M. Tepkin

May 2, 2011

Dear Mr. Sweeney, mayor and all council members

We are the owners of the shopping center located at Whipple and I-880. We are 84 and 83 years old, respectively, and rental from that center is our retirement income. With the Circuit City bankruptcy, we have had difficulty in finding tenants and finally located a full-service grocery tenant.

The center has suffered significantly from the recession and the loss of Circuit City as a tenant. To the replacement grocery tenant is necessary to the viability of the center. On top of the economic problems, we now learn of the proposed moratoria on grocery uses in Hayward. Our project has a use permit and all the impacts were studied when the use was approved. The moratorium will be devastating to the City and to our shopping center. We urge you to vote against the moratorium which is unfair and discriminatory against owners who have always sought the best interests of the City.

Very truly yours,

Marcus Tepkin

Evelyn Tepkin