

SPECIAL AGENDA

BUILDING COMMITTEE

April 29, 2005
10:55 A.M. OPS Conference Room
1st Floor Mason Building

STATE ADMINISTRATIVE BOARD

April 29, 2005
11:00 A.M. OPS Conference Room
1st Floor Mason Building

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Recommendation for Conveyance of Surplus State Property, Northville Township, Wayne County, Michigan

1. The Department of Management and Budget (DMB) and Department of Community Health (DCH) recommend the sale of the former Northville Psychiatric Property, excluding the Hawthorn Center, located in Northville Township, Wayne County, Michigan, and containing approximately 414 acres.

Legislative Background

Public Act 6 of 2002, effective February 14, 2002, authorizes the State Administrative Board ("Grantor") to convey to REIS-Northville LLC ("Grantee"), for consideration of not less than fair market value, the following described property:

Northville Psychiatric Hospital Property with Power Plant Site Carve-out

A parcel of land in the N ½ of sections 11 & 12, and the SW ¼ of section 11, 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.

Except for A parcel of land in the NW ¼ of section 12, T1S, R8E, Northville Township, Wayne County, Michigan and more particularly described as commencing at the W ¼ corner of said section 12; thence N86°53'56"E 1341.63 feet, on the E-W ¼ line of said section 12 to the point of beginning of this description; thence N00°00'00"E 415.61 feet; thence N89°19'04"E 475.75 feet; thence S00°00'00"W 395.50 feet, to said E-W ¼ line; thence S86°53'56"W 476.41 feet, on said E-W ¼ line to the point of beginning.

And

Power Plant Site

A parcel of land in the NW ¼ of section 12, T1S, R8E, Northville Township, Wayne County, Michigan and more particularly described as commencing at the W ¼ corner of said section 12; thence N86°53'56"E 1341.63 feet, on the E-W ¼ line of said section 12 to the point of beginning of this description; thence N00°00'00"E 415.61 feet; thence N89°19'04"E 475.75 feet; thence S00°00'00"W 395.50 feet, to said E-W ¼ line; thence S86°53'56"W 476.41 feet, on said E-W ¼ line to the point of beginning.

The sale of the property shall be conducted in an open manner using one or more of the following: (1) competitive sealed bid; (2) oral bid; (3) public auction; or (4) use of broker services.

The conveyance is subject to oil and gas leases nos. N-24954 and N-24957, and Grantor shall reserve oil, gas, and mineral rights to the State of Michigan.

The conveyance will be by Quit Claim deed prepared and approved by the Attorney General.