

Medical Clinic of Houston, L.L.P.

SUNSET CLINIC

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MARTIN R. WHITE, M.D., MANAGING PARTNER
KAREN C. RAINEY, C.M.P.E., EXECUTIVE ADMINISTRATOR

February 22, 2007

Palmer Hutcheson, President
Boulevard Oaks Civic Association
1928 Milford Street
Houston, TX 77098

Dear Palmer:

Thank you for your feedback on our plans to improve the medical services we provide to our patients at the Clinic. We have served this neighborhood since 1968 and we are proud to be a part of the area's history. It has been a privilege serving this neighborhood for the past 39 years, and we look forward to continuing this service long into the future. We think that many in the neighborhood would agree that having such a distinguished group of physicians within the neighborhood is a plus. Almost 60 percent of our patients come from the Clinic's surrounding area. Please be assured that we are expanding our medical services to better serve the area, and all Houstonians who seek medical care at Medical Clinic of Houston.

We welcome your thoughts and concerns, and want to emphasize that the Clinic's goals are aligned with the neighborhood's goals. We will continue to share information on the design as it is developed. Meanwhile, we would like to clarify a few issues for you.

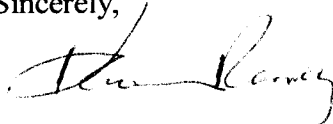
- The site setbacks as prescribed by the City of Houston Development Ordinance will be preserved. We are very respectful of the building code and all other applicable ordinances and we will do our best to address the neighborhood's concerns. The project will nicely complement Rice University and it is similar in scale to some of the buildings on the Rice University campus, such as Brown College.
- The site plan is posted on our website (www.mchllp.com). We are reviewing the garage elevations after hearing your concerns about the façade facing Rice Boulevard, the landscaping along the alley, and the lighting of the garage at night, and those plans are still under development. More details will be posted soon.
- We are building the new facility to serve our patients. The Methodist Hospital is not involved in this project, except to offer some much-needed, low-volume services for our patients such as diabetic education, weight management, and cardiac rehabilitation services. The Clinic will remain owned and operated entirely by the partner physicians of MCH. We have no financial ties to any outside entity.
- The new facility is being built because we simply have outgrown the existing facility. It no longer allows us to provide medical care and services at the level deserved by our patients. Our diagnostic testing services are so limited that often, patients must return two or three times to the Clinic to address a particular medical

issue. Our existing building does not meet current handicap accessibility standards, and it is extremely difficult for us to care for patients in wheelchairs.

- In addition to “right-sizing” the existing facility, the new building will provide an opportunity to recruit additional outstanding physicians. We have committed to a slow, methodical physician recruitment plan in order to meet the needs of the aging population and to address the primary care physician shortage that has become a national issue.
- The receiving area is being reviewed based on your input; however we do not expect deliveries to the Clinic to increase (in volume or size of vehicles) from the current level.
- There will not be an emergency room facility or any hospital overnight patient facilities. Eventually, there will be a four-bed sleep study center.
- Our general contractor, Linbeck, has heard your concerns about parking and gives its assurance that parking arrangements are being made for construction workers, and that workers will not park on nearby streets.
- We expect the impact on traffic to be favorable, and for two reasons. First, we will no longer have the need to transport our employees to and from the off-site parking lot throughout the day. Second, as stated above, additional diagnostic testing will add capacity to our existing services, allowing patients to have all studies completed in one trip.
- We are committed to ensuring that the site is clean and well-maintained during construction. We have engaged a tree preservation consultant who will develop the tree protection plan and ensure that it is adhered to throughout construction. All deliveries to the construction site will be carefully planned. Any deviation from this plan will be addressed and remedied.

More information will soon be posted on our website, including a “Frequently Asked Questions” page, and renderings of the facility. Meanwhile, we will be more than happy to welcome representatives from your association to the Clinic for another informative presentation. Please do not hesitate to contact me with further questions. Thank you.

Sincerely,



Karen C. Rainey, CMPE
Executive Administrator

cc: Kathie Easterly, Managing Director
Boulevard Oaks Civic Association