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March 12, 2024

Via First Class Mail

City of Rochester Hills Planning and Economic Development
City Municipal Offices
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

Re: Notice of Intent to Establish Condominium Project in the City of Rochester Hills
Project Name: Auburn Oaks

To Whom It May Concern:

This notice of intent to establish a condominium project is being provided to you in accordance with state law, MCL 559.171. Please see the enclosed document for specifics. If you have any questions or concerns, or believe this notice has reached you in error, please contact the undersigned.

Thank you for your time and attention.

Very truly yours,
MAKOWER ABBATE GUERRA
WEGNER VOLLMER PLLC

Evan M. Alexander

NOTICE OF INTENT TO ESTABLISH CONDOMINIUM PROJECT
Under Act 1978 P.A. 59, as Amended, Section 71

“Sec. 71. Not less than 10 days before taking reservations under a preliminary reservation agreement for a unit in a condominium project, recording a master deed for a project, or beginning construction of a project which is intended to be a condominium project at the time construction is begun, whichever is earliest, a written notice of the proposed action shall be provided to each of the following:

- (a) The appropriate city, village, township, or county.
- (b) The appropriate county road commission and county drain commission.
- (c) The department of environmental quality.
- (d) The state transportation department.”

1. Project Name: **Auburn Oaks**

2. Maximum number of units proposed: **63**

3. Name and Address of Developer:

Auburn Angara Oaks LLC, 3875 Vorhies Road, Ann Arbor, MI 48105.

4. Name and Address of Condominium Subdivision Plan Preparation Firm:

Powell Engineering & Associates, LLC, 4700 Cornerstone Drive, White Lake, MI 48383

5. Provide a sketch or drawing showing the location of your project, and its proximity to floodplains of lakes, rivers, streams or drains. (Be sure to include the names of all streets which would aid someone who is not familiar with the area in locating the project.)

SEE ATTACHED EXHIBIT A

6. Provide Legal Description of Property:

SEE ATTACHED EXHIBIT B

7. State whether Developer is a corporation, partnership, proprietorship or joint venture:

Limited Liability Company

State name and address of the principal corporate officer, general partner, or proprietor of the Developer, responsible for the administration of this project:

William Godfrey, 3875 Vorhies Road, Ann Arbor, MI 48105

8. Nature of the Project:

A. New Construction **XX** Conversion ____ Rehabilitation ____

B. Type: **Residential**

C. Proposed Amenities (describe): **None**

D. Any time-share units in project? Yes _____ No **XX**

9. Construction information:

General Contractor: **JDM Building Company, 32233 Schoolcraft Rd., Suite 110, Livonia, MI 48150**

Construction plan prepared by: **Powell Engineering & Associates, LLC, 4700 Cornerstone Drive, White Lake, MI 48383**

10. Location where architectural plans will be filed, pursuant to Section 73(4):

City of Rochester Hills Building Department

11. Escrow Agency (name and address):

Liberty title, whose address is 439 S. Main St., Rochester, MI 48307

A. Deposit prior to conveyance (Section 83 and 84):

Liberty title, whose address is 439 S. Main St., Rochester, MI 48307

B. Deposit after conveyance. If required (Section 103(b)):

Liberty title, whose address is 439 S. Main St., Rochester, MI 48307

Date: March 12, 2024

By: Evan M. Alexander, Esq.
Its: Attorney in Fact

EXHIBIT A AUBURN OAKS PROJECT LOCATION SKETCH



**EXHIBIT B
AUBURN OAKS
LEGAL DESCRIPTION**

LOTS 10, 12, 1 J, 15 AND THE SOUTH 28 FEET OF LOT 14, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS IN THE EAST 12 FEET OF LOT 14, SUPERVISOR'S PLAT OF GRANT M. JOHN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN L.54A OF PLATS, PAGE(S) 61, O.C.R.

PART OF THE NORTHWEST 1 / 4 OF SECTION 32, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 32; THENCE S.05'28'22"E., 33.15 FT. TO THE SOUTH RIGHT OF WAY LINE OF AUBURN ROAD AND POINT OF BEGINNING; THENCE PROCEEDING ALONG SOUTH RIGHT OF WAY LINE N.90'00'00"E., 177.98 FT.; THENCE S.05'45'25"E., 227.07 ALONG THE WEST LINE OF LOT 11; THENCE S.89'58'40"E., 124.00 FT. ALONG THE NORTH LINE OF LOT 12; THENCE S.05'05'52"E., 45.26 FT. ALONG THE EAST LINE OF LOT 12; THENCE N.90'00'00"E., 125.70 FT.; THENCE S.02'52'50"E., 827.85 FT. ALONG THE EAST LINE OF LOTS 14 & 15; THENCE S.89'41 '20"W., 390.69 FT. ALONG THE SOUTH LINE OF LOTS 15, 13 AND 10; THENCE N.05'28'22"W., 1105.01 FT. ALONG THE WEST LINE OF LOT 10 THE POINT OF BEGINNING.

CONTAINING 9.026 ACRES (NET AREA)