

**STATEMENT OF JUST COMPENSATION**

Pursuant to Township Resolution \_\_\_\_\_ (Local Legal Authority),  
Torch Lake Township \_\_\_\_\_ (Acquiring Agency) is now in process of  
acquiring private property necessary for a Day Park \_\_\_\_\_.  
\_\_\_\_\_  
(Identification of Project)

Title records indicate that you are the owner of real property  
located in the State of Michigan, County of Antrim \_\_\_\_\_, more  
particularly described as follows:

(Insert legal description and acreage figure.) Use separate sheet  
if necessary.)

See Attached Legal Description

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3.58 Acres

Since your property is within the project area, it is necessary to  
acquire the property for this project.

We are prepared to commence negotiations with you for the purchase  
of your property subject to any existing Easements or Restrictions  
of record and excepting and reserving the following interests which  
will not be acquired and for which no value is included in our  
estimate of just compensation:

N/A

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In compliance with Section 301 of the Uniform Relocation Assistance  
and Real Property Acquisition Policies Act of 1970, Public Law 91-  
646, just compensation in the amount of \$ 320,000.00 \_\_\_\_\_ has been  
**(DNR-approved FMV)**

made for the interest to be acquired in the above-described  
property. This amount is based upon an approved appraisal prepared  
for the acquiring agency and is not less than the appraiser's  
opinion of fair market value which he determined after a personal  
inspection of your property, at which time you and your  
representative were given the opportunity to accompany him.

The appraisal takes into consideration the location of your  
property, its highest and best use, current land sales of  
properties similar to your property, and other indicators of value,  
i.e. \_\_\_\_\_

copy of Appraisal provided to Seller/Owner.

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

|                         |                          |                   |
|-------------------------|--------------------------|-------------------|
| LAND IMPROVEMENTS:      | <u>Vacant Land Value</u> | <u>320,000.00</u> |
| Buildings               | _____                    | _____             |
| Structures              | _____                    | _____             |
| DAMAGE TO THE REMAINDER | _____                    | _____             |
| OTHER                   | _____                    | _____             |
| TOTAL                   | _____                    | <u>320,000.00</u> |

Any increase or decrease in the market evaluation caused by the public improvement or project for which the property is to be acquired, or by the likelihood that the project would be acquired for such improvement or project, other than that due to physical deterioration within the reasonable control of the owner, has been disregarded in making the determination of just compensation.

**LAND OWNER'S CERTIFICATION**

A. I was offered the opportunity to accompany the appraiser over the subject land.

I or my representative DID DID NOT accompany the appraiser.  
(Please Circle and initial)

B. The following persons are occupying the subject property as separate households or are conducting business activities under lease or rental (indicate which). This information is provided to assure all tenants are advised of potential relocation benefits.

| NAME                       | ADDRESS                                 |
|----------------------------|---|
| <u>Torch Lake Township</u> | <u>P.O. Box 477, Eastport, MI 49627</u> |
| _____                      | _____                                   |
| _____                      | _____                                   |

C. I have received a copy of this form, fully reviewed it and have been advised of my rights under P.L. 91-646.

D. **MY SIGNING OF THIS STATEMENT ACKNOWLEDGES ONLY ITS RECEIPT AND PLACES ME UNDER NO OBLIGATION.**

M16 Corporation

Torch Lake Township

\_\_\_\_\_  
Signature of Land Owner or  
Owner's Authorized  
Representative  
Virginia Good, President

\_\_\_\_\_  
Signature and Title  
(Official for Local Unit of  
Government)  
Kimberly K. Schmidt,  
Township Supervisor

October, 1993  
(Date)

October, 1993  
(Date)

ATTACHMENT TO STATEMENT OF JUST COMPENSATION  
REGARDING PURCHASE OF PROPERTY FOR A DAY PARK  
BY TORCH LAKE TOWNSHIP

Dated: \_\_\_\_\_

Land located in Township of Torch Lake, County of Antrim, State of Michigan, described as:

Commencing at the North 1/4 corner of Section 24, Town 31 North, Range 9 West; thence North 88 57'00" East 325.99 feet; thence South 00 08'00" East 1062.67 feet; thence South 88 49'00" East 345.12 feet to the Southeast corner of Block 8 of the recorded plat of the Village of Torch Lake; thence North 89 52'52" East 66.00 feet to the Southwest corner of Block 7 of said recorded plat, being the POINT OF BEGINNING; thence East along the South line of said Block 7, a distance of 356.87 feet; thence South, parallel with Prospect Street, 179.93 feet to the centerline of a County Road; thence South 82 18'30" East along said centerline 11.23 feet; thence South 33.30 feet to the South line of said road; thence South 82 13'30" East along the South line of said road 280.50 feet to the shore of Torch Lake; thence South 24 54'00" West along said shore 195.94 feet to a point 200.00 feet South of the North line of said Government Lot 4; thence West 563.47 feet to the East line of Prospect Street in said plat of the Village of Torch Lake; thence North along said road 430.00 feet to the point of beginning; being a part of Government Lots 1 and 4, Section 24, Town 31 North, Range 9 West. Said property extends to the shore of Torch Lake between the courses described as being ~~along~~ said shore.