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December 5, 2014

Ms. Rhonda Hendren  
2530 Crooks Road, Suite 2  
Royal Oak, MI 48073

Re: ***City of Rochester Hills v Rhonda Hendren***  
Circuit Court Case No. 2014-142484-CZ

Dear Ms. Hendren:

Here is a copy of the written Default Judgment entered by Judge Bowman after approval by you and by me on behalf of the City. Please be mindful that under the Default Judgment you must obtain any necessary permits for demolition or restoration of the house at 2230 Hickory Leaf by January 2, 2015, then you must complete the restoration work or demolition by March 2, 2015. As we discussed, if you proceed diligently and substantially complete the work by March 2, 2015 the City will work with you if some additional time is needed to finish up. But, it is essential that you obtain the permits by January 2, 2015 and that, thereafter, you proceed diligently to substantially complete the work by March 2, 2015. Your neglect or failure to obtain the necessary permits by January 2, 2015 or else your failure to diligently complete the work after obtaining the permits will cause the City to demolish and remove the house and to charge the City's costs on the property tax roll in accordance with the terms of the Default Judgment.

Very truly yours,



John D. Staran

JDS/ijd  
Enclosure

cc: Client

STATE OF MICHIGAN  
IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

CITY OF ROCHESTER HILLS,

Plaintiff,

Case No. 14-142484-CZ  
Hon. Leo Bowman

v

RHONDA HENDREN,

Defendant.

\_\_\_\_\_  
Hafeli Staran & Christ, P.C.  
By: John D. Staran (P35649)  
Attorneys for Plaintiff  
2055 Orchard Lake Road  
Sylvan Lake, MI 48320  
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\_\_\_\_\_

**DEFAULT JUDGMENT**

At a session of said Court held in the City of  
Pontiac, County of Oakland, State of Michigan, on  
12-3-2014, 2014

PRESENT: \_\_\_\_\_  
Circuit Court Judge **LEO BOWMAN**

Plaintiff City filed a Motion and Brief for Entry of Default Judgment. The Court having considered the motion and been duly advised of the circumstances, grants the motion.

THEREFORE, IT IS ORDERED:

1. Plaintiff City's motion is granted and this Default Judgment is entered against Defendant Rhonda Hendren;
2. Defendant is adjudged to be in violation of the City's Dangerous Buildings Ordinance for keeping and failing to demolish or remove the fire damaged house at the subject

property commonly known as 2230 Hickory Leaf Dr., Rochester Hills, Michigan, which has been determined to be a dangerous building;

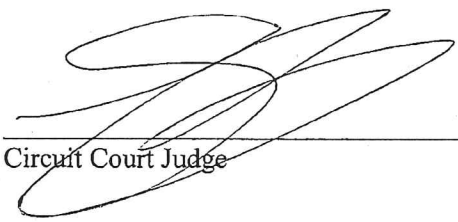
3. Defendant is ordered to obtain the necessary permits <sup>for</sup> and ~~complete~~ demolition <sup>or</sup> ~~and~~ restoration ~~removal~~ of the house <sup>from</sup> the subject property <sup>by Jan. 27, 2015, and shall complete the work by 3/2/15</sup> within 30 days. If Defendant fails to ~~do so~~, the <sup>timely obtain the permits or complete the work.</sup>

City and its contractor may enter onto the subject property and demolish and remove the house and charge the cost thereof to Defendant. The cost of such demolition and removal by Plaintiff City shall become a lien against the subject property and added to the property tax roll pursuant to MCL 125.541 and the corresponding section of the City's Dangerous Buildings Ordinance;


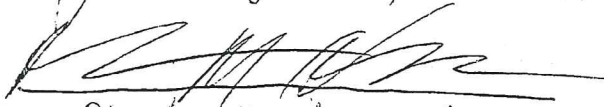
~~Judgment is entered against Defendant in favor of Plaintiff City for the full cost of the demolition pursuant to MCL 125.541 and the corresponding section of the City's Dangerous Buildings Ordinance, and~~

5. ~~Plaintiff City is awarded costs.~~

THIS JUDGMENT RESOLVES THE LAST PENDING CLAIM AND CLOSES THE CASE.

  
Circuit Court Judge RFM

Dated: 12-9, 2014

Approved For entry:  
  
John Staran, Attorney for Plaintiff  
  
Rhonda Hendren, Defendant