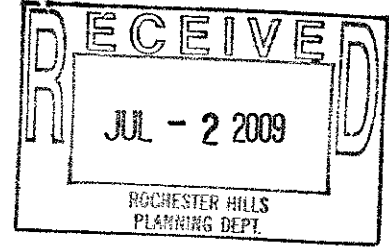


OJIBWAY DEVELOPMENT PARTNERS, LLC

6631 Emerald Lake Drive
Troy, MI 48085



July 2, 2009

Planning Commission
City of Rochester Hills
Attn: Derrick Delacourt
1000 Rochester Hills Drive
Rochester Hills, MI 49309

Subject: City Place Planned Unit Development
Proposed Modifications

Dear Ladies & Gentlemen:

The City Place project planned unit development on the east side Rochester Road, just north of the Bordine Nursery site, received preliminary PUD approval from the City in 2003. The preliminary approval involved a set of rigid design requirements for a set of mixed use buildings that would front along Rochester Road and multi-family condominiums behind these buildings.

Since, then the for sale housing market and the economic of the Detroit metropolitan area have changed drastically. The property owner, G & V Investments, LLC, have tried unsuccessfully for the last six years, to entice a builder or developer to purchase and develop the property under the restrictions of the presently approved PUD.

Presently another developer has entered into an agreement with G & V to purchase a portion of the property with the intention of developing it based on a revised set of PUD restrictions on the property. Also, the City has recently adopted the Flex Business zoning provisions that could be applicable to this site.

This submission is the first step in the process of our attempts to obtain City approval of modification of the existing PUD restrictions and standards. As such, the submission contains a land use plan showing the proposed application of Flex Business Overlay Districts and a 2 page text document describing additional specific standards and requests for relief relative to the requirements of the Flex Business zoning standards.

We look forward to discussing this concept with you.

Sincerely,

Ojibway Development Partners, LLC on behalf of Windswept Development, LLC

A handwritten signature in dark ink, appearing to read "Bruce A. Michael".

Bruce A. Michael