

# A G E N D A

## **BUILDING COMMITTEE**

May 11, 2005  
11:00 A.M. OPS Conference Room  
1<sup>st</sup> Floor Mason Building

## **STATE ADMINISTRATIVE BOARD**

May 17, 2005  
11:00 A.M. 1921 Department of Conservation Room  
7th Floor Mason Building

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### **AWARD OF CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF TRANSPORTATION, MONROE – Monroe Welcome Center – New Welcome Center - Phase 2  
File No. 591/05021.RAN – Index No. 27005  
Low Responsive Bidder: DeAngelis Landscape, Inc., Woodhaven; \$1,563,950.00
2. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, GRAND LEDGE – Abrams Municipal Airport – New Army Aviation Support Facility  
File No. 511/05073.EEW – Index No. 11549  
Low Responsive Bidder: The Christman Company, Lansing; \$23,317,000.00
3. DEPARTMENT OF ENVIRONMENTAL QUALITY, SAGINAW – National Plate Glass – Installation & Removal of Sheet Piling, Dewatering, Soil Removal & Disposal  
File No. 761/05072.RRD – Index No. 47614  
Low Responsive Bidder: Manigg Enterprises, Inc., Alpena; \$1,797,300.09
4. DEPARTMENT OF ENVIRONMENTAL QUALITY, CORAL – Coral General Store – Installation of Multiphase Extraction System & Air Sparge System  
File No. 761/05095.RRD – Index No. 47818  
Low Responsive Bidder: Global Environmental Engineering, Inc., Elk Rapids; \$339,900.00

### **AWARD OF CONTRACT FOR PROFESSIONAL SERVICES**

5. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, GRAND LEDGE – Abrams Municipal Airport – New Army Aviation Support Facility  
File No. 511/05073.EEW – Index No. 11549  
That approval be given for the award of a contract for professional services to JE Associates, Inc., St. Louis, Missouri, to provide professional architectural and engineering design services, technical staff and support personnel for Phase 600 – Construction Administration (Office) and Phase 700 – Construction Administration (Field) services to assist the State in the construction of a new Army Aviation Support Facility (AASF) for aviation units of the Michigan Army National Guard currently assigned to the existing AASF at the Abrams Municipal Airport in Grand Ledge, Michigan. Payment for professional services to be on a direct payroll basis times a multiplier of 2.23, plus reimbursables, for a cost not-to-exceed \$764,598.07.

## **REVISIONS TO CONSTRUCTION CONTRACTS**

6. DEPARTMENT OF COMMUNITY HEALTH, YPSILANTI – Center for Forensic Psychiatry – New Forensic Center  
File No. 391/99210.JAN – Index No. 53086  
Walbridge Aldinger Company, Detroit; CCO No. 38, Incr. \$161,655.00

## **LEASES FOR PRIVATE PROPERTY**

7. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING - Renewal of Lease #10249 effective October 1, 2005 through September 30, 2010 with Boji Tower LLC, a Michigan Limited Liability Company, 124 West Allegan Street, Lansing, Michigan 48909, as Lessor, and the Department of Management and Budget, as Lessee, for 4,848 square feet of office space located at 124 West Allegan Street, Suite 200, Lansing, Michigan 48909. The annual per square foot rental rate for this space is \$16.93 (\$6,839.72 per month). This is a full service Lease. This Lease contains a mid-term rental rate increase of 3.5%. This Lease contains one five-year renewal option with an annual rental rate of \$20.43 (\$8,253.72 per month). This Lease does not include annual adjustments for real estate taxes or operating expenses. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

## **ADDENDUM TO LEASE FOR PRIVATE PROPERTY**

8. DEPARTMENT OF COMMUNITY HEALTH, LANSING - Addendum #2 to lease #11080 approved by the State Administrative Board on December 7, 2004 by Item #38, between Boji Group of Lansing, LLC, a Michigan Limited Liability Corporation, 124 West Allegan Street, Lansing, Michigan 48933, as Lessor, and the Department of Community Health, as Lessee, for space located at 201 Townsend Street, Lansing, Michigan 48913. This addendum reduces the annual rental rate after the first year (rent is -0- the first year) to reflect a lower square foot rate from \$22.40 per square foot to \$15.81 per square foot for the basement portion of 1,105 square feet of the Leased space; adding the first right of refusal for purchase of the building; adding the right of the State to add signage and providing a \$15,000.00 sign allowance given by the Lessor; and allowing the State to install antennas or satellite dishes to the Leased facility with no additional rental cost to the State. This is a full service Lease. This addendum becomes effective upon the last State approval and continues to the termination date of the lease, or any extension. This lease contains an Executive New, 90-day cancellation. The Attorney General has approved this lease as to legal form.
9. DEPARTMENT OF HUMAN SERVICES (FORMERLY FAMILY INDEPENDENCE AGENCY), OWOSSO - Addendum #1 to Lease #7259 approved by the State Administrative Board on May 2, 1989 by Item #26, between Indian Trails, Inc, a Michigan Corporation, 109 East Comstock, Owosso, Michigan 48867, as Lessor, and the Department of Human Services, as Lessee, for space located at 1975 West

Main Street, Owosso, Michigan 48867. This Addendum provides for adding the year 2000 language, updating the Civil Rights provision, changing the legislative cancellation to a standard cancellation and exercising the renewal option. The annual per square foot rental rate is \$6.68 (\$9,625.00 per month) which is no change from the previous Lease. There are adjustments for real estate taxes and operating expenses. This Addendum becomes effective upon the last State approval and continues to the termination date of the Lease, or any extension. This Lease contains a Standard 60-day cancellation. The Attorney General has approved this Lease as to legal form.

### **CONSTRUCTION CHANGE ORDER FOR LEASED PROPERTY**

10. DEPARTMENT OF COMMUNITY HEALTH, LANSING - Construction Change Order #3 for Lease #10116 approved by the State Administrative Board on February 1, 1994 by Item #S-1 between Mark S. Kerrins, a married man, and subsequently assigned to Kerrins, L.L.C., a Michigan Limited Liability Company,, as Lessor, and the Department of Community Health, as Lessee. This Construction Change Order provides for retrofitting an existing location to use as a State Health Emergency Operations Center (SHOC) as requested by the Department of Community Health at a cost not-to-exceed \$29,619.76 for space located at 1001 Terminal Road, Lansing, Michigan.

### **STATE AS LESSOR LEASE**

11. A Recommendation to the State Administrative Board to Approve Lease #11062 between the Department of Management and Budget, Lessor, and South Central State Employees Credit Union, Lessee.

Under Authority of Public Act 431 of 1984, it is hereby recommended the State Administrative Board approve Lease #11062 for 70 square feet located at 301 East Louis B Glick Highway, First Floor, Jackson, Michigan 49201. The purpose of this Lease is to place an ATM. This Lease is effective November 1, 2004 through October 31, 2009 with a rental rate of \$17.50 per square foot. This Lease contains one one-year renewal option(s). This Lease may be cancelled by either party with 30-days written advance notice.

### **JURISDICTIONAL TRANSFER**

12. DEPARTMENT OF COMMUNITY HEALTH, WAYNE COUNTY, TOWNSHIP OF NORTHVILLE DMB, for the Department of Community Health, recommends that the State Administrative Board, under authority of 1984 PA 431, and 2002 PA 6 (Act), as amended by 2004 PA 366, transfer jurisdiction of oil and gas Leases Nos. N-24954 and N-24957, and all other oil, gas and mineral rights (collectively "Mineral Interests") from the Michigan Department of Community Health to the Michigan Department of Natural Resources (DNR), as described below:

1. State of Michigan Department of Natural Resources Oil and Gas Lease Number N-24954, as amended;
2. State of Michigan Department of Natural Resources Oil and Gas Lease Number N-24957, as amended; and
3. All other oil, gas and mineral rights which lie and are on, within or under the land, but not including the land, located in Northville Township, Wayne County, Michigan, commonly known as Northville Psychiatric Hospital, and described as: A parcel of land in the N ½ of sections 11 & 12, T1S, R8E, Northville Township, Wayne County, Michigan and more particularly described as commencing at the E ¼ corner of said section 12; thence S86°48'28"W 1384.05 feet, on the E-W ¼ line of said section 12 to the point of beginning of this description; thence S86°48'28"W 1300.57 feet, on said E-W ¼ line to the center of said section 12; thence S86°53'56"W 2726.05 feet, on said E-W ¼ line to the W ¼ corner of said section 12; thence N84°54'43"W 2725.96 feet, on the E-W ¼ line of said section 11 to the center of said section 11; thence N85°00'14"W 200.15 feet, on the E-W ¼ line of said section 11; thence N01°29'26"E 1.14 feet; thence N00°00'34"W 72.00 feet; thence N49°05'26"E 131.49 feet; thence N23°49'26"E 94.98 feet; thence N07°25'34"W 69.92 feet; thence N32°28'34"W 81.37 feet; thence N15°56'34"W 309.92 feet; thence N64°56'07"W 282.85 feet; thence 2284.99 feet, on the arc of a curve to the left with a central angle of 122°12'37", a radius of 1071.28 feet, and a long chord bearing and distance of S53°56'34"W 1875.81 feet; thence S82°56'46"W 4.24 feet, to the east right of way line of the CSX railroad; thence N12°56'16"W 479.57 feet, on said railroad right of way to the E-W ¼ line of said section 11; thence N12°56'16"W 1042.64 feet, on said railroad right of way; thence N38°54'25"E 299.77 feet; thence N83°24'25"E 145.50 feet; thence N69°54'25"E 198.00 feet; thence N39°24'25"E 99.30 feet; thence N62°24'25"E 108.87 feet; thence S62°50'35"E 103.70 feet; thence S41°34'35"E 205.39 feet; thence N63°04'10"E 169.60 feet; thence N89°07'10"E 74.80 feet; thence S36°20'50"E 344.00 feet; thence S36°20'50"E 106.31 feet; thence S68°13'14"E 188.90 feet; thence S82°35'18"E 67.44 feet; thence S88°15'37"E 1017.15 feet; thence N01°56'53"E 684.47 feet; thence S89°26'24"E 699.89 feet; thence S01°57'25"W 707.88 feet; thence S89°26'24"E 490.88 feet; thence N01°57'25"E 100.07 feet; thence N14°37'29"E 219.23 feet; thence S89°26'24"E 68.17 feet; thence N07°37'01"W 1045.59 feet, to the south right of way line of Seven Mile Road; thence S89°26'24"E 1202.88 feet, on said right of way to the east line of said section 11; thence N89°45'40"E 2643.20 feet, on said right of way to the N-S ¼ line of said section 12; thence N84°12'47"E 1734.38 feet, on said right of way; thence N85°33'26"E 266.11 feet, on said right of way; thence S88°29'21"E 148.63 feet, on said right of way; thence N87°57'11"E 197.69 feet, on said right of way; thence S85°42'03"E 197.80 feet, on said right of way; thence S88°37'57"E 148.01 feet, on said right of way to the west right of way line of Haggerty Road; thence S00°00'12"W 350.00

feet, on said right of way; thence S89°59'48"E 10.00 feet, on said right of way; thence S00°00'12"W 467.43 feet, on said right of way; thence N90°00'00"W 695.16 feet; thence S36°47'34"W 1001.88 feet; thence S01°37'45"W 942.94 feet, to the point of beginning, containing 414.64 acres.

Further, the jurisdictional transfer to DNR of the Mineral Interests shall be by a Jurisdictional Transfer Affidavit prepared by the Office of the Attorney General at the request and in consultation with the DMB Real Estate Division.

### **JURISDICTIONAL AFFIDAVITS**

13. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources. Further, the transfer shall be by jurisdictional affidavit.

The transferred land is located in Wayne County, Michigan and the description is on file with the State Administrative Board.

# S U P P L E M E N T A L A G E N D A

## BUILDING COMMITTEE

May 11, 2005  
11:00 A.M. OPS Conference Room  
1<sup>st</sup> Floor Mason Building

## STATE ADMINISTRATIVE BOARD

May 17, 2005  
11:00 A.M. 1921 Department of Conservation Room  
7th Floor Mason Building

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### Recommendation for Conveyance of Surplus State Property

1. Labor Building, City of Detroit, Wayne County, Michigan  
The Department of Management and Budget (DMB) recommends the sale of the Labor Building property located in the City of Detroit, Wayne County, Michigan to

**Re-submitted on the 5/17/05**

**Legislative Background  
Special Building Committee**

Public Act 320 of 2004, effective August 27, 2004, authorizes the State Administrative Board of Michigan, to convey for not less than fair market value the following property, containing 3.22 acres, more or less:

#### **PARCEL A:**

All of Lots 1 through 9, inclusive, the strip of land twenty (20) feet in width lying between the east line of said Lots 1 and 2 and the west line of said Lot 3, being the alley vacated by the Common Council of the City of Detroit by resolution adopted October 22, 1912, and the West 11.80 feet of Lot 10, Atkinson's Subdivision of the South Part of Lot One of the Subdivision of Quarter Section Fifty Seven, Ten Thousand Acre Tract, Township of Hamtramck (now City of Detroit), Wayne County, Michigan, as recorded in Plat Liber 7, Page 33, Wayne County Records, and the Southerly 27-1/2 feet and the Easterly 155 feet of the North 80 feet of Lot 1, Bagg's Subdivision of part of Lot 1 in Quarter Section 57, 10,000 Acre Tract, Town 1 South, Range 12 East, as recorded in Plat Liber 7, Page 33, Wayne County Records, said parcel of land being more particularly described as:

BEGINNING at the northeast corner of Woodward Avenue and East Grand Boulevard at the southwest corner of said Lot 1 of said Atkinson's Subdivision; thence N25 degrees 59'43"W 145.04 feet along the northeasterly line of said Woodward Avenue to the southerly line of said Southerly 27-1/2 feet of said Lot 1 of said Bagg's Subdivision; thence N63 degrees 57'05"E 65.00 feet along said southerly line; thence N25 degrees 59'43"W 80.03 feet to the southeasterly line of Horton Avenue; thence N63 degrees 57'39"E 155.00 feet along said southeasterly line to the easterly line of said Lot 1 of said Bagg's Subdivision and

the west line of a 20 foot wide public alley; thence S25 degrees 59'43"E 107.50 feet to the southeasterly line of a 15 foot wide public alley; thence N63 degrees 57'05"E 361.41 feet along said southeasterly line and northwesterly line of said Lots 3 through 10 to the southwesterly line of John R Street; thence S25 degrees 46'52"E 109.95 feet along said southwesterly line to the northwest corner of said John R Street and East Grand Boulevard; thence S63 degrees 56'30"W 581.00 feet along the northwesterly line of East Grand Boulevard to the Point of Beginning, containing 1.928 acres and being subject to easements and restrictions of record.

**PARCEL B:**

The East 10 feet of Lot 2, all of Lots 3 through 13, inclusive, and the West 1.80 feet of Lot 14, Bagg's Subdivision of Part of Lot 1 in Quarter Section 57, 10,000 Acre Tract, Town 1 South, Range 12 East, as recorded in Plat Liber 7, Page 33, Wayne County Records; said parcel of land being more particularly described as:

BEGINNING at the southwest corner of Horton Avenue and John R Street at the northeast corner of said West 1.80 feet of Lot 14 of said Bagg's Subdivision; thence S25 degrees 46'52"E 99.95 feet along the southwesterly line of said John R Street to the northwesterly line of a 15 foot wide public alley; thence S63 degrees 57'05"W 341.47 feet along said northwesterly line and southeasterly line of said Lots 3 through 13 to the northeasterly line of a of a 20 foot wide public alley; thence N25 degrees 59'43"W 100.00 feet to the southeasterly line of Horton Avenue; thence N63 degrees 57'39"E 341.80 feet along said southeasterly line to the Point of Beginning, containing 0.784 of an acre and being subject to easements and restrictions of record.

**PARCEL C:**

All of Lots 88, 89, and the Northerly 53 feet of Lot 90, Hibbard Baker's Subdivision of Lot No. 2 of the Subdivision of 1/4 Section 57, 10,000 Acre Tract, Hamtramck (now City of Detroit), Town 1 South, Range 12 East, as recorded in Plat Liber 7, Page 90, Wayne County Records, said parcel of land being more particularly described as:

BEGINNING at the southeast corner of said Lot 89 on the northwesterly line of Horton Avenue which is S63 degrees 57'39"W 31.82 feet from the southeast corner of Horton Avenue and John R Street at the northwest corner of said Lot 90 of said Hibbard Baker's Subdivision; thence continuing along said northwesterly line of Horton Avenue S63 degrees 57'39"E 60.03 feet to the southwest corner of said Lot 88; thence N25 degrees 48'16"W 124.95 feet to the southeasterly line of a 20 foot wide public alley; thence N63 degrees 56'35"E 91.90 feet along said line to the northeast corner of said Lot 90; thence S25 degrees 46'52"E 53.00 feet to the southerly line of said Northerly 53 feet of Lot 90; thence S63 degrees 56'35"W 31.83 feet along said line to the southwesterly line of said Lot 90; thence S63 degrees 47'36"E 71.97 feet along the

northeasterly line of said Lot 89 to the Point of Beginning, containing 0.211 of an acre and being subject to easements and restrictions of record.

**PARCEL D:**

All of Lots 61 and 62, Hibbard Baker's Subdivision of Lot No. 2 of the Subdivision of 1/4 Section 57, 10,000 Acre Tract, Hamtramck (now City of Detroit), Town 1 South, Range 12 East, as recorded in Plat Liber 7, Page 90, Wayne County Records, said parcel of land being more particularly described as:

BEGINNING at the southwest corner of Custer Avenue and John R Street at the northeast corner of said Lot 61 of said Hibbard Baker's Subdivision; thence S25 degrees 46'52"E 124.98 feet to the southeasterly line of a 20 foot wide public alley; thence S63 degrees 56'35"W 61.89 feet along said line to the southwest corner of said Lot 62; thence N25 degrees 48'16"W 124.96 feet along the southeasterly line of said Lot 62 to the southeasterly line of said Horton Avenue; thence N63 degrees 55'31"E 61.94 feet along said line to the Point of Beginning, containing .0178 of an acre and being subject to easements and restrictions of record.

**PARCEL E:**

The West 10 feet of Lot 287 and all of Lots 288 and 289, except that part taken for East Grand Boulevard, Frisbie and Foxen's Subdivision of Part of Fractional Section 31 and Lot 18 of Theodore J. and Denis J. Campau's Subdivision of Fractional Sections 29 and 32, T 1 S., R. 12 E., Detroit, Wayne County, Michigan, as recorded in Plat Liber 6, Page 78, Wayne County Records, said parcel of land being more particularly described as:

BEGINNING at the northwest corner of said Lot 289 of said Frisbie and Foxen's Subdivision; thence N63 degrees 59'51"E 70.00 feet to the northeast corner of said West 10 feet of said Lot 287; thence S25 degrees 44'45"E 175.32 feet to the southeast corner of said West 10 feet of said Lot 287; thence S63 degrees 59'51"W 70.00 feet along the southeasterly line of said Lots 287 to 289 to the southwest corner of said Lot 289; thence N25 degrees 44'45"W 175.32 feet along the southwesterly line of said Lot 289 to the Point of Beginning, containing 0.282 of an acre and being subject to easements and restrictions of record.

Fair market value of the property shall be determined by an appraisal prepared by an independent appraiser. The property shall be offered in a manner to realize the highest price from the sale or the highest value to the State. The sale shall be done in an open manner by utilizing a competitive bid process, brokerage services, or public auction.

The conveyance will be by quitclaim deed prepared and approved by the Attorney General, subject to easements and other encumbrances of record. The quitclaim deed shall not reserve mineral rights to the State.

# SPECIAL AGENDA

## SPECIAL BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

May 17, 2005

10:55 / 11:00 A.M. 1921 Department of Conservation Room  
7th Floor Mason Building

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### RECOMMENDATION FOR CONVEYANCE OF SURPLUS STATE PROPERTY

1. LABOR BUILDING, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN  
The Department of Management and Budget (DMB) recommends the sale of the Labor Building property located in the City of Detroit, Wayne County, Michigan to Sky Group Grand, LLC for Two Million One Hundred Thousand One Hundred Dollars and No/100 (\$2,100,100.00).

#### **Legislative Background**

Public Act 320 of 2004, effective August 27, 2004, authorizes the State Administrative Board, on behalf of the State of Michigan, to convey for not less than fair market value the following property, containing 3.22 acres, more or less:

#### **PARCEL A:**

All of Lots 1 through 9, inclusive, the strip of land twenty (20) feet in width lying between the east line of said Lots 1 and 2 and the west line of said Lot 3, being the alley vacated by the Common Council of the City of Detroit by resolution adopted October 22, 1912, and the West 11.80 feet of Lot 10, Atkinson's Subdivision of the South Part of Lot One of the Subdivision of Quarter Section Fifty Seven, Ten Thousand Acre Tract, Township of Hamtramck (now City of Detroit), Wayne County, Michigan, as recorded in Plat Liber 7, Page 33, Wayne County Records, and the Southerly 27-1/2 feet and the Easterly 155 feet of the North 80 feet of Lot 1, Bagg's Subdivision of part of Lot 1 in Quarter Section 57, Ten Thousand Acre Tract, Town 1 South, Range 12 East, as recorded in Plat Liber 7, Page 33, Wayne County Records, said parcel of land being more particularly described as:

BEGINNING at the northeast corner of Woodward Avenue and East Grand Boulevard at the southwest corner of said Lot 1 of said Atkinson's Subdivision; thence N25 degrees 59 minutes 43 seconds W 145.04 feet along the northeasterly line of said Woodward Avenue to the southerly line of said Southerly 27-1/2 feet of said Lot 1 of said Bagg's Subdivision; thence N63 degrees 57 minutes 05 seconds E65.00 feet along said southerly line; thence

N25 degrees 59 minutes 43 seconds W80.03 feet to the southeasterly line of Horton Avenue; thence N63 degrees 57 minutes 39 seconds E 155.00 feet along said southeasterly line to the easterly line of said Lot 1 of said Bagg's Subdivision and the west line of a 20 foot wide public alley; thence S25 degrees 59 minutes 43 seconds E 107.50 feet to the southeasterly line of a 15 foot wide public alley; thence N63 degrees 57 minutes 05 seconds E 361.41 feet along said southeasterly line and northwesterly line of said Lots 3 through 10 to the southwesterly line of John R Street; thence S25 degrees 46 minutes 52 seconds E 109.95 feet along said southwesterly line to the northwest corner of said John R Street and East Grand Boulevard; thence S63 degrees 56 minutes 30 seconds W 581.00 feet along the northwesterly line of East Grand Boulevard to the Point of Beginning, containing 1.928 acres and being subject to easements and restrictions of record.

**PARCEL B:**

The East 10 feet of Lot 2, all of Lots 3 through 13, inclusive, and the West 1.80 feet of Lot 14, Bagg's Subdivision of Part of Lot 1 in Quarter Section 57, Ten Thousand Acre Tract, Town 1 South, Range 12 East, as recorded in Plat Liber 7, Page 33, Wayne County Records; said parcel of land being more particularly described as:

BEGINNING at the southwest corner of Horton Avenue and John R Street at the northeast corner of said West 1.80 feet of Lot 14 of said Bagg's Subdivision; thence S25 degrees 46 minutes 52 seconds E 99.95 feet along the southwesterly line of said John R Street to the northwesterly line of a 15 foot wide public alley; thence S63 degrees 57 minutes 05 seconds W 341.47 feet along said northwesterly line and southeasterly line of said Lots 3 through 13 to the northeasterly line of a of a 20 foot wide public alley; thence N25 degrees 59 minutes 43 seconds W 100.00 feet to the southeasterly line of Horton Avenue; thence N63 degrees 57 minutes 39 seconds E 341.80 feet along said southeasterly line to the Point of Beginning, containing 0.784 of an acre and being subject to easements and restrictions of record.

**PARCEL C:**

All of Lots 88, 89, and the Northerly 53 feet of Lot 90, Hibbard Baker's Subdivision of Lot No. 2 of the Subdivision of 1/4 Section 57, Ten Thousand Acre Tract, Hamtramck (now City of Detroit), Town 1 South, Range 12 East, as recorded in Plat Liber 7, Page 90, Wayne County Records, said parcel of land being more particularly described as:

BEGINNING at the southeast corner of said Lot 89 on the northwesterly line of Horton Avenue which is S63 degrees 57 minutes 39 seconds W 31.82 feet from the southeast corner of Horton Avenue and John R Street at the northwest corner of said Lot 90 of said Hibbard Baker's Subdivision; thence continuing

along said northwesterly line of Horton Avenue S63 degrees 57 minutes 39 seconds E 60.03 feet to the southwest corner of said Lot 88; thence N25 degrees 48 minutes 16 seconds W 124.95 feet to the southeasterly line of a 20 foot wide public alley; thence N63 degrees 56 minutes 35 seconds E 91.90 feet along said line to the northeast corner of said Lot 90; thence S25 degrees 46 minutes 52 seconds E 53.00 feet to the southerly line of said Northerly 53 feet of Lot 90; thence S63 degrees 56 minutes 35 seconds W 31.83 feet along said line to the southwesterly line of said Lot 90; thence S63 degrees 47 minutes 36 seconds E 71.97 feet along the northeasterly line of said Lot 89 to the Point of Beginning, containing 0.211 of an acre and being subject to easements and restrictions of record.

**PARCEL D:**

All of Lots 61 and 62, Hibbard Baker's Subdivision of Lot No. 2 of the Subdivision of 1/4 Section 57, Ten Thousand Acre Tract, Hamtramck (now City of Detroit), Town 1 South, Range 12 East, as recorded in Plat Liber 7, Page 90, Wayne County Records, said parcel of land being more particularly described as:

BEGINNING at the southwest corner of Custer Avenue and John R Street at the northeast corner of said Lot 61 of said Hibbard Baker's Subdivision; thence S25 degrees 46 minutes 52 seconds E 124.98 feet to the southeasterly line of a 20 foot wide public alley; thence S63 degrees 56 minutes 35 seconds W 61.89 feet along said line to the southwest corner of said Lot 62; thence N25 degrees 48 minutes 16 seconds W 124.96 feet along the southeasterly line of said Lot 62 to the southeasterly line of said Horton Avenue; thence N63 degrees 55 minutes 31 seconds E 61.94 feet along said line to the Point of Beginning, containing .0178 of an acre and being subject to easements and restrictions of record.

**PARCEL E:**

The West 10 feet of Lot 287 and all of Lots 288 and 289, except that part taken for East Grand Boulevard, Frisbie and Foxen's Subdivision of Part of Fractional Section 31 and Lot 18 of Theodore J. and Denis J. Campau's Subdivision of Fractional Sections 29 and 32, T 1 S, R. 12 E, Detroit, Wayne County, Michigan, as recorded in Plat Liber 6, Page 78, Wayne County Records, said parcel of land being more particularly described as:

BEGINNING at the northwest corner of said Lot 289 of said Frisbie and Foxen's Subdivision; thence N63 degrees 59 minutes 51 seconds E 70.00 feet to the northeast corner of said West 10 feet of said Lot 287; thence S25 degrees 44 minutes 45 seconds E 175.32 feet to the southeast corner of said West 10 feet of said Lot 287; thence S63 degrees 59 minutes 51 seconds W 70.00 feet along the southeasterly line of said Lots 287 to 289 to the southwest corner of said Lot 289; thence N25 degrees 44 minutes 45 seconds W 175.32 feet along the

southwesterly line of said Lot 289 to the Point of Beginning, containing 0.282 of an acre and being subject to easements and restrictions of record.

2. MICHIGAN PLAZA BUILDING AND LAND, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

The Department of Management and Budget (DMB) recommends the sale of the former Michigan Plaza Building and land located in Detroit, Michigan to 1200 Sixth Street, LLC, a Michigan limited liability company for \$6,307,000.

**Legislative Background**

Public Act 138 of 2002, effective April 1, 2002, authorizes the State Administrative Board to convey the following property containing 9.5 acres, more or less:

Real property located in the City of Detroit, Wayne County, Michigan, more particularly described as follows:

**PARCEL A:**

All of Lots 108 through 113, inclusive, except the Easterly 12 feet of Lot 113 of West Side Industrial Subdivision No. 2, of part of Private Claims 22, 23, 24, 27, 246, 248, and 727, City of Detroit, Wayne County, Michigan, as recorded in Liber 86 of Plats, Pages 39 and 40, Wayne County Records, said parcel of land being more particularly described as:

BEGINNING at the southwest corner of Porter Street and Sixth Street at the northwest corner of said Easterly 12 feet of Lot 113; thence S30 degrees 00'47"E 285.50 feet along the southwesterly line of said Easterly 12 feet of Lot 113 and Sixth Street to the northwesterly line of Abbott Street; thence S59 degrees 58'43"W 390.10 feet along said northwesterly line and southeasterly line of said Lots 108 through 113 to the southwest corner of said Lot 108; thence N30 degrees 00'47"W 285.50 feet along the southwesterly line of said Lot 108 to the southeasterly line of said Porter Street; thence N59 degrees 58'43"E 390.10 feet along said southeasterly line to the Point of Beginning, containing 2.557 acres and being subject to easements and restrictions of record.

**PARCEL B:**

All of Lots 1 through 14, inclusive, except the Easterly 12 feet of Lots 1 and 14 of Block 42, the adjacent vacated Southerly 5 feet of Abbott Street, the vacated alley and public easements in said Block 42, and the East 25 feet of vacated Brooklyn Avenue and public easement lying between Howard Avenue (60 feet wide) and Abbott Avenue (50 feet wide), said easement created by the Common Council of the City of Detroit on September 24, 1968, and recorded in the J.C.C., Pages 2331 - 2332, of the Plat of the Labrosse Farm, South of Chicago Road (Michigan Avenue), from Chicago Road to Fort Street, (City of Detroit), Wayne County, Territory of (now State of) Michigan, as recorded in Liber 13 of Deeds,

Page 35, Wayne County Records; said parcel of land being more particularly described as:

BEGINNING at the northwest corner of Howard Street and Sixth Street at the southwest corner of said Easterly 12 feet of Lot 14; thence S60 degrees 01'23"W 363.27 feet along the northwesterly line of said Howard Street to the southwesterly line of said East 25 feet of vacated Brooklyn Avenue; thence N30 degrees 00'47"W 285.75 feet along said southwesterly line to the northwesterly line of said vacated Southerly 5 feet of Abbott Street; thence N59 degrees 58'43"E 363.27 feet along said northwesterly line to the southwesterly line of said Easterly 12 feet of said Lots 1 and 14 and said Sixth Street; thence S30 degrees 00'47"E 286.03 feet along said southwesterly line of said Easterly 12 feet of said Lots 1 and 14 and said Sixth Street to the Point of Beginning, containing 2.383 acres and being subject to easements and restrictions of record.

**PARCEL C:**

All of Lots 1 through 7, inclusive, except the Easterly 12 feet of Lot 1 and the Northerly 90.00 feet of Lots 8 through 11 of Block 34, of the Plat of the Labrosse Farm, South of Chicago Road (Michigan Avenue), from Chicago Road to Fort Street, (City of Detroit), Wayne County, Territory of (now State of) Michigan, as recorded in Liber 13 of Deeds, Page 35, Wayne County Records, and the Northerly 90.00 feet of Lots 1 through 5, inclusive, except the Easterly 12 feet of Lot 1, of the Plat of the Subdivision of Lots 12, 13, & 14, Block Number 34, Labross Farm on the Northwest Corner of Lafayette & Sixth Street, Detroit, Wayne County, Michigan, as recorded in Liber 44 of Deeds, Page 120, Wayne County Records, and the vacated alley in said Block 34, said parcel of land being more particularly described as:

BEGINNING at the southwest corner of Howard Street and Sixth Street at the northwest corner of said Easterly 12 feet of Lot 1; thence S30 degrees 00'47"E 239.88 feet along the southwesterly line of said Easterly 12 feet of said Block 34 to the northerly line of said Northerly 90 feet of said Lots 1 through 5 of the Subdivision of Lots 12, 13, & 14 and Lots 8 through 11 of said Block 34; thence S60 degrees 00'34"W 338.58 feet along said northerly line to the southwesterly line of Brooklyn Avenue; thence N29 degrees 59'27"W 239.96 feet along said southwesterly line to the northwesterly line of Howard Street; thence N60 degrees 01'23"E 338.49 feet along said northwesterly line to the Point of Beginning, containing 1.864 acres and being subject to easements and restrictions of record.

**PARCEL D:**

Not Part of the Plaza Building Parcels included in the Property offered in this Invitation to Bid.

**PARCEL E:**

All of Lots 114 through 123, inclusive, of West Side Industrial Subdivision No. 2, of part of Private Claims 22, 23, 24, 27, 246, 248, and 727, City of Detroit, Wayne County, Michigan, as recorded in Liber 86 of Plats, Pages 39 and 40, Wayne County Records, and a parcel of land lying south of Porter Street (60 feet wide), north of Howard Street (60 feet wide), east of and adjacent to the easterly line of said West Side Industrial Subdivision No. 2, and west of the westerly line of the John C. Lodge Freeway and being a part of Lots 3, 4, and 12, and part of the vacated public alley (20 feet wide) adjoining said lots in Block 41, and part of Lots 4, 10, and 11 and part of the vacated public alley (20 feet wide) adjoining said lots in Block 49, and part of vacated Abbott Street (60 feet wide), of the Subdivision of that Part of the Labbrosse (or Berthelet) Farm, and the Forsyth Farm South of Michigan Avenue, Map of the Western Addition to the City of Detroit, by John Mullett, Surveyor, July 3, 1835, City of Detroit, Wayne County, Michigan, as recorded in Liber 14 of deeds, page 136, Wayne County Records and described as:

BEGINNING at the southwesterly corner of said Lot 12, which is also the southeasterly corner of said West Side Industrial Subdivision No. 2; thence along the easterly line of said West Side Industrial Subdivision No. 2, N30 degrees W 258.70 feet, and N45 degrees 15'59"W 22.81 feet, and N66 degrees 12'03W 74.42 feet, and N30 degrees 01'13"W 105.25 feet, and S59 degrees 58'35"W 25.05 feet, and N30 degrees 01'13"W 25.00 feet, and N21 degrees 23'35"E32.05 feet, and N30 degrees 01'13"W 130.19 feet to the northeasterly corner of said West Side Industrial Subdivision No. 2; thence along the westerly right of way line of said John C. Lodge Freeway, S37 degrees 59'13"E 597.91 feet; thence on a curve to the right, radius 43.33 feet, and arc distance of 45.39 feet to the Point of Beginning, chord of said curve bears S18 degrees 38'29"W 44.00 feet, to the Point of Beginning, said parcel of land being more particularly described as:

BEGINNING at the southeast corner of Porter Street and Sixth Street at the northwest corner of said Lot 114; thence N60 degrees 00'00"E 150.21 feet along the southeasterly line of Porter Street to the westerly Limited Access Right of Way Line of said John C. Lodge Freeway; thence S37 degrees 59'13"E 597.71 feet; thence to the southeasterly line of a 20 foot wide public alley; thence southerly 46.15 feet along the arc of a 43.33 foot radius non-tangential curve to the right (with a central angle of 61 degrees 01'32" subtending a chord bearing S18 degrees 17'30"W 44.00 feet and a tangent of 25.54 feet) to the southeast corner of said Lot 123 and northwesterly line of Howard Street; thence S60 degrees 00'00"W 200.27 feet along said northwesterly line to the northeasterly line of said Sixth Street; thence N30 degrees 00'47"W 621.19 feet along said northeasterly line and southwesterly line of said Lots 114 through 123 to the Point of Beginning, containing 2.754 acres and being subject to easements and restrictions of record.

The conveyance shall reserve an easement for access for the Michigan Public Safety Communication System under DIT. MPSCS has not determined if they will elect to reserve a five-year easement, or an easement in perpetuity. Per attached memorandum from the Attorney General's office, it is recommended that the board approve both versions of the quit claim deed, with the understanding that the version that best serves the interests of the MPSCS will be delivered at closing.

The conveyance shall be for not less than fair market value as determined by an independent fee appraiser. The form of conveyance will be by Quit Claim deed prepared and approved by the Attorney General. Revenue received shall be deposited to the state treasury and credited to the general fund.