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October 12, 2005

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

*Re: Parcel No. 15-35-100-035 (Vacant Land, Rochester Hills, MI)
Proposed Lowe's Home Improvement Warehouse*

To Whom It May Concern:

Please be advised that on October 11, 2005, Rochester Avon Properties, LLC, purchased Parcel No. 15-35-100-035, at Tax Sale. Please see the attached receipt and Offer to Purchase. The Oakland County Treasurer's Office will record the Deed conveying the property to Rochester Avon Properties, LLC, within the next few weeks. Upon receipt of the recorded Deed, Rochester Avon Properties, LLC will convey the property to Lowe's Home Centers, Inc. Please see the attached letter agreement between Rochester Avon Properties, LLC and Lowe's Home Centers, Inc. dated October 10, 2005, that further explains this arrangement.

This arrangement was undertaken so that Lowe's Home Centers, Inc. could acquire the property so as to avoid requesting a setback variance and a landscape buffer modification from the City 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. It is, therefore, the understanding and the intention of Rochester Avon Properties, LLC that Parcel No. 15-35-100-035 be incorporated within the Lowe's project, and it hereby consents to Lowe's use of the property for such purpose.

Please feel free to contact the undersigned with any questions you may have regarding this matter.

Very truly yours,

WILLIAMS, WILLIAMS, RUBY & PLUNKETT, P.C.

John D. Gaber

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Enclosures
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