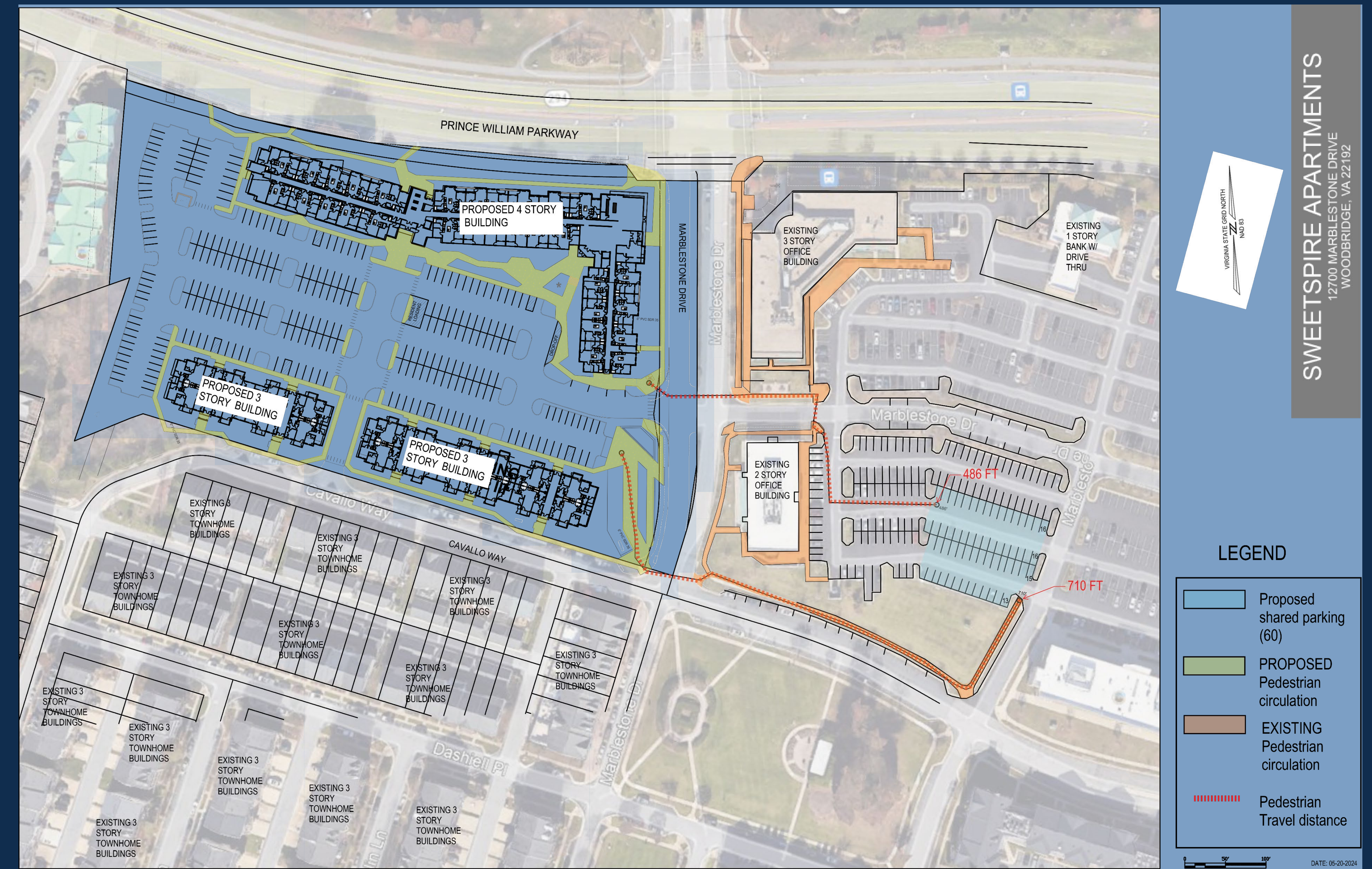


THE SWEETSPIRE | Parking

Parking Requirements & Capacity | 362 Parking Spaces for Residents

- o The development will have more than an adequate amount of parking – meeting not only the developer’s internal targets for parking on site but also 100% of the County’s requirement for parking spaces via overflow parking in the adjacent commercial center.
- o The Sweetspire has agreed to a parking easement with the ownership of the adjacent commercial center for 62 of their existing surface spaces
- o The Sweetspire will provide a total of 362 available parking spaces.
- o The 300 on-site parking spaces represents a ratio of 1.60 spaces per unit, which is more than the traditional 1.50 spaces per unit for multifamily communities of this nature. Coupled with the 62 additional overflow spaces on the adjacent commercial center’s lot the community will be at 100% of the County’s standard parking requirement for multifamily.



Note that the above aerial has a legend indicating walking paths from The Sweetspire to the proposed offsite parking.

Parking Summary |

| | |
|---------------------------------|------------|
| On Site Standard Spaces | 293 |
| On Site Accessible Spaces | 7 |
| Offsite Standard Spaces | 62 |
| TOTAL SWEETSPIRE PARKING | 362 |

Parking Requirements | Calculation Matrix

| Unit Type | # Units | Required per Unit | Total Required Spaces |
|--|---------|-------------------|-----------------------|
| Studio | 7 | 1 | 7 |
| 1 Bed | 56 | 1.5 | 84 |
| 2 Bed | 84 | 2.2 | 185 |
| 3 Bed | 39 | 2.2 | 86 |
| TOTAL SWEETSPIRE PARKING SPACES | | | 362 |

For Residents | Registration Process & Parking Enforcement

- o Residents will be required to register their vehicles with Sweetspire property management, receiving a sticker to be displayed in the vehicle at all times
- o Residents will agree, as part of their lease terms, that they cannot park their vehicles on the streets within the community HOA boundaries and if they do they will be subject to parking fines and other penalties, to be determined in cooperation with the HOA Board and Sweetspire ownership
- o HOA members will be able to notify Sweetspire property management of any violators by noting their sticker number, taking a photo and submitting it to management via email
- o HOA members will receive one guest parking pass per household – so that should they have guests at their residence from Sweetspire those passes can be displayed in their vehicles
- o With the ample on-site parking plus the overflow parking spaces in the adjacent commercial center – there concern of residents parking within the HOA boundaries and taking up the limited street parking available for current residents is eliminated

THE SWEETSPIRE | Overview



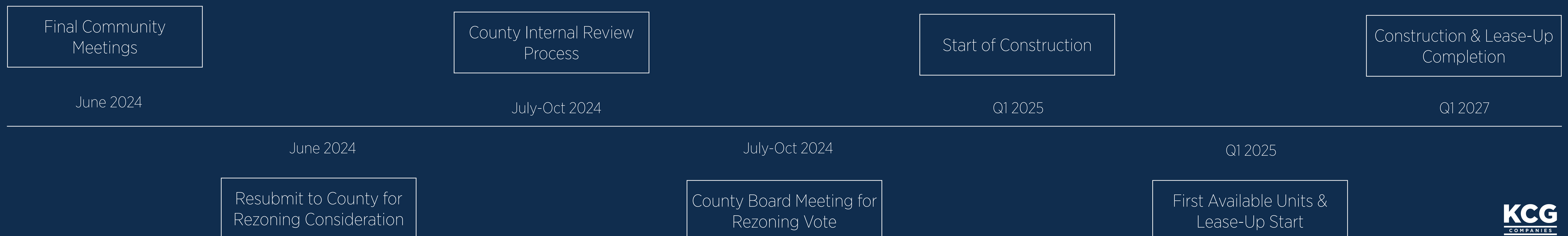
High-Level Design Overview |

The Sweetspire is comprised of 3 residential buildings: two 3-story buildings and one 4-story building. One of the 3-story buildings will run along Cavallo Way and is designed to mirror the exterior look and feel of the 3-story townhomes across the street. This design helps to naturally integrate the community with existing residential in the area by utilizing a transitional design scheme from the existing townhomes to the townhome stylized 3-story building and up to the main 4-story building of The Sweetspire.

Rent & Unit Mix |

| Unit Type | # Units | Avg SF per Unit | Rental Rate |
|-----------|---------|-----------------|-------------|
| Studio | 7 | 608 | \$1,825 |
| 1 Bed | 56 | 690 | \$1,950 |
| 2 Bed | 84 | 1012 | \$2,300 |
| 3 Bed | 39 | 1233 | \$2,850 |

Development Timeline |



Cavallo Way Building |

The design of this building is focused on a transitional aesthetic that blends the overall Sweetspire design with the existing townhomes along Cavallo Way. This building is designed with multiple exterior materials and colors across vertical building sections.

The building façade design mirrors the existing townhomes across the street.

This aesthetic, combined with exterior unit doors fronting Cavallo and balconies designed in a townhome style – create a seamless visual transition leading into the community, and a natural fit with the existing residential properties in the area.



Amenities Overview |

- o Clubhouse
- o Co-Working Space
- o Large Fitness Facility with Weights, Machines, Yoga & Spin Studios
- o Coffee Bar
- o Pocket Park with Food Truck Stations
- o Rooftop Deck Terrace
- o Street Level Outdoor Lounge Deck with Gas Fireplaces

THE SWEETSPIRE | Community Integration & Impact



Positive Local Economic Impact Job Creation |

- **Support of Local Businesses** | To date, 20 local businesses from the immediate area have signed a petition in support of The Sweetspire and the positive impact that bringing additional housing units to the area would have
- **HOA Fees** | The Sweetspire will pay fees to the HOA to be determined by future talks with the Board to share in maintenance costs of HOA property, both in terms of existing expenses and any additional expenses that will come as a result of property being developed
- **Taxes** | The property anticipates paying over \$500K in annual property taxes, directly contributing to the continued maintenance, growth and economic improvement of the larger community
- **Property Values** | bringing new market rate apartments to a residential area is statistically proven to at worst have no effect and at best positively impact property values for adjacent single family properties. Dozens of studies indicate that single family residences adjacent to high density market rate rentals experience higher rates of sustained property value growth than single family communities without proximity to properties such as The Sweetspire
- **Job Creation** | 150 Construction Positions and 4 Full Time Management & Maintenance Positions

Cooperative Integration with Local Neighborhood |

- **Pet Waste** | We anticipate roughly 15-20% of residents to have a pet, or 27-36 in total. Pet waste cleanup on-site will be facilitated through a third party waste management company on a regular basis and there will be doggy waste stations around the property, as well as fines written into the lease agreement for residents who fail to clean up their pet's waste
- **Parking** | Please see our Parking Poster for a full overview of the planned parking for residents both on and offsite
- **HOA Fees** | The Sweetspire will contribute fees to the larger HOA for shared maintenance and other expenses incurred by the area, the exact fee structure it to-be-determined pending feedback from the Board Members as to what they feel is a fair share for the property
- **On Site Amenities for Residents** | Rather than relying on the shared HOA amenities, Sweetspire will have on site amenities for residents that duplicate most all of the existing HOA common amenities. This will ensure no increased burden on existing HOA amenity facilities
- **On Site Amenities for Local Community** | The community will include a Pocket Park with space for Food Trucks and small scale community events to take place and will be open not just to tenants but to members or the surrounding community

