

**AGREEMENT FOR MAINTENANCE OF
STORM WATER DETENTION SYSTEM**

This agreement is made on June 1, 2004, by American Land, Inc. a Michigan Corporation whose address is 30555 Hoover, Warren, MI 48093; and the CITY OF ROCHESTER HILLS (the City), whose address is 1000 Rochester Hills Drive, Rochester Hills, MI 48309.

RECITALS:

WHEREAS, American Land, Inc. owns and occupies the property described in attached Exhibit A; and

WHEREAS, American Land, Inc. has proposed, and the City has approved, a storm water drainage and detention system (the system), which includes a detention basin, for the property as described and depicted in the attached Exhibit "B" and

WHEREAS, the parties will benefit from the proper use and maintenance of the System and desire to enter into this agreement to provide for the same.

THEREFORE, the parties agree:

1. **Use of the System:** Components of the System, including the detention basin, shall be used solely for the purpose of detaining storm and surface water on the property until such time as: (i) The City may determine and advise American Land, Inc., or its successors, grantees or assigns, in writing that it is no longer necessary to use the detention basin to detain storm or surface water; and (ii) An adequate alternative for draining storm and surface water has been provided which is acceptable to the City and which includes the granting of such easements to the City or third parties for the alternative drainage system as may be necessary.

2. **Maintenance:**

A. American Land, Inc. shall be responsible for the proper maintenance, repair and replacement of the System and any part thereof, including the detention basin.

B. Proper maintenance of the System shall include, but not limited to: (i) Keeping the bottom of the detention basin free from silt and debris; (ii) Removing harmful algae; (iii) Maintaining steel grating across the basin's inlets; (iv) Controlling the effects of erosion; and (v) Any other maintenance that is reasonable and necessary in order to facilitate or accomplish the intended function and purpose of the System.

*OK per John Stefan
10-18-04*

3. **Action by City:** In the event AMERICAN LAND, INC or ITS successors, grantees, or assigns, neglects or fails at any time to properly maintain the System or any part thereof, the City may notify AMERICAN LAND, INC. or ITS successors, grantees or assigns, in writing, and the notice shall include a listing and description of maintenance deficiencies and a demand that they must be corrected within thirty (30) days. The notice shall further specify the date and place for a hearing to be held at least fourteen (14) days after the date of the notice before the City Council, or such other board or official to whom the City Council may delegate responsibility. At the hearing, the City Council (or other board or official) may endorse or modify the listing and description of deficiencies to be corrected and, for good cause, may extend the time within which the deficiencies must be corrected.

Thereafter, if the maintenance deficiencies are not corrected within the time allowed, the City may undertake and make the necessary corrections, and may maintain the System for a period not to exceed one (1) year. Such maintenance of the System by the City shall not be deemed a taking of the property, nor shall the City's actions be deemed to vest in the public any right to use the property. If the City determines maintenance of the system by the City should continue beyond one year, the City shall hold, and provide advance written notice of, a further hearing at which AMERICAN LAND, INC or ITS successors, grantees or assigns, will not or cannot properly maintain the System, the City may continue to maintain the System for another year, and subject to a similar hearing and determination, in subsequent years.

In the event the City determines an emergency condition caused by or relating to the System threatens the public health, safety or general welfare, the City shall have the right to immediately and without notice enter the property and undertake appropriate corrective action.

4. **Charges:** The City shall charge to the current owner of the property the cost of maintenance or other corrective action undertaken by the City in accordance with this agreement, plus a ten percent (10%) administrative fee. If not timely paid, the City may assess the charges on the City=s tax roll, which charges shall be a lien on the real property and shall be collectable and enforceable in the same manner general property taxes are collected and enforced.

5. **Notice:** Any notices required under this agreement shall be sent by certified mail to the address for each party set forth below, or to such other addresses as such party may notify the other parties in writing:

To AMERICAN LAND, INC . :

AMERICAN LAND INC

3055 HOOVER

WARREN, MI 48093.

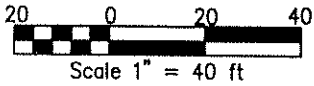
To the City:

Clerk

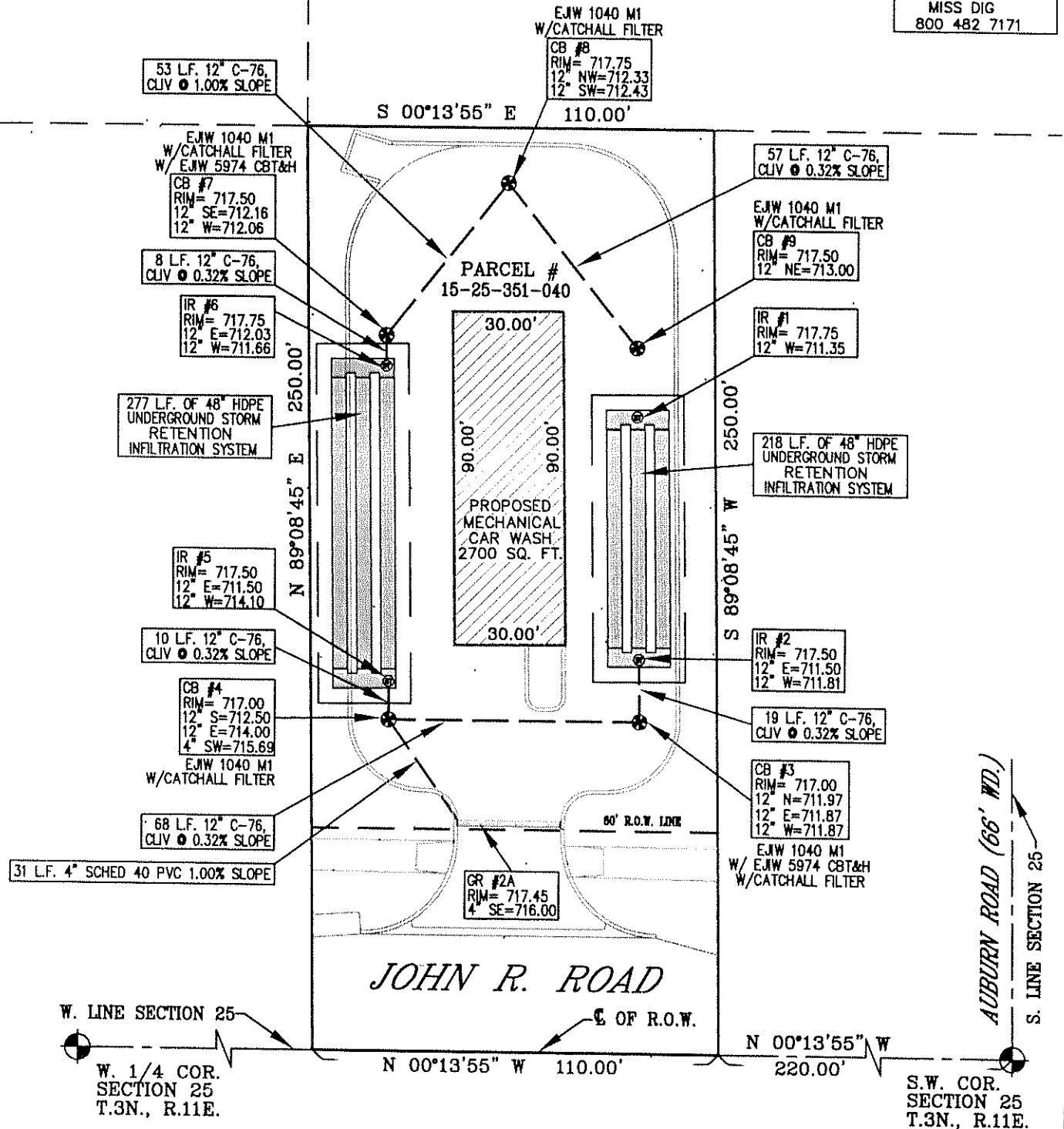
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

STORM WATER SYSTEM SCHEMATIC EXHIBIT "B"

PROJECT NUMBER
02006-A
SHEET 1 OF 1



STATE LAW ACT 53
3 WORKING DAYS
BEFORE YOU DIG
DIAL TOLL FREE
MISS DIG
800 482 7171



LEGAL DESCRIPTION:

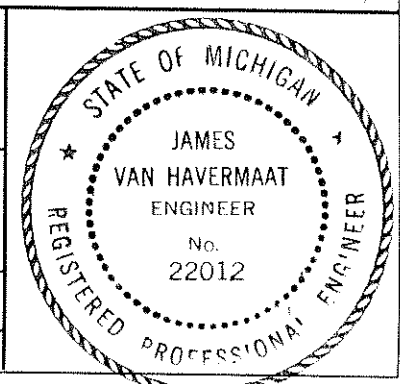
PART OF THE SOUTHWEST 1/4 OF SECTION 25, T.3N., R.11E., CITY OF ROCHESTER HILLS, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE ALONG THE WEST LINE OF SECTION 25 AND THE CENTERLINE OF JOHN R. ROAD (33 FOOT WIDE 1/2 RIGHT OF WAY), N.00°13'55"W., 220.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING ALONG THE CENTERLINE LINE OF SAID JOHN R. ROAD, N.00°13'55"W., 110.00 FEET; THENCE N.89°08'45"E., 250.00 FEET; THENCE S.00°13'55"E., 110.00 FEET; THENCE S.89°08'45"W., 250.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.63 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHTS OF THE PUBLIC OVER JOHN R. ROAD. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD. PARCEL # 15-25-351-040

NOTE: The dimensions and locations indicated are gathered from existing records currently available. There are no guarantees as to the accuracy of this information from NorthStar Engineering. The Contractor shall field verify all dimensions and utility locations and report any discrepancies to the Engineer, prior to construction. DO NOT SCALE DRAWINGS USE CALCULATED NUMBERS ONLY

APPROVED *DEC*
N. Van
ROCHESTER HILLS
ENGINEERING DEPT. 06-14-04

NorthStar Engineering, L.L.C.
Civil Engineering and Surveying
11341 MEADOWBROOK
WARREN, MI 48093
PHONE (586) 558-4064

Certified by
James Van Havermaat
JAMES VAN HAVERMAAT



PREPARED FOR:
CARWASH BUILDERS

ORIGINAL: 06/10/04
REVISED:

6. **Successors and Assigns:** This agreement shall bind and inure to the benefit of the parties and their respective successors, grantees and assigns. The rights, obligations and responsibilities hereunder shall run with the land and shall bind all current and future owners of the property.

7. **Recording of Agreement:** This agreement shall be recorded at the Oakland County Register of Deeds.

IN WITNESS WHEREOF, the parties have executed this agreement on the date set forth above.

WITNESSES:

American Land, Inc.

Name: _____

By: Tony J. Gallo

Name: _____

Its: President

CITY OF ROCHESTER HILLS

Name: _____

By: Pat Somerville, Mayor

Name: _____

By: Beverly A. Jasinski, Clerk

Name: _____

Name: _____

STATE OF MICHIGAN
COUNTY OF _____

This agreement was acknowledged before me on June 1, 2004, by Tony J. Gallo, President of American Land, Inc. on behalf of the Corporation.

Sharon C. Horgan
Notary Public, Oakland County, MI
My Commission Expires November 14, 2005

Sharon C. Horgan
_____, notary public
_____, Michigan
My commission expires: _____

STATE OF MICHIGAN
COUNTY OF OAKLAND

This agreement was acknowledged before me on _____, _____, by Pat Somerville, Mayor, and Beverly A. Jasinski, Clerk, of the City of Rochester Hills, on behalf of the City.

Drafted By:
Tony J. Gallo
30555 Hoover Rd.
Warren, MI 48093

_____, notary public
_____, Michigan
My commission expires: _____

When Recorded Return to:
Clerk
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309