

Rochester College
CAMPUS
(3 PARCELS)

TAX ID# 15-15-376-001
36.35 AC

TAX ID# 15-15-451-003
13.52 AC

TAX ID# 15-15-451-006
31.45 AC

PART OF
PARCEL
15-15-451-006
New
Historical
District
1.15
AC

Raymond J. Donnelly & Associates, Inc.
1853 E. Maple Road
Troy, MI 48063-4207
(248) 689-5555 • Fax (248) 689-5677



PARCEL NO. 15-15-376-001

LAND IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

CITY OF ROCHESTER HILLS

PART OF THE SOUTHWEST 1/4, SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, BEGINNING AT SOUTH 1/4 SECTION CORNER; THENCE WEST 1770.5 FEET TO EASTERLY RIGHT OF WAY LINE OF GRAND TRUNK RAILROAD; THENCE NORTH 41 DEGREES 53 MINUTES 30 SECONDS EAST, 692.82 FEET AND NORTH 49 DEGREES 33 MINUTES 30 SECONDS EAST, 1427.3 FEET ALONG SAID RIGHT OF WAY LINE, THENCE SOUTH 89 DEGREES 20 MINUTES 00 SECONDS EAST, 300.9 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 30 SECONDS WEST ALONG NORTH AND SOUTH 1/4 LINE TO BEGINNING. (APPROXIMATELY 36.35 ACRES OF LAND PER TAX MAPS)

PARCEL NO. 15-15-451-003

(USING WARRANTY DEED LIBER 4657, PAGE 557 AS BASIS FOR DESCRIPTION)
LAND IN THE TOWNSHIP OF AVON (NOW CITY OF ROCHESTER HILLS), COUNTY OF OAKLAND AND STATE OF MICHIGAN TO-WIT:

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 1637 FEET TO A POINT ON THE EAST LINE THEREOF; THENCE NORTH 78 DEGREES 18 MINUTES WEST 610 FEET; THENCE NORTH 28 DEGREES 34 MINUTES WEST TO CENTER OF CLINTON RIVER; THENCE ALONG CENTER OF SAID RIVER TO WEST LINE OF WEST HALF OF SOUTHEAST QUARTER; THENCE SOUTH TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING. EXCEPT THE EASTERLY 1000 FT THEREOF. (APPROXIMATELY 13.52 ACRES OF LAND PER TAX MAPS)

PARCEL NO. 15-15-451-006

LAND IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 1000 FEET OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4, BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE DUE NORTH 1637 FEET; THENCE NORTH 78°18' 00" WEST 610 FEET; THENCE NORTH 28°34' 00" WEST TO THE CENTERLINE OF CLINTON RIVER; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE, TO THE WEST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE SOUTH TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE EAST ALONG THE SOUTH LINE OF SECTION 15 TO THE POINT OF BEGINNING. EXCEPT, BEGINNING AT A POINT DISTANT EAST 1003.13 FEET FROM THE SOUTH 1/4 CORNER, THENCE NORTH 01°40' 04" EAST 887.19 FEET; THENCE DUE EAST 393.37 FEET; THENCE SOUTH 01°50' 10" WEST 260.31 FEET; THENCE SOUTH 01°35' 20" WEST 626.88 FEET; THENCE DUE WEST 393.47 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPT, COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 15; THENCE DUE EAST ALONG THE SOUTH LINE OF SECTION 15, 1003.13 FEET; THENCE NORTH 01°40' 04" EAST 600.00 FEET; THENCE DUE WEST 2.50 FEET; THENCE SOUTH 01°40' 04" WEST 600.00 FEET TO THE SOUTH LINE OF SECTION 15; THENCE DUE EAST 2.50 FEET BACK TO THE POINT OF BEGINNING.



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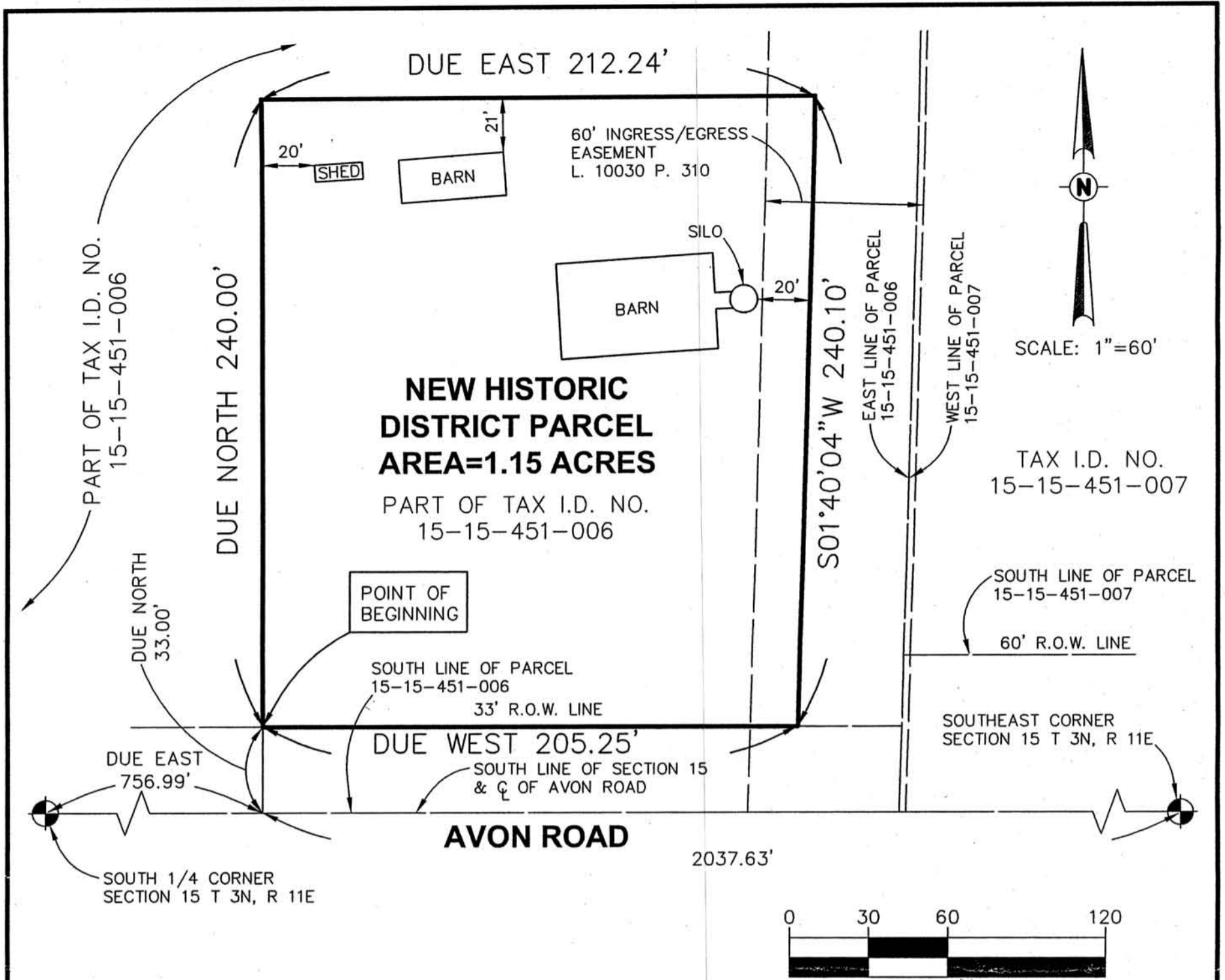
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NEW HISTORIC DISTRICT PARCEL SKETCH & LEGAL DESCRIPTION



DESCRIPTION FOR THE EXISTING HISTORIC DISTRICT ROCHESTER COLLEGE PARCEL NO. 15-15-451-006

LAND IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 1000 FEET OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4, BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE DUE NORTH 1637 FEET; THENCE NORTH 78° 18' 00" WEST 610 FEET; THENCE NORTH 28° 34' 00" WEST TO THE CENTERLINE OF CLINTON RIVER; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE, TO THE WEST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE SOUTH TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE EAST ALONG THE SOUTH LINE OF SECTION 15 TO THE POINT OF BEGINNING. EXCEPT, BEGINNING AT A POINT DISTANT EAST 1003.13 FEET FROM THE SOUTH 1/4 CORNER, THENCE NORTH 01° 40' 04" EAST 887.19 FEET; THENCE DUE EAST 393.37 FEET; THENCE SOUTH 01° 50' 10" WEST 260.31 FEET; THENCE SOUTH 01° 35' 20" WEST 626.88 FEET; THENCE DUE WEST 393.47 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPT, COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 15; THENCE DUE EAST ALONG THE SOUTH LINE OF SECTION 15, 1003.13 FEET; THENCE NORTH 01° 40' 04" EAST 600.00 FEET; THENCE DUE WEST 2.50 FEET; THENCE SOUTH 01° 40' 04" WEST 600.00 FEET TO THE SOUTH LINE OF SECTION 15; THENCE DUE EAST 2.50 FEET BACK TO THE POINT OF BEGINNING.

NEW HISTORICAL DISTRICT PARCEL DESCRIPTION

LAND IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION 15, DUE EAST 756.99 FEET; THENCE DUE NORTH 33.00 FEET TO THE POINT OF BEGINNING; THENCE DUE NORTH 240.00 FEET; THENCE DUE EAST 212.24 FEET; THENCE SOUTH 01° 40' 04" WEST, 240.10 FEET; THENCE ALONG THE EXISTING NORTHERLY 33 FT. RIGHT-OF-WAY LINE OF AVON ROAD, DUE WEST 205.25 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 1.15 ACRES OF LAND SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THIS DESCRIBED PARCEL.

PART OF TAX I.D. #15-15-451-006

CLIENT:	
ROCHESTER COLLEGE 800 W. AVON ROCHESTER HILLS, MI 48307	
REV.	DRWN. BY GLB
DATE 10-26-04	FIELD BOOK
SHEET NO. 1 OF 1	PROJECT NO. 2001-036

RJD
SURVEYORS

Raymond J. Donnelly & Associates, Inc.
Land Surveying • Mapping • Site Development Consultants

1853 E. Maple Road TEL (248) 689-5555
Troy, MI 48083-4207 FAX (248) 689-5677

RAYMOND J. DONNELLY R.L.S. NO. 21563

STATE OF MICHIGAN
RAYMOND J. DONNELLY
SURVEYOR
No. 21563
REGISTERED LAND SURVEYOR

NEW HISTORICAL DISTRICT PARCEL DESCRIPTION
LAND IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE
PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 15, TOWN 3 NORTH, RANGE 11
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PARCEL.

PART OF TAX 1.0. #15-15-451-006



PROPOSED CAMPUS BUILDINGS

PHASE I (WITHIN 5 YEARS)

- P-8 ATHLETIC/STUDENT ACTIVITIES BUILDING (64,000 S.F. FOOTPRINT)
- P-4 ACADEMIC BUILDING (14,100 S.F. FOOTPRINT)
- P-9 STUDENT HOUSING (5,900 S.F. FOOTPRINT)
- P-10 STUDENT HOUSING (5,900 S.F. FOOTPRINT)
- P-11 STUDENT HOUSING (5,900 S.F. FOOTPRINT)
- P-12 STUDENT HOUSING (5,900 S.F. FOOTPRINT)

PHASE II (5 TO 15 YEARS FROM NOW)

- P-5 ACADEMIC BUILDING (8,700 S.F. FOOTPRINT)
- P-6 ACADEMIC BUILDING (13,300 S.F. FOOTPRINT)
- P-7 ACADEMIC BUILDING (9,900 S.F. FOOTPRINT)
- P-15 STUDENT HOUSING (5,900 S.F. FOOTPRINT)
- P-16 STUDENT HOUSING (5,900 S.F. FOOTPRINT)
- P-17 STUDENT HOUSING (5,900 S.F. FOOTPRINT)
- P-18 STUDENT HOUSING (5,900 S.F. FOOTPRINT)
- P-19 STUDENT HOUSING (5,900 S.F. FOOTPRINT)
- P-20 STUDENT HOUSING (5,900 S.F. FOOTPRINT)
- P-21 HOUSING / CONFERENCE (3,500 S.F. FOOTPRINT)

PHASE III (MORE THAN 15 YEARS FROM NOW)

- P-1 ACADEMIC BUILDING (11,300 S.F. FOOTPRINT)
- P-2 ACADEMIC BUILDING (11,300 S.F. FOOTPRINT)
- P-3 ACADEMIC BUILDING (7,700 S.F. FOOTPRINT)
- P-13 STUDENT HOUSING (7,200 S.F. FOOTPRINT)
- P-14 STUDENT HOUSING (7,200 S.F. FOOTPRINT)
- P-6/7 PERFORMING ARTS (ALT.) (23,200 S.F. FOOTPRINT)

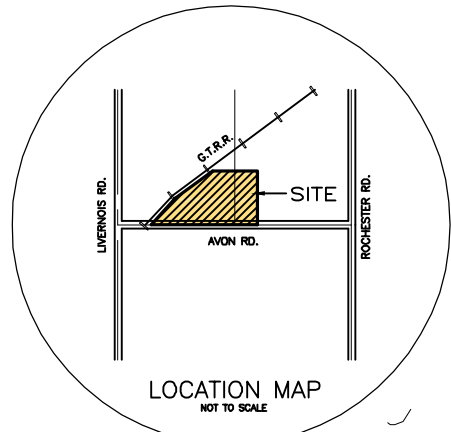
EXISTING CAMPUS BUILDINGS

- E-1 SCIENCE/GYM/MAINT. BUILDING
- E-2 GATE HOUSE
- E-3 ADMINISTRATION BUILDING
- E-4 LIBRARY
- E-5 ACADEMIC BUILDING
- E-6 ACADEMIC BUILDING
- E-7 STUDENT HOUSING
- E-8 STUDENT HOUSING
- E-9 STUDENT HOUSING
- E-10 STUDENT HOUSING
- E-11 STUDENT HOUSING

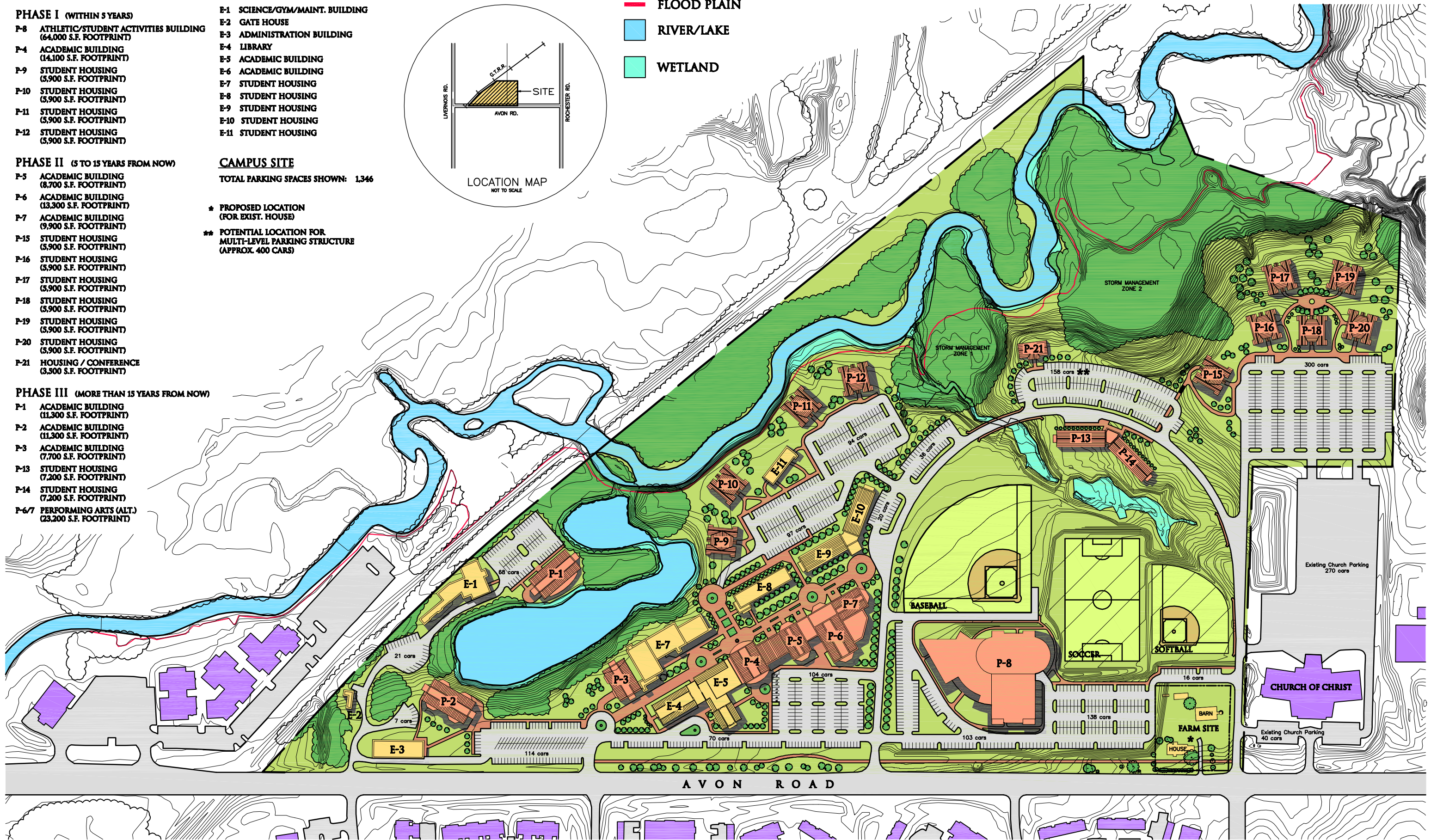
CAMPUS SITE

TOTAL PARKING SPACES SHOWN: 1346

- * PROPOSED LOCATION (FOR EXIST. HOUSE)
- ** POTENTIAL LOCATION FOR MULTI-LEVEL PARKING STRUCTURE (APPROX. 400 CARS)



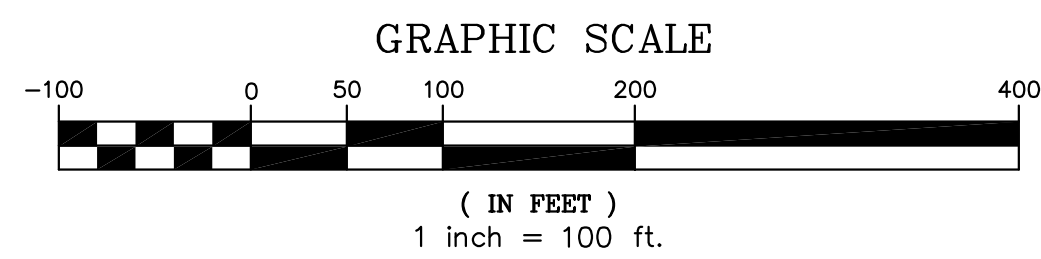
- FLOOD PLAIN
- RIVER/LAKE
- WETLAND



ROCHESTER COLLEGE MASTER PLAN

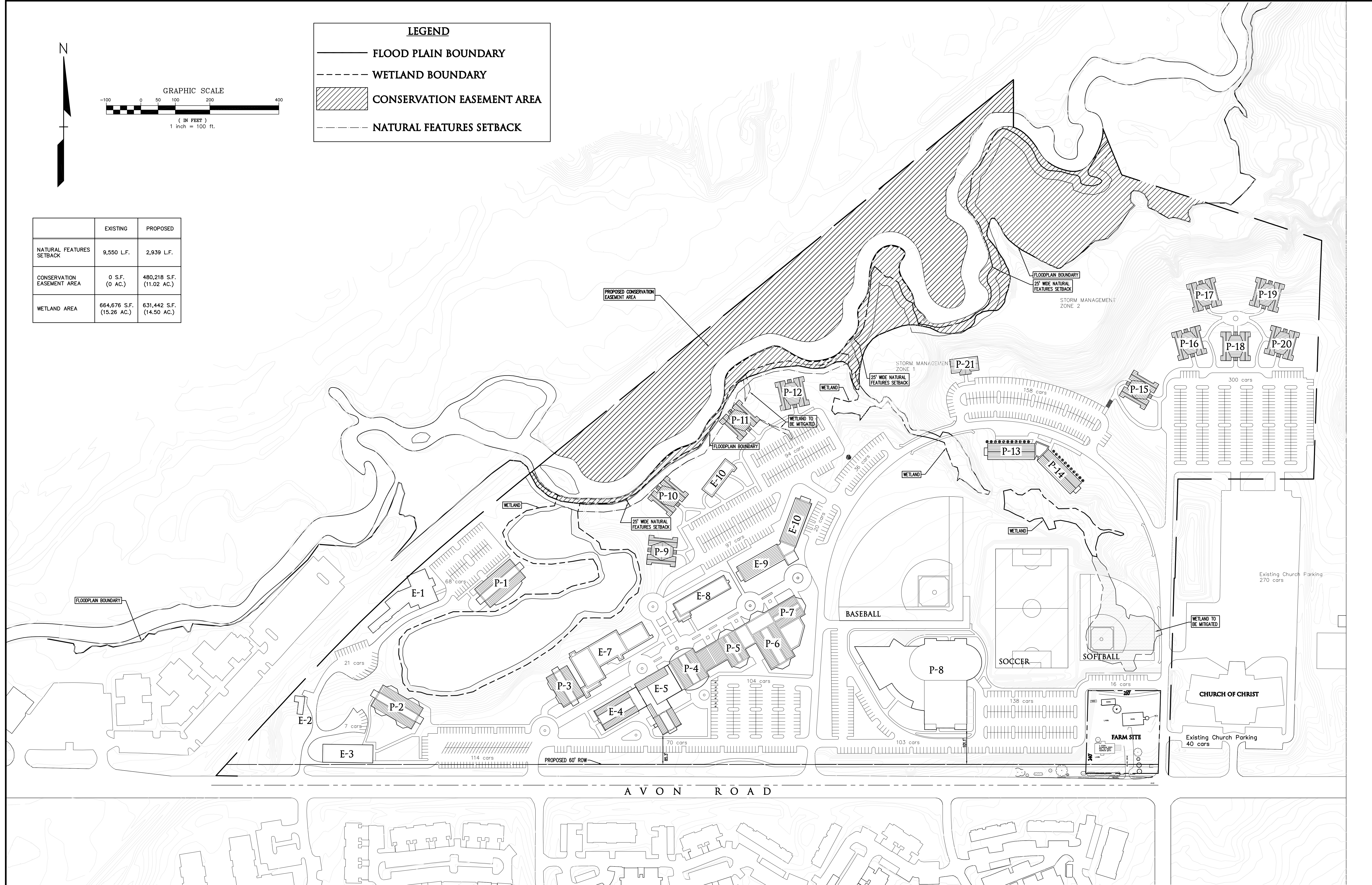
JANUARY 14, 2005
 SCALE 1" = 250' - 0"





LEGEND	
	FLOOD PLAIN BOUNDARY
	WETLAND BOUNDARY
	CONSERVATION EASEMENT AREA
	NATURAL FEATURES SETBACK

	EXISTING	PROPOSED
NATURAL FEATURES SETBACK	9,550 L.F.	2,939 L.F.
CONSERVATION EASEMENT AREA	0 S.F. (0 AC.)	480,218 S.F. (11.02 AC.)
WETLAND AREA	664,676 S.F. (15.26 AC.)	631,442 S.F. (14.50 AC.)



<p>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DESIGN, INSTALL AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.</p>	<p>THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. IF THEY ARE SUBMITTED ON THE JOB, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY PROFESSIONALLY RESERVED.</p>	<table border="1"> <tr> <td>1</td> <td>AM</td> <td>2004</td> <td>11-11-04</td> </tr> <tr> <td>2</td> <td>JM</td> <td>2004</td> <td>11-16-04</td> </tr> <tr> <td>3</td> <td>By</td> <td>DN</td> <td>Date</td> </tr> </table>	1	AM	2004	11-11-04	2	JM	2004	11-16-04	3	By	DN	Date
	1	AM	2004	11-11-04										
	2	JM	2004	11-16-04										
	3	By	DN	Date										
<p>TMP ARCHITECTURE 1191 WEST SQUARE LAKE RD. BLOOMFIELD HILLS, MI 48303</p>		<p>PROFESSIONAL ENGINEERING ASSOCIATES 2430 Rochester Ct. Suite 100 Troy, MI 48063-1872 (248) 689-9090</p>												
<p>MASTER PLAN NATURAL FEATURES EXHIBIT ROCHESTER COLLEGE AVON ROAD ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN</p>														
<p>DES. RLS SUR. SCALE 1" = 100' JOB NO. 2003061 DN. RLS P.M. DNH DATE 10-27-04 DWG. NO. 1</p>														

PARKING AGREEMENT
BETWEEN
ROCHESTER COLLEGE and the ROCHESTER CHURCH OF CHRIST

December 1, 2004

RE: Sharing of their respective parking facilities

As a result of this agreement the Rochester church of Christ agrees to permit Rochester College use of the church parking area north of their building weekly Monday through Friday (excluding Wednesday evenings from 6:00 PM till 10:00 PM) and other times for special events with prior notification.

The Rochester church of Christ will be permitted to use the College parking lots to be designated as West and North lots, on Sundays and at other times for special events with prior notification.

As part of this agreement the participating parties will provide their own parking control and exercise due care during the time of their use. Maintenance and snow removal responsibility will remain with the property owners.



Rochester College
Executive VP & CFO



Rochester church of Christ
Director

Rochester College Master Plan

11- 11 - 2004

Parking Space Requirements:	Spaces:
E7. Exist. Chapel (210 seats) @ 1 space per 3 seats	70
2 Chapel Staff @ 1 space per 2 staff	1
E5. Theatre (200 seats) @ 1 space per 3 seats	67
2 Theatre staff @ 1 space per 2 staff	1
P8. Proposed Gym (1,000 seats) @ 1space per 3 seats	333
E8. Exist. Student Housing (140 beds) @ 1 space per 2 beds	70
E9/10. Exist. Student Housing (145 beds) @ 1 space per 2 beds	73
E11. Exist. Student Housing (40 beds) @ 1 space per 2 beds	20
P9/10/11/12. Proposed Student Housing (184 beds) @ 1 space per 2 beds	92
P13/14. Proposed Student Housing (362 beds) @ 1 space per 2 beds	181
P15/16/17/18/19/20. Proposed Student Housing (276 beds) @ 1 space per 2 beds	138
P21. Proposed Housing (4 beds) @ 1 space per 2 beds	2
Total Parking Required:	1048
Total Parking Provided:	1346