




## CITY of NOVI CITY COUNCIL

Agenda Item I  
July 25, 2016

**SUBJECT:** Approval of (1) a Resolution Concerning Acquisition and Approving Declaration of Necessity and Taking and authorization of Offer to Purchase; (2) a Declaration of Taking; and, (3) an Agreement of Sale and Offer to Purchase Easements over Real Property in the amount of \$23,100 for highway easements and temporary grading permits on one parcel (22-14-301-006) for the relocation of the existing median crossover and construction of a roundabout as part of the Crescent Boulevard Reconstruction project.

**SUBMITTING DEPARTMENT:** Department of Public Services, Engineering Division 

**CITY MANAGER APPROVAL:** 

<b>EXPENDITURE REQUIRED</b>	<b>\$ 23,100</b>
<b>AMOUNT BUDGETED</b>	<b>\$ 2,430,271</b>
<b>LINE ITEM NUMBER</b>	<b>202-202.00-865.164</b>

### BACKGROUND INFORMATION:

Crescent Boulevard is in poor condition between Novi Road and Town Center Drive (PASER 2 to 3), and has required a significant amount of maintenance over the past few years. This project involves the reconstruction of this segment of road. Although the alignment of the road will remain the same, the median cross-overs have been shifted to eliminate direct left turns from driveways to improve operation and safety of the roadway in this area accounting for the recent redevelopment of the Novi Town Center shopping center. This project will also include the construction of a roundabout at intersection of Crescent Boulevard and Town Center Drive to enhance safety and increase the intersection's throughput capacity.

Staff has contacted VEREIT, an affiliate of the owner of the parcel occupied by TGI Friday's at the northwestern corner of Crescent Boulevard and Town Center Drive for which we are requesting easements required to construct the project. Since then, an appraisal has been completed for the property to determine the value of the easements being requested. Based on that appraisal, the value of the permanent easement and temporary grading areas has been determined to be \$23,100. If this offer is accepted the easements can be signed and subsequently recorded. If the offer is not accepted, the City will begin proceedings to acquire the easements through eminent domain.

The attached resolution is being requested in the event that the easement is not obtained within the next several weeks. If the property owner accepts the offer and the easement is acquired prior to initiating eminent domain proceedings, the Resolution and Declaration of Taking will no longer be necessary. The attached documents were drafted by the City Attorney's office.

The Crescent Boulevard Reconstruction project is scheduled to occur in summer/fall 2016 pending completion of right-of-way acquisition.

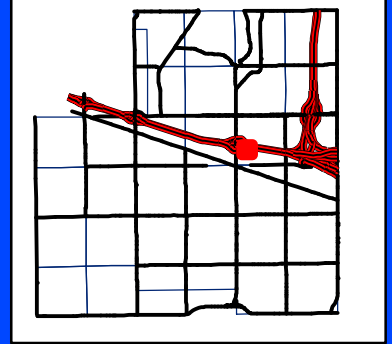
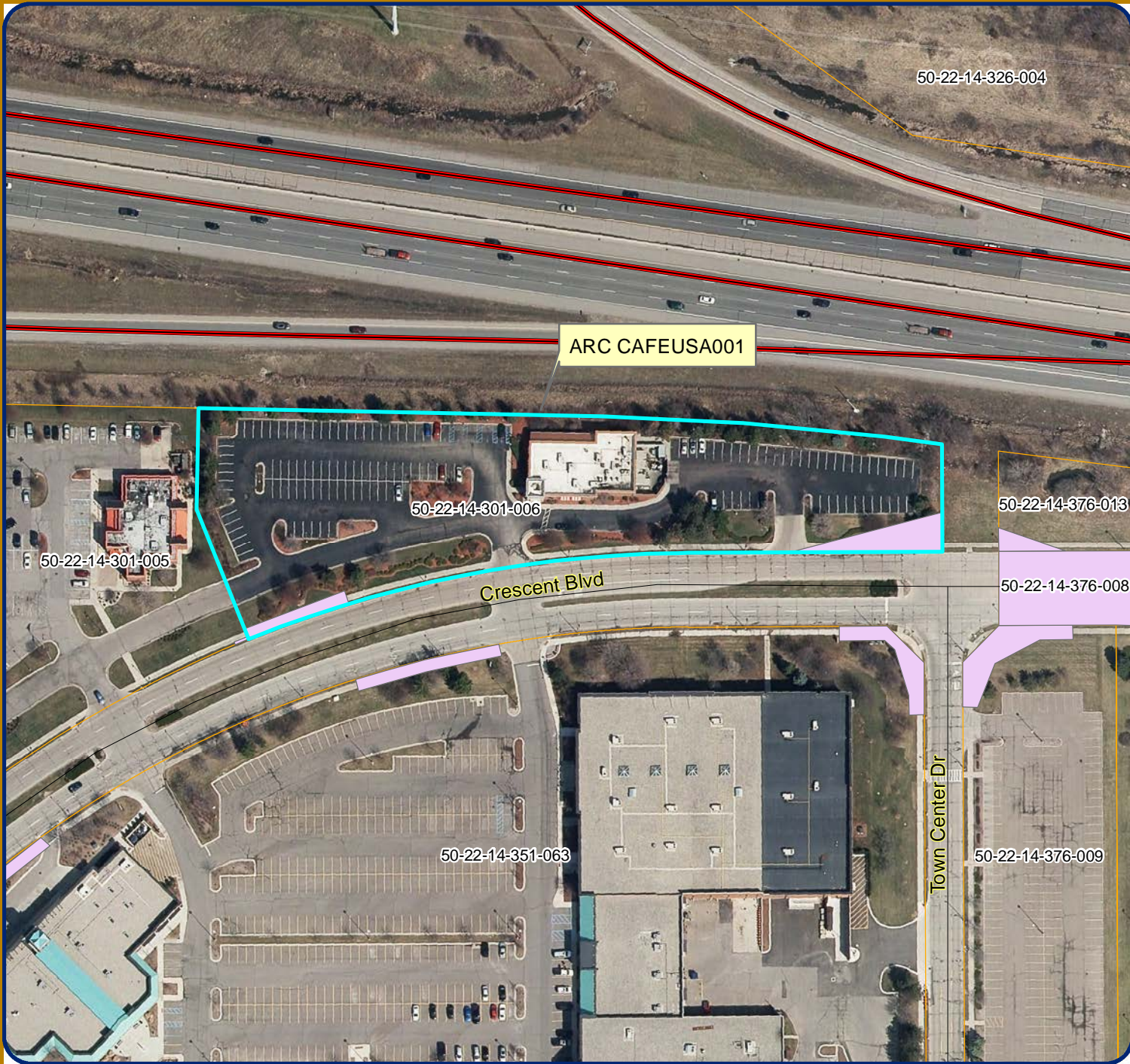
**RECOMMENDED ACTION:** Approval of (1) a Resolution Concerning Acquisition and Approving Declaration of Necessity and Taking and authorization of Offer to Purchase; (2) a Declaration of Taking; and, (3) an Agreement of Sale and Offer to Purchase Easements over Real Property in the amount of \$23,100 for highway easements and temporary grading permits on one parcel (22-14-301-006) for the relocation of the existing median crossover and construction of a roundabout as part of the of the Crescent Boulevard Reconstruction project.

	1	2	Y	N
<b>Mayor Gatt</b>				
<b>Mayor Pro Tem Staudt</b>				
<b>Council Member Burke</b>				
<b>Council Member Casey</b>				


	1	2	Y	N
<b>Council Member Markham</b>				
<b>Council Member Mutch</b>				
<b>Council Member Wrobel</b>				

# Crescent Boulevard

## Easement Acquisition




### Map Legend

 Easement Area

Feet

0 37.5 75 150 225

1 inch = 150 feet



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

Map Author: A. Wayne  
Date: 7/15/2016  
Project:  
Version #:

Amended By:  
Date:  
Department:

**MAP INTERPRETATION NOTICE**

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

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

City of Novi  
County of Oakland, Michigan

Minutes of a \_\_\_\_\_ Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall in said City on July 25, 2016, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers \_\_\_\_\_

\_\_\_\_\_

ABSENT: Councilmembers \_\_\_\_\_

\_\_\_\_\_

The following preamble and Resolution were offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_.

WHEREAS, present conditions in the City of Novi, Oakland County, Michigan, necessitate the reconstruction of Crescent Boulevard from Town Center Drive to Novi Road over and through portions of the property located at 43200 Crescent Boulevard, in the City of Novi, Oakland County, State of Michigan, to-wit:

**PARCEL DESCRIPTION (22-14-301-006)**

T1N, R8E, SEC 14 Town Center Sub Lot 4

More commonly known as 43200 Grand River

**HIGHWAY EASEMENT LEGAL DESCRIPTION**

Proposed Highway Easement "A" Legal Description:

Beginning at the Southeast corner of Lot 4 Town Center Sub, Thence Northerly on the East line of said lot 4 40 feet to a point; Thence Southwesterly to a point 160 feet West of the said Southeast corner to a point on the South Property line; Thence 160 feet east on the said South line to the point of beginning.

Proposed Highway Easement "B" Legal Description:

The South 11 feet of the West 110 feet of the Parent Parcel

WHEREAS, plans for the improvements are on file with the City Clerk's Office; and

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

WHEREAS, in order to construct said improvements, it is necessary that the City acquire permanent Highway Easements to the above-described real estate.

WHEREAS, the City has reviewed the value of the property in the current assessing records;

WHEREAS, value of the easements over the subject property is Twenty-Three Thousand One Hundred Dollars (\$23,100.00).

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

NOW, THEREFORE, BE IT RESOLVED, by the authority vested in the City of Novi by law, that it is hereby declared and determined that it is necessary to reconstruct Crescent Boulevard from Town Center Drive to Novi Road along the frontage of 43200 Crescent Boulevard in, over, upon, and through the above-described property within the City of Novi in accordance with the plans prepared by the City, and that said improvements are necessary for the use and benefit of the public; and

BE IT FURTHER RESOLVED, that the Mayor of the City is hereby authorized to execute, on behalf of the City, a good faith Offer to Purchase, a copy of which is attached hereto as

Exhibit A, calling for the payment of Twenty-Three Thousand One Hundred Dollars (\$23,100.00) for permanent Highway Easements over the subject property. The above amount has been established as just compensation for the acquisition of the property, based upon current assessing records for the property.

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

BE IT FURTHER RESOLVED, that in the event the Sellers fail to accept the good faith Offer to Purchase within seven (7) days of the date of delivery, the City Manager is hereby authorized to execute the Declaration of Taking, which is attached hereto;

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

BE IT FURTHER RESOLVED, that in the event the offer is not accepted as set forth above, and the Declaration is executed, the City finance officer is authorized and directed to place an amount equal to the amount contained in the good faith offer that was made to the property owners (\$23,100.00) into a separate account and to hold such money on deposit as the estimated amount of just compensation to be paid in connection with the eminent domain proceedings.

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

AYES: Councilmembers \_\_\_\_\_  
\_\_\_\_\_

NAYES: Councilmembers \_\_\_\_\_

---

RESOLUTION DECLARED ADOPTED.

---

CORTNEY HANSON, CITY CLERK

**CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at \_\_\_\_\_ meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

---

CORTNEY HANSON, CITY CLERK

## **DECLARATION OF TAKING**

A Resolution of Necessity having been adopted by the City of Novi setting forth that present conditions necessitate the reconstruction of Crescent Boulevard from Town Center Drive to Novi Road over and through portions of the property located at 43200 Crescent Boulevard (the "Improvements") in the City of Novi, Oakland County, Michigan, in the interest of the public health, safety, and welfare, and that it is necessary to acquire two permanent Highway Easements over the property within the City of Novi for said Improvements, and that a good faith written offer to purchase said property has heretofore been made.

NOW, THEREFORE, by virtue of the authority vested in the City of Novi, by Act 279 of the Public Acts of 1909, as amended, and/or Act 149 of the Public Acts of 1911, as amended, or other applicable statutes, and in accordance with the provisions of Act 87 of Public Acts of 1980, as amended, it is now declared and determined that the real property hereinafter described shall be taken for the purpose of the reconstruction of Crescent Boulevard from Town Center Drive to Novi Road over and through portions of the property located at 43200 Crescent Boulevard, in accordance with prepared plans showing said Improvements which are on file with the City Clerk's Office.

A statement of the estate of interest in the property being taken; a description of the property to be acquired, sufficient for its identification; the name of each known owner of said property; the name of each known person, other than the owner, having an interest in said property; a statement of the sum of money estimated by the City of Novi as just compensation



for the property being acquired; and a statement whether the City of Novi reserves or waives its rights to bring federal or state cost recovery actions against the present owner of the property are as follows:

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

**PARCEL DESCRIPTION (22-14-301-006)**

T1N, R8E, SEC 14 Town Center Sub Lot 4

More commonly known as 43200 Grand River

**HIGHWAY EASEMENT LEGAL DESCRIPTION**

Proposed Highway Easement "A" Legal Description:

Beginning at the Southeast corner of Lot 4 Town Center Sub, Thence Northerly on the East line of said lot 4 40 feet to a point; Thence Southwesterly to a point 160 feet West of the said Southeast corner to a point on the South Property line; Thence 160 feet east on the said South line to the point of beginning.

Proposed Highway Easement "B" Legal Description:

The South 11 feet of the West 110 feet of the Parent Parcel

2. Names of Property Owner: ARC CAFEUSA001, LLC, a Delaware limited liability company
3. Names of each person, other than the Owners, having a potential interest in the property: The Detroit Edison Company,
4. Value of Easements based on Appraisal of Property Before and After the Taking:  
Permanent Highway Easements: \$ 23,100.00
5. The City of Novi reserves its rights to bring Federal or State cost recovery actions against the present owner of the property.

\_\_\_\_\_

**CITY OF NOVI**

\_\_\_\_\_

BY: \_\_\_\_\_  
Peter Auger  
City Manager

Dated: \_\_\_\_\_, 2016  
STATE OF MICHIGAN        )  
  ) ss.  
COUNTY OF OAKLAND        )

The foregoing Declaration of Taking was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by Peter Auger, as the City Manager, on behalf of the City of Novi.

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

Prepared by and when recorded return to:  
Elizabeth K. Saarela (P 60265)  
27555 Executive Drive, Suite 250  
Farmington Hills, MI 48331  
Phone: (248) 489-4100  
Tax Identification No: \_\_\_\_\_

**AGREEMENT OF SALE**  
**OFFER TO PURCHASE REAL PROPERTY**

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

**Parent Parcel Description**

As Provided

T1N, R8E, SEC 14 Town Center Sub Lot 4

**Proposed Highway Easement "A" Legal Description**

Beginning at the Southeast corner of Lot 4 Town Center Sub, Thence Northerly on the East line of said lot 4 40 feet to a point; Thence Southwesterly to a point 160 feet West of the said Southeast corner to a point on the South Property line; Thence 160 feet east on the said South line to the point of beginning.

**Proposed Highway Easement "B" Legal Description**

The South 11 feet of the West 110 feet of the Parent Parcel

and to pay therefore the sum of Twenty-Three Thousand One Hundred (\$23,100.00) Dollars, subject to the existing building and use restrictions, easements, and zoning ordinances, if any, upon the following conditions:

- (i) Delivery of two Highway Easements

2. Upon Seller's acceptance of this Offer to Purchase, as evidence of title, the City agrees to obtain a commitment for the title insurance with policy pursuant thereto

to be issued insuring the City. The City will pay the cost of the title insurance policy premium.

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

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

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

6. It is understood that the Property is being acquired in connection with the reconstruction of Crescent Boulevard from Town Center Drive to Novi Road over and through portions of the property located at 43200 Crescent Boulevard in the City of Novi, Michigan.

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

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

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

10. If this Offer to Purchase is not accepted by Seller within Seven (7) days from the date of its mailing to Seller, this Offer to Purchase shall be considered withdrawn and of no further force and effect.

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

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

{Signatures Begin on Following Page}

WITNESSES:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PURCHASER:

CITY OF NOVI, a Michigan  
municipal corporation

By: ROBERT J. GATT  
Its: Mayor

By: CORTNEY HANSON  
Its: City Clerk

Dated: \_\_\_\_\_, 2016

To the Above Named Purchaser:

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

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

IN THE PRESENCE OF:

ARC CAFEUSA001, LLC

\_\_\_\_\_

By: \_\_\_\_\_

**PURCHASER'S RECEIPT OF ACCEPTED OFFER**

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

CITY OF NOVI, a Michigan  
municipal corporation, Purchaser

BY: \_\_\_\_\_

Its: \_\_\_\_\_

Dated: \_\_\_\_\_, 2016



May 26, 2016

ARC CAFEUSA001, LLC,  
c/o The Corporation Company, Resident Agent  
30600 Telegraph Road Ste 2345  
Bingham Farms, MI 48025

Re: **Crescent Boulevard Reconstruction (Town Center Drive to Novi Road) -  
Highway Easement – Request for Donation**

**CITY COUNCIL**

**Mayor**

Bob Gatt

**Mayor Pro Tem**

Dave Staudt

Andrew Mutch

Wayne M. Wrobel

Laura Marie Casey

Gwen Markham

Doreen Poupard

**City Manager**

Pete Auger

**Director of Public Services/  
City Engineer**

Rob Hayes, P.E.

Dear Sir or Madam:

The City of Novi is reconstructing Crescent Boulevard from Town Center Drive to Novi Road due to its poor condition. Although the alignment of Crescent Boulevard will remain the same, the City is planning to construct a roundabout at the intersection of Crescent Boulevard and Town Center Drive and relocate the median cross-overs to improve traffic flow. In order to construct this plan, the project would cross a portion of the frontage of your property (Parcel No. 50-22-14-301-006). Therefore, the City is requesting a donation of a Highway Easement over a small portion of your property.

Attached is a preliminary design plan showing the proposed roundabout and roadway alignment. This project would require a permanent Highway Easement and a temporary easement for its construction. The Highway Easement would only be 4,441 square feet.

The City is asking that the easement be donated in an effort to minimize costs for the project, and realizing that this project will benefit this property and other property owners in the area. The easement, along with the current design plan, have been enclosed for your review. A property owner may choose to donate all or a portion of his or her property that is needed for a project.

If you choose to donate the easement, please execute the enclosed Pathway Easement and Temporary Construction Permit, enclosed, and return the originals to my attention.

If you choose not to donate the easements for the project, please contact our office as soon as possible (no later than June 8, 2016) to discuss the next steps in the easement acquisition process. This letter does not constitute a good faith offer for the value of the easement.

Please contact us at 248-347-0454 at your earliest convenience, with any questions you may have about the proposed pathway project.

Sincerely,

Adam Wayne, PE  
Civil Engineer

Enclosures

**Department of Public Services**

Field Services Complex

26300 Lee BeGole Dr.

Novi, Michigan 48375

248.735.5640

248.735.5659 fax



## **HIGHWAY EASEMENT**

**KNOW ALL PERSONS** that ARC CAFEUSA001, LLC, a Delaware limited liability company (“Grantor”), whose address is 2711 Centerville Rd., Suite 400, Wilmington, DE 19808, for and in consideration of One (\$1.00) Dollars, paid to Grantor by the City of Novi, a Michigan Municipal Corporation, (“Grantee”), whose address is 45175 Ten Mile Road, Novi, Michigan 48375, does hereby grant to the Grantee, a permanent easement for all public highway purposes (“Highway Easement”) and to construct, operate, maintain, repair, and/or replace roadways, utilities, sidewalk, and other infrastructure improvements in, over, under, upon, and through a portion of the following described premises (“Property”) situated in the City of Novi, County of Oakland, State of Michigan as such Highway Easement is more particularly described, drawn and depicted on the attached Exhibit A.

Commonly known as: 43200 Crescent Boulevard, Novi, MITax Parcel No.: 50-22-14-301-006

The Highway Easement consists of a variable width easement described as follows:

### **SEE HIGHWAY EASEMENT DRAWING, ATTACHED AS EXHIBIT “A,”**

This Highway Easement includes, but is not limited to, the consent of the Grantor, within the Highway Easement area, to the removal of any trees, shrubs, and/or vegetation, to grading, to the occupancy of the Property by public utilities, and to other matters which, in the sole discretion of the Grantee, may be necessary in connection with all public highway purposes and the construction, operation, maintenance, repair, and/or replacement of roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the Highway Easement. Grantor waives further notice of such actions.

The premises so disturbed by reason of the exercise of any of the foregoing powers shall be restored at Grantee’s sole cost and expense to substantially the condition that existed prior to construction by the Grantee, its agents, employees or contractors.

This Highway Easement runs with the land and shall bind the Grantor and the Grantor’s heirs, representatives, successors, and assigns. This Highway Easement contains the entire understanding of the Grantor and the Grantee, and there are no other verbal promises between the Grantor and the Grantee except as shown herein.

IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

GRANTOR

ARC CAFEUSA001, LLC,  
a Delaware limited liability company

BY: \_\_\_\_\_

STATE OF MICHIGAN     )  
  ) SS.  
COUNTY OF \_\_\_\_\_ )

The foregoing consent to easement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of ARC CAFEUSA001, LLC, a Delaware limited liability company.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, \_\_  
My Commission Expires: \_\_\_\_\_

Parcel No.

Drafted by:  
Elizabeth Saarela, Esq.  
27555 Executive Drive, Suite 250  
Farmington Hills, MI 48331

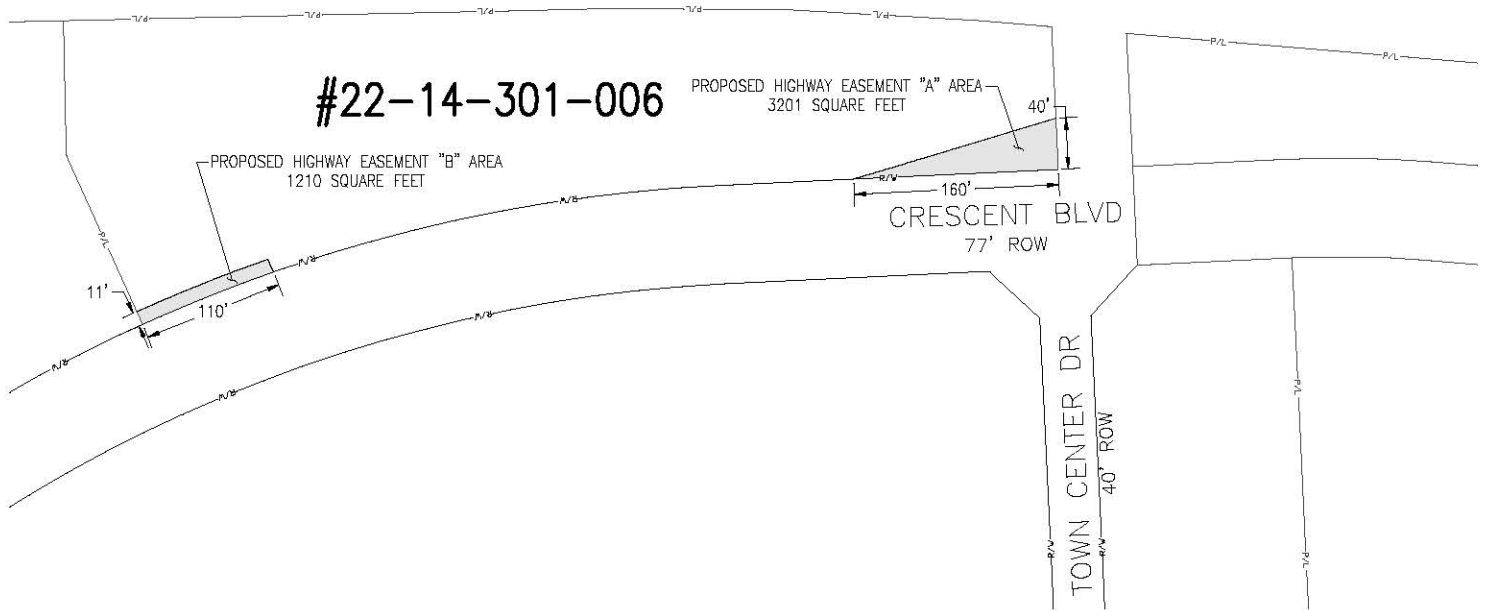
When recorded return to:

Maryanne Cornelius, Clerk  
City of Novi  
45175 Ten Mile Rd.  
Novi, MI 48375

RECORDING FEE \_\_\_\_\_

REVENUE STAMPS \_\_\_\_\_

# PROPOSED HIGHWAY EASEMENT



PARENT PARCEL DESCRIPTION  
AS PROVIDED

T1N, R8E, SEC 14 TOWN CENTER SUB LOT 4

PROPOSED HIGHWAY EASEMENT "A" LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 TOWN CENTER SUB; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 4 40 FEET TO A POINT; THENCE SOUTHWESTERLY TO A POINT 160 FEET WEST OF THE SAID SOUTHEAST CORNER TO A POINT ON THE SOUTH PROPERTY LINE; THENCE 160 FEET EAST ON THE SAID SOUTH LINE TO THE POINT OF BEGINNING.

PROPOSED HIGHWAY EASEMENT "B" LEGAL DESCRIPTION

THE SOUTH 11 FEET OF THE WEST 110 FEET OF THE PARENT PARCEL.

Copyright © 2016 AECOM, All Rights Reserved

**CLIENT**

CITY OF NOVI

**THOMAS W. ROBERTS**  
REGISTERED LAND SURVEYOR NO. 58193

**PARCEL ID**  
**22-14-301-006**



SURFACE TRANSPORTATION  
GRAND RAPIDS, SOUTHFIELD, TRAVERSE CITY

**LEGEND**

**ROW LINE** ——— R/W ———  
**PROPERTY LINE** ——— P/L ———  
**EASEMENT LINE** - - - - -

**CRESCENT**  
**BOULEVARD**

**SCALE: 1"=150'**

**DATE: 05.20.2016**  
**JOB NO. 60446140**

**PAGE 1 OF 1**

TEMPORARY GRADING PERMIT

I, \_\_\_\_\_, the owner of the property described as Parcel No. 22-14-301-006 in Novi, Michigan, grant the City of Novi and its contractor (or subcontractors) permission to access, move men and equipment on and through, the right to store materials and excavated earth, remove vegetation and alter the underlying land in, over, upon and through the property described above in the particular areas shown in Exhibit A, attached.

The work will include:

Construction activities required for the removal of the existing roadway and instillation of new pavement, and related construction activities required for the proposed road improvements. All work is contained in the set of construction plans entitled "Crescent Blvd Reconstruction" by AECOM.

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

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

By: \_\_\_\_\_ Its: \_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Contact Mailing Address

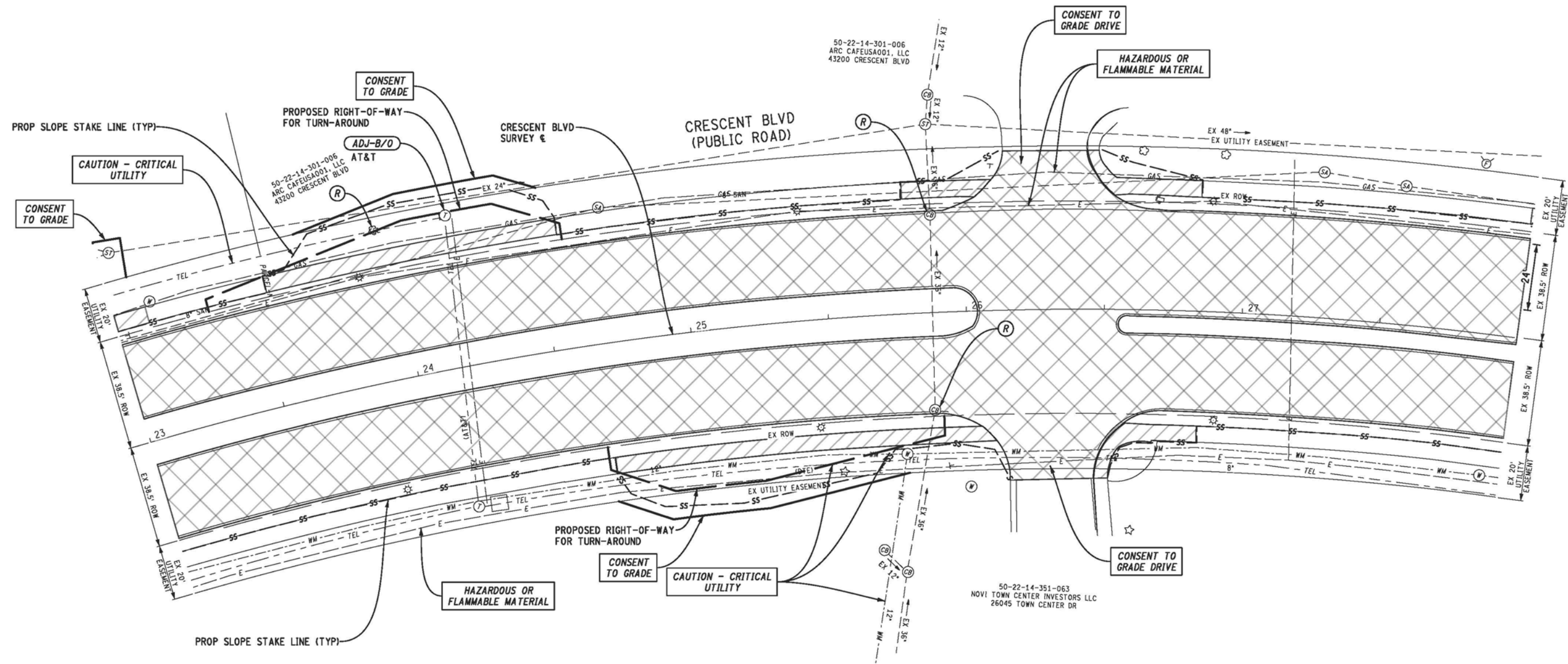
\_\_\_\_\_ City, State, Zip

\_\_\_\_\_ Phone Number

\_\_\_\_\_ Email Address

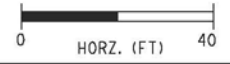
Drafted by:  
Adam Wayne  
City of Novi  
45175 W Ten Mile Road  
Novi, MI 48375

# Exhibit A



REMOVAL LEGEND	
PAVEMENT REMOVAL	
REMOVING SIDEWALK	
REMOVING CURB, GUTTER AND CURB & GUTTER	
REMOVING	

NOTE:  
 DAMAGED SIDEWALK THROUGHOUT THE PROJECT IS TO BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER. THIS WORK IS NOT SHOWN ON THE PLANS. THIS WORK WILL BE PAID FOR AS SIDEWALK, REM: AGGREGATE BASE, 21 AA LIMESTONE, 6 INCH; AND SIDEWALK, CONC, 4 INCH.



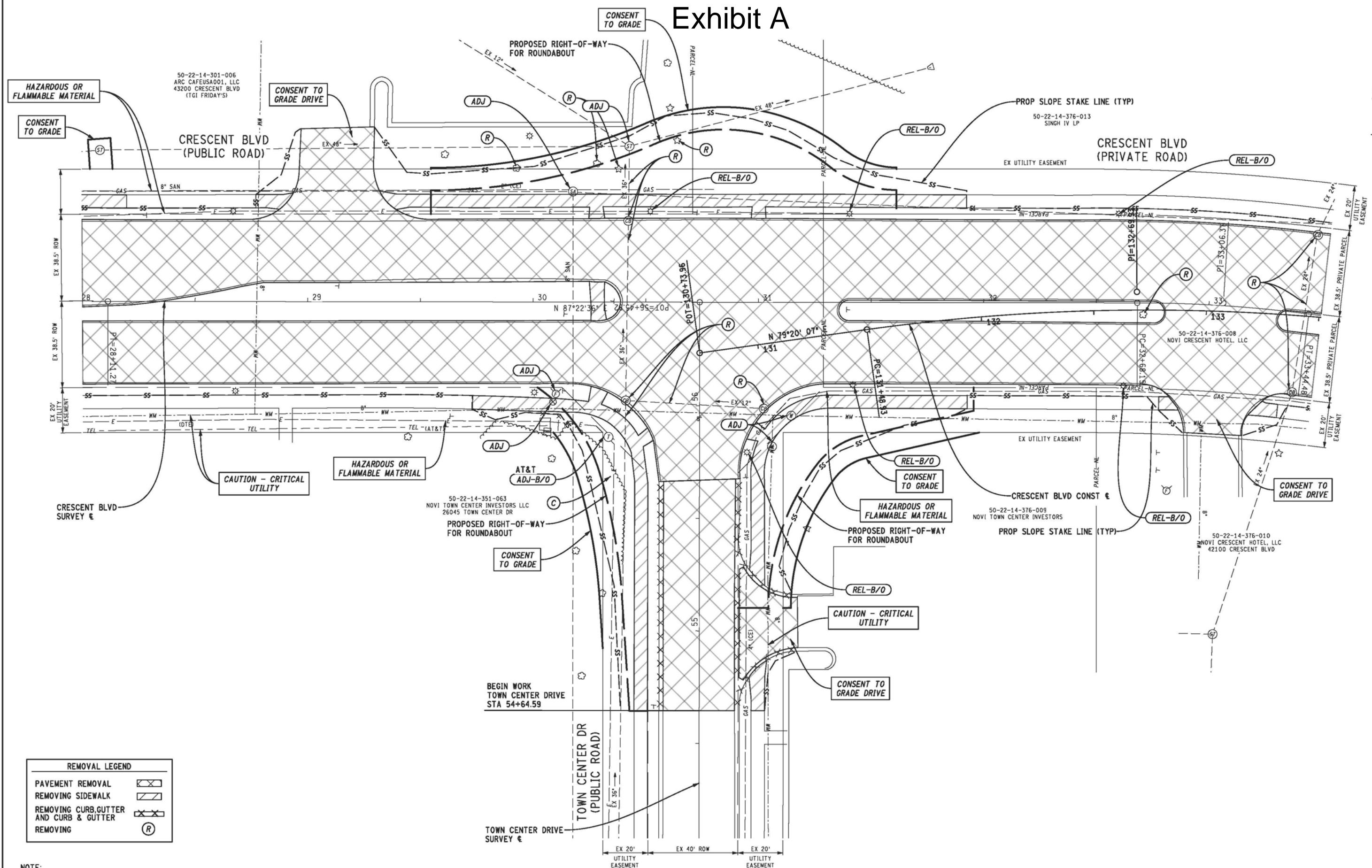
FILE: 46140_2300.DGN
AUTH DATE REVISION



CRESCENT BLVD RECONSTRUCTION  
 REMOVAL SHEET - STA 23+00 TO STA 28+00

JOB	46140
DATE	4/13/2016
SHEET	14

# Exhibit A



REMOVAL LEGEND	
PAVEMENT REMOVAL	
REMOVING SIDEWALK	
REMOVING CURB, GUTTER AND CURB & GUTTER	
REMOVING	

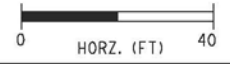
NOTE:  
 DAMAGED SIDEWALK THROUGHOUT THE PROJECT IS TO BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER. THIS WORK IS NOT SHOWN ON THE PLANS. THIS WORK WILL BE PAID FOR AS SIDEWALK, REM: AGGREGATE BASE, 21 AA LIMESTONE, 6 INCH; AND SIDEWALK, CONC, 4 INCH.

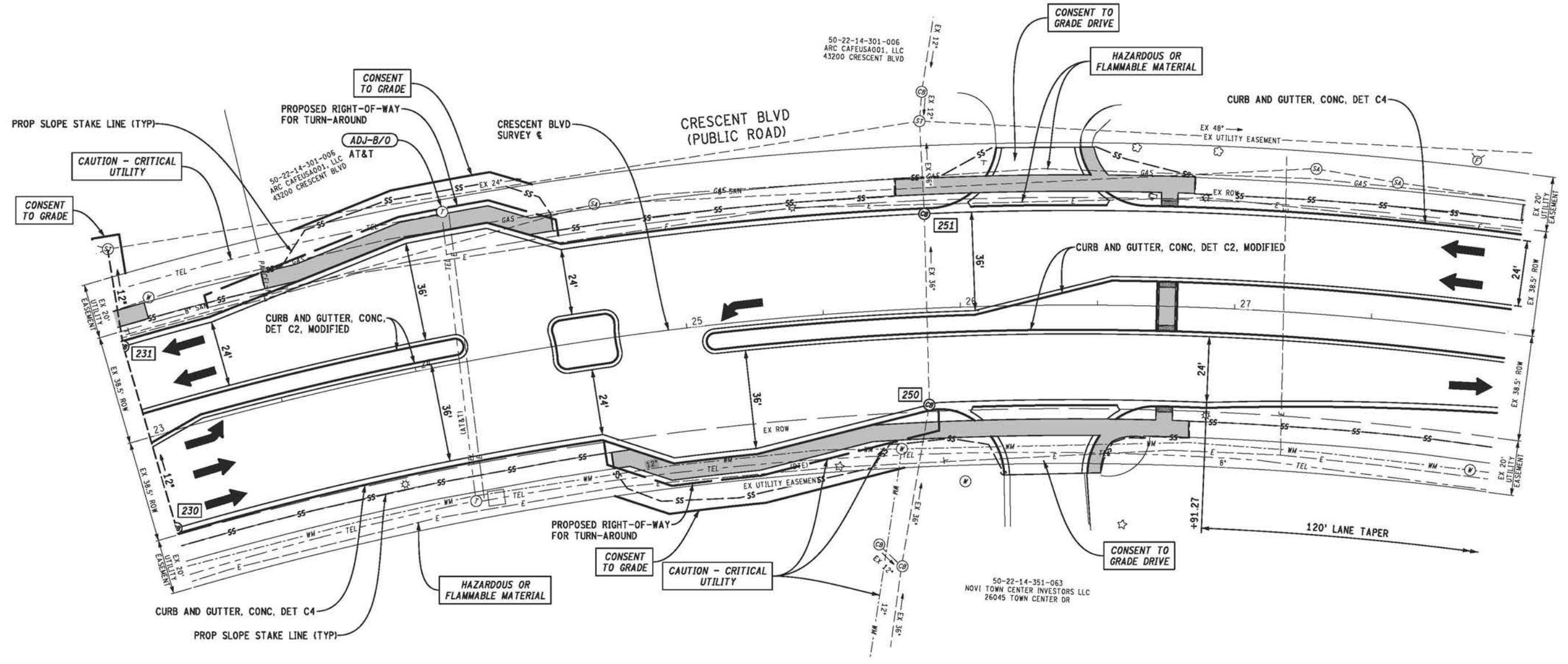
FILE:46140-2800.DGN
AUTH DATE REVISION



CRESCENT BLVD RECONSTRUCTION  
 REMOVAL SHEET - STA 28+00 TO STA 33+50

JOB 46140
DATE 4/13/2016
SHEET 17





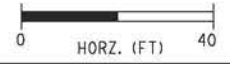
**CONSTRUCTION LEGEND**

SIDEWALK	
----------	--

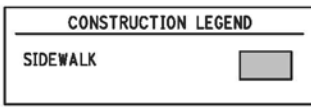
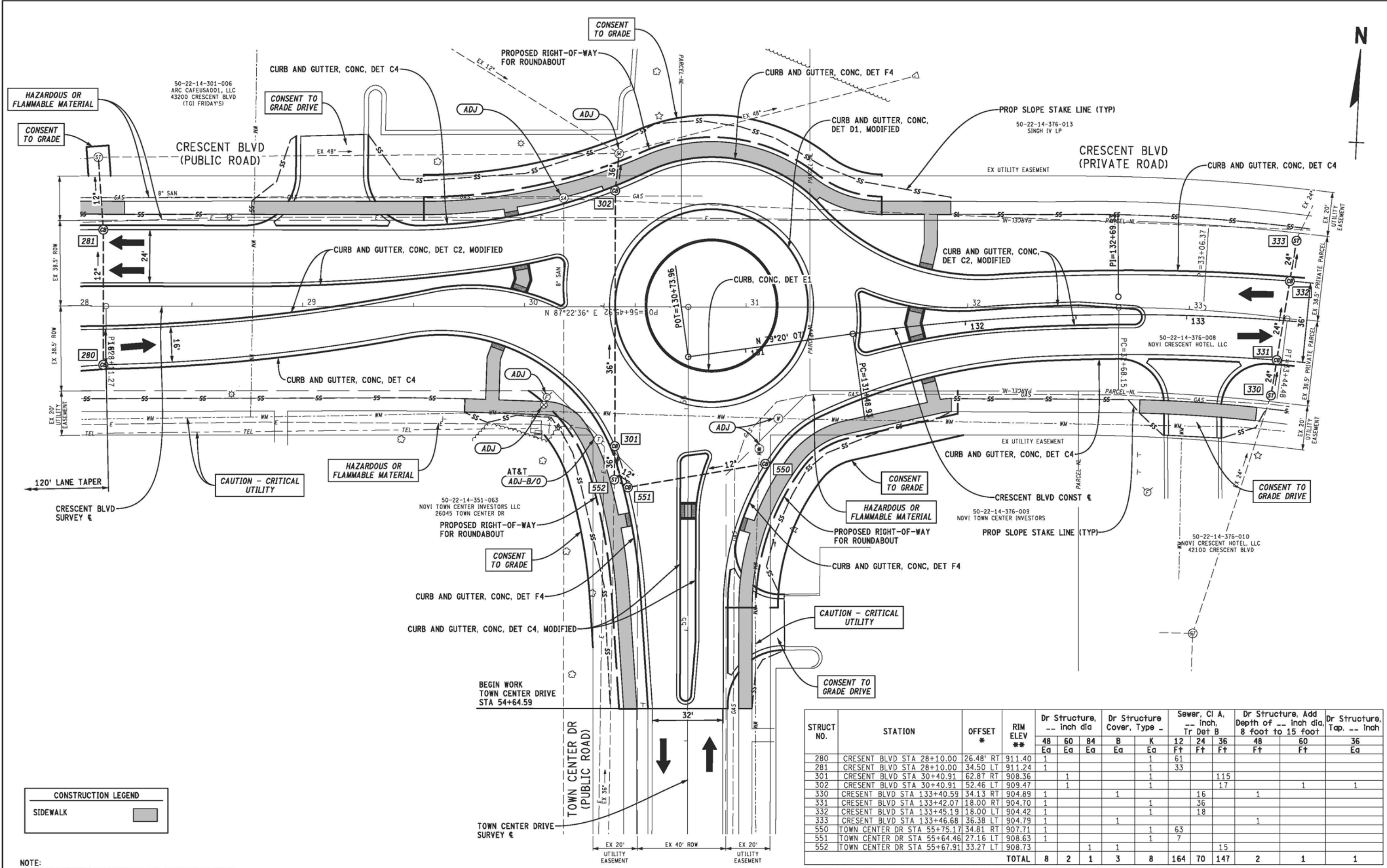
NOTE:  
 DAMAGED SIDEWALK THROUGHOUT THE PROJECT IS TO BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER. THIS WORK IS NOT SHOWN ON THE PLANS. THIS WORK WILL BE PAID FOR AS SIDEWALK, REM: AGGREGATE BASE, 21 AA LIMESTONE, 6 INCH; AND SIDEWALK, CONC, 4 INCH.

STRUCT NO.	STATION	OFFSET *	RIM ELEV **	Dr Structure, -- inch dia		Sewer, CI A, Tr Det B	Dr Structure, Add Depth of -- inch dia, 8 foot to 15 foot	Dr Structure, Tap, -- inch	
				48 Ea	60 Ea				
230	CRESENT BLVD STA 23+00.00	34.50 RT	917.82	1		12	60	12	
231	CRESENT BLVD STA 23+00.00	34.50 LT	917.82	1		69	Ft	Ea	
250	CRESENT BLVD STA 25+87.13	35.16 RT	913.38		1	36		1	
251	CRESENT BLVD STA 25+88.40	34.50 LT	913.38		1		5		
					1		5		
<b>TOTAL</b>				<b>2</b>	<b>2</b>	<b>4</b>	<b>105</b>	<b>10</b>	<b>1</b>

\* RIM ELEVATION ARE MEASURED TO THE FLOW LINE FOR CATCH BASINS AND CENTER OF STRUCTURE FOR MANHOLES  
 \*\* OFFSETS ARE MEASURED TO THE EDGE OF PAVEMENT FOR CATCH BASINS AND CENTER OF STRUCTURE FOR MANHOLES







NOTE:  
DAMAGED SIDEWALK THROUGHOUT THE PROJECT IS TO BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER. THIS WORK IS NOT SHOWN ON THE PLANS. THIS WORK WILL BE PAID FOR AS SIDEWALK, REM: AGGREGATE BASE, 21 AA LIMESTONE, 6 INCH; AND SIDEWALK, CONC, 4 INCH.

STRUCT NO.	STATION	OFFSET *	RIM ELEV **	Dr Structure, -- inch dia			Sewer, Cl A, -- inch, Tr Det B			Dr Structure, Add Depth of -- inch dia, 8 foot to 15 foot		Dr Structure, Tap, -- inch	
				48 Ea	60 Ea	84 Ea	F+ 12	F+ 24	F+ 36	F+ 48	F+ 60		
280	CRESENT BLVD STA 28+10.00	26.48' RT	911.40	1			1	61					
281	CRESENT BLVD STA 28+10.00	34.50 LT	911.24	1			1	33					
301	CRESENT BLVD STA 30+40.91	62.87 RT	908.36		1				115				
302	CRESENT BLVD STA 30+40.91	52.46 LT	909.47		1		1		17		1		
330	CRESENT BLVD STA 133+40.59	34.13 RT	904.89	1					16	1			
331	CRESENT BLVD STA 133+42.07	18.00 RT	904.70	1			1		36				
332	CRESENT BLVD STA 133+45.19	18.00 LT	904.42	1			1		18				
333	CRESENT BLVD STA 133+46.68	36.38 LT	904.79	1			1			1			
550	TOWN CENTER DR STA 55+75.17	34.81 RT	907.71	1			1	63					
551	TOWN CENTER DR STA 55+64.46	27.16 LT	908.63	1			1	7					
552	TOWN CENTER DR STA 55+67.91	33.27 LT	908.73			1			15				
<b>TOTAL</b>				<b>8</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>8</b>	<b>164</b>	<b>70</b>	<b>147</b>	<b>2</b>	<b>1</b>

\* RIM ELEVATION ARE MEASURED TO THE FLOW LINE FOR CATCH BASINS AND CENTER OF STRUCTURE FOR MANHOLES  
\*\* OFFSETS ARE MEASURED TO THE EDGE OF PAVEMENT FOR CATCH BASINS AND CENTER OF STRUCTURE FOR MANHOLES

