Section A: Applicant Site and Project Information: North Monroe (proposed)

*Is the application for site development or land acquisition? Development ✔ Acquisition			
*Name of Applicant (Government Unit) City of Grand Rapids		*Federal ID Number 38-6004689	*County Kent County
*Name of Authorized Representative		*Title	
*Address 300 Monroe Ave NW		*Telephone (616) 456-3807 Fax	
*City Grand Rapids	*State MI	*ZIP 49503	*E-mail
*State House District District 75	*State Senate District District 29	*U.S. Congress District District 3	

*Proposal Title (Not to exceed 60 characters)
Acquisition/Expansion of North Monroe Property

*Proposal Description

This project would acquire in fee simple land totaling 3.68 acres along Monroe Avenue N.W. in downtown Grand Rapids for the purpose of providing multi-use public recreation space and tiered, stepped-back flood control and mitigation along the Grand River. This site would directly connect to existing riverfront parks totaling approximately 8.5 acres, and eventually connect to larger riverfront parks and the White Pine Trail. Presently, the site offers views of the Grand River below the Sixth Street dam, a popular urban fishing spot. This is the area of the historic rapids, where the restored rapids are envisioned. The site will offer views and access to those restored rapids.

*Address of Site
601 Monroe Ave NW

*City, Village or Township of Site
Grand Rapids

*Zip
49503

*County in which Site is located
Kent

*Town, Range and Section Numbers of Site Location
Letters must be upper-case:
(examples: T02N, R13E, 22)
(Town) T07N (Range)R12W (Section)24

*Latitude/Longitude at park entrance
42.974171 -85.672611

*Park Name
North Monroe (proposed)

DRAFT

Section B: Project Funding and Explanation of Match Sources

SOURCES OF MATCHING FUNDS	PROJECT COST AMOUNTS
***Grant amount requested (round to the nearest hundred dollars)**	$7,500,000.00
Total Match	$2,500,000.00
Total Project Cost	$10,000,000.00
Percentage of match commitment **(Must be at least 25% of total project cost)**	25%
a) General Funds or Local Restricted Funds (Applicant's own cash)	$2,500,000.00
b) Force Account Labor/Materials (Applicant's own paid labor or materials)	
c) Federal or State Funds	

You have entered a value for item c). ***Please provide the information below for each federal or state program from which matching funds will be provided.*** *COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND RECREATIONAL TRAILS PROGRAM (RTP) ARE THE ONLY FEDERAL FUNDS THAT CAN BE USED AS MATCH:*

*(1) Program Name	*Administering Agency	
*Contact Name for Administering Agency	*Telephone	*Amount

*Type of Funds

Grant funds awarded

Date grant funds approved

Grant funds applied for, not yet approved

Estimated approval date

Appropriated funds

Date appropriated

Other, explain

*Is documentation containing the scope of work and budget for the other grant funds included with application?
Yes No
*Is documentation (such as grant approval letter) that verifies the availability of funds included in the application?
Yes No

Check to add program information for additional State of Federal funds that will be used as Match.

DRAFT

Section B: Project Funding and Explanation of Match Sources

(2) Program Name	Administering Agency	
Contact Name for Administering Agency	Telephone	Amount

Type of Funds

Grant funds awarded

Date grant funds approved

Grant funds applied for, not yet approved

Estimated approval date

Appropriated funds

Date appropriated

Other, explain

Is documentation containing the scope of work and budget for the other grant funds included with application?
Yes No

Is documentation (such as grant approval letter) that verifies the availability of funds included in the application?
Yes No

Check to add program information for additional State of Federal funds that will be used as Match.

(3) Program Name	Administering Agency	
Contact Name for Administering Agency	Telephone	Amount

Type of Funds

Grant funds awarded

Date grant funds approved

Grant funds applied for, not yet approved

Estimated approval date

Appropriated funds

Date appropriated

Other, explain

Is documentation containing the scope of work and budget for the other grant funds included with application?
Yes No

Is documentation (such as grant approval letter) that verifies the availability of funds included in the application?
Yes No

d) Cash Donations

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Section B: Project Funding and Explanation of Match Sources

You have entered a value for item d). ***Please list the individual sources and the amounts to be donated below.***

SOURCE	AMOUNT
*	
Total	**$0**

*Is a letter of intent from each donor included with the application?
Yes No

e) Donated Labor and/or Materials

You have entered a value for item e). ***Please include each item to be donated, the source, dollar value, and how the dollar value was determined.***

ITEM	SOURCE	DOLLAR VALUE	VALUATION METHOD
*			
		Total	$0

*Is a letter of intent from each donor included with application?
Yes No

f) Donated Land Value (acquisition applications only)

You have entered a value for item f). ***Please describe how the value of the land donation was determined.***

*

*Is a letter from the landowner committing to the donation of a portion of fair market value and any conditions placed upon their commitment included with application?
Yes No

DRAFT

Land Acquisition Applications ONLY

***Interest acquired will be** (check all that apply)

- ✔ Fee Simple
- Easement
- Other

*What are the current land uses that exist on the parcel? (check all that apply)

- ✔ Undeveloped/natural land
- Agricultural
- Residential
- Commercial (including timber extraction)
- Recreational
- ✔ Other (describe) parking lots

*Any buildings on the site? No ✔ Yes

*Any encroachments or boundary disputes with neighbors? ✔ No Yes

Parcel Information Table

*Itemize estimated cost information for each parcel. For phased projects, the parcels and dollar amounts provided should include all phases.

	LANDOWNER	ACREAGE	STATE EQUALIZED VALUE (SEV)	(1) ESTIMATED APPRAISED VALUE ($)
1)	MSU/City of GR/County of Kent	3.68	$100.00	$10,000,000.00
2)				
3)				
4)				
5)				
	TOTALS	**3.68**	**$100.00**	**$10,000,000.00**

(2) ESTIMATED INCIDENTAL COSTS

DRAFT

Prorated Taxes			
Recording Fees			
Transfer Tax			
Title Insurance			
Appraisal Fees			
Closing Fees		TOTAL APPRAISED VALUE (1)	$10,000,000.00
Environmental Assessment Costs		TOTAL INCIDENTAL COSTS (2)	$0
TOTAL	**$0**		
		TOTAL ACQUISITION COSTS	**$10,000,000.00**

Comments:
NOTE: SEV should be $0.00. "$100" was entered because the form would accept nothing less.

The estimated appraised value is based on a professional appraisal performed July 2014. The six parcels were appraised as a singular site.

The parking lots can support recreational uses. The parking booths and gate equipment .....

DRAFT

Section D: Justification of Need

*1) If you are submitting multiple acquisition or development applications, what is the priority for this application? (1 = highest) 1

*2) What page(s) of your recreation plan is the need for the proposed project discussed? From: 82 To: 83
If proposed project is on only one page, please enter the page number in both boxes

*3) What was the date(s) of public meeting to discuss submission of the grant application? 3/10/2015
Additional dates:

*4) Did you gather public input from individuals with disabilities, their families, or advocates? ✔ No Yes

*5) Are you the primary provider of recreation services to any surrounding communities, as documented in your recreation plan? ✔ No Yes
List Communities:

*6) Was the application developed through collaboration with adjacent communities or school districts? No ✔ Yes

DRAFT

Section E: Application History and Stewardship

1	NO	YES
*1) Questions 1 is for *acquisition applications only - for development projects, leave blank and move to question 2.*Is the applicant financially solvent to complete the acquisition transaction without any third party assistance (i.e. loans, lines of credit, same day closings, etc.) until partial reimbursement and final audit is completed (approximately 180 days after closing)? If yes, please provide documentation that supports this.		✔
* 2) Has applicant received DNR recreation grant(s) in the past?		✔
If yes, does applicant currently have an open, active grant?		✔
*3) Has applicant closed, sold, or transferred any parkland or recreation facilities in the past 5 years?	✔	
*4) Does applicant have a known unresolved conversion of grant-assisted parkland? (a conversion is a change from public outdoor recreation use to some other use)	✔	
*5) Does applicant have a "residents only" policy for this park or other parks or recreation facilities?	✔	
*6) Do you now or do you intend in the future to charge an entrance fee to the project site?	✔	
If yes, fee schedule and policy for reduced entrance fees for low-income users included with application?		

If yes, attach supporting Documentation on Required Attachments page.

*7) What is the applicant's current year budget for parks and recreation?

*8) What are the estimated operation and maintenance costs associated with the project?

Comments:
Pleasant Park Development is wrapping up.
Martin Luther King Park Basketball Court Renovations closed but waiting for sign.
Richmond Park Renovations just starting.

DRAFT

Section F: Site Conditions

	NO	YES	UNKNOWN
*1) Does the applicant, landowner, or others have knowledge that any portion of the property is or has been used for industrial purposes, including manufacturing and/or minerals' processing or extraction (sand, gravel, oil, or gas) at this time or in the past?	✔		
*2) Does the applicant, landowner, or others have knowledge that any portion of the property is currently being used or has been used in the past for a gas station, motor vehicle service or repair facility, commercial printing facility, dry cleaners, photo developing lab, junkyard, landfill, waste treatment, storage, processing or recycling or disposal facility?			
*3) Does the applicant, landowner, or others have knowledge that any of the following are or have in the past been stored, discarded, or used on the property – automotive or industrial batteries, pesticides or other chemicals used in agricultural practices, paints, industrial waste, or other chemicals in drums or other containers?			
*4) Does the applicant, landowner, or others have knowledge that fill dirt or other fill material of unknown origin is on this property or has in the past been placed on the property?			
*5) Does the applicant, landowner, or others have knowledge of any evidence of leaks, spills, or stains from a substance other than water at this time or in the past?			
*6) Does the applicant, landowner, or others have knowledge that there are or have in the past been waste disposal pits, lagoons, or ponds on the property?			
*7) Does the applicant, landowner, or others have knowledge that there are at this time or have in the past been registered or unregistered storage tanks on the property?			
*8) Does the applicant, landowner, or others have knowledge that contaminated groundwater lies below the property?			
*9) If there is a water well on the property, does the applicant, landowner, or others have knowledge that contaminants have been identified in the well that exceeded legal standards or has the well been identified as contaminated by a government agency?			

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Section F: Site Conditions

*10) Has the landowner been notified about any current violations of environmental laws pertaining to activities on the property or does applicant, landowner, or others have knowledge about past violations?

*11) Has the landowner been notified of any environmental assessments of the property that identified a) the presence of hazardous substances, petroleum products, or contamination; or b) the need for further assessment?

*12) Does the applicant, landowner, or others have knowledge that any hazardous substances, unidentified waste materials, tires, or automotive or industrial batteries have been dumped above ground, buried, or burned on the property?

*13) Is the property listed on any federal or state list of contaminated sites, including the site of a leaking underground storage tank?

*14) Does the applicant, landowner, or others have knowledge that any of the adjoining properties are currently being used or have been used in the past for the purposes listed in the previous questions 1-13?

*15) Has an environmental assessment been completed for the site?
If yes, provide the most current on the Required Attachments page.

NO **YES** **UNKNOWN**

*16) Are permits required for the development of the site?
If yes, please complete the following table:

TYPE OF PERMIT	PERMITTING AGENCY	EFFORTS TAKEN TO OBTAIN PERMIT OR DETERMINING PERMIT REQUIREMENTS

If **'Yes'** or **'Unknown'** was selected for any of the questions on this page, please explain here:

DRAFT

Section G: Natural Features of The Project Site

To the best of your knowledge, does the project site include:

***Great Lakes shoreline or Great Lakes connecting water frontage?** ✔ **No Yes**
If yes, name of Great Lake or Great Lakes connecting water:
How many linear feet of shoreline or frontage?

***Inland lake frontage?** ✔ **No Yes**
If yes, name of water body:
What is the size of the total water body in acres?
How many linear feet of frontage are on site?

***River and/or tributary frontage?** ✔ **No Yes**
If yes, name of water body:
How many linear feet of frontage?
Is the river or tributary a state natural river or a federally dedicated wild and scenic river? No Yes

***Wetland acreage or frontage?** ✔ **No Yes**
If yes, please list the number of acres of the type(s) of wetland(s) on site:

Marsh	Bog	Dune and swale complex
Prairie	Forest	Boreal Forest
Fen	Shrub	Type unknown

Is documentation of type and quality with application? No Yes
If yes, source of information:

***Other water acreage or frontage?** ✔ **No Yes**
If yes, name of other water body:
Is the entire water body completely within the site boundaries? No Yes
How many linear feet of frontage or acres of water are on site?

***Sand dunes?** ✔ **No Yes**
If yes, list the number of acres of sand dunes on the site:
Critical Not designed as critical, or designation unknown
Is documentation of type and quality provided with application? No Yes
If yes, source of information:

***Dedicated state or federal listed wilderness or dedicated natural area or Pigeon River County State Forest land or inholding?** ✔ **No Yes**
If yes, name of area:
How many acres on site?

DRAFT

Section G: Natural Features of The Project Site

***Rare species or any other significant feature as defined by the Michigan Natural Features Inventory?** ✔ **No Yes**

If yes, list species or feature and status.

if too many to list here, include in the application narrative.

Population/range locations denoted on site plan or other map? No Yes

DRAFT

Section H: Wildlife Values of The Project Site

Will the proposed park or park development:

* **Protect wildlife habitat** (for example, breeding grounds, winter deeryards, den sites)? ✔ **No Yes**

If yes, list species:

How many acres of habitat does the site provide?

***Act as a wildlife corridor between existing protected areas or buffer an existing protected area?** ✔ **No Yes**

If yes, name the existing park(s) or protected area(s):

How many acres are currently in protected status?

Is documentation of the ecological value of adjacent protected areas and/or the ability of the project site to act as a corridor/buffer provided with application? No Yes

If yes, source of information:

DRAFT

Section I: Natural Resource Recreation Opportunities

Will the proposed park or park development provide new or additional:

*Water recreation opportunities? No ✔ Yes

*Motorized recreation opportunities (ORV and/or Snowmobile)? ✔ No Yes

*Hunting Opportunities? ✔ No Yes
If yes, what seasons will be available? (for example, deer/firearm)
How many acres will be available for hunting?

*Fishing opportunities? No ✔ Yes
If yes, what type of fishing opportunities will be provided? (species/methods) Shore fishing, steelhead, walleye, salmon

*Bird watching or other nature viewing opportunities? ✔ No Yes
If yes, what species can be viewed?

*Nature interpretation or education opportunities? ✔ No Yes
If yes, how are the interpretation or education opportunities provided? (check all that apply)

Interpretive signage
Interpretive brochures
Nature center
Part time or volunteer naturalist
Full time naturalist

Have you formed a partnership with another organization to provide interpretive/educational services? No Yes
If yes, name of organization

Provided examples of interpretive materials, descriptions of classes, and other documentation on the interpretive/educational services provided with application:

DRAFT

Section J: Public Access Opportunities

*** Will the site be open to the general public?** **No** ✔ **Yes**

List the hours open to the public:

	From	To	Closed
Sunday	sunrise	sunset	
Monday	sunrise	sunset	
Tuesday	sunrise	sunset	
Wednesday	sunrise	sunset	
Thursday	sunrise	sunset	
Friday	sunrise	sunset	
Saturday	sunrise	sunset	
Holidays	sunrise	sunset	

Comment:

How will the public reasonably able to access this site?

- ✔ Automobile
- ✔ Boat
- ✔ Public Transportation
- Motorized Trail
- ✔ Non-Motorized Trail including Mountain Bike and Hiking Trails
- ✔ Sidewalk or Pathway
- Other (describe)

DRAFT

Section K: Trails

*** Is the proposed site a trail?** [✔] **No** [ ] **Yes**

Who is the primary intended user? (Check one)

Hikers/Pedestrians	Road Bicyclists	Equestrians
Mountain Bicyclists	Cross-Country Skiers	Snowmobilers
Other motorized vehicle users	Other, explain:	

Who are the secondary users?

Hikers/Pedestrians	Road Bicyclists	Equestrians
Mountain Bicyclists	Cross-Country Skiers	Snowmobilers
Other motorized vehicle users	Other, explain:	

Is the trail connected to another trail(s) or part of a larger trail network? No Yes

If yes, what is the name of the network?

How long Is the trail?
Total linear feet
Linear feet bituminous (paved)
Linear feet boardwalk (if applicable)
Linear feet sidewalk
Linear feet other hard surface

What is the width of the trail?
Linear feet

*** Is this proposed project part of the Iron Belle Trail (Governor's Showcase Trail)?**
[ ] **Yes** [✔] **No**

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Application Narrative

*I. Project Justification and Support:
Rapid habitat is extremely rare in the lower peninsula of Michigan, comprising only 1% of river habitat. Historical documents indicate that, prior to urbanization in the 1800s, the Grand River at present-day Grand Rapids was strewn with granite boulders and cobble stones and the mile-long rapids were wild, their noise echoing from neighboring hills. However, the river has since been degraded by five low head dams, flood walls, urban encroachment, and channelization, including dredging, excavation and grading.

The 2011 Green Grand Rapids amendment to the Master Plan, which engaged 1,800 residents in 120 meetings, calls for increasing recreational opportunities on and adjacent to the river and a change in land use along the river from industry to open space and mixed use (p. 59-60, 78, 85, 88). Inspired by this vision, Grand Rapids Whitewater (GRWW) was established in 2010 as a grassroots nonprofit to restore the rapids and develop the river into a recreational destination. This project is conservatively estimated to stimulate a net new economic impact of $15 to $19 million per year (Anderson Economic Group, 2014). Today, this restoration project has the support of Mayor Heartwell and Governor Snyder, and earned the Urban Waters Federal Partnership (UWFP) designation. The City hopes to submit the Joint Permit application in 2015.

Grand Rapids has a scarcity of parks and recreation for the resident population. The city has only 7.88 acres per 1,000 people even including public school acreage (Pros Consulting, 2011). The Midwest benchmark is 12 to 15 acres (National Recreation and Parks Association, 2009). In line with Green Grand Rapids, the City has identified six parcels adjacent to the future, restored rapids for acquisition. This would enable development of the site to increase overall park acreage in the city, enlarge the existing linear riverfront park, and support activation of the river corridor where the restored rapids are envisioned. This park would ultimately connect to the White Pine Trail.

Green Grand Rapids also calls for park development to become models of sustainable design (p. 61).
The current riverbank in this area is defined by a sheer floodwall that prevents direct river access. This floodwall will need to be heightened for flood control and mitigation purposes, further increasing the existing separation. However, the proposed acquisition would permit a different treatment by providing space to construct a tiered, stepped-back design that provides the necessary height while creating a multi-purpose space for recreation.

The Parks and Recreation Master Plan prioritizes river restoration and downtown riverwalk improvements (p. 80, 82, 95). The project aligns with SCORP's Objectives No. 3, 4, and 6, and MNRTF's priority for urban areas.

*II. Project Description:
The City has embarked on an ambitious public planning process called GR Forward to discuss with the community what development in downtown, along the river banks and in the river itself should look like. This planning process will result in a formal Downtown Plan and a River Corridor Plan (dry banks). The Downtown Development Authority has appointed a 32-member Downtown Plan Steering Committee and the City Commission appointed a 72-member River Corridor Plan Steering Committee to oversee those aspects of the planning process and ensure that stakeholders are involved. The City also appointed a 23-member Grand River Restoration Steering Committee which assures coordination between the various planning efforts. Grand Rapids' UWFP co-sponsors and other community partners sit on this committee. This planning process began about one year ago and is anticipated to wrap up in May or June 2015. The City Commission will be asked to adopt the final plan.

DRAFT

Application Narrative

Stoss Inc. is the landscape subcontractor leading the River Corridor planning process (dry banks). To coordinate river and riverbank development, Stoss is collaborating with the engineer hired to design the restoration of the river. With input from the steering committees and the public, Stoss is developing conceptual plans for 15 sites along both sides of the Grand River, including the site of proposed acquisition. Although this concept plan is still being developed in response to feedback provided by the community, the City envisions active river access, spectator space for water events, active use space, gathering spaces, and other public uses.

The site itself is in downtown Grand Rapids one block from City Hall. It is surrounded by commercial/residential mixed-use development. It has access to public utilities, sidewalks, trails, and public transportation. The topography is generally level and the site has 659 linear feet of road frontage. It has very good access and visibility.

The timeframe to complete development cannot yet be determined. It will depend on sequencing of flood control and mitigation activities in downtown and funding. Planning for flood mitigation is still ongoing and a cost estimate for this space will not be available until after the River Corridor plans are complete.

*III. Natural Resource Access and Protection:
Natural resources currently on the site include grass and trees. There is a good view of the Grand River and the Sixth Street dam where anglers congregate. Below the dam is a good fishing spot, especially for steelhead and salmon. In fact, Field & Stream ranked Grand Rapids number six in the nation for urban fishing.

Unfortunately, the dam is also a barrier to native species. The draft Grand River Fisheries Assessment, complied by the Michigan Department of Natural Resources in 2011, states this dam is "a barrier to the movement of several Lake Michigan fish species that ascend the river to spawn. Although the [fish]ladder provides upstream passage for coho salmon, Chinook salmon and steelhead, other migratory species (i.e. lake sturgeon, walleye, longnose sucker, redhorse) do not successfully pass upstream through the ladder. Failure to reach upstream spawning areas limits the productivity of these populations." Both lake sturgeon and river redhorse are on the State's list of threatened and endangered species. In addition, federally-endangered snuffbox mussels have been found in the downtown reach of the river. The Grand River Restoration Project will improve habitat for these species, as well as provide recreational opportunities.

The site proposed for acquisition is next to the area of the historic rapids, where the restored rapids are envisioned. After restoration, the site will provide views and access to these regionally rare rapids. Fishing, kayaking, and winter sports are proposed in the draft conceptual plan as well as green space, play space, landscaping and wetlands. Acquisition of this property will support the restoration project, including its environmental benefits.

*IV. Other Information:

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Required Attachments for Acquisition Projects

All location maps, site development plans, boundary maps, and other graphic information must be clear, legible, detailed, and appropriately labeled. Grants Management staff use these materials to help evaluate your application and to find and evaluate many of the sites. We must also photocopy many of the graphic materials in black-and-white; be sure that what you submit will photocopy legibly. **Please do not submit aerial photographs for location maps, site development plans, or boundary maps.**

REQUIRED CONTENT FOR ACQUISITION APPLICATIONS

* **Maintenance Plan**

* **Project Location Map(s):**
https://secure1.state.mi.us/mirgs/_Upload/11693-ProjectLocationMap.pdf

* **Conceptual Site Plan:**
https://secure1.state.mi.us/mirgs/_Upload/11693-SitePlan.pdf

* **Advance Notice of a public meeting** for public comment and to pass the resolution:

* **Minutes of the Public Meeting** held for public comment and to pass the resolution for the application:

* **Certified Resolution:** from the highest governing body:

* **Notice of Intent Form and copy of letter transmitting form** to regional clearinghouse to the regional clearinghouse:
https://secure1.state.mi.us/mirgs/_Upload/11693-LetterNoticeofIntent.pdf

* **Photographs of the site** - digital images, combine into one file

* **Documentation of local match sources,**(if required in Section A1 of the application form)

* **Plat or parcel map** with subject parcels highlighted
https://secure1.state.mi.us/mirgs/_Upload/11693-ParcelMap.pdf

* **Copy of most recent deed and tax bill for subject parcel**
https://secure1.state.mi.us/mirgs/_Upload/11693-DeedsandTaxBills.pdf

* **Boundary Map(s)** delineating the legal boundaries of the park site(s) outlined in **red;** show easements in

DRAFT

green:
https://secure1.state.mi.us/mirgs/_Upload/11693-BoundaryMap.pdf

ADDITIONAL INFORMATION FOR ACQUISITION APPLICATIONS:

Letter(s) of commitment and support for the project:

Correspondence regarding regulatory permitting issues, if applicable:

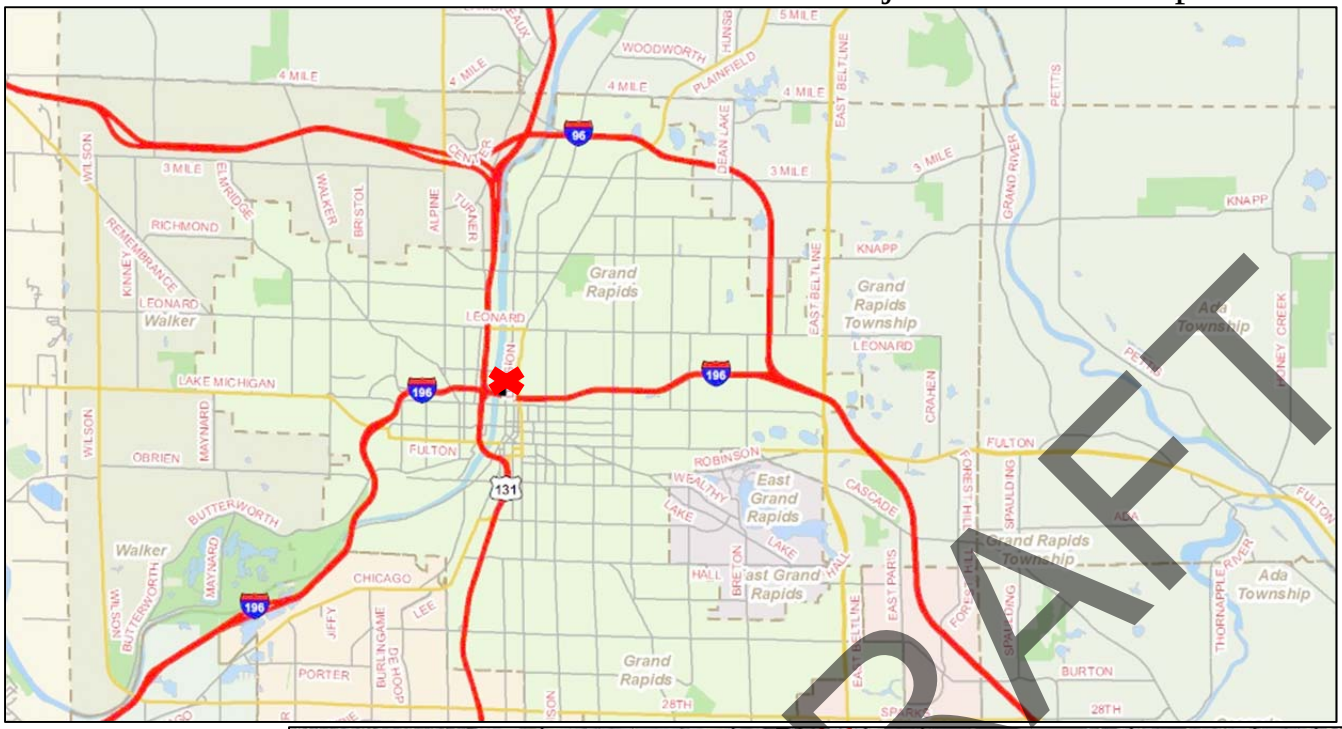
Expert documentation to support the project
https://secure1.state.mi.us/mirgs/_Upload/11693-DraftGrandRiverRapidsRestorationConceptPlan.pdf

Environmental Report if applicable

Draft easement or other agreement, if applicable

DRAFT

City of Grand Rapids
North Monroe Property Acquisition
Project Location Map



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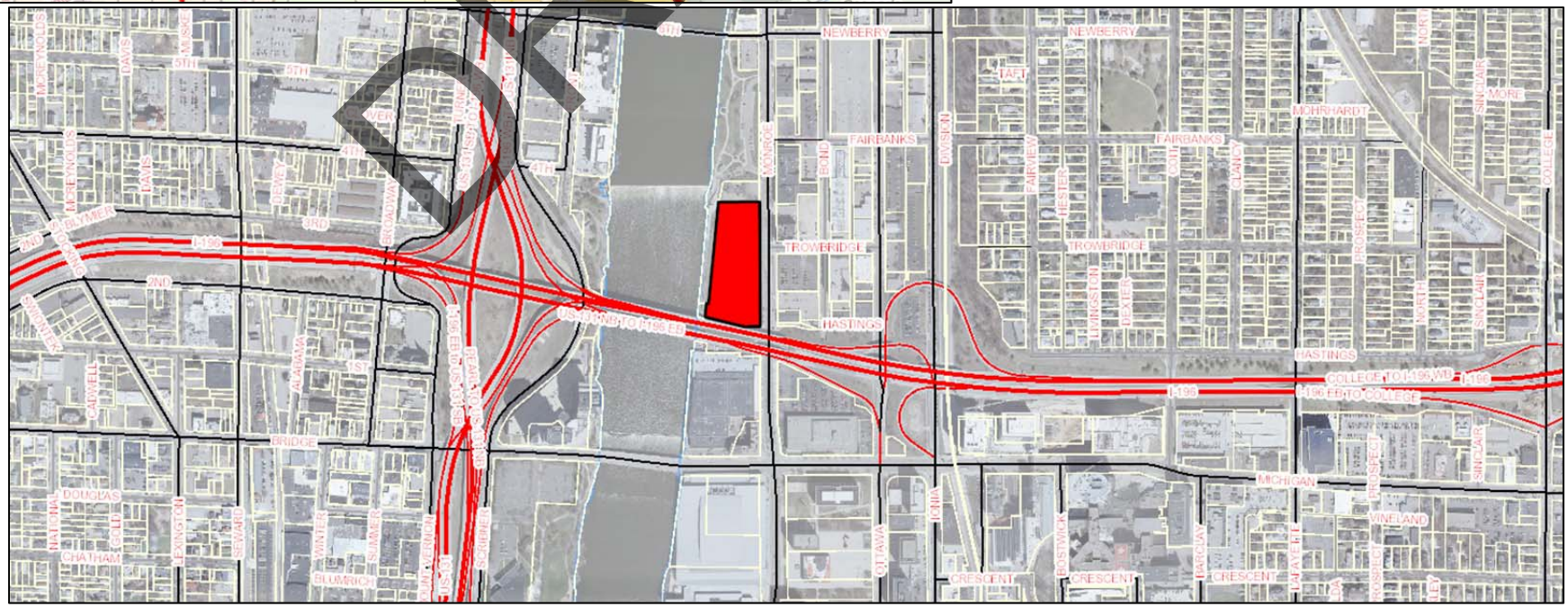

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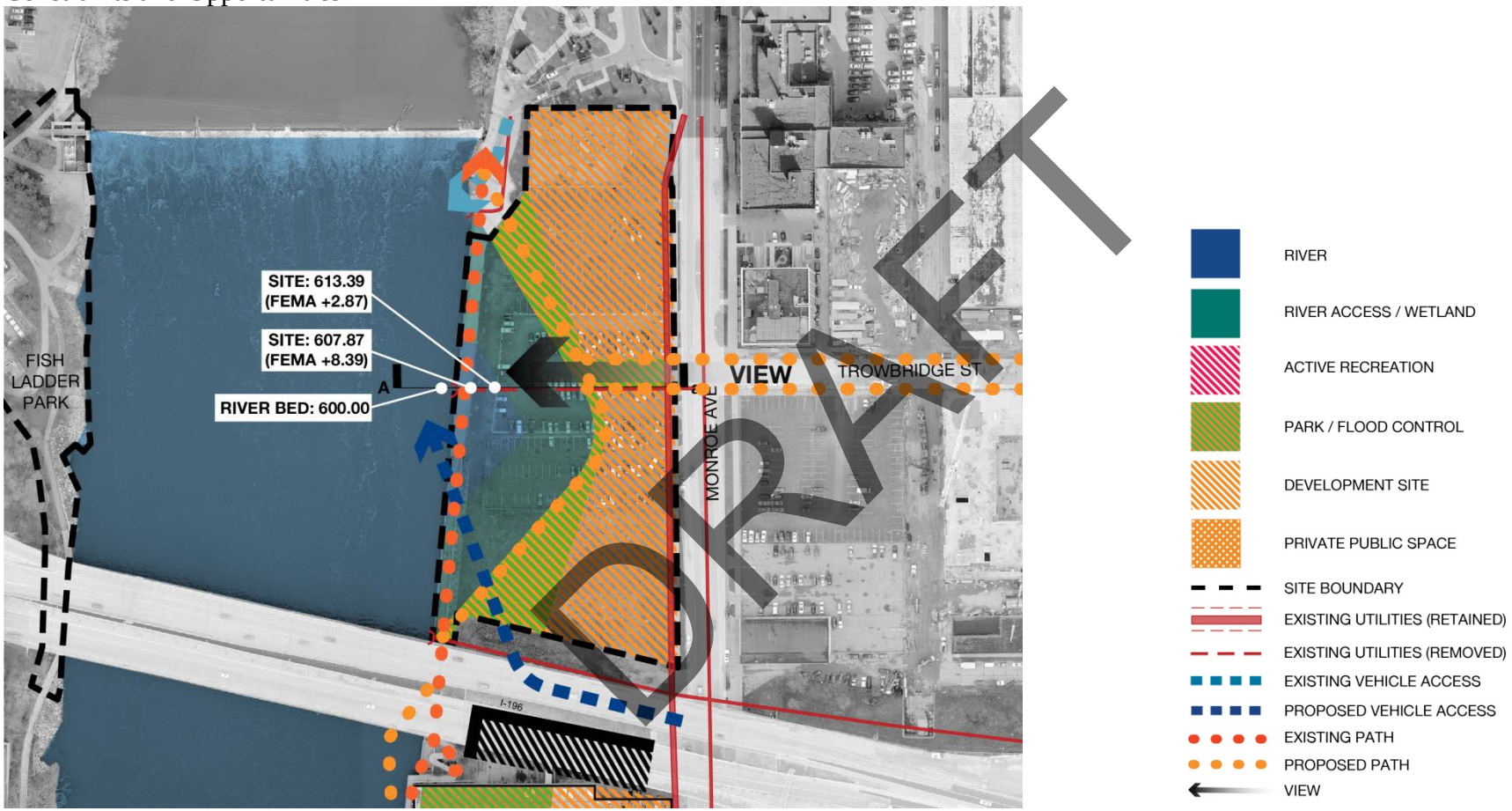
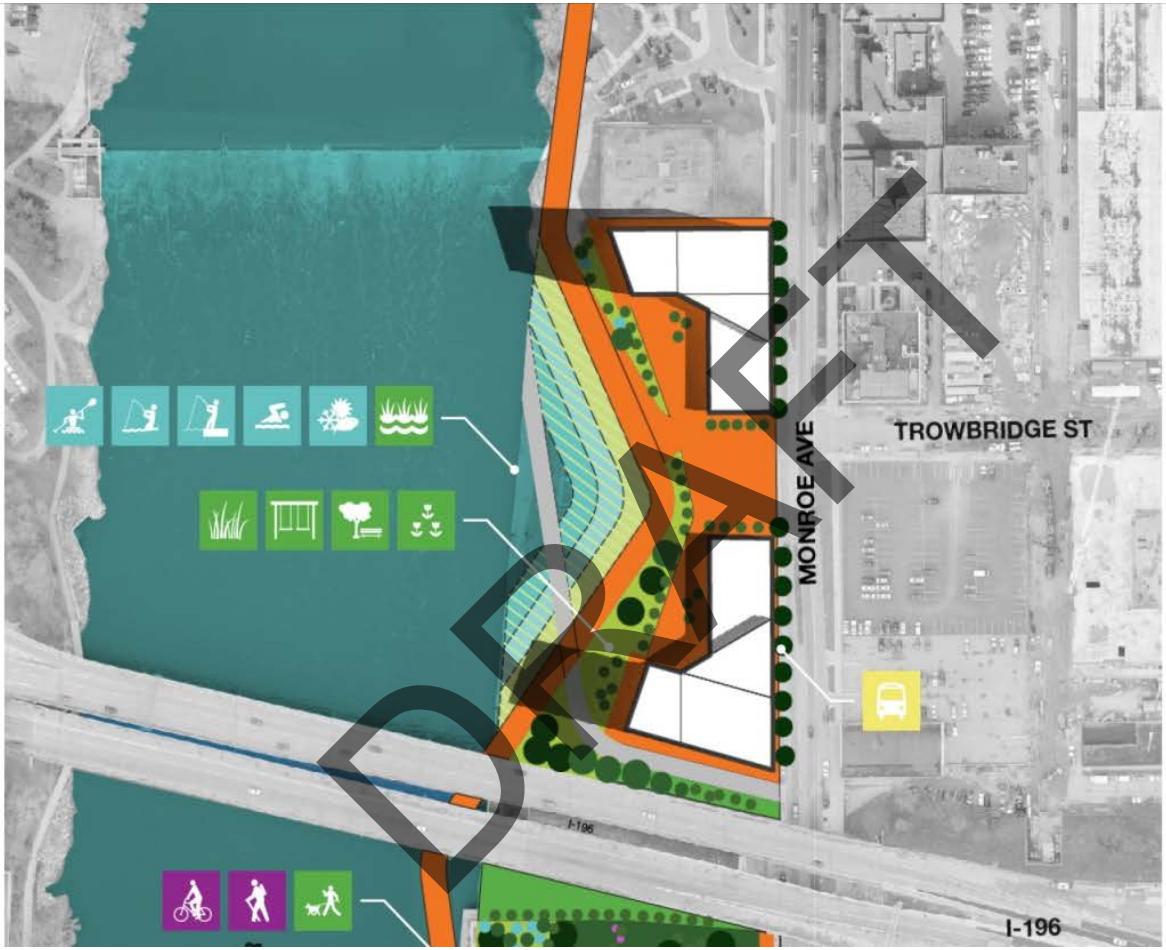
City of Grand Rapids
North Monroe Property Acquisition
Draft Conceptual Site Plan[1] Provided by Stoss, Inc.[2]

Constraints and Opportunities



[1] This conceptual plan is being developed and has not been adopted.
[2] Stoss' site boundary line on this map does not correspond to the City's MNRTF proposal site boundary.

Schematic Plan



EXECUTIVE OFFICE

CITY OF GRAND RAPIDS

February 18, 2015

West Michigan Regional Planning Commission
820 Monroe Ave. N.W. Ste. 214
Grand Rapids, MI 49503

To Whom It May Concern:

Enclosed for your review is the "Notice of Intent for Recreation Grant Projects" as required by the Michigan Department of Natural Resources for submission of a Michigan Natural Resources Trust Fund grant application. If you have any questions or comments, please contact me at 456-3120.

Sincerely,

Eric R. DeLong
Deputy City Manager

cc: David Marquardt, Director of Parks and Recreation

DRAFT

(616) 456-3166 • FAX (616) 456-3111 • www.ci.grand-rapids.mi.us
300 MONROE AVENUE, N.W., GRAND RAPIDS, MICHIGAN 49503

Michigan Department of Natural Resources, Grants Management

NOTICE OF INTENT FOR RECREATION GRANT PROJECTS

This information is requested by authority of Part 19, Act 451 of 1994, to be considered for a MNRTF grant.

1. Name of Project: North Monroe Land Acquisition

2. Date: 2/18/15

3a. Identity of the applicant agency, organization, or individual:

City of Grand Rapids

3b. Indicate below the representative of the applicant to contact for additional information regarding this Notice:

Name Eric R. DeLong, Deputy City Manager

Address (Street / PO Box) 300 Monroe Ave NW 6th Floor

City Grand Rapids State MI Zip Code 49503

Area Code and Telephone No.
(616) 456-3120

4a. Agency from which assistance will be sought:
☒ Michigan Department of Natural Resources

Name of Program:
☒ Michigan Natural Resources Trust Fund

Public Law or USC#:
Part 19 of Act 451 of 1994

5. Estimated Cost:

FEDERAL: $0

STATE: $7,500,000

OTHER: $2,500,000

TOTAL: $10,000,000

6. Estimated date by which time the applicant expects to formally file an application:
4/1/2014

7. Geographic location of the project to be assisted: (indicate specific location as well as city or county. Attach map if necessary).

601 Monroe Ave NW, Grand Rapids
555 Monroe Ave NW, Grand Rapids

533 Monroe Ave NW, Grand Rapids
525 Monroe Ave NW, Grand Rapids

519 Monroe Ave NW, Grand Rapids
511 Monroe Ave NW, Grand Rapids

8. Brief description of the proposed project. This will help the clearinghouse identify agencies of state or local government having plans, programs, or projects that might be affected by the proposed project:

8a. Type of project:

Acquisition of six parcels on the west side of Monroe and north of the I-196 overpass, just downstream of the existing 6th Street dam. It is currently used as parking lots and undeveloped open space.

8b. Purpose:

Acquisition of this land could provide direct and full access to the river for recreation while improving flood control and mitigation. The current riverbank in this area is defined by a sheer floodwall that prevents direct access. This wall will need to be heightened for flood control and mitigation purposes, further increasing the separation. The proposed acquisition would permit a different treatment by providing space to construct a tiered, stepped-back design that provides the necessary height while creating a multi-purpose space for recreation. We envision active river access, gathering spaces, active use space, spectator space for water events and other public uses. This acquisition would increase overall park acreage in the city, enlarge the existing riverfront linear park, and support activation of the river corridor where the restored rapids are envisioned. The alternative to acquisition is private development. Acquisition will preserve this riverfront space for public recreation in perpetuity and create a view shed that will provide additional opportunities for development and redevelopment with more overall value and density in the adjacent Monroe North area.

8c. General size or scale: 3.68 acres

8d. Beneficiaries (persons or institutions benefited): Residents of Grand Rapids, Kent County and the West Michigan Region.

8e. Indicate the relationship of this project to plans, programs, and other activities of your agency and other agencies (attach separate sheet if necessary):

Acquisition of this land supports existing plans including the Parks & Recreation 2010 Master Plan which prioritizes development of the Grand River for recreation (p. 82-83, 95), and the 2011 Green Grand Rapids amendment to the Master Plan which encourages restoration of the river and development of parks and open space as models of sustainable design (p. 77-79).

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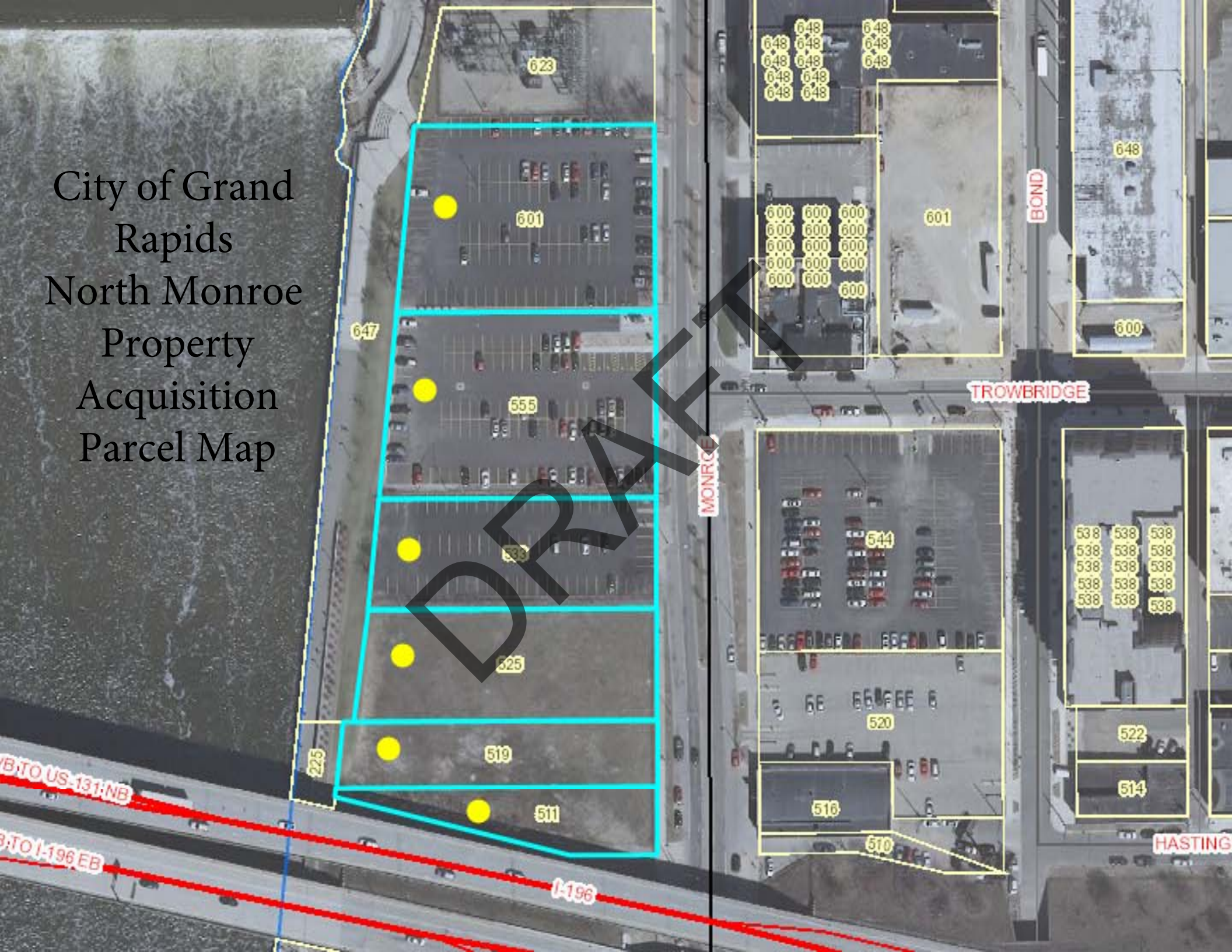
City of Grand Rapids North Monroe Property Acquisition Parcel Map



8/3/5

OCT 23 PM 1:32

REC'D KENT COUNTY, MI ROD
2012 OCT -8 PM 12:55

REC'D KENT COUNTY, MI ROD
2012 OCT 12 AM 1:06

REC'D KENT COUNTY, MI ROD
2012 OCT 23 PM 1:32

20121026-0099079
Mary Hollinrake P:1/8 8:29AM
Kent Cnty MI Rgstr 10/26/2012 SEAL

AFFIDAVIT OF RE- RECORDING

NOW COMES affiant Amanda Arnold, agent of Title Source Inc and states under oath as follows:

1. That this affidavit relates to the following described property:

   See Exhibit A attached to this Affidavit

2. That Affiant is an agent of Title Source Inc.

3. That Title Source submitted and acknowledges the recording of a Covenant Deed on September 28th, 2012 as Instrument 20120928-0089764 (original recorded Deed attached).

4. The Deed was not certified at the time of recording.

5. That the purpose of this Affidavit is to properly certify the Covenant Deed cited in #3 above.

Further, Affiant sayeth not.

Dated: October 5, 2012

TITLE SOURCE INC.

Amanda Arnold
ITS: AGENT

STATE OF MICHIGAN }
}ss
COUNTY OF ~~OAKLAND~~ Wayne }

On June 18, 2012 before me personally appeared Amanda Arnold, Agent of TITLE SOURCE INC. to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

My commission expires:

ALICIA KORDALSKI
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jan. 26, 2017
Acting in the County of Wayne

Alicia Kordalski, Notary Public
Macomb County acting in Wayne County, Michigan

Prepared by: Amanda Arnold

Title Source Inc.
662 Woodward Ave.
Detroit, MI 48226

Return to:
Title Source
Commercial Recording
662 Woodward Avenue
Detroit, MI 48226

PPN See attached
VERIFIED BY PD&M

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7/2/4

20121026-0099079
Mary Hollinrake P:2/8 8:29AM
Kent Cnty MI Rgstr 10/26/2012 SEAL

RECD KENT COUNTY, MI
2012 SEP 17 AM 9:38

6051

I HEREBY CERTIFY that there are No Tax Liens or Titles held by the State or any Individual against the within description, and all Taxes on same are paid for five years previous to the of this instrument, as appears by the recor my office. This certificate does not apply to current taxes, if any now in process of colle
Date 18 Sep 20 12
Deputy, Kent County Treasurer, Grand Rapids, Michigan

RECD KENT COUNTY, MI
2012 SEP 25 AM 11:23

[redacted]
20120928-0089764
Mary Hollinrake P:1/7 11:24AM
Kent Cnty MI Rgstr 09/28/2012 SEAL

RECD KENT COUNTY, MI
2012 OCT 12 AM 11:06

COVENANT DEED

THE HERALD PUBLISHING COMPANY, LLC, a New York limited liability company, whose principal address is c/o Sabin, Bermant & Gould LLP, Four Times Square, 23rd Floor, New York, New York 10036, Attn: Real Estate Department (**"Grantor"**), hereby sells, conveys, grants and bargains to the **BOARD OF TRUSTEES OF MICHIGAN STATE UNIVERSITY,** whose address is 450 Administration Building, East Lansing, Michigan 48824 (**"Grantee"**), the property located in the City of Grand Rapids, Michigan (the **"Property"**), as more specifically described as:

Aff.

See **Exhibit A** attached hereto and made a part hereof for the sum of One Dollar and no/100ths ($1.00) and other good and valuable consideration (See filed Real Estate Transfer Tax Valuation Affidavit), subject to the liens, encumbrances, easements and other matters, which are set forth on **Exhibit B** attached hereto and made a part hereof (collectively, the **"Permitted Exceptions"**).

Grantor covenants to Grantee and agrees that Grantor shall warrant and defend the title to the Property conveyed unto Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against no other claims or persons, whatsoever, subject, however, to the Permitted Exceptions.

Grantor grants to Grantee the right to make all available divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

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.

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PPN 41-13-24-476-001 '83
VERIFIED BY PD&M -481-001 '83
-11-003 '05
-431-009 '83
-11-012
-437-020 '92

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Mary Hollinrake P:3/8 8:29AM
Kent Cnty MI Rgstr 10/26/2012 SEAL

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20120928-0089764
Mary Hollinrake P:2/7 11:24AM
Kent Cnty MI Rgstr 09/28/2012 SEAL

[SIGNATURE PAGE TO COVENANT DEED]

GRANTOR:

THE HERALD PUBLISHING COMPANY, LLC, a New York limited Liability Company

By: _____
Its: CFO Thomas Summer

STATE OF N.Y.)
) §
COUNTY OF N.Y.)

This instrument was acknowledged before me on Sept. 12, 2012, by Thomas Summer, the CFO, of The Herald Publishing Company, LLC, a New York limited liability company, on behalf of such limited liability company.

ANDREW M. LEVINE
Notary Public, State of New York
No. 02LE4771790
Qualified in New York County
Commission Expires June 30, 2014

_____
Print Name of Notary Public: _____
Notary Public, State of _____, County of _____.
My commission expires: _____.
Acting in the County of _____.

Drafted By:

David J. Jacob, Esq.
Honigman Miller Schwartz and Cohn LP
39400 Woodward Avenue, Suite 101
Bloomfield Hills, Michigan 48304

When recorded return to:

Larry A. Gremel
Assistant General Counsel
Office of the General Counsel
Michigan State University
Hannah Administration Building
426 Auditorium Road, Room 494
East Lansing, Michigan 48824

Return to:

Title Source Inc.
662 Woodward Avenue
Detroit, MI 48226

56275019-5V
COMMERCIAL

Send subsequent tax bills to: Grantee
Recording Fee: $ _____

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11305155.1

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Kent Cnty MI Rgstr 09/28/2012 SEAL

EXHIBIT A

Legal Description of Property

[See attached.]

20121026-0099079
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Kent Cnty MI Rgstr 10/26/2012 SEAL

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20120928-0089764
Mary Hollinrake P:4/7 11:24AM
Kent Cnty MI Rgstr 09/28/2012 SEAL

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 41-13-24-481-003, 41-13-24-481-001, 41-13-24-431-012, 41-13-24-476-001, 41-13-24-431-009, 41-13-24-437-020

Land Situated in the City of Grand Rapids in the County of Kent in the State of MI

PARCEL 1:

Lot 233 and the North 10 feet of Lot 221, Plat of the Village of Kent, City of Grand Rapids, Kent County, Michigan, as recorded in Liber 19 of Plats, Page 12. Together with the West 1/2 of the alley located to the East of Lot 233 and the North 10 feet of Lot 221.

Also, that part of the Plat of the Village of Kent, City of Grand Rapids, Kent County, Michigan, as recorded in Liber 19 of Plats, Page 12 and vacated Bond Avenue and vacated Bond Avenue Alley and Ottawa Avenue Alley being more particularly described as follows:

Beginning a the Northeast corner of Michigan Street and Monroe Avenue, Town 7 North, Range 12 West, Kent County, Michigan, thence North along the East line of Monroe Avenue 240 feet more or less to a point 40 feet North of the South line of Lot 221, Plat of the Village of Kent, thence East along a line parallel to and 40 feet North of the South line of Lot 221, 110 feet; thence North along a line parallel to and 110 feet East of the East line of Monroe Avenue, 167 feet more or less to a point 7 feet North of the South line of Lot 248, Plat of the Village of Kent; thence East along a line parallel to and 7 feet North of the South line of Lot 248, 67 feet; thence Southeasterly to a point on the West line of Lot 244, Plat of the Village of Kent, which is South 143.67 feet from the Northwest corner of Lot 257 of said plat; thence South to a point 10 feet South of the North line of Lot 231, Plat of the Village of Kent, thence East along a line parallel to and 10 feet South of the North line of Lot 231 to the West line of Lot 230, Plat of the Village of Kent; thence South along the West line of Lots 230 and 224, Plat of the Village of Kent, to a point 1.5 feet North of the South line of Lot 224; thence East along a line parallel to and 1.5 feet North of the South line of Lot 224 to the West line of Ottawa Avenue; thence South along the West line of Ottawa Avenue to the North line of Michigan Street; thence West along the North line of Michigan Street to the point of beginning. Except, commencing at a point on the West line of Ottawa Avenue, 201.58 feet North of the Northwest corner of Michigan Street and Ottawa Avenue; thence South 201.58 feet to said Northwest corner; thence West along the North line of Michigan Street, 5 feet; thence North parallel to Ottawa Avenue 206.6 feet, more or less to the South right of way line of I-196; thence Southeasterly along said right-of-way line to point of beginning, including but not necessarily limited to the right of reasonable access to a strip of land fifteen feet in width lying adjacent to the above-described premises and Northerly of the Southerly right-of-way line of Highway I-96.

AND ALSO, that part of Lot 244, excepting the North 3 feet thereof, Plat of the Village of Kent, City of Grand Rapids, Kent County, Michigan, as recorded in Liber 19 of Plats, Page 12, Kent County Records, which lies Southwesterly of Line "A" which is described as: Commencing at a point on the West line of said Lot 244, a distance of 6.33 feet North of the Southwest corner of said Lot 244; thence South 63 degrees 02 minutes 32 seconds East, a distance of 140 feet to a point of ending.

Also, that part of the North 30 feet of Lot 236 of said Plat of the Village of Kent, which lies Southwesterly of the above described Line "A".

Also, that part of the South 20 feet of Lot 236 and the North 10 feet of Lot 231, and that part of vacated Ottawa Avenue Alley (in its entire width) adjacent thereto, of said Plat of the Village of Kent, which lies Southwesterly of the above described line "A".

Also, that part of Lot 230 and the North 48.5 feet of Lot 224 of said Plat of the Village of Kent and

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Kent Cnty MI Rgstr 09/28/2012 SEAL

commencing at a point 1.5 feet North of the Southeast corner of said Lot 224; thence South 0.18 feet; thence West 57.22 feet; thence North 0.25 feet to a point 1.50 feet North of the South line of said Lot 224; thence East 57.22 feet to beginning, described as lying Southwesterly of Line "B"; which is described as: beginning at a point on the West line of said Lot 230, a distance of 13.0 feet North of the Southwest corner of said Lot 230; thence Southeasterly to a point on the South line of said Lot 230, which is 50 feet East of Southwest corner of said Lot 230; thence Southeasterly to a point of ending on the East line of said Lot 224, which is South, a distance of 48.42 feet from the Northeast corner of said Lot 224.

Including but not necessarily limited to the right of reasonable access to a strip of land fifteen feet in width, lying adjacent to the above descriptions and Northerly of the Southerly right-of-way line of Highway I-96.

PARCEL 2:

Lots 234, 246, 247, 258, 259 and the North 43 feet of Lot 248 of Plat of the Village of Kent, City of Grand Rapids, Kent County, Michigan, as recorded in Liber 19 of Plats, Page 12, Kent County Records, Except that part thereof which lies Northerly of the Southerly right of way line of Highway I-96, which right of way line is described as follows: Beginning at a point on the West line of said Lot 259, which is Southerly 8.29 feet from the Northwest corner of said Lot 259; thence Southeasterly along the arc of a curve to the right having a radius of 761.10 feet, a distance of 107.91 feet to a point on the East line of said Lot 259, which is Southerly 48.82 feet from the Northeast corner of said Lot 259; thence Southeasterly 24 feet more or less to a point on the West line of said Lot 248 which is Southerly 59.06 feet from the Northwest corner of said Lot 258; thence Southeasterly to a point on the East line of said Lot 245 which is Southerly 110.03 feet from the Northeast corner of said Lot 258, together with the right of reasonable access to a strip of land 15 feet in width lying Northerly of and adjacent to the above described Southerly right of way line of Highway I-96, as disclosed by instrument recorded in Liber 1943, Page 1231.

PARCEL 3:

Part of Lots 316, 318, 329, 331, 342, 344, 355 and 357, lying Westerly of a line 39.00 feet Westerly of (measured at right angles) and parallel to a line described as: Beginning at the point of intersection of the centerline of Michigan Street and the centerline of Ionia Avenue in said plat; thence North 00 degrees 31 minutes 52 seconds West a distance of 582.66 feet; thence North 00 degrees 01 minutes 02 seconds West a distance of 565.70 feet; thence North 00 degrees 17 minutes 04 seconds W a distance of 500.00 feet to a Point of Ending of said line. All being in the Plat of the Village of Kent, as recorded in Liber 19 of Plats, Page 12.

Also a parcel of land sixty-six feet (66') in width, which is part of vacated Trowbridge Street, in the City of Grand Rapids, County of Kent, State of Michigan, lying between the West line of Ionia Avenue, Northwest and the East line of Ottawa Avenue, Northwest being part of the Plat of the Village of Kent, City of Grand Rapids, Kent County, Michigan, according to the recorded Plat, thereof, as recorded in Liber 19 of Plats, Page 12.

And also the East one-half of a parcel of land twenty feet (20') in width, known as part of vacated Ionia Avenue Alley, running between and generally parallel to Ionia Avenue and Ottawa Avenue and lying North of the South line of Lot 316, Plat of the Village of Kent, extended West and South of the North line of Lot 357, Plat of the Village of Kent, City of Grand Rapids, Kent County, Michigan, according to the recorded Plat thereof, as recorded in Liber 19 of Plats, Page 12, Kent County Records.

PARCEL 4:

Lots 298, 299, 309, 310, 311, 312, 322 and 323 of the Plat of the Village of Kent, according to the

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Kent Cnty MI Rgstr 09/28/2012 SEAL

recorded plat thereof, as recorded in Liber 19 of Plats, Page 12, Kent County Records, together with that part of vacated Bond Avenue Alley more particularly described as: Beginning at the Northwest corner of Lot 322 of Plat of the Village of Kent, an Addition to the City of Grand Rapids, Kent County, Michigan, according to the recorded plat thereof, thence West to the Northeast corner of Lot 323 of said Plat, thence South to the Southeast corner of Lot 298 of said Plat, thence East to the Southwest corner of Lot 299 of said Plat, thence North to beginning.

PARCEL 5:

Part of the East fraction of Section 24, Town 7 North, Range 12 West, commencing on the West line of Monroe Avenue 619.66 feet North of the North line of Mill Lot "A" produced East; thence North 100 feet; thence West at right angles to Monroe Avenue 249.96 feet to the Easterly line of said Railroad right-of-way; thence Southerly along said right-of-way 100.5 feet; thence East 259.92 feet to the beginning, being a part of the Plat of the Village of Kent, City of Grand Rapids, Kent County, Michigan, as recorded in Liber 19 of Plats, Page 12, Kent County Records.

PARCEL 6:

That part of the Southeast 1/4 of Section 24, Town 7 North, Range 12 West, also known as Mill Lots of the Plat of the Village of Kent, as recorded in Liber 19 of Plats, Page 12, Kent County Records, described as: Commencing at a point on the West line of Monroe Avenue 1350 feet North of the North line of Michigan Street, which point is also 1055.66 feet North of the produced North line of Mill Lot "A" of the Plat of the Village of Kent, and 85 feet South of the former guard gates of the East Side Power Canal; thence West on a line perpendicular with said West line of Monroe Avenue 216.48 feet to the Easterly line of Grand Trunk Western Railroad Co. right-of-way; thence Southerly along said Railroad right-of-way line and parallel with the West face of the dock wall on the East bank of the Grand River 168.83 feet; thence East parallel with first described line 233.22 feet to the West line of said Monroe Avenue; thence North 168 feet along the West line of Monroe Avenue to the place of beginning, City of Grand Rapids, Kent County, Michigan.

Client Reference: 155 Michigan St NW, 432 Monroe NW, 533 Monroe NW, 544 Monroe NW, 601 Monroe NW, and 601 Ionia

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EXHIBIT B

List of Permitted Exceptions

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Kent Cnty MI Rgstr 09/28/2012 SEAL

1. Building and zoning laws and ordinances for the municipality where the Property is located and any State, County or Federal regulations affecting the Property or its use or occupancy.

2. Private, public and utility easements, roads and highways.

3. All current and future liens for real estate taxes, assessments, water and sewer charges and rents, which are not due and payable as of the date of this Covenant Deed, or which may be assessed or accrue subsequent to the date of this Covenant Deed.

4. All facts or matters which would be revealed or disclosed by an accurate survey and inspection of the Property.

5. Easement for ingress and egress purposes vested in Michigan Department of Transportation by instrument recorded in Liber 1943, Page 1231. (as to Parcels 1 and 2)

6. Easements and the terms, conditions and provisions thereof which are recited in instruments recorded in Liber 5259, Page 1111, and Liber 5336, Page 639. (as to Parcels 1 and 2)

7. Restrictive Covenants, reservations, terms, conditions and provisions which are recited in Deed recorded in liber 2080, Page 1269. (as to Parcel 3)

8. Reservation of easement in the vacated Trowbridge Street and Ionia Ave Alley as evidenced by the instrument recorded July 11, 1990 in Liber 2763, Page 1312 and in the instrument recorded July 11, 1990 in Liber 2763, Page 1315. (as to Parcel 3)

9. Easement for sewer purposes vested in City of Grand Rapids by instrument dated February 18, 1926 and recorded May 2, 1926 in Liber 31 of Miscellaneous Records, Page 205. (as to Parcels 4, 5 and 6)

DRAFT

RECORDED IN DEEDS LIBER 2217 PG 606

WARRANTY DEED—Short—B91 (Rev. 1967)
(Photo Copy Form) THE BIRKETT FORMS, INC., FLINT, MICHIGAN SPACE ABOVE FOR REAL ESTATE TRANSFER STAMP

STATE OF MICHIGAN
COUNTY OF KENT
RECEIVED FOR RECORD

1976 JUN 1 PM 4 37

REGISTER OF DEEDS

This Indenture, made May 31, 1976

BETWEEN WILLIAM L. JOHNSTON and BEVERLY W. JOHNSTON, Husband and Wife, of 1047 Gladstone, S.E., Grand Rapids, Michigan 49506

parties of the first part,

and THE CITY OF GRAND RAPIDS, a Michigan municipal corporation,

party of the second part,

whose address is 300 Monroe Ave., N.W., Grand Rapids, Michigan 49502

Witnesseth, That the said party of the first part, for and in consideration of ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 Dollars ($125,000.00)

to him in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents, grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, its successors and assigns, FOREVER, all that certain piece or parcel of land situate and being in the City of Grand Rapids County of Kent and State of Michigan, and described as follows, to-wit:

Commencing at a point on the West line of Monroe Avenue which is 719.66 feet North of the North line of Mill Lot "A" extended East, thence North along said West line of Monroe Avenue 168 feet to a point which is 1182 feet North of the North line of Michigan Street (formerly Bridge Street); thence West 232.22 feet to the Easterly line of Railroad right-of-way; thence Southerly along said right-of-way 168.83 feet; thence East 249.96 feet to beginning, being a part of the Plat of Kent (Kent Plat), except all the Mortgages, Bond Indentures and Supplementals thereof of the Consumers Power Company.

I HEREBY CERTIFY that there [illegible]

[illegible] 1976

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: *To Have and To Hold* the said premises, as herein described, with the appurtenances, unto the said party of the second part and to its successors and assigns, FOREVER. And the said party of the first part, for himself, his heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the delivery of these presents he is well seized of the above granted premises in fee simple; that they are free from all incumbrances whatever

Tax Certificates as [illegible] Sec. 135
Act No. 156, 295 and
Act No. 437, Local [illegible] presented
JACK BRONKEMA

and that he will, and his heirs, executors, and administrators shall *Warrant and Defend* the same against all lawful claims whatsoever.

When applicable, pronouns and relative words shall be read as plural, feminine or neuter.

In Witness Whereof, The said party of the first part has hereunto set his hand the day and year first above written.

Signed, and Delivered in Presence of

BEN M. MULLER

RICHARD A. WENDT

WILLIAM L. JOHNSTON

BEVERLY W. JOHNSTON

JACK BRONKEMA

JUN 01 1976

Register of Deeds

STATE OF MICHIGAN, } ss.
COUNTY OF KENT

on May 31, 1976, before me, a Notary Public, in and for said County, personally appeared William L. Johnston and Beverly W. Johnston to me known to be the same persons described in and who executed the within instrument, who have acknowledged the same to be their free act and deed.

DRAFTED BY:
RICHARD A. WENDT
ASSISTANT CITY ATTORNEY
620 CITY HALL
GRAND RAPIDS, MICHIGAN 49502

Eleanore J. Datema
Eleanore J. Datema Notary Public, Kent County, Michigan,
My commission expires March 5, 1977.

SEE FOOT NOTES ON OTHER SIDE

DRAFT

20040416-0051056 04/16/2004
P:1 of 3 F:$20 00 1:39PM
Mary Hollinrake T20040012149
Kent County MI Register SEAL

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I HEREBY CERTIFY that there are No Tax Liens or Titles held by the State or any individual against the within description, nor any unpaid taxes on such lands for five years preceding the date of this instrument, as shown by the records in my office. This certificate does not apply to current taxes, if any now in process of collection.
Date 4-14 20 04
Mary Cowan
Deputy, Kent County Treasurer, Grand Rapids, Michigan

TAX CERTIFICATE ACCEPTED BY SECTION 10 IN PUBLIC ACT 206 OF 1893 PRESENTED FOR STATE REGISTER

(2)

WARRANTY DEED

Metropolitan Title Company (Unplatted Land) *Limited Liability Co.*

Know All Persons by These Presents: That **NMJWM, L.L.C., a Michigan limited liability company** whose address is **1301 N. Hagadorn Rd., East Lansing, MI 48823**

Convey(s) and Warrant(s) to **County of Kent**
whose address is **300 Monroe, N.W., Grand Rapids, MI 49503**

the following described premises situated in the **City** of **Grand Rapids** County of **Kent** and State of Michigan, to-wit:

(See Attached Rider)

More commonly known as: **511-525 Monroe, N.W.**

For the full consideration of: **See Real Estate Transfer Valuation Affidavit filed herewith. Please affix revenue stamps after recording.**

Subject to: Existing building and use restrictions, easements of record, and zoning ordinances, if any.

'83 '83 '83
PPN * * *
VERIFIED BY PD & M JKJ.

If the property conveyed is unplatted, the following applies:
The grantor grants to 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. **(If no number is inserted, the right to make divisions stays with the portion of the parent tract retained by the grantor; if all of the parent tract is conveyed, then all division rights are granted.)** 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.

Dated this: 22nd day of March, 2004

(See Attached for Signatures)

Drafted by:	**Return to:**	**Send Tax Bills to:**
S.J. Wisinski & Company	Metropolitan Title Company	County of Kent
Assisted by: Metropolitan Title Co.	5730 Eagle Drive	300 Monroe, N.W.
2618 East Paris Ave. S.E.	Grand Rapids MI 49512	Grand Rapids, MI 49503
Grand Rapids, MI 49546		

Recording Fee: $21.00 State Transfer Tax:
File Number: K359799E * County Transfer Tax: *
Tax Parcel No.: 41-13-24-431-015, 41-13-24-431-014 and 41-13-24-431-013

REC'D APR 14 2004

DRAFT

Attached to and becoming a part of Warranty Deed dated March 22, 2004 between NMJWM, L.L.C., a Michigan limited liability company, as seller(s) and County of Kent, as purchaser(s).

Witnesses:

Signed by:

NMJWM, L.L.C.

By: American Physicians Assurance Corporation F/K/A Mutual Insurance Corporation of America

Its: Member

By: Frank H. Freund, Its: CFO

State of Michigan
County of ~~Kent~~ ~~Eaton~~ Ingham

The foregoing instrument was acknowledged before me this 19th day of March, 2004 by Frank H. Freund, CFO of American Physicians Assurance Corporation, F/K/A Mutual Insurance Corporation of America, Member of NMJWM, L.L.C., a Michigan limited liability company.

Notary Public:
Commission Expires: 05/09/05
County in Michigan: Eaton

STACY L. JOHNSON
Notary Public, Eaton County, MI
My Commission Expires May 9, 2005
Acting in Ingham

DRAFT

20040416-0051056 04/16/2004
P:2 of 3 F:$20.00 1:39PM
Mary Hollinrake T20040012149
Kent County MI Register SEAL

File Number: K359799E

LEGAL DESCRIPTION

The land situated in the County of Kent, City of Grand Rapids, State of Michigan, is described as follows:

Parcel 1:
That part of the Southeast 1/4 of Section 24, Town 7 North, Range 12 West, City of Grand Rapids, Kent County, Michigan, described as: Commencing at a point on the West line of Monroe Avenue (formerly Canal Street) 396.75 feet North of the North line of Mill Lot "A" of the Plat of the Village Kent (recorded in Liber 1 of Plats, pages 4 and 5, Kent County Records) extended Easterly to the West line of Monroe Avenue for the place of beginning of this description; thence North 00°00'00" East 122.0 feet along the West line of Monroe Avenue South 90°00'00" West 280.34 feet (formerly described as 280.33 feet), more or less to a point which is 40.0 feet East (perpendicular measurement) from the established East dock line of the Grand River; thence South 05°41'26" West 71.90 feet, more or less parallel with said dock line to the North right-of-way line of Highway I-196 (formerly described as I-96) as described in Liber 1937 of Deeds at page 206; thence South 77°04'55" East 184.55 feet along said Highway right-of-way line to a point being 107.0 feet West from the West line of Monroe Avenue; thence South 76°35'55" East 29.55 feet along said right-of-way line; thence South 00°36'40" East 1.05 feet (formerly described as South 0°36'40" East 1.0 foot) to a point 0.70 feet South of a line that is perpendicular to the West line of Monroe Avenue from a point 2.0 feet North of the point of beginning of this description; thence South 89°03'19" East 78.84 feet (formerly described as Easterly 78.22 feet) to the place of beginning: Together with an easement over a parcel of land described as: Commencing at the place of beginning of above description for the place of beginning of said easement; thence South 00°00'00" West 30.87 feet along the West line of Monroe Avenue; thence North 77°04'55" West along a line parallel with and 63 feet Northerly at right angles from the construction center line of Highway I-196 a distance of 117.78 feet, more or less to a point 8.0 feet Westerly along the same line from the intersection of said line with a line which is 107.0 feet West from the West line of Monroe Avenue; thence North 40°48'28" West 25.35 feet, more or less, to a point on the Northerly right-of-way line of said Highway (78.0 feet Northerly at right angles from said construction center line) which is 25.0 feet Northwesterly along said Northerly right-of-way line from a point which is 107.0 feet West from the West line of Monroe Avenue; thence South 77°04'55" East 25.00 feet; thence South 76°35'55" East 29.55 feet; thence South 00°36'40" East 1.05 feet; (formerly described as South 0°36'40" East 1.0 foot) thence South 89°03'19" East 78.84 feet (formerly described as 78.22 feet) to the place of beginning. Being a part of Kent Plat as recorded in Liber 19 of Plats on page 12.

Parcel 2:
Part of the East fraction of Section 24, Town 7 North, Range 12 West, Kent County, Michigan: Commencing on the West line of Monroe Avenue 518.75 feet North of the North line of Mill Lot "A" produced East; thence North along the West line of Monroe Avenue North 00°00'00" East 100.91 feet; thence West at right angles to Monroe Avenue West 259.92 feet to the Easterly line of the railroad right-of-way; thence South 05°41'26" West 101.41 feet along said railroad right of way; thence North 90°00'00" East 269.98 feet to beginning. Being part of Kent Plat in the City of Grand Rapids, Michigan, as recorded in Liber 19 of Plats, page 12.

DRAFT

20040416-0051056 04/16/2004
P:3 of 3 F:$20.00 1:39PM
Mary Hollinrake T20040012149
Kent County MI Register SEAL

2014 PROPERTY TAX INFORMATION

AS OF: 02/24/2015

PROPERTY #:	41-13-24-431-009	SCHOOL:	41010
CLASS:	701 EXEMPT IMPROVED	P.R.E. %:	%
TAXABLE VAL:	0	SEV:	0
		MORTGAGE CODE:	

TAXPAYER:
BOARD OF TRUSTEES OF
MICHIGAN STATE UNIVERSITY
450 ADMINISTRATION BUILDING
EAST LANSING MI 48824

PROP ADDRESS: 601 NW MONROE AVE

SUMMER TAX INFO		WINTER TAX INFO	
ADVALOREM TAX:	0.00	ADVALOREM TAX:	0.00
SP. ASSMENTS:	0.00	SP. ASSMENTS:	0.00
ADMIN FEE:	0.00	ADMIN FEE:	0.00
INTEREST:	0.00	INTEREST:	0.00
TOTAL:	0.00	TOTAL:	0.00
TOTAL PAID		TOTAL PAID	0.00
DATE PAID		DATE PAID	
BALANCE DUE	0.00	BALANCE DUE	0.00

DRAFT

NOTE: THE SUMMER TAX IS LEVIED AND PAYABLE ON JULY 1ST WITH PAYMENT DUE IN FULL BY JULY 31ST. THE WINTER TAX IS LEVIED AND PAYABLE ON DECEMBER 1ST WITH PAYMENT DUE IN FULL BY FEBRUARY 14TH, OR THE NEXT BUSINESS DAY IF EITHER OF THESE DATES FALLS ON A WEEKEND OR A HOLIDAY. WE DO NOT ACCEPT ADVANCE/ESTIMATED PAYMENTS OF TAXES.

2014

Summary of Base Tax Information for Future Tax Estimate / Escrow Purposes

Estimated Summer Base Tax and Admin Fee:	$0.00
Estimated Winter Base Tax and Admin Fee:	$0.00
Total Estimated Annual Tax and Admin Fee:	$0.00

If you have any questions concerning this information, you may contact Roberta Cahill, an accountant in the City of Grand Rapids Treasurer's Office, at (616) 456-3810.

2014 PROPERTY TAX INFORMATION

AS OF: 02/24/2015

PROPERTY #:	41-13-24-431-011	SCHOOL:	41010
CLASS:	701 EXEMPT IMPROVED	P.R.E. %:	%
TAXABLE VAL:	0	SEV:	0
		MORTGAGE CODE:	

TAXPAYER:
CITY OF GRAND RAPIDS
OFFICE OF ECON DEV
300 MONROE AVE NW
GRAND RAPIDS MI 49503-2206

PROP ADDRESS: 555 NW MONROE AVE

SUMMER TAX INFO		WINTER TAX INFO	
ADVALOREM TAX:	0.00	ADVALOREM TAX:	0.00
SP. ASSMENTS:	0.00	SP. ASSMENTS:	0.00
ADMIN FEE:	0.00	ADMIN FEE:	0.00
INTEREST:	0.00	INTEREST:	0.00
TOTAL:	0.00	TOTAL:	0.00
TOTAL PAID		TOTAL PAID	0.00
DATE PAID		DATE PAID	
BALANCE DUE	0.00	BALANCE DUE	0.00

DRAFT

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2014

Summary of Base Tax Information for Future Tax Estimate / Escrow Purposes

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Estimated Winter Base Tax and Admin Fee:	$0.00
Total Estimated Annual Tax and Admin Fee:	$0.00

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2014 PROPERTY TAX INFORMATION

AS OF: 02/24/2015

PROPERTY #:	41-13-24-431-012	SCHOOL:	41010
CLASS:	701 EXEMPT IMPROVED	P.R.E. %:	%
TAXABLE VAL:	0	SEV:	0
		MORTGAGE CODE:	

TAXPAYER:
BOARD OF TRUSTEES OF
MICHIGAN STATE UNIVERSITY
450 ADMINISTRATION BUILDING
EAST LANSING MI 48824

PROP ADDRESS: 533 NW MONROE AVE

SUMMER TAX INFO		WINTER TAX INFO	
ADVALOREM TAX:	0.00	ADVALOREM TAX:	0.00
SP. ASSMENTS:	0.00	SP. ASSMENTS:	0.00
ADMIN FEE:	0.00	ADMIN FEE:	0.00
INTEREST:	0.00	INTEREST:	0.00
TOTAL:	0.00	TOTAL:	0.00
TOTAL PAID		TOTAL PAID	0.00
DATE PAID		DATE PAID	
BALANCE DUE	0.00	BALANCE DUE	0.00

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2014

Summary of Base Tax Information for Future Tax Estimate / Escrow Purposes

Estimated Summer Base Tax and Admin Fee:	$0.00
Estimated Winter Base Tax and Admin Fee:	$0.00
Total Estimated Annual Tax and Admin Fee:	$0.00

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2014 PROPERTY TAX INFORMATION

AS OF: 02/24/2015

PROPERTY #:	41-13-24-431-013	SCHOOL:	41010
CLASS:	702 EXEMPT VACANT	P.R.E. %:	%
TAXABLE VAL:	0	SEV:	0
		MORTGAGE CODE:	

TAXPAYER:
KENT COUNTY
300 MONROE AVE NW
GRAND RAPIDS MI 49503

PROP ADDRESS: 525 NW MONROE AVE

SUMMER TAX INFO		WINTER TAX INFO	
ADVALOREM TAX:	0.00	ADVALOREM TAX:	0.00
SP. ASSMENTS:	0.00	SP. ASSMENTS:	0.00
ADMIN FEE:	0.00	ADMIN FEE:	0.00
INTEREST:	0.00	INTEREST:	0.00
TOTAL:	0.00	TOTAL:	0.00
TOTAL PAID		TOTAL PAID	0.00
DATE PAID		DATE PAID	
BALANCE DUE	0.00	BALANCE DUE	0.00

DRAFT

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2014

Summary of Base Tax Information for Future Tax Estimate / Escrow Purposes

Estimated Summer Base Tax and Admin Fee:	$0.00
Estimated Winter Base Tax and Admin Fee:	$0.00
Total Estimated Annual Tax and Admin Fee:	$0.00

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2014 PROPERTY TAX INFORMATION

AS OF: 02/24/2015

PROPERTY #:	41-13-24-431-014	SCHOOL:	41010
CLASS:	701 EXEMPT IMPROVED	P.R.E. %:	%
TAXABLE VAL:	0	SEV:	0
		MORTGAGE CODE:	

TAXPAYER:
KENT COUNTY
300 MONROE NW
GRAND RAPIDS MI 49503

PROP ADDRESS: 519 NW MONROE AVE

SUMMER TAX INFO		WINTER TAX INFO	
ADVALOREM TAX:	0.00	ADVALOREM TAX:	0.00
SP. ASSMENTS:	0.00	SP. ASSMENTS:	0.00
ADMIN FEE:	0.00	ADMIN FEE:	0.00
INTEREST:	0.00	INTEREST:	0.00
TOTAL:	0.00	TOTAL:	0.00
TOTAL PAID		TOTAL PAID	0.00
DATE PAID		DATE PAID	
BALANCE DUE	0.00	BALANCE DUE	0.00

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2014 PROPERTY TAX INFORMATION

AS OF: 02/24/2015

PROPERTY #:	41-13-24-431-015	SCHOOL:	41010
CLASS:	701 EXEMPT IMPROVED	P.R.E. %:	%
TAXABLE VAL:	0	SEV:	0
		MORTGAGE CODE:	

TAXPAYER:
KENT COUNTY
300 MONROE NW
GRAND RAPIDS MI 49503

PROP ADDRESS: 511 NW MONROE AVE

SUMMER TAX INFO		WINTER TAX INFO	
ADVALOREM TAX:	0.00	ADVALOREM TAX:	0.00
SP. ASSMENTS:	0.00	SP. ASSMENTS:	0.00
ADMIN FEE:	0.00	ADMIN FEE:	0.00
INTEREST:	0.00	INTEREST:	0.00
TOTAL:	0.00	TOTAL:	0.00
TOTAL PAID		TOTAL PAID	0.00
DATE PAID		DATE PAID	
BALANCE DUE	0.00	BALANCE DUE	0.00

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Estimated Winter Base Tax and Admin Fee:	$0.00
Total Estimated Annual Tax and Admin Fee:	$0.00

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City of Grand Rapids North Monroe Property Acquisition Boundary Map

GRAND RAPIDS RESTORATION

The longest river in Michigan

"Before the river was changed by the work of man, the rapids had a nearly uniform descent for about a mile... sufficient to give a decided turbulent and wild appearance to the waters, and to make a noise that broke the stillness of the forest and echoed from the neighboring hills."

—Charles A Whittemore, Kent Scientific Institute of Grand Rapids, 1895

"Compare it with the rapids at Sault Ste. Marie."

—1913 Grand Rapids Progress

"Here is plenty of fish and plenty of game, and the greatest country for honey that I ever saw."

"There was that spring an unprecedented catch upon the rapids of sturgeon, pickerel, bass, suckers, and other members of the finny tribe."

"The rapids provide the best clamming in the state."

—Accounts of early pioneers

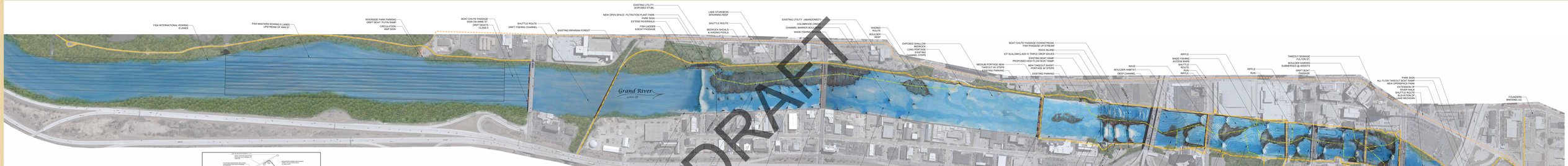
Benefits to restoration:

- 500% increase in fish holding habitat
- 5 times increase in habitat diversity
- 850% increase in lake sturgeon spawning habitat
- 100% upstream fish passage
- 1 sea lamprey adjustable velocity barrier
- 75% reduction in low flow width to depth ratio
- 1700% increase in hyporheic exchange (stream health)
- Direct improvement to aquatic habitat
- Reduction in fine sedimentation
- Propagation of 100,000 mussels
- 275% increase in sport fishing perimeter
- 4 additional acres of native riparian forest

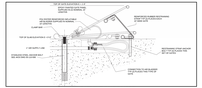
The Outdoor Recreation Economy $646 billion annual spending —Outdoor Industry Association 2012

Benefits to recreation:

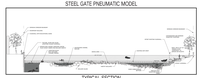
- 8 1,000m lanes FISA Masters Rowing Course
- 6 2,000m lanes FISA International Rowing Course
- 2 new riverside parks
- Shoreline interaction at all riverfront parks
- 12 acres of limestone bedrock shoals
- 5 educational signs
- 100% downstream drift passage
- 9,400 feet of whitewater rapids
- 400m of International Canoe Federation Local Merit Slalom course
- 8 International Canoe Federation Whitewater Rodeo features



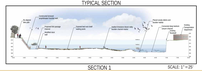
ADJUSTABLE HYDRAULIC STRUCTURE FISH AND BOAT PASSAGE PERSPECTIVE



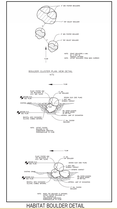
STEEL GATE PNEUMATIC MODEL



TYPICAL SECTION



SECTION 1 SCALE 1" =20'



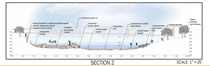
HABITAT BOULDER DETAIL

TRIPLE DROP WAVES WITH BOAT AND FISH PASSAGE PERSPECTIVE

DEVOS PLACE PERSPECTIVE

SLAB STONE TERRACE DETAIL

BOULDER WALL DETAIL

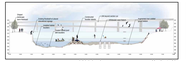


SECTION 2 SCALE 1" =20'

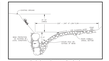
WADING ROUTE PERSPECTIVE

AH-NAB-AWEN PARK ACCESS PERSPECTIVE

BEDROCK SPLASH POOL



SECTION 3 SCALE 1" =20'



TYPICAL CHANNEL BAR

RIVER

Grand Rapids WhiteWater

OCTOBER 2013