



CITY of NOVI CITY COUNCIL

Agenda Item 1
February 11, 2013

SUBJECT: Approval of a Storm Drainage Facility Maintenance Easement Agreement from the Pulte Group for Liberty Park—Single Family Phase 3 development located west of 12 Mile Road and west of Dixon Road.

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

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The Pulte Group requests approval of the Storm Drainage Facility Maintenance Easement Agreement for the Liberty Park Single-Family Phase 3 project development, located north of Twelve Mile Road and west of Dixon Road, as shown on the attached map.

The Storm Drainage Facility Maintenance Easement Agreement is a requirement of the Storm Water Management Ordinance and details the responsibilities of the Homeowner's Association to properly maintain their privately owned on-site storm water system. The agreement also contains a provision that permits the City to perform maintenance on 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 development, the developer has provided a Storm Drainage Facility Maintenance Easement Agreement for the on-site sedimentation chambers and other on-site storm water facilities in Liberty Park Subdivision Single Family Phase 3.

The enclosed agreement has been favorably reviewed by City Staff and the City Attorney (Beth Saarela's January 29, 2013 letter, attached) and is recommended for approval.

RECOMMENDED ACTION: Approval of a Storm Drainage Facility Maintenance Easement Agreement from the Pulte Group for Liberty Park—Single Family Phase 3 development located west of 12 Mile Road and west of Dixon Road.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Fischer				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Wrobel				

LIBERTY PARK PHASE 3

Location Map



Map Author: Aaron J. Staup
 Date: January 31, 2013
 Project: Liberty Park Phase 3
 Version #: 1

Storm Drainage Facility
 Maintenance Easement
 Agreement

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.

Map Legend

- Road Classification
 - Major Streets
 - Minor Streets
- Novi Tax Parcel BSA
- Novi 2010 Aerial Photograph
- RGB
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- City of Novi Boundary



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





JOHNSON ROSATI SCHULTZ JOPPICH PC

34405 W. Twelve Mile Road, Suite 200 ~ Farmington Hills, Michigan 48331-5627
Phone: 248.489.4100 | Fax: 248.489.1726

Elizabeth Kudla Saarela
esaarela@jrsjlaw.com

www.johnsonrosati.com

January 29, 2013

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

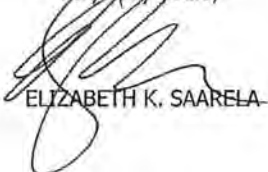
Re: **Liberty Park Phase III – SP04-66A**
Storm Drainage Facility Maintenance Easement Agreement

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 Liberty Park Phase III. The Agreement is in the City's standard format and has been executed by Pulte Homes on behalf of itself and the Homeowners Association. The exhibits have been reviewed and approved by the City's consulting engineer. The Storm Drainage Facility Maintenance Easement Agreement is 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: Maryanne Cornelius, Clerk (w/ Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, Deputy Community Development Director (w/Enclosures)
Sheila Weber, Treasurer's Office (w/Enclosures)
Kristin Pace, Treasurer's Office (w/Enclosures)
Aaron Staup, Construction Engineering Coordinator (w/Enclosures)

Sarah Marchioni, Building Permit Coordinator (w/Enclosures)
David Beschke, Landscape Architect (w/Enclosures)
Crystal Sapp and Ted Meadows, Spalding DeDecker (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Erik Prater, Esq (w/Enclosures)
Brian Newcomb, Pulte Homes (w/Enclosures)
Tom Brodoski, Atwell Hicks (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

STORM DRAINAGE FACILITY
MAINTENANCE EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this 16th day of JANUARY, 2013, by and between Pulte Group, a Michigan corporation, whose address is 24303 Bridgewater Court, Brownstown, MI 48134 (hereinafter the "Developer"), 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:

- A. Developer is the owner and developer of a certain parcel of land situated in Section 10 of the City of Novi, Oakland County, Michigan, described on the attached and incorporated **Exhibit A** (the "Property"). Developer has received final site plan approval for construction of a single family development on the Property.
- B. The Liberty Park Single-Family Phase 3 Development, shall contain certain storm water treatment facilities, including but not limited to, a Vortechincs Stormwater Treatment System(s), for the treatment and/or discharge of storm water from the Property in accordance with all approved plans, and all applicable ordinances, laws and regulations.

NOW, THEREFORE, the Developer hereby covenants and agrees that the Developer until the transition of control as defined in the Master Deed for the Townes at Liberty Park Condominiums recorded at Liber 34795 Page 182 Oakland County Condominium Subdivision Plan, and the Association thereafter shall, at its own expense, perpetually preserve, maintain, and repair all storm water treatment facilities including all wetlands which are part of the system, to insure that the same continue to function as intended. The Developer 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 Developer or the Association 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 storm water treatment facilities in reasonable order and condition, the City may serve

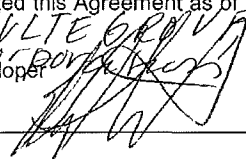
written notice upon the Developer and/or the Association setting forth the deficiencies in maintenance and/or preservation along with a demand that the deficiencies be cured within a stated reasonable time period, and the date, time and place for a hearing before the City for the purpose of allowing Developer and/or the Association 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 Vortechincs Stormwater Treatment Systems within the Vortechincs 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 Developer and/or the Association within thirty (30) days of a billing to the Developer and/or the Association. All unpaid amounts may be placed on the delinquent tax roll of the City pro rated to the units in the condominium, 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 Developer and/or the Association, and, in such event, the Developer and/or the Association 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, Developer has executed this Agreement as of the day and year first above set forth.

VULTE GROUP
CO. INCORPORATED
a Michigan
Developer


By: Steples Atwood
Its: VP of Construction ops

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 16th day of January, 2013,
by Stephen Atwood, as the VP of Construction of Putte Group.

Whitney Leigh Jirsky
Notary Public
Acting in Oakland County, Michigan
My Commission Expires: September 20, 2019

CITY OF NOVI
A Municipal Corporation

By:
Its:

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on this _____ day of _____ 201____, by _____, on behalf of the City of Novi, a Municipal Corporation.

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

Drafted by: Elizabeth Kudla Saarela Johnson, Rosali, Schultz & Joppich, P.C. 34405 West Twelve Mile Road, Suite 200 Farmington Hills, MI 48331-5627	And when recorded return to: Maryanne Cornelius, City Clerk City of Novi 45175 W. Ten Mile Rd Novi, MI 48375
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EXHIBIT "A"

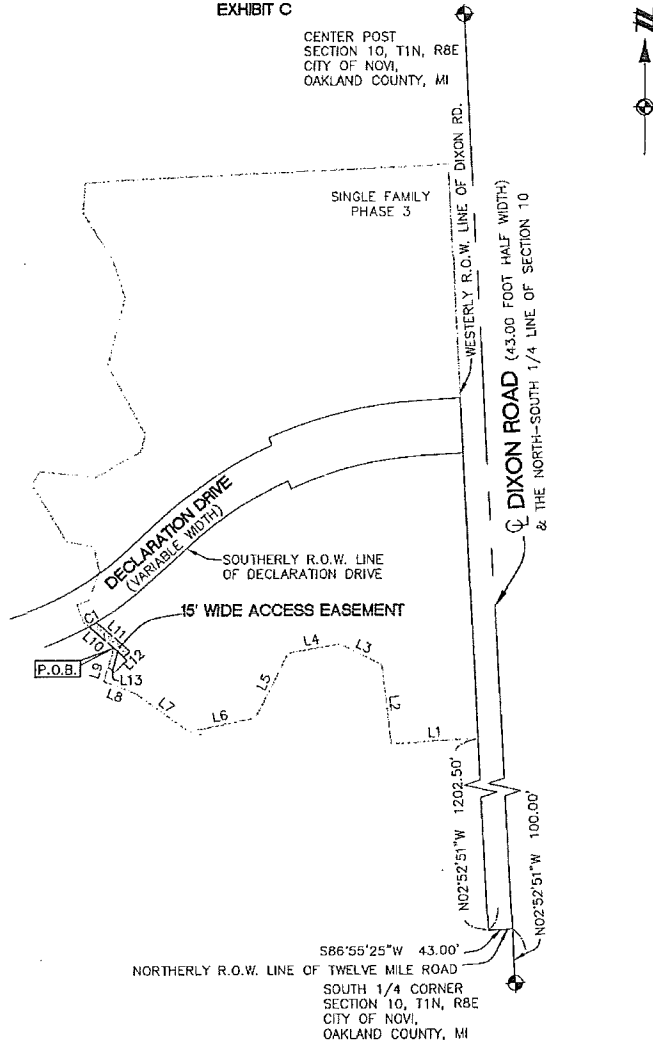
Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1202.49 feet along the Westerly right-of-way line of Dixon Road (43 foot Half Width) for a PLACE OF BEGINNING; thence S87°10'53"W 157.85 feet; thence N07°04'10"W 141.73 feet; thence N64°00'20"W 84.92 feet; thence S79°56'28"W 93.47 feet; thence S27°12'51"W 129.32 feet; thence S78°17'28"W 122.77 feet; thence N53°53'22"W 120.46 feet; thence N68°40'30"W 60.03 feet; thence N17°41'08"E 60.52 feet; thence N47°32'09"W 74.35 feet; thence N21°20'11"W 31.63 feet; thence N68°39'49"E 21.70 feet; thence N23°28'15"E 53.99 feet; thence N12°08'44"W 47.61 feet; thence N78°41'53"W 51.08 feet; thence N30°56'01"W 119.85 feet; thence N30°58'56"E 26.27 feet; thence S84°25'55"E 103.16 feet; thence N61°37'39"E 89.94 feet; thence N14°40'01"E 33.63 feet; thence N28°32'28"W 141.49 feet; thence N14°02'46"E 127.95 feet; thence N19°38'58"W 78.69 feet; thence N32°33'24"W 89.09 feet; thence N03°26'13"E 54.31 feet; thence N87°26'21"E 656.72 feet; thence S02°52'51"E 1031.07 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10, containing 14.21 acres of land, more or less. EXCEPTING THEREFROM the following described portion of Proposed Liberty Park Road Right-of-Way: Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of said Section 10; thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of said Twelve Mile Road (Variable Width); thence N02°52'51"W 1715.44 feet along the Westerly right-of-way line of said Dixon Road (43 foot Half Width) for a PLACE OF BEGINNING; thence along the Southerly right-of-way line of Proposed Liberty Park Road (Variable Width) the following six courses: S86°22'39"W 79.15 feet, 239.70 feet along the arc of a 670.00 foot radius circular curve to the left, having a chord which bears S76°07'32"W 238.42 feet, N24°07'25"W 15.00 feet, 220.66 feet along the arc or a 685.00 foot radius non-tangential circular curve to the left, having a chord which bears S56°38'53"W 219.71 feet, S47°25'10"W 87.93 feet, and 136.28 feet along the arc of a 585.00 foot radius circular curve to the right, having a chord which bears S54°05'35"W 135.97 feet; thence N47°32'09"W 15.93 feet; thence N21°20'11"W 31.63 feet; thence N68°39'49"E 21.70 feet; thence N23°28'15"E 49.59 feet; thence along the Northerly right-of-way line of said Liberty Park Road the following six courses: 59.55 feet along the arc of a 515.00 foot radius nontangential circular curve to the left, having a chord which bears N50°43'55"E 59.51 feet, N47°25'10"E 87.93 feet, 243.21 feet along the arc of a 755.00 foot radius circular curve to the right, having a chord which bears N56°38'53"E 242.16 feet, N24°07'25"W 15.00 feet, 275.48 feet along the arc of a 770.00 foot radius non-tangential circular curve to the right, having a chord which bears N76°07'32"E 274.01 feet, and N86°22'29"E 80.45 feet; thence S02°52'51"E 100.01 feet along said Westerly right-of-way line of said Dixon Road to the Place of Beginning, being a part of the Southwest 1/4 of said Section 10.

Exhibit B
Liberty Park Single-Family Phase 3
Schedule of Maintenance

<u>Storm Water Facility</u>	<u>Maintenance Action</u>	<u>Corrective Action</u>	<u>Annual Estimated Costs for Maintenance and Repairs</u>		
			<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>
Vortechnics Stormwater Treatment System	Follow Vortechncs recommended maintenance and inspection interval. At a minimum, quarterly inspection during the first year, twice per year after the first year. If sediment pile is within 30"-36" of the water surface, then corrective action is required. Refer to inspection/maintenance manual provided with the specific Aquaswirl structure.	Remove accumulated sediment and debris buildup with a vac truck. Material to be disposed of in accordance with local and state requirements.	\$200	\$200	\$150

Note: The Owner and/or Association shall maintain a log of all inspection and maintenance activities and make the log available to city personnel as needed.

EXHIBIT C



CLIENT PULTE HOMES-MICHIGAN SKETCH AND DESCRIPTION OF A 15 FOOT WIDE ACCESS EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE B EAST CITY OF NOVI OAKLAND COUNTY SCALE: 1 INCH = 200 FEET	JOB: 12000514 DR: CPK	CAD: 12000514EA-09-ACCESS CH: MDE
	BOOK: XX SHEET: 01 OF 02	PG: XX DATE: 11-28-2012
	FILE CODE: EA-09-ACCESS	
	ATWELL 866.657.6200 www.atwellgroup.com DIVISIONS IN NORTH AMERICA AND ASIA	

- LEGEND**
- SECTION CORNER
 - PLACE OF BEGINNING
 - R.O.W. RIGHT-OF-WAY

EXHIBIT C

DESCRIPTION OF A 15.00 FOOT WIDE ACCESS EASEMENT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of Section 10 and the centerline of Dixon Road (43.00 foot Half Width); thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of said Dixon Road; thence S79°56'28"W 93.47 feet; thence S27°12'51"W 129.32 feet; thence S78°17'28"W 122.77 feet; thence N53°53'22"W 120.46 feet; thence N68°40'30"W 60.03 feet; thence N17°41'08"E 60.52 feet for a PLACE OF BEGINNING; thence N47°32'09"W 58.42 feet; thence 15.73 feet along the arc of a 585.00 foot radius circular non-tangential curve to the left, chord bearing N59°59'47"E 15.73 feet along the Southerly Right-of-Way line of Declaration Drive (Variable Width); thence S47°32'09"E 79.89 feet; thence S47°26'21"W 15.06 feet; thence N47°32'09"W 24.91 feet to the Place of Beginning.

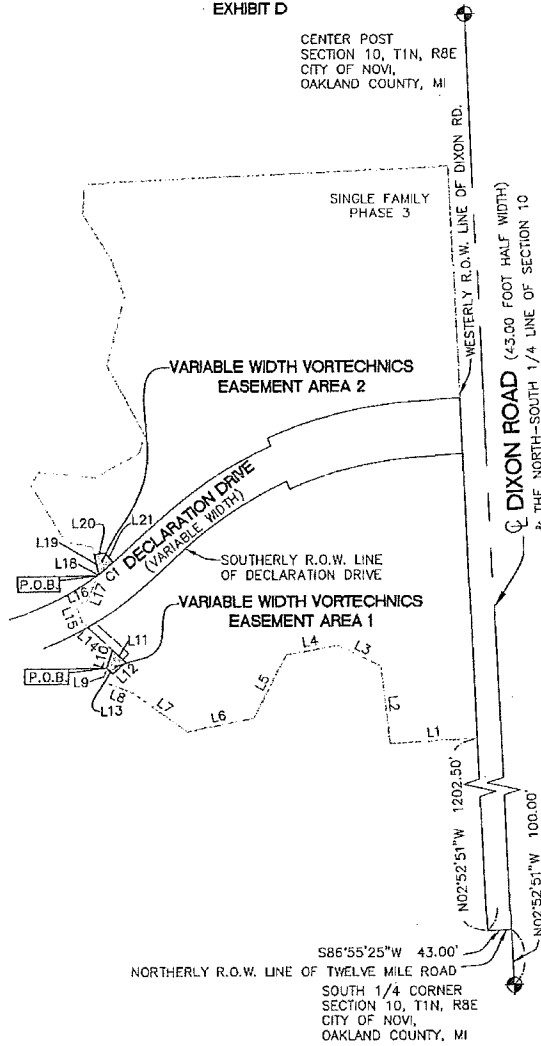
LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°10'53"W	157.85
L2	N07°04'10"W	141.73
L3	N64°00'20"W	84.92
L4	S79°56'28"W	93.47
L5	S27°12'51"W	129.32
L6	S78°17'28"W	122.77
L7	N53°53'22"W	120.46
L8	N68°40'30"W	60.03
L9	N17°41'08"E	60.52
L10	N47°32'09"W	58.42
L11	S47°32'09"E	79.89
L12	S47°26'21"W	15.06
L13	N47°32'09"W	24.91

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHORD	DELTA
C1	15.73'	585.00'	N59°59'47"E	15.73'	1°32'27"

CLIENT PULTE HOMES—MICHIGAN SKETCH AND DESCRIPTION OF A 15 FOOT WIDE ACCESS EASEMENT LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514	CAD: 12000514EA-09-ACCESS
	DWL: CPK	CHK: MDE
	BOOK: XX	PG: XX
	SHEET: 02 OF 02	DATE: 11-28-2012
	FILE CODE: EA-09-ACCESS	
	 ATWELL SURVEYING & CONSULTING GROUP OFFICES IN NORTH AMERICA AND ASIA	

EXHIBIT D

CENTER POST
SECTION 10, T1N, R8E
CITY OF NOVI,
OAKLAND COUNTY, MI



586°55'25"W 43.00'
NORTHERLY R.O.W. LINE OF TWELVE MILE ROAD
SOUTH 1/4 CORNER
SECTION 10, T1N, R8E
CITY OF NOVI,
OAKLAND COUNTY, MI

CLIENT PULTE HOMES-MICHIGAN SKETCH AND DESCRIPTION OF VORTECHNICS EASEMENT AREAS LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY SCALE: 1 INCH = 200 FEET	JOB: 12000514 DR. CPK BOOK XX SHEET 01 OF 02 FILE CODE: EA-10-VORTECHNICS	CAD 12000514EA-10-VORTECHNICS C.R. MDE P.S. XX DATE: 11-28-2012
	ATWELL 855.661.720 www.atwellgroup.com OFFICES IN NORTH AMERICA AND ASIA	
	LEGEND SECTION CORNER P.O.B. PLACE OF BEGINNING R.O.W. RIGHT-OF-WAY	
	0 100 200 	

EXHIBIT D

DESCRIPTION OF A VORTECHNICS EASEMENT AREA 1 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of Section 10 and the centerline of Dixon Road (43.00 foot Half Width); thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1202.50 feet along the Westerly right-of-way line of said Dixon Road; thence S87°10'53"W 157.85 feet; thence N07°04'10"W 141.73 feet; thence N64°00'20"W 84.92 feet; thence S79°56'28"W 93.47 feet; thence S27°12'51"W 129.32 feet; thence S78°17'28"W 122.77 feet; thence N53°53'22"W 120.46 feet; thence N68°40'30"W 60.03 feet; thence N17°41'08"E 26.31 feet for a PLACE OF BEGINNING; thence N17°41'08"E 34.21 feet; thence S47°32'09"E 32.95 feet; thence S47°26'21"W 32.56 feet; thence N42°33'39"W 15.85 feet to the Place of Beginning.

DESCRIPTION OF A VORTECHNICS EASEMENT AREA 2 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W 100.00 feet along the North-South 1/4 line of Section 10 and the centerline of Dixon Road (43.00 foot Half Width); thence S86°55'25"W 43.00 feet along the Northerly right-of-way line of Twelve Mile Road (Variable Width); thence N02°52'51"W 1202.50 feet along the Westerly right-of-way line of said Dixon Road; thence S87°10'53"W 157.85 feet; thence N07°04'10"W 141.73 feet; thence N64°00'20"W 84.92 feet; thence S79°56'28"W 93.47 feet; thence S27°12'51"W 129.32 feet; thence S78°17'28"W 122.77 feet; thence N53°53'22"W 120.46 feet; thence N68°40'30"W 60.03 feet; thence N17°41'08"E 26.31 feet; thence continuing N17°41'08"E 34.21 feet; thence N47°32'09"W 74.35; thence N21°20'11"W 31.63 feet; thence N68°35'49"E 21.70 feet; thence N23°28'15"E 49.59 feet for a PLACE OF BEGINNING; thence N23°28'15"E 4.40 feet; thence N12°08'44"W 33.50 feet; thence N77°51'16"E 18.40 feet; thence S41°05'48"E 24.28 feet; thence 36.35 feet along the arc of a 515.00 foot radius circular non-tangential curve to the right, chord bearing S52°01'19"W 36.35 feet along the Northerly Right-of-Way line of Declaration Drive (Variable Width) to the Place of Beginning.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°10'53"W	157.85
L2	N07°04'10"W	141.73
L3	N64°00'20"W	84.92
L4	S79°56'28"W	93.47
L5	S27°12'51"W	129.32
L6	S78°17'28"W	122.77
L7	N53°53'22"W	120.46
L8	N68°40'30"W	60.03
L9	N17°41'08"E	26.31
L10	N17°41'08"E	34.21
L11	S47°32'09"E	32.95
L12	S47°26'21"W	32.56
L13	N42°33'39"W	15.85
L14	N47°32'09"W	74.35
L15	N21°20'11"W	31.63
L16	N68°35'49"E	21.70
L17	N23°28'15"E	49.59
L18	N23°28'15"E	4.40
L19	N12°08'44"W	33.50
L20	N77°51'16"E	18.40
L21	S41°05'48"E	24.28

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHORD	DELTA
C1	36.35'	515.00'	S52°01'19"W	36.35'	4°02'41"

CLIENT PULTE HOMES—MICHIGAN SKETCH AND DESCRIPTION OF VORTECHNICS EASEMENT AREAS LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 12000514 DR: CPK BOOK: XX SHEET: 02 OF 02 FILE CODE: EA-10-VORTECHNICS	CAD: 12000044A-10-VORTECHNICS CR: MDE PG: XX DATE: 08-30-2012
	 ATWELL REGISTERED PROFESSIONAL ENGINEER OFFICE IN NORTH AMERICA AND ASIA	
	SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	
	SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	