

# Rezoning Application

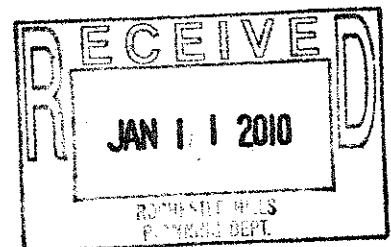
Submitted by Hamlin-Livernois Associates, LLC

The Hamlin-Livernois Associates & Iseler Properties

Property Identification Numbers 15-22-351-001 & 15-22-351-002

Hamlin & Livernois

Rochester Hills, MI



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Hamlin – Livernois Associates, LLC Contact Persons

**Rezoning Application**  
Hamlin-Livernois Associates, LLC  
The HLA & Iseler Properties  
Property Identification Numbers 15-22-351-002 & 15-22-351-001  
Hamlin & Livernois, Rochester Hills, MI

**Contact Persons**

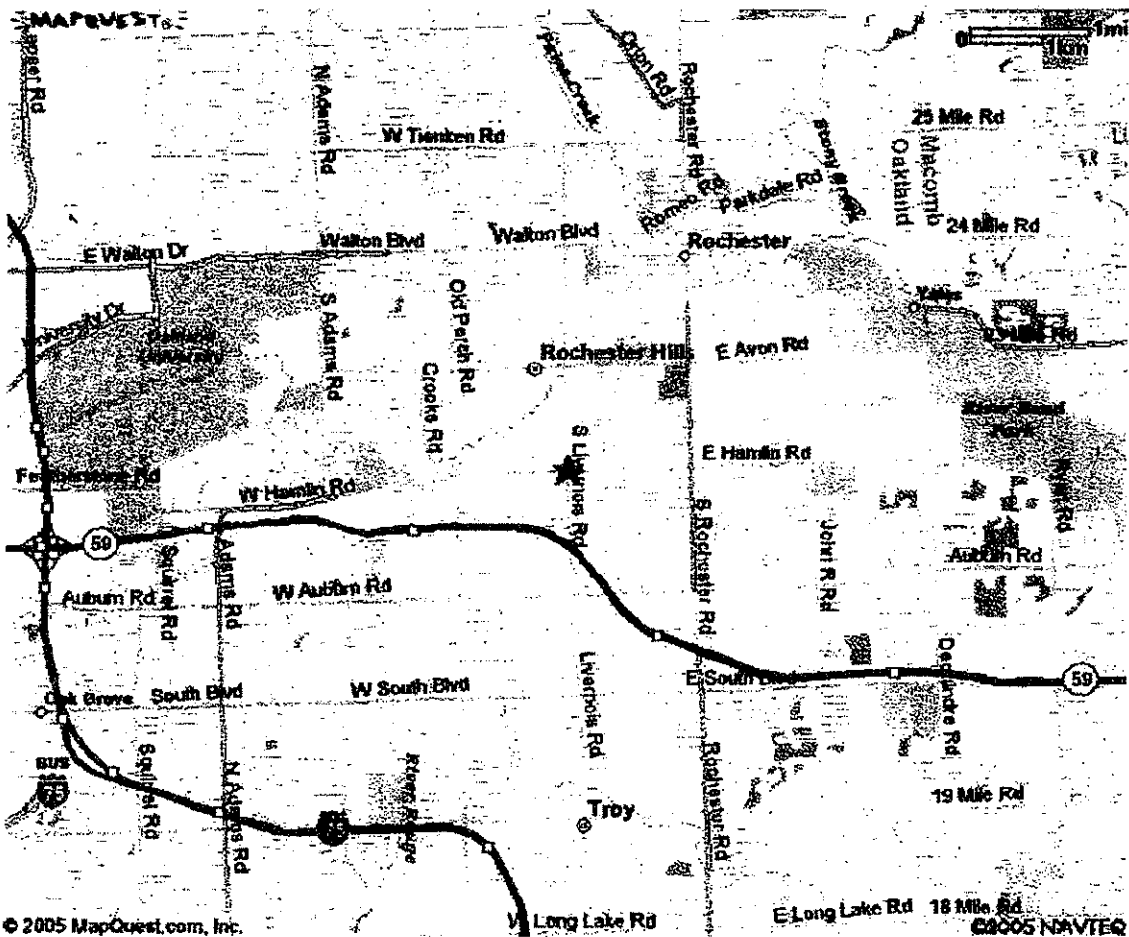
Chileshe Mulenga  
Signature Associates  
One Towne Square, Suite 1800,  
Southfield, MI 48076  
(248) 359-3805

Cathy Wilson  
Signature Associates  
One Towne Square, Suite 1200  
Southfield, MI 48076  
(248) 359-0615

## Location Map

# MAPQUEST

Notes



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This map is informational only. No representation is made or warranted, even as to its content. User assumes all risk of use. MapQuest and its servers assume no responsibility for any loss or delay resulting from such use.



S Livernois Rd, Rochester Hills, MI 48309

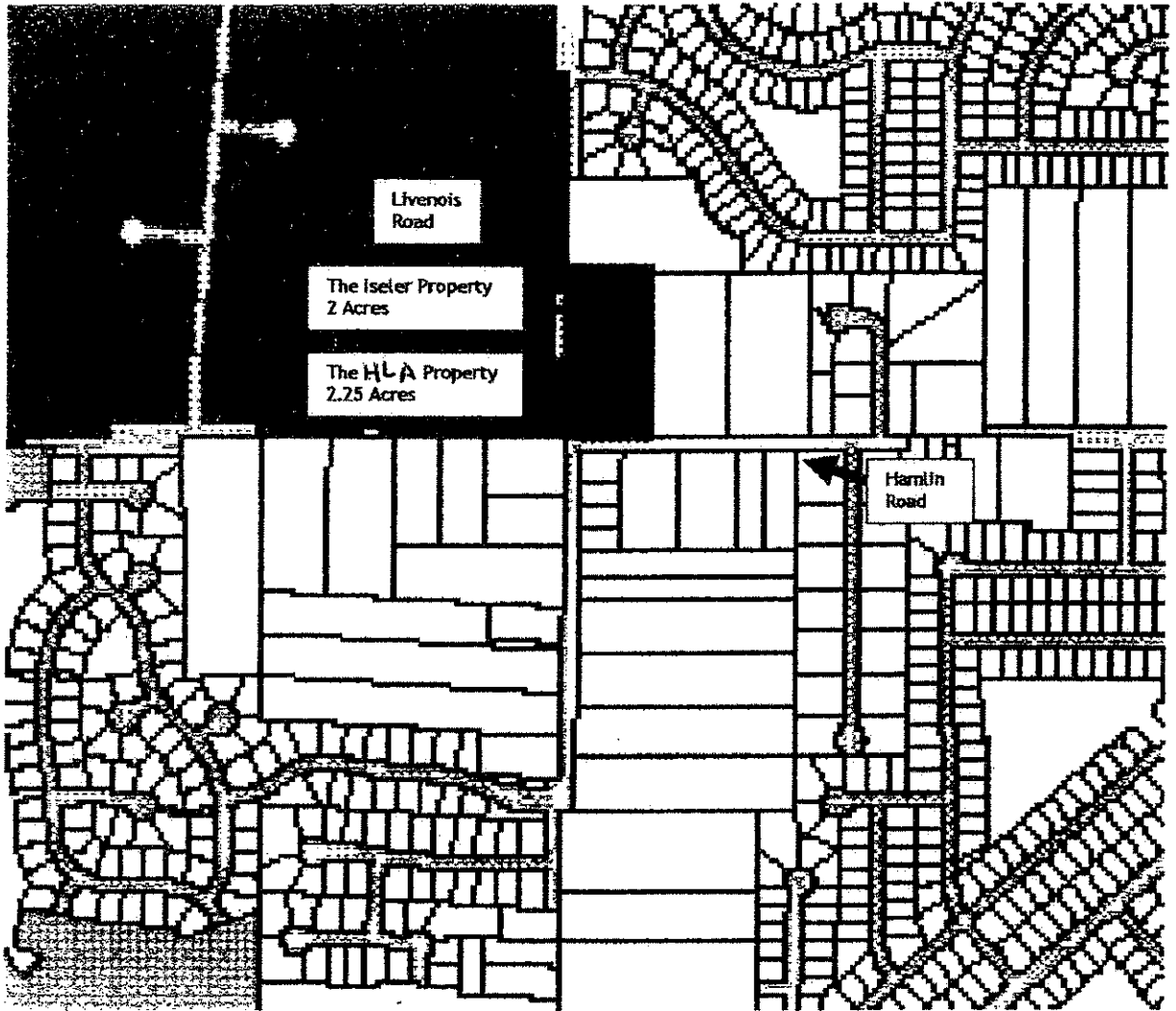
© 2009 Google

Google

Imagery Date: May 31, 2007

42°39'07.01"N 83°09'10.07"W elev 833 ft

Eye alt 4112 ft



North

## Location Map

Rezoning Application  
The HLA & Isler Properties  
Property Identification Number 15-22-351-002 & 15-22-351-001  
Hamlin and Livernois, Rochester Hills, Michigan



## Signed Application Form

**APPLICATION TO REZONE**

City of Rochester Hills

Applicant HAMLIN - LIVERNOIS ASSOCIATES c/o CHILESHE MULENGA  
(HLA)

Address 96 KERCHEVAL AVE. #200, GROSSE POINTE, MI 48236-  
(Street / City / State / Zip) 369

Telephone (313) 392-1000 Fax SAME Email cwilson@signatureassociates.com

Applicant's Interest in Property OWNERSHIP OF 15-22-351-002 & WE HAVE  
15-22-351-001 UNDER CONTRACT

Property Owner(s) HAMLIN - LIVERNOIS ASSOC. LLC & MR. BRIAN BELER  
96 KERCHEVAL AVE. #200 1921 LIVERNOIS RD. SOUTH  
Address GROSSE POINTE, MI 48236-369 ROCHESTER HILLS, MI  
(Street / City / State / Zip) 48307

**PROPERTY CHARACTERISTICS:**

Platted Lot Lot No. \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Acreage Parcel Parcel Identification No. 15-22-351-002 HLA  
15-22-351-001

Location NORTH EAST CORNER OF HAMLIN & LIVERNOIS  
HLA - 399.91' 335'

Property Dimensions: Width at Road Frontage ISELER - 260' Depth 335' w/ R.O.W.

Total Area: Number of acres APPROX. 4.25 Present use VACANT & SINGLE FAMILY

**CHANGE OF ZONING:**

R-3 Current Zoning O-1 Proposed Zoning

If rezoned, the property will be used for PROFESSIONAL / MEDICAL OFFICES

APPLICATION TO REZONE

City of Rochester Hills

Applicant HAMLIN - LIVERNOIS ASSOCIATES c/o CHILESHE MULENGA  
(HLA)

Address 96 KERCHEVAL AVE. #200 GROSSE POINTE, MI 48236-  
(Street / City / State / Zip) 361°

Telephone (313) 392-1000 Fax SAME Email cwilson@signatureassociates.com

Applicant's Interest in Property OWNERSHIP OF 15-22-351-002 & WE HAVE  
15-22-351-001 UNDER CONTRACT

Property Owner(s) HAMLIN-LIVERNOIS ASSOC. LLC & MR. BRIAN BELER  
96 KERCHEVAL AVE, #200 1921 LIVERNOIS RD. SOUTH  
Address GROSSE POINTE, MI 48236-3619 ROCHESTER HILLS, MI  
(Street / City / State / Zip) 48307

**PROPERTY CHARACTERISTICS:**

Platted Lot Lot No. \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Acreage Parcel Parcel Identification No. 15-22-351-002 HLA  
15-22-351-001

Location NORTH EAST CORNER OF HAMLIN & LIVERNOIS  
HLA - 399-91' 335'

Property Dimensions: Width at Road Frontage ISLER-260' Depth 335' w/ R.O.W.

Total Area: Number of acres APPROX. 4.25 Present use VACANT &  
SINGLE FAMILY

**CHANGE OF ZONING:**

R-3 Current Zoning O-1 Proposed Zoning

If rezoned, the property will be used for PROFESSIONAL / MEDICAL OFFICES

## Property Owner's Approval Letters for Rezoning

January 8, 2010

Mr. Ed Anzek  
Planning Department Director  
City of Rochester Hills  
1000 Rochester Hills Dr  
Rochester Hills MI 48309

RE: Letter of Approval for Rezoning Application Submission  
Rezoning of Property, The Iseler Property  
Property No. 15-22-351-001  
Located north of the Northeast Corner of Hamlin and Livernois

Dear Mr. Anzek:

This letter is submitted as part of Talon Development Group's application for a rezoning request of my property. Per the City's requirements, I am providing you with notification that I, as the Owner of the parcel listed above, approve of, and have no objection to Talon Development Group, Inc, submitting for a rezoning of the property.

Per the application requirements, a legal description of the property is enclosed.

This letter is being provided per the City's rezoning application requirements. I hope you find this letter satisfactorily meets your requirements. If not, please contact Mr. Steven Vanden Bossche, of Talon Development, who will make arrangements for any additional information you might require.


Thank you for your attention and assistance.

Yours truly,



Mr. Brian Iseler  
Owner

Enclosure



VALARIE BEATTY  
Notary Public - State of Michigan  
County of Wayne  
My Commission Expires Jan 20, 2015  
Acting in the County of *Oakland*

January 8, 2010

Mr. Derek Delacourt  
Planning Department Deputy Director  
City of Rochester Hills  
1000 Rochester Hills Dr  
Rochester Hills MI 48309

RE: Letter of Approval for Rezoning Application Submission  
Rezoning of Property, The Iseler Property  
Property No. 15-22-351-001  
Located north of the Northeast Corner of Hamlin and Livernois

Dear Mr. Delacourt:

This letter is submitted as part of Hamlin-Livernois Associates LLC's application for a rezoning request of our property. Per the City's requirements, I am providing you with notification that I, as the Managing Member of the Owner of the parcel listed above, approve of, and have no objection to Hamlin-Livernois Associates LLC submitting for a rezoning of the property.

Per the application requirements, a legal description of the property is enclosed.

This letter is being provided per the City's rezoning application requirements. I hope you find this letter satisfactorily meets your requirements. If not, please contact Mr. Chileshe Mulenga, of Signature Associates, who will make arrangements for any additional information you might require.

Thank you for your attention and assistance.

Yours truly,  
Hamlin-Livernois Associates LLC

  
James R. Agley  
Manager

Enclosure  


VALARIE BEATTY  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires Jan. 20, 2015  
Acting in the County of *Oakland*

## Deed Restriction Letters from Property Owners

January 8, 2010

Mr. Derek Delacourt  
Planning Department Deputy Director  
City of Rochester Hills  
1000 Rochester Hills Dr  
Rochester Hills MI 48309

RE: Deed Restrictions  
Rezoning of Property, Talon Development Property  
Property No. 15-22-351-002  
Located north of the Northeast Corner of Hamlin and Livernois


Dear Mr. Delacourt:

The deed restrictions for Hamlin-Livernois Associates LLC's property, as evidenced from the title commit enclosed herein, include an easement for the construction and maintenance of a public water main.

This information is being provided per the city's rezoning application.

Thank you for your attention and assistance.

Yours truly,  
Hamlin-Livernois Associates LLC

  
James R. Agley  
Manager

Enclosure



DEVON TITLE AGENCY

OAKLAND COUNTY TREASURER'S CERTIFICATE  
I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the State of Michigan against the within description and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records in the office except as stated.

LIBER 37082 PG 314

FEB 01 2006

001784

PATRICK M. DOHANY, County Treasurer  
Sec. 135, Act 206, 1893 as amended


1.00  
88

36294  
LIBER 37082 PAGE 314  
\$13.00 DEED - COMBINED  
\$4.00 REIMBURSEMENT  
\$4,773.00 TRANSFER TX COMBINED  
02/08/2006 09:44:55 A.M. RECEIPT# 15483

PAID RECORDED - OAKLAND COUNTY  
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

# Warranty Deed


KNOW ALL MEN BY THESE PRESENTS: That Annette T. Balian, Trustee under the Revised and Restated Annette T. Balian Living Trust, by Laurie Balian, her attorney in fact, whose power of attorney is attached hereto for recording,  
whose address is 854 Northgate Road, Rochester, MI 48306  
convey(s) and warrant(s) to Hamlin-Livernois Associates, LLC, a Michigan Limited Liability Company  
whose address is 550 Hulet Drive, Ste. 103, Bloomfield Hills, MI 48302

 Land situated in the City of Rochester Hills, County of Oakland, State of MI  
SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

Commonly known as: Vacant Livernois  
Tax Item No.: 15-22-351-002

If the land being conveyed is unplatted, the following is deemed to be included: 1) This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act, and 2) The grantor grants to the grantee the right to make \_\_\_\_\_ division(s) under section 108 of the Land Division Act, Act No. 288 of the public Acts of 1967.

for the sum of Five Hundred Fifty Five Thousand and 00/100 Dollars (\$555,000.00).  
Subject to easements and building and use restrictions of record.  
Dated this 9th day of January, 2006.

 as atty in fact for Annette T. Balian trustee


Annette T. Balian, Trustee under the Revised and Restated Annette T. Balian Living Trust, by Laurie Balian, her attorney in fact, whose power of attorney is attached hereto for recording.

STATE OF MICHIGAN REAL ESTATE ★  
TRANSFER TAX ★  
OAKLAND 1610.50 CO ★  
2/08/2006 \$4,162.50 ST ★  
15483 409493 ★

2P  
R  
CS  
C.M.

State of Michigan  
County of Oakland

The foregoing instrument was acknowledged before me this 6th day of January, 2006, by Annette T. Balian, Trustee under the Revised and Restated Annette T. Balian Living Trust, by Laurie Balian, her attorney in fact, whose power of attorney is attached hereto for recording.

  
\_\_\_\_\_  
Notary Public  
County  
My commission expires: \_\_\_\_\_

CS  
4773.00

Drafted by: Annette T. Balian  
854 Northgate Road  
Rochester Hills, MI 48306

When recorded return to: DAN HAMLIN  
Hamlin-Livernois Associates, LLC, a  
Michigan Limited Liability Company  
550 Hulet Drive, Ste. 103  
Bloomfield Hills, MI 48302

RECEIVED  
FEB 03 2006  
Ruth Johnson Register of Deeds  
Oakland County, MI

PATIENCE L. KRUGER  
NOTARY PUBLIC - WAYNE COUNTY MICHIGAN  
MY COMMISSION EXPIRES JUNE 29, 2011  
ACTING IN OAKLAND COUNTY

CHECKING COMPLETED  
AT REGISTER OF DEEDS  
FEB 03 2006  
Ruth Johnson Register of Deeds  
Oakland County, MI

202598

4790

2

REV 4/17/05  
D.K. - A.N.

**EXHIBIT "A"**

Land situated in the City of Rochester Hills, County of Oakland, State of MI.

Part of the Southwest 1/4, Town 3 North, Range 11 East, Section 22, Michigan; described as follows: Beginning at the Southwest corner, thence North 399.94 feet, thence North 89 degrees 40 minutes 00 seconds East 335 feet, thence South 399.91 feet, thence South 89 degrees 39 minutes 00 seconds West 335 feet to the point of beginning, except the South 60 feet in road, also except the West 60 feet of the North 260 feet of the South 320 feet in road.

As Surveyed:

A part of the Southwest 1/4 of Section 22, Town 3 North, Range 11 East, City of Rochester Hills, Michigan; described as follows:

Beginning at the Southwest corner of said Section 22; thence North 02 degrees 31 minutes 08 seconds West 320.00 feet to the point of beginning; thence North 02 degrees 31 minutes 08 seconds West 79.76 feet; thence North 87 degrees 10 minutes 05 seconds East 335.24 feet; thence South 02 degrees 31 minutes 08 seconds East 339.77 feet; thence South 87 degrees 10 minutes 11 seconds West 275.24 feet; thence North 02 degrees 31 minutes 08 seconds West 259.67 feet; thence South 87 degrees 28 minutes 52 seconds West 60.00 feet to the point of beginning.

Commonly known as: Vacant Livernois  
Tax Item No: 15-22-351-002

January 11, 2010

Mr. Derek Delacourt  
Planning Department Deputy Director  
City of Rochester Hills  
1000 Rochester Hills Dr  
Rochester Hills MI 48309

RE: Deed Restrictions  
Rezoning of Property, Iseler Property  
Property No. 15-22-351-001  
Located north of the Northeast Corner of Hamlin and Livernois

Dear Mr. Delacourt:

This deed restrictions for my property, as evidenced from the title commit enclosed herein, include an easement for a pathway and a 33' wide road right of way.

This information is being provided per the city's rezoning application.

Thank you for your attention and assistance.

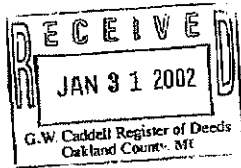
Yours truly,

A black rectangular redaction box covering the signature of Mr. Brian Iseler.

Mr. Brian Iseler  
Owner

Enclosure

LIBER 24804 PAGE 133



65842  
LIBER 24804 PAGE 133  
\$9.00 MISC RECORDING  
\$2.00 REHABILITATION  
02/11/2002 09:02:03 A.M. RECEIPT# 12206  
PNID RECORDED - OAKLAND COUNTY  
G. WILLIAM CADDELL, CLERK/REGISTER OF DEEDS

DISCHARGE OF MORTGAGE FOR CORPORATION

KNOW ALL MEN BY THESE PRESENTS that a certain Indenture Mortgage, bearing date 02/25/1998, made and executed by BRIAN ISELER A SINGLE MAN

of the first part, to Countrywide Home Loans, Inc. of the second part, and recorded in the office of the Register of Deeds for the County of Oakland, State of Michigan, in Library LIBER # 18236 of County Records on Page 297, document number 82273.

AS DESCRIBED IN SAID DEED/MORTGAGE. SEE ATTACHED

is fully paid, satisfied and discharged. Tax I.D.# 15-22-351-001.

Dated this 21 day of January, 2002.

Countrywide Home Loans, Inc. (fka Countrywide Funding Corporation)

Whose address is:  
1800 Tapo Canyon Road, MSN SV2-88  
Simi Valley, CA 93063

Signed in the presence of

David Lovato

Niddle Jackson

By Jennifer Abasta  
Assistant Secretary

By Amy Cummings  
Assistant Secretary

STATE OF CALIFORNIA §

COUNTY OF VENTURA §



On this 21 day of January, 2002 before me appeared Jennifer Abasta and Amy Cummings to me personally known, who being by me duly sworn, did say that they are respectively the Assistant Secretary and Assistant Secretary of the Countrywide Home Loans, Inc. (fka Countrywide Funding Corporation), and that said instrument was signed in behalf of said corporation, by authority of its Board of Directors, and Jennifer Abasta and Amy Cummings acknowledged said instrument to be the free act and deed of said corporation.

Kassandra A. Whaley  
Notary Public

My commission expires 09/30/2005

When recorded return to: BRIAN ISELER  
1921 S LIVERNOIS RD  
ROCHESTER HILLS MI 48307

O.K. - LG 2P R

Doc ID #00085722612005N

Document Prepared By: David Lovato  
CTC Real Estate Services  
1800 Tapo Canyon Road, MSN SV2-88  
Simi Valley, CA 93063

FIBER 24804 PC134

HR 20 98 082273

LIBER 18236 297

\$ 13.00 MORTGAGE  
\$ 2.00 REMONUMENTATION  
20 MAR 98 2:19 P.M. RECEIPT# 028  
PAID RECORDED - OAKLAND COUNTY  
LYNN D. ALLEN, CLERK/REGISTER OF DEEDS

**MORTGAGE**  
(Line of Credit)

**THIS IS A FUTURE ADVANCE MORTGAGE**

WHEN RECORDED MAIL TO: COUNTRYWIDE HOME LOANS, INC. MSN SV-79 / DOCUMENT CONTROL DEPT. P.O. BOX 10266 VAN NUYS, CALIFORNIA 91410-0266  LOAN #: 8572261 <u>9701</u> ESCROW/CLOSING #: 10364	SPACE ABOVE FOR RECORDERS USE
---	-------------------------------

THIS MORTGAGE, dated February 25th, 1998, is between  
BRIAN ISELER, A SINGLE MAN

residing at 1921 LIVERNOIS SOUTH  
ROCHESTER HILLS MI 48307-  
the person or persons signing as "Mortgagor(s)" below and hereinafter referred to as "we" or "us" and  
COUNTRYWIDE HOME LOANS, INC.  
with an address at 4500 PARK GRANADA  
CALABASAS, CA 91302-1613  
and hereinafter referred to as "you" or the "Mortgagee."

THE MAXIMUM PRINCIPAL AMOUNT, EXCLUDING PROTECTIVE ADVANCES, THAT MAY  
BE SECURED BY THIS MORTGAGE IS \$ 19,000.00

MORTGAGED PREMISES: In consideration of the loan hereinafter described, we hereby mortgage,  
grant and convey to you the premises located at:  
1921 LIVERNOIS SOUTH, ROCHESTER HILLS

OAKLAND Michigan 48307- (the "Premises").  
County ZIP

and further described as:  
SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF  
MICHIGAN;

PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 3 NORTH, RANGE 11 EAST, CITY  
OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A  
POINT DISTANT NORTH 399.94 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION  
22; THENCE NORTH 260.06 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 00  
SECONDS 335.00 FEET; THENCE SOUTH 260.16 FEET; THENCE SOUTH 89 DEGREES 40  
MINUTES 00 SECONDS WEST 335.00 FEET TO THE POINT OF BEGINNING.

TAX ID. NO. 15-22-351-001

The Premises includes all buildings and other improvements now or in the future on the Premises and all  
rights and interests which derive from our ownership, use or possession of the Premises and all appurtenances  
thereof.

HELOC - MI Mortgage  
2C6251M (02/97)

Page 1 of 4

Initials: AR

O.K. - ML

## Letter of Intent Intended Development of the Properties

# Rezoning Application

Hamlin-Livernois Associates, LLC

The HLA & Iseler Properties

Property Identification Numbers 15-22-351-002 & 15-22-351-001

Hamlin & Livernois, Rochester Hills, MI

## Letter of Intent for the Development of the Subject Properties

Hamlin – Livernois Associates, LLC submit this request to rezone the properties located at the corner of Hamlin and Livernois from R-3 (Residential) to O-1. (Office)

Hamlin – Livernois Associates, LLC proposes the following for the proposed re-zoning to O-1:

- Building
  - Hamlin - Livernois Associates, LLC will comply with all building elevation and design restrictions when and if the project upon submission for Site Plan approval.
  - Hamlin - Livernois Associates, LLC proposes the development of a 2- story building on subject properties.
  - Hamlin - Livernois Associates, LLC proposes the building floor plates is be approximately 28,000 square feet in size.
- Site
  - Hamlin - Livernois Associates, LLC proposes to save 30% of existing trees that are healthy trees greater than 6" in diameter.
  - Hamlin - Livernois Associates, LLC proposes to replace any trees removed that are 6" or greater at a 1:1 ratio.
  - Hamlin - Livernois Associates, LLC will comply with landscaping, parking, and Site requirements upon submission for Site Plan approval.
  - Hamlin - Livernois Associates, LLC will comply with right of way requirements determined by the City of Rochester Hills

Hamlin - Livernois Associates, LLC feels that this proposal for re-zoning makes sense for the following reasons:

- Real Estate market shift
- Housing value for City has dropped 15-25%
- New Use would have higher SEV value
- Potential for new Crittenton use - Proximity (Medical)
- Potential for new Oakland University use - Proximity (Medical/Technology)
- Impact of traffic with round-a-bout (Ingress/Egress issues)
- Complimentary to Adjacent Uses

## Proof of Ownership



# Property Detail Report



For Property Located At

**1921 S LIVERNOIS RD, ROCHESTER HILLS MI 48307-3369**

**Owner Information:**

Owner Name: **ISELER BRIAN**  
 Mailing Address: **1921 S LIVERNOIS RD, ROCHESTER HILLS MI 48307-3369 C078**  
 Phone Number: \_\_\_\_\_ Vesting Codes: **//**

**Location Information:**

Legal Description: **T3N, R11E, SEC 22 PART OF SW 1/4 BEG AT PT DIST N 399.94 FT FROM SW SEC COR, TH N 260.06 FT, TH N 89-39-00 E 335 FT, TH S 260.16 FT, TH S 89-40-00 W 335 FT TO BEG 2 AB321B-1**

County:	<b>OAKLAND, MI</b>	APN:	<b>15-22-351-001</b>
Census Tract / Block:	<b>1933.00 / 1</b>	Alternate APN:	<b>1522351001</b>
Township-Range-Sect:	<b>3N-11-22</b>	Subdivision:	
Legal Book/Page:		Map Reference:	<b>3N-11E-22 / 3885-C4</b>
Legal Lot:		Tract #:	
Legal Block:		School District:	<b>ROCHESTER</b>
Market Area:	<b>02151</b>	Munic/Township:	<b>ROCHESTER HILLS</b>
Neighbor Code:			

**Owner Transfer Information:**

Recording/Sale Date: **/** Deed Type:  
 Sale Price: \_\_\_\_\_ 1st Mtg Document #:  
 Document #: \_\_\_\_\_

**Last Market Sale Information:**

Recording/Sale Date:	<b>03/03/1997 /</b>	1st Mtg Amount/Type:	<b>\$21,750 / CONV</b>
Sale Price:	<b>\$145,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:		1st Mtg Document #:	<b>/</b>
Document #:		2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED (REG)</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$100.28</b>
New Construction:		Multi/Split Sale:	

Title Company:  
 Lender: **COUNTRYWIDE HM LNS INC**  
 Seller Name: **ROCHESTER A CLUB**

**Prior Sale Information:**

Prior Rec/Sale Date:	<b>01/13/1994 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$136,000</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

**Property Characteristics:**

Gross Area:		Parking Type:	<b>DETACHED GARAGE</b>	Construction:	
Living Area:	<b>1,446</b>	Garage Area:	<b>552</b>	Heat Type:	<b>FORCED AIR</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>BRICK/SIDING</b>
Above Grade:	<b>1,446</b>	Parking Spaces:		Porch Type:	<b>ENCLOSED GLASS PORCH</b>
Total Rooms:	<b>8</b>	Basement Area:	<b>1,446</b>	Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 / 1</b>	Basement Type:	<b>BASEMENT</b>	Air Cond:	
Year Built / Eff:	<b>1956 / 1966</b>	Roof Type:		Style:	<b>TRI-LEVEL</b>
Fireplace:	<b>Y / 2</b>	Foundation:		Quality:	
# of Stories:		Roof Material:	<b>ASPHALT</b>	Condition:	
Other Improvements:					

**Site Information:**

Zoning:	<b>RI</b>	Acres:	<b>2.00</b>	County Use:	<b>RESIDENTIAL IMPROVED (364)</b>
Flood Zone:	<b>X</b>	Lot Area:	<b>87,120</b>	State Use:	<b>RESIDENTIAL (RS)</b>
Flood Panel:	<b>2604710394F</b>	Lot Width/Depth:	<b>260 x 335</b>	Site Influence:	
Flood Panel Date:	<b>09/29/2006</b>	Res/Comm Units:	<b>/</b>	Sewer Type:	<b>PUBLIC SERVICE</b>

Land Use:	SFR	Water Type:	TYPE UNKNOWN
<b>Tax Information:</b>			
Total Value:	\$87,600	Assessed Year:	2009
Land Value:		Improved %:	
Improvement Value:		Tax Year:	2009
Total Taxable Value:	\$87,600	Property Tax:	\$1,553.42
		Tax Area:	ROCHESTER
		Tax Exemption:	HOMESTEAD

### Property Detail Report



For Property Located At

,MI

**Owner Information:**

Owner Name: HAMLIN-LIVERNOS ASSOCIATES LLC  
 Mailing Address: PO BOX 698, NEW BALTIMORE MI 48047-0698 B707  
 Phone Number: Vesting Codes: // CO

**Location Information:**

Legal Description: T3N, R11E, SEC 22 PART OF SW 1/4 BEG AT SW SEC COR, TH N 399.94 FT, TH N 89-40-00 E 335 FT, TH S 399.91 FT, TH S 89-39-00 W 335 FT TO BEG, EXC S 60 FT IN RD, ALSO EXC W 60 FT OF N 260 FTOF S 320 FT IN RD 2.26 AB321B-2

County:	OAKLAND, MI	APN:	15-22-351-002
Census Tract / Block:	/	Alternate APN:	1522351002
Township-Range-Sect:	3N-11-22	Subdivision:	
Legal Book/Page:		Map Reference:	3N-11E-22 /
Legal Lot:		Tract #:	
Legal Block:		School District:	ROCHESTER
Market Area:	02151	Munic/Township:	ROCHESTER HILLS
Neighbor Code:			

**Owner Transfer Information:**

Recording/Sale Date: / Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

**Last Market Sale Information:**

Recording/Sale Date:	02/08/2006 / 01/09/2006	1st Mtg Amount/Type:	/
Sale Price:	\$555,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	37082-314	2nd Mtg Amount/Type:	/
Deed Type:	WARRANTY DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	DEVON TITLE COMPANY		

Lender:  
 Seller Name: BALIAN ANNETTE T TRUST

**Prior Sale Information:**

Prior Rec/Sale Date:	11/01/1987 /	Prior Lender:	
Prior Sale Price:	\$60,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

**Property Characteristics:**

Year Built / Eff:	/	Total Rooms/Offices:		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information:**

Zoning:	RV	Acres:	2.26	County Use:	RESIDENTIAL VACANT (365)
Flood Zone:		Lot Area:	98,446	State Use:	VACANT LAND (VL)
Flood Panel:		Lot Width/Depth:	x	Site Influence:	CORNER PUBLIC SERVICE TYPE
Flood Panel Date:		Commercial Units:		Sewer Type:	UNKNOWN
Land Use:	RESIDENTIAL ACREAGE	Building Class:		Water Type:	

**Tax Information:**

Total Value:	\$56,530	Assessed Year:	2009	Property Tax:	\$1,511.22
Land Value:		Improved %:		Tax Area:	ROCHESTER
Improvement Value:		Tax Year:	2009	Tax Exemption:	
Total Taxable Value:	\$56,530				

No property address available

<b>Parcel ID</b> 15-22-351-002	<b>Municipality</b> City of Rochester Hills	<b>Owner(s)</b> HAMLIN-LIVEROIS ASSOCIATES LLC
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**Property Description**  
T3N, R11E, SEC 22 PART OF SW 1/4 BEG AT SW SEC COR, TH N 399.94 FT, TH N 89-40-00 E 335 FT, TH S 399.91 FT, TH S 89-39-00 W 335 FT TO BEG, EXC S 60 FT IN RD, ALSO EXC W 60 FT OF N 260 FT OF S 320 FT IN RD 2.26 A B321B-2

<b>Use</b> 402 RES VAC (Includes prior SV-Suburban Vac & ME-Miscellaneous Exempt)	<b>School District</b> 220 Rochester Comm Schls	<b>Neighborhood Code</b> 22C
--	--	---------------------------------

<b>Current Assessed Value</b> \$56,530	<b>Capped Value</b> \$73,080	<b>State Equalized Value</b> \$56,530
---	---------------------------------	--

**Most Recent Sale Since 1994**

Date	Amount	Liber	Grantor	Grantee
1/9/2006	\$555,000	37082:314	ANNETTE T BALIAN TR	HAMLIN LIVEROIS ASSOCIATES

**Next Most Recent Sale**

Date	Amount	Liber	Grantor	Grantee
	\$0			

<b>Taxable Value **</b> \$56,530	<b>Effective Date for Taxes</b>	<b>Homestead %</b> 0
-------------------------------------	---------------------------------	-------------------------

Taxes			Taxes		
Summer	Winter	Village	Summer	Winter	Village

**1921 S LIVERNOIS RD , ROCHESTER HILLS, MI 48307-3369**

[View Map](#)

<b>Parcel ID</b> 15-22-351-001	<b>Municipality</b> City of Rochester Hills	<b>Owner(s)</b> BRIAN ISELER
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**Mailing Address of Property Owner**  
1921 S LIVERNOIS RD, ROCHESTER HILLS, MI 48307-3369

**Property Description**  
T3N, R11E, SEC 22 PART OF SW 1/4 BEG AT PT DIST N 399.94 FT FROM SW SEC COR, TH N 260.06 FT, TH N 89-39-00 E 335 FT, TH S 260.16 FT, TH S 89-40-00 W 335 FT TO BEG 2 A B321B-1

<b>Use</b> 401 RES IMP (Includes prior SI-Suburban Imp.)	<b>School District</b> 220 Rochester Comm Schls	<b>Neighborhood Code</b> 22C
---	--	---------------------------------

<b>Current Assessed Value</b> \$87,600	<b>Capped Value</b> \$100,150	<b>State Equalized Value</b> \$87,600
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**Most Recent Sale Since 1994**

Date	Amount	Liber	Grantor	Grantee
2/14/1997	\$145,000	17027:147	#ROCHESTER ATHLETIC CLUB	ISELER,BRIAN

**Next Most Recent Sale**

Date	Amount	Liber	Grantor	Grantee
	\$0			

<b>Taxable Value **</b> \$87,600	<b>Effective Date for Taxes</b>	<b>Homestead %</b> 100
-------------------------------------	---------------------------------	---------------------------

Taxes			Taxes		
Summer	Winter	Village	Summer	Winter	Village

-- No Lot Size Data --

**Primary Structure**

<b>Structure</b> TRI-LEVEL	<b>Living Area</b> 1446 SQ FT	<b>Ground Floor</b> 1446 SQ FT	<b>Year Built</b> 1956	<b>Effective Year</b> 1989	<b>Remodel Year</b>
<b>Stories</b>	<b>Rooms</b> 8	<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b> 1	<b>Fireplaces</b> 2
<b>Ext Walls</b> Brick/Siding	<b>Basement</b> YES	<b>Garage</b> ATTACHED - 2 car (552 SQ FT)			
<b>Heat</b> Forced Air w/ Ducts	<b>Fuel Type</b> GAS	<b>Central Air</b> No			

-- No Basement Data --

Porch Information	Type	Area
	CGEP (1 Story) (4)	170 SQ FT

DEVON TITLE AGENCY

OAKLAND COUNTY TREASURER'S CERTIFICATE  
HEREBY CERTIFY that there are no TAX LIENS or TITLES  
held by the state or any individual against the within description  
and all TAXES on same are paid for five years previous to the  
date of this instrument as appears by the records in the office  
except as stated.

LIBER 37082 PG 314

FEB 01 2006

001784

PATRICK M. DOHANY, County Treasurer  
Sec. 135, Act 206, 1893 as amended

1.00  
88

36294  
LIBER 37082 PAGE 314  
\$13.00 DEED - COMBINED  
\$4.00 REMONUMENTATION  
\$4,773.00 TRANSFER TX COMBINED  
02/08/2006 09:44:55 A.M. RECEIPT# 15483

PAID RECORDED - OAKLAND COUNTY  
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

# Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That Annette T. Balian, Trustee under the Revised and Restated Annette T. Balian Living Trust, by Laurie Balian, her attorney in fact, whose power of attorney is attached hereto for recording,  
whose address is 854 Northgate Road, Rochester, MI 48306  
convey(s) and warrant(s) to Hamlin-Livernois Associates, LLC, a Michigan Limited Liability Company  
whose address is 550 Hulet Drive, Ste. 103, Bloomfield Hills, MI 48302

Land situated in the City of Rochester Hills, County of Oakland, State of MI  
SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

Commonly known as: Vacant Livernois  
Tax Item No.: 15-22-351-002

If the land being conveyed is unplatted, the following is deemed to be included: 1) This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act, and 2) The grantor grants to the grantee the right to make \_\_\_\_\_ division(s) under section 108 of the Land Division Act, Act No. 288 of the public Acts of 1967.

for the sum of Five Hundred Fifty Five Thousand and 00/100 Dollars (\$555,000.00).  
Subject to easements and building and use restrictions of record.  
Dated this 9th day of January, 2006.

*[Redacted Signature]* as attorney in fact for Annette T. Balian trustee

Annette T. Balian, Trustee under the Revised and Restated Annette T. Balian Living Trust, by Laurie Balian, her attorney in fact, whose power of attorney is attached hereto for recording.

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX  
OAKLAND 2/08/2006 15483  
\$610.50 CO  
\$4,162.50 ST  
409893

2P  
R  
CS  
C.M.

State of Michigan  
County of Oakland

The foregoing instrument was acknowledged before me this 6th day of January, 2006, by Annette T. Balian, Trustee under the Revised and Restated Annette T. Balian Living Trust, by Laurie Balian, her attorney in fact, whose power of attorney is attached hereto for recording.

*[Redacted Signature]*  
Notary Public  
County  
My commission expires: \_\_\_\_\_

CS  
4773.00

Drafted by: Annette T. Balian  
854 Northgate Road  
Rochester Hills, MI 48306

When recorded return to: DAN HAMLIN  
Hamlin-Livernois Associates, LLC, a  
Michigan Limited Liability Company  
550 Hulet Drive, Ste. 103  
Bloomfield Hills, MI 48302

RECEIVED  
FEB 03 2006  
Ruth Johnson Register of Deeds  
Oakland County, MI

PATIENCE L. KRUGER  
NOTARY PUBLIC - WAYNE COUNTY MICHIGAN  
MY COMMISSION EXPIRES JUNE 29, 2011  
ACTING IN OAKLAND COUNTY

CHECKING COMPLETED  
AT REGISTER OF DEEDS  
FEB 03 2006  
Ruth Johnson Register of Deeds  
Oakland County, MI

202598

4770

2

fev 4 17 2006 O.K! - A.N.

**EXHIBIT "A"**

Land situated in the City of Rochester Hills, County of Oakland, State of MI.

Part of the Southwest 1/4, Town 3 North, Range 11 East, Section 22, Michigan; described as follows: Beginning at the Southwest corner, thence North 399.94 feet, thence North 89 degrees 40 minutes 00 seconds East 335 feet, thence South 399.91 feet, thence South 89 degrees 39 minutes 00 seconds West 335 feet to the point of beginning, except the South 60 feet in road, also except the West 60 feet of the North 260 feet of the South 320 feet in road.

As Surveyed:

A part of the Southwest 1/4 of Section 22, Town 3 North, Range 11 East, City of Rochester Hills, Michigan; described as follows:

Beginning at the Southwest corner of said Section 22; thence North 02 degrees 31 minutes 08 seconds West 320.00 feet to the point of beginning; thence North 02 degrees 31 minutes 08 seconds West 79.76 feet; thence North 87 degrees 10 minutes 05 seconds East 335.24 feet; thence South 02 degrees 31 minutes 08 seconds East 339.77 feet; thence South 87 degrees 10 minutes 11 seconds West 275.24 feet; thence North 02 degrees 31 minutes 08 seconds West 259.67 feet; thence South 87 degrees 28 minutes 52 seconds West 60.00 feet to the point of beginning.

Commonly known as: Vacant Livernois

Tax Item No: 15-22-351-002



## Statement Indicating Why Change is Requested

**Rezoning Application**  
Hamlin-Livernois Associates, LLC  
The HLA & Iseler Properties  
Property Identification Numbers 15-22-351-002 & 15-22-351-001  
Hamlin & Livernois, Rochester Hills, MI

**Statement Indicating Why Change is Requested**

Please refer to the attached Letter of Intent for details.

## The Properties' Legal Descriptions

# Property Detail Report



For Property Located At

**1921 S LIVERNOIS RD, ROCHESTER HILLS MI 48307-3369**

**Owner Information:**

Owner Name: ISELER BRIAN  
 Mailing Address: 1921 S LIVERNOIS RD, ROCHESTER HILLS MI 48307-3369 C078  
 Phone Number: Vesting Codes: //

**Location Information:**

Legal Description: T3N, R11E, SEC 22 PART OF SW 1/4 BEG AT PT DIST N 399.94 FT FROM SW SEC COR, TH N 260.06 FT, TH N 89-39-00 E 335 FT, TH S 260.16 FT, TH S 89-40-00 W 335 FT TO BEG 2 AB321B-1

County: OAKLAND, MI APN: 15-22-351-001  
 Census Tract / Block: 1933.00 / 1 Alternate APN: 1522351001  
 Township-Range-Sect: 3N-11-22 Subdivision:  
 Legal Book/Page: Map Reference: 3N-11E-22 / 3885-C4  
 Legal Lot: Tract #:  
 Legal Block: School District: ROCHESTER  
 Market Area: 02151 Munic/Township: ROCHESTER HILLS  
 Neighbor Code:

**Owner Transfer Information:**

Recording/Sale Date: / Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

**Last Market Sale Information:**

Recording/Sale Date: 03/03/1997 / 1st Mtg Amount/Type: \$21,750 / CONV  
 Sale Price: \$145,000 1st Mtg Int. Rate/Type: / FIXED  
 Sale Type: 1st Mtg Document #: /  
 Document #: 2nd Mtg Amount/Type: /  
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$100.28  
 New Construction: Multi/Split Sale:  
 Title Company:

Lender: COUNTRYWIDE HM LNS INC  
 Seller Name: ROCHESTER A CLUB

**Prior Sale Information:**

Prior Rec/Sale Date: 01/13/1994 / Prior Lender:  
 Prior Sale Price: \$136,000 Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: Prior 1st Mtg Rate/Type: /  
 Prior Deed Type: DEED (REG)

**Property Characteristics:**

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	
Living Area:	1,446	Garage Area:	552	Heat Type:	FORCED AIR BRICK/SIDING
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	ENCLOSED
Above Grade:	1,446	Parking Spaces:		Porch Type:	GLASS PORCH
Total Rooms:	8	Basement Area:	1,446	Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 / 1	Basement Type:	BASEMENT	Air Cond:	
Year Built / Eff:	1956 / 1966	Roof Type:		Style:	TRI-LEVEL
Fireplace:	Y / 2	Foundation:		Quality:	
# of Stories:		Roof Material:	ASPHALT	Condition:	
Other Improvements:					

**Site Information:**

Zoning:	RI	Acres:	2.00	County Use:	RESIDENTIAL IMPROVED (364)
Flood Zone:	X	Lot Area:	87,120	State Use:	RESIDENTIAL (RS)
Flood Panel:	2604710394F	Lot Width/Depth:	260 x 335	Site Influence:	
Flood Panel Date:	09/29/2006	Res/Comm Units:	/	Sewer Type:	PUBLIC SERVICE

Land Use:	SFR	Water Type:	TYPE UNKNOWN
<b>Tax Information:</b>			
Total Value:	\$87,600	Assessed Year:	2009
Land Value:		Improved %:	
Improvement Value:		Tax Year:	2009
Total Taxable Value:	\$87,600	Property Tax:	\$1,553.42
		Tax Area:	ROCHESTER
		Tax Exemption:	HOMESTEAD

**Property Detail Report**



For Property Located At

,MI

**Owner Information:**

Owner Name: HAMLIN-LIVEROIS ASSOCIATES LLC  
 Mailing Address: PO BOX 698, NEW BALTIMORE MI 48047-0698 B707  
 Phone Number: Vesting Codes: // CO

**Location Information:**

Legal Description: T3N, R11E, SEC 22 PART OF SW 1/4 BEG AT SW SEC COR, TH N 399.94 FT, TH N 89-40-00 E 335 FT, TH S 399.91 FT, TH S 89-39-00 W 335 FT TO BEG, EXC S 60 FT IN RD, ALSO EXC W 60 FT OF N 260 FTOF S 320 FT IN RD 2.26 AB321B-2

County:	OAKLAND, MI	APN:	15-22-351-002
Census Tract / Block:	/	Alternate APN:	1522351002
Township-Range-Sect:	3N-11-22	Subdivision:	
Legal Book/Page:		Map Reference:	3N-11E-22 /
Legal Lot:		Tract #:	
Legal Block:		School District:	ROCHESTER
Market Area:	02151	Munic/Township:	ROCHESTER HILLS
Neighbor Code:			

**Owner Transfer Information:**

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

**Last Market Sale Information:**

Recording/Sale Date:	02/08/2006 / 01/09/2006	1st Mtg Amount/Type:	/
Sale Price:	\$555,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	37082-314	2nd Mtg Amount/Type:	/
Deed Type:	WARRANTY DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	DEVON TITLE COMPANY		

Lender:  
 Seller Name: BALIAN ANNETTE T TRUST

**Prior Sale Information:**

Prior Rec/Sale Date:	11/01/1987 /	Prior Lender:	
Prior Sale Price:	\$60,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

**Property Characteristics:**

Year Built / Eff:	/	Total Rooms/Offices:		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information:**

Zoning:	RV	Acres:	2.26	County Use:	RESIDENTIAL VACANT (365)
Flood Zone:		Lot Area:	98,446	State Use:	VACANT LAND (VL)
Flood Panel:		Lot Width/Depth:	x	Site Influence:	CORNER PUBLIC SERVICE TYPE
Flood Panel Date:		Commercial Units:		Sewer Type:	UNKNOWN
Land Use:	RESIDENTIAL ACREAGE	Building Class:		Water Type:	

**Tax Information:**

Total Value:	\$56,530	Assessed Year:	2009	Property Tax:	\$1,511.22
Land Value:		Improved %:		Tax Area:	ROCHESTER
Improvement Value:		Tax Year:	2009	Tax Exemption:	
Total Taxable Value:	\$56,530				

No property address available

<b>Parcel ID</b> 15-22-351-002	<b>Municipality</b> City of Rochester Hills	<b>Owner(s)</b> HAMLIN-LIVVERNOIS ASSOCIATES LLC
-----------------------------------	--	---

**Property Description**  
T3N, R11E, SEC 22 PART OF SW 1/4 BEG AT SW SEC COR, TH N 399.94 FT, TH N 89-40-00 E 335 FT, TH S 399.91 FT, TH S 89-39-00 W 335 FT TO BEG, EXC S 60 FT IN RD, ALSO EXC W 60 FT OF N 260 FT OF S 320 FT IN RD 2.26 A B321B-2

<b>Use</b> 402 RES VAC (Includes prior SV-Suburban Vac & ME-Miscellaneous Exempt)	<b>School District</b> 220 Rochester Comm Schls	<b>Neighborhood Code</b> 22C
--	--	---------------------------------

<b>Current Assessed Value</b> \$56,530	<b>Capped Value</b> \$73,080	<b>State Equalized Value</b> \$56,530
---	---------------------------------	--

**Most Recent Sale Since 1994**

Date	Amount	Liber	Grantor	Grantee
1/9/2006	\$555,000	37082:314	ANNETTE T BALIAN TR	HAMLIN LIVVERNOIS ASSOCIATES

**Next Most Recent Sale**

Date	Amount	Liber	Grantor	Grantee
	\$0			

<b>Taxable Value **</b> \$56,530	<b>Effective Date for Taxes</b>	<b>Homestead %</b> 0
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Taxes			Taxes		
Summer	Winter	Village	Summer	Winter	Village

1921 S LIVERNOIS RD, ROCHESTER HILLS, MI 48307-3369

[View Map](#)

<b>Parcel ID</b> 15-22-351-001	<b>Municipality</b> City of Rochester Hills	<b>Owner(s)</b> BRIAN ISELER
-----------------------------------	--	---------------------------------

**Mailing Address of Property Owner**

1921 S LIVERNOIS RD, ROCHESTER HILLS, MI 48307-3369

**Property Description**

T3N, R11E, SEC 22 PART OF SW 1/4 BEG AT PT DIST N 399.94 FT FROM SW SEC COR, TH N 260.06 FT, TH N 89-39-00 E 335 FT, TH S 260.16 FT, TH S 89-40-00 W 335 FT TO BEG 2 A B321B-1

<b>Use</b> 401 RES IMP (Includes prior SI-Suburban Imp.)	<b>School District</b> 220 Rochester Comm Schls	<b>Neighborhood Code</b> 22C
---	--	---------------------------------

<b>Current Assessed Value</b> \$87,600	<b>Capped Value</b> \$100,150	<b>State Equalized Value</b> \$87,600
---	----------------------------------	--

**Most Recent Sale Since 1994**

Date	Amount	Liber	Grantor	Grantee
2/14/1997	\$145,000	17027:147	#ROCHESTER ATHLETIC CLUB	ISELER, BRIAN

**Next Most Recent Sale**

Date	Amount	Liber	Grantor	Grantee
	\$0			

<b>Taxable Value **</b> \$87,600	<b>Effective Date for Taxes</b>	<b>Homestead %</b> 100
-------------------------------------	---------------------------------	---------------------------

Taxes			Taxes		
Summer	Winter	Village	Summer	Winter	Village

-- No Lot Size Data --

**Primary Structure**

<b>Structure</b> TRI-LEVEL	<b>Living Area</b> 1446 SQ FT	<b>Ground Floor</b> 1446 SQ FT	<b>Year Built</b> 1956	<b>Effective Year</b> 1989	<b>Remodel Year</b>
<b>Stories</b>	<b>Rooms</b> 8	<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b> 1	<b>Fireplaces</b> 2
<b>Ext Walls</b> Brick/Siding	<b>Basement</b> YES	<b>Garage</b> ATTACHED - 2 car (552 SQ FT)			
<b>Heat</b> Forced Air w/ Ducts	<b>Fuel Type</b> GAS	<b>Central Air</b> No			

-- No Basement Data --



Porch Information	Type	Area
	CGEP (1 Story) (4)	170 SQ FT

# Environmental Impact Statement

# Application for Rezoning

Property Identification Numbers 15-22-351-002 & 15-22-351-001  
Hamlin and Livernois, Rochester Hills, Michigan

## Environmental Impact Statement

### Part 1

#### A. "What are the characteristics of the land, waters, plant and animal life present?"

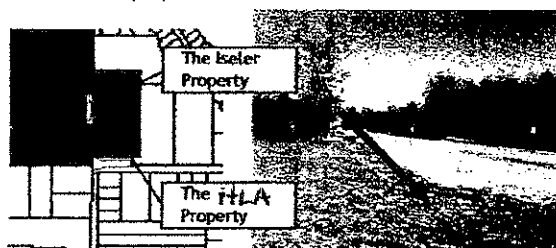
The properties' terrain is slightly undulating and appears to have an overall slope beginning at the northern edge of the Iseler property to the southern boundary of the HLA property at Hamlin Road. The properties are not known to not contain wetland or floodplain areas, neither is found on the city's floodplain (FEMA maps) or the wetlands map. There are no lakes or ponds. Storm water drainage is accommodated by open ditches located at the properties' southern boundary, Hamlin Road, and the western boundary, Livernois. An underground stormwater sewer main is located at the approximate center of the properties' overall frontage along Livernois which handles storm water from some portion of the properties and for the larger area along Livernois.



View into the Balian property from the west side of Livernois, looking east. This is approximately the center point of the overall frontage along Livernois of both the properties.



View of stormwater drainage ditch along the west border, at Livernois. This ditch empties into existing storm sewer.



North is up.

View of stormwater drainage ditch along the south border, at Hamlin.

The HLA property, located at the north east corner of the intersection of Hamlin and Livernois is vacant and over the years undergrowth and smaller trees have grown covering about 60% of the property. The trees range in size from being as small as saplings to approaching 6" caliper, with a few trees approaching 12" caliper. Otherwise, there are no trees of significant size on this property. The trees are almost entirely deciduous including maple, poplar and elm. There are a few evergreens, most of which are thin from a lack of full exposure to sunlight. At the property's eastern border the trees are larger, in the 4" to 6" caliper range. On the Iseler property there is an existing row of mature evergreens, approximately of 30 to 40' in height, located along this property's southern boundary or nearly centered in the overall land area. There are a few other large evergreens located at the home's corners and few mature deciduous trees such as a maple and a willow. Along the property's east border is a row of large existing trees which include a mixture of deciduous and evergreen trees.



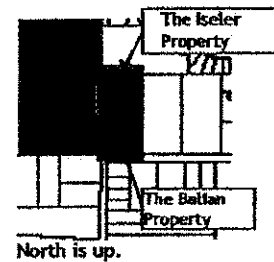
View looking into HLA property's vegetated area as seen from the property's north border at Hamlin.



View of Iseler property's evergreen trees, at the border of the Iseler and Balian properties.



View looking into the HLA property from south side of Livernois. Looking west, into the property's north border.



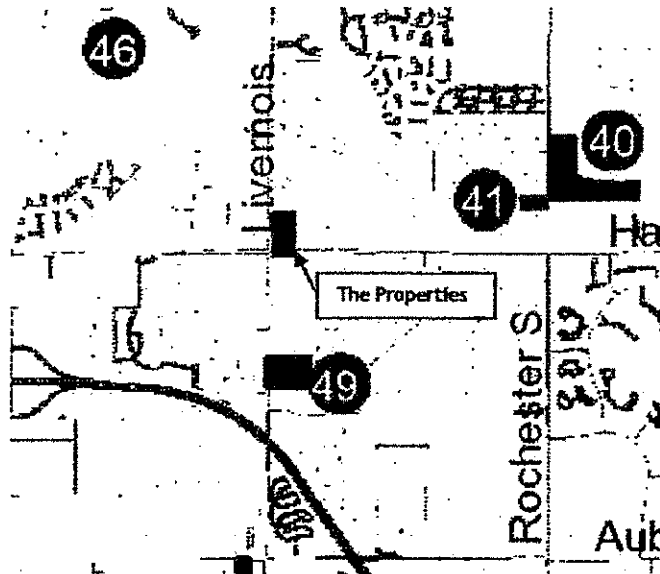
There is no known significant animal habitat.

Soils appear to be clayish in composition and are expected to be generally suitable for construction without having to employ extraordinary construction methods. Geotechnical investigations have yet to be performed.

The ground water supply is not known and there is no proposed use for tapping into the ground water.

**B. "Is there any historical or cultural value to the land?"**

There is no known historical or cultural value to either property.



**Historic District and Sites Map (Partial)**

There are no indications, according to the city's map, that the subject properties are in an historic district or are of historic designation.

Source: City of Rochester Hills, Website

**C. "Are there any man-made structures on the parcel?"**

There are no man-made structures or buildings on the HLA property; there is an older single family home on the northern parcel, the Iseler property. The home appears to have been built in the late 1950s.

**D. "Are there important scenic features?"**

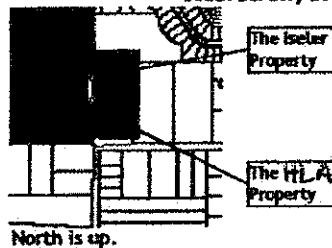
There are no important or extraordinary scenic features, as looking either into or from the properties. Looking from the properties to the west is existing light manufacturing uses; the north adjacent property contains an older church; adjacent and to the east is another older church. The church buildings are separated from the properties by their parking lots and or lawn areas; to the south is a large vacant parcel with existing sporadic naturalized vegetation.



View looking to the west from the properties' west border, at Livernois.



View looking to the south from the properties' South border, at Hamlin.



View to church, from property's east border.

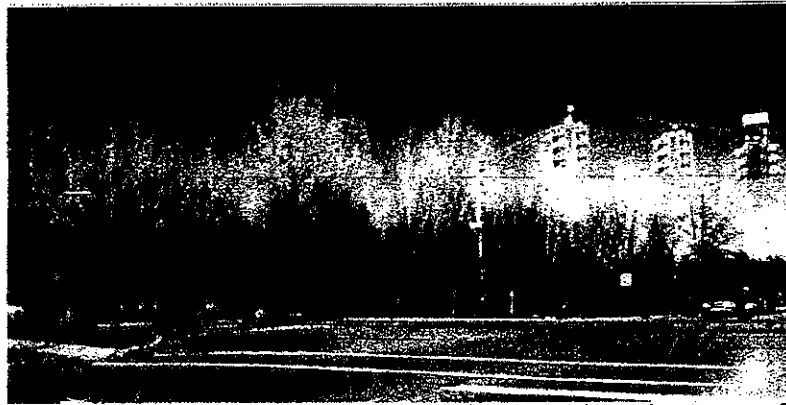


View of Iseler property house.

***E. "What access to the property is available at this time?"***

When combined, both properties can be accessed from both Hamlin and Livernois, since the property is located at the intersection. There are no curb cuts or paved access points into the HLA property, which is vacant; there is a driveway off of Livernois for the existing home on the Iseler property.

Both Hamlin and Livernois Roads are being planned for expansion. Both roads are to have boulevards created with center left turns within the median. As the planning of the roads is in the early stages, there is an opportunity to plan the boulevards and the left turn lanes to align with the curb cuts that will be needed for the subject property. This is a unique opportunity to best facilitate access to and from the site while planning for the traffic on Hamlin and Livernois Roads.



View looking into the HLA property's southeast corner (otherwise considered the northeast corner of the intersection). Access to the property will be either Hamlin or Livernois or both, as determined as part of property plan approvals.



Crosswalks are provided at intersections, as well as paved paths at Livernois and Hamlin.

***F. "What utilities are available?"***

Municipal water and sewer are available. According to the Rochester Hills DPS, municipal sewer is located about 100' from the properties' south border, on the south side of Hamlin. Water is located along the north side of Hamlin and the east side of Livernois, the two lines intersect at properties' southwest corner; both run along the property's frontage. Capacities of existing lines must be examined as part of the property engineering process at the time of property plan approvals, but it is believed that these existing lines have capacity for future development.

A stormwater main is located to the east side of Livernois and located near the properties' northwest corner. It handles some stormwater in the area, but the extent to which it handles stormwater for the proposed property development will be determined as part of the engineering process at the time of site plan approvals. Stormwater management is expected to occur on property and therefore the development of the property should not burden existing stormwater systems.

## **Part II The Plan - Commercial**

This Part of the Environmental Impact Statement is not applicable as it applies to parcels of 5 acres or more. The HLA property is 2.25 acres and the Iseler property is 2 acres, there is a total of 4.25 acres.

## **Part III Impact Factors**

### **A. "What are the natural and urban characteristics of the plan?"**

#### **1. "Total number of acres of undisturbed land."**

Although the property has not yet been site planned, it is anticipated that to the extent possible, existing vegetation along the north and east properties' borders would be retained and therefore some portion of the land may be undisturbed. Until however, a site plan is prepared, incorporating setbacks, parking, screening and the building footprints, this question cannot be answered.

#### **2. "Number of acres of wetland or water existing."**

There are no known existing wetlands nor are there any water bodies. Neither wetlands nor floodplain are found on the city's maps for these properties. No water bodies are planned.

#### **3. "Number of acres of water to be added."**

None; not applicable.

#### **4. "Number of acres of private open space."**

None; not applicable.

#### **5. "Number of acres of public open space."**

None, not applicable.

#### **6. "Extent of off-site drainage."**

The properties' drainage will be in compliance with the City of Rochester Hills and the Oakland County Drain Commission's requirements. To the extent allowable, the properties will discharge to municipal storm sewer, main along Livernois. On-site detention or retention will be required and so all on-site storm water shall be managed on-site. Therefore off-site drainage will be that of the road right of ways and other properties up-stream, via the existing public drainage facilities. There is no short term or long term negative impact.

#### **7. "List of any community facilities included in the plan."**

No community facilities are to be provided, except however, the continuation of the pedestrian walk along Hamlin Road. This will provide an immediate and long term benefit to area residents. The site plan will be performed to coordinate with the proposed road widening of Hamlin and Livernois Roads and any such public improvements.

#### **8. "How will utilities be provided?"**

As the water mains front the properties, it is not necessary to cross either Hamlin or Livernois. The water main will be tapped per the direction of the



city or other applicable unit of government. The sewer main will be brought across Hamlin and extended into the property. All major private utilities are available. There are no long runs of extension of municipal utilities off site. The provision of utilities offers no negative impact either immediately or over the long term.

***B. "What is the current planning status?"***

The properties have not yet been site planned and engineered. This is awaiting the outcome of the request for rezoning.

***C. "Projected timetable for the proposed project."***

In the event of an approval of the rezoning, it is anticipated that site planning and approvals activities will take about 3 to 6 months, including the issuance of building permits. Building construction would take approximately an additional 6-12 months. A more detailed schedule can be created following the outcome of the rezoning application.

***D. "Describe or map the plan's special adaptation to the geography."***

Not applicable, no site planning performed. However, no special adaptations are envisioned or expected to be necessary.

***E. "Relation to surrounding development or areas."***

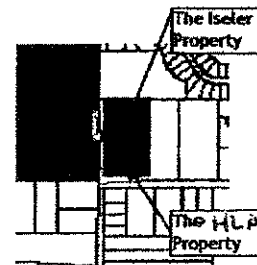
The properties are located at the fringe of existing light industrial properties. To the direct west and northwest of the properties, there are a number of light manufacturing firms and a self-storage facility.



Light industrial firms (and dance studio), located west of the property.



Self storage facility northwest of the property on west side of Livernois.



North is up.

The properties are also located at the fringe of residential and residentially-related uses. Adjacent to the properties north border, is a small older existing church. Adjacent to the properties' east border is another church.



Existing church adjacent to the HLA property's east border.

To the properties' south and south west, there are larger parcels, the one to the direct south being vacant and the one to the south west has an aging single family home.



Vacant land directly to the south of the HLA property and aging home to the southwest.

property and will not interrupt vehicular traffic on Hamlin and Livemois. Permits, as are required either by the city or the county shall be obtained and therefore traffic direction procedures will be coordinated and performed accordingly. This is a short term issue, which will have no long term negative impact upon road usage.

3. Possible interruption of water service. In order to tap into existing water mains, it may be necessary to momentarily shut down the water supply in the area. If possible the tap will be a "live-tap" in which case there will be no noticeable interruption in water service to users in the area. Note that the tap in to the water main will occur during working hours, therefore the interruption to residential users is minimized further due to a significant percentage of the residential users will be at work. Normally, the process of a live water tap is a matter of hours and therefore should be a one-time interruption for only one day. This is a very short term issue and so will have no negative lasting effect.

**G. "List any possible pollutants."**

There are none. Not applicable.

**H. "What adverse or beneficial changes must inevitably result from the proposed development?"**

1. "Physical."

a. "Air Quality"

The use does not produce any negative or positive impacts upon air quality.

b. "Water effects."

The use will not affect water bodies. As storm water will be managed according to required practices there will be no negative short term or long term impacts relating to flooding, flow rates, absorption or sedimentation.

c. "Wildlife habitat."

There is no known significant wildlife habitat.

d. "Vegetative cover."

Much of the existing trees will have to be removed. There will however, be an effort to retain as many trees as is possible as part of the site planning process, and these saved trees will supplement the new landscaping overall enhancing the site. This will be both an immediate and long term benefit. New vegetative cover, in the form of site landscaping, which shall include maintained turf and ornamental plant materials shall be provided in all disturbed unused portions of the properties. The new landscaping will create a noticeable improvement to the character of the intersection.

e. "Noise"

The use does not produce any increased noise levels. There are no outside uses.

f. "Night-light."

While the building and parking lot will be lighted per the requirements of the zoning ordinance and building codes, it is not a night time use. Lighting will be set, via automatic timers so as to operate only as needed. Parking lot lighting shall be fitted with shields so as to direct the light onto the parking lot and to avoid light from illuminating off-site areas and to minimize ambient lighting.

Lighting will not affect adjacent or nearby properties. When lighting is on in the early evening hours, this will occur and will be limited to the late fall through late winter months, when daylight is shorter. Surrounding uses are already shielded or not affected. The lighting for the proposed parking lot will be in effect no different than that of the adjacent parking lots of the churches located to both the north and east of the subject properties. The adjacent churches to the east and north are a significant distance from the subject properties' borders and also separated from the properties by large parking lots; to the south is vacant and the property to the west is light industrial with its own lighted parking. Therefore lighting of the proposed parking lot presents no short or long term negative impacts.

2. "Social"

a. "Visual"

The development of a new office building will be a positive impact upon the visual qualities of the immediate area. These uses will transition with the existing light manufacturing uses mitigating and transitioning the lesser attractive qualities of the existing light manufacturing buildings to the west with that of the churches and residences. The office building will be of pleasing and professional-looking architecture.

Additionally site landscaping will enhance the visual appeal of the intersection. This will be a positive benefit with an immediate and long term effect.

b. "Traffic"

The impacts upon traffic will be negligible. It is anticipated that the site plan will incorporate only two access points, one off of Hamlin and one off of Livernois. These two access points will serve both uses thereby minimize the number of access points on Hamlin and Livernois Roads. This is one of the advantages of the

proposed mixed use. Otherwise, if the properties were treated as separate sites, it would be necessary to have a total of three access points. Acceleration/deceleration lanes will be provided as required. Further, the future boulevards will efficiently facilitate the traffic into and from this site. No short term or long term negative impact.

c. "Modes of transportation"

Visitors to the property will primarily be via automobile. Pedestrian pathways will connect the property to the public walks along Hamlin and Livernois, therefore the surrounding area will be accessible via foot or bicycle. Crosswalk lighting already exists at the intersection, facilitating pedestrians and bicyclist traffic. Intermodal accessibility will be a positive benefit with an immediate and long term effect.

d. "Accessibility of residents."

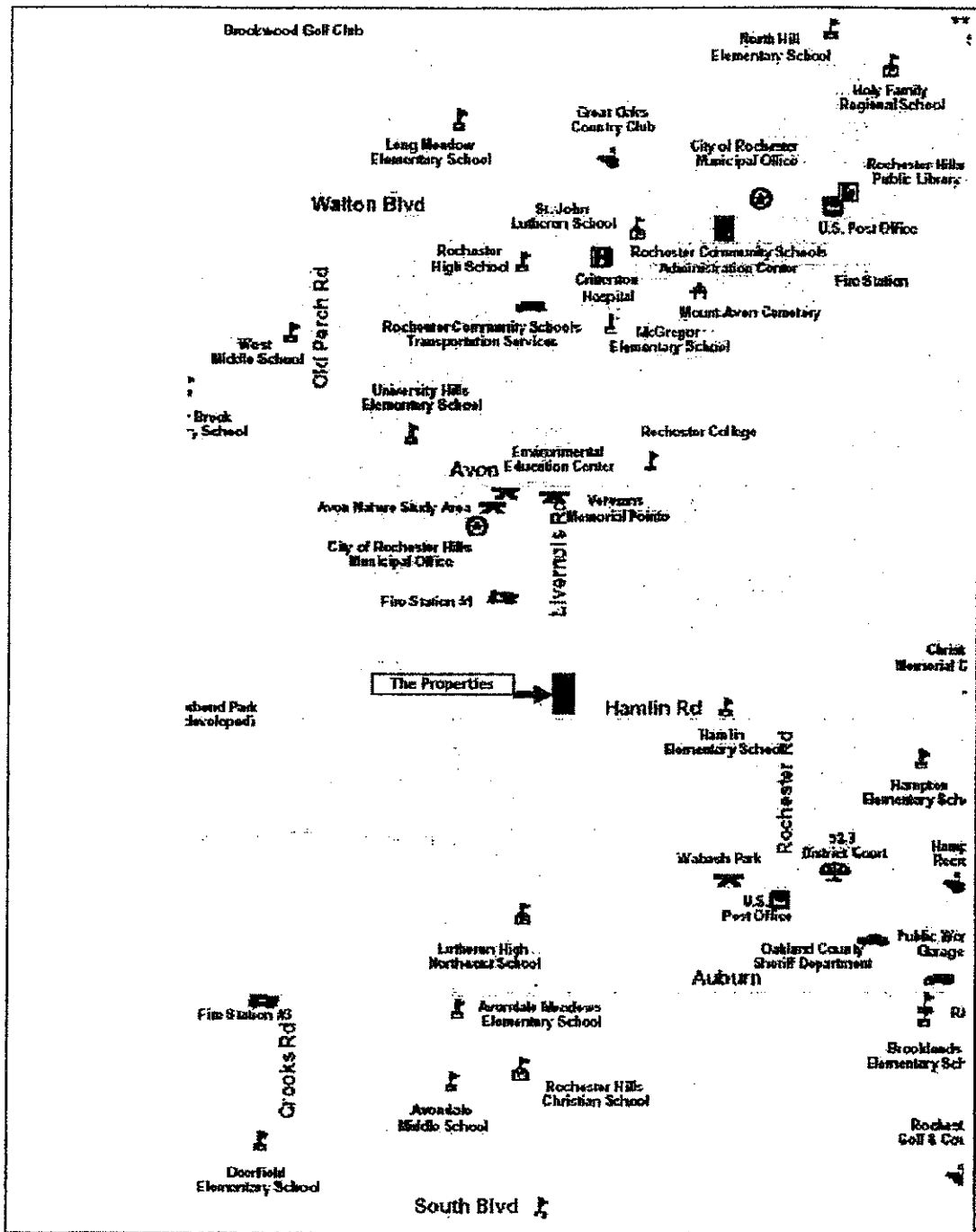
This location of an office building is a benefit to the residents and those who work in the area. This is a neighborhood use located within a few miles of a significant number of homes; public and private schools; office buildings and professional centers; places of employment such as the light manufacturing; pharmacies; medical offices and Crittenton Hospital; banks; and retail centers. All of which means, that area residents will have the convenience of a new work place, perhaps additional professional services and medical offices, directly on their everyday route. For those who work in the office building, their everyday needs i.e. lunch, retailers, etc., are also in close proximity and this will benefit the local economy. This will be a positive benefit with an immediate and long term effect.



Local retail/shopping center.



Crittenton Hospital



**Map of Points of Interest (Partial)**

Source: City of Rochester Hills, Website

North is up.

The map above, while not indicating every relevant everyday destination a resident or worker may visit, illustrates those major destination points along the Livernois corridor and Hamlin corridors.

3. "Economic"

a. Influence on surrounding land values.

The improvement to the corner through the development of an attractive office and day care center will positively impact surrounding land values. The buildings will be in keeping with the residential and suburban nature of the area, not unlike that of the existing churches (one of which is planning to expand); the property's manicured turf and landscaping will add instant appeal to the intersection. This will be a positive immediate and long term benefit.

b. "Growth inducement potential."

These uses are not expected to necessarily be a catalyst for other office development in the area. However, if future development of a similar nature should occur, this would be a positive and long term impact upon the city's economic and community needs. Potentially the close proximity of professional office space may induce residents to seek housing in the immediate area.

c. "Offsite costs of Public improvements."

Offsite costs of public improvements will be negligible, if any. The Developer will be responsible for the costs of the extensions of municipal sewer and water, and other such improvements as required as part of the site plan approvals.

d. "Proposed tax revenue."

The anticipated revenue from property taxes isn't yet known. But certainly, the benefit to the city is the property tax revenue these uses will generate. Further, property tax revenues from an office building will be far greater than that of two single family homes on these properties. In addition, the tenants will contribute to the tax base through personal property taxes, the amount of which is also not yet known. This is an immediate and long term positive impact, which will improve with millage rate increases.

e. "Availability or provisions for utilities."

Municipal sewer is located near the south end of the property and water is at the property line. Ample capacity is believed to exist and no improvements to municipal utilities are necessary to serve the intended use. All other necessary private utilities are in the area and available. No immediate or long term negative impacts.

I. "Additional Factors."

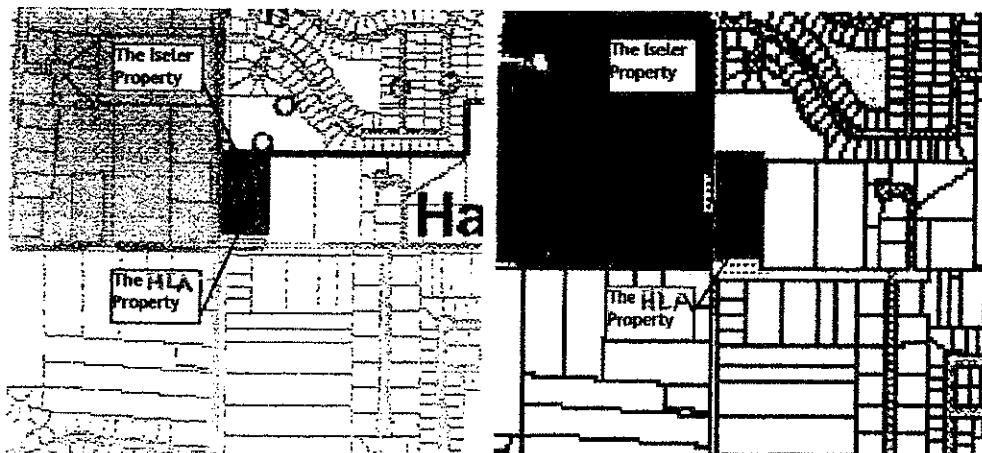
1. *"In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Plan?"*

The development of these properties will not constitute a disruption to existing uses; rather, it is supplementary and complimentary to existing uses. The existing uses surrounding the properties have been there for a

very long time and are not likely to change. The introduction of a day care center and a professional office building will not induce existing uses to change nor will they prohibit or affect the ability of the current uses to continue. It's more likely that it may inspire existing property owners to perform further improvements to their properties. Office uses have long been considered by planners to be an appropriate transitional use.

In this case it transitions between light industrial and two churches which separate the properties from the single family residential subdivision. Most of the homes near the site are a long distance from the properties and in no instance does either of the proposed uses immediately abut a single family home. Among the more important effects to be realized from this rezoning will be the addition of uses which will create a more diversified tax base for the city and a dramatically improve the character of this intersections providing an excellent transition of uses from light industrial to residential.

The submission of this rezoning application is timely. It is the applicant's understanding that the city's mater plan is in the process of being revised. The revision includes examining the subject properties for uses other than single family. Presumably, the examination of this intersection is being performed because the market factors are not present to induce single family home development and a higher and better use will also better accomplish fiscal goals of the city. Uses other than single family residential make sense for this corner as the Hamlin Road and Livernois corridors are already a mixture of commercial and residential uses. Further Hamlin and Livernois already function as major thoroughfares whose traffic management will only be improved and better facilitated by the boulevards. It's such thoroughfares which make commercial uses appropriate and residential uses inappropriate. Therefore the proposed rezoning is in keeping with the character and development patterns already established in this vicinity.





Yellow: Single Family Residential Zoning  
Grey: Light Industrial Zoning  
Purple: Subject Site

**Current Zoning Map (Partial)**  
Source: City of Rochester Hills, MI, Website

Yellow: Single Family Residential  
Brown: Light Industrial  
Purple: Subject Site

**1999 Master Land Use Plan (Partial)**  
Source: City of Rochester Hills, 1999 Master Land Use Plan

Note that the presence of an office building near or within a residential area is not new to the Livernois corridor. Further to the north on Livernois, near Walton Blvd., there are existing homes which are directly across the street from existing medical offices. This relationship is not unlike the proposed location as it offers a mixture of uses near residential housing.



Existing medical office on Livernois, south of Walton Blvd.



Homes on Livernois, across from exdst. offices.



Another view of the same medical building as seen previously. Access to this building is from a side street which intersects with Livernois and serves residences across the street.

**2. "What specific steps are planned to revitalize the disturbed areas or replace the removed vegetative cover?"**

As will be required as part of site plan approvals, a landscape plan for the property will be produced. It will provide the quantity and quality of plant materials as required by the zoning ordinance. Additionally, to the extent possible, existing trees will be saved and incorporated into the landscape plan. It is anticipated that this will primarily include existing trees along the east boundary of the properties. Existing trees that are to remain shall be identified and marked so that during construction these trees can be protected. Bare earth areas will, of course, be covered with some form of ground cover, such as turf, or mulch in planting beds, which will control sedimentation and runoff.

**3. "What beautification steps are built into the development?"**

Beautification is in the form of pleasing architecture and a well-designed landscape plan. Additionally, site amenities and signage will also add to the aesthetic appeal of the buildings and therefore the area in general. This is an immediately and long term positive impact.

4. *"What alternative plans are offered?"*  
Not applicable.

#### Part IV - Summary

Based upon the forgoing information, the net environmental impact on the City of Rochester Hills will not be negative, and in fact, will be positive.

The rezoning and the development of an office building on the subject properties will have no impact on the overall ecology; it is not a use that produces pollutants; it's not a use that creates objectionable noises; it's not a use that will disrupt adjacent property owners' use and enjoyment of their properties; it will not impact upon ground water and surface water management.

The lasting impact upon the community is that office are a use that is in demand and will be more conveniently available to the nearby and significant residential community as well as to those who work in the area. Its location and proximity to other uses, such as schools, offices, day care, shopping, hospitals and other supporting medical offices means that daily trips by area residents and workers can be combined with their other everyday stops, thereby consolidating trip generations and durations.

The economic effect to the city will be positive, creating additional property tax and personal tax revenues as well as employment taxes. The indirect benefit is the additional contribution to the local economy by those who work in the medical office building, and for those workers who don't already reside in the city, they may relocate to Rochester Hills, further contributing to the property tax base and to the local economy.

Offices are usually considered as a good transitional use. In this location, it will transition between the existing light industrial and the residential areas. Being that the properties are located at the fringe of both, it is an excellent transitional site. Its location on a corner is important for the visibility of the office building, which is a factor that will contribute to the success of these users and therefore result in a long term benefit to the community. Further to the north, the mix of offices, residential and commercial uses are very much the same. Existing and new residential is directly adjacent to existing medical office buildings. Further, although one of the subject properties has been used as a single family residence for over 40 years, the other subject property, which has been zoned as residential for many years, remains vacant, as does the corner property to the south. The

property to the south west of the subject property, although it contains a home, is old and unimproved suggesting that it is not a desirable single family home location. There hasn't been pressure from the market to create single family homes at these corners. In a highly desirable community, such as Rochester Hills, this suggests that other uses, such as a day care center and professional office building, is a more appropriate use.

We therefore respectfully submit this is a reasonable and beneficial rezoning request. We appreciate your consideration and hope that we can work together to effectuate this rezoning. Your consideration is very much appreciated.