

NORTHFIELD TOWNSHIP

MEMO

To: Northfield Township Board
From: Steve Aynes
Date: 1/4/2018
Re: Railroad Easement

Dear Township Board,

A couple of years ago, Howard began the process of procuring the easements adjacent to the railroad tracks behind the Community Center. If the township were to own these easements, it would allow for the Community Center to expand its parking lot around the back of the building as a connection to the lot on the opposite side, as well as do some additional upgrades to the building for accessibility. There was some confusion along the way which caused quite the delay, but the appraisal has finally come through.

There are three easement sections included in the appraisal: one directly behind the Community Center; one behind the empty lot that we use for Community Center parking; and one behind the lot just north of our property. Around the time we were looking into obtaining these easements, we were also considering purchasing this third lot. Ultimately the lot was sold before a final decision could be made by the board. The board needs to decide 1) if they would like to proceed with obtaining the easements, and 2) if they wish to obtain only the two easements behind township property or to continue with obtaining all three easements. The cost for obtaining all three easements would be \$1,100.00, and if the board would like to obtain all three easements, a waiver would need to be obtained from the owner of the third property.

Sincerely,

Steve Aynes
Northfield Township Manager

Jennifer Carlisle

From: Sherman, Jill (MDOT) [ShermanJ1@michigan.gov]
Sent: Thursday, December 07, 2017 8:30 AM
To: Jennifer Carlisle
Subject: FW: Northfield Twp. property purchase- Washtenaw County
Attachments: Restricted Use Appraisal Report - Parcel 248C.PDF; Northfield Twp- Waiver (Abutting owner).doc

Hello Jennifer,

The appraisal is in! Fair market value has been established at \$1,100 for the original area behind all three parcels requested. Since the township is not the sole abutting owner to Parcel B-02-05-328-034, a signed waiver from Mr. Mitchell Thomas Allain is required to proceed with that portion of the sale. Otherwise we can sever that parcel from the purchase price and sale to proceed.

Upon confirmation on how you wish to proceed, we will finalize the sale price and legal description. Then upon receipt of funds from Northfield Township, MDOT will proceed with bureau approval of the sale and preparation of the quit claim deed for execution and recording with Washtenaw County Register of Deeds.

Thank you, Jill

JILL A. SHERMAN
MDOT REAL ESTATE
517-373-2281
SHERMANJ1@MICHIGAN.GOV

RESTRICTED USE APPRAISAL REPORT for NON-COMPLEX EXCESS PROPERTY

Client: Michigan Department of Transportation (MDOT)

Use of this Report: This is a written Restricted Use Appraisal Report as defined and permitted under Standards rule 2-2(c) of a Complete Appraisal performed under Standard 1, of the Uniform Standards of Professional Appraisal Practice (USPAP). It contains restricted discussions of the data, reasoning, and analyses that were used to develop the opinion of value. It also includes restricted descriptions of the subject property, the property's locale, the market for the property type, and the appraiser's opinion of highest and best use. Any data, reasoning, and analyses not discussed in the Restricted Use Appraisal Report are retained in the appraiser's work file. Its use is limited to the client. The client understands the limited utility of a Restricted Use Report, and its limited application to only the specified use. Use by anyone other than the client is prohibited.

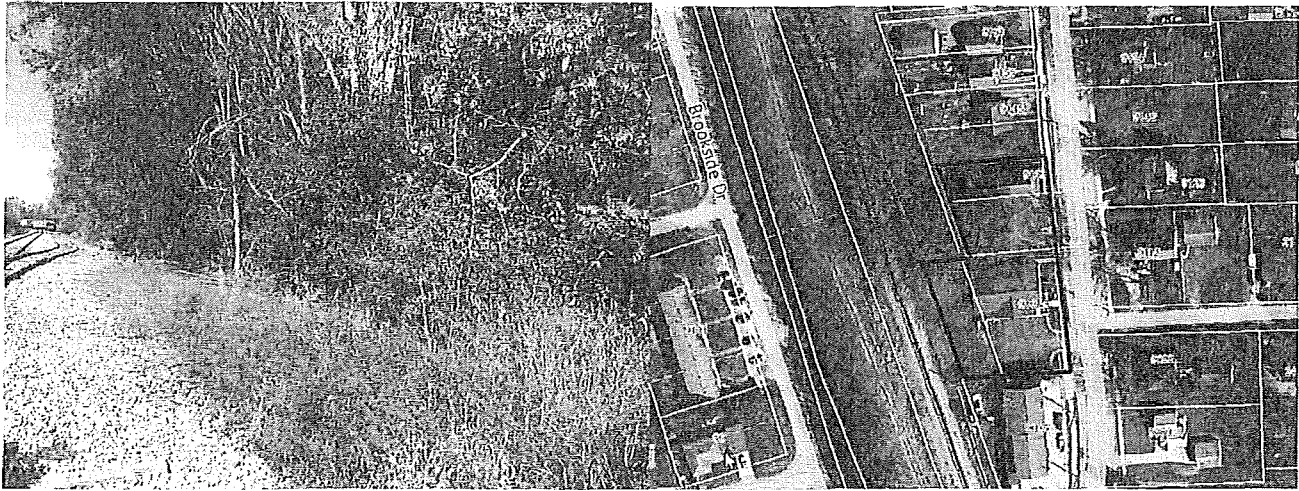


Photo taken by:
Sharon Simon

Date photo taken:
10/26/17

Direction facing:
North (red outlined area on aerial view is
approximate location of subject)

Property Address and/or Location:

Excess railroad property (former Ann Arbor RR) located behind Office Residential zoned parcels owned by Northfield Township, near 9129 Main Street, Northfield Township, Whitmore Lake, Washtenaw County, MI 48189.

Directions to Property:

From Lansing take I-496 E to I-96 E to US-23 S. Take exit 53 toward Whitmore Lake, turn left onto W 8 Mile Rd (becomes Main St), proceed approximately 1 mile. Property is on the right.

Legal Description: ☒ See attached legal & sketch ☐ Other:

Landlocked: ☒ Yes ☐ No

Interest Appraised: ☒ Fee simple ☐ Easement (specify type) _____
☐ Lease (specify type) ☐ Other: _____

Land Area:
0.15 +/- acres; 6,502 +/- SF

Approximate Dimensions:
46.5 feet x 140 feet

Zoning:
ROW not zoned; abuts OR-Office Residential

Shape & Topography:
Parallelogram, wooded, level

Appraised by:
Sharon Simon

Effective Date:
10/26/17

APPROVAL AND RECOMMENDATION

Recommended for sale by method of: Direct Sale ☐ Auction Sale ☐

Recommend

Title:

Date:

Control Section
811186

Job No:
201358

Parcel:
248C

Tract:
N/A

Current Use of Subject Property:
Vacant, excess railroad ROW

Highest & Best Use (as appraised):
Assemblage with abutting parcels.

Building Improvements:
None

Utilities: Water: ☐ Public ☐ Private
 Sanitary Sewer: ☐ Public ☐ Private
 Natural Gas: ☐ Yes ☐ No
 Electric: ☐ Yes ☐ No

Other: Public utilities available at street.

Purpose & Intended Use of the Appraisal: Provide MDOT with an estimated market value per the Appraisal Institute definition, and per the MDOT appraisal guidelines established for excess property. This estimated market value will be utilized for:

☐ Sale at Auction ☐ Rental / Lease
☒ Direct Sale ☐ Other:

Extent of Collecting Data: ☐ Staff-Prepared Market Study ☒ Assessor's Office, Northfield Twp & Washtenaw Co.
 ☐ Local Real Estate Brokers ☐ In-House Comp Book
 ☒ Other: RealComp MLS, MSU Agricultural Land Value Study, LoopNet

Note: Unless otherwise indicated, the respective Comparable Data Information Sheets are attached

Approaches to Value: I have considered the cost approach, income approach, and sales comparison approach to value. The subject property is vacant land, or has improvements which do not contribute to value in my opinion. The cost approach is not considered applicable because there are no contributing improvements to depreciate. The income approach is not considered applicable because there is no income stream that contributes to value. Therefore, I consider the sales comparison approach is the only applicable, reasonable, and appropriate methodology of estimating the subject property's market value.

Supporting Documentation: Supporting documentation for this appraisal report is maintained on file by the appraiser. The review of this Restricted Use Report may not be possible without the reviewer having benefit of the information retained in the work file. The file is available for inspection by the client, and such third parties as may be authorized by due process of law, and as required by USPAP guidelines.

My Last Date of Inspection of the Subject Property is: 10/26/17

Additional Comments:

Northfield Township in Washtenaw County owns OR-Office Residential zoned land on Main Street in Whitmore Lake, MI. The Township is interested in purchasing the railroad ROW located behind two of these parcels (B-02-05-328-035 and B-02-05-328-036) for supplemental parking for their senior center. In addition, they requested that MDOT appraise the railroad ROW behind adjacent parcel B-02-05-328-034, which is owned by Mitchell Allain. The subject property comprises approximately 6,502 SF, is not zoned and is landlocked.

Five comparable vacant land sales were considered in the valuation analysis. The sales are located between 1 and 7 miles of the subject and range in size from 48,787 SF to 436,036 SF. All sales were cash, arms' length transactions. Two of the sales are zoned residential and three are zoned agricultural. The unadjusted unit rates are \$0.16/SF to \$0.42/SF with a mean of \$0.28/SF and a median of \$0.26/SF. All five comps were adjusted downward to account for their superior location and functional utility. The adjusted unit rates are \$0.10/SF to \$0.21/SF with a mean and median of \$0.17/SF. A summary of these adjustments is in the appraiser's work file.

A unit rate indicator of \$0.17/SF is concluded for the subject property. Therefore, the appraiser concluded a market value of \$1,100 for the subject property: 6,502 SF x \$0.17/SF = \$1,105 rounded to \$1,100.

Names & Addresses of Abutting Owners:

Northfield Township, 8350 Main Street, Whitmore Lake, MI 48189
Mitchell Thomas Allain, 9145 Main Street, Whitmore Lake, MI 48189

CONTROL SECTION:
811186

JOB NUMBER:
201358

PARCEL :
248C

TRACT:
N/A

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

The certification of the appraiser is subject to the following conditions and contingencies:

- The appraiser has not researched the property's title, and assumes the legal description and title ownership shown in this report are good and marketable.
- The appraiser has made no survey of the property, and assumes no responsibility for dimensions.
- The appraiser has not completed any soil or structural testing, and assumes no responsibility for such. Expert testing by qualified engineers should be done, if so desired.
- For purposes of this appraisal assignment, the appraiser has been informed by MDOT that the subject property should be valued under the assumption that the property is free of any and all contaminants. Expert testing should be done, if so desired.
- The physical condition of the improvements, if any, is based on an external visual inspection by the appraiser. No responsibility is assumed for the soundness of neither structural members nor the condition of mechanical, plumbing, or electrical equipment. Inspections by licensed contractors should be obtained, if so desired.
- If the appraiser's last date of personal inspection of the subject property precedes the report date, he/she assumes the property to be as it was when last inspected.

EXCESS PROPERTY CERTIFICATE OF APPRAISER

Information required by Act 286, P. A. of 1964.

I certify that, to the best of my knowledge and belief, except as otherwise noted in this appraisal report, that:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report.
- I have no personal bias with respect to the property that is the subject of this report, or to the parties involved.
- my 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 directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- unless otherwise noted in this report, I have made a personal inspection of the property that is the subject of this report; and, I have also made a personal field inspection of the comparable sales in completing this appraisal report.
- no one provided significant real property appraisal assistance to the person signing this certification. If there are exceptions, each individual providing significant assistance is stated, and they have signed the certification.
- no other real estate services have been performed for the subject property by the appraiser in the past 5 years.

Appraisers are required to be licensed and are regulated by:

Michigan Department of Labor & Economic Growth
Bureau of Commercial Services
Board of Real Estate Appraisers
P.O. Box 30018
Lansing, MI 48909

I am licensed under this act as a:

- ☒ Limited Real Estate Appraiser
☐ State Licensed Real Estate Appraiser
☐ Certified Residential Real Estate Appraiser
☐ Certified General Real Estate Appraiser

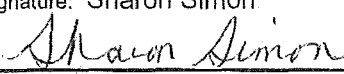

My license # is: 1201075598

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the fair market value of the subject property is as follows:

EFFECTIVE DATE OF APPRAISED VALUE: 10/26/2017

ESTIMATED MARKET VALUE: \$1,100

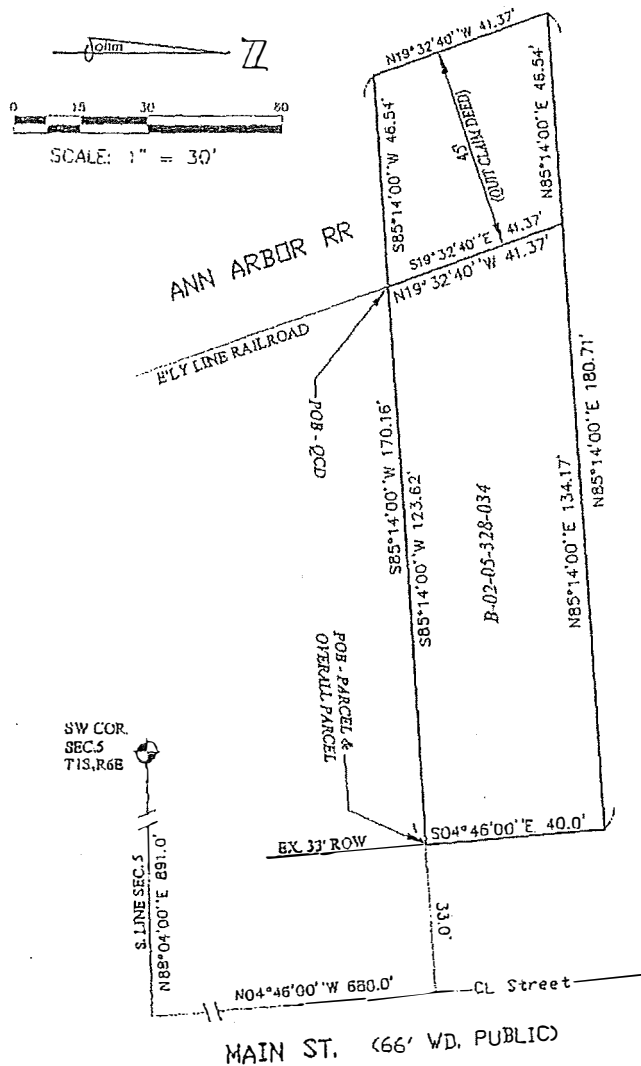
ESTIMATED MARKET VALUE (Other): _____

Signature: Sharon Simon 		Title: Limited Real Estate Appraiser		Date: 11/15/2017
Signature: Kelly Ramirez 		Title: Supervisory Certified General Appraiser		Date: 11/30/17
Control Section 811186	Job No: 201358	Parcel: 248C	Tract: N/A	

QUIT CLAIM DEED SKETCH

Exhibit "A"

B-02-05-328-034
CURTIS FAMILY REVOCABLE
LIVING TRUST
11394 E SHORE DR.
WHITMORE LAKE, MI 48189



LEGEND

NEW PART OF A
PUBLIC LAND CORNER
FOR CORNER OF SECTION

**PARCEL IS SUBJECT TO:
-RELEASE OF RIGHT OF WAY IN FAVOR OF COUNTY DRAIN
COMMISSIONERS OF WASHTENAW COUNTY, RECORDED IN
LIBER 723, PAGE 612, W.C.R.
-A PERMANENT TELECOMMUNICATIONS EASEMENT,
RECORDED IN LIBER 4953, PAGE 364, W.C.R.

QUIT CLAIM DEED

PART OF THE SW 1/4 OF SECTION 5
T1S, R6E, TOWNSHIP OF NORTHFIELD, WASHTENAW COUNTY
TAX ID No. B-02-05-328-034



34000 Plymouth Road | Livonia, MI 4815
p (734) 522-6711 | f (734) 522-6427

Advancing Communities

DATE: 02-10-15
DRAWN BY: SM
CHECKED: 02-10-15

SHEET
1 OF 2

JOB NO.
0151-15-0010

NORTHFIELD TOWNSHIP

QUIT CLAIM DEED DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (B-02-05-328-034)

(PER TITLE COMMITMENT No. 81-15425681-SGP, ISSUED BY: GRECO TITLE AGENCY)

A parcel of land being part of the SW 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, described as follows:
Commencing at SW corner of said Section 5; thence N 88°04'00" E 891.0 feet along the South line of said Section 5; thence N 04°46'00" W 680.0 feet; thence S 85°14'00" W 33.0 feet to the Point of Beginning; thence S 85°14'00" W 123.62 feet; thence N 19°32'40" W 41.37 feet; thence N 85°14'00" E 134.17 feet; thence S 04°46'00" E 40.0 feet to the Point of Beginning.

Contains 5,156 square feet or 0.118 acres of land, more or less. Subject to all easements and restrictions of record, if any.

QUIT CLAIM DEED

A parcel of land being part of the SW 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, described as follows:
Commencing at SW corner of said Section 5; thence N 88°04'00" E 891.0 feet along the South line of said Section 5; thence N 04°46'00" W 680.0 feet; thence S 85°14'00" W 33.0 feet to a point on the West right of way line of Main Street; thence S 85°14'00" W 123.62 feet to the Point of Beginning; thence continuing S 85°14'00" W 46.54 feet; thence N 19°32'40" W 41.37 feet; thence N 85°14'00" E 46.54 feet; thence S 19°32'40" E 41.37 feet to the Point of Beginning.

Contains 1,862 square feet or 0.043 acres of land, more or less. Subject to all easements and restrictions of record, if any.

OVERALL PARCEL

A parcel of land being part of the SW 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, described as follows:
Commencing at SW corner of said Section 5; thence N 88°04'00" E 891.0 feet along the South line of said Section 5; thence N 04°46'00" W 680.0 feet; thence S 85°14'00" W 33.0 feet to a point on the West right of way line of Main Street, also being the Point of Beginning; thence continuing S 85°14'00" W 170.16 feet; thence N 19°32'40" W 41.37 feet; thence N 85°14'00" E 180.71 feet; thence S 04°46'00" E 40.0 feet along the West right of way line of Main Street to the Point of Beginning.

Contains 7,018 square feet or 0.161 acres of land, more or less. Subject to all easements and restrictions of record, if any.

QUIT CLAIM DEED

PART OF THE SW 1/4 OF SECTION 5
T1S, R6E, TOWNSHIP OF NORTHFIELD, WASHTENAW COUNTY
TAX ID No. B-02-05-328-034

CLIENT: NORTHFIELD TOWNSHIP



34000 Plymouth Road | Livonia, MI 48150
p (734) 522-8711 | f (734) 522-6427

Advancing Communities

DATE: 08-10-15
CREATED BY: SH
DWG: 05-328-034

SHEET
2 OF 2

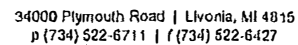
JOB NO.
0151-15-0010

Exhibit "A"



**PARCEL IS SUBJECT TO:
 -RELEASE OF RIGHT OF WAY IN FAVOR OF COUNTY DRAIN
 COMMISSIONERS OF WASHTENAW COUNTY, RECORDED IN
 LIBER 723, PAGE 612, W.C.R.
 -A PERMANENT TELECOMMUNICATIONS EASEMENT.
 RECORDED IN LIBER 4953, PAGE 364, W.C.R.

PART OF THE SW 1/4 OF SECTION 5
T1S, R6E, TOWNSHIP OF NORTHFIELD, WASHTENAW COUNTY
TAX ID No. B-02-05-328-035



Advancing Communities

DATE: 02-10-15
 CREATED BY: JH
 URG: 00-124-035

Sheet

104 753

1 OF 2

0151-15-0010

QUIT CLAIM DEED DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (B-02-05-328-035)

(PER TITLE COMMITMENT No. 81-15425687-SGP, ISSUED BY: GRECO TITLE AGENCY)

A parcel of land being part of the SW 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, described as follows:

Commencing at SW corner of said Section 5; thence N 88°04'00" E 891.0 feet along the South line of said Section 5; thence N 04°46'00" W 640.0 feet; thence S 85°14'00" W 33.0 feet to the Point of Beginning; thence S 85°14'00" W 113.07 feet; thence N 19°32'40" W 41.37 feet; thence N 85°14'00" E 123.62 feet; thence S 04°46'00" E 40.0 feet to the Point of Beginning.

Contains 4,734 square feet or 0.109 acres of land, more or less. Subject to all easements and restrictions of record, if any.

QUIT CLAIM DEED

A parcel of land being part of the SW 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, described as follows:

Commencing at SW corner of said Section 5; thence N 88°04'00" E 891.0 feet along the South line of said Section 5; thence N 04°46'00" W 640.0 feet; thence S 85°14'00" W 33.0 feet to a point on the West right of way line of Main Street; thence S 85°14'00" W 113.07 feet to the Point of Beginning; thence continuing S 85°14'00" W 46.54 feet; thence N 19°32'40" W 41.37 feet; thence N 85°14'00" E 46.54 feet; thence S 19°32'40" E 41.37 feet to the Point of Beginning.

Contains 1,862 square feet or 0.043 acres of land, more or less. Subject to all easements and restrictions of record, if any.

OVERALL PARCEL

A parcel of land being part of the SW 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, described as follows:

Commencing at SW corner of said Section 5; thence N 88°04'00" E 891.0 feet along the South line of said Section 5; thence N 04°46'00" W 640.0 feet; thence S 85°14'00" W 33.0 feet to a point on the West right of way line of Main Street, also being the Point of Beginning; thence continuing S 85°14'00" W 159.61 feet; thence N 19°32'40" W 41.37 feet; thence N 85°14'00" E 170.16 feet; thence S 04°46'00" E 40.0 feet along the West right of way line of Main Street to the Point of Beginning.

Contains 6,596 square feet or 0.152 acres of land, more or less. Subject to all easements and restrictions of record, if any.

QUIT CLAIM DEED

PART OF THE SW 1/4 OF SECTION 5
T1S, R6E, TOWNSHIP OF NORTHFIELD, WASHTENAW COUNTY
TAX ID No. B-02-05-328-035



34000 Plymouth Road | Livonia, MI 4815
p (734) 522-8711 | f (734) 522-6427

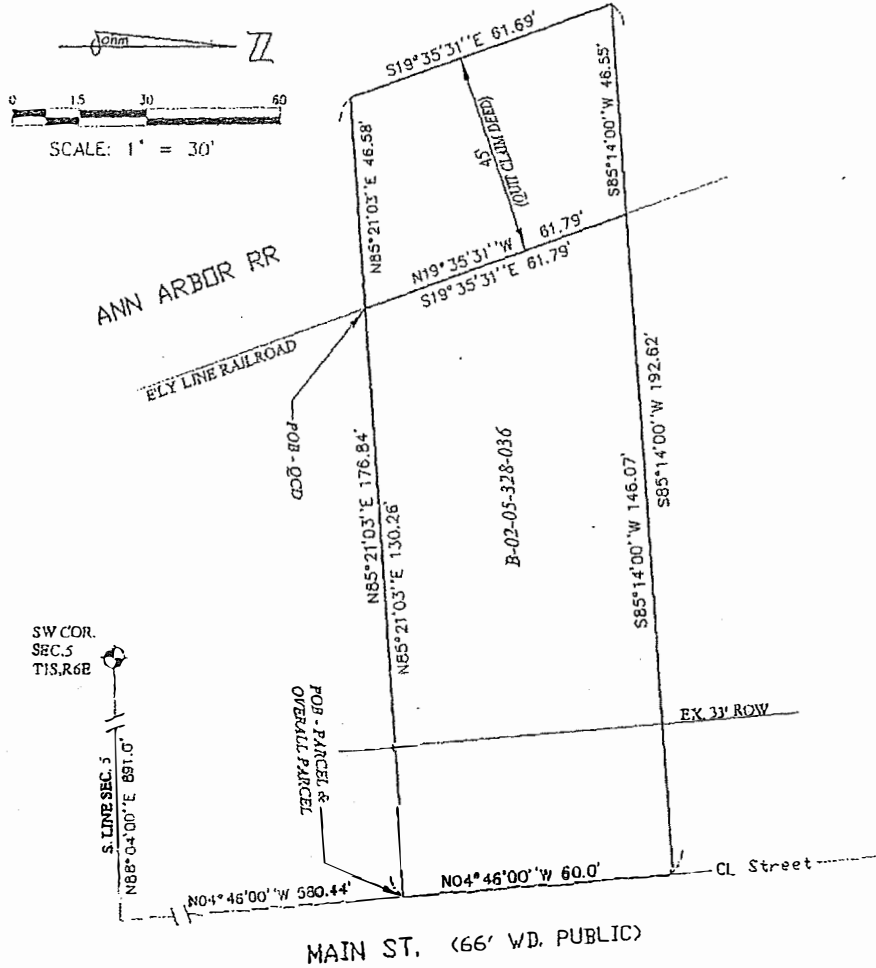
Advancing Communities

CLIENT	NORTHFIELD TOWNSHIP	DATE PREPARED BY DATE	62-17-15 5-1 05-17-035	SHEET	2 OF 2	JOB NO	0151-15-0010
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QUIT CLAIM DEED SKETCH

Exhibit "A"

B-02-05-328-036
TOWNSHIP OF NORTHFIELD
8350 MAIN ST.
WHITMORE LAKE, MI 48189



LEGEND

--- POINT OF BEGINNING
● PUBLIC LAND CORNER
--- POINT OF BEGINNING

**PARCEL IS SUBJECT TO:
-RELEASE OF RIGHT OF WAY IN FAVOR OF COUNTY DRAIN COMMISSIONERS OF WASHTENAW COUNTY, RECORDED IN LIBER 723, PAGE 612, W.C.R.
-A PERMANENT TELECOMMUNICATIONS EASEMENT, RECORDED IN LIBER 4953, PAGE 364, W.C.R.

QUIT CLAIM DEED

PART OF THE SW 1/4 OF SECTION 5
T1S, R6E, TOWNSHIP OF NORTHFIELD, WASHTENAW COUNTY
TAX ID No. B-02-05-328-036

NORTHFIELD TOWNSHIP



34000 Plymouth Road | Livonia, MI 4815
p (734) 522-6711 | f (734) 522-6427

Advancing Communities

DATE: 03-10-15	SHEET: 1 OF 2	FILE NO: 0151-15-0010
APPROVED BY: [Signature]		
DATE: 03-10-15		

QUIT CLAIM DEED DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (B-02-05-328-036)

(PER TITLE COMMITMENT No. 81-15425707-SGP, ISSUED BY: GRECO TITLE AGENCY)

A parcel of land being part of the SW 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, described as follows:
Commencing at SW corner of said Section 5; thence N 88°04'00" E 891.0 feet along the South line of said Section 5; thence N 04°46'00" W 580.44 feet to the Point of Beginning; thence N 04°46'00" W 60.0 feet; thence S 85°14'00" W 146.07 feet; thence S 19°35'31" E (recorded as Southeasterly) 61.79 feet in the Easterly line of Ann Arbor Railroad; thence N 85°21'03" E (recorded as N 85°14'00" E) 130.26 feet to the Point of Beginning.

Contains 8,270 square feet or 0.190 acres of land, more or less. Subject to all easements and restrictions of record, if any.

QUIT CLAIM DEED

A parcel of land being part of the SW 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, described as follows:
Commencing at SW corner of said Section 5; thence N 88°04'00" E 891.0 feet along the South line of said Section 5; thence N 04°46'00" W 580.44 feet to a point; thence N 04°46'00" W 60.0 feet; thence S 85°14'00" W 146.07 feet to the Point of Beginning; thence continuing S 85°14'00" W 46.55 feet; thence S 19°35'31" E 61.69 feet; thence N 85°21'03" E 46.58 feet; thence N 19°35'31" W 61.79 feet to the Point of Beginning.

Contains 2,778 square feet or 0.064 acres of land, more or less. Subject to all easements and restrictions of record, if any.

OVERALL PARCEL

A parcel of land being part of the SW 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, described as follows:
Commencing at SW corner of said Section 5; thence N 88°04'00" E 891.0 feet along the South line of said Section 5; thence N 04°46'00" W 580.44 feet to the Point of Beginning; thence N 04°46'00" W 60.0 feet; thence S 85°14'00" W 192.62 feet; thence S 19°35'31" E 61.79 feet; thence N 85°21'03" E 176.84 feet to the Point of Beginning.

Contains 11,048 square feet or 0.254 acres of land, more or less. Subject to all easements and restrictions of record, if any.

QUIT CLAIM DEED

PART OF THE SW 1/4 OF SECTION 5
T1S, R6E, TOWNSHIP OF NORTHFIELD, WASHTENAW COUNTY
TAX ID No. B-02-05-328-036



34000 Plymouth Road | Livonia, MI 4815
p (734) 522-6711 | f (734) 522-6427

Advancing Communities

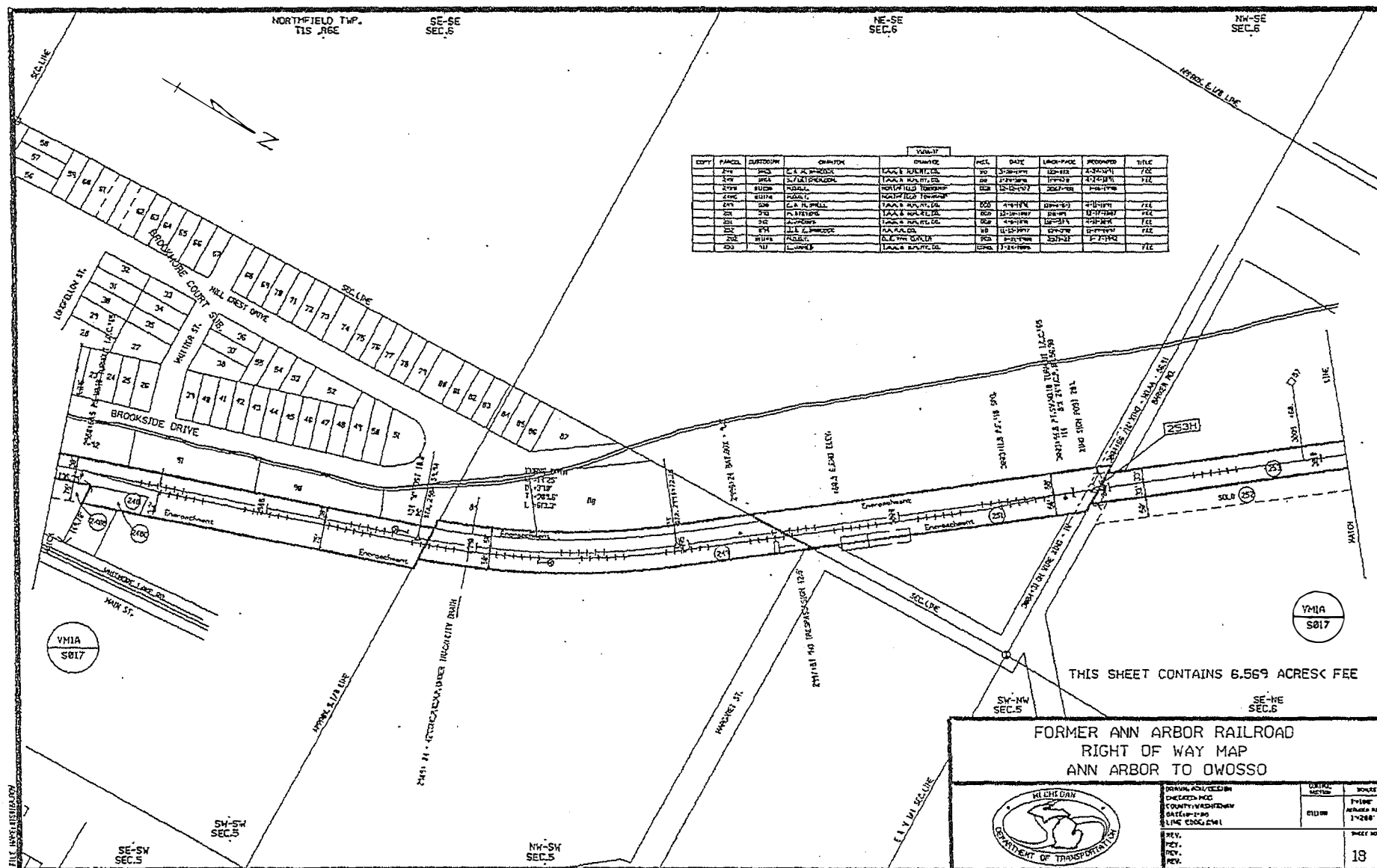
CLIENT

NORTHFIELD TOWNSHIP

DATE: 08-16-15
CREATED BY: SH
CHK: 05-328-036

2 OF 2

0151-15-0010



WAIVER STATEMENT

I/We _____, duly express that we have no interest as abutting owners in purchasing the Michigan Department of Transportation property located in, identified as and shown in the attached sketch and legal description.

Signed and delivered in the presence of:

Witness

Abutting Owner

Witness

Abutting Owner

STATE OF MICHIGAN
COUNTY OF _____

On this _____ day of _____, 20____, before me personally appeared _____ to me known to be the same person(s) who executed the above waiver document to be his/her free act and deed.

Notary Public, _____ County,
Michigan. My commission expires on
_____.

DRAFTED BY:
Lori Crysler
Michigan Department of Transportation
Development Services Division
Program and Property Management Unit
425 West Ottawa Street
Lansing, MI 48933

Control Section: 811186	Job No: 201358	Parcel: 248C	Tract: N/A
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