



April 26, 2012

Kevin Travers  
LPN Properties, LLC  
500 E. Grand River Avenue  
Howell, Michigan 48843

RE: Parking @ Chalmers Place

Dear Kevin;

The lack of parking at Chalmers Place shopping center is the primary reason we have been unsuccessful leasing the vacant suites. I have recently been involved in area leases with Five Guys Burgers and Patel Brothers Grocery that would have had a high level of interest in our plaza if there were more parking. We currently have a proposal from Toppers Pizza and are in discussions with another tenant who are waiting on the approval of the parking expansion.

Besides the economic stress this causes to ownership the community suffers as well. Leasing 9,980 square feet would have a huge economic impact to the surrounding area including additional employment, local and state income and sales taxes.

I strongly feel that with the additional parking would enhance our ability to move forward on a lease with one of these tenants or any of the others that have expressed the same concern. If there is anything that I can do to help facilitate this process with the city please feel free to call.

Sincerely,

KEYSTONE COMMERCIAL

A handwritten signature in black ink, appearing to read "Matthew D. Berke", written over a horizontal line.

Matthew D. Berke  
Principal