

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

This agreement is made on _____, 2005, by GRANDVIEW OF ROCHESTER HILLS, LLC, whose address is 44444 MOUND ROAD, SUITE 600, STERLING HEIGHTS, MI 48314; and the CITY OF ROCHESTER HILLS (the City), whose address is 1000 Rochester Hills Drive, Rochester Hills, MI 48309.

RECITALS:

WHEREAS, GRANDVIEW OF ROCHESTER HILLS, LLC owns and occupies the property described in attached Exhibit "A"; and

WHEREAS, Fazal Khan and Associates has designed, 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 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 transporting and detaining storm and surface water on the property until such time as: (i) The City may determine and advise GRANDVIEW OF ROCHESTER HILLS, 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. GRANDVIEW OF ROCHESTER HILLS, LLC shall be responsible for the proper maintenance, repair and replacement of the System and any part thereof, including the storm sewer and 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.

3. **Action by City:** In the event GRANDVIEW OF ROCHESTER HILLS, LLC or IT'S successors, grantees, or assigns, neglects or fails at any time to properly maintain the System or any part thereof, the City may notify GRANDVIEW OF ROCHESTER HILLS, LLC or IT'S 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 GRANDVIEW OF ROCHESTER HILLS or IT'S 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 JOSEPH SALOME _____:

GRANDVIEW OF ROCHESTER HILLS, LLC
44444 MOUND ROAD, SUITE 600
STERLING HEIGHTS, MI 48314

To the City:

Clerk

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

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:

Genevieve Southgate
Name:

Katie M MacAskill
Name: Katie M MacAskill

By: Joseph Salome
Joseph Salome

Its: MEMBER

CITY OF ROCHESTER HILLS

By: _____
Pat Somerville, Mayor

By: _____
Beverly A. Jasinski, Clerk

Name:

Name:

Name:

Name:

STATE OF MICHIGAN
COUNTY OF Oakland

This agreement was acknowledged before me on May 12, 2005 by Joseph Salome, _____ of Granview of Rochester Hills LLC on behalf of the company.

Genevieve Southgate, notary public
OAKLAND County, Michigan
My commission expires: Jan 17 2007

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:

FAZAL KHAN AND ASSOCIATES, INC.
43345 SCHOENHERR ROAD
STERLING HEIGHTS, MI 48313

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

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

05-13-05 RLH

02-204 GRANDVIEW SITE CONDOMINIUM DETENTION EASEMENT

DESCRIPTION OF PROPERTY

PART OF THE SW1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SW CORNER OF SECTION 28; THENCE N89°52'00"E 2121.20 FEET ALONG THE SOUTH LINE OF SECTION 28, CENTERLINE OF AUBURN ROAD (33 FEET HALF WIDTH); THENCE N01°11'37"W 60.01 FEET TO THE NORTH RIGHT OF WAY OF AUBURN ROAD (60 FEET HALF WIDTH) FOR A POINT OF BEGINNING; THENCE N89°52'00"E 314.23 FEET ALONG THE NORTH RIGHT OF WAY OF AUBURN ROAD (60 FEET HALF WIDTH); THENCE N01°10'52"W 771.95 FEET TO THE SOUTH LINE OF "NORTHFIELD INDUSTRIAL PARK NO. 2", A PART OF THE SW1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 183 OF PLATS, PAGES 8-10, OAKLAND COUNTY RECORDS; THENCE S89°51'54"W 314.40 FEET ALONG THE SOUTH LINE OF "NORTHFIELD INDUSTRIAL PARK NO. 2"; THENCE S01°11'37"E 771.95 FEET TO THE NORTH RIGHT OF WAY OF AUBURN ROAD (60 FEET HALF WIDTH) AND TO THE POINT OF BEGINNING. CONTAINING 242595 SQUARE FEET OR 5.5692 ACRES, MORE OR LESS.

ALSO KNOWN AS 1548 AUBURN ROAD OR SIDWELL NO. 15-28-300-033.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

DESCRIPTION OF DETENTION BASIN EASEMENT

COMMENCING AT THE SW CORNER OF SECTION 28; THENCE N89°52'00"E 2121.20 FEET ALONG THE SOUTH LINE OF SECTION 28, CENTERLINE OF AUBURN ROAD (33 FEET HALF WIDTH); THENCE N01°11'37"W 60.01 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N01°11'37"W 118.02 FEET; THENCE N89°52'00"E 127.05 FEET; THENCE S01°10'52"E 118.02 FEET; THENCE S89°52'00"W 127.03 FEET TO THE POINT OF BEGINNING. CONTAINING 14990 SQUARE FEET OR 0.3441 ACRES, MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

APPROVED *DESC*
M. T. ...
ROCHESTER HILLS
ENGINEERING DEPT.
07-13-2005

EXHIBIT "A"
SHEET 2 OF 2

CLIENT GRANDVIEW CONSTRUCTION	PROJECT NO.	02-204
	DATE	05-12-05
SCALE	DRAWN BY J.A.E.	CHECKED BY R.L.H.



FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
 43345 SCHOENHERR STERLING HEIGHTS, MI 48313
 PHONE (586) 739-8007 FAX (586) 739-6994