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July 18, 2008

Delivery By Electronic Mail

*To All Parties Submitting Offers
to Acquire the Stock of
Charlottesville Parking Center, Inc.*

Dear Sir or Madam:

This firm represents Charlottesville Parking Center, Inc. (the "Company"). The Board of Directors of the Company thanks you for your interest in acquiring the stock of the Company, and for your submission of a proposal.

While the Company received multiple proposals, the Board of Directors has determined that none of the proposals are appropriate to recommend to the Shareholders for approval. The Board has determined to employ the following procedure with respect to all parties who submitted an offer, demonstrated financial capability, and signed a non-disclosure agreement on the form tendered by the Company:

1. Management is preparing the form of a cash for stock merger agreement and the form of an agreement for the purchase for cash of the Water Street Surface Parking Lot.
2. You will be invited to pre-negotiate the terms of the merger agreement and/or the agreement for the purchase of the Water Street Surface Lot.
3. After the pre-negotiation has been completed, a date will be set for the submission of bids by those desiring to participate. Each bidder will be required to submit a \$500,000 bidder's deposit prior to the bidding. Bids may be submitted for the acquisition of the stock of the Company, the purchase of the Water Street Surface Parking Lot, or both. The minimum bid which the Company will consider for the acquisition of the stock of the Company is \$17,500,000. The bidders' deposits will be held in escrow, and the deposit of any unsuccessful bidder will be promptly returned. The bidder's deposit of the successful bidder will be retained as a deposit pursuant to the terms of the merger agreement or real estate purchase agreement accepted by the Company. The deposit will be applied to the purchase price, and will be

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refundable if the transaction fails to close due to the fault of the Company. Any or all bids may be rejected by the Company in its sole discretion.

In light of the opportunities for due diligence which have already been presented, the Company does not feel that a contingency for additional due diligence investigation is necessary, other than a brief period for environmental due diligence. Offerors desiring to propose an additional due diligence period may make such a proposal, and will be required to pay \$100,000 per month of the additional due diligence period requested, which will not be refundable or applied to the purchase price.

We will be back in touch with you with further details as soon as the form of the merger agreement and the real estate purchase agreement have been completed. In the meantime, we would be happy to receive any questions or comments which you may have on this process.

Very truly yours,

FEIL, PETTIT & WILLIAMS, PLC

A handwritten signature in black ink, appearing to read "D. H. Pettit". The signature is written in a cursive, somewhat stylized font.

David H. Pettit

DHP/kb