

April 2, 2012

Re: Agreement between the owners of 1123 E. 11<sup>th</sup> street and the adjacent neighbors and GAIN neighborhood association.

We have agreed to make the following changes to our project at 1123 E. 11<sup>th</sup> street for consideration for an increase in allowable Floor to Area Ratio to be 1.0:

- Removal of all 2<sup>nd</sup> & 3<sup>rd</sup> floor windows on the alley side of the garage apartment.
- Remove the potential for access onto the rooftop of the garage apartment from the loft area.
- Lowering the overall height of the back building to be 28'-0" to the top of the high roof, with the parapet sticking up not more than 12" above that.
- Utilizing design tools such as angling the upper west facing wall and a solar shading device, we will design it to focus the primary west windows on the view of downtown and try to limit any views into the backyard of the southside neighbor at 1108 & 1110 E. 10<sup>th</sup> street.

This agreement shall bind the current and transfer to any future owner's of 1123 E 11<sup>th</sup> street for a period of 10 years from today's date shown above.

Agreed & Signed by owners:

Mark Vornberg

Jeff Krolicki

Dick Clark

Neighborhood Representative:

H. Michael Guajardo

President - Guadalupe Association for an Improved Neighborhood

Adjacent Neighbor Representative - 1108 & 1110 E. 10<sup>th</sup> street:

David Ramert