

To: Alexis DiLeo, Principal Planner
City of Ann Arbor

Dated: January 22, 2026

Re: The Dean Ann Arbor, MI — Tax Parcel Nos. 09-09-29-438-002, 09-09-29-438-001, 09-09-29-438-029, 09-09-29-438-028, 09-09-29-438-027, 09-09-29-438-026, 09-09-29-438-025, and 09-09-29-438-024
REZ25-0004 (558 S Fifth Ave) -- Conditional Rezoning

The undersigned is the owner of the properties described in Exhibit A (collectively, the "Property"), which is part of the land subject to a pending conditional rezoning request submitted by GMH Capital Partners, L.P., and/or its affiliated entities (including East Madison Project Owner LLC) (the "Developer"). The requested rezoning is made in connection with the proposal to develop a high-rise residential housing project known as The Dean. The Planning Commission recommended approval of The Dean rezoning petition to D1 (Downtown Core, base, Midtown overlay, and Secondary Street frontage designation, approval of The Dean Area Plan, and acceptance of the voluntarily offered condition to provide a 10-foot setback adjacent to residential zoning. This memo confirms our agreement and consent to the rezoning as recommended by the Planning Commission and our acceptance of the above condition which was voluntarily offered by the Developer. The undersigned further certifies to being the fee owner of the Property.

CABRIO CAMPUS PORTFOLIO, LLC, a Michigan limited liability company

Signature: 

(Print Name): Jason Costello

Its: Manager

Dated: 1/22/2026

LEGAL DESCRIPTION

Commencing at the Southeast corner of Block 5 South, Range 5 East, MAYNARD AND MORGAN'S ADDITION TO THE CITY OF ANN ARBOR, according to the Plat thereof, as recorded in Liber 45 of Deeds, pages 572-574, Washtenaw County Records; thence North on the West line of Fifth Avenue, 65 1/2 feet; thence Westerly to a point in the West line of Lot 16 of said Block, 65 1/2 feet North of the North line of Madison Street; thence South to Madison Street; thence Easterly along the North line of Madison Street to the Place of Beginning, in the City of Ann Arbor, Washtenaw County, Michigan, Excepting therefrom the West 42 feet thereof, sold to George Otto by Deed dated September 21, 1908 and recorded September 21, 1908 in Liber 172 of Deeds, page 223, Washtenaw County Records, being a part of Lots 15 and 16, Block 5 South, Range 5 East, of said Maynard and Morgan's Addition.