

City of Novi
Zoning Board of Appeals

Toll Brothers Inc. is requesting a renewal of the sign variance granted for Island Lake of Novi, July 2007. The basis for the renewal is that the signs are needed to continue to sell homes at Island Lake. The community is very large and appears from the two main entrances, Wixom Road and 10 Mile to be completed projects. We need the signage in order to steer potential buyers into the community and once in the community the directional signs guide buyers to the two model homes.

DATA ON CURRENT HOUSING MARKET

RETURN TO TABLE CONTENTS				
OAKLAND COUNTY	BUILDING PERMITS	TOTAL 1/1/08-8/31/08	PERMIT VALUE	RENTALS IN TOTALS
NOVI, CITY	PERMIT HOLDER/BUILDER	180	\$21,198,000	100
	J M OLSON/ERICKSON COMMUNITIES	100	9,500,000	100
	PULTE HOMES	23	2,769,000	
	MIRAGE DEV CO	11	1,409,000	
	SINGH HOMES	11	1,775,000	
	HUNTER PASTEUR	6	751,000	
	* → TOLL BROTHERS	6	1,261,000	
	WINNICK HOMES	6	964,000	
	PINNACLE HOMES	5	789,000	
	MJC CO	4	228,000	
	BABCOCK CONST	1	275,000	
	ENT RESIDENTIAL BLDRS	1	245,000	
	ERIC GUIDOBONO	1	277,000	
	I AGOMUOH	1	257,000	
	LEONE ASSOC	1	215,000	
	M CONDON	1	187,000	
	R SINKEVICS	1	115,000	
	WINDMILL GROUP	1	181,000	
OAKLAND COUNTY	BUILDING PERMITS	TOTAL 1/1/08-8/31/08	PERMIT VALUE	RENTALS IN TOTALS
LYON TWP	PERMIT HOLDER/BUILDER	71	\$12,065,000	
	PULTE HOMES	13	2,311,000	
	PINNACLE HOMES	12	2,068,000	
	HUNTER PASTEUR HOMES	11	1,955,000	
	ELKOW HOMES	8	1,109,000	
	PALAZZOLO BROTHERS	8	1,070,000	
	HORN BROOK ESTATES	6	951,000	
	HEALY HOMES	2	335,000	
	MOCERI CO	2	224,000	
	A NELLER	1	245,000	
	MARK FREUND INC	1	164,000	
	NORTHFACE HOMES	1	173,000	
	OJIBWAY BLDRS	1	183,000	
	P DIRKSE	1	282,000	
	P WIDING HOMES	1	523,000	
	SINGH HOMES	1	175,000	
	T HUBER BLDR	1	172,000	
	T VANOYEN BLDRS	1	125,000	
OAKLAND COUNTY	BUILDING PERMITS	TOTAL 1/1/08-8/31/08	PERMIT VALUE	RENTALS IN TOTALS
TROY, CITY	PERMIT HOLDER/BUILDER	42	\$7,891,000	
	MICHIGAN HOME BLDRS	10	1,286,000	
	MONDRIAN PROPERTIES	8	1,349,000	
	ALMAR HOMES	4	1,400,000	
	CHARRY LLC	3	375,000	
	G ABITHEIRA	3	450,000	
	V DEFLORIO BLDR	3	387,000	
	KESTREL BLDG CO	2	320,000	
	THORNHILL CONST	2	314,000	
	A BRANHAM	1	250,000	
	B URBEN	1	312,000	
	EDISON BLDG CO	1	130,000	
	FRANKLIN HOME GROUP	1	219,000	
	GT BLDG CO	1	150,000	
	MICHAEL JOHNSON BLDG LLC	1	130,000	
	SCACCIA BLDG CO	1	819,000	

DATA ON CURRENT HOUSING MARKET

HOUSING CONSULTANTS Inc

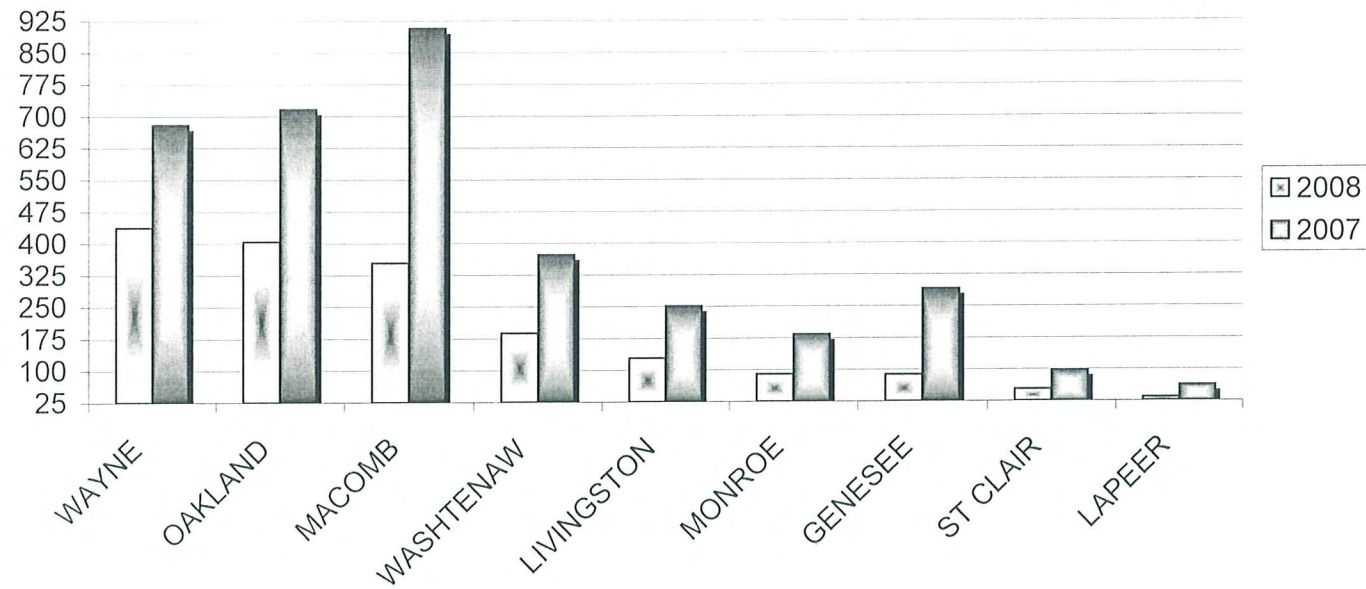
9 COUNTIES SOUTHEASTERN MICHIGAN

2008 vs 2007 BUILDING PERMIT COMPARISON

EXCLUDING RENTALS

JANUARY - AUGUST

	2008	2007	+/-	%
WAYNE	437	679	-242	-35.6%
OAKLAND	404	716	-312	-43.6%
MACOMB	353	906	-553	-61.0%
WASHTENAW	188	372	-184	-49.5%
LIVINGSTON	128	250	-122	-48.8%
MONROE	90	183	-93	-50.8%
GENESEE	88	290	-202	-69.7%
ST CLAIR	53	97	-44	-45.4%
LAPEER	33	62	-29	-46.8%
	1,774	3,555	-1,781	-50.1%



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HOUSING CONSULTANTS Inc

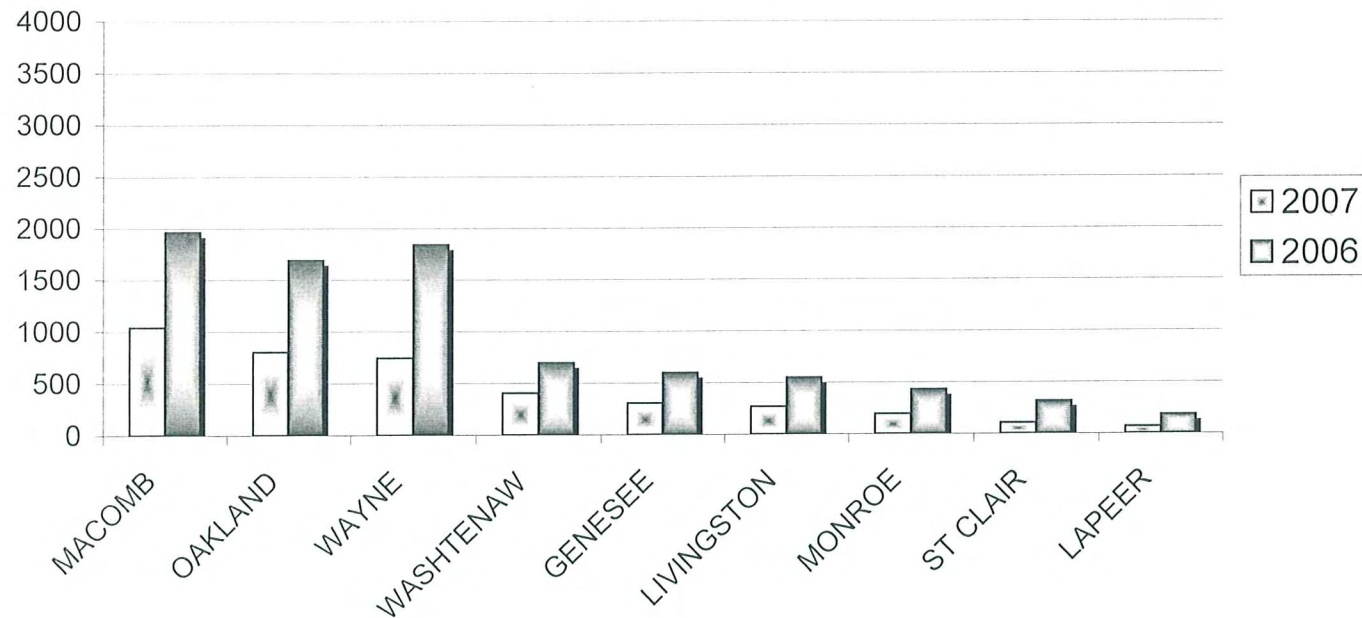
9 COUNTIES SOUTHEASTERN MICHIGAN

2007 vs 2006 BUILDING PERMIT COMPARISON

EXCLUDING RENTALS

JANUARY- SEPTEMBER

	2007	2006	+/-	%
MACOMB	1041	1962	-921	-46.9%
OAKLAND	802	1690	-888	-52.5%
WAYNE	744	1838	-1094	-59.5%
WASHTENAW	405	696	-291	-41.8%
GENESEE	306	595	-289	-48.6%
LIVINGSTON	268	548	-280	-51.1%
MONROE	196	429	-233	-54.3%
ST CLAIR	105	315	-210	-66.7%
LAPEER	67	183	-116	-63.4%
	3,934	8,256	-4,322	-52.3%





Island Lake
OF NOVI

EXECUTIVE COLLECTION



2,500-4,000 Sq. Ft.

From the \$400s

248 735-2200

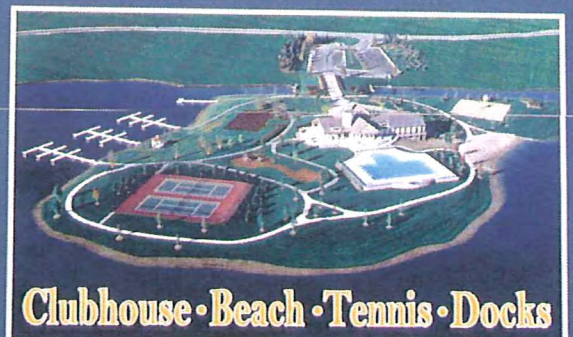
IslandLakeOfNovi.com

Toll Brothers



RIGHT
LANE
ONLY

ESTATES
3,400-5,500
Sq. Ft.
From the
\$500s
Decorated
Model
248 735-6500

Island Lake
OF NOVI
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EXECUTIVES
2,500-4,000
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50945 Chesapeake Drive

#4



50917 Chesapeake Lot 416 Chesapeake

5

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#6

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