




## CITY of NOVI CITY COUNCIL

**Agenda Item L**  
**October 10, 2016**

**SUBJECT:** Approval of a Storm Drainage Facility Maintenance Easement Agreement from HCP Land, LLC and Daifuku North America Holding Company for the Haggerty Corridor Corporate Park Phase II development located west of Haggerty Road and north of 13 Mile Road (parcels 22-01-400-040 and 22-01-400-039).

**SUBMITTING DEPARTMENT:** Department of Public Services, Engineering Division 

**CITY MANAGER APPROVAL:** 

**BACKGROUND INFORMATION:**

The owner and developer of the properties, HCP Land, LLC and Daifuku North America Holding Company (parcels 22-01-400-040 and 22-01-400-039) request approval of the Storm Drainage Facility Maintenance Easement Agreement for these developments, located east of Cabot Drive, between 13 Mile Road and MacKenzie Drive as shown on the attached map. The detention basin was constructed during the development of the Haggerty Corridor Park Phase II infrastructure project. The Daifuku Office Building development project is currently under construction and the storm drainage will be collected via storm sewer and outlet into the detention basin.

The Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) is a requirement of the Storm Water Management Ordinance and details the responsibilities of the property owner to properly maintain their privately owned on-site storm water system. The agreement also contains a provision that permits the City to perform maintenance of the privately owned on-site storm water system should the property owner fail to do so at the expense of the property owner.

In this particular case, the property owners own and agree to maintain a storm water detention basin straddling the property line and are providing an access easement to the basin. The owners are also responsible for maintaining the pipes, manholes and open channels leading to and from the on-site sewer system.

The enclosed agreement has been favorably reviewed by City staff and the City Attorney (Beth Saarela's letter, dated September 29, 2016, attached) and is recommended for approval.

**RECOMMENDED ACTION:** Approval of a Storm Drainage Facility Maintenance Easement Agreement from HCP Land, LLC and Daifuku North America Holding Company for the Haggerty Corridor Corporate Park Phase II development located west of Haggerty Road and north of 13 Mile Road (parcels 22-01-400-040 and 22-01-400-039).

	1	2	Y	N
<b>Mayor Gatt</b>				
<b>Mayor Pro Tem Staudt</b>				
<b>Council Member Burke</b>				
<b>Council Member Casey</b>				

	1	2	Y	N
<b>Council Member Markham</b>				
<b>Council Member Mutch</b>				
<b>Council Member Wrobel</b>				



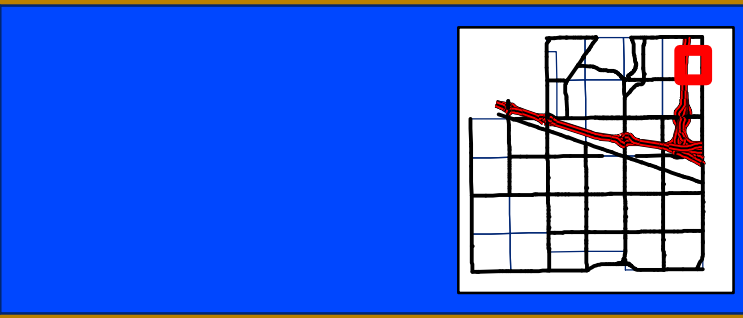
# Haggerty Corridor Corporate Park Phase 2 and Daifuku Office Building

Location Map



Map Author: Theresa Bridges  
 Date: October 3, 2016  
 Project:  
 Version #:  
 Amended By:  
 Date:  
 Department:

**MAP INTERPRETATION NOTICE**  
 Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi.  
 Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



**CITY OF NOVI**  
 Engineering Division  
 Department of Public Services  
 26300 Lee BeGole Drive  
 Novi, MI 48375  
 cityofnovi.org

**City of Novi**  
 Engineering Division  
 Department of Public Services  
 26300 Lee BeGole Drive  
 Novi, MI 48375  
 cityofnovi.org

Feet  
 0 95 190 380 570

1 inch = 472 feet





JOHNSON ROSATI SCHULTZ JOPPICH PC

27555 Executive Drive Suite 250 ~ Farmington Hills, Michigan 48331  
Phone: 248.489.4100 | Fax: 248.489.1726

Elizabeth Kudla Saarela  
esaarela@jrsjlaw.com

www.jrsjlaw.com

September 29, 2016

Rob Hayes, Public Services Director  
City of Novi, Department of Public Services  
Field Services Complex  
26300 Lee BeGole Drive  
Novi, MI 48375

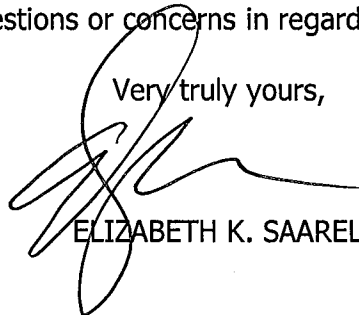
**Re: Daifuku JSP 16-23  
Storm Drainage Facility Maintenance Easement Agreement**

Dear Mr. Hayes:

We have received and reviewed, and enclosed please find the Storm Drainage Facility Maintenance Easement Agreement for storm water drainage and detention facilities serving the Daifuku Development. The Storm Drainage Facility Maintenance Easement Agreement is in the City's standard format and is acceptable as provided. The City's Consulting Engineer has reviewed and approved the attached Exhibits. The Agreement appears to be in order and may be placed on an upcoming City Council Agenda for approval. Once approved and executed by the City, the Agreement should be recorded with Oakland County Records by the City Clerk's Office.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,



ELIZABETH K. SAARELA

EKS

Enclosures

C: Cortney Hanson, Clerk  
Charles Boulard, Community Development Director  
Barb McBeth, City Planner  
Kristin Pace, Treasurer's Office

Rob Hayes, Public Services Director  
September 29, 2016  
Page 2

Adam Wayne, Civil Engineer  
Sarah Marchioni, Building Permit Coordinator  
Brittany Allen and Ted Meadows, Spalding DeDecker  
Sue Troutman, City Clerk's Office  
Matthew Sosin, Northern Equities  
Julie Barnard, Northern Equities  
Thomas R. Schultz, Esquire

**STORM DRAINAGE FACILITY**  
**MAINTENANCE EASEMENT AGREEMENT**

THIS EASEMENT AGREEMENT is made this 1<sup>st</sup> day of September, 2016, by and between HCP Land LLC, a Michigan limited liability company, whose address is 39000 Country Club Drive, Farmington Hills, MI 48331, and Daifuku North America Holding Company, a Delaware corporation, whose address is 34375 West Twelve Mile Road, Farmington Hills, MI 48331 (together hereinafter the "Owners"), and the City of Novi, its successors, assigns, or transferees, whose address is 45175 W. Ten Mile Road, Novi, MI 48375 (hereinafter the "City").

**RECITATIONS:**

Owners own adjacent parcels of land situated in Section 1 of the City of Novi, Oakland County, Michigan, described on the attached and incorporated Exhibit A (the "Properties"), which are or will be developed as office/research developments. The Properties share certain storm drainage, detention and/or retention facilities, including but not limited to, a detention/sedimentation basin, for the collection, conveyance, storage, treatment and/or discharge of storm water from the Properties in accordance with all approved plans, and all applicable ordinances, laws and regulations.

NOW, THEREFORE, the Owners hereby covenants and agrees that the Owners shall, at their own expense, perpetually preserve, maintain, and repair all storm drainage, detention and retention facilities, including all wetlands which are part of the system, to insure that the same continue to function as intended. The Owners shall establish a regular and systematic program of maintenance (the "Schedule of Maintenance") for such facilities and areas to insure that the physical condition and intended function of such areas and facilities shall be preserved and maintained. The Schedule of Maintenance and the annual estimated costs for maintenance and repairs for the first three (3) years are described in the attached **Exhibit B**.

In the event that the Owners shall at any time fail to carry out the responsibilities specified within this agreement, and/or in the event of a failure to preserve and/or maintain the storm water drainage, detention and retention facilities in reasonable order and condition, the City may serve written notice upon the Owners setting forth the deficiencies in maintenance and/or preservation along with a demand that the deficiencies be cured within a stated reasonable time period, and the

date, time and place for a hearing before the City for the purpose of allowing Owners an opportunity to be heard as to why the City should not proceed with the correction of the deficiency or obligation which has not been undertaken or properly fulfilled. At any such hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain. If, following such hearing, the person conducting the hearing shall determine that the obligation has not been fulfilled or failure corrected within the time specified in the notice, as determined by the City in its reasonable discretion, the City shall thereupon have the power and authority, but not the obligation, to enter upon the Property, or cause its agents or contractors to enter the Property through the Ingress/Egress Easement Area as described and depicted in **Exhibit C** and perform such obligation or take such corrective measures as reasonably found by the City to be appropriate or necessary with respect to the detention/sedimentation basin within the Detention/Sedimentation Basin Easement Area described and depicted in **Exhibit D**, for the purposes described above. The cost and expense of making and financing such actions by the City, including notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in an amount equivalent to twenty-five (25%) percent of the total of all such costs and expenses incurred, shall be paid by Owners within thirty (30) days of a billing to the Owners. All unpaid amounts may be placed on the delinquent tax roll of the City, pro rata, as to each Property, and shall accrue interest and penalties, and shall be collected as, and deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against the Owners, and, in such event, the Owners shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

The parties hereto make this Agreement on behalf of themselves, their heirs, successors, assigns and transferees, and hereby warrant that they have the authority and capacity to execute this Agreement and bind the property as described in the terms and conditions of this agreement.

Invalidation of any of these covenants or conditions by Judgment or Court Order shall in no way affect the validity of any other provision which shall remain in full force and effect.

This agreement shall run with the land and be binding upon all owners, their agents, heirs, successors, assigns and transferees.

IN WITNESS WHEREOF, Owners have executed this Agreement as of the day and year first above set forth.

**OWNERS**

Daifuku North America Holding Company, a Delaware corporation

By: *[Signature]*  
Name: John S. Doychich Its: Exec. V.P.

HCP Land LLC, a Michigan limited liability company

By: Haggerty Corridor Partners LLC, a Michigan limited liability company

By: FG 38 Corporation  
A Michigan corporation

By: *[Signature]*  
Matthew S. Sosin Its: Member

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

On this 1st day of September, 2016, before me, personally appeared the above named John S. Doychich, the Exec. V.P. of Daifuku North America Holding Company, a Delaware corporation, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.

*[Signature]*  
Notary Public,  
Acting in Oakland County, MI  
My commission expires: 3-12-2021

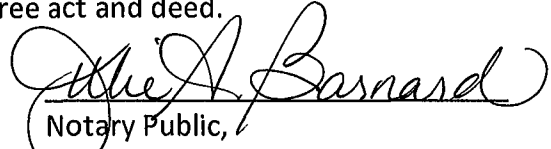
**DEBRA S. DIXON**  
**Notary Public - Michigan**  
**Livingston County**  
**My Commission Expires March 12, 2021**  
**Acting in the county of Oakland**



STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

On this 29<sup>th</sup> day of August, 2016, before me, personally appeared the above named Matthew S. Sosin, the Manager of FG 38 Corporation, Sole Member, Haggerty Corridor Partners LLC, a Michigan limited liability company, HCP Land LLC, a Michigan limited liability company, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.

**JULIE A. BARNARD**  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Nov 17, 2017  
ACTING IN COUNTY OF Oakland

  
Notary Public,  
Acting in \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_,  
by \_\_\_\_\_, as the \_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
Acting in Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_

CITY OF NOVI  
A Municipal Corporation

\_\_\_\_\_  
By:  
Its:

Drafted by: Elizabeth Kudla Saarela Johnson, Rosati, Schultz & Joppich, P.C. 27555 Executive Drive, Suite 250 Farmington Hills, MI 48331	And when recorded return to: Cortney Hanson, City Clerk City of Novi 45175 W. Ten Mile Rd Novi, MI 48375
--	--

## EXHIBIT "A" PROPERTY LEGAL DESCRIPTION SHEET 1

### LEGAL DESCRIPTION – PARCEL NO. 22-01-400-039:

A parcel of land located in the Southeast 1/4 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as follows:  
Commencing at the Southeast corner of said Section 1;  
thence N02°30'06"W, 632.02 feet along the East line of said Section 1;  
thence S85°30'21"W, 60.04 feet to the West line of Haggerty Road (120 feet wide);  
thence along the West line of said Haggerty Road, N02°30'06"W, 1589.94 feet;  
thence S87°29'39"W, 320.91 feet; thence S43°04'21"W, 97.24 feet; thence S01°15'44"E, 108.60 feet;  
thence S87°29'07"W, 355.89 feet to the POINT OF BEGINNING;  
thence S02°30'19"E, 361.12 feet; thence S87°36'39"W, 85.30 feet; thence N47°49'44"W, 135.60 feet;  
thence S87°02'53"W, 487.71 feet to the East line of Cabot Drive (60 feet wide); thence along said East line, N02°57'07"W, 603.80 feet; thence N87°02'53"E, 43.61 feet; thence S61°56'30"E, 420.91 feet; thence N87°29'41"E, 268.09 feet; thence S02°30'19"E, 120.68 feet to the POINT OF BEGINNING.  
Containing ±7.36 acres of land.

### LEGAL DESCRIPTION – PARCEL NO. 22-01-400-040:

Land in part of the Southeast 1/4 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County Michigan, being more particularly described as: Commencing at the Southeast corner of said Section 1; thence N02°30'06"W, 632.02 feet along the east line of said section; thence S85°30'21"W, 60.04 feet to the west line of Haggerty Road (120' wide) and the POINT OF BEGINNING;  
thence continuing S85°30'21"W, 215.71 feet; thence N02°02'32"W, 467.58 feet; thence S87°57'28"W, 162.89 feet; thence S13°30'29"W, 174.90 feet; thence S41°04'28"W, 75.81 feet; thence S87°29'56"W, 312.43 feet; thence S44°08'59"W, 370.51 feet to the east line of Cabot Drive (60' wide); thence 179.14 feet along said east line on the arc of a non tangent curve to left, having a radius of 455.00 feet, a central angle of 22°33'27", and a chord which bears N25°41'38"W, 177.98 feet; thence N53°01'38"E, 25.75; thence N58°31'42"E, 86.31 feet; thence 117.06 feet along the arc of a curve to the left, having a radius of 250.00 feet, a central angle of 26°49'44", and a chord which bears N45°06'50"E, 116.00 feet; thence 246.05 feet along the arc of a curve to the right, having a radius of 360.00 feet, a central angle of 39°09'34", and a chord which bears N51°16'46"E, 241.29 feet; thence N02°57'07"W, 203.77 feet; thence N87°02'53"E, 27.77 feet; thence N02°57'07"W, 344.50 feet; thence S87°02'53"W, 69.71 feet; thence N59°27'20"W, 170.63 feet; thence S87°02'53"W, 478.00 feet to the aforementioned east line of Cabot Drive; thence N02°57'07"W, 81.79 feet along said east line; thence N87°02'53"E, 487.71 feet; thence S47°49'44"E, 135.60 feet; thence N87°36'39"E, 85.30 feet; thence N02°30'19"W, 361.12 feet; thence N87°29'07"E, 355.89 feet; thence N01°15'44"W, 108.60 feet; thence N43°04'21"E, 97.24 feet; thence N87°29'39"E, 320.91 feet to the aforementioned west line of Haggerty Road; thence along said west line S02°30'06"E, 1589.94 feet to the POINT OF BEGINNING;  
Containing 24.45 acres of land, more or less.

**CAUTION!**  
THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLY RESPONSIBLE FOR OBTAINING THE EXACT UTILITY LOCATIONS AND DEPTHS PRIOR TO THE START OF CONSTRUCTION.  
THIS DRAWING AND DESCRIPTION ARE THE PROPERTY OF MISS DIG SYSTEMS, INC. AND ASSOCIATES, INC. THEY ARE LOANED TO THE CONTRACTOR FOR USE ONLY ON THE PROJECT DESCRIBED HEREON. ANY REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MISS DIG SYSTEMS, INC. IS STRICTLY PROHIBITED. MISS DIG SYSTEMS, INC. AND ASSOCIATES, INC. ACCEPT NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING.

CONTRACTOR/OWNER AGREES TO WAIVE AND ACCOMMODATE WITH OR WITHOUT ADDED CONSTRUCTION PRACTICES. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT UTILITY LOCATIONS AND DEPTHS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT UTILITY LOCATIONS AND DEPTHS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT UTILITY LOCATIONS AND DEPTHS PRIOR TO THE START OF CONSTRUCTION.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL**

**811**

Know what's below  
Call before you dig

MISS DIG System, Inc.  
1-800-492-7171 www.missdig.net



**PEA, Inc.**  
2430 Rochester Ct, Ste 100  
Troy, MI 48065-1872  
t: 248.689.9090  
f: 248.689.1044  
www.peainc.com

**DAIFUKU NORTH AMERICA**  
34376 WEST TWELVE MILE ROAD  
FARMINGTON HILLS, MI 48331

**EXHIBIT A**  
**HCP LAND AND DAIFUKU - SDMEA**

DES.	PB	DN.	DLC	SUR.	DLC	P.M.	JBT
------	----	-----	-----	------	-----	------	-----

S:\PROJECTS\2016\2016-006 HCP-DAIFUKU-PEA SURVEY-DEPT\160606HCP.dwg\160606HCP SDMEA - DAIFUKU.dwg

ORIGINAL ISSUE DATE:  
JULY 28, 2016

PEA JOB NO. 2016-088

SCALE: N/A

DRAWING NUMBER:  
**1**

## Exhibit B

<u>Storm Water Facility</u>	<u>Maintenance Action</u>	<u>Corrective Action</u>	<u>Annual Estimated Cost for Maintenance &amp; Repairs</u>		
			<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>
Storm Sewer/Open Channels	After each storm that meets or exceeds a 10-year storm event, check for piping around culverts or erosion adjacent to culverts. Ensure culverts are not collapsed or clogged. Remove invasive wetland plant species (i.e., Purple Loosestrife, Giant Reed Canary Grass, etc.)	Implement energy dissipation measures as necessary to prevent erosion. Remove sediment and debris from channels and culverts. Replace collapsed culverts. Harvest invasive wetland plants and dispose of properly.	\$100	\$103	\$106
Detention Basin	Regularly mow buffer strips. If buffer is a lawn, mow frequently. Remove sediment every five to ten years or as necessary. Remove debris & excessive algae. Remove invasive wetland plant species (i.e., Purple Loosestrife, Giant Reed Canary Grass, etc.) Check for eroded basin banks.	Implement soil stabilization measures to stop erosion of banks. Repair eroded banks. Harvest invasive wetland plants and dispose of properly.	\$300	\$309	\$318
Buffer Strips	Periodically inspect to ensure vegetative cover prevents erosion.	Implement energy dissipation measures to prevent erosion.	\$150	\$155	\$160
Sediment Basin	Every three months, check depth of sediment. Check basin for piping, seepage, or mechanical damage. Check for soil caking around standpipes. Ensure outfall is not causing erosion.	Remove sediment that accumulates to no more than 50% of basin volume. Remove caking from around standpipe. Implement energy dissipation measures to prevent erosion. Repair basin or outfall erosion.	\$200	\$206	\$212
Total:			<u>\$750</u>	<u>\$773</u>	<u>\$796</u>

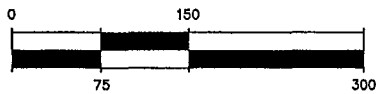
EXHIBIT "C"  
 SKETCH OF EMERGENCY ACCESS EASEMENT  
 SHEET 1 OF 2

EAST 1/4  
 CORNER  
 SECTION 1  
 T.1N., R.8E.

CABOT DRIVE  
 (60' WIDE)

N02°57'07"W 603.80'

EAST LINE OF CABOT DRIVE



GRAPHIC SCALE  
 1" = 150'



N87°02'53"E  
 43.61'

S61°56'30"E 420.91'

PARCEL NO.  
 22-01-400-029

N87°29'41"E 268.09'

PARCEL NO.  
 22-01-400-027

S87°29'39"W  
 320.91'

S43°04'21"W  
 97.24'

30' WIDE  
 EMERGENCY ACCESS  
 EASEMENT

"DAIFUKU PARCEL"  
 PARCEL No.  
 22-01-400-039  
 ±7.36 ACRES

POB  
 PARCEL

S02°30'19"E  
 120.68'

S01°15'44"E  
 108.60'

S87°29'07"W  
 355.89'

POB  
 ESMT

S02°30'19"E  
 361.12'

PARCEL No.  
 22-01-400-040

S87°02'53"W 487.71'

N47°49'44"W  
 135.60'

WEST LINE OF HAGGERTY ROAD

N02°30'06"W 1589.94'

HAGGERTY ROAD  
 (120' WIDE)

N02°30'06"W  
 632.02'

PARCEL No.  
 22-01-400-037

S87°36'39"W  
 85.30'

S85°30'21"W  
 60.04'

SOUTHWEST  
 CORNER  
 SECTION 6  
 T.1N., R.9E.  
 SOUTHEAST  
 CORNER  
 SECTION 1  
 T.1N., R.8E.

Line Table

Line #	Direction	Length
L1	S02°30'19"E	30.00'
L2	S87°29'41"W	350.10'
L3	N61°56'30"W	50.12'
L4	S87°29'41"W	140.02'
L5	N02°57'07"W	30.00'
L6	N87°29'41"E	140.26'
L7	S61°56'30"E	50.12'
L8	N87°29'41"E	350.10'

Curve Table

Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	80.02'	150.00'	30°33'49"	N77°13'24"W	79.07'
C2	64.01'	120.00'	30°33'49"	N77°13'24"W	63.26'
C3	80.02'	150.00'	30°33'49"	S77°13'24"E	79.07'
C4	64.01'	120.00'	30°33'49"	S77°13'24"E	63.26'

**CAUTION!**  
 THE LOCATION AND ELEVATION OF  
 EXISTING UTILITIES SHOWN ON THIS  
 DRAWING ARE BASED ON THE  
 INFORMATION PROVIDED BY THE  
 OWNER AND FIELD SURVEY. THE  
 CONTRACTOR SHALL BE RESPONSIBLE  
 FOR VERIFYING THE LOCATION AND  
 DEPTH OF ALL UTILITIES PRIOR TO  
 CONSTRUCTION. THE CONTRACTOR  
 SHALL BE RESPONSIBLE FOR  
 PROTECTING ALL UTILITIES FROM  
 DAMAGE. THE CONTRACTOR SHALL  
 BE RESPONSIBLE FOR OBTAINING  
 ALL NECESSARY PERMITS AND  
 APPROVALS PRIOR TO CONSTRUCTION.  
 THE CONTRACTOR SHALL BE  
 RESPONSIBLE FOR MAINTAINING  
 ACCESS TO ALL ADJACENT  
 PROPERTIES AT ALL TIMES.  
 THE CONTRACTOR SHALL BE  
 RESPONSIBLE FOR RESTORING  
 ALL AREAS TO ORIGINAL  
 CONDITION OR BETTER.  
 THE CONTRACTOR SHALL BE  
 RESPONSIBLE FOR OBTAINING  
 ALL NECESSARY PERMITS AND  
 APPROVALS PRIOR TO CONSTRUCTION.  
 THE CONTRACTOR SHALL BE  
 RESPONSIBLE FOR MAINTAINING  
 ACCESS TO ALL ADJACENT  
 PROPERTIES AT ALL TIMES.  
 THE CONTRACTOR SHALL BE  
 RESPONSIBLE FOR RESTORING  
 ALL AREAS TO ORIGINAL  
 CONDITION OR BETTER.  
 © 2016 PEA, INC.

CONTRACTOR CONTRACTOR  
 AGREES THAT A PROFESSIONAL  
 ENGINEER HAS REVIEWED THE  
 DRAWING AND APPROVED THE  
 CONSTRUCTION PRACTICE  
 DESCRIBED THEREON. THE  
 CONTRACTOR SHALL BE  
 RESPONSIBLE FOR OBTAINING  
 ALL NECESSARY PERMITS AND  
 APPROVALS PRIOR TO  
 CONSTRUCTION. THE  
 CONTRACTOR SHALL BE  
 RESPONSIBLE FOR MAINTAINING  
 ACCESS TO ALL ADJACENT  
 PROPERTIES AT ALL TIMES.  
 THE CONTRACTOR SHALL BE  
 RESPONSIBLE FOR RESTORING  
 ALL AREAS TO ORIGINAL  
 CONDITION OR BETTER.  
 © 2016 PEA, INC.

**3 FULL WORKING DAYS  
 BEFORE YOU DIG CALL**

**811**  
 Know what's below  
 Call before you dig

MISS QIG System, Inc.  
 1-800-492-7171 www.missdig.net

**PEA**

**PEA, Inc.**  
 2430 Rochester Ct, Ste 100  
 Troy, MI 48065-1872  
 t: 248.689.9000  
 f: 248.689.1044  
 www.peainc.com

**DAIFUKU NORTH AMERICA**  
 34376 WEST TWELVE MILE ROAD  
 FARMINGTON HILLS, MI 48331

**EXHIBIT C  
 HCP LAND AND DAIFUKU - SDMEA**

DES. PB DN. DLC SUR. DLC P.M. JBT

S:\PROJECTS\2016\068-NEO-DAIFUKU-PO\SURVEY-DEPT\16068ND\06\16068ND-SDMEA - DAIFUKU.dwg

ORIGINAL ISSUE DATE:  
 JULY 28, 2016

PEA JOB NO. 2016-088

SCALE: 1" = 150'

DRAWING NUMBER:  
**1 OF 2**



**EXHIBIT "C"  
EASEMENT LEGAL DESCRIPTION  
SHEET 2 OF 2**

**LEGAL DESCRIPTION – PROPOSED EMERGENCY ACCESS EASEMENT:**

A 30 foot wide emergency access easement over the previously described Parcel No. 22-01-400-039, being lands in the Southeast 1/4 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, said easement being more particularly described as follows:

- Commencing at the Southeast corner of said Section 1;  
 thence N02°30'06"W, 632.02 feet along the East line of said Section 1;  
 thence S85°30'21"W, 60.04 feet to the West line of Haggerty Road (120.00 feet wide);  
 thence along the West line of said Haggerty Road, N02°30'06"W, 1589.94 feet;  
 thence S87°29'39"W, 320.91 feet;  
 thence S43°04'21"W, 97.24 feet;  
 thence S01°15'44"E, 108.60 feet;  
 thence S87°29'07"W, 355.89 feet;  
 thence S02°30'19"E, 154.32 feet to the POINT OF BEGINNING;  
 thence along said easement the following twelve (12) courses:  
 1) continuing (L1) S02°30'19"E, 30.00 feet;  
 2) (L2) S87°29'41"W, 350.10 feet;  
 3) (C1) 80.02 feet along the arc of a curve to the right, having a radius of 150.00 feet, a central angle of 30°33'49", and a chord bearing N77°13'24"W, 79.07 feet;  
 4) (L3) N61°56'30"W, 50.12 feet;  
 5) (C2) 64.01 feet along the arc of a curve to the left, having a radius of 120.00 feet, a central angle of 30°33'49", and a chord bearing N77°13'24"W, 63.26 feet;  
 6) (L4) S87°29'41"W, 140.02 feet to the East line of Cabot Drive (60 feet wide);  
 7) along said East line, (L5) N02°57'07"W, 30.00 feet;  
 8) (L6) N87°29'41"E, 140.26 feet;  
 9) (C3) 80.02 feet along the arc of a curve to the right, having a radius of 150.00 feet, a central angle of 30°33'49", and a chord bearing S77°13'24"E, 79.07 feet;  
 10) (L7) S61°56'30"E, 50.12 feet;  
 11) (C4) 64.01 feet along the arc of a curve to the left, having a radius of 120.00 feet, a central angle of 30°33'49", and a chord bearing S77°13'24"E, 63.26 feet and;  
 12) (L8) N87°29'41"E, 350.10 feet to the POINT OF BEGINNING.  
 Containing ±20,532 square feet or ±0.47 acres of land.

**CAUTION!**  
 THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THIS DRAWING ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.

CONSTRUCTION CONTRACTOR ADVISED THAT ALL UTILITIES WITHIN THE PROJECT AREA SHALL BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL**

**811**

Know what's below  
Call before you dig

MISS DIG System, Inc.  
1-800-482-7171 www.missdig.net



**PEA, Inc.**  
 2430 Rochester Ct, Ste 100  
 Troy, MI 48063-1872  
 t: 248.689.5050  
 f: 248.689.1044  
 www.peainc.com

**DAIFUKU NORTH AMERICA**  
 34376 WEST TWELVE MILE ROAD  
 FARMINGTON HILLS, MI 48331

**EXHIBIT C  
HCP LAND AND DAIFUKU - SDMEA**

DES.	PB	DN.	DLC	SUR.	DLC	P.M.	JBT
------	----	-----	-----	------	-----	------	-----

S:\PROJECTS\2016\2016-008 HCP-DAIFUKU-PB\SURVEY-DEPT\150628MD.dwg\150628MT SDMEA - DAIFUKU.dwg

ORIGINAL ISSUE DATE:  
JULY 29, 2016

PEA JOB NO. 2016-088

SCALE: NA

DRAWING NUMBER:  
**2 OF 2**

**EXHIBIT "D"**  
**SKETCH OF STORM SEWER EASEMENT**  
**SHEET 1 OF 4**

EAST 1/4  
 CORNER  
 SECTION 1  
 T.1N., R.8E.

CABOT DRIVE  
 (60' WIDE)

N02°57'07"W 603.80'

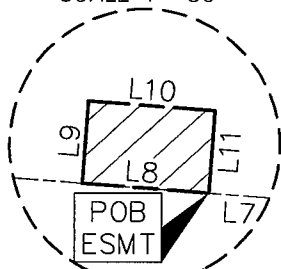
EAST LINE OF CABOT DRIVE

N87°02'53"E  
 43.61'

S61°56'30"E 420.91'

N87°29'41"E 268.09'

**DETAIL**  
 SCALE 1"=30'



PARCEL No.  
 22-01-400-039

POB  
 PARCEL

PARCEL NO.  
 22-01-400-027

S87°29'39"W  
 320.91'

S43°04'21"W  
 97.24'

S01°15'44"E  
 108.60'

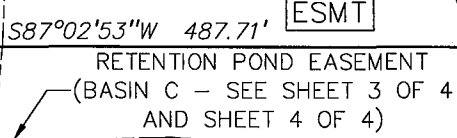
S87°29'07"W  
 355.89'

S02°30'19"E 361.12'

PARCEL No.  
 22-01-400-040

WEST LINE OF HAGGERTY ROAD  
 N02°30'06"W 1589.94'

**HAGGERTY ROAD**  
 (120' WIDE)



**RETENTION POND EASEMENT**  
 (BASIN C - SEE SHEET 3 OF 4  
 AND SHEET 4 OF 4)

S87°02'53"W 487.71'

N47°49'44"W  
 135.60'

S87°36'39"W  
 85.30'

S85°30'21"W  
 60.04'

PARCEL No.  
 22-01-400-037

SOUTHWEST  
 CORNER  
 SECTION 6  
 T.1N., R.9E.

SOUTHEAST  
 CORNER  
 SECTION 1  
 T.1N., R.8E.

N02°30'06"W  
 632.02'

REV. 9-19-16

Line #	Direction	Length
L1	S87°02'53"W	4.58'
L2	N02°57'07"W	2.66'
L3	S87°02'53"W	59.67'
L4	N02°19'27"W	74.20'
L5	N84°44'04"W	54.80'
L6	S84°50'39"W	97.39'

Line #	Direction	Length
L7	N88°39'33"W	21.37'
L8	N88°39'33"W	20.00'
L9	N01°22'12"E	12.83'
L10	S88°37'48"E	20.00'
L11	S01°22'12"W	12.82'

**CAUTION!!**  
 THE LOCATIONS AND ELEVATIONS OF  
 EXISTING UNDERGROUND UTILITIES AS  
 SHOWN ON THIS DRAWING ARE ONLY  
 APPROXIMATE. NO WARRANTY IS EITHER  
 EXPRESSED OR IMPLIED AS TO THE  
 CORRECTNESS OR ACCURACY THEREOF.  
 THE CONTRACTOR SHALL BE EXCLUSIVELY  
 RESPONSIBLE FOR DETERMINING THE  
 EXACT UTILITY LOCATIONS AND ELEVATIONS  
 PRIOR TO THE START OF CONSTRUCTION.  
 THIS DRAWING AND DESIGN ARE THE  
 PROPERTY OF PROFESSIONAL ENGINEERS  
 AND ARCHITECTS, INC. THEY ARE LOANED  
 TO YOU FOR YOUR INFORMATION ONLY  
 ON THE CONDITION THAT THEY ARE NOT TO BE  
 REPRODUCED, COPIED, REWROTE,  
 OR IN ANY MANNER USED FOR FURNISHING  
 INFORMATION TO OTHERS, WITHOUT THE  
 PRIOR WRITTEN CONSENT OF PROFESSIONAL  
 ENGINEERS AND ARCHITECTS, INC. ALL COMMON  
 LAW RIGHTS OF COPYRIGHT AND OTHERWISE  
 ARE HEREBY SPECIFICALLY RESERVED.  
 © 2014 PEA, INC.

CONSTRUCTION CONTRACTOR  
 AGREES THAT IN ACCORDANCE WITH  
 OTHERWISE ADOPTED  
 CONSTRUCTION PRACTICE,  
 CONSTRUCTION CONTRACTOR SHALL BE  
 REQUIRED TO ASSUME SOLE AND  
 COMPLETE RESPONSIBILITY FOR JOB  
 SITE CONDITIONS DURING THE  
 COURSE OF CONSTRUCTION OF THE  
 PROJECT, INCLUDING SAFETY OF ALL  
 PERSONS AND PROPERTY THAT THE  
 CONTRACTOR SHALL BE HELD TO  
 APPLY CONTRACTOR'S OWN BEST  
 INTERESTS AND NOT BE  
 LIMITED TO NORMAL WORKING HOURS,  
 AND CONSTRUCTION CONTRACTOR  
 FURTHER AGREES TO OBTAIN  
 NECESSARY PERMITS AND  
 PROFESSIONAL LIABILITY FROM ANY  
 AND ALL LIABILITY FOR OR ALLOCATED  
 IN CONNECTION WITH THE  
 PERFORMANCE OF WORK ON THIS  
 PROJECT EXCEPTING LIABILITY  
 ARISING FROM THE SOLE NEGLIGENCE  
 OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS  
 BEFORE YOU DIG CALL**

**811**  
 Know what's below  
 Call before you dig

MISS DIG System, Inc.  
 1-800-482-7171 www.missdig.net  
 (TOLL FREE)

**PEA**

**PEA, Inc.**  
 2430 Rochester Ct, Ste 100  
 Troy, MI 48063-1872  
 t: 248.689.9090  
 f: 248.689.1044  
 www.peainc.com

**DAIFUKU NORTH AMERICA**  
 34375 WEST TWELVE MILE ROAD  
 FARMINGTON HILLS, MI 48331

**EXHIBIT D**  
**HCP LAND AND DAIFUKU - SDMEA**

DES.	PB	DN.	DLC	SUR.	DLC	P.M.	JBT
------	----	-----	-----	------	-----	------	-----

S:\PROJECTS\2016\2016-088 NEG-DAIFUKU-JPB\SURVEY-DEPT\16088BND.dwg\16088BND SDMEA - DAIFUKU.dwg

ORIGINAL ISSUE DATE:  
 JULY 29, 2016

PEA JOB NO. 2016-088

SCALE: 1" = 150'

DRAWING NUMBER:  
**1 OF 4**

**EXHIBIT "D"  
EASEMENT LEGAL DESCRIPTION  
SHEET 2 OF 4**

**LEGAL DESCRIPTION – PROPOSED STORM SEWER EASEMENT:**  
(per PEA, Inc.)

A 20 foot wide storm sewer easement over the previously described Parcel No. 20-01-400-039, being lands in the Southeast 1/4 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, said easement being more particularly described as follows:

Commencing at the Southeast corner of said Section 1;  
 thence N02°30'06"W, 632.02 feet along the East line of said Section 1;  
 thence S85°30'21"W, 60.04 feet to the West line of Haggerty Road (120 feet wide);  
 thence along the West line of said Haggerty Road, N02°30'06"W, 1589.94 feet;  
 thence S87°29'39"W, 320.91 feet;  
 thence S43°04'21"W, 97.24 feet;  
 thence S01°15'44"E, 108.60 feet;  
 thence S87°29'07"W, 355.89 feet;  
 thence S02°30'19"E, 361.12 feet;  
 thence S87°36'39"W, 85.30 feet;  
 thence N47°49'44"W, 135.60 feet;  
 thence (L1) S87°02'53"W, 4.58 feet to the East line of Detention Basin 3, as described and depicted on Exhibit C of the Storm Drainage Facility Maintenance Easement Agreement for Haggerty Corridor Corporate Park Phase 2, dated May 16, 2008;  
 thence along the East and North lines of said Detention Basin 3 the following six (6) courses:  
 1) (L2) N02°57'07"W, 2.66 feet;  
 2) (L3) S87°02'53"W, 59.67 feet;  
 3) (L4) N02°19'27"W, 74.20 feet;  
 4) (L5) N84°44'04"W, 54.80 feet;  
 5) (L6) S84°50'39"W, 97.39 feet and;  
 6) (L7) N88°39'33"W, 21.37 feet to the POINT OF BEGINNING;

thence along said easement the following four (4) courses:  
 1) continuing (L8) N88°39'33"W, 20.00 feet;  
 2) (L9) N01°22'12"E, 12.83 feet;  
 3) (L10) S88°37'48"E, 20.00 feet;  
 4) (L11) S01°22'12"W, 12.82 feet to the POINT OF BEGINNING.  
 Containing ±257 square feet of land.

REV. 9-19-16

**CAUTION!**  
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.  
 THIS DRAWING AND THEREON ARE THE PROPERTY OF PROFESSIONAL ENGINEERS ASSOCIATES, INC. THEY ARE LOANED TO THE CLIENT FOR THEIR USE ONLY. WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERS ASSOCIATES, INC. ALL COMMON LAWS RIGHTS OF COPYRIGHT AND OTHER RIGHTS ARE HEREBY SPECIFICALLY RESERVED.  
 © 2011 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS AND THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL INCLUDE TO ANY CONTRACTORS AND BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROPERTY OWNER AND ALL OTHERS OF ANY AND ALL LIABILITIES FOR ALL PROJECTS EXCEPTING LIABILITY ASSUMED FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL**  
  
 Know what's below  
 Call before you dig  
 MISS DIG System, Inc.  
 1-800-482-7171 www.missdig.net (TOLL FREE)



**PEA, Inc.**  
 2430 Rochester Ct, Ste 100  
 Troy, MI 48063-1872  
 t: 248.689.9090  
 f: 248.689.1044  
 www.peainc.com

**DAIFUKU NORTH AMERICA**  
 34375 WEST TWELVE MILE ROAD  
 FARMINGTON HILLS, MI 48331

**EXHIBIT D  
HCP LAND AND DAIFUKU - SDMEA**

DES.	PB	DN.	DLC	SUR.	DLC	P.M.	JBT
------	----	-----	-----	------	-----	------	-----

S:\PROJECTS\2016\2016-088 NEG-DAIFUKU-JPB\SURVEY-DEPT\16088END\dwg\16088END SDMEA - DAIFUKU.dwg

ORIGINAL ISSUE DATE:  
JULY 29, 2016

PEA JOB NO. 2016-088

SCALE: N/A

DRAWING NUMBER:  
**2 OF 4**

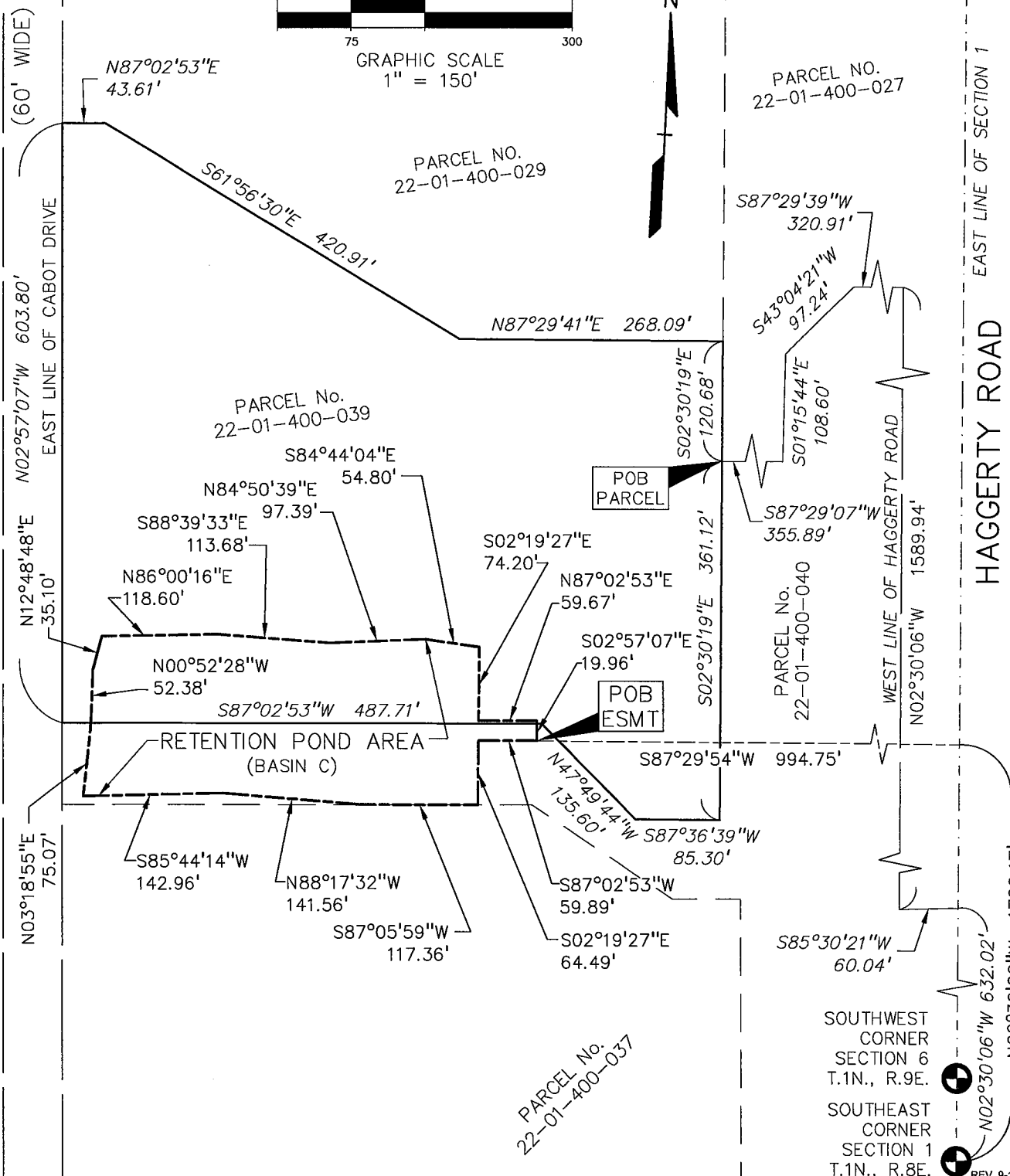
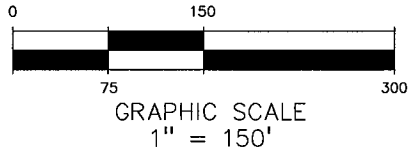
# EXHIBIT "D"

## SKETCH OF RETENTION POND AREA

### SHEET 3 OF 4

EAST 1/4  
CORNER  
SECTION 1  
T.1N., R.8E.

CABOT DRIVE  
(60' WIDE)



**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE EXACT UTILITIES LOCATIONS AND DEPTHS PRIOR TO THE START OF CONSTRUCTION.  
THIS DRAWING AND RESOLVE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE LOANED TO THE CONTRACTOR FOR THE PROJECT ONLY AND ARE NOT TO BE REPRODUCED, COPIED, PHOTOCOPIED, OR IN ANY MANNER FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL RIGHTS RESERVED EXCEPTING LIABILITY FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

CONSTRUCTION CONTRACTOR AGREES THAT IN CONNECTION WITH ANY PROJECT, THE CONSTRUCTION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF THE CONSTRUCTION SURVEY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE EXACT UTILITIES LOCATIONS AND DEPTHS PRIOR TO THE START OF CONSTRUCTION.  
THIS DRAWING AND RESOLVE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE LOANED TO THE CONTRACTOR FOR THE PROJECT ONLY AND ARE NOT TO BE REPRODUCED, COPIED, PHOTOCOPIED, OR IN ANY MANNER FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL RIGHTS RESERVED EXCEPTING LIABILITY FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL**

**811**

Know what's below  
Call before you dig

MISS DIG System, Inc.  
1-800-482-7171 www.missdig.net

**PEA**

**PEA, Inc.**

2430 Rochester Ct. Ste 100  
Troy, MI 48063-1872  
t: 248.689.9090  
f: 248.689.1044  
www.peainc.com

**DAIFUKU NORTH AMERICA**  
34375 WEST TWELVE MILE ROAD  
FARMINGTON HILLS, MI 48331

**EXHIBIT D**  
**HCP LAND AND DAIFUKU - SDMEA**

DES.	PB	DN.	DLC	SUR.	DLC	P.M.	JBT
------	----	-----	-----	------	-----	------	-----

S:\PROJECTS\2016\2016-088-NEG-DAIFUKU-PB\SURVEY-DEPT\16088BND.dwg\16088BNDT SDMEA - DAIFUKU.dwg

ORIGINAL ISSUE DATE:  
JULY 29, 2016

PEA JOB NO. 2016-088

SCALE: 1" = 150'

DRAWING NUMBER:  
**3 OF 4**

REV. 9-19-16



# EXHIBIT "D" EASEMENT LEGAL DESCRIPTION SHEET 4 OF 4

## LEGAL DESCRIPTION – RETENTION POND AREA

(Per PEA, Inc.)

An easement over land in part of the East 1/2 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as follows:

Beginning at a point located N02°30'06"W, 1760.17 feet along the East line of Section 1 and S87°29'54"W, 994.75 feet from the Southeast corner of said Section 1; thence S87°02'53"W, 59.89 feet; thence S02°19'27"E, 64.49 feet; thence S87°05'59"W, 117.36 feet; thence N88°17'32"W, 141.56 feet; thence S85°44'14"W, 142.96 feet; thence N03°18'55"E, 75.07 feet; thence N00°52'28"W, 52.38 feet; thence N12°48'48"E, 35.10 feet; thence N86°00'16"E, 118.60 feet; thence S88°39'33"E, 113.68 feet; thence N84°50'39"E, 97.39 feet; thence S84°44'04"E, 54.80 feet; thence S02°19'27"E, 74.20 feet; thence N87°02'53"E, 59.67 feet; thence S02°57'07"E, 19.96 feet to the Point of Beginning.

(Containing ±1.488 acres)

REV. 9-19-16

**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF UTILITIES SHOWN ON THIS DRAWING ARE ONLY AS SHOWN ON THIS DRAWING AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.  
THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, COPIED, IN WHOLE OR IN PART, OR USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE SUBMITTED WITHOUT THE WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.  
© 2016 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF ALL PROJECTS AND PROPERTIES THAT THE REQUIREMENT SHALL BE MADE TO EMPLOY CONSTRUCTION CONTRACTOR LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO NOTIFY PROFESSIONAL ENGINEERS FROM ANY AND ALL UTILITIES, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE KNOWLEDGE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL**  
**811**  
Know what's below  
Call before you dig  
MISS DIG System, Inc.  
1-800-482-7171 www.missdig.net (TOLL FREE)



**PEA, Inc.**  
2430 Rochester Ct, Ste 100  
Troy, MI 48063-1872  
T: 248.689.9090  
F: 248.689.1044  
www.peainc.com

<b>DAIFUKU NORTH AMERICA</b> 34375 WEST TWELVE MILE ROAD FARMINGTON HILLS, MI 48331						
<b>EXHIBIT D</b> <b>HCP LAND AND DAIFUKU - SDMEA</b>						
DES.	PB	DN.	DLC	SUR.	DLC	P.M. JBT
S:\PROJECTS\2016\2016-088 NEG-DAIFUKU-JPB\SURVEY-DEPT\16088961.dwg\16088961 SDMEA - DAIFUKU.dwg						

ORIGINAL ISSUE DATE:  
JULY 29, 2016  
PEA JOB NO. 2016-088  
SCALE: N/A  
DRAWING NUMBER:  
**4 OF 4**