

EXHIBIT E

2008 Preservation Alliance letter



PRESERVATION ALLIANCE

for greater philadelphia

December 17, 2008

Susan Jaffe, Chair
Zoning Board of Adjustment
1401 John F. Kennedy Boulevard
Municipal Services Building - 11th Floor
Philadelphia, PA 19102-1687

Dear Ms. Jaffe,

The Preservation Alliance for Greater Philadelphia supports the requests for zoning variances for the Boyd Theater site in the block bounded by 19th, 20th, Chestnut and Sansom streets and urges the Zoning Board of Adjustment to grant the variances requested.

The Preservation Alliance has been working to preserve the historic Boyd Theater since 2002. As you know in 2008 the National Trust for Historic Preservation designated the theater as one of the 11 most endangered historic properties in the United States. In response to this designation the Preservation Alliance submitted a nomination to place the Boyd Theater on the Philadelphia Register of Historic Places, which was approved by the Philadelphia Historical Commission. This gives the exterior of the theater protection against demolition.

In the first half of 2008, the Preservation Alliance worked diligently to find a developer willing to purchase the theater from Live Nation, the current owner, who would agree to fully rehabilitate the historic building. We found no developers who felt that rehabilitation of the theater building on its own was financially feasible and, as far as we know, Live Nation did not receive any viable proposals of this nature in response to its RFP to developers. The costs of rehabilitation greatly exceed the income that could be produced through the operation of the theater on its own. Thus, the theater itself, while an important historic building, presents a hardship to the development of the Boyd Theater site as a whole.

The proposal by ARC Wheeler to incorporate the theater into a larger mixed-use project is the first economically viable approach to the preservation of the Boyd Theater that we have seen. However, a mixed-use development is constrained by the small amount of land west of the theater available for new development. This is

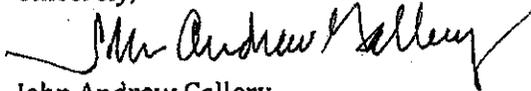
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why the Preservation Alliance has supported the demolition of the stage house in order to create a slightly larger site for the hotel development.

The Preservation Alliance believes that the variances requested are reasonable and essential to the preservation of the Boyd Theater. The height and density of development proposed is consistent with development in and around the block. The hotel and theater will contribute to the revitalization of the west Chestnut Street area as well as preserving one of the city's most distinctive historic buildings.

For your information I would also like to note that the Preservation Alliance has indicated its willingness to be a non-profit partner in the project to help facilitate public and philanthropic funding for the project. We do not have any direct participation in the project at the present, but may have some participation in the future.

Sincerely,



John Andrew Gallery
Executive Director