



January 8, 2007

Ms. Dana Stidham
Planning Department
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

Dear Ms. Stidham,

Per request, I am providing this document as further description of the affordable housing component of the University Village project.

The University Village development pledges to make 30% of its residential condominium units available for purchase by the Orange County Land Trust. There will be no fewer than 20% affordable units in any particular building. The number of proposed units is currently 203, which equates to 60 of the condominiums to be designated as "affordable". All of the residential units in University Village will be "for-sale" housing. There will be no rental housing component in the development.

As a further supplement to the affordable housing program of Orange County, a transfer fee that allocates funds for the sole purposes of helping affordable residents pay for HOA and related fees in multi-family properties will be put into place. The condominium declaration for University Village will have a provision that on any transfer of title:

"Anytime a residential condominium unit is sold and conveyed in fee simple, including the initial sale from the developer, a fee of one percent (1%) of the sales price shall be collected by the Association from the Seller and delivered to the Orange County Land Trust. The monies collected from the fee are to be placed into a fund for the specific purpose of paying condominium and townhome HOA dues for persons who acquire multi-family property through the Orange County Land Trust."

The Association monitors transfers and will advise the closing attorney of the fee to be placed on the closing statement. It will send the fees collected to the trust.

Please contact me directly should you have any questions.

Best Regards,

Lee Perry
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