



CITY of NOVI CITY COUNCIL

Agenda Item D
April 7, 2014

SUBJECT: Approval of Resolution Concerning Acquisition and Approving Declaration of Necessity and Taking and authorization of Offer to Purchase in the total amount of \$22,100 for a permanent pathway easement and temporary grading permit on a parcel owned by Novi Mile, LLC (parcel 22-16-176-017) for the purpose of relocating an existing pathway as part of the project to extend the existing right turn lane for westbound Grand River Avenue near Beck Road; and approval of an additional appropriation in the amount of \$14,100 for this budget line item.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division ¹²⁴ BTC

CITY MANAGER APPROVAL: 

EXPENDITURE REQUIRED	\$ 22,100
AMOUNT BUDGETED	\$ 8,000
APPROPRIATION REQUIRED	\$14,100 (from other projects see detail below)
LINE ITEM NUMBER	204-204.00-862.619

BACKGROUND INFORMATION:

The City received a Federal congestion mitigation/air quality (CMAQ) improvement grant to extend the existing right turn lane for westbound Grand River Avenue to northbound Beck Road several hundred feet to increase the capacity of the intersection. This project would alleviate the traffic back-ups that occur for westbound Grand River during the afternoon peak hours. The grant covers 80% of the construction cost with the remaining construction and all of the engineering and right-of-way costs to be the City's responsibility. The City's share of the project costs was included in the approved FY2013-14 budget. A map of the area is attached for reference.

Early in the design process, one permanent and one temporary easement to facilitate construction were identified for the project. Engineering staff has been working with the property owner, Novi Mile, LLC, toward acquisition of the easements since September 2013 by providing design plans and answering questions about the project. The enclosed January 22, 2014 letter was sent to Novi Mile requesting a donation of the permanent pathway easement and temporary grading permits. Because the project is receiving Federal funding, the easement acquisition process must follow Federal regulations and conform to MDOT's grant requirements for this project. The January letter also informs the property owner that they are entitled to just compensation for the fair market value of the easements.

While engineering and easement acquisition costs are not covered by the grant, these tasks must be performed in compliance with grant requirements to receive the funding. Novi Mile has requested compensation for the easements, but has challenged the value of the easements. Therefore, the staff and the City Attorney have contracted with a firm

to conduct an appraisal of the property. The attached appraisal from R.S. Thomas and Associates indicates the value of the easements to be \$22,100.

To formalize the valuation in form of an offer, staff has worked with the City Attorney to prepare an *Agreement of Sale and Offer to Purchase Easements over Real Property* for the parcel owned by Novi Mile, LLC on which easements are located for City Council consideration. The City Attorney has also prepared a *Resolution Concerning the Acquisition of Property and Approving Declaration of Necessity and Taking* and a *Declaration of Taking* to allow the City to begin proceedings to acquire the easements through eminent domain in case the City is unable to acquire the easements for the amounts stated in the offer. In order to stay on schedule for 2014 funding and construction, easements must be recorded by the end of May 2014.

The amended FY13-14 budget includes \$8,000 for easement acquisition for this project. An additional appropriation of \$14,000 is required for this budget line item. The appropriation would be taken from the easement acquisition for the 13 Mile Pathway project, which is proceeding as a donated easement and from the Southwest Quadrant Ring Road Study which is nearing completion and will not require additional funds, as indicated in the table below.

Budget Line Item	Description	Amount
204-204.00-862.619	ROW-Grand River/Beck Right Turn Lane	\$14,100
204-204.00-862.620	ROW-13 Mile/Holmes Pathway	(\$7,000)
204-204.00-805.261	SW Quadrant Ring Road Study	(\$7,100)
		\$0

The construction of the Grand River Avenue Westbound Right Turn Lane Extension at Beck Road project is scheduled to occur in 2014.

RECOMMENDED ACTION: Approval of Resolution Concerning Acquisition and Approving Declaration of Necessity and Taking and authorization of Offer to Purchase in the total amount of \$22,100 for a permanent pathway easement and temporary grading permit on a parcel owned by Novi Mile, LLC (parcel 22-16-176-017) for the purpose of relocating an existing pathway as part of the project to extend the existing right turn lane for westbound Grand River Avenue near Beck Road; and approval of an additional appropriation in the amount of \$14,100 for this budget line item.

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

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

Grand River/Beck Right Turn Lane Extension

Westbound Grand River Ave at Beck Rd



Map Author: Croy
Date: 9/25/2013
Project: GR/Beck RT Trn Lane Ext
Version #: v2.0



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

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.



1 inch = 250 feet



January 22, 2014

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Andrew Mutch

Justin Fischer

Wayne M. Wrobel

Laura Marie Casey

Gwen Markham

City Manager
Clay J. Pearson

**Director of Public Services/
City Engineer**
Rob Hayes, P.E.

Blair Bowman
Co-Manager
Novi Mile, LLC
46100 Grand River
Novi, MI 48374

Re: Grand River Right Turn Lane Extension at Beck Road
Pathway Easement

Mr. Bowman:

As you are aware, the City of Novi is proposing to extend the westbound right turn lane on Grand River at Beck Road. The proposed improvement would extend the turn lane across a portion of the frontage of your vacant parcel on Grand River (50-22-16-176-017).

Enclosed is a plan (provided to you previously) showing the proposed improvements. The turn lane extension would be constructed within the existing road right-of-way, however the project also requires that a section of the existing pathway be relocated outside the right-of-way, and will therefore require a permanent pathway easement over this section of pathway as well as a temporary easement for its construction. The proposed permanent easement would be 10 feet wide (extending to the 60-foot master planned right-of-way for the north side of Grand River). The temporary grading easement would also be 10 feet wide, and would expire once the project is complete. The proposed easement language has been enclosed for your review.

The City is asking that the easements be donated in an effort to minimize costs for the project. A property owner may choose to donate all or a portion of his or her property that is needed for a project. However, we are obligated by law to determine the fair market value of the easements and offer compensation to the property owner. After being fully informed of his or her rights, the property owner may then decide to donate the easements and waive any right to just compensation.

Department of Public Services
Field Services Complex
26300 Lee BeGole Dr.
Novi, Michigan 48375
248.735.5640
248.735.5659 fax

cityofnovi.org

The fair market value for the easements was determined based on the value of the property per square foot on the basis of assessment records and related information. We then multiplied that by the area of the proposed easement (per federal guidelines). MDOT and Federal guidelines require that the valuation of temporary easements be set at 10% of that value, and

that permanent easements be set at 50% of that value. The valuation for both easements is estimated to be a total of \$4,970 (see attached Valuation Statement).

Pursuant to federal guidelines, you are entitled to an appraisal of the value of the property interest being requested. In the event you would like an appraisal, please let us know at your earliest possible opportunity. Alternatively, you may waive the required appraisal in connection with a donation of the easement property.

If you are satisfied with the enclosed easement documents and valuation statement, and choose to donate the easements, please sign and return the two easement documents along with the enclosed donation form. In the event that you choose to donate the easement, you should return one signed, notarized copy of each document for approval by our City Council and subsequent recording with the Register of Deeds. If you choose not to donate the easements for the project, please contact our office as soon as possible (no later than February 4th) to discuss the next steps in the easement acquisition process.

We appreciate your cooperation in moving this project forward and invite you to contact our office at 248-347-0454 with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Croy".

Benjamin Croy, PE
Civil Engineer

Enclosures

cc: Brian Coburn; Engineering Manager
Beth Saarela; Johnson, Rosati, Shultz & Joppich

**RESOLUTION CONCERNING THE ACQUISITION
OF PROPERTY AND APPROVING DECLARATION OF NECESSITY AND TAKING**

City of Novi
County of Oakland, Michigan

Minutes of a _____ Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall in said City on _____, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers _____

ABSENT: Councilmembers _____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS, present conditions in the City of Novi, Oakland County, Michigan, necessitate the extension of the westbound turn lane on Grand River at Beck Road resulting in the relocation of a section of existing public pathway to a location in, over, upon and through a portion of the following described premises situated in the City of Novi, Oakland County, State of Michigan, to-wit:

PARCEL DESCRIPTION (50-22-16-176-017):

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 32 MINUTES 36 SECONDS WEST 1647.61 FEET ALONG THE WEST LINE OF SAID SECTION 16; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST 264.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE (100 FEET WIDE) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 32 MINUTES 36 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 16, 240.40 FEET; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST PARALLEL WITH GRAND RIVER AVENUE 657.05 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 23 SECONDS WEST 240.52 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND

RIVER AVENUE; THENCE ALONG SAID NORTH LINE NORTH 70 DEGREES 53 MINUTES 34 SECONDS WEST

WHEREAS, proposed plans showing said improvements have been prepared and are on file with the City Clerk's Office; and

WHEREAS, it has been determined that said improvements are necessary for the use and benefit of the public; and

WHEREAS, in order to construct said improvements, it is necessary that the City acquire a permanent easement and other interests in that portion of the above-described real estate described as follows:

PATHWAY EASEMENT DESCRIPTION:

A PORTION OF THE BELOW DESCRIBED PARENT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST; THENCE SOUTH 00 DEGREES 32 MINUTES 36 SECONDS WEST 1647.61 FEET ALONG THE WEST LINE OF SAID SECTION 16; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST 264.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE AND THE SOUTHWEST CORNER OF THE PARENT PARCEL, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 32 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF THE PARENT PARCEL, 10.55 FEET; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST PARALLEL TO THE SOUTH LINE OF THE PARENT PARCEL, 210.45 FEET; THENCE SOUTH 66 DEGREES 18 MINUTES 47 SECONDS EAST 125.25 FEET TO A POINT ON THE SOUTH LINE OF THE PARENT PARCEL; THENCE NORTH 70 DEGREES 53 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF THE PARENT PARCEL 331.94 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.062 ACRES (2694 SQUARE FEET), MORE OR LESS.

TEMPORARY GRADING PERMIT DESCRIPTION:

GRADING EASEMENT LEGAL DESCRIPTION:

A PORTION OF THE BELOW DESCRIBED PARENT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST; THENCE SOUTH 00 DEGREES 32 MINUTES 36 SECONDS WEST 1647.61 FEET ALONG THE WEST LINE OF SAID SECTION 16; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST 264.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE AND THE SOUTHWEST CORNER OF THE PARENT PARCEL; THENCE NORTH 00 DEGREES 32 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF THE PARENT PARCEL, 14.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST PARALLEL TO THE SOUTH LINE OF THE PARENT PARCEL, 130.01 FEET;

THENCE SOUTH 74 DEGREES 34 MINUTES 18 SECONDS EAST 75.14 FEET; THENCE SOUTH 70 DEGREES 23 MINUTES 49 SECONDS EAST 48.74 FEET; THENCE SOUTH 62 DEGREES 53 MINUTES 46 SECONDS EAST 132.27 FEET TO A POINT ON THE SOUTH LINE OF THE PARENT PARCEL; THENCE NORTH 70 DEGREES 53 MINUTES 34 SECONDS WEST 48.06 FEET ALONG THE SOUTH LINE OF THE PARENT PARCEL; THENCE NORTH 66 DEGREES 18 MINUTES 47 SECONDS WEST 125.25 FEET; THENCE NORTH 70 DEGREES 53 MINUTES 34 SECONDS WEST 210.45 FEET TO A POINT ON THE WEST LINE OF THE PARENT PARCEL; THENCE NORTH 00 DEGREES 32 MINUTES 36 SECONDS EAST 4.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.56 ACRES (2422 SQUARE FEET) MORE OR LESS. .

WHEREAS, the City has caused an appraisal of the subject property to be prepared;

WHEREAS, the City has determined that it is in the best interests of the City to offer to purchase the subject property from the owners of such property, and to take such other actions as are deemed necessary to acquire the subject property for the purposes of constructing the improvements;

NOW, THEREFORE, BE IT RESOLVED, by the authority vested in the City of Novi by law, that it is hereby declared and determined that it is necessary to construct an extension of the westbound turn lane on Grand River at Beck Road resulting in the relocation of a section of existing public pathway in, over, upon, and through the above-described property within the City of Novi in accordance with the plans prepared by the City Consulting Engineers, and that said improvements are necessary for the use and benefit of the public; and

BE IT FURTHER RESOLVED, that the Mayor of the City is hereby authorized to execute, on behalf of the City, a good faith Offer to Purchase, a copy of which is attached hereto as Exhibit A, calling for the payment of Twenty-Two Thousand One Hundred (\$22,100) Dollars for the permanent Sidewalk Easement and Temporary Grading Permit acquisition. The above amounts have been established as just compensation for the acquisition of the property, based upon an appraisal of the subject property.

BE IT FURTHER RESOLVED, that after the execution of the good faith Offer to Purchase by the Mayor, the good faith Offer to Purchase shall be submitted to the owners of the property;

BE IT FURTHER RESOLVED, that in the event the Sellers fail to accept the good faith Offer to Purchase within fourteen (14) days of the date of delivery, the City Manager is hereby authorized to execute the Declaration of Taking, which is attached hereto;

BE IT FURTHER RESOLVED, that in the event the offer is not accepted as set forth above, the Mayor, City Clerk, and City Attorney are authorized to take all actions required to obtain a permanent Sidewalk Easement and Temporary Grading Permit in the subject property by eminent domain.

BE IT FURTHER RESOLVED, that in the event the offer is not accepted as set forth above, and the Declaration is executed, the City finance officer is authorized and directed to place an amount equal to the amount contained in the good faith offer that was made to the property owners (\$22,100.00) into a separate account and to hold such money on deposit as the estimated amount of just compensation to be paid in connection with the eminent domain proceedings.

BE IT FURTHER RESOLVED, that all resolutions and part of resolutions insofar as they conflict with the provisions of this Resolution be and the same hereby are rescinded.

AYES: Councilmembers _____

NAYES: Councilmembers _____

RESOLUTION DECLARED ADOPTED.

MARYANNE CORNELIUS, CITY CLERK

CERTIFICATION

I 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 _____ meeting held this _____ day of _____, 2014.

MARYANNE CORNELIUS, CITY CLERK

AGREEMENT OF SALE
OFFER TO PURCHASE EASEMENTS OVER REAL PROPERTY

1. The City of Novi, a Michigan municipal corporation (hereinafter "City"), hereby offers and agrees to purchase easements in, over, upon, and through real property within the City of Novi, described as:

PARCEL DESCRIPTION (50-22-16-176-017):

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 32 MINUTES 36 SECONDS WEST 1647.61 FEET ALONG THE WEST LINE OF SAID SECTION 16; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST 264.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE (100 FEET WIDE) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 32 MINUTES 36 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 16, 240.40 FEET; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST PARALLEL WITH GRAND RIVER AVENUE 657.05 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 23 SECONDS WEST 240.52 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE; THENCE ALONG SAID NORTH LINE NORTH 70 DEGREES 53 MINUTES 34 SECONDS WEST

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OF THE PARENT PARCEL, 210.45 FEET; THENCE SOUTH 66 DEGREES 18 MINUTES 47 SECONDS EAST 125.25 FEET TO A POINT ON THE SOUTH LINE OF THE PARENT PARCEL; THENCE NORTH 70 DEGREES 53 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF THE PARENT PARCEL 331.94 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.062 ACRES (2694 SQUARE FEET), MORE OR LESS.

TEMPORARY GRADING PERMIT DESCRIPTION:

GRADING EASEMENT LEGAL DESCRIPTION:

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CONTAINS 0.56 ACRES (2422 SQUARE FEET) MORE OR LESS.

And to pay therefore the sum of Twenty-Two Thousand One Hundred (\$22,100.00) Dollars, subject to the existing building and use restrictions, easements, and zoning ordinances, if any, upon the following conditions:

- (i) Delivery of the permanent Sidewalk Easement to the City as described above.
- (ii) Delivery of the Temporary Grading Permit to the City as described above.

2. Upon Seller's acceptance of this Offer to Purchase, as evidence of title, the City agrees to obtain a commitment for the title insurance with policy pursuant thereto to be issued insuring the City. The City will pay the cost of the title insurance policy premium.

3. If this offer is accepted by the Seller and if title can be conveyed in the condition required hereunder, the City agrees to complete the sale within fifteen (15) days after the receipt of the commitment for title insurance.

4. If objection to the title is made, based on a written opinion of the City Attorney that the title is not in the condition required for the performance hereunder, the Sellers shall have thirty (30) days from the date they are notified in writing of the particular defects claimed, to fulfill the requirements in the commitment for title insurance or to remedy the title defects set forth in the City Attorney's opinion. If the Seller is able to comply with such requirements or remedy such defects within the time specified, as evidenced by written notification, revised commitment or endorsement to commitment, the City agrees to complete the sale within twenty (20) days of receipt thereof. If the Seller is unable to furnish satisfactory title within the time specified, the City will commence condemnation proceedings to acquire the Property.

5. The Seller shall deliver and the City shall accept possession of said Property upon the date of closing.

6. It is understood that the Property is being acquired in connection with the extension of the westbound turn lane on Grand River at Beck Road resulting in the relocation of a section of existing public pathway to a location over, across, upon and through the above-described premises in the City of Novi, Michigan.

7. The City shall pay the cost of recording the easement and the cost of all Michigan Real Estate Transfer Tax.

8. The City reserves its right to bring Federal or State cost recovery actions against the present owners of the Property arising out of a release of hazardous substances at the Property.

9. The covenants herein shall bind and inure to the benefit of the executors, administrators, successors, and assigns of the respective parties.

10. If this Offer to Purchase is not accepted by Seller within Fourteen (14) days from the date of its mailing to Seller, this Offer to Purchase shall be considered withdrawn and of no further force and effect.

11. This Offer to Purchase may be executed in one or more counterparts as one Agreement and shall be binding upon the City and the hereafter named Seller when executed by the City of Novi and all of the hereafter named Seller.

The closing of this sale shall take place at the City of Novi offices located at 45175 Ten Mile Road, Novi, Michigan.

WITNESSES:

PURCHASER:

CITY OF NOVI, a Michigan
municipal corporation

By: ROBERT J. GATT
Its: Mayor

By: MARYANNE CORNELIUS
Its: City Clerk

Dated: _____, 2014

To the Above Named Purchaser:

The foregoing offer is hereby accepted and the Seller agrees to sell the Property upon the terms stated:

By the execution of this instrument, the Seller acknowledges the receipt of a copy of this Agreement.

IN THE PRESENCE OF:

SELLER:

NOVI MILE LLC, a Michigan non-profit corporation

By: _____

Dated: _____, 2014

PURCHASER'S RECEIPT OF ACCEPTED OFFER

The Purchaser hereby acknowledges receipt of the Seller's signed acceptance of the foregoing Offer to Purchase.

CITY OF NOVI, a Michigan
municipal corporation, Purchaser

BY: _____

Its: _____

Dated: _____, 2014

DECLARATION OF TAKING

A Resolution of Necessity having been adopted by the City of Novi setting forth that present conditions necessitate the extension of the westbound turn lane on Grand River at Beck Road resulting in the relocation of a section of existing public pathway (the "Improvements") in the City of Novi, Oakland County, Michigan, in the interest of the public health, safety, and welfare, and that it is necessary to acquire easements over certain property within the City of Novi for said Improvements, and that a good faith written offer to purchase said property has heretofore been made.

NOW, THEREFORE, by virtue of the authority vested in the City of Novi, by Act 279 of the Public Acts of 1909, as amended, and/or Act 149 of the Public Acts of 1911, as amended, or other applicable statutes, and in accordance with the provisions of Act 87 of the Public Acts of 1980, as amended, it is now declared and determined that the real property hereinafter described shall be taken for the purpose of the extension of the westbound turn lane on Grand River at Beck Road resulting in the relocation of a section of existing public pathway in accordance with prepared plans showing said Improvements which are on file with the City Clerk's Office.

A statement of the estate of interest in the property being taken; a description of the property to be acquired, sufficient for its identification; the name of each known owner of said property; the name of each known person, other than the owner, having an interest in said property; a statement of the sum of money estimated by the City of Novi as just compensation for the property being acquired; and a statement whether the City of Novi reserves or waives its rights to bring federal or state cost recovery actions against the present owner of the property are as follows:

1. Statement of the Estate of Interest Being Taken and Description of the Property:

PARCEL DESCRIPTION (50-22-16-176-017):

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 32 MINUTES 36 SECONDS WEST 1647.61 FEET ALONG THE WEST LINE OF SAID SECTION 16; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST 264.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE (100 FEET WIDE) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 32 MINUTES 36 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 16, 240.40 FEET; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST PARALLEL WITH GRAND RIVER AVENUE 657.05 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 23 SECONDS WEST 240.52 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE; THENCE ALONG SAID NORTH LINE NORTH 70 DEGREES 53 MINUTES 34 SECONDS WEST

PATHWAY EASEMENT DESCRIPTION:

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CONTAINS 0.062 ACRES (2694 SQUARE FEET), MORE OR LESS.

TEMPORARY GRADING PERMIT DESCRIPTION:

GRADING EASEMENT LEGAL DESCRIPTION:

A PORTION OF THE BELOW DESCRIBED PARENT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST; THENCE SOUTH 00 DEGREES 32 MINUTES 36 SECONDS WEST 1647.61 FEET ALONG THE WEST LINE OF SAID SECTION 16; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST 264.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE AND THE SOUTHWEST CORNER OF THE PARENT PARCEL; THENCE NORTH 00 DEGREES 32 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF THE PARENT PARCEL, 14.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST PARALLEL TO THE SOUTH LINE OF THE PARENT PARCEL, 130.01 FEET; THENCE SOUTH 74 DEGREES 34 MINUTES 18 SECONDS EAST 75.14 FEET; THENCE SOUTH 70 DEGREES 23 MINUTES 49 SECONDS EAST 48.74 FEET; THENCE SOUTH 62 DEGREES 53 MINUTES 46 SECONDS EAST 132.27 FEET TO A POINT ON THE SOUTH LINE OF THE PARENT PARCEL; THENCE NORTH 70 DEGREES 53 MINUTES 34 SECONDS WEST 48.06 FEET ALONG THE SOUTH LINE OF THE PARENT PARCEL; THENCE NORTH 66 DEGREES 18 MINUTES 47 SECONDS WEST 125.25 FEET; THENCE NORTH 70 DEGREES 53 MINUTES 34 SECONDS WEST 210.45 FEET TO A POINT ON THE WEST LINE OF THE PARENT PARCEL; THENCE NORTH 00 DEGREES 32 MINUTES 36 SECONDS EAST 4.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.56 ACRES (2422 SQUARE FEET) MORE OR LESS.

- 2. Names of Property Owner: Novi Mile, LLC, a Michigan limited liability company
- 3. Names of each person, other than the Owners, having a potential interest in the property: Vidosh Brothers Employee Profit Sharing Trust, Clarkston State Bank, City of Novi, Novi Property Holdings, LLC
- 4. Estimated Just Compensation: \$22,100.00
- 5. The City of Novi reserves its rights to bring federal or state cost recovery actions against the present owner of the property.

_____ CITY OF NOVI

_____ By: _____
Victor Cardenas, Interim City Manager

Dated: _____, 2014

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing Declaration of Taking was acknowledged before me this _____ day of _____, 2014, by Victor Cardenas as the Interim City Manager on behalf of the City of Novi.

Notary Public
Acting in Oakland County, Michigan
My Commission Expires: _____

Prepared By and When Recorded, Return To:
Elizabeth K. Saarela
Johnson Rosati Schultz & Joppich, P.C.
34405 W. Twelve Mile Road, Suite 200
Farmington Hills, Michigan 48331-5627
F:\WPDOC\MUNICIPAL_NON-MMRMA\Novi\EKS\Declaration of Taking.docx

PATHWAY EASEMENT

NOW ALL MEN BY THESE PRESENTS, that Novi Mile, LLC, a Michigan limited liability company, whose address is 1310 Pettibone Lake Road, Highland, MI 48356, 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 non-motorized pathway over across and through property located in Section 27, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described as follows:

Parcel No. 50-22-16-176-017

{See attached and incorporated Exhibit A}

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

{See attached and incorporated Exhibit A}

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

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

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

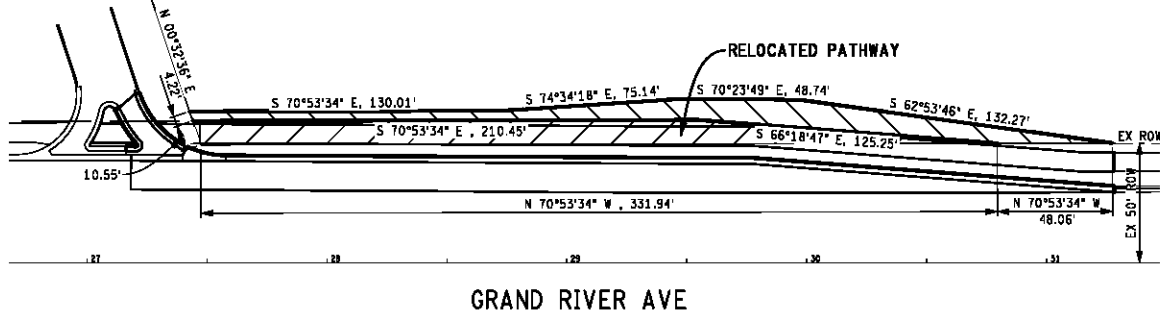
Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, or under the above-described easement, except that, subject to Grantee's approval as part of an approved site plan, the Grantor may construct and/or install surface improvements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

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

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

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

50-22-16-176-017
NOVI MILE LLC



GRAND RIVER AVE

PATHWAY EASEMENT LEGAL DESCRIPTION:

A PORTION OF THE BELOW DESCRIBED PARENT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST; THENCE SOUTH 00 DEGREES 32 MINUTES 36 SECONDS WEST 1647.61 FEET ALONG THE WEST LINE OF SAID SECTION 16; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST 264.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE AND THE SOUTHWEST CORNER OF THE PARENT PARCEL, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 32 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF THE PARENT PARCEL, 10.55 FEET; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST PARALLEL TO THE SOUTH LINE OF THE PARENT PARCEL, 210.45 FEET; THENCE SOUTH 66 DEGREES 18 MINUTES 47 SECONDS EAST 125.25 FEET TO A POINT ON THE SOUTH LINE OF THE PARENT PARCEL; THENCE NORTH 70 DEGREES 53 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF THE PARENT PARCEL 331.94 FEET TO THE POINT OF BEGINNING. CONTAINS 0.062 ACRES (2694 SQUARE FEET) , MORE OR LESS.

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PARENT PARCEL DESCRIPTION:



A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 32 MINUTES 36 SECONDS WEST 1647.61 FEET ALONG THE WEST LINE OF SAID SECTION 16; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST 264.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE (100 FEET WIDE) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 32 MINUTES 36 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 16, 240.40 FEET; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST PARALLEL WITH GRAND RIVER AVENUE 657.05 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 23 SECONDS WEST 240.52 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE; THENCE ALONG SAID NORTH LINE NORTH 70 DEGREES 53 MINUTES 34 SECONDS WEST 657.21 FEET TO THE POINT OF BEGINNING.

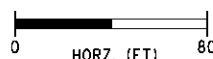
PROPERTY OWNER:
NOVI MILE, LLC
PO BOX 535
MILFORD, MI 48381

PROPERTY ADDRESS:
GRAND RIVER AVENUE
NOVI, MI 48375

TAX ID:
50-22-16-176-017

LEGEND

-  PROP PATHWAY EASEMENT
-  PROP GRADING EASEMENT



PATHWAY & GRADING EASEMENT

PARCEL
50-22-16-176-017

URS
Surface Transportation
Grand Rapids . Southfield .
Traverse City



EXHIBIT A

DRAWN BY
TRW

CHECKED BY
LND

JOB
116744A

DATE
02/28/2014

SHEET
1

TEMPORARY GRADING PERMIT

I, _____, as Manager of Novi Mile, LLC, a Michigan limited liability company as the Owner of the property described as Parcel No. 50-22-16-176-017 in Novi, Michigan grant the City of Novi and its contractor (or subcontractors) permission to access, move men and equipment on and through, the right to store materials and excavated earth, remove vegetation and alter the underlying land in, over, upon and through the property described above in the particular areas shown in Exhibit A, attached.

The work will include:

Grading, tree removal and related construction activities required for the construction of a non-motorized pathway in accordance with approved plans. All work is contained in the set of construction plans entitled "Grand River Ave – WB Right Turn Lane Extension at Beck Road " by URS.

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

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

Novi Mile, LLC

By: _____ Its: _____

_____ Date

_____ Contact Mailing Address

_____ City, State, Zip

_____ Phone Number

_____ Fax Number

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, the _____ of Novi Mile, LLC, a Michigan limited liability company.

Notary Public
_____ County, Michigan
My Commission Expires:

Drafted by:
Benjamin Croy, PE
City of Novi
45175 W Ten Mile Road
Novi, MI 48375

City of Novi
Grand River Avenue Right Turn Lane Extension
Job #2011389
Pathway and Grading Easement
Parcel 50-22-16-176-017
Novi, Oakland County, Michigan 48374



SUBJECT PARCEL – AERIAL VIEW
PHOTO EXTRACTED VIA OAKLAND COUNTY PROPERTY GATEWAY

OWNER OF RECORD: Novi Mile LLC
535 P.O. Box
Milford, MI 48381-0535

PROPERTY LOCATION: Vacant Land located at
N/S Grand River Ave./ E. of Beck Rd.
Novi, MI 48374

SIDWELL #: 50-22-16-176-017

INTEREST APPRAISED: Permanent Pathway Easement
Temporary Grading Easement
Partial Acquisition

DATE OF VALUATION: March 17, 2014

DATE OF REPORT: March 17, 2014

APPRAISED BY: **R.S. Thomas & Associates, Inc./Harold Blake Co**
Norman G. Thomas, ASA, SR/WA
33620 Five Mile Road
Livonia, MI 48154
(734)422-5353
www.rsthbc-appraisers.com

R.S. Thomas & Associates, Inc. / *Harold Blake Co*

ESTABLISHED 1980

ESTABLISHED 1915

REAL ESTATE APPRAISERS AND VALUATION CONSULTANTS

33620 FIVE MILE ROAD

LIVONIA, MI 48154

TEL. (734)422-5353 / FAX (734)422-5354

RAYMOND S. THOMAS, ASA, SR/WA
1927-1990

HAROLD R. BLAKE 1892 - 1942
JOHN J. MELCHER, SR. 1895 - 1976

NORMAN G. THOMAS, ASA, SR/WA
CERTIFIED GENERAL REAL ESTATE APPRAISER
ANDREW BOETTCHER
CERTIFIED GENERAL REAL ESTATE APPRAISER
MELISSA FREED
LICENSED REAL ESTATE APPRAISER

JOHN J. MELCHER, JR.
BROKER / CONSULTANT

March 17, 2014

Elizabeth Kudla Saarela, Assoc Attorney



Johnson, Rosati, Schultz & Joppich, P.C.
34405 W. Twelve Mile Road, Suite 200
Farmington Hills, MI 48331-5627

Re: Appraisal of Real Estate
Grand River Right Turn Lane Extension at Beck Road
Pathway and Grading Easement
Sidwell #: 50-22-16-176-017
N/S of Grand River Ave./E. of Beck Rd.
Novi, MI 48374

Dear Ms. Saarela:

In compliance with your request, we have viewed the above captioned parcel of real estate and prepared this formal real estate appraisal report. The purpose of this appraisal is to present our professional opinion of the market value of the area acquired for sidewalk purposes involving the Grand River right turn lane extension at Beck Road including any damages to subject as a result of this acquisition. The appraisal is prepared in accordance with the State of Michigan Department of Transportation requirements and the code of ethics and standards of professional practice of the organizations in which we belong.

The date of valuation for this appraisal is March 17, 2014. The interest appraised is permanent easement for sidewalk purposes and a temporary grading easement. This area is to be acquired by the City of Novi for the construction of the pedestrian pathway in

conjunction with the road expansion involving a right turn lane extension. Use of this report by others is not intended, and this report is not intended for any other use. It is determined through the research and analysis that no damages result from this partial acquisition, therefore a value of the part taken valuation approach is utilized. The appraiser has not had contact with the owner. The valuation is based on the plans submitted to the appraiser. If additional information is presented or changes are made, this appraiser reserves the right to reevaluate the assignment and the acquisition.

The subject parent parcel is approximately 3.90 net acres of land with frontage on the north side of Grand River just east of Beck Road. The subject property is commercial vacant land zoned OST and proposed for zoning change to office service commercial involving a larger commercial development at the interchange with Interstate 96. The proposed easement acquisition is irregular shaped, 2,694 square feet in size and adjacent to the existing north side of Grand River Avenue road right of way. An additional grading easement of variable width and also adjacent to the pathway is approximately 2,422 square feet.

All data and analyses reported herein are subject to the statement of limiting conditions and assumptions included in this report. Based on the information and analysis provided on the following pages, the market value for just compensation regarding the part taken as of March 17, 2014 is:

Land Acquired in Permanent Easement:	\$20,200.00
Land Acquired for Grading Easement:	\$1,900.00

This appraisal is based upon the property as I find it and upon certain details and limiting conditions attached with this appraisal. We have no interest in the property or any property in the immediate vicinity and our fee is in no way contingent upon the value reported herein. We have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Appraisers are required to be licensed/certified and are regulated by the Department of Licensing and Regulatory Affairs, Post Office Box 30018, Lansing Michigan 48909.

Respectfully submitted,

R.S. Thomas & Associates, Inc./*Harold Blake Co*



Norman G. Thomas, ASA, SR/WA
Certified General Real Estate Appraiser
License #1201001223

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Summary of Salient Facts

Address: Vacant Land, Parcel #50-22-16-176-017
No address attached to parcel

Location: North side of Grand River Ave./East of Beck Rd.,
Novi, MI 48374

Site: Subject parcel offers 657.21 +/- feet of frontage on the north side
of Grand River Avenue, east of Beck Road. The parcel provides
3.90 acres excluding the existing right of way for Grand River
Avenue.

Improvements: Vacant Land

Utilities: All present.

Zoning: OST-Planned Office Service Technology District

Highest and
Best Use: The highest and best use is land for commercial development

Date of
Valuation: March 17, 2014

Date of
Appraisal: March 17, 2014

This appraisal assignment involves the valuation of the property located in Novi, Michigan, on the north side of Grand River Avenue, east of Beck Road. The subject parcel is currently vacant land owned by Novi Mile, LLC as of the effective date of this report.

Refer to sketch and plans throughout the report for details of the parent parcel and proposed acquisition.

Grand River is a five-lane, concrete-paved road with concrete curbs. To the east of subject is a mixture of commercial uses and vacant land with some light industrial uses. To the west of subject is Beck Road with an interchange at I-96 expressway. Intense commercial development is throughout the area. Grand River is a major road way extending from the central business district of the City of Detroit extending

northwesterly through Detroit and the suburbs to Lansing Michigan. This was the main road before 1900 utilized for travel through the state.

Grand River and Beck Rd



Scope of Work

The scope of work for the appraisal reported herein meets the requirements set forth in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. The Scope of Work Rule states:

‘For each appraisal, appraisal review, and appraisal consulting assignment, an appraiser must:

1. identify the problem to be solved;
2. determine and perform the scope of work necessary to develop credible assignment results; and
3. disclose the scope of work in the report.

An appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. The appraiser must be prepared to demonstrate that the scope of work is sufficient to produce credible assignment results.

An appraiser must gather and analyze information about those assignment elements that are necessary to properly identify the appraisal, appraisal review or appraisal/consulting problem to be solved.

The scope of work must include the research and analyses that are necessary to develop credible assignment results.

An appraiser must not allow assignment conditions to limit the scope of work to such a degree that the assignment results are not credible in the context of the intended use.

An appraiser must not allow the intended use of an assignment or a client’s objectives to cause the assignment results to be biased.

The report must contain sufficient information to allow intended users to understand the scope of work performed.’¹

1 Appraisal Standards Board, The Appraisal Foundation; *Uniform Standards of Professional Appraisal Practice, 2014-2015 Edition*; Page U-13 thru U-15

Within this report we have addressed; the client and intended users, definition of value, the effective date of the appraisal report, the appraiser's opinions and conclusions, the subject of the assignment and relevant characteristics and assignment conditions. Additionally, we will convey physical data extracted through the property inspection and various sources, market data sources/research and clearly disclose any hypothetical conditions and or extraordinary assumptions utilized within this assignment.

More specifically, the scope of the work required to complete this appraisal and to prepare this report included the following:

Physical viewing the subject take area and the surrounding market area and inspection of comparable properties within the recognizable submarket;

Investigation and review of public records relative to the legal use of subject property, including information from the assessor, planning and zoning departments;

Analysis and the decision making process relative to our opinion of the highest and best use of the subject property;

Market investigation relative to sales and offerings and subject history;

Analysis of market data relative to the highest and best use of the subject property as vacant and improved (when applicable);

Analyze and explain our position relative to the required exclusion of any normal approaches to value in this appraisal;

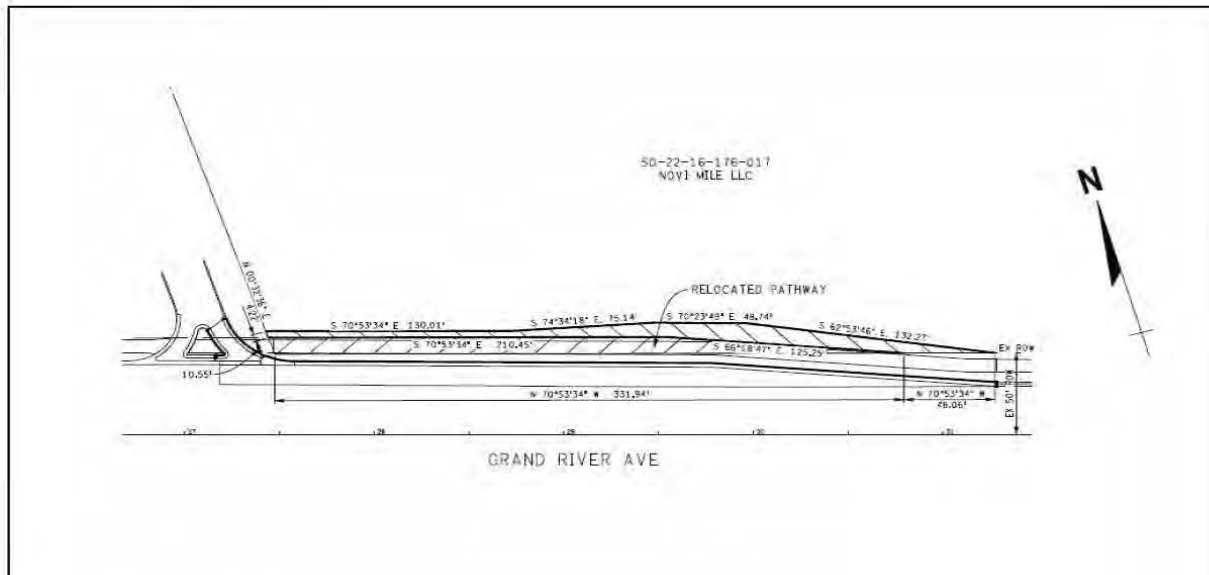
Estimate of value by means of the appropriate approaches to value;

Analysis necessary to arrive at a final opinion of value as of the effective date of this report; and finally writing the report.

Highest And Best Use:

The highest and best use is land available for commercial development.

Acquisition



PATHWAY EASEMENT LEGAL DESCRIPTION:

A PORTION OF THE BELOW DESCRIBED PARENT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST; THENCE SOUTH 00 DEGREES 32 MINUTES 36 SECONDS WEST 1647.61 FEET ALONG THE WEST LINE OF SAID SECTION 16; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST 264.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE AND THE SOUTHWEST CORNER OF THE PARENT PARCEL, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 32 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF THE PARENT PARCEL, 10.55 FEET; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST PARALLEL TO THE SOUTH LINE OF THE PARENT PARCEL, 210.45 FEET; THENCE SOUTH 66 DEGREES 18 MINUTES 47 SECONDS EAST 125.25 FEET TO A POINT ON THE SOUTH LINE OF THE PARENT PARCEL; THENCE NORTH 70 DEGREES 53 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF THE PARENT PARCEL 331.94 FEET TO THE POINT OF BEGINNING. CONTAINS 0.062 ACRES (2694 SQUARE FEET) , MORE OR LESS.

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PARENT PARCEL DESCRIPTION:

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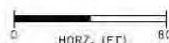
PROPERTY OWNER:
NOVI MILE, LLC
PO BOX 535
MILFORD, MI 48381

PROPERTY ADDRESS:
GRAND RIVER AVENUE
NOVI, MI 48375

TAX ID:
50-22-16-176-017

LEGEND

- PROP PATHWAY EASEMENT
- PROP GRADING EASEMENT



PATHWAY & GRADING EASEMENT

PARCEL
50-22-16-176-017

URS
Surface Transportation
Grand Rapids · Southfield
Traverse City



EXHIBIT A

DRAWN BY TRW	CHECKED BY LND	JOB 116744A	DATE 02/28/2014	SHEET 1
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This appraisal assignment involves the valuation of the part taken for the Grand River Avenue Right Turn Lane Extension project and involves land area for a permanent pedestrian pathway easement. The acquisition is a portion of property; irregular shaped and adjacent to the existing right of way along the north side of Grand River Avenue. The proposed net acquisition is 2,694 square feet. There are no building improvements within the area to be acquired. However an existing subsurface utility easement encumbrance is recognized.



Subject – Grand River frontage looking northerly

Value Indicated - Part Taken

Cost Approach:	Not Applicable	
Income Approach:	Not Applicable	
Sales Approach:	Land Acquired in Permanent Easement:	\$20,200.00
	Land Acquired for Grading Easement:	\$1,900.00

Correlated Conclusion Of Value

As of March 17, 2014.....\$22,100.00

Legal Description Of Ownership

PARENT PARCEL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 32 MINUTES 36 SECONDS WEST 1647.61 FEET ALONG THE WEST LINE OF SAID SECTION 16; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST 264.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE (100 FEET WIDE) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 32 MINUTES 36 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 16, 240.40 FEET; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST PARALLEL WITH GRAND RIVER AVENUE 657.05 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 23 SECONDS WEST 240.52 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE; THENCE ALONG SAID NORTH LINE NORTH 70 DEGREES 53 MINUTES 34 SECONDS WEST 657.21 FEET TO THE POINT OF BEGINNING.

PROPERTY OWNER:
NOVI MILE, LLC
PO BOX 535
MILFORD, MI 48381

PROPERTY ADDRESS:
GRAND RIVER AVENUE
NOVI, MI 48375

TAX ID:
50-22-16-176-017

Assessed Value And Taxes

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Asmnt</u>	<u>CVT</u>	<u>Ttl Seasonal</u>
2013	S	\$7,006.66	\$0.00	\$0.00	\$0.00	\$7,006.66
2012	W	\$2,659.58	\$0.00	\$0.00	\$0.00	\$2,659.58
2012	S	\$7,230.31	\$0.00	\$0.00	\$0.00	\$7,230.31
2011	W	\$2,900.49	\$0.00	\$0.00	\$0.00	\$2,900.49
2011	S	\$8,090.85	\$0.00	\$0.00	\$0.00	\$8,090.85
2010	W	\$2,941.89	\$0.00	\$0.00	\$0.00	\$2,941.89
2010	S	\$8,323.23	\$0.00	\$0.00	\$0.00	\$8,323.23
2009	W	\$2,883.17	\$0.00	\$0.00	\$0.00	\$2,883.17
2009	S	\$8,280.84	\$0.00	\$0.00	\$0.00	\$8,280.84

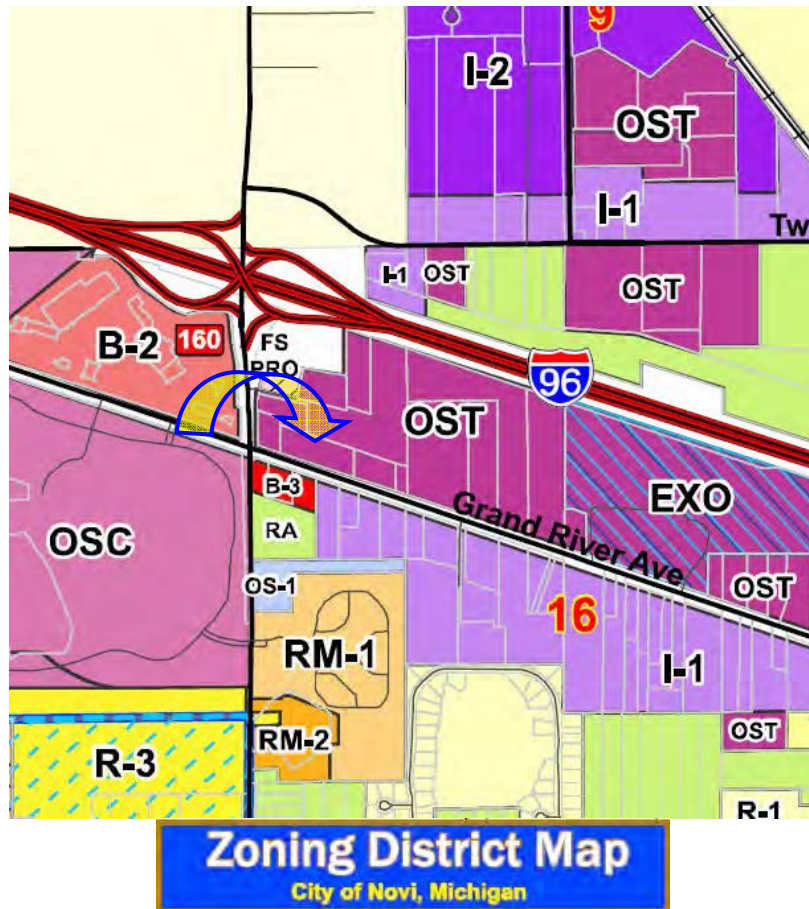
Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2013	\$180,150	\$180,150	0	\$7,006.66
2012	\$185,900	\$185,900	0	\$9,889.89
2011	\$206,550	\$206,550	0	\$10,991.34
2010	\$214,150	\$214,800	0	\$11,265.12
2009	\$214,800	\$214,800	0	\$11,164.01

Zoning

The subject is zoned "OST-Office Service Technology District". An excerpt from the zoning ordinance stating the intent of the district, permitted principal uses, permitted accessory uses, uses requiring a special land use permit, and area, height, bulk, and placement requirements within the district follow.

Listing information states the property is proposed for a zoning change to Office Service Commercial. Subject conforms to the zoning requirements and is available for development.



Zoning Districts

- | | |
|--|--|
| ■ R-A: Residential Acreage | ■ GE: Gateway East |
| ■ R-1: One-Family Residential | ■ FS: Freeway Service |
| ■ R-2: One-Family Residential | ■ I-1: Light Industrial |
| ■ R-3: One-Family Residential | ■ I-2: General Industrial |
| ■ R-4: One-Family Residential | ■ NCC: Non-Center Commercial |
| ■ RT: Two-Family Residential | ■ OS-1: Office Service |
| ■ RM-1: Low-Density Multiple-Family | ■ OSC: Office Service Commercial |
| ■ RM-2: High-Density Multiple-Family | ■ OST: Office Service Technology |
| ■ MH: Mobile Home | ■ EXO: OST District with EXO Overlay |
| ■ B-1: Local Business | ■ RC: Regional Center |
| ■ B-2: Community Business | ■ P-1: Vehicular Parking |
| ■ B-3: General Business | ■ TC: Town Center |
| ■ C: Conference | ■ TC-1: Town Center-1 |
| ■ EXPO: Expo | |

ARTICLE 23A. OST PLANNED OFFICE SERVICE TECHNOLOGY DISTRICT

Sec. 2300A. Intent.

Sec. 2301A. Principal Uses Permitted.

Sec. 2302A. Retail Service Overlay Uses Permitted Subject to Special Conditions.

Sec. 2303A. Required Conditions.

Sec. 2300A. Intent.

The OST Planned Office Service Technology District is intended to encourage and allow development of high tech, multi-use office/laboratory/production uses. The District is designed to permit the application of high tech, multi-use activities having accessory, warehousing, assembly, production and manufacturing activities. The goals of the OST District include the following specific purposes:

1. To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for all types of research, office, high tech and related uses, including, but not limited to, experimental, demonstration and display laboratories whereby users can produce, display, demonstrate, test, sell, repair and service the user's products,
2. To protect abutting residential districts by separating them from permitted OST uses by building height and location limitations by setbacks, and off-street parking, by limitation of location of off-street loading/unloading areas, and by landscape planting/berm/wall screening within the OST District.
3. To promote research, laboratory, office, high tech and related development which minimizes the danger of fires, explosions, toxic and noxious matter, radiation, offensive noise, vibration, smoke, odor and other objectionable influences or hazards,
4. To protect the most desirable use of land in accordance with a well considered plan, to protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the City's tax revenue,

Sec. 2301A. Principal Uses Permitted.

In an OST, Planned Office Service Technology District no building or land shall be used and no building shall be erected except for one or more of the following specified uses:

1. Office buildings, offices and office sales and service activities for any of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering and data processing; corporate offices and headquarters and office support functions, such as conference rooms, dining facilities, photographic facilities and record storage facilities.
2. Data processing and computer centers, including computer programming and software development, training, and data processing services; laser technology and application; communications equipment and the repair, service and sales of such equipment and products; including computer-aided design and computer-aided machines (CAD/CAM) and associated equipment.
3. Laboratories - Medical, including laboratories engaged in genetic research and other laboratories which include, but are not limited to, experimental, demonstration, display or testing activities.
4. Research, testing, design and development, technical training and activities which include, but are

not limited to aerospace, telecommunication, automotive and satellite technology, medical, computer, electronic, robotic research, development, instruction or application, and related laboratory experimental and demonstration, and any uses charged with the principal function of design of pilot or experimental products, and subject to the following conditions:

- a. Manufacturing and assembly line operations shall be permitted when accessory research and development activities occurring on the same site.
 - b. Limited warehousing or storage of products for distribution shall be permitted only if such is an accessory use from products created or used in relation to the principal use or for products used in research, testing, design, technical training or experimental product development. Warehousing, storage and distribution activities shall not be permitted as principal uses.
 - c. Such uses shall be permitted only as part of a mixed use building or development in which no less than ten (10) percent of the combined floor area of a building or buildings within the development are utilized for office and/or laboratory use. Laboratory uses include those activities involving research, design, testing, inspection, demonstration and display, but do not include manufacturing assembly and warehousing activities. When there is planned a multi-building development, not less than ten (10) percent of the initial building on site shall be utilized for office and/or laboratory use. It shall be the responsibility of the owner of the mixed use development to demonstrate to the Building Department that such percentages are met at the time each certificate of occupancy is sought.
5. Hotels and business motels when such are designed to be an integral part of an overall design of an OST District development under Section 2301, A, which shall be constructed at the same time as or after one (1) of the principal permitted uses on the same development site is constructed.
 6. Colleges, universities, and other such post-secondary institutions of higher learning, public or private, offering courses in general, technical, or religious education, subject to the following:
 - a. Administrative offices, conference rooms, classrooms, and related educational support uses shall be permitted under this subsection as accessory to the main educational facility.
 - b. No dormitories or outdoor sports facilities shall be permitted in association with an institution of higher learning under this subsection.
 - c. All buildings proposed to be located within an existing or future corporate park shall be designed to be architecturally integrated into the corporate park.
 7. Motion picture, television, radio and photographic production facilities, including sound stages and broadcasting studios, provided that all activities are conducted within a totally enclosed building, subject to the following:
 - a. When not in use, production vehicles must be stored in the rear yard and adequately screened from all surrounding properties.
 - b. Communication antenna towers and poles are subject to the standards of Section 2508.1.
 8. Medical offices, including laboratories and clinics.
 9. Facilities for human care, such as general hospitals, sanitariums, convalescent homes, hospice care facilities and assisted living facilities subject to the requirements of subsection 1101.3.
 10. Off-street parking lots.
 11. Publicly owned and operated parks, parkways and outdoor recreational facilities.
 12. Publicly-owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations.
 13. Banks, credit unions, savings banks, savings and loan associations and other types of financial institution uses with drive-in facilities as an accessory use only.
 14. Public or private indoor recreation facilities, including, but not limited to, health and fitness facilities and clubs, swimming pools, tennis and racquetball courts, roller skating facilities, ice skating facilities, soccer facilities, baseball and softball practice areas, indoor archery ranges and similar indoor recreational uses, and private outdoor recreational facilities, including, but not limited to,

playfields, playgrounds, soccer fields, swimming pools, tennis and racquetball courts and ice skating facilities. A noise impact statement is required subject to the standards of Section 2519.10(c). for all facilities over 2,000 square feet and all outdoor facilities.

15. Day Care Centers, and Adult Day Care Centers provided that all of the conditions in Section 1102.4 are met.
16. One or more of the following secondary uses which is accessory to and located in the same building as a principal use authorized by Section 2301.1, 2301.8 or 2301.9: A pharmacy or apothecary shop, medical supply store, optical services, restaurants, barber shops or beauty shops, gift shops, travel agencies, health studios and related services for employees and customers of offices, subject to the following conditions:
 - a. Such uses shall not be permitted in a building of less than fifty thousand (50,000) square feet of floor area.
 - b. The floor area devoted to such uses in a building shall not exceed ten (10) percent of the total floor area of the building.
 - c. All secondary uses shall have customer entrances from the interior of the principal building in which they are located.
 - d. All secondary uses shall provide off-street parking spaces in accordance with the requirements of [Section 2505](#)
 - e. Appropriate floor plans shall be submitted at the time of site plan review.
17. Sit down restaurants, except those possessing the character of a drive-in, drive-through, fast food, or fast food carry out or delivery facility provided:
 - a. All such uses shall have a minimum occupancy of at least one hundred fifty (150) persons.
 - b. All such uses shall be located within a principal office building, college, university, or hotel, or as an attachment to such principal office building, college, university or hotel by means of a common party wall with access from the principal office building to such use.
 - c. Any such use shall be located as part of an office complex having at least twenty (20) acre parcel size.
 - d. Such uses shall be at least five hundred (500) feet from any residentially zoned district.
 - e. Employee cafeterias, when accessory to a permitted principal use or a permitted principal use subject to special conditions and shall not be subject to the requirements of subparts 2301.17 a through d.
18. Other uses similar to the above uses and subject to the same conditions noted.
19. Accessory buildings and uses customarily incidental and integral to any of the above permitted uses.

(Ord. No. 18.215, Pt. I, 5-1-07; Ord. No. 18.231, Pt. I, 10-20-08; Ord. No. 18.254, Pt. III, 2-6-12)

Sec. 2302A. Retail Service Overlay Uses Permitted Subject to Special Conditions.

In order to provide a limited amount of retail and personal service establishments to serve the employees of and visitors to the nearby office use areas, the following additional uses shall be permitted by the Planning Commission on a limited number of properties located in the OST, Planned Office Service Technology District. Approval shall be subject to the conditions hereinafter imposed for each use and in accordance with the additional requirements of Section 2516.2(c) for a Principal Use Permitted Subject to Special Conditions. There shall be a public hearing by the Planning Commission in accordance with the requirements set forth and as regulated in [Section 3006](#) of this Ordinance:

1. Retail uses, service uses and restaurant uses, as follows:
 - a. Generally recognized retail businesses and personal service establishments, as permitted in the B-1, Local Business District, Section 1301.1 and 1301.2, and other uses similar to the identified uses, subject to the limitations of subsection 3.e. and 3g., below;

- b. Restaurants, including sit down, banquet facilities or other places serving food or beverage, except those having the character of a drive-in or having a drive-through window, subject to the limitations of subsection 3.g., below.
 - c. Fast food drive-through restaurants shall be permitted only on properties meeting the requirements of subsection 2.b., below subject to the limitations of subsection 2.b.iv and subsection 3.g., below.
2. The above listed uses shall only be permitted on properties:
- a. Located within the areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's 2010 Master Plan for Land Use.; or
 - b. Designated OST, Planned Office Service Technology on the City of Novi Zoning Map for that area north of Twelve Mile Road and east of M-5, and only for those properties located at the intersection of a minor arterial road, an arterial road or a major arterial road and a non-residential collector street, at least 500 feet from land zoned for residential purposes, and subject to a finding by the Planning Commission that the proposed plan is consistent with all of the following standards:
 - i. Is in keeping with the stated intent of the Retail Service Overlay to provide a limited amount of retail and personal service establishments to serve the employees and visitors to nearby office use areas;
 - ii. Is in keeping with the stated intent of the OST, Planned Office Service Technology District to encourage and allow development of high tech, multi-use office/ laboratory/ production uses;
 - iii. That the proposed plan will not have an adverse impact on the site and on the adjacent lands and uses with respect to landscaping, screening, off-street parking, vehicular and pedestrian circulation, and the compatibility of its physical design with respect to adjacent buildings; and
 - iv. In order to ensure that the fast food drive-through restaurants permitted in this Section are intended to primarily serve the office uses in the immediate area, the following shall also apply:
 - (a) Only one fast food drive-through restaurant shall be permitted at the intersection of a minor arterial road, an arterial road or a major arterial road and a non-residential collector.
 - (b) The hours of operation of both the indoor restaurant and the drive-through lane shall be limited to the hours of 6 a.m. to 10 p.m.
3. Required conditions for Retail Service Overlay uses:
- a. For those properties located within the areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's 2010 Master Plan for Land Use access shall be provided from a public or private local street or collector road that loops between two arterial streets. The general location of such streets shall be as depicted in the City of Novi Master Plan for Land Use. To the extent possible, direct access from streets designated major arterial, arterial or minor arterial in the Master Plan for Land Use shall be prohibited.
 - b. Access drives or roads, access easements and non-motorized transportation facilities and easements shall be extended to the property line of neighboring properties in such a manner as determined by the City to provide for future service to the neighboring properties.
 - c. A minimum of 15% of any development site, excluding any required detention or retention facilities, shall be provided as landscaped open space.
 - d. Outdoor sales shall be prohibited except that outdoor seating and dining as an accessory use to existing or proposed restaurants is permitted subject to the requirements of [Section 2524](#)

- e. Generally recognized retail and personal service uses shall not exceed 25% of the total floor space as developed in any one of the specific polygon areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's adopted Master Plan for Land Use. The Planning Commission shall be authorized to grant deviations from the 25% maximum retail and personal service floor space requirement provided that the Planning Commission finds that the proposed deviation is in keeping with the intent of this Section to provide for a limited amount of retail and personal services to serve the employees of and visitors to the nearby office use areas and not to create a community or regional serving retail area, is in the best interest of the City, the need for the requested deviation is due to unique circumstances or physical conditions of the property involved, and the proposed deviation will not alter the essential character of the neighborhood.
- f. Architectural design and facade materials of building shall be designed to be compatible with and complementary to other developed buildings in the area. Building facades that are visible from a public or private road shall be composed of the same architectural building facade materials and design as provided on the building's front facade.
- g. For retail, service and restaurant uses as permitted in subsection 2.b., above, the following standards shall apply:
 - i. Any such retail, service or restaurant use shall not exceed 20% of the total floor area of any building or structure it is intended to serve, and must be attached to the principal building it is intended to serve, except that when physically designed and oriented to serve more than one building in a complex of buildings, the retail, service or restaurant use may be permitted in a separate building, provided the separate building does not exceed 10,000 square feet and is a minimum of 1,800 square feet.
 - ii. Any such retail, service or restaurant use shall be accessible from the adjacent office park development by means of connected access driveways to non-residential collector streets and/or adjacent developments and by means of sidewalks to insure that the retail, service and restaurant uses are accessible to workers in the adjacent office park development without being required to travel on the main roads.
 - iii. Any such restaurant use shall include pedestrian plazas, landscaping and amenities, such as seating and trash receptacles. An outside dining area shall be provided in accordance with the standards of [Section 2524](#)
 - iv. Any such fast food drive-through restaurant use shall meet the standards of Section 2506.12 and the following standards:
 - (a) Access shall be provided from the non-residential collector road only.
 - (b) The drive-through shall be accessory to a full-service, indoor use on-site.
 - (c) Drive-through lanes shall be screened from view from adjacent properties by the building, a decorative brick wall or landscaping planted to achieve a minimum opacity of 90% during the summer and 80% during the winter.
 - (d) Proposed buildings shall be designed in accordance with Section 2520.13 requiring designs compatible to existing buildings in the area with respect to the materials used and overall aesthetic quality.
 - (e) A Traffic Impact Statement prepared in accordance with the standards in the City of Novi Site Plan and Development Manual is required.
 - (f) A noise impact statement is required subject to the standards of Section 2519.10(c).

Sec. 2303A. Required Conditions.

1. Truck service areas and overhead truck loading/unloading doors shall be totally screened from view from any public right-of-way, including freeway right-of-way, and adjacent properties, except for required driveway access. Such screening shall be accomplished by the courtyard design of the principal building itself, by a solid ornamental wall of a design, construction and materials similar to that of the principal building, or by an earth berm and plantings, or combination thereof. Such berm and plantings shall be one of three (3) types. Generally, it shall be a continuous undulating serpentine form. It shall have a maximum slope ratio of three (3) feet horizontal to one (1) foot vertical. A flat horizontal area at the crest is required to be four (4) feet in width. The berm shall range in height from six (6) to ten (10) feet depending upon the requirement to screen truck service and loading/unloading areas. Opacity requirements are to be eighty (80) percent in winter and ninety (90) percent in summer within two (2) years after planting.
 - a. If there are a group or groups of existing trees the majority of which are six (6) inches d,b,h, or greater in the area where a berm is required, the berm may be designed to save such trees. A natural form of berming may be used that would be shaped around the group of trees to be saved. Retention walls will be required if the berm comes within the drip line of any of the trees to be saved if the elevation of the berm at that point is four (4) inches or greater. The plantings are to be primarily evergreen trees of varying species on the crest of the berm. These may be supplemented with shrubs that will regenerate such as Dogwood, spp. and Viburnum, spp. Shrubs should be planted on both sides of the berm. The berm shall be hydroseeded and irrigated.
 - b. If there are no existing trees, the berm is to be sodded and irrigated. The plantings are to be primarily evergreen trees with supplemental deciduous trees, shrubs, and evergreen shrubs. All plantings shall meet the requirements of Section 2509.5.
 - c. Intent of this section is to require the screening of all truck loading/unloading and parking space (including temporary truck parking where vehicles are waiting for truck loading/unloading) from view from any adjacent properties or street/freeway right-of-way. The Planning Commission may waive these requirements, in whole or in part, where such truck parking/loading and unloading areas are abutting a railroad, light or heavy industrial district or other OST zoned property or where the adjacent freeway right-of-way or adjacent property or buildings are of a higher elevation than the subject property, and, as a result, the total enclosure from view of such truck loading, unloading and parking areas would result in peculiar or exceptional practical difficulties to or exceptional undue hardship upon the owner of such property. The waiver granted shall not be any greater than necessary to relieve such practical difficulty or undue hardship.
2. Minimum front, side and rear yard setbacks for buildings, maximum building heights, and parking for all uses permitted under this district shall be as provided in [Section 2400](#)
3. Off-street parking and loading/unloading space shall be provided as required in [Section 2505](#), [Section 2506](#) and [Section 2507](#) of this Ordinance. Required parking shall be computed based upon amount of floor area utilized for various purposes in accordance with the standards of [Section 2505](#), provided that a floor plan indicating such uses, and gross leaseable floor space, as defined, is graphically and statistically shown on site plan.
4. Landscaping throughout the site shall be provided as set forth and regulated in [Section 2509](#) of this Ordinance.
5. Uses permitted under subsections 2301A.2 - 5 shall not be located on property sharing a common boundary with property zoned for R-A, R-1, R-2, R-3, R-4 or MH district use unless one of the following conditions is satisfied: (1) the respective properties are separated by a public right-of-way; (2) a landscaped berm of six (6) to ten (10) feet in height satisfying the standards of [Section 2509](#) is constructed and maintained on the OST property between the use and the adjacent residential land; (3) the owner of the adjacent residential property waives the requirement for such a berm in writing; (4) the abutting or adjacent property is recommended in the Master Plan for uses other than residential; or (5) the abutting residentially zoned property is being used for industrial, commercial or office type use.
6. The outdoor storage of goods or materials shall be prohibited.
7. There shall be compliance with [Section 2520](#) of this Ordinance regulating exterior building wall facade treatments.

(Ord. No. 99-18.153, Pt. IV, 12-6-99; Ord. No. 18.254, Pt. III, 2-6-12)

Editor's note—

Ord. No. 18.254, Pt. III, adopted Feb. 6, 2012, renumbered the former [§ 2302A](#) as [§ 2303A](#) of this article.

Sales History Of Property

Sales Information

4 sale record(s) found.						
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
01/11/2011	\$1.00	PTA	CP NOVI CENTER, LLC	NOVI MILE LLC	ARMS-LENGTH	L42983-P225
10/13/2006	\$665,137.00	PTA	NOVI MILE LLC 83.34%	CP NOVI CENTER LLC	ARMS-LENGTH	L38310-P424
Note NOVI MI 83.34% & E.LIND 16.66%						
10/13/2006	\$1,401,546.00	PTA	CP NOVI CENTER LLC (SEE SHORT NOTE)	NOVI MILE, LLC & EMERY LINDEN LLC	ARMS-LENGTH	L38310-P416
Note GRANTOR HOWELL HEYN, LLC						
10/15/2004	\$0.00	LC	LACERNE, DIXON	HOWELL HEYN, LLC	INVALID SALE	L34369-P049

Ownership, Occupancy & Contact With Owner

Owner Information

Owner Name:	Novi Mile LLC	Taxpayer Zip:	48381
Taxpayer Address:	Po Box 535	Taxpayer Address ZIP + 4 Code:	0535
Taxpayer Address City & State:	Milford, MI		

The subject property is currently owned by Novi Mile LLC as of the effective date of this report. A letter was forwarded by the appraisers to the property owner, March 5, 2014. There has been no contact with the property owners prior to the date of inspection. Although the formal viewing took place March 13, 2014, the property was revisited on several occasions after this date with the most recent identified as the date of valuation for this report.

Interest Appraised

The subject property is appraised in easement as opposed to fee simple. An easement is defined as:

“An interest in real property that conveys use, but not ownership, of a portion of an owner's property. Access or right of way easements may be acquired by private parties or public utilities. Governments dedicate conservation, open space, and preservation easements.”²

² The Dictionary of Real Estate Appraisal 4th Edition, ©2002 Appraisal Institute, Page 90

The fee simple estate is estimated as if unencumbered by any leases or other agreements that may affect its selling price. Fee simple estate is defined as “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”³ This is an estate, which has not been divided into or encumbered by any other type of estate. Once identified, the existing easements are recognized for valuation purposes.

Purpose Of The Appraisal

The purpose of this appraisal is to estimate the market value applicable to the part required for a pedestrian pathway involved in the expansion of the right turn lane along Grand River at Beck Road, Novi, Michigan. The land for the pathway is to be acquired in permanent easement involving approximately 2,694 square feet of property adjacent to the existing road right of way at the western portion of the site. Additional grading area on a temporary basis involves 2,422 square feet and will be valued as rental on land concluding an annual rent. The conclusions will determine just compensation to the property owner for this proposed acquisition. Due to the location of the proposed acquisition and the resulting highest and best use of the property, it is determined there are no damages to the remaining property. The land will be appraised utilizing the value of the part taken approach, representing just compensation for the proposed easement acquisitions.

The definition of "Market Value" as accepted by the courts in the State of Michigan is:

- a. the highest price estimated in terms of money that the property will bring if exposed for sale in the open market with a reasonable time allowed in which to find a purchaser buying with knowledge of all of the uses and purposes to which it is capable of being used.*
- b. the amount which the property would bring if it were offered for sale by one who desired, but was not obliged to sell, and was bought by one who was willing, but not obliged to buy.*
- c. what the property would bring in the hands of a prudent seller, at liberty fix the time and conditions of sale.*

³ The Dictionary of Real Estate Appraisal 4th Edition, ©2002 Appraisal Institute, Page 113

- d. what the property would bring on negotiations resulting in sale between an owner willing, but not obliged to sell and a willing buyer not obliged to buy.
- e. what the property would be reasonably worth on the market for a cash price, allowing a reasonable time within which to effect a sale. (M CIV JI 90.06)



Discussion Of Appraisal Problem

The appraisal problem involves the estimation of market value for this partial acquisition. The land necessary is adjacent and parallel to the existing right of way. Although the total parent parcel encompasses approximately 3.90 net acres of land located on the north side of Grand River Avenue, the proposed net area to be acquired is limited to 2,694 square feet. The temporary grading easement to be valued on an annual rental is 2,422 square feet. The parent parcel is zoned OST allowing a variety of commercial uses. The appraisal will be directed toward the value of the unit rate for the parent parcel, viewing subject property as vacant land available for development. It is determined no damages to the site result from this permanent pathway easement acquisition.

The valuation procedure appropriate for this partial acquisition considers the current market value applicable to the required building site under the zoning guidelines, recognizing its highest and best use, then application of the unit rate to that portion required for easement. The acquisition is in permanent easement as opposed to fee simple. Nevertheless, most property rights will be acquired as a result of the permanent acquisition. We will consider a portion of the fee value for the permanent easement acquisition and an annual rental for the area involving the temporary grading easement.

The function of this appraisal is to establish the appropriate compensation for the acquired area under eminent domain and assist the city in acquiring the area. The client and intended user is Elizabeth Sarela from Johnson, Rosati, Schultz & Joppich, P.C. and any authorized representatives of this firm and the City of Novi. The scope of the appraisal assignment will consider all three approaches to value, yet because this assignment is directed toward the part taken only and no building improvements exist in the acquired area, the Sales Approach will be the most applicable approach for valuation purposes of the underlying land. To understand the scope of this assignment, we find it is necessary to discuss and define several terms used in appraisal practices. The following terms apply:

Highest And Best Use

The Standard Jury Instructions define Highest and Best Use as:

“In deciding the market value of the subject property, you must base your decision on the highest and best use of the property.”

*By “highest and best use” we mean the most profitable and advantageous use the owner may make of the property even if the property is presently used for a different purpose or is vacant, so long as there is a market demand for such use.”
(MCIV JI 2d 90.09)*

Principle Of Substitution

This appraisal principle states that when several goods or services are available, the one with the lowest price will attract the greatest demand. This principle also illustrates the manner in which normal approaches to value must be applied in estimating the market value throughout the appraisal process. The essential point of this principle is the definition of market value assumes equal intelligence, willingness and knowledge on the part of both buyers and sellers, and the cost of reasonable substitution is the point of common interest between the two parties.

Contribution

This principle identifies the measure of value applicable to a particular component of a property relating its individual contribution of value to the value of the entire property, or decrease in value of the entire property due to the absence of the particular component.

Partial Acquisition

The appraisal involves what is known as a partial acquisition for a pedestrian pathway. The property necessary to accomplish this is part of a larger parcel under the control of one property owner. In this particular situation, the owner is entitled to recover the value of the portion of property taken, as well as any loss in value for the remaining property where applicable. It is determined there is no loss in value for the remaining property in the after situation, therefore, the value of the part taken appraisal assignment will be followed.

Easement

Easement is defined as a non-possessory interest in real property that conveys use of certain rights, as well as restrictions, but not full fee ownership of a portion of an owner’s property.

Just Compensation

Whenever private property is taken for a public purpose, the Constitution commands that the owner shall be paid just compensation. Just compensation is the amount of money which will put the person whose property has been taken in as good a position as the person would have been in had the taking not occurred.

The owner must not be forced to sacrifice or suffer by receiving less than full and fair value for the property. Just compensation should neither enrich the individual at the expense of the public, nor the public at the expense of the individual.

These terms will be given consideration throughout the appraisal process, as well as subject property's size, shape, zoning, highest and best use and location.

To complete this assignment we have researched sales and competing listings throughout subject area and adjacent competing areas. This research focuses on vacant land available for development. Comparisons are made for market recognized differences resulting in adjustments applied to identify and support a final value conclusion for the unit rate applicable to subject area.

Extraordinary Assumption or Hypothetical Conditions

The Uniform Standards of Professional Appraisal Practice (USPAP) defines extraordinary assumption as "An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraisers opinions or conclusions." This accepts as fact otherwise uncertain information about characteristics of the subject property or condition external to the property. This appraisal utilizes the extraordinary assumption that subject is free of hazardous waste / toxins and that the subject is not affected by wetlands.

Hypothetical conditions assume that which is contrary to what exists but is supposed for the purpose of analysis. This term will reference the completion of the project and that the acquisition has occurred.

Fixtures

No fixtures are considered in this assignment.

Non-Compensable Items

The appraiser is familiar with the items generally considered noncompensable according to the laws of the State of Michigan and the standard jury instruction of the Supreme Court. Generally damages resulting from the sovereign police power are non-compensable. Such actions include changes in traffic patterns that increase or decrease traffic, temporary blockage of a street or highway, and deprivation of access, light, view, and air caused by a newly constructed, limited-access highway. Other items of damage that are generally non-compensable include loss of business, tenant relocation, moving of personal property and frustration of an owner's plans. To the best of my knowledge, non-compensable items have not been included in this appraisal.

Additional examples:

Non- compensable damages could include;

- loss of profits
- loss of good will,
- loss of sentimental value,
- cost of moving personal property,
- circuitry of travel after construction completed
- loss of public streets for private business,
- expenses and inconvenience during construction.
- the perceived value to the owner (not market value),
- speculative future use,
- intended future use of the property,
- failure to produce access where none previously existed,
- diversion of traffic,
- adding together components of land and others
- Decrease in traffic volume in front of the premises (which might be caused by moving the main travel-lanes away from a business or by a re-routing or diversion of traffic or by the conversion of a two-way street to a one-way street).
- Circuitry of travel to achieve access to main travel-lanes or roads.
- Personal annoyance due to interference with peaceful living conditions caused by traffic noises, fumes, and/or vibrations.
- Any modification within the existing right-of-way --which the property in question is adjacent to-- which may come about by regulation pursuant to the exercise of police power.
- Loss of and diminution of access in the situation where property is being acquired for a controlled-access project, where the same is to be constructed

on a new location. The principal of vested right to an existing highway entrance is not present under such circumstances.

- The removal of the parking privilege on the right-of-way in front of premises, a portion of which is being acquired.
- Any value or necessity which is peculiar to the owner of the involved property.
- Any element which is classified as remote or speculative.

Hazardous Waste Or Property Contamination

Subject property involves a multi-acre parcel, generally open, with some mature trees and generally level at road grade. No adverse environmental factors were observed by the appraiser or noted on the Assessors records. Observations and inspections (from the road) of the surface of the subject by the appraisers did not identify the presence of any hazardous waste or toxins on the site. However, as a real estate appraiser, we are neither trained nor qualified to investigate the existence of toxins or hazardous waste on the site, and all conclusions presented throughout this report have assumed the subject to be free of hazardous waste and toxins.

Wetlands

The existence of wetland conditions may have an affect upon a property's value. Wetland conditions and the existence of wetlands were not reported by the owner, yet observed by the appraiser at the time of inspection along a portion of the Grand River frontage. However, the appraisers are not trained or qualified to give any determination of wetlands. The valuation of subject property recognizes the acquisition area as part of the whole and not impacted by wetland areas.

Description Of Acquisition

Interest To Be Acquired

The interest acquired is permanent easement for a partial acquisition of land with consideration given to the existing easements. The temporary grading easement will consider rental on land and identify an annual rental rate for the encumbered area.

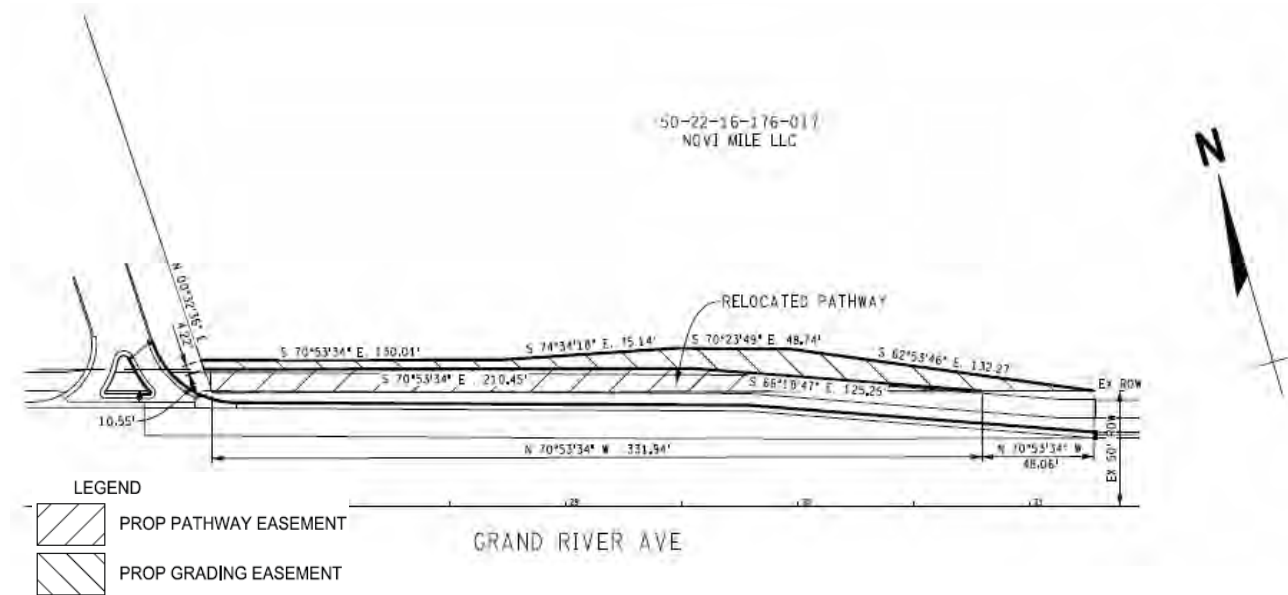
Description Of Acquisition

The acquisition involves an irregular shaped area adjacent and parallel to the existing Grand River frontage. This pathway easement is approximately 10.55 feet deep at the west property line, extending 210.45 feet eastward, then proceeding an additional 125.25 feet before transitioning to a point at the existing Grand River Road right of way. The total area encompasses 0.062 acres or 2,694 square feet.

The temporary grading easement is approximately 4.22 feet deep, along the west property line of subject property. It runs adjacent and parallel to the proposed permanent pathway easement and extends eastward, at an irregular variable width encompassing 0.056 acres, or 2,423 square feet. The property is generally level and at road grade. Wetland areas appear to be present and are also noted on the engineering sketch. The extent of the wetland areas and specific determination has not been provided to the appraiser. All utilities are present and the title information indicates the area has utility encumbrances. The property conforms to the OST zoning designation, before and after the proposed acquisition.

Due to the size of the proposed acquisition in relation to the parent tract, as well as its location, adjacent to the existing road right of way, no damages result from the acquisition. Frontage, accessibility and use remain as before the proposed acquisition. The specific areas and dimensions are identified on the sketch. Subject property will be valued under its highest and best use, recognized as land available for development under the zoning designation.

Effect Of Acquisition



The effect of this acquisition involves a permanent easement encumbrance on 2,694 square feet of land adjacent to the existing road right of way as illustrated above. The net acquisition is irregular shaped extending more than 331 feet from the west property line of the subject parent parcel. The acquisition does not alter the use, or marketability of the parent property. No damages result from this acquisition.

Valuation Of Acquired Property

Description Of Property

The subject parent parcel involves approximately 3.9 net acres of vacant commercial zoned property. All utilities are available. The topography is generally level with secondary growth and some mature trees. Dimensions and shape are identified on the plat following this description, as well as aerial photography provided through Oakland County records. Additional sketches and surveys are provided throughout this report, in the addendum, identifying the parent parcel, as well as the proposed acquisition areas.



Grand River and Beck Rd



Oakland County One Stop Shop 2100 Pontiac Lake Road Bldg 41 West Waterford, MI 48328 Phone: 248-858-0721 Web: www.advantageoakland.com

Present Use Of Property

Subject property is vacant commercial land that has been listed with adjacent parcels involved in a larger commercial development. The first improvement is represented by the bank branch at the northeast corner of Grand River and Beck Road and adjacent to subject. The most recent development is the gas station north of the bank and at the expressway interchange. Additional plans market retail, restaurant and hotel uses with asking prices ranging from approximately \$6.95 to \$11.00 per square foot.



Highest And Best Use

The Standard Jury Instructions define Highest and Best Use as:

“In deciding the market value of the subject property, you must base your decision on the highest and best use of the property.”

By “highest and best use” we mean the most profitable and advantageous use the owner may make of the property even if the property is presently used for a different purpose or is vacant, so long as there is a market demand for such use.”

(M CIV JI 90.09)

Consideration is given to the highest and best use of subject property as vacant land. Although the proposed acquisition is a small portion of the 3.90 acre subject property we focus our attention on the value of the part taken in relation to the entire parcel. The four criteria, found within the definition of highest and best use, states the use must be physically possible, legally permissible, financially feasible, and maximally profitable. Commercial development is physically possible and legally permissible under the zoning designation as a conforming site. Based on the demand for this development within this market, the marketability of this site provides the economic

feasibility and maximum return of subject property for commercial development. Land available for commercial development and use is concluded as the highest and best use of subject property based on the criteria identified above.

Estimated Value Via Cost Approach

The Cost Approach involves the estimation of the replacement costs of the improvements on a site, in which estimated depreciation extracted from various sales of similar structures and locations, is deducted and a market value of land is then added to arrive at an estimation of market value for the entire improved parcel. This approach references the use of the reproduction or replacement cost. The reproduction cost involves duplicating an exact replica of the improvements, addressing specific characteristics and components. The replacement cost considers the replacement of subject improvements with a substitute of like or equal utility. Material and building components are similar in quality and utility, but not an exact replica of subject.

Depreciation is loss in value due to any cause. It is expressed in three specific categories. There is physical depreciation, functional obsolescence and external obsolescence. In regards to improvements, deterioration represents the difference between the present condition of the improvements in comparison to a new substitute. The depreciation involves the chronological age of the improvements with most emphasis given to the remaining economic life of the improvement. There is curable and incurable physical depreciation. Curable physical depreciation is generally associated with short-lived items such as general maintenance; painting, floor coverings or roof covers and is economically feasible to repair. Incurable physical depreciation is more specifically associated with the basic structure or mechanical systems of the improvements. This focuses on long-term items typically not economical to cure when comparing the actual cost to the gain in value.

Functional depreciation or obsolescence is loss in value due to an adverse utility or desirability of the property. This relates to design characteristics, physical layout, mechanical equipment or special requirements, which result in an adverse impact or market reaction toward the property.

External obsolescence is a change in value caused by forces outside the property itself. Economic obsolescence predominantly results in an adverse impact on the subject

property. Examples and indicators involving economic obsolescence consist of supply and demand imbalance, competition, general market trends, high traffic patterns adjacent to residential improvements, adverse views adjacent to residential improvements, as well as police powers associated with the property location.

Entrepreneurial profit identifies the expected return, or profit to the entrepreneur, typically the developer, to compensate for project coordination and risk. This amount varies considerably and must be market derived according to location, type of project and economic conditions. This is in addition to the hard and soft costs of the project.

This appraisal is of the part taken only. The Cost Approach is not applicable for estimating the value of vacant land. Therefore, this approach is not used.

Estimated Value Via Income Approach

The Income Approach is an appraisal technique in which anticipated net income is capitalized over a period of time, which derives an estimation of market value of that property. This approach is typically used for income producing properties such as retail centers, office buildings and multi-unit residential income producing properties such as apartment complexes. However, Gross Rent Multipliers are typically used in valuing income-producing residences when market data is available and an active rental market exists. This multiplier is extracted from comparable properties by dividing the sale price by the gross monthly rent. The multiplier is derived from the sales most comparable to subject. When applied to market supported rent of subject, a reliable indication of value is identified only if the characteristics of the sales data are truly comparable.

The area involved for valuation purposes is vacant land. These parcels are typically not purchased for their income potential. Due to the size of the acquisition in relation to the overall site, the Income Approach to Value is not utilized in this assignment. Most emphasis will be directed toward the Sales Approach as recognized by market participants in valuing land.

Estimated Value Via Sales Approach

The market data or comparative market approach to value relies on direct comparison with recent sales of property considered similar to subject parcel. Unit rates of

comparison, such as dollars per acre or dollars per square foot of land, are utilized to facilitate this direct comparison. The market value technique will be applied to the property considering the 3.90 acres of subject as vacant within the OST zoning designation. The appropriate rate per square foot will be applied to value of the part taken only.

In comparing recent sales to subject property, adjustments are applied to the comparable sales. If an item is considered superior to subject, a discount is applied to the comparable sale reflecting the market value of that particular item. When the comparable is considered inferior or less desirable to subject, a plus adjustment is applied to compensate for the market value attributed to that specific feature.

This approach to value relies on arms length transactions and competing listings. Competing listings typically identify the upper limit in any market. The reliability of this technique is dependent upon the degree of comparability of each property in relation to subject property, the time of sale and verification of the sales data.

Sales and offerings have been reviewed and analyzed within the immediate subject area. The market data has focused on location, use, and site size. The three (3) sales range in size from approximately 1.6 to 1.8 acres in size. The following grid

	Location	Sidwell	Sale Date	Sale Price	Net Land Area	Price/SF	Adj.
	Subject V/L Grand River Ave Novi, MI 48381	50-22-16-176-017	--	--	3.9 Ac		--
1	27400 Beck Rd (47300 Citygate Dr.) Novi, MI 48374	22-16-176-035	04/20/11	\$1,400,000	1.81 Ac	\$17.76	+Time --Loc
2	49582 Grand River Ave. Wixom, MI 48393	22-07-401-042	11/06/13	\$660,000	1.73 Ac	\$8.76	
3	42520 Grand River Ave. Novi, MI 48375	22-23-126-008, 22-23-126-009	04/12/13	\$599,000	1.6 Ac	\$8.59	
L1	27200 Beck Rd. Novi, MI 48374	22-16-176-033	Current Listing	\$900,000	1.88 Ac	\$10.99	
L2	NE Quadrant of Grand River and Beck Rd. Novi, MI 48374	Multiple Parcels	Current Listing	Various	19.51 Ac	\$6.95 - \$11.00	

illustrates the sales used for comparison purposes. Discussions follow pertaining to each of the sales.

Sale #1 is located northeast of subject property and within the same commercial development involving subject property. This parcel was purchased in 2011 for \$1,400,000 or approximately \$17.76 per square foot. The property is adjacent to the on ramp involving Beck Road and the I-96 expressway and has been improved with USA To Go gas station and a Tim Horton's restaurant. According to Co-Star multi-list service, the recorded seller is identified as the subject property's owner as well. All utilities are present at the site. The property is zoned OST and in direct proximity to subject parcel. However, it's specific location within the interchange and Beck Road is superior to the Grand River frontage for subject property, therefore a lower unit rate is applicable to subject property.

Sale #2 is located on Grand River, west of Wixom Road. Wixom Road shares an interchange with I-96 expressway, as well. The northwest quadrant was improved with the Ford Motor Company automotive assembly plant, which has since been raised and under development with various commercial entities. The two currently under development are Menard's and General RV. Nevertheless, this sale is located on the north side of Grand River, between several fast food restaurants and south of a gas station and hotel. Meijer is located just northwest of this property. The property enjoys frontage on Grand River Ave. and not Wixom Road, similar to subject property. Intense commercial development is found in this location, similar to subject property.

The third sale is also located on the north side of Grand River, east of subject property and west of Taft Road. This property recently sold for \$599,000, representing a unit rate of \$8.59 per square foot, comparable to Sale #2.

These sales represent a range from approximately \$8.00 per square foot to more than \$17.00 per square foot. At this time, attention is given to the current listings involving the parcels adjacent to subject property. Discussions have taken place with a broker previously involved in these properties and their listings in 2007. Subject intersection of Grand River Ave. and Beck Road, involves Providence Hospital and medical development on the southwest quadrant, an intense retail development involving big box uses, restaurants and retail located on the northwest quadrant,

various commercial uses on the south side of Grand River heading eastward and the subject property development involving the northeast quadrant of Beck Road and Grand River Ave. Just east of subject property is the Suburban Collection Showplace, which has year round venues. A rendering of subject development indicates restaurant uses, retail uses and hotel in conjunction with the existing bank branch and gasoline station. The property north of the bank branch and south of the gas station and in proximity to subject, is currently listed for \$900,000, representing a unit rate of approximately \$11 per square foot. The additional properties along Grand River and northward with I-96 exposure, we have listing prices ranging from \$6.95 to \$11 per square foot. We have emphasized these properties, in conjunction with the closed sales, and conclude a unit rate of \$10 per square foot applicable to subject property. This is supported by listing #1, as well as the represented sales.

We have gathered sales in proximity to subject parcel that are fairly recent, not requiring a time adjustment, nor size or commercial use adjustment. Location differences are noted and most emphasis is given to competing listings adjacent to subject property. Considering this data, market activity and the current economic climate, \$10 per square foot is supported and applicable to subject property representing fee simple value. We understand the area within this easement has existing subsurface easements. We also understand the setbacks for development remain from the road right of way and are not affected by this acquisition. However, other rights are lost by the property owner. Most importantly, we have converted private property (with encumbrances) to public use at the surface.

The fee simple unit rate is first applied to the proposed and acquisition of 2,694 square feet in permanent pathway easement. From this, we must analyze the amount acquired from the property owner typically measured as a percent of the fee value. Because of what is retained by the property owner and the existing easements, 75% of the fee value is acquired for this public use of the acquired area. The following applies

$$2,694 \text{ square feet} \times \$10.00/\text{SF} \times 0.75 = \$20,205 \text{ --} \underline{\underline{\$20,200 \text{ rounded}}}$$

Temporary Grading Easement

For the temporary grading easement, the city will occupy the area indicated on the provided maps for purposes of construction. The term of this temporary easement

considers one year yet it may be less. For this term, we are able to estimate a land rental (value of the part taken) for this temporary grading easement.

First, we will estimate the value of the temporary easement based on the estimated unit rate for the subject property as defined.

For the temporary grading easement, the area to be utilized measures approximately 2,422 square feet (0.056 acres). This proposed permanent easement will occupy an irregularly-shaped area along the Grand River frontage of subject as defined.

Real estate investors typically compare alternative investment opportunities in reaching conclusions relative to expected returns. Typically, real estate is a low-risk investment which lacks liquidity, with market rents varying from 8% to 12% of the estimated value for one year. This is because real estate is generally less risky than higher return investments, yet more appreciable than bonds or treasury securities. Recently, the real estate market has seen significantly increased risk due to the housing market crisis and national credit crunch. Although currently stabilized after an upsurge, real estate investors are realizing a much smaller return on investment. For the purpose of this appraisal, we will assign an 8% rental figure. By utilizing this approach, the gross value would be the area of the temporary easement times the unit rate estimated in valuing the proposed permanent easement, and the rent for one year would be 8% of that number.

The estimated time of construction and restoration of the area remains unclear yet we have utilized an annual compensation. The following calculations apply;

$$2,422 \text{ square feet} \times \$10.00 \text{ per square foot} \times 8\% = \$1938.00 \text{ --} \underline{\underline{\$1900.00 \text{ rounded}}}$$

Correlation And Conclusion Of Value:

Having applied the Sales Approach with recognized differences considered between subject and comparable sales and the market value definition a land value at \$10.00 per square foot for the Fee Simple value is supported. The valuation process recognizes the market demand and activity as of the effective date of this report, the highest and best of subject as land available for commercial use within the zoning designation.

This unit rate represents a unit rate for the “fee simple” interest in the subject property. Fee simple estate is defined as “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”⁴ This is an estate, which has not been divided into or encumbered by any other type of estate.

The proposed area to be acquired is 2,694 square feet parallel and adjacent to the existing Grand River Avenue right of way and will encompass land already encumbered by existing utility easements. There are no building improvements within the proposed area to be acquired.

The proposed area is to be acquired in permanent easement with additional area for a temporary grading easement. Existing subsurface easements partially limit use of the encumbered site area, and the owner retains some rights. Therefore a portion of the fee simple value of \$10.00 per square foot is applicable in valuation of the proposed acquisition area of the subject parcel. The pathway use entitles this area to public use and eliminates surface uses by the owner. It remains available in setback calculations. The valuation process recognizes the current market demand and activity, the highest and best of subject as land available for development, size, shape and potential use within this zoning designation.

This property has been appraised under the value of the part taken approach considering the part taken as part of the defined parent parcel. The Cost Approach and the Income Approach are found not applicable within this assignment.

The following apply:

Land Acquired in Permanent Easement:	\$20,200.00
Land Acquired for Grading Easement:	\$1,900.00

Therefore, the value of this partial acquisition for this proposed right of way, as of March 13, 2014 is \$22,100.00.

⁴ “The Dictionary of Real Estate Appraisal”, 4th Edition, Appraisal Institute

Distribution Of Compensation For Accounting Purposes:

For accounting purposes, the above compensation may be distributed as follows:

REAL PROPERTY:	\$20,200.00
GRADING EASEMENT:	\$ 1,900.00
DAMAGES:	-0-
SPECIAL BENEFITS	-0-
SITE IMPROVEMENTS:	<u>-0-</u>
TOTAL COMPENSATION:	\$22,100.00

Certificate of Appraiser

The undersigned does hereby certify that, except as otherwise noted in this appraisal report:

That I have personally inspected the property herein appraised and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal.

That I offered the owner and tenant, if any, or his/her designated representative an opportunity to accompany me during inspection of the property herein appraised.

That to the best of my knowledge and belief, the statements contained in the appraisal herein set forth are true. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and my personal, unbiased professional analyses, opinion, and conclusions.

That I understand such appraisal is to be used in connection with the acquisition of properties for transportation purposes by the State of Michigan with the assistance of federal funds and/or other public funds.

That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes, as well as the Code of Professional Practice of the organizations in which I belong. To the best of my knowledge, no portion of the value assigned to such property consists of items which are noncompensable under the established law of said State.

That my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).

To the greatest extent practicable under State law, the appraiser disregards any decrease or increase in the market value of the real property prior to the date of valuation caused by the public improvements for which such property is acquired, or by the likelihood the property would be acquired for such improvement other than due to physical deterioration within the reasonable control of the owner.

That neither my employment or compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

That I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties

That I have not revealed the findings and results of such appraisal to anyone other than my client and will not do so until so authorized by my client or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

We have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

That I am licensed in the State of Michigan as a Certified General Real Estate Appraiser by the Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan 48909.

That based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value of the part taken as of the

17th day of March 2014 is:

Land Acquired in Permanent Easement:	\$20,200.00
Land Acquired for Grading Easement:	\$1,900.00



R.S. Thomas & Associates, Inc./~~Harold Blake Co~~
Norman Thomas

March 26, 2014
Date

Control Section N/A

Parcel # 50-22-16-176-017

Name: Grand River Avenue Right Turn Lane Extension
Permanent Pathway Easement

Job # 2011389

Federal Item #: NA

Federal Project #: NA

Addendum

DATE	11/22/2013
TIME	10:00 AM
DATE	11/22/2013
TIME	10:00 AM



GRAND RIVER AVE - WB RIGHT TURN LANE EXTENSION
TITLE SHEET

JOB NO. 2011389
DATE 11/22/2013
SHEET 1

GENERAL NOTES

- 1) MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE INDICATED ON THESE PLANS OR IN OTHER SUPPLEMENTAL SPECIFICATIONS.
- 2) THE PROPOSED IMPROVEMENTS COVERED BY THESE PLANS ARE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2004.
- 3) THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

PLAN REVIEW SUBMITTAL 11/22/2013

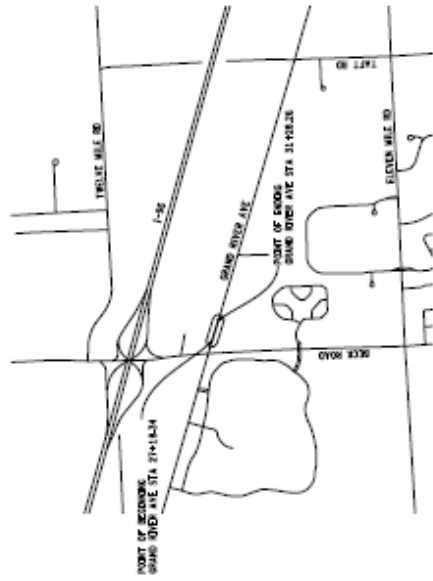
- MAYOR BOB GATT
- MAYOR PRO-TEM DAVID STAUDT
- CITY COUNCIL: JUSTIN FISCHER, TERRY MAROULIS, ANDREW MUTCH, WAYNE WROBEL, LAURA MARIE CASEY
- CITY MANAGER CLAY PEARSON
- CITY ENGINEER ROB HAYES, PE

DESIGNED BY: URS
 DRAWN BY: URS
 CHECKED BY: URS
 APPROVED BY: URS
 PROJECT NO. 2011389
 DATE 11/22/2013
 SHEET 1

CITY OF NOVI
 IN COOPERATION WITH THE
MICHIGAN DEPARTMENT OF TRANSPORTATION
 AND THE
ROAD COMMISSION FOR OAKLAND COUNTY

ROUTE: GRAND RIVER AVENUE
 CITY OF NOVI
 OAKLAND COUNTY

CONTROL SEC. _____ JOB NO. _____ FEDERAL PROJECT _____ ITEM _____



INDEX OF SHEETS

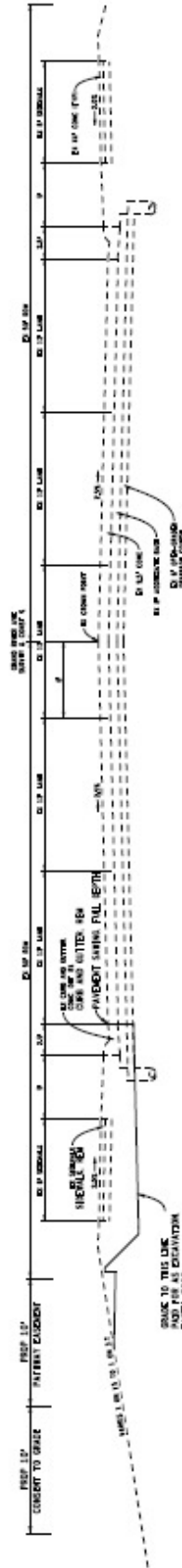
TITLE	SHEET NO.
TYPICAL CROSS SECTION	1
GENERAL NOTES	2
QUANTITY SHEET	4
REMOVAL AND CONSTRUCTION PLANS	6-7
PAVEMENT MARKING & SIGNING PLANS	8
SPECIAL DETAILS	NA

LEGEND

SIZE	DATE	BY	REVISION
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3/32"	11/20	SM	55 MPH
1/8"	11/20	SM	60 MPH

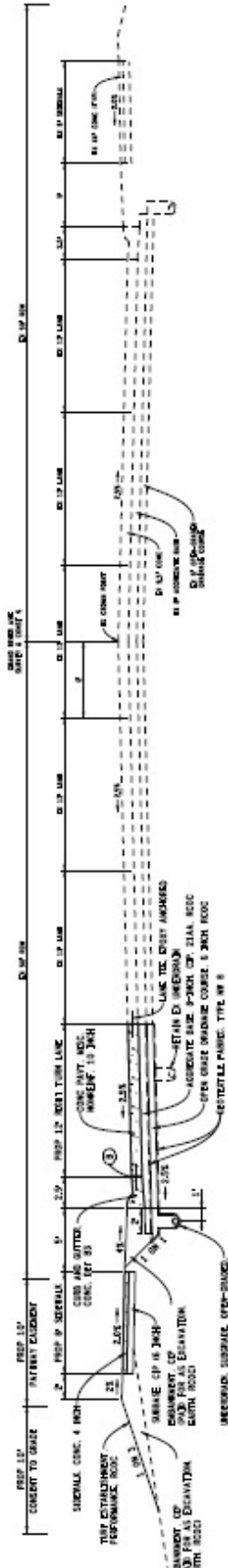
- UTILITIES**
- AT&T: AT&T NETWORK SERVICES, 200 N. WOODLAND AVE., SUITE 1000, TROY, MI 48063, (313) 279-1000
 - BECA: BECA CONSULTANTS, 10000 WOODLAND AVE., SUITE 1000, TROY, MI 48063, (313) 279-1000
 - CH2M HILL: CH2M HILL, 2000 WOODLAND AVE., SUITE 1000, TROY, MI 48063, (313) 279-1000
 - COMCAST: COMCAST, 1915 LEXINGTON AVE., SUITE 200, TROY, MI 48063, (313) 279-1000
 - COX: COX COMMUNICATIONS, 1915 LEXINGTON AVE., SUITE 200, TROY, MI 48063, (313) 279-1000
 - ENVIRO: ENVIRONMENTAL SERVICES, 1915 LEXINGTON AVE., SUITE 200, TROY, MI 48063, (313) 279-1000
 - FLUOR: FLUOR CORP., 1915 LEXINGTON AVE., SUITE 200, TROY, MI 48063, (313) 279-1000
 - GENSLER: GENSLER, 1915 LEXINGTON AVE., SUITE 200, TROY, MI 48063, (313) 279-1000
 - GRAND TRAIL: GRAND TRAIL, 1915 LEXINGTON AVE., SUITE 200, TROY, MI 48063, (313) 279-1000
 - INTERNET: INTERNET SERVICE PROVIDERS, 1915 LEXINGTON AVE., SUITE 200, TROY, MI 48063, (313) 279-1000
 - LANDFILL: LANDFILL, 1915 LEXINGTON AVE., SUITE 200, TROY, MI 48063, (313) 279-1000
 - LIQUOR: LIQUOR STORES, 1915 LEXINGTON AVE., SUITE 200, TROY, MI 48063, (313) 279-1000
 - NATURAL GAS: NATURAL GAS, 1915 LEXINGTON AVE., SUITE 200, TROY, MI 48063, (313) 279-1000
 - PHONE: PHONE COMPANIES, 1915 LEXINGTON AVE., SUITE 200, TROY, MI 48063, (313) 279-1000
 - POWER: POWER COMPANIES, 1915 LEXINGTON AVE., SUITE 200, TROY, MI 48063, (313) 279-1000
 - SEWER: SEWER, 1915 LEXINGTON AVE., SUITE 200, TROY, MI 48063, (313) 279-1000
 - WATER: WATER, 1915 LEXINGTON AVE., SUITE 200, TROY, MI 48063, (313) 279-1000

CALL MISS DIG
 3 WORKING DAYS BEFORE YOU DIG
 (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS)
 (800) 482-7171 OR 811



EXISTING TYPICAL SECTION

TO APPLY TO
 STA 31+00.00 TO STA 31+40.00



PROPOSED TYPICAL SECTION

TO APPLY TO
 STA 31+40.00 TO STA 31+60.00



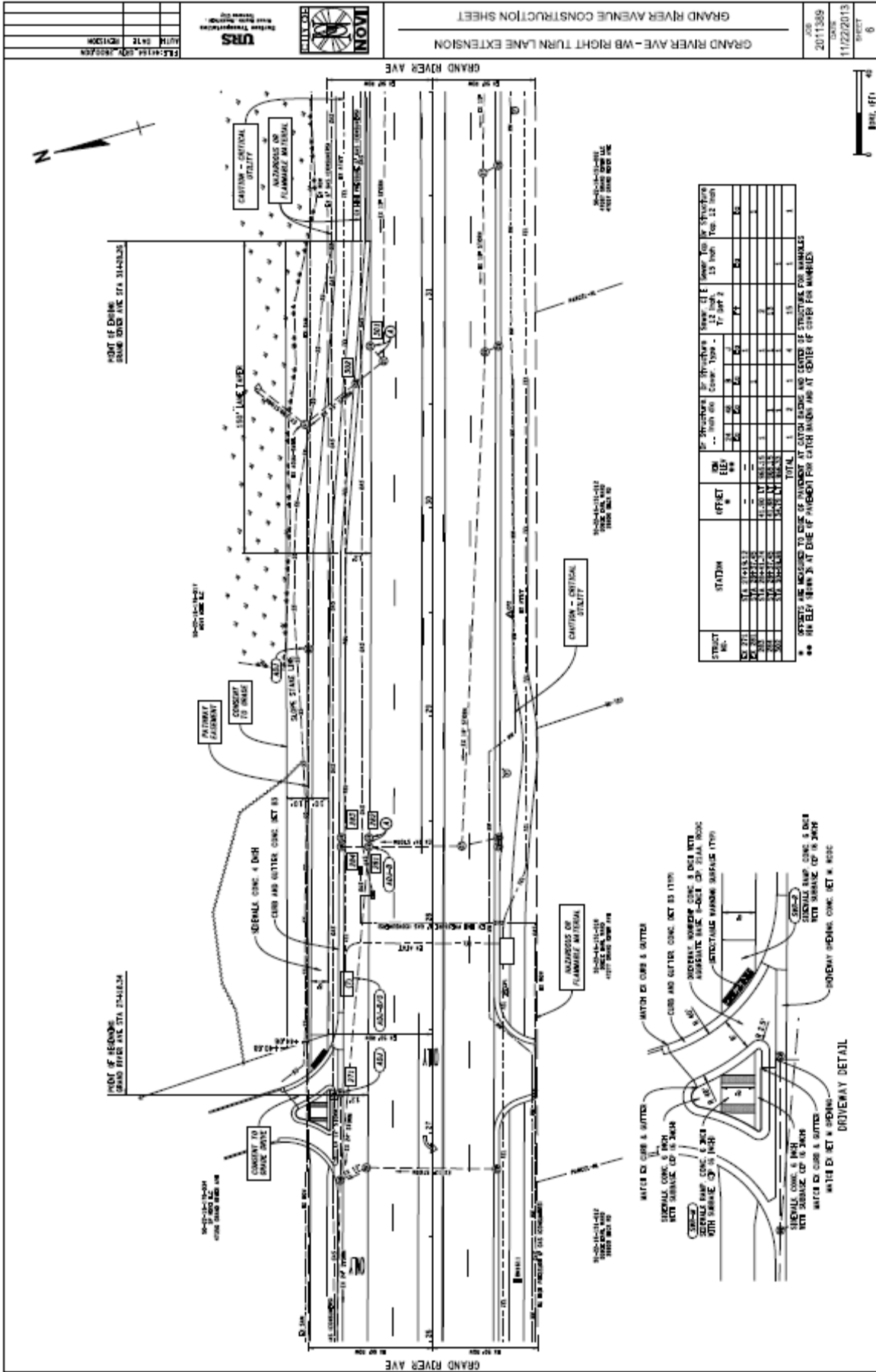
10 FT. (M)
 0 5 10
 HORIZ. (FT)

QUANTITY SHEET

MOOT Item No.	Item Description	Unit	Total Quantity
1500001	Mobilization, Max \$10,000	LS	1
2030010	Dr Structure, Absorbent	Ea	2
2040020	Curb and Gutter, Rem	Ft	457
2040050	Pavt, Rem	Syd	53
2040055	Sidewalk, Rem	Syd	360
2047001	Pavement Sawing, Full Depth	Ft	495
2050041	Subgrade Undercutting, Type II	Cyd	20
2057011	Erosion Control, E-eth, RCOOC	Syd	1496
2057021	Explanation for Utility Location	Cyd	10
2067001	Erosion Control, Silt Fences, RCOOC	Ft	400
2067050	Erosion Control, Inlet Protection, Fabric Drop, RCOOC	Ea	7
2010002	Subbase, CJP	Cyd	62
3027011	Aggregate Base, 8-inch, CJP, 2 IAA, RCOOC	Syd	722
3037011	Open Graded Drainage Course, 6 inch, RCOOC	Syd	719
3057011	Geotextile Fabric, Type NW 8	Syd	1510
4020050	Sewer, CI E, 12 inch, Tr Det 2	Ft	15
4021205	Sewer Tap, 15 inch	Ea	1
4021230	Sewer Bulkhead, 12 inch	Ea	2
4030005	Dr Structure Cover, Adj. Case 1	Ea	2
4030010	Dr Structure Cover, Type B	Ea	1
4030045	Dr Structure Cover, Type J	Ea	4
4030200	Dr Structure, 24 inch dia	Ea	1
4030210	Dr Structure, 48 inch dia	Ea	2
4030312	Dr Structure, Tap, 12 inch	Ea	1
4037050	DPW Structure Cover, Adj. Case 2	Ea	1
4047001	Underdrain, Subgrade, Open-Graded, 6 inch, RCOOC	Ft	410
5010005	HMA Surface, Rem	Syd	25
6020058	Conc Pavt, Misc, Nonreinft, 10 inch	Syd	448
6020200	Joint, Contraction, Cp	Ft	270
6020207	Joint, Expansion, E2	Ft	12
6030021	Joint, Expansion, E3	Ft	12
6030030	Lane Trk, Epoxy Anchored	Ea	159
6010006	Driveway, Nonreinft Conc, 8 inch	Syd	30
8020017	Curb and Gutter, Conc, Det B3	Ft	447
8027001	Driveway, Operating, Conc, Det M, RCOOC	Ft	40
8030010	Detectable Warning Surface	Ft	26
8030036	Sidewalk Ramp, Conc, 6 inch	Sft	216
8030044	Sidewalk, Conc, 4 inch	Sft	3064
8030046	Sidewalk, Conc, 6 inch	Sft	73
8100371	Post, Steel, 3 lb	Ft	79
8100396	Sign, Type II, Erect, Sahr	Ea	1
8100397	Sign, Type II, Rem	Ea	1
8100402	Sign, Type III, Erect, Sahr	Ea	3

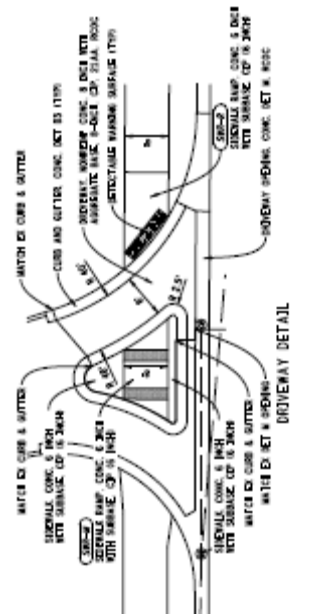
MOOT Item No.	Item Description	Unit	Total Quantity
8100403	Sign, Type III, Rem	Ea	3
8100405	Sign, Type III B	Sft	7
8110251	Pavt Mfg, Waterborne, 4 inch, White	Ft	260
8110251	Pavt Mfg, Waterborne, 2nd Application, 4 inch, White	Ft	260
8117050	Pavt Mfg, Cold Plastic, Onk	Ea	2
8117050	Pavt Mfg, Cold Plastic, Right Turn Arrow Symbol	Ea	2
8117001	Pavt Mfg, Cold Plastic, 18 inch, Stop Bar	Ft	29
8110307	Rem Curing Compound, for Longt Mfg, 4 inch	Ft	260
8110321	Rem Curing Compound, for Spec Mfg	Sft	140
8120050	Barricade, Type III, High Intensity, Furn	Ea	2
8120021	Barricade, Type II, High Intensity, Oper	Ea	2
8120140	Lighted Arrow, Type C, Furn	Ea	1
8120141	Lighted Arrow, Type C, Oper	Ea	1
8120170	Minor Traf Devices	LS	1
8120250	Plastic Drum, High Intensity, Furn	Ea	21
8120251	Plastic Drum, High Intensity, Oper	Ea	21
8120350	Sign, Type B, Temp, Prismatic, Furn	Sft	370
8120351	Sign, Type B, Temp, Prismatic, Oper	Sft	370
8167011	Turf Establishment, Performance, RCOOC	Syd	460



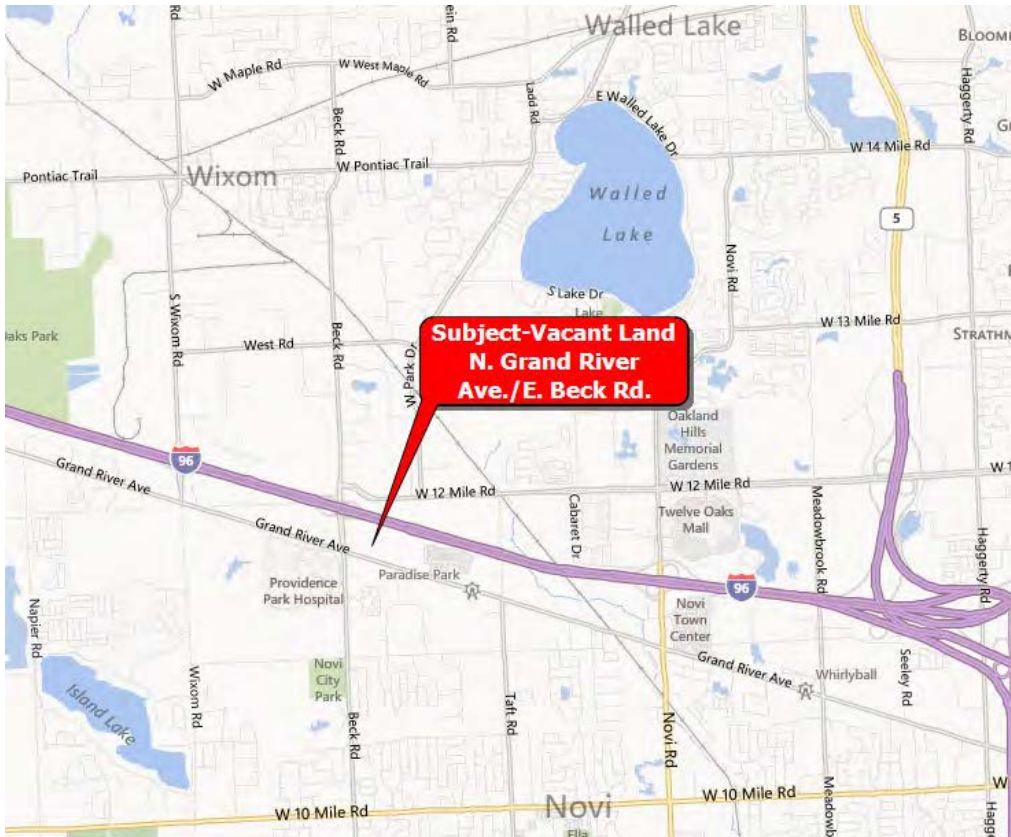


STREET NO.	STATION	OFFSET	NO. OF STRUCTURES	NO. OF STRUCTURES	NO. OF STRUCTURES	NO. OF STRUCTURES	NO. OF STRUCTURES	NO. OF STRUCTURES
			15' TO 30'	30' TO 45'	45' TO 60'	60' TO 75'	75' TO 90'	90' TO 120'
ST 200	0+00 TO 0+15	0	0	0	0	0	0	0
ST 201	0+15 TO 0+30	0	0	0	0	0	0	0
ST 202	0+30 TO 0+45	0	0	0	0	0	0	0
ST 203	0+45 TO 0+60	0	0	0	0	0	0	0
ST 204	0+60 TO 0+75	0	0	0	0	0	0	0
ST 205	0+75 TO 0+90	0	0	0	0	0	0	0
ST 206	0+90 TO 1+00	0	0	0	0	0	0	0
TOTAL			0	0	0	0	0	0

OFFSETS ARE MEASURED TO EDGE OF PAVEMENT AT CURB BOUND AND CENTER OF STRUCTURE FOR MANHOLE
 ** SEE ELEVATION'S AT EDGE OF PAVEMENT FOR CATCH BASIN AND AT CENTER OF CURB FOR MANHOLE



LOCATION MAP



COMPARABLE SALE LOCATION MAP



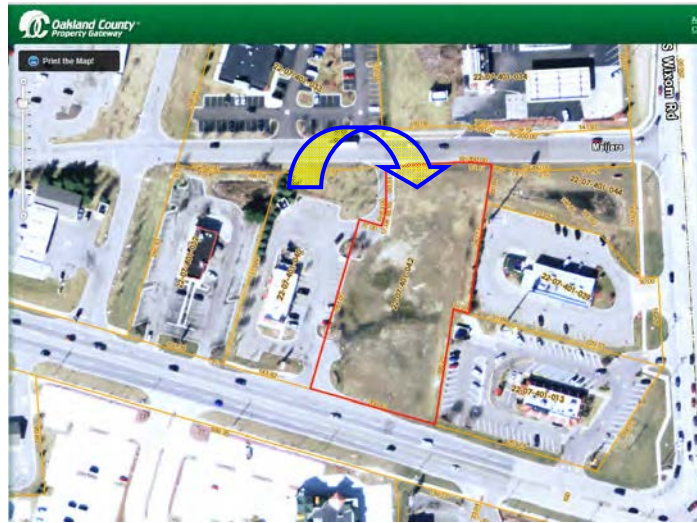
COMPARABLE NO. 1



AERIAL PHOTO EXTRACTED THROUGH OAKLAND COUNTY PROPERTY GATEWAY WEBSITE

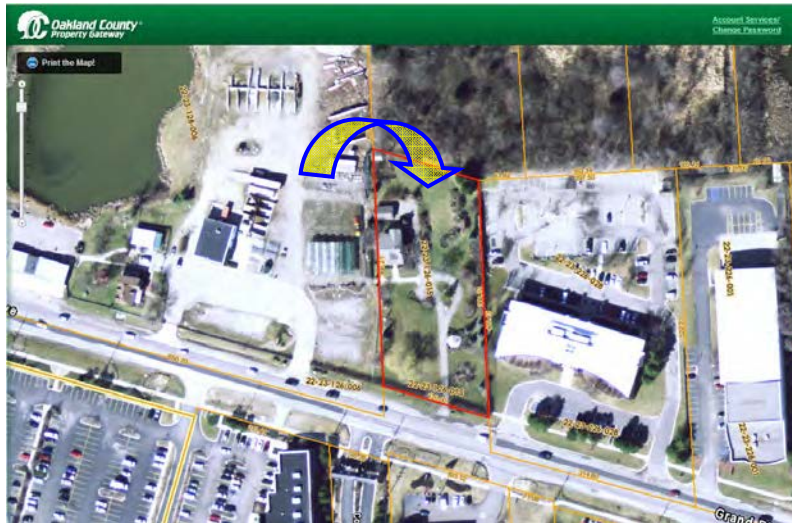
LOCATION:	27400 Beck Rd.-Parcel A (47300 Citygate Dr.-address after the split)
PROPERTY ID #:	22-16-176-035 (parent parcel 22-16-176-030)
PHYSICAL DESCRIPTION:	Vacant Land
DATE OF SALE:	04/20/2011
SALE PRICE:	\$1,400,000
TERMS:	Conventional
GRANTOR:	Novi Mile LLC
GRANTEE:	Novi Property Holdings LLC
LAND SIZE:	1.81 AC (78,844 SF)
PRESENT USE:	Vacant Land
HIGHEST AND BEST USE:	Commercial Development
ZONING:	OST-Office Service Technology District
PURCHASED FOR ASSEMBLAGE:	No
UTILITIES:	All Available
STREET:	5 lane paved
WETLAND AREA:	None Known
ADVERSE EFFECTS:	None Known
PRICE/SF:	\$17.76
VERIFICATION:	Multi-List, Municipal Public Records, Agent, L43036, P142

COMPARABLE NO. 2



AERIAL PHOTO EXTRACTED THROUGH OAKLAND COUNTY PROPERTY GATEWAY WEBSITE

LOCATION:	49582 Grand River Ave., Wixom, MI 48393
PROPERTY ID #:	22-07-401-042
PHYSICAL DESCRIPTION:	Commercial Land, Level
DATE OF SALE:	11/06/2013
SALE PRICE:	\$660,000
TERMS:	Conventional
GRANTOR:	Lakeside Oakland Dev. LLC
GRANTEE:	Autozone Development Corporation
LAND SIZE:	1.73 AC (75,359 SF)
PRESENT USE:	Vacant Land
HIGHEST AND BEST USE:	Commercial Development
ZONING:	FS-Freeway Service
PURCHASED FOR ASSEMBLAGE:	No
UTILITIES:	All Available
STREET:	5 lane paved
WETLAND AREA:	None Known
ADVERSE EFFECTS:	None Known
PRICE/SF:	\$8.76
VERIFICATION:	Multi-List, Municipal Public Records, L46544, P0830 Agent



AERIAL PHOTO EXTRACTED THROUGH OAKLAND COUNTY PROPERTY GATEWAY WEBSITE

LOCATION:	42520 Grand River Ave., Novi, MI 48375
PROPERTY ID #:	22-23-126-015 (combined parcels 22-23-126-008, 22-23-126-009)
PHYSICAL DESCRIPTION:	Vacant Land
DATE OF SALE:	04/12/2013
SALE PRICE:	\$599,000
TERMS:	Arm's Length
GRANTOR:	Kristi Anglin Malik
GRANTEE:	Advance Stores Co.
LAND SIZE:	1.6 AC (69,696 SF)
PRESENT USE:	Vacant Land
HIGHEST AND BEST USE:	Commercial Development
ZONING:	B3-General Business
PURCHASED FOR ASSEMBLAGE:	No
UTILITIES:	All Available
STREET:	3 lane paved
WETLAND AREA:	None Known
ADVERSE EFFECTS:	None Known
PRICE/SF:	\$8.59
VERIFICATION:	Multi-List, Municipal Public Records, L45656, P0396 Agent



AERIAL PHOTO EXTRACTED THROUGH OAKLAND COUNTY PROPERTY GATEWAY WEBSITE

LOCATION:	27200 Beck Rd., Novi, MI 48374
PROPERTY ID #:	22-16-176-033
PHYSICAL DESCRIPTION:	Vacant Land
DATE OF SALE:	Current Listing
LIST PRICE:	\$900,000
TERMS:	N/A
GRANTOR:	Palushaj Properties LLC
GRANTEE:	N/A
LAND SIZE:	1.88 AC (81,893 SF)
PRESENT USE:	Vacant Land
HIGHEST AND BEST USE:	Commercial Development
ZONING:	OST-Office Service Technology District
UTILITIES:	All Available
STREET:	5 lane paved
WETLAND AREA:	None Known
ADVERSE EFFECTS:	None Known
PRICE/SF:	\$10.99
VERIFICATION:	Multi-List, Municipal Public Records, Agent

Community Profiles

City of Novi

45175 W 10 Mile Rd
 Novi, MI 48375-3024
<http://www.cityofnovi.org>

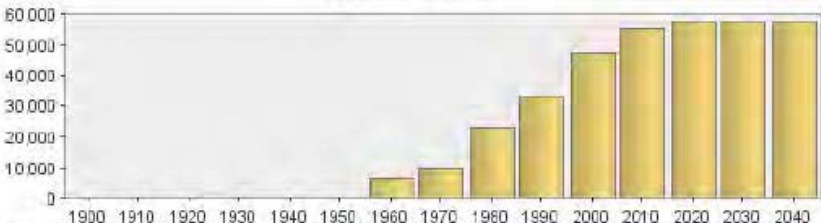


Census 2010 Population: 55,374
 Area: 31.2 square miles

[People](#) | [Economy & Jobs](#) | [Housing](#) | [Transportation](#) | [Land Use](#) | [Reference Map](#)

[Interactive Census 2010 Maps: Population](#) | [Youth Population](#) | [Senior Population](#)

Population Forecast



Note for Novi: Incorporated as of the 1970 Census from Village of Novi. Population numbers prior to 1970 are of the village. The Village of Novi was incorporated in 1958 from the majority of Novi Township. Population numbers not available before 1960 as area was part of Novi Township.

Source: U.S. Census Bureau and SEMCOG 2040 Forecast produced in 2012.

☒ - Move cursor over chart to view population numbers

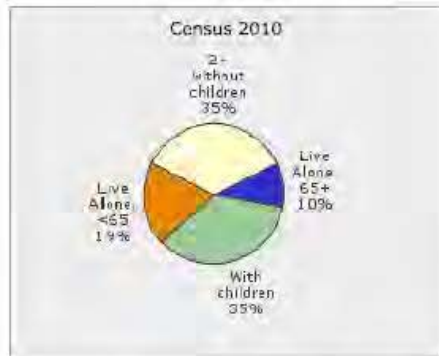
Population and Households	Census 2010	Change 2000-2010	Pct Change 2000-2010	SEMCOG Jul 2013	SEMCOG 2040
Total Population	55,374	7,795	16.4%	59,395	57,897
Group Quarters Population	360	93	34.8%	360	407
Household Population	55,014	7,702	16.3%	59,035	57,490
Housing Units	24,286	4,569	23.2%	25,083	-
Households (Occupied Units)	22,317	3,525	18.8	24,113	24,234
Residential Vacancy Rate	8.1%	3.4%	-	3.9%	-
Average Household Size	2.47	+0.05	-	2.45	2.37

Components of Population Change	Annual Average	
	2000-2005	2006-2010
Natural Increase (Births - Deaths)	326	349
Births	586	734
Deaths	260	384
Net Migration (Movement In - Movement Out)	597	445
Population Change (Natural Increase + Net Migration)	924	794

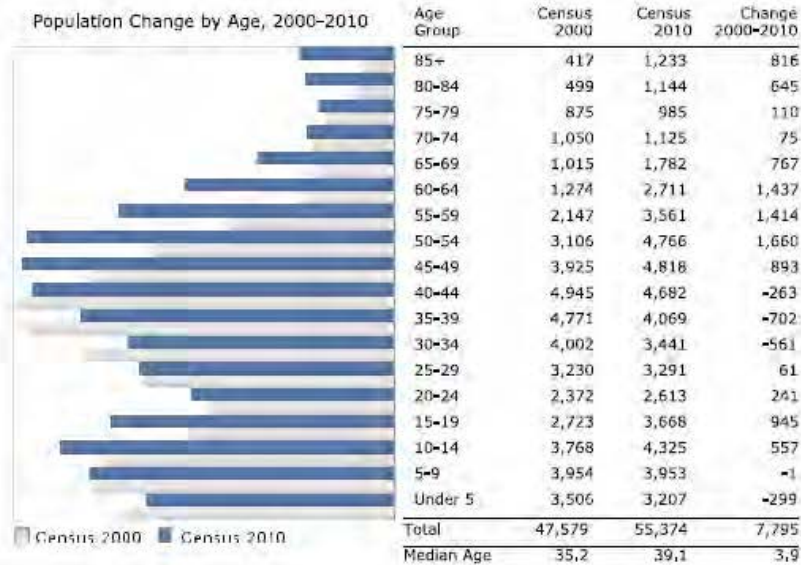
Source: Michigan Department of Community Health Vital Statistics, U.S. Census Bureau, and SEMCOG.

Demographics

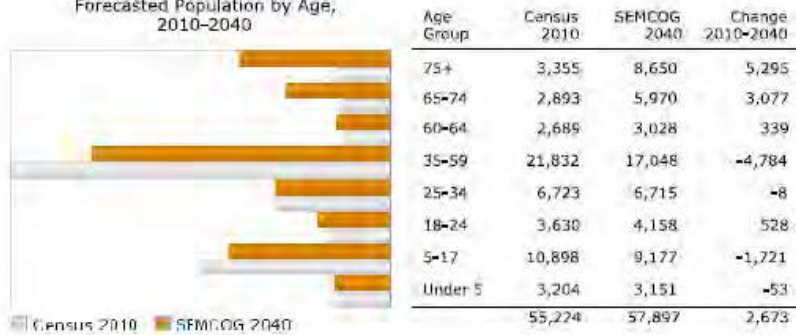
Household Types



Household Types	Census 2000	Census 2010	Pct Change 2000-2010
With seniors 65+	2,693	4,615	71.4%
Without seniors	16,033	17,702	10.4%
Two or more persons without children	6,450	7,898	22.4%
Live alone, 65+	1,110	2,217	99.7%
Live alone, under 65	4,157	4,350	4.6%
With children	7,009	7,852	12.0%
Total Households	18,726	22,317	19.2%



Forecasted Population by Age, 2010-2040



Senior and Youth Population	Census 2000	Census 2010	Pct Change 2000-2010	SEMCOG 2040	Pct Change 2010-2040
65 and over	3,856	6,248	62.0%	14,620	134.0%
Under 18	13,127	14,102	7.4%	12,328	-12.6%
5 to 17	9,621	10,898	13.3%	9,177	-15.8%
Under 5	3,506	3,204	-0.6%	3,151	-1.7%

Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.

Race and Hispanic Origin	Census 2000		Census 2010		Percentage Point Chg 2000-2010
Non-Hispanic	46,724	98.2%	53,734	97.0%	-1.2%
White	40,960	86.1%	39,367	71.1%	-15.0%
Black	899	1.9%	4,451	8.0%	6.1%
Asian	4,098	8.6%	8,761	15.8%	7.2%
Multi-Racial	640	1.3%	1,019	1.8%	0.5%
Other	127	0.3%	136	0.2%	-0.0%
Hispanic	855	1.8%	1,640	3.0%	1.2%
Total Population	47,579	100.0%	55,374	100.0%	0.0%

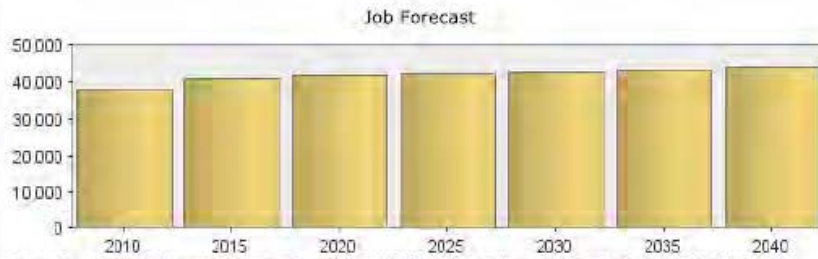
Highest Level of Education*	5-Yr ACS 2010	Percentage Point Chg 2000-2010
Graduate / Professional Degree	23.6%	4.5%
Bachelor's Degree	32.1%	2.0%
Associate Degree	7.2%	0.4%
Some College, No Degree	18.6%	-2.6%
High School Graduate	14.3%	-2.4%
Did Not Graduate High School	4.2%	-1.9%



* Population age 25 and over

Source Data

- [SEMCOG - Detailed Data](#)
- [Michigan Department of Community Health - Vital Statistics](#)
- [U.S. Census Bureau - American FactFinder](#)



If any five-year interval employment numbers from 2010-2040 are not shown, the numbers were blocked for confidentiality reasons.

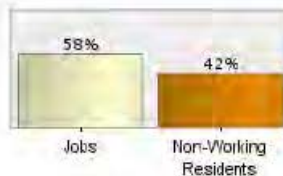
Source: SEMCOG 2040 Forecast produced in 2012.

Move cursor over chart to view employment numbers

Forecasted Jobs by Industry	SEMCOG 2010	SEMCOG 2040	Change 2010-2040
Natural Resources, Mining, & Construction	1,559	1,917	358
Manufacturing	1,719	1,436	-283
Wholesale Trade, Transportation, Warehousing, & Utilities	4,114	4,227	113
Retail Trade	7,823	7,413	-410
Knowledge-based Services	6,982	8,858	1,876
Services to Households & Firms	3,593	4,832	1,239
Private Education & Healthcare	5,342	8,026	2,684
Leisure & Hospitality	5,109	5,710	601
Government	1,687	1,808	121
Total	37,928	44,227	6,299

Further notes and definitions are available for the 2040 Forecast. [Learn more](#)

SEMCOG and ACS 2010	
Daytime Population	
Jobs	37,928
Non-Working Residents	27,201
Age 15 and under	13,391
Not in labor force	12,488
Unemployed	1,822
Daytime Population	65,629



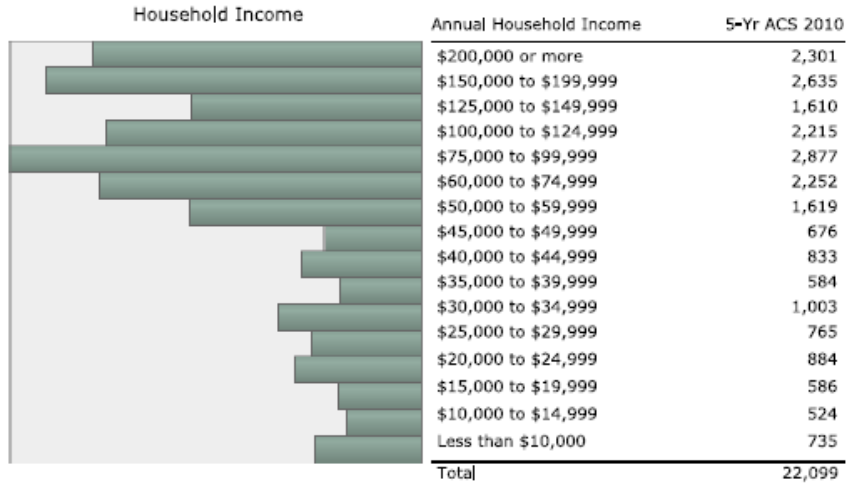
Note: The number of residents attending school outside Novi is not available; likewise, the number of students commuting into Novi to attend school is also not known.

Where Workers Commute From *	Census 2000	
	Workers	Percent
1 Novi	4,654	17.0%
2 Farmington Hills	1,733	6.3%
3 Detroit	1,436	5.3%
4 Livonia	1,265	4.6%
5 Commerce Township or Wolverine Lake	1,058	3.9%
6 Wixom	811	3.0%
7 Canton Township	808	3.0%
8 Redford Township	687	2.5%
9 Westland	626	2.3%
10 West Bloomfield Township	596	2.2%
• Elsewhere	13,666	50.0%
* Workers, age 16 and over, employed in Novi	27,340	100.0%

Resident Population

Where Residents Work *	Census 2000	
	Workers	Percent
1 Novi	4,654	18.3%
2 Farmington Hills	2,280	8.9%
3 Southfield	2,029	8.0%
4 Livonia	1,852	7.3%
5 Detroit	1,811	7.1%
6 Dearborn	1,262	5.0%
7 Plymouth Township	801	3.1%
8 Troy	743	2.9%
9 Wixom	509	2.0%
10 Ann Arbor	508	2.0%
• Elsewhere	9,028	35.4%
* Workers, age 16 and over, residing in Novi	25,477	100.0%

Income	5-Yr ACS 2010	Change 2000-2010	Percent Change 2000-2010
Median Household Income (in 2010 dollars)	\$ 80,151	\$ -14,544	-15.4%
Per Capita Income (in 2010 dollars)	\$ 42,457	\$ -4,657	-9.9%



Poverty	Census 2000		5-Yr ACS 2010		Percentage Point Chg 2000-2010
Persons in Poverty	1,054	2.2%	2,585	4.8%	2.6%
Households in Poverty	387	2.1%	1,145	5.2%	3.1%

Source Data

- [SEMCOG - Detailed Data](#)
- [U.S. Census Bureau - American FactFinder](#)
- [U.S. Census Bureau - MCD/County Worker Flow Data](#)

Housing Type	Census 2000	5-Yr ACS 2010	Change 2000-2010	New Units Permitted 2010-2014
Single Family Detached	10,059	12,015	1,956	812
Duplex	95	135	40	0
Townhouse / Attached Condo	1,938	2,604	666	223
Multi-Unit Apartment	5,947	8,172	2,225	0
Mobile Home / Manufactured Housing	1,684	1,238	-446	0
Other	0	0	0	-
Total	19,723	24,164	4,441	1,035
Units Demolished				- 26
Net (Total Permitted Units - Units Demolished)				1,009

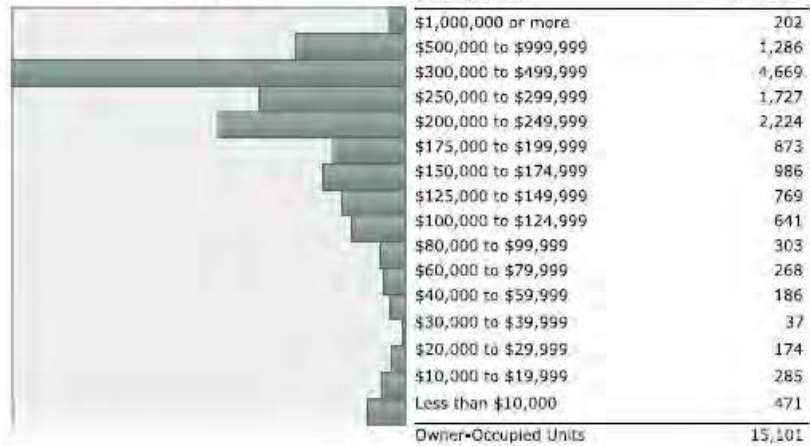
Housing Tenure	Census 2000	Census 2010	Change 2000-2010
Owner occupied	13,374	15,035	1,661
Renter occupied	5,418	7,282	1,864
Vacant	925	1,969	1,044
Seasonal/migrant	103	167	64
Other vacant units	822	1,802	980
Total Housing Units	19,717	24,286	4,569

Housing Tenure in 2010

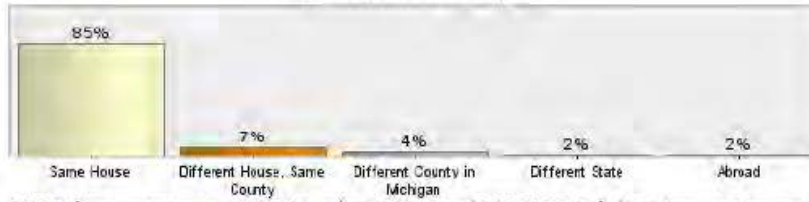


Housing Value (in 2010 dollars)	5-Yr ACS 2010	Change 2000-2010	Percent Change 2000-2010
Median housing value	\$ 259,656	\$ -23,496	-8.3%
Median gross rent	\$ 944	\$ -134	-12.4%

Housing Value



Residence One Year Ago *



* This table represents persons, age 1 and over, living in Novi from 2008-2012. The table does not represent persons who moved out of Novi from 2008-2012.

Source Data

[SEMCOG - Detailed Data](#)

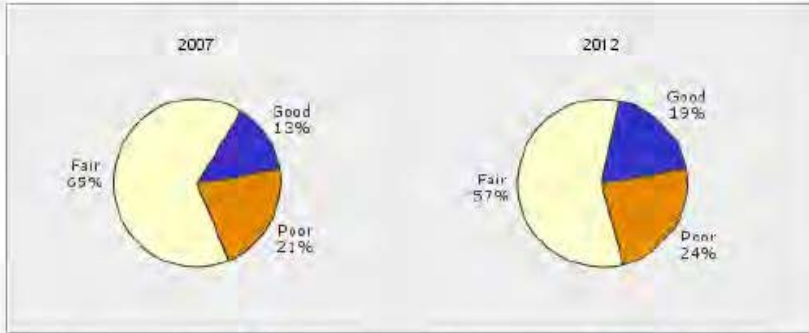
[U.S. Census Bureau - American FactFinder](#)

Roads & Bridges

Roads

Miles of public road (including boundary roads): 307

Pavement Condition (in Lane Miles)



Note: Poor pavements are generally in need of rehabilitation or full reconstruction to return to good condition. Fair pavements are in need of capital preventive maintenance to avoid deteriorating to the poor classification. Good pavements generally receive only routine maintenance, such as street sweeping and snow removal, until they deteriorate to the fair condition.

Bridge Status	2008	2009	2010	Percentage Point Chg 2008-2010
Open	23 100,0%	22 95,7%	33 100,0%	0,0%
Open with restrictions	0 -	0 -	0 -	0,0%
Closed*	0 -	1 4,3%	0 -	0,0%
Total bridges	23 100,0%	23 100,0%	33 100,0%	0,0%

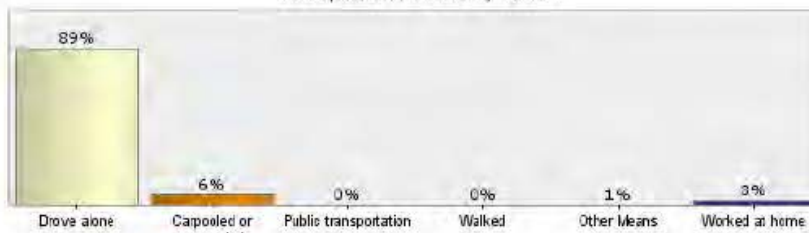
* Bridges may be closed because of new construction or failed condition.

Deficient Bridges	2008	2009	2010	Percentage Point Chg 2008-2010
	5 21,7%	6 26,1%	3 9,1%	-12,6%

Note: A bridge is considered deficient if it is *structurally deficient* (in poor shape and unable to carry the load for which it was designed) or *functionally obsolete* (in good physical condition but unable to support current or future demands, for example, being too narrow to accommodate truck traffic).

Travel

Transportation to Work, 2010 *



* Resident workers age 16 and over

Transportation to Work	Census 2000		5-Yr ACS 2010		Percentage Point Chg 2000-2010
	Count	%	Count	%	
Drove Alone	23,331	91.1%	24,212	89.4%	-1.6%
Carpooled or Vanpooled	1,332	5.2%	1,621	6.0%	0.8%
Public Transportation	73	0.3%	59	0.2%	-0.1%
Walked	125	0.5%	62	0.2%	-0.3%
Other Means	124	0.5%	208	0.8%	0.3%
Worked at Home	635	2.5%	915	3.4%	0.9%
Resident workers age 16 and over	25,620	100.0%	27,077	100.0%	0.0%

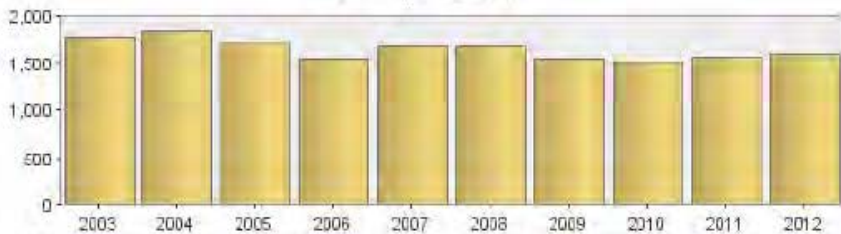
Mean Travel Time To Work	Census 2000		5-Yr ACS 2010		Change 2000-2010
	Value	%	Value	%	
For residents age 16 and over who worked outside the home	26.6 minutes		26.4 minutes		-0.2 minutes

Transit

Public Transportation:
[Novi Senior Service Center](#)

Safety

Crashes, 2003-2012



Source: Michigan Department of State Police, Criminal Justice Information Center, and SEMCOG. - Move cursor over chart to view crash counts

Crash Severity	2008	2009	2010	2011	2012	Percent of Crashes 2008-2012
Fatal	2	3	1	1	1	0.1%
Incapacitating Injury	22	22	20	18	27	1.4%
Other Injury	300	282	268	296	304	18.3%
Property Damage Only	1,356	1,246	1,226	1,251	1,263	80.2%
Total Crashes	1,680	1,553	1,515	1,566	1,595	100.0%

Crashes by Involvement	2008	2009	2010	2011	2012	Percent of Crashes 2008-2012
Red-light Running	48	37	35	47	40	2.6%
Lane Departure	222	179	156	149	163	11.0%
Alcohol	29	35	29	34	41	2.1%
Drugs	5	6	7	13	6	0.5%
Deer	71	87	94	88	80	5.3%
Train	0	1	0	0	0	0.0%
Commercial Truck/Bus	67	55	53	50	44	3.4%
School Bus	4	4	0	3	4	0.2%
Emergency Vehicle	11	13	6	11	9	0.6%
Motorcycle	17	11	6	5	14	0.7%
Intersection	456	413	452	480	472	28.7%
Work Zone	20	85	36	5	10	2.0%
Pedestrian	7	6	3	6	2	0.3%
Bicyclist	8	5	3	1	13	0.4%
Older Driver (65 and older)	268	310	336	328	328	19.9%
Young Driver (16 to 24)	695	589	559	605	604	38.6%

Crash Type	2008	2009	2010	2011	2012	Percent of Crashes 2008-2012
Head-on	19	14	13	10	12	0.9%
Angle or Head-on/Left-turn	280	251	215	214	222	14.9%
Rear-end	743	708	742	762	798	47.5%
Sideswipe	255	210	174	174	200	12.8%
Single Vehicle	283	254	232	202	216	15.0%
Other or Unknown	100	116	139	204	147	8.9%
Total Crashes	1,680	1,553	1,515	1,566	1,595	100.0%

High-Frequency Crash Intersections

Local Rank	County Rank	Region Rank	Intersection	Annual Avg 2008-2012
1	21	48	8 Mile Rd W @ Haggerty Rd	37.8
2	33	75	Novi Rd @ Grand River Ave	33.2
3	45	111	Beck Rd @ Grand River Ave	28.4
4	52	130	14 Mile Rd W @ Haggerty Hwy	27.0
5	55	140	Pontiac Trl @ Beck Rd	26.6
6	60	149	Novi Rd @ 10 Mile Rd W	26.2
7	70	191	10 Mile Rd W @ Beck Rd	24.4
8	114	323	N M 5 @ 13 Mile Rd W	19.8
9	114	323	Haggerty Rd @ 10 Mile Rd W	19.8
10	120	333	14 Mile Rd W @ N M 5	19.6

Note: Intersections are ranked by the number of reported crashes, which does not take into account traffic volume. Crashes reported occurred within 150 feet of the intersection.

High-Frequency Crash Segments

Local Rank	County Rank	Region Rank	Segment	From Road - To Road	Annual Avg 2008-2012
1	49	104	Haggerty Rd	8 Mile Rd W - 9 Mile Rd	47,4
2	50	106	Novi Rd	N Novi/E I 96 Ramp - Grand River Ave	47,2
3	55	115	Beck Rd	West Rd - Pontiac Trl	46,2
4	78	173	8 Mile Rd W	Meadowbrook Rd - Haggerty Rd	40,6
5	98	222	10 Mile Rd W	Taft Rd - Novi Rd	37,0
6	102	227	Pontiac Trl S	Beck Rd - Park Dr W	36,6
7	106	242	Haggerty Rd	9 Mile Rd - 10 Mile Rd W	36,0
8	114	268	Novi Rd	Grand River Ave - 10 Mile Rd W	34,0
9	121	283	10 Mile Rd W	Novi Rd - Meadowbrook Rd	33,4
10	138	337	Grand River Ave	Meadowbrook Rd - Haggerty Rd	31,8

Note: Segments are ranked by the number of reported crashes, which does not take into account traffic volume.

Source Data

[SEMCOG - Detailed Data](#)

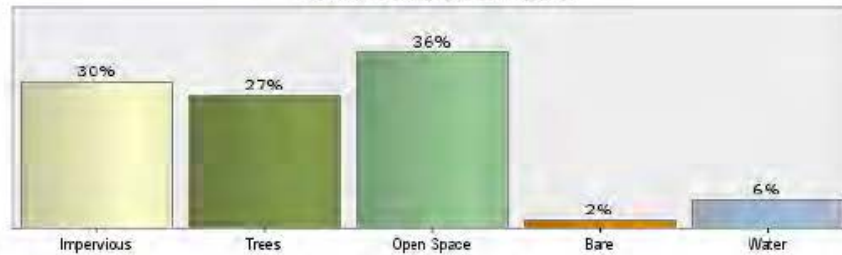
[U.S. Census Bureau - American FactFinder](#)

SEMCOG 2008 Land Use	Acres	Percent
Agricultural	19	0.1%
Single-family residential	8,607	42.9%
Multiple-family residential	749	3.7%
Commercial	2,419	12.0%
Industrial	1,437	7.2%
Governmental/Institutional	1,659	8.3%
Park, recreation, and open space	1,260	6.3%
Airport	0	0.0%
Transportation, Communication, and Utility	3,206	16.0%
Water	725	3.6%
Total Acres	20,080	100.0%

Note: SEMCOG's 2008 Land Use data set represents land use only and not land cover. Due to this difference, change analysis using this data set and previous SEMCOG land use/land cover data sets is not possible. Noticeable differences in map appearance and classification acreage totals are the result of this land use data originating from digital parcel files assigned land use codes based on their assessed property class and the lack of any land cover data.

Land Cover

SEMCOG Land Cover in 2010



Type	Acres	Percent
Impervious (buildings, roads, driveways, parking lots)	5,977	29.7%
Trees (woody vegetation, trees)	5,414	26.9%
Open Space (agricultural fields, grasslands, turfgrass)	7,217	35.9%
Bare (soil, aggregate piles, unplanted fields)	331	1.6%
Water (rivers, lakes, drains, ponds)	1,155	5.7%
Total Acres	20,095	100.0%

Note: Land Cover was derived from [SEMCOG's 2010 Leaf Off Imagery](#).

Source Data

[SEMCOG - Detailed Data](#)

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LIMITING CONDITIONS, ASSUMPTIONS AND RESTRICTIONS

The legal descriptions furnished are assumed correct. Other information identified in this report as being furnished by others is believed to be reliable, but no responsibility is assumed for its inaccuracy.

No responsibility is assumed for matters legal in character, nor is any opinion rendered as to title which is assumed to be good. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management.

All maps, computed areas, and other data furnished have been assumed to be correct, with area computations based on scale and/or planimeter analysis of maps. The maps for this report are included in order to assist in locating parcels and comparable sales and no responsibility is assumed for accuracy. Property rights appraised are, unless otherwise indicated, fee simple interest subject to recorded or known restrictions and easements, if any.

By "Market Value" is meant the highest price estimated in terms of money which the land (together with improvements) will bring if exposed for sale in the open market by a willing seller with full knowledge of all of the uses and purposes for which it is capable of being used, neither being compelled to act.

Use of this appraisal report is contingent upon fulfillment of the appraisal contract whether written or oral. Upon full payment of all sums due the appraiser, the appraisal report becomes property of the client subject to all restrictions upon disclosure and use included herein and made apart hereof. This report and its conclusions will not be released to a third party by the appraisers or their employees without the client's consent. This limitation does not apply to market data or other information obtained by the appraisers for use within this report. Possession of this report or copy does not carry with it the right of publication. It may not be used for any purposes or by any other person than the party to whom it is addressed without written consent of the appraisers and only with proper written qualification and only in its entirety.

Neither all nor part of the contents of this report, especially conclusions as to value and the identity and affiliations of the appraisers, shall be disseminated to the public through advertising media, public relation media, new media, sales media or any other public means of communication without the prior written consent and approval of the appraiser.

No environmental impact studies were either requested or made in conjunction with this appraisal and unless otherwise stated in this report, the existence of toxins or hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such material on or in the property, yet are not trained nor qualified to detect hazardous materials. The presence of hazardous substances or material on or in subject property may affect the value of the property. The estimate of market value is predicated on the assumption there is no such material present on or in subject property resulting in a loss in value, yet no responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client or interested party is urged to retain a trained expert for the detection of possible toxins or hazardous substances.

By receipt and acceptance of this report, the client acknowledges that, unless otherwise specifically agreed to elsewhere in writing, the fee for this appraisal report does not include subsequent services such as meeting; conferences; depositions; hearings; trial preparation, attendance and testimony at trial; or any other dissemination or defense of the appraisal and its conclusions by the appraiser. In the event this parcel goes to litigation and testimony thereon is required in court, we are prepared to do so, however, in the final preparation some refinement may be necessary in the final conclusions. Subsequent services if requested, will be invoiced and paid at an hourly rate based on the standard hourly rate of the appraisers at the time of service.

R.S. Thomas & Associates, Inc. / *Harold Blake Co*

ESTABLISHED 1980

ESTABLISHED 1915

REAL ESTATE APPRAISERS AND VALUATION CONSULTANTS

33620 FIVE MILE ROAD

LIVONIA, MICHIGAN 48154

TEL. 734-422-5353 / FAX 734-422-5354

RAYMOND S. THOMAS, ASA, SR/WA
1927-1990

HAROLD R. BLAKE 1892 - 1942
JOHN J. MELCHER, SR. 1895 - 1976

NORMAN G. THOMAS, ASA, SR/WA
CERTIFIED GENERAL REAL ESTATE APPRAISER
ANDREW BOETTCHER
CERTIFIED GENERAL REAL ESTATE APPRAISER
MELISSA FREED
LICENSED REAL ESTATE APPRAISER

JOHN J. MELCHER, JR.
BROKER/CONSULTANT

QUALIFICATIONS

OF

NORMAN G. THOMAS, ASA, SR/WA

GENERAL INFORMATION

Mr. Thomas is a native and lifelong resident of Metropolitan Detroit, Michigan having graduated from Detroit (Redford) Catholic Central High School in 1980. He graduated in 1983 from Albion College with a Bachelor of Arts. He has been employed as a full time real estate appraiser with R. S. Thomas & Associates, Inc. of Livonia, Michigan since August 1986.

Mr. Thomas is President and chief appraiser of R. S. Thomas & Associates, Inc., and chief appraiser and owner of Harold Blake Co. He holds an Associate Real Estate Broker License in Michigan and is a Certified General Real Estate Appraiser as required by the Department of Licensing and Regulatory Affairs (LARA), Lansing, Michigan, for appraising non-residential properties. He holds the Accredited Senior Appraiser (**ASA**) designation for Real Property with the **American Society of Appraisers** and has successfully completed the mandatory education requirements for the five-year recertification program. He has also been awarded the **SR/WA** Designation with the **International Right of Way Association**. Mr. Thomas is included in the Michigan Department of Transportation (MDOT) approved fee appraiser register and the Housing and Urban Development (HUD) approved appraiser list for completing FHA appraisals.

Mr. Thomas is past president (2001-2002) of the Detroit Chapter of the American Society of Appraisers (ASA) and is past president (2009-10) of the Michigan Chapter of the International Right of Way Association (IRWA). He currently represents the seven states of Region 5 as Valuation Chair. He has been elected (2009) for a three year term Board Member of **MiCREA**, the Michigan Council of Real Estate Appraisers, representing more than 2800 members. July, 2009, Mr. Thomas was appointed by the Governor of the State of Michigan to serve a four year term on the **Board of Real Estate Appraisers** under the Department of Licensing and Regulatory Affairs (LARA) and has recently been reappointed for a term ending 2017.

FORMAL EDUCATION

- ◆ Detroit (Redford) Catholic Central High School, Redford Township, Michigan
- ◆ Albion College, Albion, Michigan
Bachelor of Arts Degree - Biology Major with course work in accounting, economics, and statistics.
- ◆ Mercy College, Detroit, Michigan
- ◆ Schoolcraft College, Livonia, Michigan

LICENSES AND PROFESSIONAL AFFILIATIONS

- ◆ Michigan Certified General Real Estate Appraiser - Permanent I.D. #1201001223

- ◆ Michigan Real Estate Associate Broker License - Permanent I.D. #6502134603
- ◆ American Society of Appraisers - Designated (ASA) - Accredited Senior Appraiser
 - ◆2001-2002 President / Detroit Chapter #13
 - ◆2000-2001 1st Vice-President / Detroit Chapter #13
 - ◆1999-2000 2nd Vice-President & Treasurer / Detroit Chapter #13
 - ◆1998-1999 Secretary / Detroit Chapter #13
 - ◆1997-1998 Membership Chairman / Detroit Chapter #13
- ◆ International Right of Way Association Chapter #7 - Designated SR/WA
 - ◆2004 Assistant Secretary /Treasurer
 - ◆2005 Treasurer
 - ◆2006 Treasurer
 - ◆2007 Vice President
 - ◆2008 President Elect
 - ◆2009-10 President

REAL ESTATE EDUCATION

Appraisal Institute:

- | | |
|-----------------|--|
| ✓ Course 1A-1 | Principles of Real Estate Appraisal |
| ✓ Course 1A-2 | Basic Valuation Procedures |
| ✓ Course 1B-A | Capitalization Theory and Techniques Part One |
| ✓ Course 1B-B | Capitalization Theory and Techniques Part Two |
| ✓ Course SPP | Standards of Professional Practice |
| ✓ Course 2-1 | Case Studies in Real Estate Valuation |
| ✓ Course 264 | Eminent Domain & Condemnation Appraising |
| ✓ Course REA507 | Perspectives of Problems in Michigan Appraisal Law |
| ✓ | FHA and New Residential Appraisal Forms |
| ✓ | Quality Assurance in Residential Appraisals |

International Right of Way Association:

- | | |
|--------------------|---|
| ✓ Course 403 | Easement Valuation |
| ✓ Course 101 | Negotiations/Engineering
Appraisal/Law |
| ✓✓ Course 901 | Engineering Plan Development & Application |
| ✓ Course 902 | Property Descriptions |
| ✓ Course 202 | Interpersonal Relations in Real Estate |
| ✓ Course 205 | Bargaining Negotiations |
| ✓ Course 402 | Intro to the Income Capitalization Approach |
| ✓ Course 803 | Eminent Domain Law |
| ✓ Course 407 | Valuation of Contaminated Properties |
| ✓ Course 103 | Ethics and the Right of Way Profession |
| ✓✓ Course 505 | Advanced Residential Relocation |
| ✓ Course #L0170900 | Michigan Law Update |

Oakland County Association of Assessing Officers

- Appraising for Lending Institutions
- Foreclosures, Short Sales, Concessions and the HVCC: What Every Assessor Needs to Know

Educational Seminars of Various Professional Organizations

APPRAISAL EXPERIENCE:

Mr. Thomas' appraisals and consultations have addressed valuation questions regarding total and partial condemnations initiated by numerous government authorities possessing the power of eminent domain including the Michigan Department of Transportation, various Road Commissions and municipalities and utilities.

Mr. Thomas has appraised residential, commercial, industrial, and vacant property in various parts of the State of Michigan and predominantly in the seven county metropolitan Detroit area.

He has appraised and consulted for mortgage, estate, insurance, consulting, sale, and litigation purposes. Litigation appraisals include, but are not limited to tax appeals, partnership disputes, divorce, estates, adverse effects, and eminent domain.

REPRESENTATIVE LIST OF CLIENTS

PUBLIC ACQUISITION:

- City of Ann Arbor - Washtenaw County, Michigan
- City of Farmington Hills - Oakland County, Michigan
- City of Garden City - Wayne County, Michigan
- City of Inkster - Wayne County, Michigan
- City of Livonia - Wayne County, Michigan
- City of Madison Heights - Oakland County, Michigan
- City of Novi - Oakland County, Michigan
- City of Rochester Hills - Oakland County, Michigan
- City of Taylor - Wayne County, Michigan
- City of Troy - Oakland County
- City of Walled Lake - Maple Road Extension Project, Oakland County, Michigan
- City of Wixom - Wixom Road Relocation Project
- Detroit Water and Sewer Department
- Michigan Department of Transportation (MDOT)
- Plymouth Township - Mettetal Airport Expansion Project
- Washtenaw County Road Commission
- Wayne County Public Services - Wayne County, Michigan
- Western Townships Utilities Authority - Plymouth, Michigan

FINANCIAL INSTITUTIONS

- Chase Manhattan Mortgage Corporation
- Colonial Mortgage Corporation
- Commercial Alliance
- Community Choice Credit Union
- Community Financial Members Credit Union
- Flagstar
- Homestead Mortgage
- Member First Mortgage
- Metropolitan Mortgage & Securities Company, Inc.
- Michigan Columbus Federal Credit Union
- Michigan First Credit Union
- Michigan Catholic Credit Union
- PAC Credit Union
- Service Corp Mortgage
- Telcom Credit Union

OTHER CORPORATIONS, CLIENTS, AND BUSINESSES

- GMAC Relocation Services
- Arrow Trucks & Parts Company
- Commonwealth Associates, Inc.
- Corporate Transfer Services, Inc.
- Detroit Catholic Pastoral Alliance
- DTE
- Executive Relocation Corporation

- Internal Revenue Service
- *ITCTransmission*
- JCK & Associates, Inc.
- JR Group
- M & B Development
- Mead & Hunt
- Southgate Community Schools
- Southwest Brake
- Ziebart International Corporation

LEGAL FIRMS

- Ackerman , Ackerman & Dynkowski, P.C.
- Andrew L. Bemish
- Berry, Reynolds & Rogowski, P.C.
- Butzel Long
- Carter & Gebauer
- Couzens, Lansky, Fealk, Ellis, Roeder & Lazar
- Cummings, McClorey, Davis & Acho
- Hickey, Cianciolo, Fishman & Finn, P.C
- Garratt & Bachand, P.C.
- Holzman & Corkery PLLC
- Howard & Howard
- Kenneth M. Davies
- Levasseur, Dyer and Associates, P.C.
- Lowe & Lewandowski, P.C.
- Meyer, Kirk, Snyder & Lynch, PLLC
- Paul J. Schwab
- Secrest, Wardle, Lynch, Hampton, Truex & Morley
- Susan E. Cohen
- UAW-Chrysler Legal Services Plan