

CHAMPION

REAL ESTATE STRATEGY AND IMPLEMENTATION

May 9, 2005

Mr. Neil Emmons, District 14 Plan Commissioner,
and Members of the City Plan Commission
City of Dallas
1500 Marilla, Suite 5BN
Dallas, Texas 75201

Re: May 19, 2005 CPC Hearing
Z045-201 Club Babalu SUP renewal

Dear Mr. Emmons and Commission Members:

We have received numerous complaints from our tenants and patrons in The Quadrangle regarding parking issues and disorderly conduct issues surrounding Club Babalu. Patrons of the club continue to park in our parking lot, and continually litter our lot with trash debris and beer bottles. This has continued to be a problem since we addressed this issue last year, per our letter of March 22, 2004, when Club Babalu applied for a dance hall permit (Z034-131).

Due to the negative impact this establishment has on the Uptown area and our immediate neighborhood, as owners of the Quadrangle, I would like to file a formal objection to Club Babalu's request for a SUP renewal.

I appreciate your attention to this matter. If you have any questions, please do not hesitate to contact me.

Sincerely,



Ryan Nelson
Partner
CP-Quadrangle Ltd.
Champion Partners

Enclosure