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July 3, 2007

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309
Attn: Ed Anzek

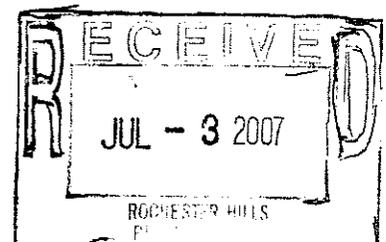
RE: Special Land Use Consideration for the Crittenton Phase II Medical Building

Dear Ed:

The purpose of this letter is to help aid in the Special Land Use Consideration process for the Crittenton Phase II Medical Building, located at 1135 W University, in the City of Rochester Hills, on campus of the Crittenton Hospital Medical Center.

We appreciate that because of the medical building's on-campus hospital location, the project falls under the City's guidelines for a Special Land Use consideration. Per the Rochester Hills Ordinance (CD138:168), a project in this category must identify its impact and relevance on five key standards upon which a Council approval is based. These five standards are:

- 1. Intent and Purpose:** The ultimate purpose of this on-campus medical office building is to provide a variety of convenient outpatient services through a diverse tenant base consisting of loyal Crittenton Hospital physicians. However, the accelerated launch of this project is a direct result of the strategic alliance between Crittenton Hospital Medical Center and the Family Practice Residency Program of the Wayne State University School of Medicine. WSU identifies the value of this alliance, and the convenience of the on-campus setting, and as a result has committed itself to a long-term presence in the community, which is to commence July 1, 2008. The family practice residency program will provide as an incubator for much of the remaining space in the MOB, and will further foster physician loyalty to Crittenton. In addition, the MOB may also provide a more economical and efficient solution for some of the Hospital's ancillary services currently located in the hospital complex.
- 2. Design, Construction, Continuity, Community:** The proposed building is an extension upon the existing MOB currently on site. Design and finish-wise, it will mirror the existing MOB and coincide nicely with the overarching theme of the Crittenton Hospital campus. From a community standpoint, the project's sole purpose is to further enhance the convenience and overall patient experience and therefore has no adverse impacts.



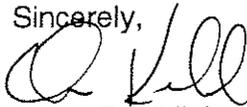
3. **Access to Public Facilities and Services:** The project is adequately served by public facilities and services, utilizing the ingress and egress already established by the Hospital campus.
4. **Non-detrimental or Hazardous:** It is our feeling that adding the proposed Project will not compromise current and/or future neighboring uses, persons, property or public welfare.
5. **Requirement of Additional Public Facilities or Services:** This project will not create any additional public requirements whose costs will be detrimental to the economic welfare of the community.

We trust these five standards adequately address the City's guidelines for Special Land Use Consideration, and graciously look forward to a timely review and approval process.

We are very excited about this project and the value and opportunity it brings not only to Crittenton Hospital, but to the community as well. We have very much enjoyed working with the City of Rochester Hills thus far, and we look forward to continuing and strengthening our relationship in the future.

If I can be of any assistance as this project progresses, please do not hesitate to contact me at any time.

Sincerely,



Quinn R. Kiriluk