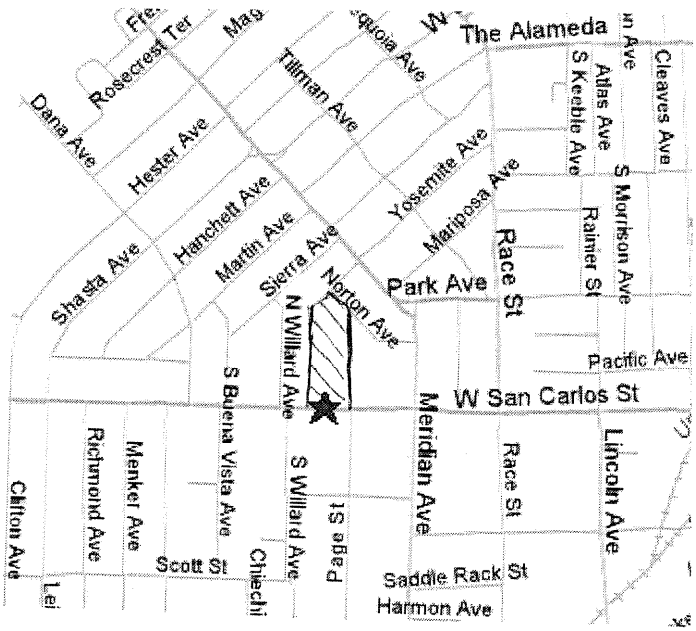
Mailed: September 1, 2006

COMMUNITY MEETING NOTICE

SummerHill Homes invites you to attend a community meeting to discuss the current proposal to develop the Lou's Village property located at 1463 and 1465 West San Carlos Street with 95 attached residential units (City File Number PD06-042). Specifically, the project proposes to construct 84 townhome and 11 live-work units on the roughly 5 acre site. This site recently received overall project level approval by the San Jose City Council in June of 2006. Summerhill is currently working with the City of San Jose to obtain final architectural approval through the Planned Development Permit process.

SummerHill Homes has recently submitted PD Permit and Tentative Map applications to the City of San Jose Planning Department and anticipates beginning site construction actvities in late 2006/early 2007. This is a public meeting and City of San Jose planning staff will be present to help facilitate the discussion and answer any questions regarding the City's review process. Should you have any questions, please contact either Vince Cantore with SummerHill Homes at (650) 842-2394, Erin Morris with the City of San Jose Planning Department at (408) 535-7846 or Megan Doyle with Councilmember Ken Yeager's Office (408) 535-4952.

MEETING TIME AND LOCATION

Location:	**Fire Training Center**
	Multi-Purpose Room
	355 S. Montgomery Street
	San Jose, CA 95110
Date:	**September 18, 2006**
Time:	**7:00-9:00**

PROJECT SITE