

16-2



December 15, 2006

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

Dear Ms. Stidham,

Please allow this communication to serve as an official request for the Avalon Medical Group building located at 1001 S. Hamilton Rd., (7.65.C.1) to be converted into a temporary sales and leasing office, to be owned and operated by East West Partners, as a condition of the University Village SUP application (7.65.C3A, 7.65.C3B, 7.65.C).

The facility would be open to the general public for information on sales, leasing, and the future plans for the University Village development. We request that the office remain operational until the installation of the proposed underground storm water facility, which will need to occur by the conclusion of phase 1 of the development.

Existing Conditions

The Avalon Medical building is 1 story, brick medical office building consisting of approximately 3422 square feet. The building is located on a 1.10 acre parcel. There are currently 31 standard parking spaces and 2 handicap parking spaces on an asphalt paved, surface parking lot. These spaces range in size from approximately 7'8" - 10' wide, and from 17'3" - 17'8" in depth. The main entrance into the office is handicap accessible. Attached to this memo is a base plan that illustrates the existing conditions at the Avalon Medical Facility.

Changes to Facility

We request that no site, parking, landscaping, or exterior building facade changes be required to convert from the existing use to the proposed use. Changes to the interior layout of the building, and new, exterior signage that conforms to town regulations are the only modifications that we propose. It is believed that the existing parking count is more than sufficient to operate and maintain a temporary sales and leasing facility.

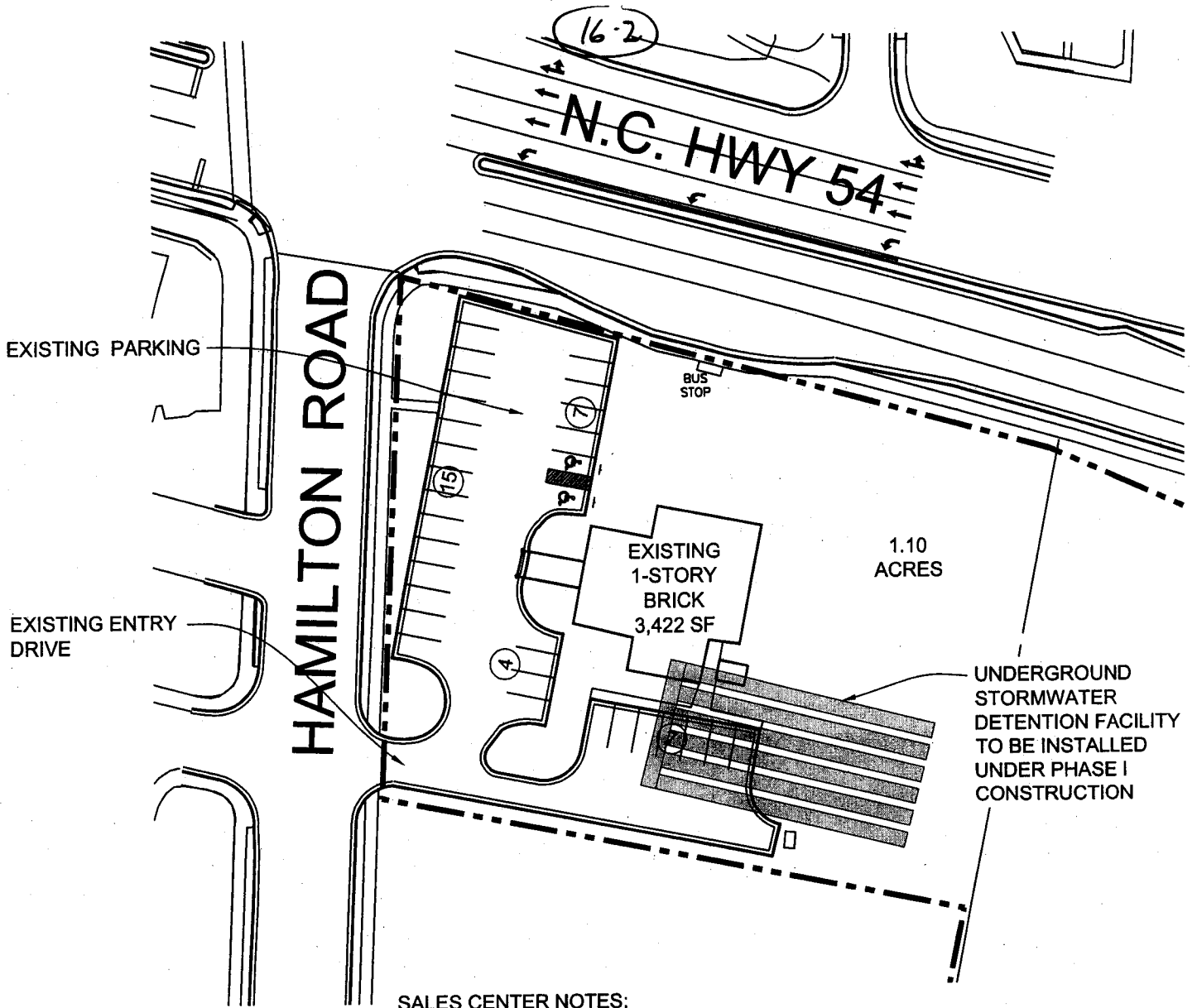
Please contact me directly should you have any questions or requests for additional information.

Best regards,

A handwritten signature in black ink, appearing to read "Lee Perry", is written over the typed name.

Lee Perry
East West Partners Management, Inc.

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Chapel Hill, NC 27517
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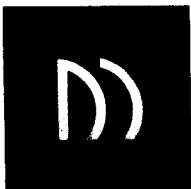
SALES CENTER NOTES:

1. EXISTING 3,422 SF BUILDING TO BE USED AS A TEMPORARY SALES CENTER FOR THE UNIVERSITY VILLAGE PROJECT.
2. SALES CENTER BUILDING AND PARKING WILL BE DEMOLISHED UPON INSTALLATION OF UNDERGROUND STORMWATER DETENTION FACILITY DURING PHASE I OF CONSTRUCTION.



TEMPORARY SALES CENTER SITE PLAN

1"=60'-0"



University Village
Chappel Hill, NC

Dishner Moore Architects LLP

05-0200

11B/SW1.1

Scale: 1"=60'-0"

12-11-06