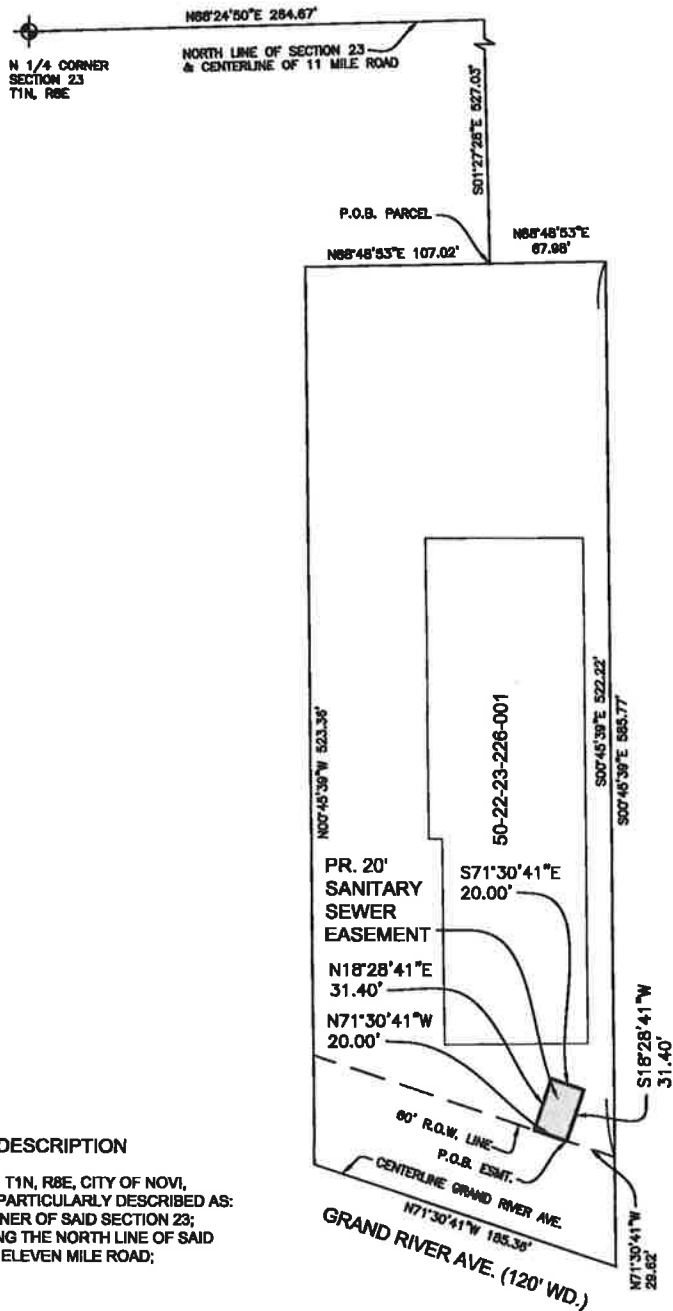



Notary Public
Acting in Oakland County, MI
My commission expires: 1-28-22

Drafted by: Ari Berris The Berris Law Firm, PLLC 42350 Grand River Ave Novi, MI 48375	And when recorded return to: Cortney Hanson, City Clerk City of Novi 45175 Ten Mile Rd Novi, MI 48375
---	---

EXHIBIT - A

SANITARY SEWER MANHOLE ACCESS EASEMENT



SANITARY SEWER EASEMENT DESCRIPTION

A PART OF THE NE 1/4 OF SECTION 23, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:
 COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23;
 THENCE N88°24'50"E 264.67 FEET ALONG THE NORTH LINE OF SAID SECTION 23 AND THE CENTERLINE OF ELEVEN MILE ROAD;
 THENCE S01°27'28"E 527.03 FEET;
 THENCE N88°48'53"E 67.98 FEET;
 THENCE S00°45'39"E 522.22 FEET;
 THENCE N71°30'41"W 29.62 FEET TO THE POINT OF BEGINNING;
 THENCE N71°30'41"W 20.00 FEET;
 THENCE N18°28'41"E 31.40 FEET;
 THENCE S71°30'41"E 20.00 FEET;
 THENCE S18°28'41"W 31.40 FEET TO THE POINT OF BEGINNING.

SCALE: 1" = 80'
 0 40' 80' 160'



Fenn & Associates, Inc. Land Surveying and Civil Engineering

14933 Commercial Drive, Shelby Township, MI 48315
 Phone: 586-254-9577 Fax: 586-254-9626 www.fennsurveying.com

SLI MEDICAL
 SANITARY SEWER MANHOLE ACCESS EASEMENT
 PART OF THE NE 1/4 OF SECTION 23, T1N, R8E
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

CLIENT: ARI BERRIS

DATE 01/27/20 SCALE 1" = 80'
 DRAWN JJS, PE CHECK JSR, PE
 JOB NO. C18-013.08X SHEET 1 OF 1

WATER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Supply Line International Real Estate Holdings, LLC a Michigan limited liability company, whose address is 42350 Grand River Ave, Novi, Michigan 48375 (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to-wit:

A PART OF THE NE 1/4 OF SECTION 23, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE N88°24'50"E 264.67 FEET ALONG THE NORTH LINE OF SAID SECTION 23 AND THE CENTERLINE OF ELEVEN MILE ROAD; THENCE S01°27'28"E 527.03 FEET TO THE POINT OF BEGINNING; THENCE N88°48'53"E 67.98 FEET; THENCE S00°45'39"E 585.77 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE; THENCE N71°30'41"W 185.36 FEET ALONG THE CENTERLINE OF GRAND RIVER AVENUE; THENCE N00°45'39"W 523.36 FEET; THENCE N88°48'53"E 107.02 FEET TO THE POINT OF BEGINNING. CONTAINING 2.23 ACRES OF LAND, MORE OF LESS.

Tax Identification Number: 50-22-23-226-001

for and in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey to the City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee"), a non-exclusive perpetual easement for a water main, over, upon, across, in, through, and under the following described real property, to-wit:

*See attached and incorporated **Exhibit A***

And to enter upon sufficient land adjacent to said water main easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace, improve, modify and maintain water main lines, and all necessary appurtenances thereto, within the easement herein granted.

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

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 water main in the easement areas shown on the attached and incorporated Exhibit A.

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.

IN WITNESS WHEREOF, the undersigned Grantor has affixed his signature on the 3rd day of August 2021.

GRANTOR:

Supply Line International Real Estate Holdings, LLC,
A Michigan limited liability company

By: 

Its: Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 3rd day August 2021, before me, personally appeared Josh Kaplan, Manager of Supply Line International Real Estate Holdings, LLC, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.



Notary Public, Tammie Kott
Acting in Oakland County, MI

My commission expires: 1-28-22



CONSENT TO EASEMENT

As the holder of a mortgage interest in and to the property referenced in the Water System Easement, dated the 3rd day of August, 2021, attached hereto and incorporated as **Exhibit A**, whereby Oxford Bank grants and conveys said easement to the City of Novi, the undersigned hereby evidences its consent to the grant, conveyance, existence and recordation of said easement, which easement is hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the 26 day of August, 2021.

Oxford Bank,

a _____

By: Robert Meischen

Print Name: Robert Meischen

Its: SVP

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

The foregoing Consent to Easement was acknowledged before me this 20th day of August, 2021, by Rob Meischen, the Representative of Oxford Bank, a Michigan Corporation.



Tammie Kott
Notary Public

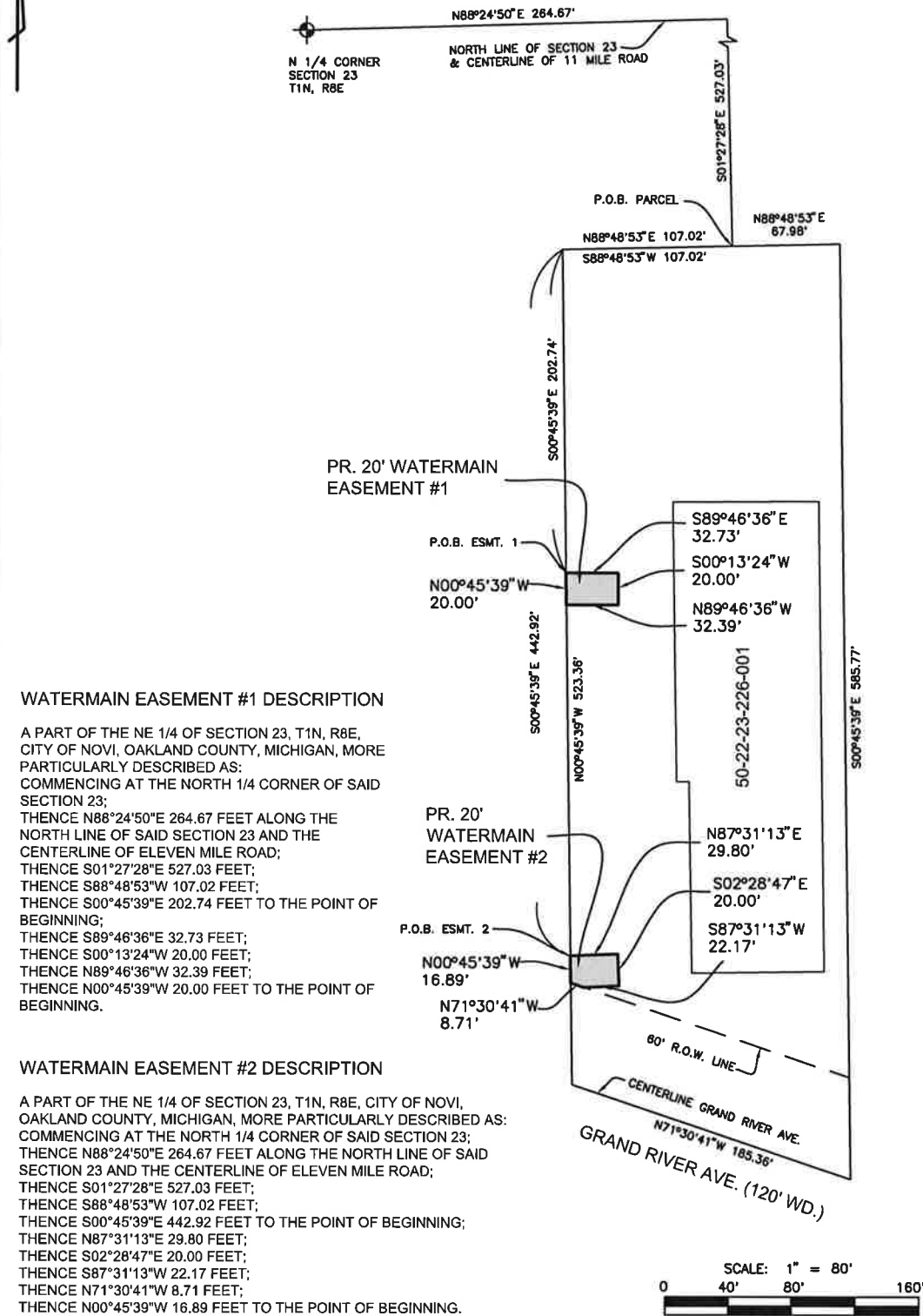
Acting in Oakland County, MI

My commission expires: 1-28-22

Drafted by: Ari Berris The Berris Law Firm, PLLC 42350 Grand River Ave Novi, MI 48375	And when recorded return to: Cortney Hanson, City Clerk City of Novi 45175 Ten Mile Rd Novi, MI 48375
---	---

EXHIBIT - A

WATER SYSTEM EASEMENT



Fenn & Associates, Inc. Land Surveying and Civil Engineering

14933 Commercial Drive, Shelby Township, MI 48315
 Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

**SLI MEDICAL
 WATER SYSTEM EASEMENT**

PART OF THE NE 1/4 OF SECTION 23, T1N, R8E
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISED 07/02/2020

CLIENT: ARI BERRIS

DATE 01/27/20

DRAWN JJS, PE

JOB NO. C18-033.08X

SCALE 1" = 80'

CHECK JSR, PE

SHEET 1 OF 1

Issued Through:

SEARCH OF TITLE



Title Connect LLC
a title insurance agency

TITLE CONNECT, LLC
28470 W. 13 Mile Rd., STE 325
Farmington Hills, MI 48334

Search No. TC08-99089
Fee: \$250.00

Agent For: First American Title Insurance Company
Effective Date: July 26, 2021 at 8:00 A.M.
Today's Date: August 11, 2021

From the examination of the records, starting on January 1, 2016 up to and including the search date above of July 26, 2021 in the Register of Deeds office, **Oakland** County, Michigan for property described as follows to wit:

Land situated in the City of Novi, County of Oakland, State of Michigan, described as follows:

A part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County Michigan, more particularly described as commencing at the North 1/4 corner of said Section 23; thence North 88 degrees 24 minutes 50 seconds East, 264.87 feet along the North line of said Section 23 and the centerline of Eleven Mile Road; thence South 01 degrees 27 minutes 28 seconds East, 527.03 feet, to the point of beginning; thence North 88 degrees 48 minutes 53 seconds, East 67.98 feet; thence South 00 degrees 45 minutes 39 seconds East, 585.77 feet to the centerline of Grand River Avenue (50' 1/2 R.O.W.); thence North 71 degrees 30 minutes 41 seconds West, 185.36 feet along the centerline of said Grand River Avenue; thence North 00 degrees 45 minutes 39 seconds West, 523.36 feet; thence North 88 degrees 48 minutes 53 seconds East, 107.02 feet to the point of beginning.

Apparent Owner: Supply Line International Real Estate Holdings, LLC

COUNTERSIGNED:
TITLE CONNECT, LLC.

AUTHORIZED SIGNATORY



Title Connect LLC
a title insurance agency

Documents recorded with the County Register of Deeds Office:

- 1. Warranty Deed executed between Novi Cort Associates LLC, a Michigan limited liability company, as Grantor(s) and Supply Line International Real Estate Holdings, LLC as Grantee(s) dated January 28, 2016, and recorded February 11, 2016, in Liber 49057, Page 185, Oakland County Records.**
- 2. Construction Mortgage in the original principal amount of \$4,898,705.00 executed by Supply Line International Real Estate Holdings, LLC to Oxford Bank dated March 27, 2020 and recorded April 1, 2020 in Liber 54017, Page 719, Oakland County Records.**
- 3. Assignment of Rents executed by Supply Line International Real Estate Holdings, LLC to Oxford Bank dated March 27, 2020, and recorded April 1, 2020, in Liber 54017, Page 734, Oakland County Records.**
- 4. Notice of Commencement recorded April 1, 2020 in Liber 54017, Page 744, Oakland County Records.**
- 5. Notice of Commencement recorded January 25, 2021 in Liber 55559, Page 701, Oakland County Records.**

TAX INFORMATION:

6. Parcel ID Number: 22-23-226-001

C/K/A: 42350 Grand River Ave, Novi, MI 48375

2021 Summer Amount: \$27,509.96 Due

2020 Winter Amount: \$9,817.52 Paid

Special Assessments: None

Principal Residence Exemption (PRE) 0.00%

EASEMENTS, ETC.:

- 7. Easement Agreement in favor of Michigan Bell Telephone Company d/b/a SBC Ameritech recorded in Liber 31227, page 836.**
- 8. Easement in favor of Michigan Bell Telephone Company recorded in Liber 15325, page 384.**

Issued Through:

SEARCH OF TITLE



Title Connect LLC
a title insurance agency

9. Detroit Edison Underground Easement (Right of Way) in favor of The Detroit Edison Company and Ameritech recorded in Liber 15753, page 41.

10. Right(s) of Way in favor of the County of Oakland recorded in Liber 5MR, page 195 and 5MR, page 186.

No search was performed to determine any interest of others to any mineral, oil or other right to the subsurface of the property searched.

This report contains information from public land records available in the county indicated above for whose accuracy and completeness we assume no responsibility. This report is released with the understanding that it is strictly confidential and only to be used by the party requesting it. This report is not to be construed as an opinion of title or as a commitment for title insurance. For matters of a legal nature we suggest you contact your attorney. The liability of Title Connect is limited to the amount paid for this report. Title Connect assumes no liability, financial or otherwise, in association with the information in this report. Any loss, damage or expense of any kind incurred in reliance on this search document by any party is limited to the amount paid for the search.

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that Supply Line International Real Estate Holdings, LLC, a Michigan limited liability company, whose address is 42350 Grand River Ave, Novi, Michigan 48375 conveys and warrants to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi, MI 48375, the following described premises situated I the City of Novi, County of Oakland, State of Michigan for road right-of-way purposes, 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 (\$1.00) U.S. Dollars.

Dated this 3rd Day August 2021.

Signed by:

GRANTOR:

Supply Line International Real Estate Holdings, LLC,
A Michigan limited liability company

By: 

Print Name:

Its: Manager



STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 3rd day August 2021, before me, personally appeared Josh Kaplan, Manager of Supply Line International Real Estate Holdings, LLC, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.



Notary Public, Tammie Kott
Acting in Oakland County, MI

My commission expires: 1-28-22

Drafted by: Ari Berris The Berris Law Firm, PLLC 42350 Grand River Ave Novi, MI 48375	Send Subsequent Tax Bills and when recorded return to: Cortney Hanson, City Clerk City of Novi 45175 Ten Mile Rd Novi, MI 48375
---	---

EXHIBIT - A

RIGHT-OF-WAY DESCRIPTION

RIGHT-OF-WAY DESCRIPTION

A PART OF THE NE 1/4 OF SECTION 23, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN,
MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23;
THENCE N88°24'50"E 264.67 FEET ALONG THE NORTH LINE OF SAID SECTION 23 AND THE
CENTERLINE OF ELEVEN MILE ROAD;
THENCE S01°27'28"E 527.03 FEET;
THENCE N88°48'53"E 67.98 FEET;
THENCE S00°45'39"E 522.22 FEET TO THE 60-FOOT RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE
AND THE POINT OF BEGINNING;
THENCE S00°45'39"E 63.55 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE;
THENCE N71°30'41"W 185.36 FEET ALONG THE CENTERLINE OF GRAND RIVER AVENUE;
THENCE N00°45'39"W 63.55 FEET TO THE 60-FOOT RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE;
THENCE S71°30'41"E 185.36 FEET ALONG THE 60-FOOT RIGHT-OF-WAY LINE OF GRAND RIVER
AVENUE TO THE POINT OF BEGINNING.



Fenn & Associates, Inc. Land Surveying and Civil Engineering

14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

SLI MEDICAL
RIGHT-OF-WAY DESCRIPTION
PART OF THE NE 1/4 OF SECTION 23, T1N, R8E
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

CLIENT: ARI BERRIS

DATE	01/27/20	SCALE	N/A
DRAWN	JJS, PE	CHECK	JSR, PE
JOB NO.	C18-013.08X	SHEET	1 OF 1

STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

Oxford Bank,
a Michigan state-chartered bank,

Plaintiff,

vs

Case No. 2025- 215016-CB
Hon. Victoria Valentine

Supply Line International, LLC, a Michigan limited liability company, Supply Line International Real Estate Holdings, LLC, a Michigan limited liability company, Supply Line International Medical, LLC, a Michigan limited liability company, Karim Blvd RE Holdings, LLC, a Michigan limited liability company, Joshua Kaplan, and CSC Capital Group LLC, a Michigan limited liability company,

Defendants.

PLUNKETT COONEY
Douglas C. Bernstein (P33833)
Attorneys for Oxford Bank
38505 Woodward Ave., Suite 100
Bloomfield Hills, MI 48304
(248) 901-4000
dbernstein@plunkettcooney.com

NOTICE OF LIS PENDENS

Oxford Bank ("**Oxford**"), by and through its attorneys, Plunkett Cooney, submits the following as its Notice of Lis Pendens:

1. An action was filed and is now pending in the above-named Court.
2. Supply Line International Real Estate Holdings, LLC ("**SLIRE**") is the mortgagor, and Oxford is the mortgagee under a Construction Mortgage dated March 27, 2020 (the "**Grand River Mortgage**"), which was recorded by the Oakland County Register

FILED Received for Filing Oakland County Clerk 5/22/2025 2:14 PM

of Deeds on April 1, 2020, in Liber 54017, Page 719, encumbering real property commonly known as 42350 Grand River Avenue, Novi, Michigan (the "**Grand River Property**").

3. The Grand River Property is described as:

Land situated in the City of Novi, Oakland County, Michigan described as:

A part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as: Commencing at the North 1/4 corner of said Section 23; thence North 88 degrees 24 minutes 50 seconds East, 264.87 feet along the North line of said Section 23 and the centerline of Eleven Mile Road; thence South 01 degrees 27 minutes 28 seconds East, 527.03 feet, to the point of beginning; thence North 88 degrees 48 minutes 53 seconds, East 67.98 feet; thence South 00 degrees 45 minutes 39 seconds East, 585.77 feet to the centerline of Grand River Avenue (50 feet 1/2 R.O.W.); thence North 71 degrees 30 minutes 41 seconds West, 185.36 feet along the centerline of said Grand River Avenue; thence North 00 degrees 45 minutes 39 seconds West, 523.36 feet; thence North 88 degrees 48 minutes 53 seconds East, 107.02 feet to the point of beginning.

Parcel Identification No. 63-50-22-23-226-001

4. Karim Blvd RE Holdings, LLC ("**Karim**") is the mortgagor, and Oxford is the mortgagee under (a) a Construction Mortgage dated November 15, 2021, which was recorded by the Oakland County Register of Deeds on December 16, 2021, in Liber 57180, Page 678; and, (b) a Construction Mortgage in favor of Oxford, dated November 15, 2021, which was recorded by the Oakland County Register of Deeds on January 15, 2022, in Liber 57296, Page 731, as amended by a Modification of Mortgage dated October 12, 2023, which was recorded by the Oakland County Register of Deeds on October 17, 2023 in Liber 58944, Page 220 (collectively, the "**Karim Boulevard Mortgages**"), each encumbering real property commonly known as 24301 Karim Boulevard, Novi, Michigan (the "**Karim Boulevard Property**").

5. The Karim Boulevard Property is described as:

Land situated in the City of Novi, Oakland County, Michigan described as:

Part of the Southeast 1/4 of Section 24, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as follows: Commencing at the Southwest corner of Section 19, Town 1 North, Range 9 East (previously called the Southeast corner of Section 24, Town 1 North, Range 8 East by Basney & Smith, Inc., Survey Job No. 85-9-42, dated October 31, 1988), said point being 12.17 feet North of the Southeast corner of Section 24, Town 1 North, Range 8 East, as remonumented and recorded in Liber 15528, Pages 757-758; thence South 88 degrees 26 minutes 40 seconds West, 860.02 feet; thence North 00 degrees 03 minutes 40 seconds East, 60.02 feet; thence South 88 degrees 26 minutes 40 seconds West, 467.30 feet; thence North 00 degrees 03 minutes 40 seconds East, 981.34 feet to the point of beginning; thence North 00 degrees 03 minutes 40 seconds East, 335.33 feet; thence South 89 degrees 56 minutes 20 seconds East, 160.00 feet; thence South 71 degrees 14 minutes 26 seconds East, 310.00 feet; thence South 00 degrees 03 minutes 40 seconds West, 20.31 feet; thence along a curve to the right, radius 200.00 feet, central angle 45 degrees 00 minutes 00 seconds, an arc distance of 157.08 feet, and whose chord bears South 22 degrees 33 minutes 40 seconds West, 153.07 feet; thence South 45 degrees 03 minutes 40 seconds West, 129.78 feet; thence North 86 degrees 37 minutes 39 seconds West, 303.80 feet to the point of beginning.

Parcel Identification No. 63-50-22-24-476-031

6. Oxford has alleged that SLIRE and Karim are each in default of their obligations to Oxford under the Grand River Mortgage, the Karim Boulevard Mortgages and (with others) of promissory notes, and is seeking, *inter alia*, damages, the appointment of a receiver, and foreclosure of the Grand River Mortgage, the Karim Boulevard Mortgages described above.

Plunkett Cooney

By: 

Douglas C. Bernstein (P33833)
Attorneys for Plaintiff
38505 Woodward Avenue, Suite 100
Bloomfield Hills, MI 48304
(248) 901-4000
dbernstein@plunkettcooney.com

Dated: May 22, 2025

April 4, 2022

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

Re: SLI Medical - Acceptance Documents Review
Novi # JSP18-0074
SDA Job No. NV20-204
INITIAL DOCUMENTS APPROVED
FINAL DOCUMENTS APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on March 23, 2022 against the Final Site Plan (Stamping Set) approved on November 16, 2020. We offer the following comments:

Initial Acceptance Documents:

1. On-Site Water System Easement
(executed 08/26/2021: exhibit dated 1/27/2020)
Exhibits Approved.
2. On-Site Sanitary Sewer Easement
(executed 08/20/2021: exhibit dated 1/27/2020)
Exhibits Approved
3. Storm Drainage Facility / Maintenance Easement Agreement
(unexecuted: exhibits dated 1/27/2020)
Exhibits A, B, C, & D Approved.
4. Sidewalk Easement
(executed 03/22/2022: exhibit dated 1/27/2020)
Exhibits Approved

Final Acceptance Documents

The following items must be provided prior to the issuance of a Temporary Certificate of Occupancy. All documents must be completed using blue/black ink as the County will reject them otherwise.

5. Warranty Deed for Grand River Right-of-Way
(executed 08/03/2021, unrecorded, exhibit dated 1/27/2020)
Exhibit A Approved
6. Bills of Sale: Water Supply System
SUPPLIED – APPROVED.

7. Full Unconditional Waivers of Lien from contractors installing public utilities
SUPPLIED – APPROVED.
8. Sworn Statement signed by Developer
SUPPLIED - APPROVED

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

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

It should be noted that the Plan Review Center Report dated February 5, 2020 contains all documentation requirements necessary prior to construction and occupancy of the facility.

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

Sincerely,

SPALDING DEDECKER



Mike Freckelton, PE
Project Engineer

Cc (via Email):

- Victor Boron, City of Novi
- Taylor Reynolds, Spalding DeDecker
- Courtney Hanson, City of Novi
- Madeleine Daniels, City of Novi
- Sarah Marchioni, City of Novi
- Ted Meadows, Spalding DeDecker
- Humna Anjum, City of Novi
- Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
- Angie Sosnowski, City of Novi
- Melissa Morris, City of Novi
- Ben Peacock, City of Novi