

October 30, 2018

Members of the Planning Commission,

Please find the enclosed concept plan summarizing Pulte Homes of Michigan's proposed residential development within the Rochester College campus.

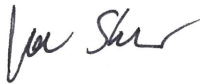
This project will feature 72 for-sale two-story townhomes. Each Pulte Life-Tested™ floorplan will feature at least 1,850 SF of living space and include 3 bedrooms, 2.5 bathrooms, and 2 garage parking spaces standard. The units are front-loaded due to the topography of the site which has over 90' of fall from the development to Clinton River. Exterior elevations will feature a mix of brick and stone on the fronts, sides, and rears and include several architecture details and accents (e.g. varying rooflines, dormers). Each unit will be "maintenance-free" in that lawn care, snow removal and periodic building maintenance will be managed by the community homeowner's association.

The area utilized in the development will consist of ~7.9 AC. The site will feature community amenities for gathering and natural pathway connections for residents to view the Clinton River to the north of the site. The residential development area will also connect to the Rochester College campus via the existing and planned road network.

We expect this community to attract a mix of buyer groups (e.g. millennials, young families, and empty nesters) given 1) our partnership with Rochester College and their standing within the greater Rochester community, 2) the desirability of Rochester Community Schools, and 3) its proximity to downtown Rochester and connectivity to the surrounding area.

We look forward to discussing the project in greater detail at our forthcoming Planning Commission meeting on November 7.

Kind regards,

A handwritten signature in black ink, appearing to read "Joe Skore".

JOE SKORE, VP OF LAND ACQUISITION

A handwritten signature in blue ink, appearing to read "Chris Plumb".

CHRIS PLUMB, DIRECTOR OF LAND ACQUISITION

ABOUT PULTEGROUP:

PulteGroup has been providing the American Dream of homeownership to families for more than 60 years. Today, PulteGroup is the nation's sole multi-brand homebuilding company capable of serving homeowners during all phases of life through three distinct brands, which include Centex for first-time homebuyers; Pulte Homes for consumers in the move-up market; and Del Webb for active adults age 55 and better. PulteGroup operates in approximately 50 markets throughout the country.