

CONDITIONS THAT MUST BE SATISFIED IF YOU WANT TO PURCHASE THE HARTLAND OWNED PARCEL
ON THE SOUTHEAST CORNER OF MAPLE AVENUE AND HARTRIDGE DRIVE
(TAX KEY NO. HAV0727143004) [Mapped Acreage: 0.6542]



The Board will provide a copy of the appraisal of the Village lot to inform a prospective purchaser that the village will entertain the highest monetary bid by noon, May 1, 2026, contingent on the following conditions being met before Hartland can enter into an agreement to sell the lot, the following steps need to be accomplished and that in exchange Hartland plans to only deal with the selected bidder until either the bidder or the Village breaks off negotiations:

1. Preliminary Plans and Scaled Elevations Drawings need to be provided that substantially show what will be built. In other words, the building's size, configuration and exterior appearance (facades) so that the Village is assured of achieving its vision and to make sure that it fits in with the neighborhood character.
Landscape plans also need to be submitted to assure that the placement of the garages does not unreasonably conflict with the abutting residential properties. If the stated submissions are deemed satisfactory, then the bidder will be asked to provide the next set of plans indicated in item No. 2.
2. Building Plans and Architectural Drawings that substantially specify the design, exterior finishes, height and overall appearance of the proposed building. If these submissions are deemed satisfactory, the bidder will then have to go through the regular approval process with the

Architectural Board pursuant to Hartland Ordinance 46-96. Once this is accomplished, the bidder should prepare an offer to purchase as indicated in step 3.

3. The offer to purchase should include the following provisions:
 - A proposed purchase price no less than the appraised value;
 - A contingency that the sale is dependent upon the bidder's strict adherence to the agreed upon plans and covenants, conditions and restrictions that show how the land can be used and what can be built;
 - A right of reversion or legal action clause that outlines the consequences if the bidder has not commenced construction within 12 months of closing, or concluded construction within 24 months of the issuance of the required building permits;
 - A. binding commitment to convert the individual units into condominiums for sale immediately upon issuance of occupancy permits and not merely for rental purposes; this will entail the preparation of the Condominium Declarations, Condominium Plat, Articles of Incorporation, Bylaws and Restrictions and Executive Summary;
 - An amount to cover the village's expenses in making the lot available for purchase by JG that includes:
 - appraisal fees and any other sale preparation expenses,
 - attorney fees and any other consultant fees, i.e, Village Engineer services,
 - fees normally paid in conjunction with the construction of any similar building.
4. When the offer to purchase is deemed to be in suitable form by the Village Board, it can be accepted *contingent* on the conclusion of a rezoning application which will be initiated by the Village Board at the conclusion of step 2. above to allow for the intended residential use.