

1320 South University Apartments, LLC
610 Church Street
Ann Arbor, Michigan 48104

City of Ann Arbor - City Hall
City Council and Planning Commission
100 N. Fifth Avenue
Ann Arbor, MI 48104

March 18, 2008

2008 MAR 26 AM 9:27
CITY OF ANN ARBOR
CITY CLERK
REC'D

Re: University Village Apartments

Dear Sirs:

We are the owners of the apartment property located at 1320 South University, which is currently under a purchase contract with Hughes Acquisition, LLC. Since 1977, our involvement in the Ann Arbor student housing market has been continuous by means of equity interests in several properties and the formation of our management company, Prime Student Housing, Inc.

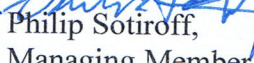
We have seen many changes, including the significant growth of the University of Michigan into a truly world class institution of higher learning. During that time period, there have been many changes in the City of Ann Arbor to accommodate the University's expansion and increase the City's reputation as a wonderful place in which to live.

However, the South University business district has lagged behind in this development, as has the housing stock needed to maintain and continue to attract high caliber students, professors and other support personnel. The recent rezoning of this area is in recognition of these needs, and University Village will be in tune with attaining those goals. Rather than a smaller building that could be placed on our property, the developer has gathered several parcels that will enable the development of a homogenous project worthy of the University and City. It will be in harmony with the area and encourage business activity while accommodating the need for modern student housing.

In our opinion, such a project will strengthen the entire student housing market and the South University business district. If you have any questions, please feel free to contact us at 734 761 8000.

Very truly yours

1320 South University Apartments, LLC


Philip Sotiroff,
Managing Member

Cc: Ronald L. Hughes, Daniel Ketelaar (via email)