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John D. Gaber  
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Planning Commission  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

***Re: Proposed Modifications to City Place PUD Agreement  
G & V Investments - Rochester Road Property***

Dear Planning Commissioners:

As you know, my clients, Mr. William Gilbert and Mr. Cornell Vennettelli (“G & V Investments”), appeared before you on April 20, 2010 for an informal discussion regarding the potential amendment to the City Place Planned Unit Development (“PUD”). Following careful consideration of the comments raised by the Planning Commissioners and City residents, we have revised the proposed Amended and Restated City Place PUD Agreement, and formally submit the attached Agreement to you for public hearing and your recommendation to City Council.

As a result of the comments raised by the Planning Commissioners and the neighbors, we have made the following modifications to the proposed Amendment:

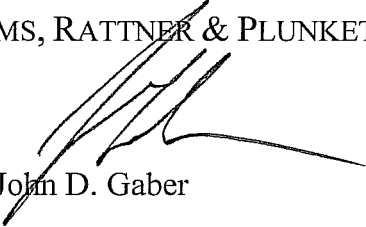
- All food drive-throughs have been prohibited.
- Bars are prohibited, as are any restaurants where alcohol sales comprise more than 35% of the restaurant’s gross revenues.
- Maximum densities have been added for various development scenarios for the project.
- The commercial building setback from the Eddington Farms subdivision property line was increased to 200 feet.
- A 100 foot office building set back from the Eddington Farms subdivision property line was added.
- Building set backs and height restrictions were continued along the south side of the Eddington Farms subdivision.

- The height of office buildings located between 100 and 150 feet from the Eddington Farms subdivision property line was limited to two stories.
- The architectural style of retail, restaurant or office buildings must be harmonious with the Fifth Third Bank.
- The Eddington Farms subdivision entrance island (sign and landscaping) will be left to the control of the Eddington Farms Property Owners Association.

As you will note, it has been, and will continue to be our intention to work cooperatively with the City and the neighbors to provide G & V Investments and the City with the opportunity to develop the property in the best manner available for all concerned. We look forward to discussing this matter with you at your July 6, 2010 meeting.

Very truly yours,

WILLIAMS, WILLIAMS, RATTNER & PLUNKETT, P.C.



John D. Gaber

JDG:djq  
(521281)

cc: Mr. William Gilbert