

DRAFT



June 26, 2013

Mr. Derwick Paige
Deputy City Manager
City of Winston-Salem
PO Box 2511
Winston-Salem, NC 27102-2511

Re: 126 Brookstown Avenue

Dear Mr. Paige:

As you know, we are planning a new 47,540 square foot, 65 unit apartment building on 126 Brookstown Avenue. I have enclosed the proposed site plan and building elevations. The current tax value for the property is \$949,000.00 and the projected tax value for the property is estimated to be \$6,250,000.00.

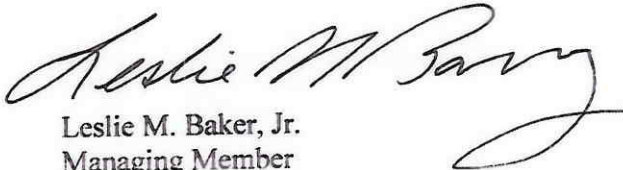
Based on the increase in the tax value for the property, we are respectfully requesting assistance from the Winston-Salem City Council with improvements to be made in the public corridor. The specific requirements where assistance is requested would be as follows:

- New sidewalks
- New retaining wall along the city strollway
- Landscaping
- Fencing and guardrails along strollway

Our general contractor, Frank L. Blum, has estimated the total costs of the work would be approximately \$65,000.00. We currently plan to begin construction of our project in July, 2013 with an anticipated completion date in March, 2014.

If you have questions or require additional information, please let me know.

Sincerely,


Leslie M. Baker, Jr.
Managing Member

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