



September 24, 2012

Dear Neighbors of 1500 Pauline:

We are excited to announce that the redevelopment of 1500 Pauline is about to begin!

During the past two years, we have moved through the long and complex planning and approval process necessary to make this project a reality. We are now ready to move forward with the demolition and new construction of a 32- unit apartment community on the site.

The complex will include five small two-story buildings with a combination of townhouses and up-down flats. There will be a mixture of one, two and three bedroom units, and a small community building in the center of the property. We have attached a site plan for your reference.

At this time we are planning to begin demolition the week of October 1. The entire process from demo to new construction is projected to take 15 months, with construction scheduled to be completed by the end of 2013.

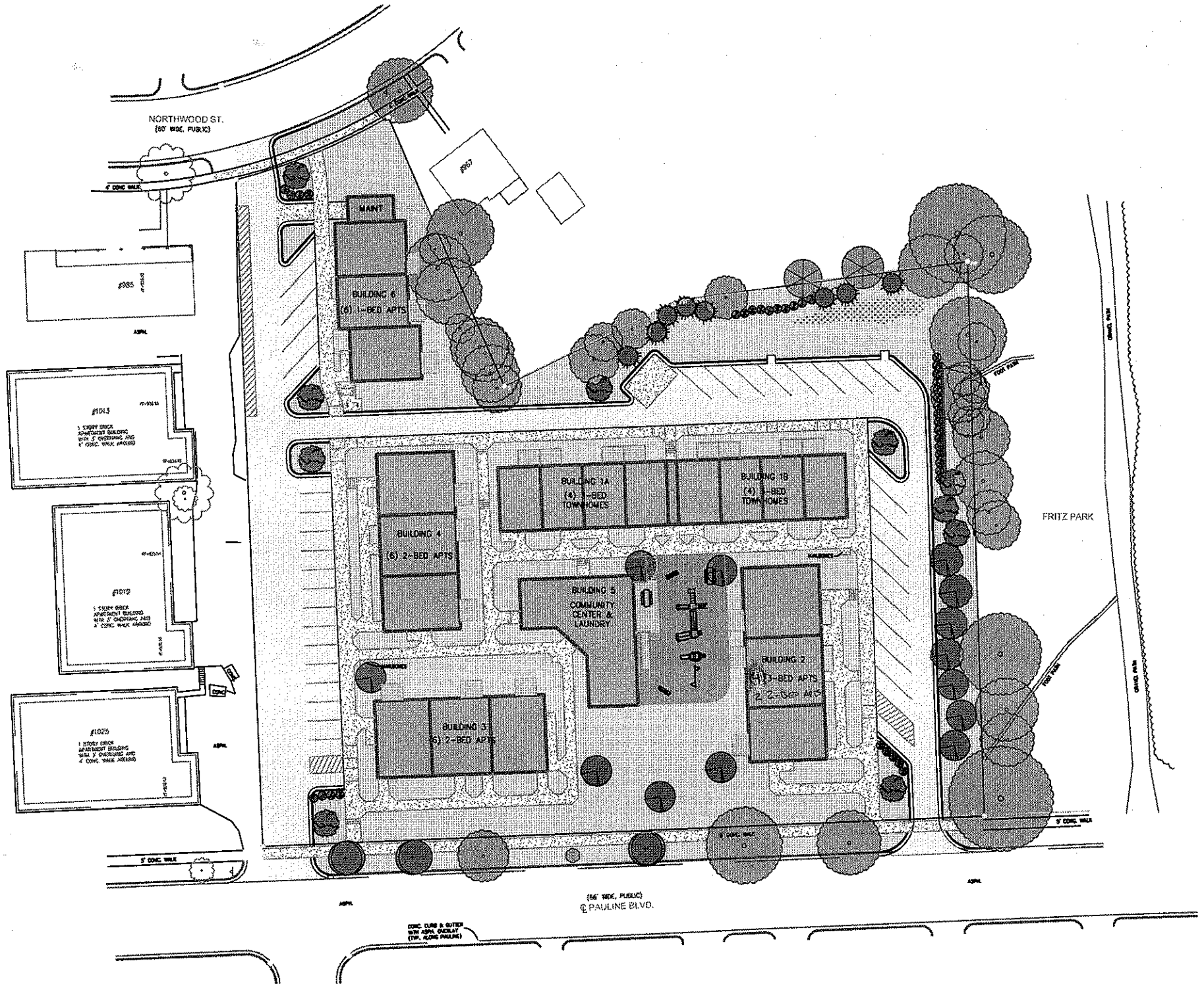
Our project team for this development includes Phoenix Contractors, Inc. and Cornerstone Design. We have worked with both companies on previous projects and have a high degree of confidence in their work. All of us will do our best to minimize disruptions to the neighborhood and respond to any concerns you may have. We also expect to be able to make the buildings available this week for on-site training by the City of Ann Arbor Fire Department.

I can be reached at 734-663-5858 ext. 211 or wcarty-saxon@avalonhousing.org. We look forward to turning this site into something the whole neighborhood can be proud of. Thanks in advance for your patience and cooperation!

Sincerely,

Wendy Carty-Saxon
Director of Real Estate Development





NORTHWOOD ST.
(80' WIDE, PUBLIC)

#1017

MANT

BUILDING 6
(6) 1-BED APPTS

#385

#1013

#1019

1 STORY BRICK APARTMENT BUILDING WITH 2 OVERHANGING GARAGES, 4 CONC. WALK, #1025

BUILDING 4
(6) 2-BED APPTS

BUILDING 7A
(8) 3-BED TOWNHOMES

BUILDING 7B
(4) 3-BED TOWNHOMES

BUILDING 5
COMMUNITY CENTER & LAUNDRY

BUILDING 2
(4) 3-BED APPTS
2 2-BED APPTS

BUILDING 3
(5) 2-BED APPTS

FRITZ PARK

5' CONC. WALK

5' CONC. WALK

164' WIDE, PUBLIC @ PAULINE BLVD.

CONC. CURB & GUTTER WITH ASPHL. OVERLAY (TYP. ALONG PAULINE)