

June 25, 2012

Uniprop

Mayor Paul Soglin
City of Madison
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

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Dear Mayor Soglin:

I am writing to confirm that Uniprop, owner of the Highland Manor Manufactured Home Community, is interested in pursuing an agreement with the City to enable construction of a safe room on land within the Manufactured Home Community. We are very supportive of the application being submitted by the City to the State of Wisconsin for allocation of FEMA Hazard Mitigation Grant Assistance funds for this purpose, and we are happy to submit this non-binding letter expressing our intention to work with the City to achieve definitive agreements relating to this project.

I have talked with City staff and understand the terms required by FEMA for construction of the safe room. In particular, I understand that the facility itself and the land under the safe room will be owned and managed by the City of Madison at the City's expense. As a dual-use facility, the safe room will be managed by the Madison Parks Division. While the facility will be maintained for use as a shelter from tornadoes and high winds, it will also be used as a reservable shelter accessible by members of the public on a permit basis.

Currently, the land in question is located within the City right-of-way. So that this land can be used for shelter and park purposes, we understand that the City proposes to vacate the right-of-way if Uniprop agrees to immediately dedicate the land back to the City for public use. We support this proposal, subject to the City's agreement to grant Uniprop a permanent easement over the stretch of Manor Drive that is currently covered by an encroachment agreement.

To assure public access to the shelter and the park land that will be developed within the dedicated land, Uniprop will provide a permanent public access easement over the northern private roads within Highland Manor (Manor Dr., LaSalle St., and Fairlane Ct.), including allowing for vehicle parking on these streets in the event of an emergency event. Uniprop also agrees to grant the City certain temporary limited easements needed for the construction of the facility and development of the park land, as well as certain water, sewer or stormwater easements needed to serve the facility and the park land. The construction of the shelter project will be managed entirely by the City in consultation with the State Dept. of Military Affairs and FEMA.

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Uniprop is prepared to enter into an agreement on these terms with the City if FEMA awards funding for the safe room to the City of Madison, subject to approval of the various agreement documents by our legal counsel and mortgage lenders.

I would also like to take this opportunity to comment on FEMA's requirement that the City consider other options to this safe room. One option that has been considered is to purchase and install multiple manufactured storm shelters to be installed underground in several locations around the Manufactured Home Community. As owner, we are absolutely opposed to and would not agree to this alternative. Such an approach would reduce the amount of space that can be rented to manufactured home residents.

Sincerely,

UNIPROP

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