

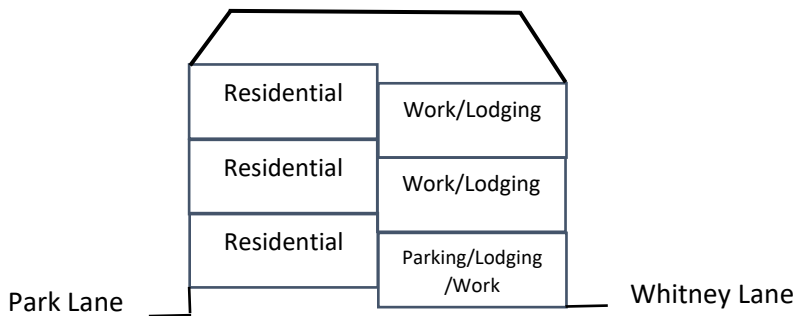
Article IX

Land Use and Building Type

F. Live Work Lots Block Two lots 11-14. -Lots 11 through 14, Inclusive, of Block 2 of Whitney Plaza are designated as "Live Work Area 2 lots." Live Work Area 2 lots are subject to the following limitations:

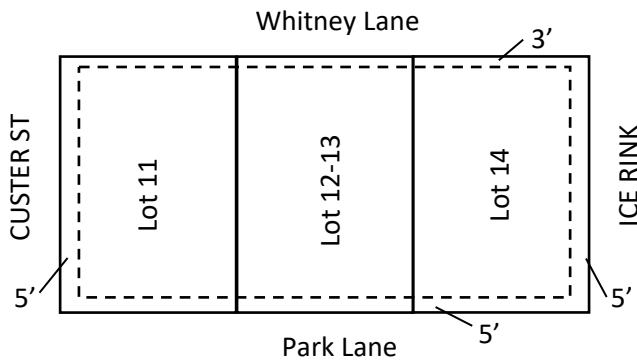
1. Height. No building or structure may exceed four stories in height.
2. Uses. Residential and office uses are permitted on these lots. Commercial and retail uses shall be permitted on these lots only if the nature and type of the use is first approved by the ACC. All areas of the lot used for office or commercial purposes must be accessed using only Whitney Lane (Outlot D).

FIGURE FIFTEEN LW-Allowed Uses 11-14



3. Setbacks. There shall be a five (5) foot setback from Outlot F (Park Lane) for the three stories above grade and three (3) foot setback from Whitney Lane. These shall be a zero (0) foot setback on both sides of the lot excepting a five (5) foot setback on Lot 11 along Custer and along the east side of Lot 14 adjacent to the ice rink. The building on the Lot may occupy not 100% of the lot. That portion of the building facing Outlet D (Whitney Lane) shall be constructed so that at least 100% of the building is built to the lot line, and the balance may be recessed or modulated. Setbacks shall comply with the following Figure 16:

FIGURE SIXTEEN LW Setbacks 11-14

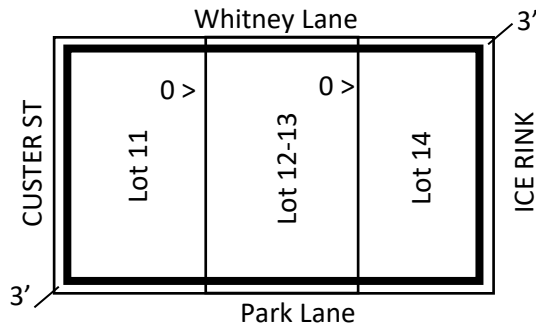


This is for quick reference only. Refer to full covenants prior to purchase and/or building.

EXCERPT of WHITNEY PLAZA COVENANTS – Article 9 Section F

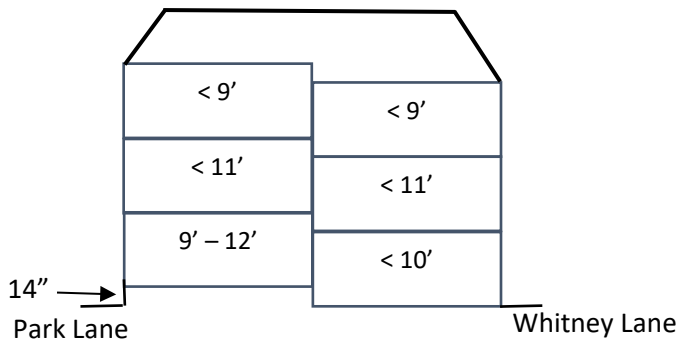
4. Components. Subgrade windows or window wells are allowed if approved by the ACC. Glazing on all levels shall generally be clear glass. Roofs, window extensions, balconies and patios may not encroach into front or back setbacks more than 3 feet. Roofs, window extensions, balconies and patios may not encroach into side setbacks more than 3 feet on the west side of Lot 11 and the east side of lot 14. All encroachments shall comply with Figure 17.

FIGURE SEVENTEEN LW-Components 11-14



5. Vertical proportions. The floor level of the first story shall be fourteen (14) inches above prevailing grade. It shall be at least nine (9) feet and not more than twelve (12) feet from the floor of the first story to the ceiling of the first floor. It shall be not more than eleven (11) feet from the floor on the second floor to the ceiling on the second floor. No flat roofs are allowed.

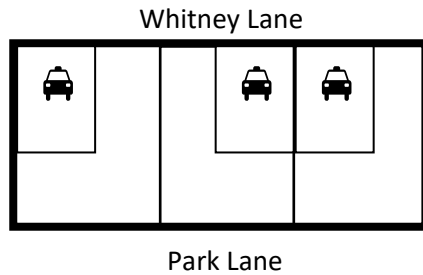
FIGURE EIGHTEEN LW-Proportions 11-14



EXCERPT of WHITNEY PLAZA COVENANTS – Article 9 Section F

6. Off street parking. The Owner of a Live Work Area 2 Lot (Lots 11-14 Block 2) shall be required to provide one covered parking space on the Lot, which spaces shall adjoin Outlot D (Whitney Lane). Off-street parking shall comply with the following diagram Figure 19:

FIGURE NINETEEN LW-Parking 11-14



7. General Parameters. The Architectural intent of the ACC is to complement the Sheridan Downtown Style (SDS) and shall be applied to all exposed elevations. Variations are allowed by the ACC for any and all of these urban regulations for this particular use.