

**Amendment to Agreement for Storm Water System Maintenance
Between ADVENIR MOB@ROCHESTER HILLS, LLC and
the CITY OF ROCHESTER HILLS**

(SIGNATURES ON FOLLOWING PAGES)

AMENDMENT TO AGREEMENT FOR STORM WATER SYSTEM MAINTENANCE

On the 7th day of October, 2016, DD Rochester, LLC, a Michigan limited liability company of 27750 Stansbury, Suite 200, Farmington Hills, MI 48334 ("Developer"), entered into with the City of Rochester Hills, whose address is 1000 Rochester Hills Drive, Rochester Hills, MI 48309 (the "City"), an Agreement for Storm Water System Maintenance, as recorded by the Oakland County Register of Deeds on March 10, 2017 in Liber #50457, Pages 712-716 (the "Agreement"), specifically pertaining to certain property located in the City of Rochester Hills, Oakland County, Michigan, more particularly described as Exhibit A attached hereto.

Subsequent to the Agreement, ADVENIR MOB@ROCHESTER HILLS, LLC, a Florida limited liability *Company,* has elected to expand the parking lot and construct a building addition, such that is now necessary to amend the Agreement to provide for the underground storm water system components required to accommodate the on-site storage per the approved construction plan.

Based on these facts and circumstances, the parties agree to and by this document do hereby amend the existing Agreement so that the previous Exhibits B and C attached to and included as part of the originally recorded Agreement is hereby superseded and replaced with the revised Exhibits B and C, attached hereto, and the original Exhibits B and C shall be of no further force or effect.

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on the 12th day of October, 2022.

ADVENIR MOB@ROCHESTER HILLS, LLC, a Florida limited liability company

By: ADVENIR MOB GP, INC., a Florida corporation, its Manager

By: [Signature]

Printed Name: STEPHEN L. VECCHITTO

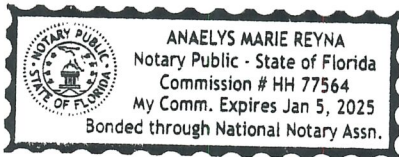
Its: President

CITY OF ROCHESTER HILLS

By: Bryan K. Barnett, Mayor

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 12 day of October, 2022, by Stephen L. Vecchitto who is the manager of Advenir MOB GP, Inc., a Florida corporation, which is the President of Advenir MOB@Rochester Hills, LLC, a Florida limited liability company, on behalf of the company.



Anaelys Marie Reyna
Anaelys Reyna, Notary Public
Miami Dade, County,
My Commission Expires: Jan 5, 2025

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me on this ____ day of _____, 2022,
by Bryan K. Barnett, Mayor, of the City of Rochester Hills, on behalf of the City.

_____, Notary Public
_____ County, Michigan

My commission expires:

Drafted By:

Jaffe, Raitt, Heuer & Weiss, P.C.
27777 Franklin Road, Suite 2500
Southfield, Michigan 48034
Attention: Brian S. Raznick

John Staran
Approved 10/17/22

When Recorded Return to:
Clerks Dept.
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

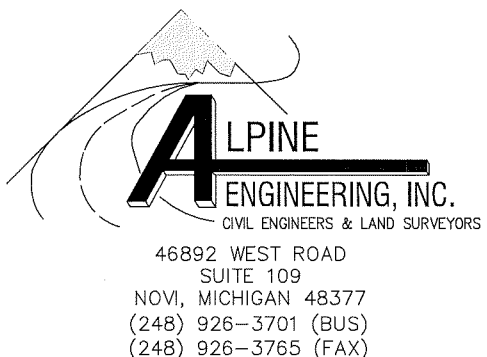
EXHIBIT A

LEGAL DESCRIPTION:

THE EAST 150 FEET OF LOT 57, ALL OF LOT 58 AND THE WEST 125 FEET OF LOT 59, EXCEPT THAT PART TAKEN FOR M-59 HIGHWAY RELOCATION OF ALL SAID LOTS, ALSO EXCEPT THE SOUTH 27 FEET TAKEN FOR SOUTH BOULEVARD, JOHN R HIGHLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 52, PAGE 22 OF PLATS, OAKLAND COUNTY RECORDS.

PARCEL NO. 15-36-352-025

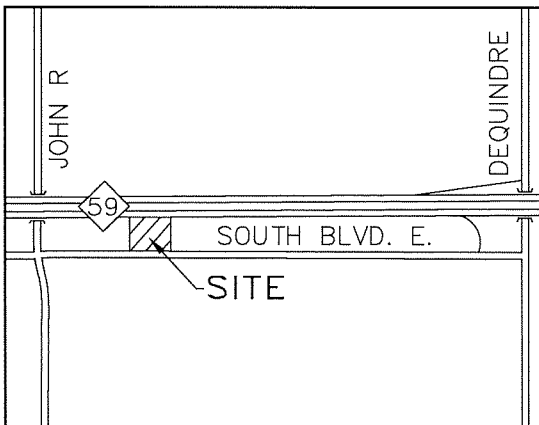
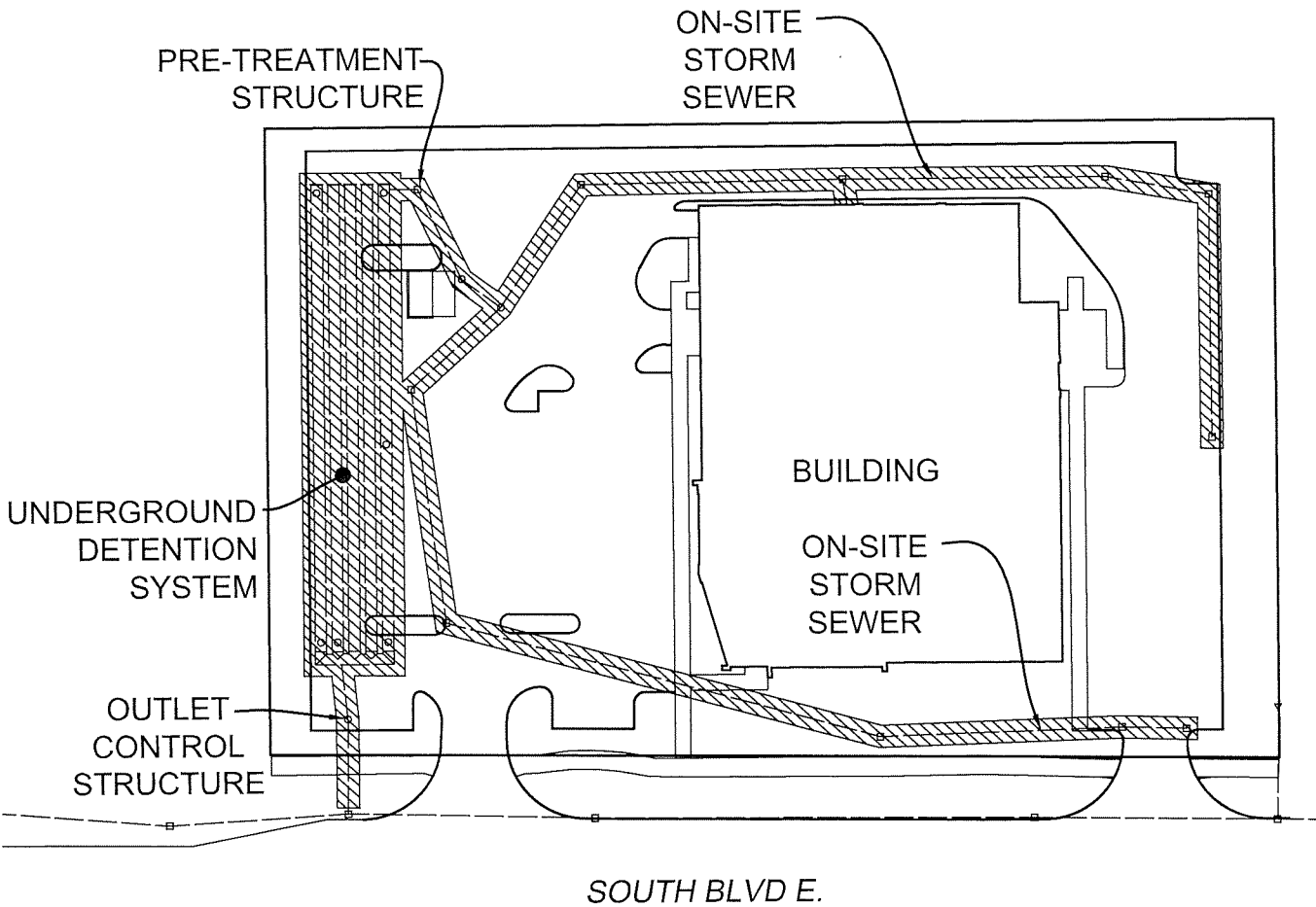
Approved
Jm
City of Rochester Hills
09/20/2022 8:38:30 AM



CLIENT: DEMBS DEVELOPMENT, INC.	DATE: 2022-09-15
	DRAWN BY: TG
	CHECKED BY: TG
EXHIBIT A	0
1191 SOUTH BOULEVARD E. SECTION: 36 TOWNSHIP: 3 N. RANGE: 11 E. CITY OF ROCHESTER HILLS OAKLAND COUNTY MICHIGAN	FBK: -- CHF: -- SCALE HOR 1"= FT. VER 1"= -- FT.
	16-127


EXHIBIT B

M-59

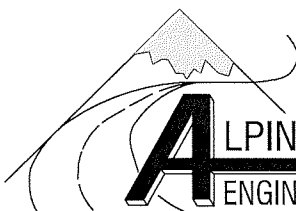


LOCATION MAP
NOT TO SCALE

LEGEND

 PROPERTY OWNER STORM WATER MANAGEMENT SYSTEM MAINTENANCE RESPONSIBILITY

*OK ARS
9/10/22*



ALPINE
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

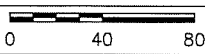
CLIENT:	DATE: 2022-09-15
DEMBS DEVELOPMENT, INC.	DRAWN BY: TG
EXHIBIT B	CHECKED BY: TG
	 0 40 80
1191 SOUTH BOULEVARD E.	FBK: --
SECTION: 36 TOWNSHIP: 3 N. RANGE: 11 E.	CHF: --
CITY OF ROCHESTER HILLS	1
OAKLAND COUNTY	
MICHIGAN	16-127
	SCALE HOR 1"=80 FT. VER 1"= -- FT.

EXHIBIT C

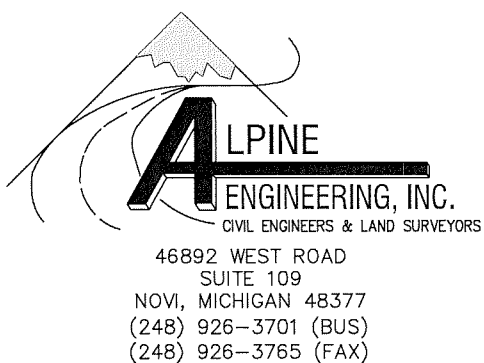
PERMANENT MAINTENANCE TASKS AND SCHEDULE

Maintenance Activities	SYSTEM COMPONENT						Frequency
	Catch Basins, Inlets, and Storm Sewers	Swales & Lawn Areas	Pre-treatment Structure	Underground Detention System	Outlet Control Structure & Flow Restrictors	Pavement Areas	
Monitoring/Inspection							
Inspect for sediment accumulation	X	X	X	X	X		Every 6 months
Inspect for floatables and debris	X	X	X	X	X		Every 6 months
Inspection for erosion		X					Every 6 months
Monitor plantings/vegetation		X					Every 6 months
Inspect all components during wet weather & compare to as-built plans	X	X	X	X	X		Every 6 months
Ensure Maintenance access remain open/clear	X	X	X	X	X		Annually
Preventative Maintenance							
Mowing		X					As needed, select areas only *
Remove accumulated sediments	X	X	X	X	X		As needed **
Remove floatables, debris, invasive & dead vegetation	X	X	X	X	X		As needed**
Sweeping of paved surfaces						X	As needed
Remedial Actions							
Repair/stabilize areas of erosion		X					As needed
Replace dead plantings and trees, re-seed bare areas		X					As needed
Structural repairs	X		X	X	X		As needed
Make adjustments/repairs to ensure proper functioning	X	X	X	X	X		As needed

* Not to exceed the length allowed by local community ordinance

** Underground Pre-Treatment Structure/Detention system to be cleaned according to manufacturer recommendations.

*OK ARS
9/16/22*



CLIENT: DEMBS DEVELOPMENT, INC.	DATE: 2022-09-15
EXHIBIT C	DRAWN BY: TG
	CHECKED BY: TG
1191 SOUTH BOULEVARD E. SECTION: 36 TOWNSHIP: 3 N. RANGE: 11 E. CITY OF ROCHESTER HILLS OAKLAND COUNTY MICHIGAN	0
	FBK: ---
	CHF: ---
	SCALE HOR 1"= --- FT. VER 1"= --- FT.

Exhibit C



Cascade Separator® Inspection and Maintenance Guide



JK ALS
9/29/22

CASCADE
separator®

Maintenance

The Cascade Separator® system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects sediment and debris will depend upon on-site activities and site pollutant characteristics. For example, unstable soils or heavy winter sanding will cause the sediment storage sump to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (i.e. spring and fall). However, more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment wash-down areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

A visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet chamber, flumes or outlet channel. The inspection should also quantify the accumulation of hydrocarbons, trash and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided in this Inspection and Maintenance Guide.

Access to the Cascade Separator unit is typically achieved through one manhole access cover. The opening allows for inspection and cleanout of the center chamber (cylinder) and sediment storage sump, as well as inspection of the inlet chamber and slanted skirt. For large units, multiple manhole covers allow access to the chambers and sump.

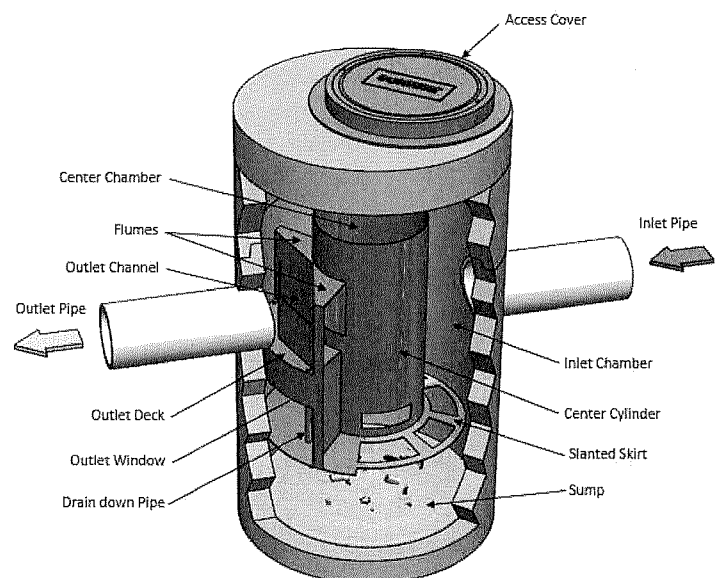
The Cascade Separator system should be cleaned before the level of sediment in the sump reaches the maximum sediment depth and/or when an appreciable level of hydrocarbons and trash has accumulated. If sorbent material is used, it must be replaced when significant discoloration has occurred. Performance may be impacted when maximum sediment storage capacity is exceeded. Contech recommends maintaining the system when sediment level reaches 50% of maximum storage volume. The level of sediment is easily determined by measuring the distance from the system outlet invert (standing water level) to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the chart in this document to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage.

Cleaning

Cleaning of a Cascade Separator system should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole cover and insert the vacuum tube down through the center chamber and into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The areas outside the center chamber and the slanted skirt should also be washed off if pollutant build-up exists in these areas.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. Then the system should be power washed to ensure it is free of trash and debris.

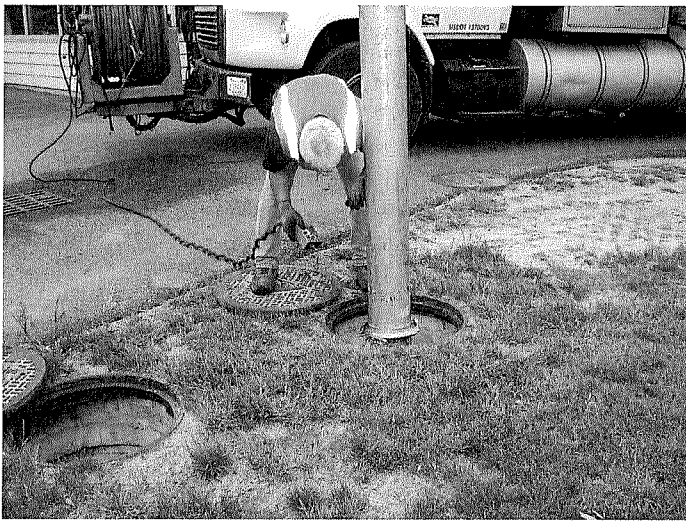
Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and to ensure proper safety precautions. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the Cascade Separator system must be done in accordance with local regulations. In many locations, disposal of evacuated sediments may be handled in the same manner as disposal of sediments removed from catch basins or deep sump manholes. Check your local regulations for specific requirements on disposal. If any components are damaged, replacement parts can be ordered from the manufacturer.



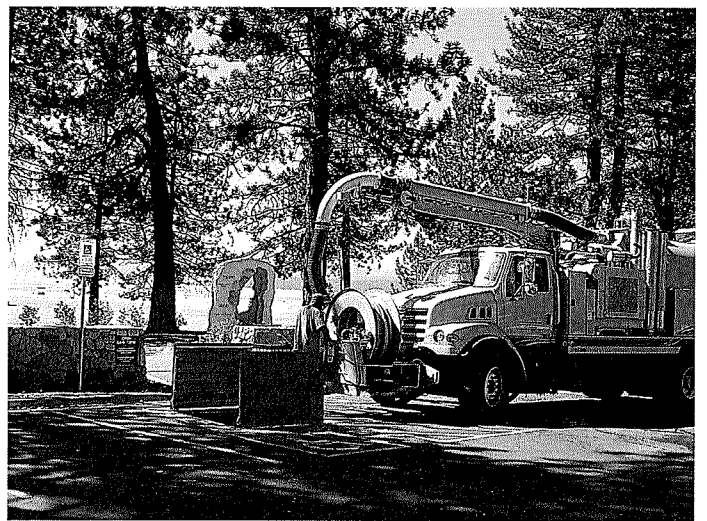
Cascade Separator® Maintenance Indicators and Sediment Storage Capacities

Model Number	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	y ³	m ³
CS-3	3	0.9	1.5	0.5	0.4	0.3
CS-4	4	1.2	1.5	0.5	0.7	0.5
CS-5	5	1.3	1.5	0.5	1.1	0.8
CS-6	6	1.8	1.5	0.5	1.6	1.2
→ CS-8	8	2.4	1.5	0.5	2.8	2.1
CS-10	10	3.0	1.5	0.5	4.4	3.3
CS-12	12	3.6	1.5	0.5	6.3	4.8

Note: The information in the chart is for standard units. Units may have been designed with non-standard sediment storage depth.



A Cascade Separator unit can be easily cleaned in less than 30 minutes.



A vacuum truck excavates pollutants from the systems.

Cascade Separator® Inspection & Maintenance Log

Cascade Model:			Location:		
Date	Depth Below Invert to Top of Sediment ¹	Floatable Layer Thickness ²	Describe Maintenance Performed	Maintenance Personnel	Comments

1. The depth to sediment is determined by taking a measurement from the manhole outlet invert (standing water level) to the top of the sediment pile. Once this measurement is recorded, it should be compared to the chart in the maintenance guide to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile.
2. For optimum performance, the system should be cleaned out when the floating hydrocarbon layer accumulates to an appreciable thickness. In the event of an oil spill, the system should be cleaned immediately.

SUPPORT

- Drawings and specifications are available at www.ContechES.com.
 - Site-specific design support is available from our engineers.
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Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech's portfolio includes bridges, drainage, sanitary sewer, stormwater, and earth stabilization products. For information, visit www.ContechES.com or call 800.338.1122

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Contech® CMP Detention Inspection and Maintenance Guide

Underground stormwater detention and infiltration systems must be inspected and maintained at regular intervals for purposes of performance and longevity.

Inspection

Inspection is the key to effective maintenance of CMP detention systems and is easily performed. Contech recommends ongoing, quarterly inspections. The rate at which the system collects pollutants will depend more on site specific activities rather than the size or configuration of the system.

Inspections should be performed more often in equipment washdown areas, in climates where sanding and/or salting operations take place, and in other various instances in which one would expect higher accumulations of sediment or abrasive/corrosive conditions. A record of each inspection is to be maintained for the life of the system.

Maintenance

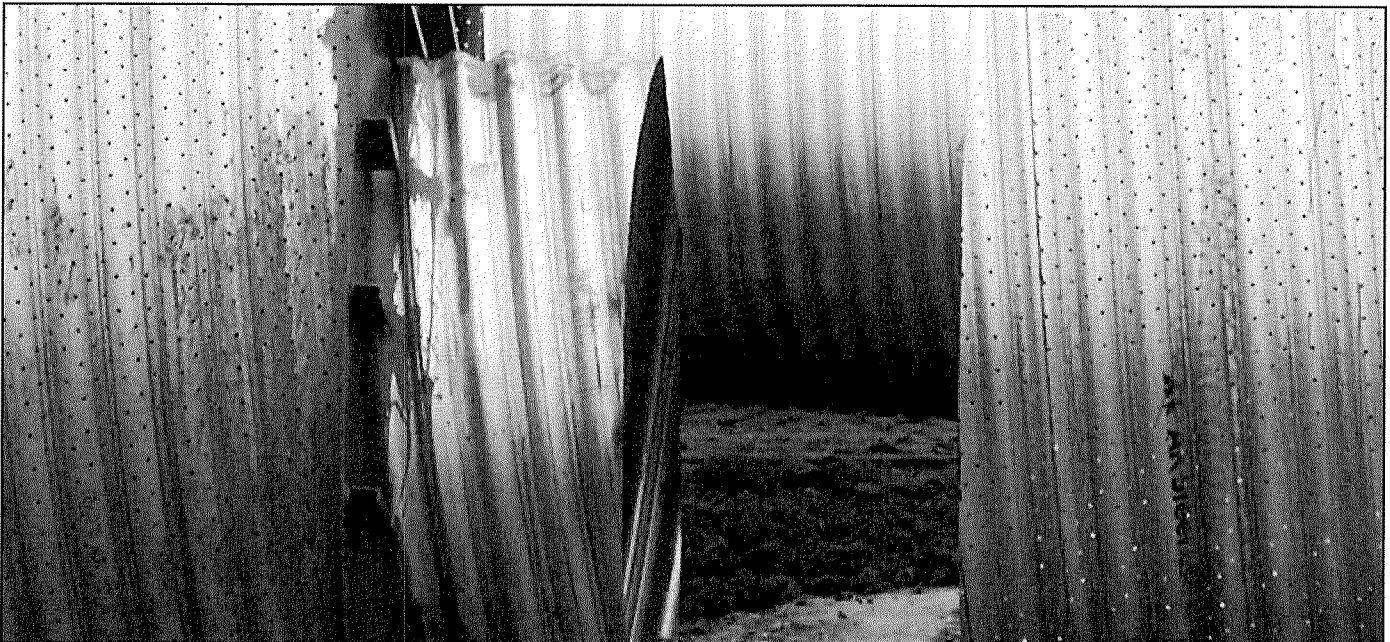
CMP detention systems should be cleaned when an inspection reveals accumulated sediment or trash is clogging the discharge orifice.

Accumulated sediment and trash can typically be evacuated through the manhole over the outlet orifice. If maintenance is not performed as recommended, sediment and trash may accumulate in front of the outlet orifice. Manhole covers should be securely seated following cleaning activities. Contech suggests that all systems be designed with an access/inspection manhole situated at or near the inlet and the outlet orifice. Should it be necessary to get inside the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.

Systems are to be rinsed, including above the spring line, annually soon after the spring thaw, and after any additional use of salting agents, as part of the maintenance program for all systems where salting agents may accumulate inside the pipe.

Maintaining an underground detention or infiltration system is easiest when there is no flow entering the system. For this reason, it is a good idea to schedule the cleanout during dry weather.

The foregoing inspection and maintenance efforts help ensure underground pipe systems used for stormwater storage continue to function as intended by identifying recommended regular inspection and maintenance practices. Inspection and maintenance related to the structural integrity of the pipe or the soundness of pipe joint connections is beyond the scope of this guide.



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CONTECH®
CMP DETENTION SYSTEMS

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ENGINEERED SOLUTIONS

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