



ATWELL-HICKS
DEVELOPMENT CONSULTANTS

October 19, 2005

Mr. Ed Anzek, Director
City of Rochester Hills
Department of Planning and Development
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Atwell-Hicks Project No. 05000184.30

Re: Parcel No. 15-35-100-035 Application to Rezone
City of Rochester Hills, Oakland County, Michigan
Northwest ¼ of Section 35, T.3N., R.11E.
Letter of Intent/Reason for Applying Statement

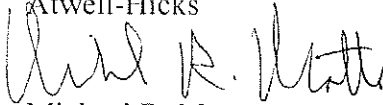
Dear Mr. Anzek:

Per the requirements of the City of Rochester Hills Application to Rezone, we are providing our Letter of Intent and Statement indicating why we are applying for the partial rezoning of Parcel No. 15-35-100-035. Lowe's respectfully request that the westerly 0.50 +/- acres of Parcel No. 15-35-100-035, as depicted on the attached Exhibit "B", be rezoned from R-4 (One Family Residential) to B-3 (Shopping Center Business) for the following reason:

Parcel No. 15-35-100-035 consist of approximately 0.84+/- acres of land which is located in the northwest ¼ of Section 35, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan and is currently Zoned R-4 (One Family Residential), as depicted on Exhibit "A". The parcel is landlocked south of the Pat Moran Car Dealership (Zoned B-3), north and east of Brooklands Residential Development (Zoned R-4) and west of the Wildflower Subdivision (Zoned R-4). Parcel No. 15-35-100-035 was purchased on behalf of Lowe's by Avon Properties, LLC at Tax Sale. The property was acquired and rezoning requested so as to avoid requesting a setback variance and a landscape buffer modification from the City of Rochester Hills as part of its Site Plan Application for the development of the property owned by P.E.M., LLC and ground leased to Lowe's Home Centers, Inc.

If you have any questions or require any additional information, please feel free to contact us.

Sincerely,
Atwell-Hicks



Michael R. Motte