



CITY of NOVI CITY COUNCIL

Agenda Item N
September 14, 2015

SUBJECT: Approval of Form of Agreement, Closing Documents (including form of Closing Statement), and Forms of Deeds for 2014 Michigan Natural Resources Trust Fund (MNRTF) Grant, TF14-0235, for approximately 10 acres of land located on Twelve Mile Road west of Wixom Road (the "Novi Northwest Neighborhood Park Property") and authorization to proceed with closing subject to completion of Closing Statement and final review by City Manager and City Attorney.

SUBMITTING DEPARTMENT: Parks, Recreation and Cultural Services

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The City applied for a grant from the MNRTF in 2014 to acquire vacant property on Twelve Mile Road. The initial grant application was based on a projected property value, along with additional acquisition costs, in the amount of \$550,000. The project agreement for the grant calls for the State to pay 70% as reimbursement, or an amount not to exceed \$385,000. This would make the City responsible for the remaining 30%, or \$165,000.

The City secured an appraisal of the property in \$510,000. The MNRTF accepted the appraisal for the property and has agreed to go forward with the grant at that amount. It has authorized the City to close the project on the basis of such appraisal. In addition, environmental reports have been secured that indicate no contamination that would affect the value of the property.

The attached agreement and various closing documents continue the 70%/30% split. At this point, the closing is proposed to occur on September 23, 2015. However, the MNRTF is still reviewing the closing documentation. In addition, the property owner has requested an opportunity to do what is known as a "1031 property exchange," an action authorized under IRS rules that would require the owner to purchase a similar or like property within a certain amount of time after closing. If authorized by the MNRTF (which it is not clear will occur), this may necessitate a small change to the language of the agreement, but would not affect the City at all.

The requested motion would approve the form of the documents, but would allow the City Manager and City Attorney to complete the closing statement when a date has been finalized and make minor changes that do not affect the substantive outcome in any way.

RECOMMENDED ACTION: Approval of Form of Agreement, Closing Documents (including form of Closing Statement), and Forms of Deeds for 2014 Michigan Natural Resources Trust Fund (MNRTF) Grant, TF14-0235, for approximately 10 acres of land located on Twelve Mile Road west of Wixom Road (the "Novi Northwest Neighborhood Park Property") and authorization to proceed with closing subject to completion of Closing Statement and final review by City Manager and City Attorney.

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

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



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



KEITH CREAGH
DIRECTOR

August 12, 2015

Mr. Jeffrey A. Muck
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Dear Mr. Muck:

SUBJECT: TF14-0235, Novi Northwest Neighborhood Park

I am writing to inform you that the appraisal for the Novi Northwest Neighborhood Park acquisition project has been reviewed and approved at the approved market value of **\$510,000**. In your correspondence dated August 11, 2015, you indicated that there are no environmental contamination issues on the site. The title search you submitted on July 30, 2015, was reviewed and approved.

You are now approved to proceed with the acquisition, in compliance with the provisions of Public Law 91-646 (the "Uniform Relations Assistance and Real Property Acquisition Policies Act of 1970"), as outlined in the Acquisition Project Procedures booklet, which was sent to you with your Project Agreement.

Please consult the *Acquisition Project Procedures* booklet for information on the documentation that must be submitted to this office before reimbursement can be made. *Request for Reimbursement* forms are included in the acquisition procedures booklet. These forms must be completely and accurately filled out, to include actual acquisition and incidental costs, and returned to this office before any reimbursements can be processed.

Grants Management staff is available for a preliminary review of all documentation prior to the actual closing. We have found this to be a valuable aid in avoiding lengthy delays in receiving reimbursement. We will help ensure that the required paperwork is in place prior to closing. While it is best done in person, it can be done by mail or fax if travel is a problem. If you would like to participate in a preliminary review, please provide at least two weeks notice so we can accommodate you.

If you have any questions, you may contact me at the telephone number or email address below, or by mail at Grants Management, Department of Natural Resources, P.O. Box 30425, Lansing, MI 48909-7925.

Sincerely,

Amy Matisoff, Grant Coordinator
Grants Management
517-284-5916
matisoffa@michigan.gov

AM:lh



STATEMENT OF JUST COMPENSATION

Required By Act 451, P.A. 1994, as amended, and Act 227 of 1972. Submission is required for payment/reimbursement.

This document is used for land acquisition grants under the Michigan Natural Resources Trust Fund (MNRTF). A separate *Statement of Just Compensation* form is required for each seller. Upon completion of the *Statement of Just Compensation* form by the local government and the landowner(s), signature by the local unit of government's representative and all landowners (or their legal representative) is required.

SECTION A: PROJECT DESCRIPTION (to be completed by the local government)

MNRTF Project Number: TF 14-0235	MNRTF Project Title: Novi Northwest Neighborhood Park
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Grantee (local government pursuing the acquisition): City of Novi	Name of Grantee's Representative: Jeffrey A. Muck
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Project Description/Purpose of the acquisition:
Neighborhood park with potential features, such as open space, play structures, and picnic tables, and other Basic recreational opportunities

Acreage to be acquired: 10.0 gross, 9.75 net ROW	County of the real property: Oakland
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Owners of the real property based on title records: as to undivided 1/3 interests:

- a. **Mark A. Moriset, Trustee of the Mark A. Moriset Trust u/a/d February 24, 1984**
- b. **James L. Schroth, Trustee of the James L. Schroth Living Trust u/a/d March 21, 1981**
- c. **James L. Schroth, Trustee, as Successor Trustee of the Suzanne Schroth Living Trust u/a/d March 21, 1981**

SECTION B: LEGAL DESCRIPTION (to be completed by the local government)

A legal description for the real property must be attached to this *Statement of Just Compensation* form and reviewed by the landowner(s) and local unit of government before the *Statement of Just Compensation* form is signed.

SECTION C: JUST COMPENSATION (to be completed by the local government)

Just compensation takes into consideration the location of the property, its highest and best use, and current land sales of similar properties. An increase or decrease in the market evaluation caused by the public improvement or the project for which the property is to be acquired, or by the likelihood that the property would be acquired for such improvement or project, other than that due to the physical deterioration of the property within the reasonable control of the owner, has been disregarded in making the determination of just compensation.

1. Just Compensation, which is the Michigan Department of Natural Resources -Approved Fair Market Value, has been identified as: **\$510,000**

2. Just Compensation includes amounts for the land, improvements, severance, if any, and other elements, as follows:

Land and Improvements:	\$510,000	<input type="checkbox"/> Amount includes buildings, structures or other improvements
Less Damage to the Remainder:	\$ n/a	
Less/Plus Other:	\$ n/a	
Total:	\$510,000	Must be amount shown in Section C (1) above

SECTION D: FEE SIMPLE TITLE (to be completed by the local government)

ONE OF THE FOLLOWING BOXES MUST BE CHECKED:

Acquisition will be of fee simple title free of all liens, encumbrances, and restrictions of record and with no interests reserved by the landowner.

OR

Acquisition is subject to the following easements or restrictions or interests or rights to be reserved by the landowner. *

* **IMPORTANT** – All easements, restrictions, and reservations of interests by the landowner must have prior approval by the DNR. If this box is checked, the local unit of government should not proceed with the acquisition without written approval from the DNR.

STATEMENT OF JUST COMPENSATION (Continued)

SECTION E: OCCUPANTS (to be completed by the landowner)

The following persons are occupying the property as separate households or are conducting business activities:

1. Name of Occupant	2. Name of Occupant	3. Name of Occupant
Address of Occupant	Address of Occupant	Address of Occupant
City State ZIP code	City State ZIP code	City State ZIP code
TYPE OF OCCUPANCY: <input type="checkbox"/> Household <input type="checkbox"/> Lease <input type="checkbox"/> Business <input type="checkbox"/> Rental	TYPE OF OCCUPANCY: <input type="checkbox"/> Household <input type="checkbox"/> Lease <input type="checkbox"/> Business <input type="checkbox"/> Rental	TYPE OF OCCUPANCY: <input type="checkbox"/> Household <input type="checkbox"/> Lease <input type="checkbox"/> Business <input type="checkbox"/> Rental

SECTION F: GRANTEE CERTIFICATION (to be completed by the local government)

- In compliance with Section 301 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, just compensation has been identified for the real property identified above.
- The Just Compensation amount is based upon a DNR-approved appraisal prepared for the local government and is not less than the appraiser's opinion of fair market value that he/she determined after a personal inspection of the property.
- The landowners were given the opportunity to accompany the appraiser.
- The local unit government is prepared to commence with negotiations for the purchase of this property.
- The local government will ensure all occupants of the property are made aware of the potential relocation benefits.
- The local government will pay all incidental costs associated with the acquisition, unless the landowner(s) waives this requirement in writing.
- This is NOT an offer to purchase.

Grantee's Representative Signature

Date

SECTION G: LANDOWNER(S) CERTIFICATION (to be completed by the landowner)

- I was offered the opportunity to accompany the appraiser over the subject land.
- I have received a copy of this *Statement of Just Compensation* form, fully reviewed it, and have been advised of my rights under P.L. 91-646.
- By signing of this statement, I acknowledge that I have completed Sections E and G. My signature acknowledges receipt of the completed *Statement of Just Compensation* form and places me under no obligation.**

LANDOWNER(S) SIGNATURES:

I or my representative DID DID NOT accompany the appraiser. (ONE OF THESE BOXES MUST BE CHECKED)

a) Landowner or Owner's Legal Representative Signature

Date

I or my representative DID DID NOT accompany the appraiser. (ONE OF THESE BOXES MUST BE CHECKED)

b) Landowner or Owner's Legal Representative Signature

Date

I or my representative DID DID NOT accompany the appraiser. (ONE OF THESE BOXES MUST BE CHECKED)

c) Landowner or Owner's Legal Representative Signature

Date

This completed and signed document must be submitted with the Reimbursement Package to:

**Grants Management
Michigan Department of Natural Resources
PO Box 30425
Lansing MI 48909-7925**



OFFER TO PURCHASE

Required By Act 451, P.A. 1994, as amended, and Act 227 of 1972. Submission required for payment/reimbursement.

This Offer to Purchase form is used for land acquisition grants under the Michigan Natural Resources Trust Fund (MNRTF) when the Cash Compensation amount is at least equal to the Just Compensation/Offer to Purchase amount. A separate Offer to Purchase form is required for each seller. Upon completion of the Offer to Purchase form by the Local Government/Buyer and the Landowner/Seller(s), signature by the local unit of government's representative and all landowners (or their legal representative) is required. An alternative to this document may be used if it contains the same information.

SECTION A: PROJECT DESCRIPTION (to be completed by the local government)

MNRTF Project Number: TF 14-0235	MNRTF Project Title: Novi Northwest Neighborhood Park
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SECTION B: BUYER INFORMATION (The Buyer is the MNRTF grantee/local government pursuing the acquisition)

Name of Local Government/Buyer: City of Novi	Name of Local Government/Buyer's Representative: Jeffrey A. Muck
Address of Local Government/Buyer: 45175 Ten Mile Road	City State ZIP Novi MI 48375

SECTION C: SELLER(S) INFORMATION (Owners of the real property based on title records)

1. Name of Seller Mark A. Moriset, Trustee	2. Name of Seller James L. Schroth, Trustee	3. Name of Seller James L. Schroth, Successor Trustee
Address of Seller 36856 Heatherton Drive	Address of Seller 95 Tonnacour	Address of Seller 95 Tonnacour
City State ZIP Farmington MI 48335	City State ZIP Grosse Pointe MI 48236	City State ZIP Grosse Pointe MI 48236

SECTION D: LEGAL DESCRIPTION (to be completed by the local government)

A legal description for the real property must be attached to this Offer to Purchase form and reviewed by the landowner(s) and local unit of government before the Offer to Purchase form is signed.

SECTION E: JUST COMPENSATION (to be completed by the local government)

Just Compensation, which is the Michigan Department of Natural Resources -Approved Fair Market Value, has been identified as: **\$ 510,000**

SECTION F: OFFER TO PURCHASE PRICE (to be completed by the local government)

An Offer to Purchase has been made in the amount of (DNR-approved fair market value or higher): **\$ 510,000**

SECTION G: LOCAL GOVERNMENT/BUYER CERTIFICATION

By signing this statement, the Local Government/Buyer offers to purchase the property for the price listed in Section F and to pay the incidental closing costs, unless waived by the Landowner/Seller.

Local Government's Representative Signature *Date*

SECTION H: LANDOWNER/SELLER(S) CERTIFICATION

By signing this statement, the Landowner/Seller(s) certifies the following:

- I have been informed of all of my rights and benefits under the Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970.
- I have been provided with a Statement of Just Compensation.
- I accept this Offer to Purchase.

a) Landowner or Owner's Legal Representative	Date
b) Landowner or Owner's Legal Representative	Date
c) Landowner or Owner's Legal Representative	Date

This completed and signed document must be submitted with the Reimbursement Package to:

Grants Management
Michigan Department of Natural Resources
PO Box 30425
Lansing MI 48909-7925

EXHIBIT "A"

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan

Commencing at the Northeast corner of the East 1/3 of the Northwest 1/4 of Section 18, Town 1 North, Range 8 east, thence continuing Westerly along the North line of said Section a distance of 10 rods to the point of beginning; thence Southerly parallel to the 1/4 Section line a distance of 80 rods to a point; thence Westerly parallel to the North line of said Section a distance of 20 rods to a point; thence Northerly parallel to said 1/4 Section line a distance of 80 rods to a point in the North Section line which is 30 rods distant Westerly from the Northeast corner of said Section; thence Easterly along the North line of said Section a distance of 20 rods to the place of beginning.

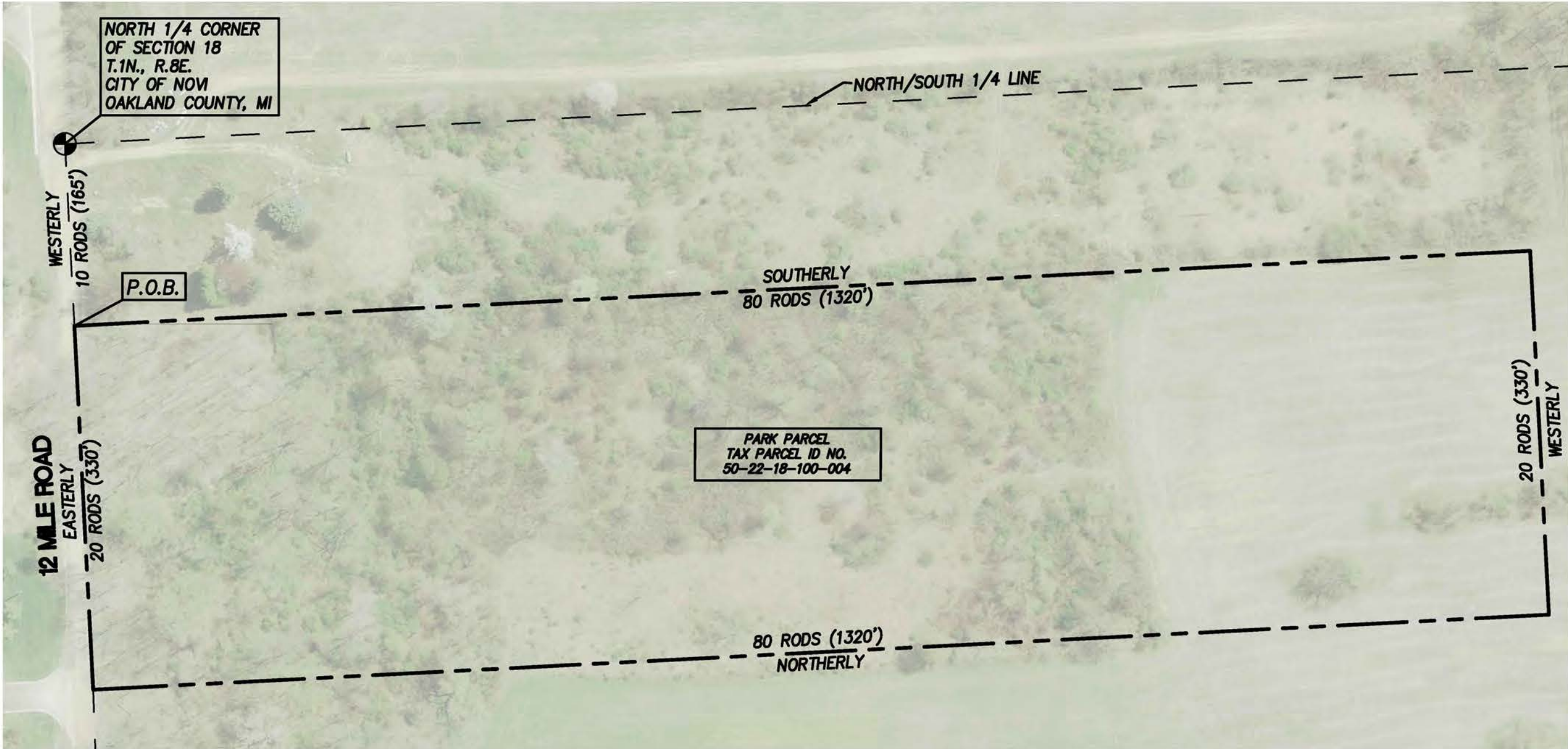
Assessed as:

The North 1320 feet of the West 330 feet of the East 495 feet of the East 1/2 of the Northwest 1/4 of Section 18, Town 1 North, Range 8 East, Township of Novi, Oakland County, Michigan.

BOUNDARY SKETCH EXHIBIT

12 MILE PARK PROPERTY ACQUISITION
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

CENTER
OF SECTION 18
T.1N., R.8E.
CITY OF NOVI
OAKLAND COUNTY, MI



NORTH 1/4 CORNER
OF SECTION 18
T.1N., R.8E.
CITY OF NOVI
OAKLAND COUNTY, MI

WESTERLY
10 RODS (165')

P.O.B.

12 MILE ROAD
EASTERLY
20 RODS (330')

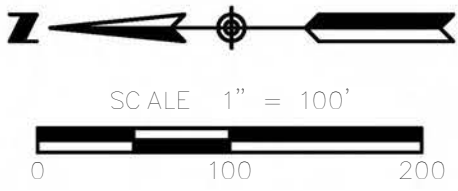
SOUTHERLY
80 RODS (1320')

PARK PARCEL
TAX PARCEL ID NO.
50-22-18-100-004

20 RODS (330')
WESTERLY

80 RODS (1320')
NORTHERLY

NORTHWEST CORNER
OF SECTION 18
T.1N., R.8E.
CITY OF NOVI
OAKLAND COUNTY, MI



SPALDING DeDECKER
Engineers | Surveyors
905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

DRAWN: C.ELLISON	DATE: 03-06-15
CHECKED: S.BROWN	DATE: 03-06-15
MANAGER: M.DEDECKER	SCALE: 1"=200'
JOB No. SM15-009	SHEET: 1 OF 2
NOVI PARK PROPERTY ACQUISITION	
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN	

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FURNISHED LEGAL DESCRIPTION

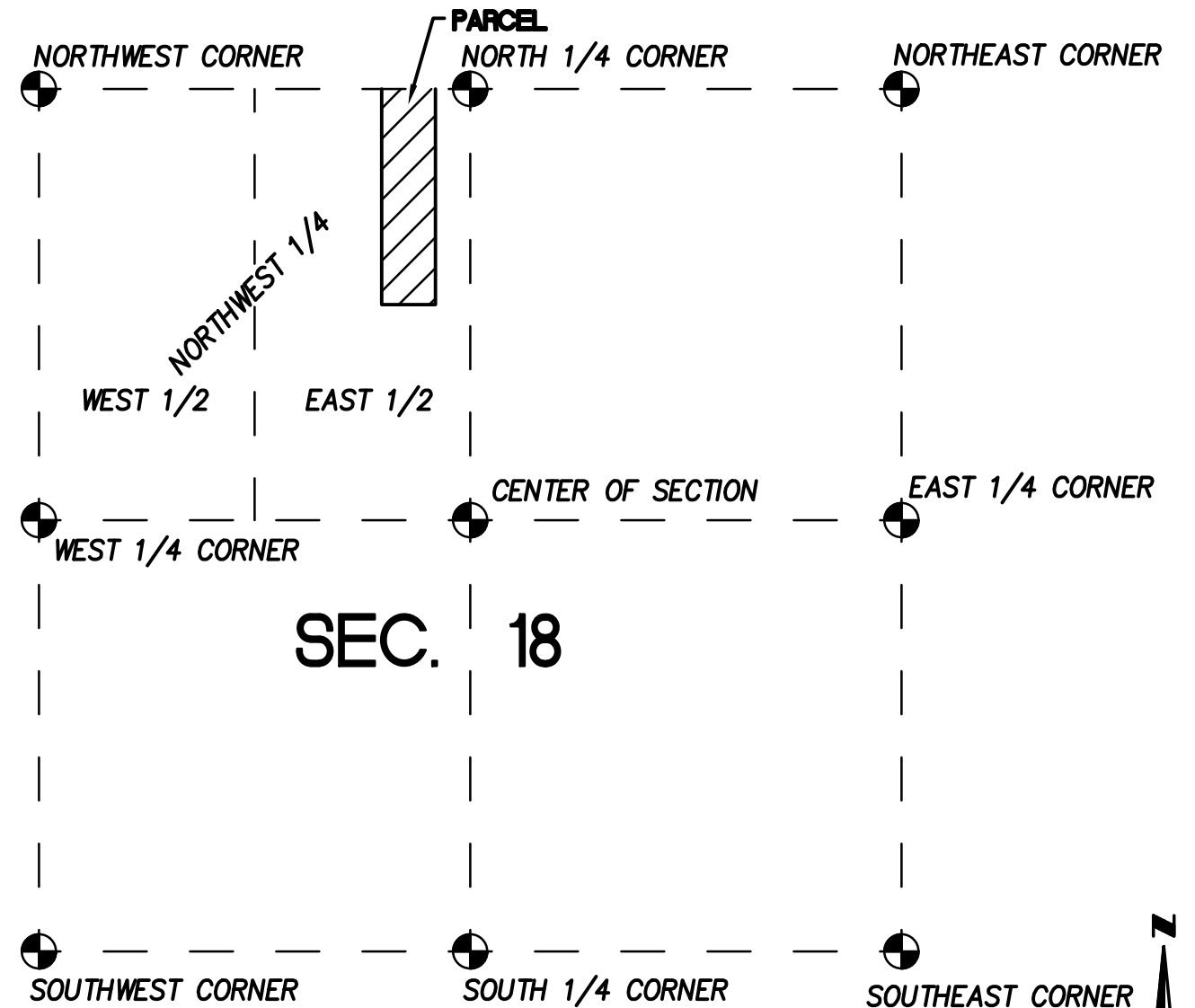
TAX PARCEL ID NO 50-22-18-100-004

COMMENCING AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWN 1 NORTH, RANGE 8 EAST, THENCE CONTINUING WESTERLY ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 10 RODS (165 FEET) TO THE POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL TO THE 1/4 SECTION LINE A DISTANCE OF 80 RODS (1,320 FEET) TO A POINT; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID SECTION A DISTANCE OF 20 RODS (330 FEET) TO A POINT; THENCE NORTHERLY PARALLEL TO SAID 1/4 SECTION LINE A DISTANCE OF 80 RODS (1,320 FEET) TO A POINT IN THE NORTH SECTION LINE WHICH IS 30 RODS (495 FEET) DISTANT WESTERLY FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 20 RODS (330 FEET) TO THE PLACE OF BEGINNING.

OTHERWISE DESCRIBED AS: THE NORTH 1,320 FEET OF THE WEST 330 FEET OF THE EAST 495 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWN 1 NORTH, RANGE 8 EAST, TOWNSHIP OF NOVI, OAKLAND COUNTY, MICHIGAN.

SURVEYOR'S COMMENT

1. SPALDING DeDECKER HAS PREPARED THIS EXHIBIT BASED UPON THE FURNISHED LEGAL DESCRIPTION ONLY. NO FIELD WORK WAS PERFORMED AND THIS IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.



VICINITY SKETCH



905 South Blvd. East Phone: (248) 844-5400
 Rochester Hills, MI 48307 Fax: (248) 844-5404
 www.sda-eng.com

DRAWN: C.ELLISON	DATE: 03-06-15
CHECKED: S.BROWN	DATE: 03-06-15
MANAGER: M.DEDECKER	SCALE:
JOB No. SM15-009	SHEET: 2 OF 2
NOVI PARK PROPERTY ACQUISITION	
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN	

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WARRANTY DEED

The Grantors, Mark A. Moriset, Trustee of the Mark A. Moriset Trust u/a/d February 24, 1984, whose address is 36856 Heatherton Drive, Farmington, MI 48335, as to an undivided 1/3 interest; James L. Schroth, as Trustee of the James L. Schroth Living Trust u/a/d March 25, 1981, whose address is 95 Tonnacour, Grosse Pointe, MI 48236, as to an undivided 1/3 interest; and James L. Schroth, as Successor Trustee of the Suzanne Schroth Living Trust u/a/d March 25, 1981, whose address is 95 Tonnacour, Grosse Pointe, MI 48236, as to an undivided 1/3 interest.

Conveys and warrants to the City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile Road, Novi, Michigan 48375, being the Grantee,

the following described premises situated in the City of Novi, County of Oakland and State of Michigan

See attached legal description, incorporated herein by this reference.

For the consideration of \$510,000

Public Act 591 of 1997 requires the following: this property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantors grant the Grantee the right to make all division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

Dated this ____ day of _____, 2015

[Signatures on Next Page]

Signed in the presence of:

Signed by:

Print Name:

By: James L. Schroth
Successor Trustee of the Suzanne Schroth
Living Trust u/a/d March 25, 1981

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by James L. Schroth.

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

When Recorded Return To: Grantee	Send Subsequent Tax Bills To: Grantee	Drafted By: Thomas R. Schultz, Esq. 27555 Executive Drive, Suite 250 Farmington Hills, MI 48331
PARCEL ID#: 22-18-100-004	Recording Fee: \$ _____ Transfer Tax: \$ _____	

WARRANTY DEED (Mineral Royalty Interest)

The Grantor, City of Novi, a Michigan municipal corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan, 48375

conveys and warrants to the STATE OF MICHIGAN

whose street number and post office address is Post Office Box 30448, Lansing, Michigan 48909-7948

the following described premises situated in the City of Novi, County of Oakland and State of Michigan

See attached legal description, incorporated herein by this reference.

SUBJECT TO easements and building and use restrictions of record:

GRANTOR CONVEYS a perpetual nonparticipating royalty equal to 1/6 of the gross proceeds of sale of all oil and/or gas and other minerals produced and saved in any combination from the minerals rights described in Exhibit A. This conveyed royalty shall be determined and paid pursuant to the terms specified in Exhibit B.

The terms of this conveyance shall extend to the heirs, executors, administrators, successors, and assigns of the parties hereto.

Tax ID No. 22-18-100-004

For and in consideration of One Dollar (\$1.00) and no other consideration.

This instrument is exempt from County transfer tax pursuant to MCL 207.505(h) and from State transfer tax pursuant to MCL 207.526(h)(i).

Dated this ____ day of _____, 2015

[Signatures on Next Page]

DECLARATION AND NOTICE

This Declaration made ____ day of _____, 2015, by City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile Road, Novi, Michigan, 48375 (hereinafter called "City"), being the owner of all the property described as:

[see attached Exhibit A for legal description]

herein after referred to as the Property, attached hereto, located in the City of Novi, Oakland County, Michigan hereby makes the following declaration regarding uses to which the Property may be put.

WITNESSETH:

The declaration contained herein is based on the following factual recitals:

- A. The City purchased the Property, in part, through the grant of money from the Michigan Natural Resources Trust Fund.
- B. As a condition of the grant by the Michigan Department of Natural Resources, the City has agreed to impose certain restrictions on the Property purchased.

NOW, THEREFORE, the City hereby declares that the Property is and shall be held, transferred, sold, conveyed, leased, occupied and used subject to the obligation hereinafter set forth, all of which shall run with the land.

The lands included in this deed were acquired by City with funding assistance from the Michigan Natural Resources Trust Fund pursuant to project agreement TF 14-0235 between the Michigan Department of Natural Resources and the City, executed on May 18, 2015. The project agreement describes certain requirements to ensure the long-term conservation of the property and its use for public outdoor recreation. The City is placing this notice on record as confirmation of its obligations as set forth in the project agreement, including the requirement that the consent of the Michigan Department of Natural Resources and the Michigan Natural Resources Trust Fund Board of Trustees is required prior to the conveyance of any rights or interest in the property to another entity, or for the use of the property for purposes other than conservation or public outdoor recreation.

City of Novi

By: Robert Gatt
Its: Mayor

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Robert Gatt, Mayor, of the City of Novi, a Michigan municipal corporation.

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

Prepared By:

Thomas R. Schultz, Esq.
2755 Executive Drive, Suite 250
Farmington Hills, MI 48331

DRAFT



CLOSING STATEMENT

Required By Act 451, P.A. 1994, as amended, and Act 227 of 1972. Submission is required for payment/reimbursement.

This document is to be used for land acquisition grants under the Michigan Natural Resources Trust Fund (MNRTF). A separate document is required for each seller. Upon completion of the document by the local government and the landowner(s), signature by the local unit of government's representative and all landowners (or their legal representative) is required. An alternative to this document may be used if it contains the same information.

PROJECT DESCRIPTION

MNRTF Project Number: TF 14-0235	MNRTF Project Title: Novi Northwest Neighborhood Park
Grantee (local government pursuing the acquisition): City of Novi	Name of Grantee's Representative: Jeffrey A. Muck
Owner(s) of the real property based on title records: a. Mark Moriset, Trustee b. James L. Schroth, Trustee c. James L. Schroth, Successor	

BUYER'S STATEMENT

CHARGES (Debits)	
Description	Amount
Purchase Price	\$
Title Insurance	\$
Prorated Summer Taxes*	\$
Prorated Winter Taxes*	\$
Recording Fees	\$
Revenue Stamps	\$
Closing Fee (excluding attorney fees)	\$
TOTAL CHARGES	\$
CREDITS	
Option	\$
Miscellaneous (including Land Donation)	\$
	\$
	\$
TOTAL CREDITS	\$
BALANCE DUE COMPUTATION	
TOTAL CHARGES	\$
LESS TOTAL CREDITS	\$
BALANCE DUE	\$

* Taxes paid that are allocable to a period subsequent to vesting of title in the buyer or effective date of possession by the buyer, whichever is earlier.
I/We consider the foregoing to be correct accounting and hereby acknowledge that I/we have received a copy of this closing statement.

Buyer's Representative Signature Date

SELLER'S STATEMENT

CHARGES (Debits)	
Description	Amount
Title Insurance	\$
Revenue Stamps	\$
Prorated Summer Taxes	\$
Prorated Winter Taxes	\$
Recording Fees	\$
Miscellaneous (including Land Donation)	\$
	\$
TOTAL CHARGES	\$
CREDITS	
Purchase Price	\$
Prorated Summer Taxes	\$
Prorated Winter Taxes	\$
Miscellaneous	\$
TOTAL CREDITS	\$
NET DUE COMPUTATION	
TOTAL CREDITS	\$
LESS TOTAL CHARGES	\$
NET DUE	\$

I/We consider the foregoing to be correct accounting and hereby acknowledge that I/we have received a copy of this closing statement.

Landowner/Seller or Legal Representative Signature Date

Landowner/Seller or Legal Representative Signature Date

Landowner/Seller or Legal Representative Signature Date

This completed and signed document must be submitted with the Reimbursement Package to:

Grants Management
Michigan Department of Natural Resources
PO Box 30425
Lansing MI 48909-7925