



# Saint Joseph's Medical Center

July 28, 2008

Mr. Peter G. Klein  
Struever Fidelco Cappelli LLC  
225 Millburn Avenue, Suite 202  
Millburn, NJ 07041

Dear Mr. Klein:

It is with great enthusiasm that Saint Joseph's Medical Center welcomes the proposed development of downtown Yonkers by Struever Fidelco and Cappelli ("SFC"). This development presents Saint Joseph's with an unprecedented opportunity to expand its patient volume and meet the evolving needs and expectations of our growing community.

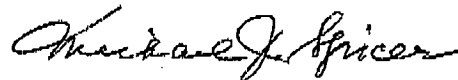
Saint Joseph's Medical Center has just completed a multi-million dollar renovation to its facilities and, our programs and services are better equipped than ever to meet the healthcare needs of a growing population. As noted in the New York Health Care Commission's annual report, Saint Joseph's Hospital had an average occupancy of 67% in 2007. Accordingly, Saint Joseph's has the capability of accommodating the healthcare needs of the projected additional 5,000 workers and 2,000 new residents resulting from the project. In fact, the revenue generated from the increased patient volume will further improve access to high quality healthcare for all residents of Yonkers and beyond.

As a not-for-profit, acute-care teaching hospital affiliated with New York Medical College, Saint Joseph's offers the community a comprehensive range of high quality healthcare services including: Emergency Medicine, Primary Care, Surgery, Oncology, Psychiatry and Geriatrics to name a few. In addition to our 194-bed hospital, Saint Joseph's also offers Ambulatory Surgery, Numerous Outpatient Services as well as Short-Term Rehabilitation and Skilled Nursing Care in our 200-bed nursing home, St. Joseph's Hospital Nursing Home/Sister Mary Linehan Pavilion and also provides Westchester County with home care services through our Long Term Home Health Care Program.

Since 1888, Saint Joseph's Medical Center has served as an anchor in downtown Yonkers and has demonstrated its commitment to the community by providing high quality healthcare to all those in need for the past 120 years. It is with great anticipation that Saint Joseph's Medical

Center eagerly awaits the evolution of downtown Yonkers as well as the opportunity to grow our mission by providing the same high-quality healthcare to the new residents and businesses that have yet to discover our great City.

Sincerely,

A handwritten signature in black ink that reads "Michael J. Spicer". The signature is written in a cursive style with a large initial "M".

Michael J. Spicer  
President & CEO

cc: The Honorable Mayor Philip Amicone  
Chuck Lesnick, City Council President