AGREEMENT FOR MAINTENANCE OF STORM WATER DETENTION SYSTEM

This agreement is made on June 10, 2026, by BSLM ROCHESTER HILLS, LLC, a Michigan limited liability company, whose address is 3663 Woodward Ave, Ste. 550 Detroit, MI 48201, Developer and the CITY OF ROCHESTER HILLS (the "City"), whose address is 1000 Rochester Hills Drive, Rochester Hills, MI 48309.

RECITALS:

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

WHEREAS, BSLM ROCHESTER HILLS, LLC has proposed, and the City has approved, a storm water drainage and detention system (the "System") for the property as described and depicted in the attached Exhibit B; and

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

THEREFORE, the parties agree:

1. Use of the System: Components of the System, including any and all water conveyance, detention and water quality treatment facilities and devices, storm sewer pipe, catch basins, manholes, and swales, 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 BSLM ROCHESTER HILLS, LLC, or BSLM ROCHESTER HILLS, LLC'S successors, grantees or assigns, in writing that it is no longer necessary to use the detention system 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. BSLM ROCHESTER HILLS, LLC shall be responsible for the proper maintenance, repair and replacement of the System and any part thereof as detailed in the Maintenance Plan attached as Exhibit C.

B. Proper maintenance of the System shall include, but not limited to: (i) Removing accumulated sediment, trash and debris from the detention system and at inlet pipes; (ii) Maintaining storm sewer and structures; (iii) Controlling the effects of erosion; (iv) Inspection and cleaning of the water quality treatment device; (v) Inspection of inlet and outlet pipes for structural integrity; (vi) Inspection and cleaning of the storm sewer and catch basins upstream from the detention system; and (vii) Any other maintenance that is reasonable and necessary to facilitate and continue the proper operation and use of the System.

3. Action by City: In the event BSLM ROCHESTER HILLS, LLC or BSLM ROCHESTER HILLS, LLC'S successors, grantees, or assigns, neglects or fails at any time to properly maintain the System or any part thereof, the City may notify BSLM ROCHESTER HILLS, LLC or BSLM ROCHESTER HILLS, LLC'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 BSLM ROCHESTER HILLS, LLC, or BSLM ROCHESTER HILLS, LLC'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 BSLM ROCHESTER HILLS, LLC : BSLM ROCHESTER HILLS, LLC
3663 Woodward Avenue, Suite 550
Detroit, MI 48201
Attention: Lee Hurwitz

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.

BSLM ROCHESTER HILLS, LLC

By: _____
Lee Hurwitz

Title: Authorized Representative

STATE OF MICHIGAN
COUNTY OF Wayne

This agreement was acknowledged before me on June 10, 2026, by Lee Hurwitz who is the Authorized Representative of BSLM ROCHESTER HILLS, LLC a Michigan limited liability company on behalf of the limited liability company.

RACHEL RENITA DIXON
Notary Public - State of Michigan
County of Oakland
My Commission Expires Feb 8, 2028
Acting in the County of Wayne

Rachel Renita Dixon
,notary public

Oakland County, Michigan

My commission expires: 02/08/2028

P. Dow Christ
Approved as to Form
10/21/25 - Ok AKS
6/11/26

CITY OF ROCHESTER HILLS

By: _____
Bryan K. Barnett, Mayor

STATE OF MICHIGAN
COUNTY OF OAKLAND

This agreement was acknowledged before me on _____, 2026, by Bryan K. Barnett, who is the Mayor of the City of Rochester Hills, on behalf of the City.

_____
,notary public

Oakland County, Michigan

My commission expires:

Drafted By:
Clifford J. Dovitz
29201 Telegraph Road
Suite 410
Southfield, MI 48034

When Recorded Return To:
Clerks Dept.
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

EXHIBIT A

PART OF SECTION 34, T.3N., R.11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

LOT 1 AND LOT 2, EXCEPT THE NORTH 18 FEET, ALSO THAT PART OF LOT 24 LYING SOUTH OF THE NORTHERLY LINE OF LOT 2 AS EXTENDED WESTERLY TO THE WEST LINE OF SAID LOT 24, OF AVONCROFTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 19 OF PLATS, PAGE 15, OAKLAND COUNTY RECORDS.

BEARINGS:

BEARINGS BASED ON EASTERLY LINE OF SECTION 34 BEING DUE NORTH AS RECORDED IN "AVONCROFTS SUBDIVISION", LIBER 19. PAGE 15, OAKLAND COUNTY RECORDS.

REFERENCE SURVEY:
ALTA/ASCM LAND TITLE SURVEY PREPARED BY KEM-TECH PER JOB NO. 21-00058, DATED 01/27/2021.

Approved
SB
City of Rochester Hills
10/17/2025

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CLIENT:
BRODER SACHSE REAL ESTATE
366S WOODWARD AVE.
SUITE 550
DETROIT, MICHIGAN, 48201

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

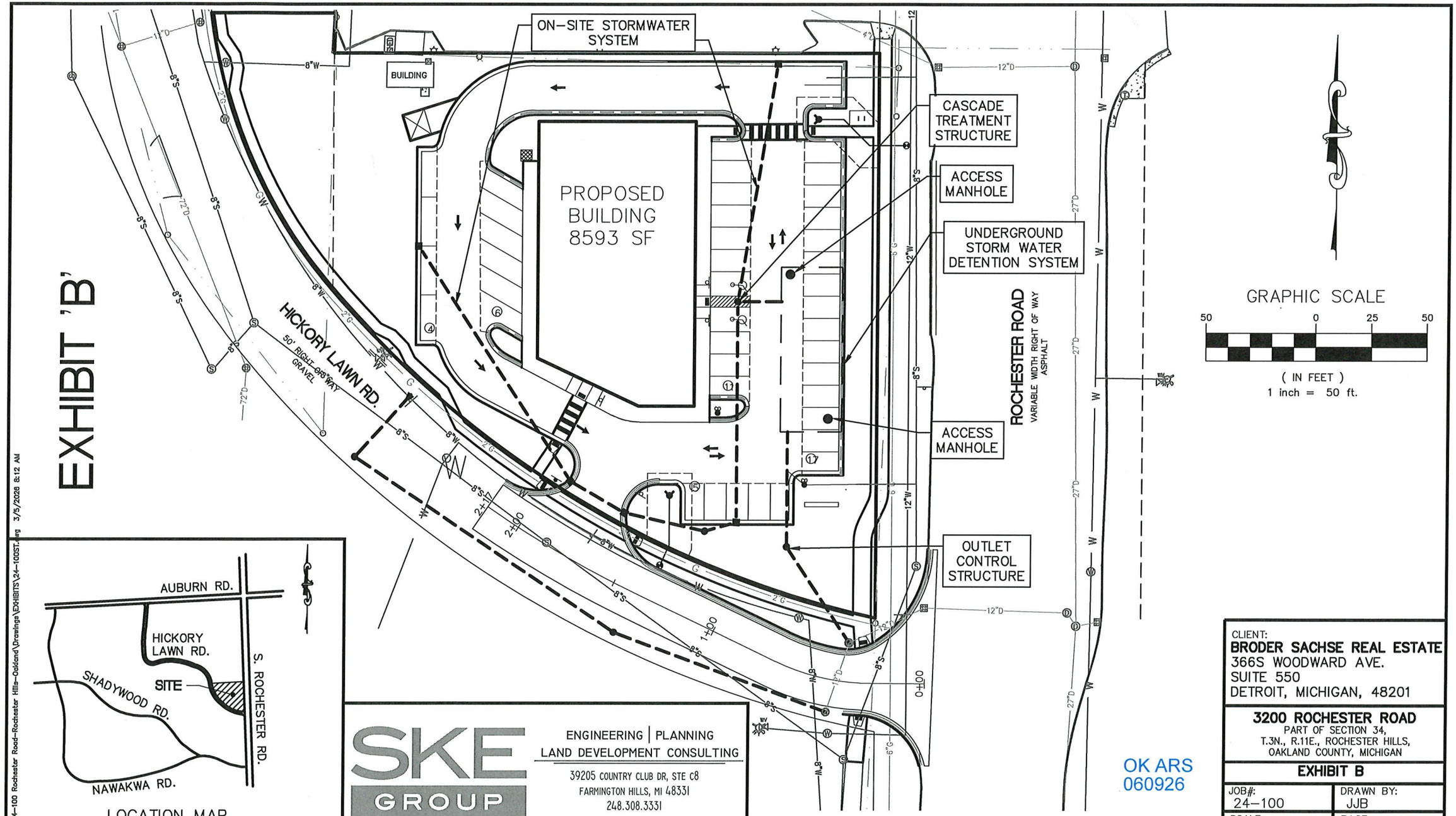
CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7050

FARMINGTON HILLS OFFICE
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331

3200 ROCHESTER ROAD EASEMENT FOR STORM SEWER

JOB#:	DRAWN BY:
24-100	JJB
SCALE: N/A	PAGE: 1 OF 1

EXHIBIT 'B'



LOCATION MAP
NO SCALE

SKE GROUP
ENGINEERING | PLANNING
LAND DEVELOPMENT CONSULTING
39205 COUNTRY CLUB DR, STE C8
FARMINGTON HILLS, MI 48331
248.308.3331

OK ARS
060926

CLIENT:
BRODER SACHSE REAL ESTATE
366S WOODWARD AVE.
SUITE 550
DETROIT, MICHIGAN, 48201

3200 ROCHESTER ROAD
PART OF SECTION 34,
T.3N., R.11E., ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN

EXHIBIT B

JOB#:	DRAWN BY:
24-100	JJB
SCALE: 1"=50'	PAGE: 1 OF 1

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Exhibit "C" - Stormwater Drainage Operation and Maintenance Plan

This long-term operations and maintenance plan shall ensure that the overall stormwater management system will perform and function as designed. The stormwater management system effectively removes the sediment and pollutants from any stormwater runoff, which enhances the water quality of the stormwater. Keeping stormwater clear of sediment and pollutants ensures the protection of the environment, land and water resources. This long-term operations and maintenance plan outlines the components of:

- Ownership/facility
- Complete stormwater management system locations
- Inspection and maintenance guide
- Manufacturers operation and maintenance manuals
- System inspections
- Removal of trash and litter debris from the site
- Removal of dirt and sediment from the stormwater management system
- Grass mowing and vegetated area maintenance

Owner Information

BSLM ROCHESTER HILLS, LLC
3663 Woodward Avenue, Ste. 550
Detroit, MI 48201
Phone: 313.765.1000

Stormwater Site Plan

The Developer has proposed a storm water drainage and detention system that includes an underground detention basin, pre-treatment devices, storm sewer pipe, catch basins and manholes. This stormwater management system is shown in "Exhibit B". The stormwater management system collects stormwater runoff in the parking lot catch basins and then reaches the pre-treatment structure. The pre-treatment structure separates sediment and pollutants from the stormwater runoff before entering the underground detention basin. The structures and sewer pipes shall be inspected during and after large rain events to ensure the stormwater management system operates as intended.

Stormwater System Inspections and Maintenance

Attached to this document is an Inspection and Maintenance Guide. This guide must be performed by the personnel that are responsible for the maintenance of the stormwater management system. The personnel that perform this guide may need to be certified for the entry of a confined space. These continuous inspections must be recorded and maintained by the owner for a minimum of 10 years. Copies of these records shall be provided to the City of Rochester Hills Engineering Department.

Trash and Litter

An inspection for trash and litter on the property and parking lot sweeping shall be performed on a regular basis. This will help provide a more overall attractive appearance to the property. All inlets and catch basins shall be maintained and kept free of sediment and debris. Landscape beds shall be periodically inspected for debris as needed. Plants, shrubs and trees shall be periodically inspected for healthy growth. Proper disposal of all items shall meet all State and Federal Regulations.

Stormwater System Management Maintenance – Underground Detention

The Underground Detention Basin should be inspected yearly to determine the need for maintenance. If entry into the access manholes is required, the personnel must be certified for the entry of confined spaces. Typically, these underground detention basins should be cleaned yearly. To ensure a safe and efficient cleaning process, refer to the Contech CMP Detention Inspection and Maintenance Guide attached. A record of inspections and maintenance shall be kept for a minimum of 10 years and provided to the City of Rochester Hills Engineering Department.

ARS Approved 2/25/2026

Stormwater Pre-Treatment Device

The Pre-Treatment structure should be inspected yearly to determine the need for maintenance. Typically, these structures need to be cleaned every 1-3 years. To ensure a safe and efficient cleaning process, refer to the Contech Cascade Separator Inspection and Maintenance Guide attached. A record of inspections and maintenance shall be kept for a minimum of 10 years and provided to the City of Rochester Hills Engineering Department.

INSPECTION AND MAINTENANCE GUIDE

TASKS	STREET	STORM SEWER SYSTEM	CATCH BASIN & MANHOLES	CATCH BASIN INLETS	OUTLET CONTROL STRUCTURE	MECHANICAL TREATMENT DEVICE	UNDERGROUND DETENTION	VEGETATED AREAS	ROADWAYS & PARKING AREAS
INSPECT FOR SEDIMENT ACCUMULATION		ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED		
REMOVAL OF SEDIMENT ACCUMULATION		ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED		
INSPECT AND CLEANING FOR FLOATABLES AND DEBRIS			ANNUALLY OR AS NEEDED		ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED			
INSPECTION FOR EROSION								AS NEEDED	
WET WEATHER INSPECTION	AS NEEDED	AS NEEDED	AS NEEDED	AS NEEDED	AS NEEDED	ANNUALLY OR AS NEEDED	AS NEEDED	AS NEEDED	AS NEEDED
INSPECT INSIDE OF STRUCTURE, PIPES FOR CRACKS, PIPE JOINTS, SETTLEMENT OR FAILURE		ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED		

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ENGINEERED SOLUTIONS

Cascade Separator® Inspection and Maintenance Guide

CASCADE
separator

Maintenance

The Cascade Separator® system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects sediment and debris will depend upon on-site activities and site pollutant characteristics. For example, unstable soils or heavy winter sanding will cause the sediment storage sump to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (i.e. spring and fall). However, more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment wash-down areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

A visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet chamber, flumes or outlet channel. The inspection should also quantify the accumulation of hydrocarbons, trash and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided in this Inspection and Maintenance Guide.

Access to the Cascade Separator unit is typically achieved through one manhole access cover. The opening allows for inspection and cleanout of the center chamber (cylinder) and sediment storage sump, as well as inspection of the inlet chamber and slanted skirt. For large units, multiple manhole covers allow access to the chambers and sump.

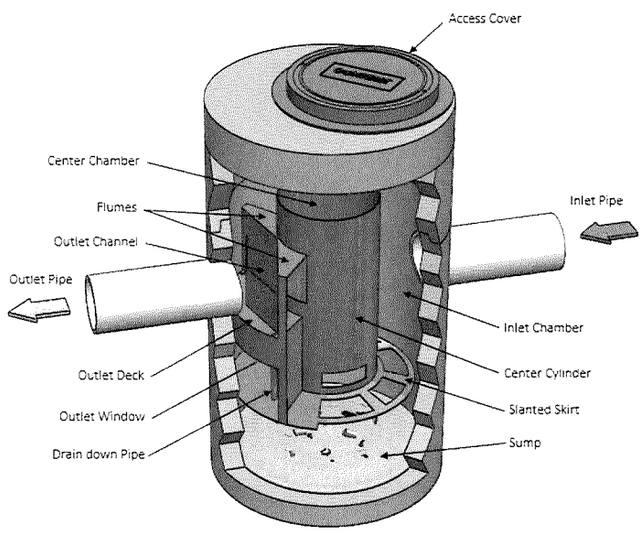
The Cascade Separator system should be cleaned before the level of sediment in the sump reaches the maximum sediment depth and/or when an appreciable level of hydrocarbons and trash has accumulated. If sorbent material is used, it must be replaced when significant discoloration has occurred. Performance may be impacted when maximum sediment storage capacity is exceeded. Contech recommends maintaining the system when sediment level reaches 50% of maximum storage volume. The level of sediment is easily determined by measuring the distance from the system outlet invert (standing water level) to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the chart in this document to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage.

Cleaning

Cleaning of a Cascade Separator system should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole cover and insert the vacuum tube down through the center chamber and into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The areas outside the center chamber and the slanted skirt should also be washed off if pollutant build-up exists in these areas.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. Then the system should be power washed to ensure it is free of trash and debris.

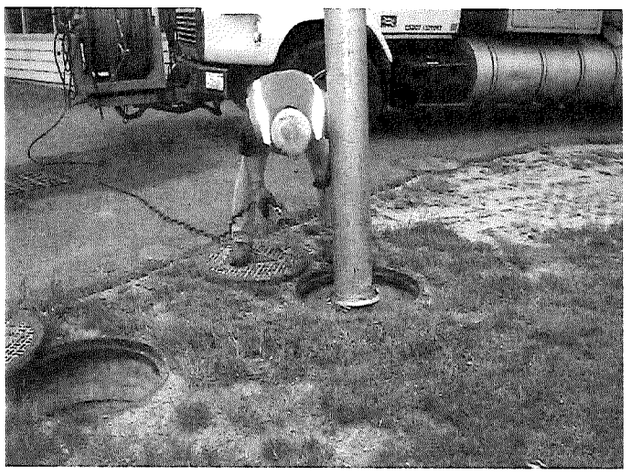
Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and to ensure proper safety precautions. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the Cascade Separator system must be done in accordance with local regulations. In many locations, disposal of evacuated sediments may be handled in the same manner as disposal of sediments removed from catch basins or deep sump manholes. Check your local regulations for specific requirements on disposal. If any components are damaged, replacement parts can be ordered from the manufacturer.



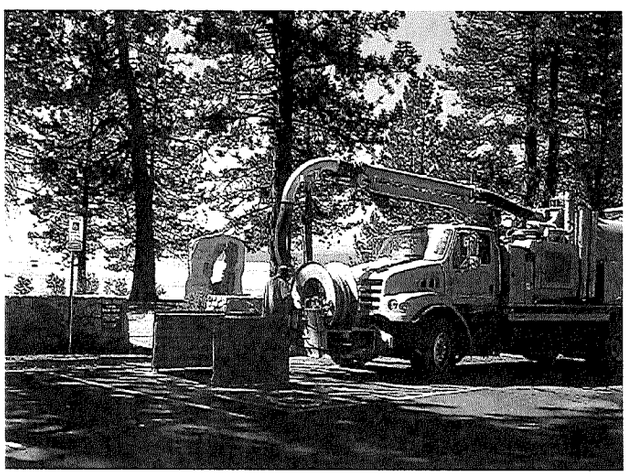
Cascade Separator® Maintenance Indicators and Sediment Storage Capacities

Model Number	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	y^3	m^3
CS-3	3	0.9	1.5	0.5	0.4	0.3
CS-4	4	1.2	2.5	0.8	0.7	0.5
CS-5	5	1.3	3	0.9	1.1	0.8
CS-6	6	1.8	3.5	1	1.6	1.2
CS-8	8	2.4	4.8	1.4	2.8	2.1
CS-10	10	3.0	6.2	1.9	4.4	3.3
CS-12	12	3.6	7.5	2.3	6.3	4.8

Note: The information in the chart is for standard units. Units may have been designed with non-standard sediment storage depth.



A Cascade Separator unit can be easily cleaned in less than 30 minutes.



A vacuum truck excavates pollutants from the systems.

Cascade Separator® Inspection & Maintenance Log

Cascade Model:			Location:		
Date	Depth Below Invert to Top of Sediment[1]	Floatable Layer Thickness[2]	Describe Maintenance Performed	Maintenance Personnel	Comments

1. The depth to sediment is determined by taking a measurement from the manhole outlet invert (standing water level) to the top of the sediment pile. Once this measurement is recorded, it should be compared to the chart in the maintenance guide to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile.
2. For optimum performance, the system should be cleaned out when the floating hydrocarbon layer accumulates to an appreciable thickness. In the event of an oil spill, the system should be cleaned immediately.

SUPPORT

- Drawings and specifications are available at www.ContechES.com.
- Site-specific design support is available from our engineers.

Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech's portfolio includes bridges, drainage, sanitary sewer, stormwater, and earth stabilization products. For information, visit www.ContechES.com or call 800.338.1122

CONTECH ENGINEERED SOLUTIONS
800-925-5240
www.ContechES.com

Contech® CMP Detention Inspection and Maintenance Guide

Underground stormwater detention and infiltration systems must be inspected and maintained at regular intervals for purposes of performance and longevity.

Inspection

Inspection is the key to effective maintenance of CMP detention systems and is easily performed. Contech recommends ongoing, annual inspections. Sites with high trash load or small outlet control orifices may need more frequent inspections. The rate at which the system collects pollutants will depend more on-site specific activities rather than the size or configuration of the system.

Inspections should be performed more often in equipment washdown areas, in climates where sanding and/or salting operations take place, and in other various instances in which one would expect higher accumulations of sediment or abrasive/corrosive conditions. A record of each inspection is to be maintained for the life of the system.

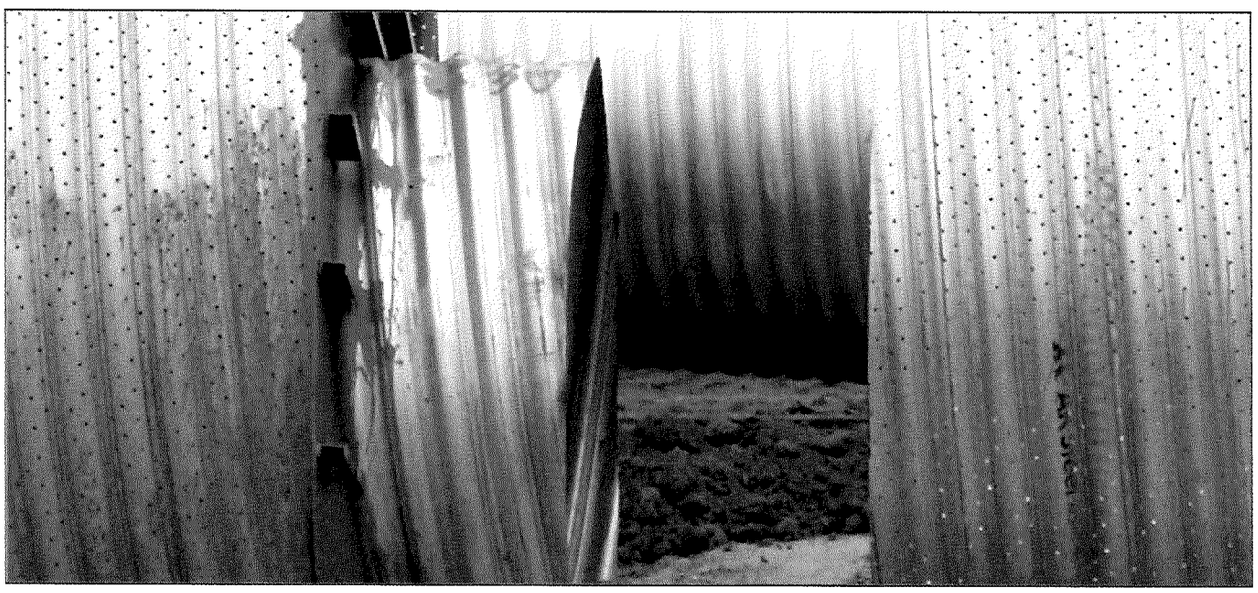
Maintenance

CMP detention systems should be cleaned when an inspection reveals accumulated sediment or trash is clogging the discharge orifice. Accumulated sediment and trash can typically be evacuated through the manhole over the outlet orifice. If maintenance is not performed as recommended, sediment and trash may accumulate in front of the outlet orifice. Manhole covers should be securely seated following cleaning activities. Contech suggests that all systems be designed with an access/inspection manhole situated at or near the inlet and the outlet orifice. Should it be necessary to get inside the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.

Annual inspections are best practice for all underground systems. During this inspection if evidence of salting/de-icing agents is observed within the system, it is best practice for the system to be rinsed, including above the spring line soon after the spring thaw as part of the maintenance program for the system.

Maintaining an underground detention or infiltration system is easiest when there is no flow entering the system. For this reason, it is a good idea to schedule the cleanout during dry weather.

The foregoing inspection and maintenance efforts help ensure underground pipe systems used for stormwater storage continue to function as intended by identifying recommended regular inspection and maintenance practices. Inspection and maintenance related to the structural integrity of the pipe or the soundness of pipe joint connections is beyond the scope of this guide.



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CMP DETENTION SYSTEMS

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