

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

This agreement is made on October 11, 2006, by C&D Building, LLC a Michigan Limited Liability COMPANY whose address is 12955 23 Mile Road, Shelby Township, MI 48315; and the CITY OF ROCHESTER HILLS (the City), whose address is 1000 Rochester Hills Drive, Rochester Hills, MI 48309.

RECITALS:

WHEREAS, C&D Building, LLC owns and occupies the property described in attached Exhibit A; and

WHEREAS, C&D Building, LLC has established, 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 A; and

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

THEREFORE, the parties agree:

1. **Use of the System:** Components of the System, including the detention basin, shall be used solely for the purpose of detaining storm and surface water on the property until such time as: (i) The City may determine and advise C&D Building, LLC, 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. C&D Building, LLC shall be responsible for the proper maintenance, repair and replacement of the System and any part thereof, including the detention basin.

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

OK'd by  
John Slaron  
10-23-06

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

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

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

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

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

To C&D Building, LLC : C&D Building, LLC  
12955 23 Mile Road  
Shelby Twp., MI 48315

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.

C&D Building, LLC

By:   
Brett Baker, Member

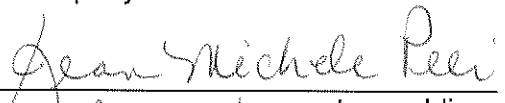
CITY OF ROCHESTER HILLS

By: \_\_\_\_\_  
Bryan Barnett, Mayor

By: \_\_\_\_\_  
Jane Leslie, Clerk

STATE OF MICHIGAN  
COUNTY OF Macomb

This agreement was acknowledged before me on October 11, 2006, by Brett Baker, member of C&D Building, LLC on behalf of the company.

  
Macomb, notary public  
County, Michigan  
My commission expires NOVEMBER 20, 2010  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires Nov. 20, 2010  
Acting in the County of Macomb

STATE OF MICHIGAN  
COUNTY OF OAKLAND

This agreement was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by Bryan Barnett, Mayor, and Jane Leslie, Clerk, of the City of Rochester Hills, on behalf of the City.

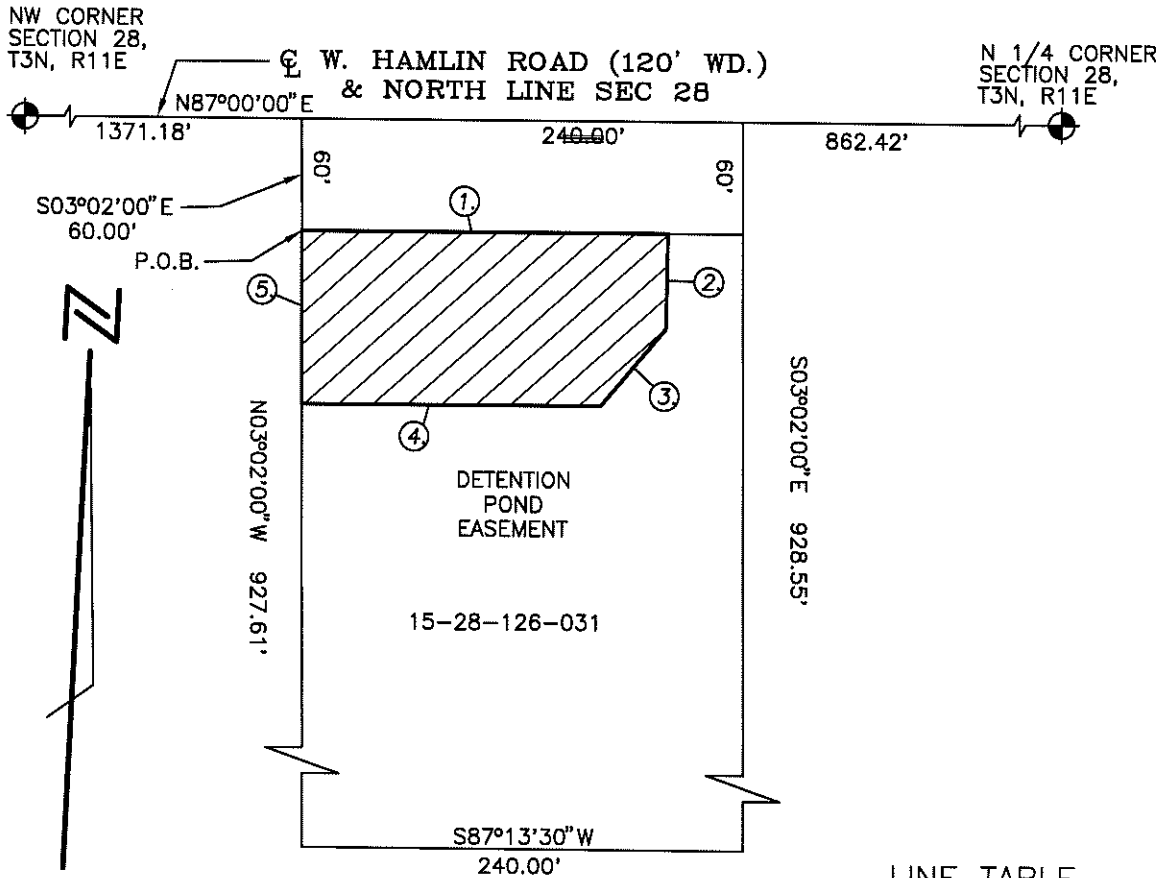
Drafted By:  
Brett Baker  
C&D Building, LLC  
12955 23 Mile Road  
Shelby Twp., MI 48315

\_\_\_\_\_, notary public  
\_\_\_\_\_, County, Michigan  
My commission expires:

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

# EXHIBIT "A"

## DETENTION POND EASEMENT



### LINE TABLE

1.	N.87°00'00"E.	199.27'
2.	S.01°57'09"E.	52.16'
3.	S.36°52'16"W.	55.54'
4.	S.87°01'08"W.	162.66'
5.	N.03°02'00"W.	94.72'

### PARCEL DESCRIPTION - 15-28-126-031

Part of the Northwest quarter of Section 28, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as: Commencing at the Northwest corner of said Section 28; thence N.87°00'00"E. 1371.18 feet along the North line of said Section 28 and the centerline of Hamlin Road (120 feet wide); thence S.03°02'00"E. 60.00 feet to the Southerly right-of-way line of Hamlin Road and to the Point of Beginning; thence N.87°00'00"E. 240.00 feet along the Southerly right-of-way line of Hamlin Road; thence S.03°02'00"E. 928.55 feet to the Northerly line of "Industroplex", as recorded in Liber 168 of Plats, Pages 14 and 15, Oakland County Records; thence S.87°13'30"W. (platted as S.87°14'15"W.) 240.00 feet along the Northerly line of "Industroplex"; thence N.03°02'00"W. 927.61 feet to the Southerly right-of-way line of Hamlin Road and to the Point of Beginning, containing 5.11 acres of land, more or less, subject to any easements or encumbrances, recorded or otherwise.

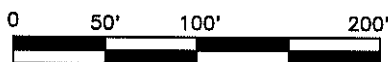
### DETENTION POND EASEMENT

An easement for a detention pond in the Northwest quarter of Section 28, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as: Commencing at the Northwest corner of said Section 28; thence N.87°00'00"E. 1371.18 feet along the North line of said Section 28 and the centerline of Hamlin Road (120 feet wide); thence S.03°02'00"E. 60.00 feet to the Southerly right-of-way line of Hamlin Road and to the Point of Beginning; thence N.87°00'00"E. 199.27 feet along the Southerly right-of-way line of Hamlin Road; thence S.01°57'09"E. 52.16 feet; thence S.36°52'16"W. 55.54 feet; thence S.87°01'08"W. 162.66 feet; thence N.03°02'00"W. 94.72 feet to the Southerly right-of-way line of Hamlin Road and to the Point of Beginning, containing 8,054 sq. ft. of land, more or less.

APPROVED

JRB 11-14-06

15-28-126-031



SCALE: 1" = 100'

**FENN & ASSOCIATES, INC.**  
13399 West Star Drive  
Shelby Township, Michigan 48315  
LAND SURVEYORS AND CIVIL ENGINEERS  
PH: 586.254.9577 FX: 586.254.9020  
www.fennsurveying.com e-mail: surveying@fennsurveying.com

CLIENT: C & D BUILDING, L.L.C.

DATE	9-22-06	SCALE	1"=100'
DRAWN	DCK	CHECK	RH
JOB NO.	05-041	SHEET	1 OF 1