



*Michigan's Legendary Dream Builder*

April 24, 2026

Zoning and Planning; Village of Lake Orion  
RE: Constellation Bay site plan extension

To whom it may concern. Constellation Bay Orion LLC is requesting a site plan extension for its previously approved submittal.

Reason for this request is we have just finished Mystic Cove and are in process of Peninsula. The "Queen Anne" home has been moved and is currently undergoing significant renovations in accordance with Constellation Bays site plan approval. We are in process of extending/renewing infrastructure permitting through the State of Michigan. Mystic Cove is leasing very well. Our financing is due for refinance in Arril of 2027. Once that happens we will be prepared to move forward with construction.

Best,

A handwritten signature in black ink, appearing to read "DM", with a large, sweeping flourish at the end.

Dominic F. Mocerri  
Constellation Bay Orion LLC