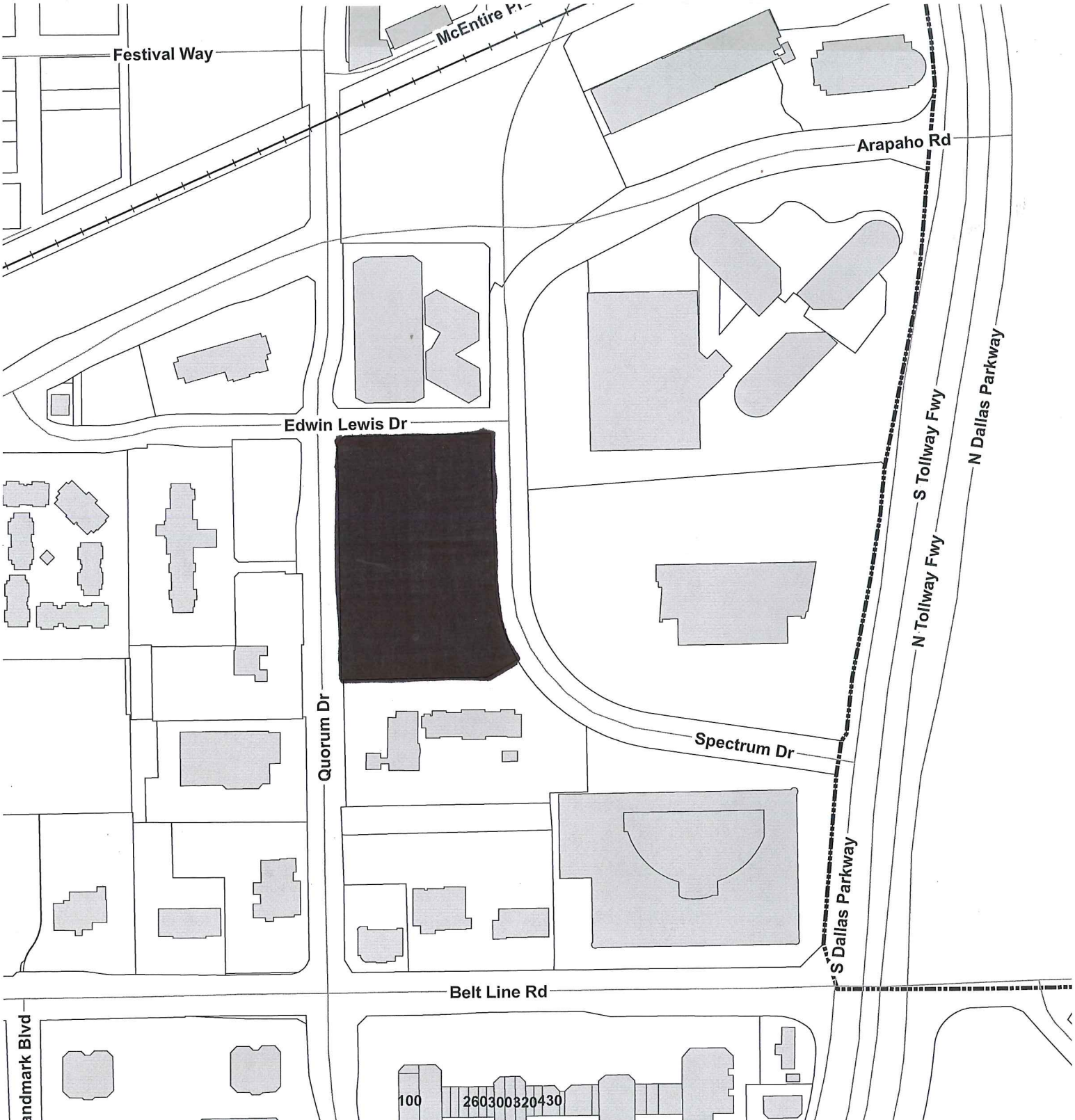
1701-Z

PUBLIC HEARING Case 1701-Z/AMLI Addison. Public hearing, discussion and consideration of a recommendation regarding an ordinance changing the zoning on property located at 5015 Spectrum Drive, which property is currently zoned C-1 (Commercial-1) District to PD (Planned Development) District in order to provide for multi-family residential use and limited retail uses, and approval of development plans, on application from AMLI Residential, represented by Mr. Taylor Bowen.



November 14, 2014

STAFF REPORT

RE:	Case 1701-Z/AMLI Addison
LOCATION:	5015 Spectrum Drive
REQUEST:	Approval of a change in zoning from C-1 (Commercial-1) District to PD (Planned Development) District in order to provide for multi-family residential use, and limited retail uses with approval of development plans
APPLICANT:	AMLI Residential, represented by Mr. Taylor Bowen

DISCUSSION:

Background. Historically, this 5 acre site was used for industrial operations associated with Dow Chemical prior to the construction of Quorum Drive. The site is currently owned by the Hotel Intercontinental and is used as an unimproved overflow parking area. The Intercontinental has made arrangements with the office buildings adjacent to the hotel to use their parking garages as necessary and no longer needs this property.

The site is zoned Commerical-1 which allows for a variety of retail, retail/service/showroom, and office uses. However, it does not allow any type of residential use.

Due to the previous industrial activities on the site, the Texas Commission on Environmental Quality (TCEQ) prohibited residential use on the site; however the applicant has conducted a series of environmental tests that show that conditions on the site no longer necessitate such restrictions. The TCEQ reviewed the study findings and issued a Certificate of Completion on October 31, 2014 removing the prohibition on residential uses. (See attached.)

Proposed Plan. The applicant is proposing a four story building wrapping a 6 level parking garage (5 stories above grade). There would also be two large interior courtyards with pools and other outdoor amenity spaces for the residents.

The development will be comprised of units ranging in size from efficiency units at 548 square feet to two-bedroom units of 1,220 square feet. The average unit size is 818 square feet. The breakdown of units proposed is as follows:

Efficiency Units	25
1-Bedroom Units	227
2-Bedroom Units	97
Total Units	**349**

This applicant is not proposing any retail uses within the project at this time, but staff is recommending some limited retail (LR-Local Retail) uses be incorporated into the zoning district so that if at some point in the future there is demand, then it can be added into the building without requiring a zoning change. Additionally, the applicant has agreed to create living units that can be easily converted to retail, if needed.

The ground level units to the north, west, and south provide stoops and street level access directly to the units. This will further enhance the street level activity. Elevation changes limit the ability to achieve this to the east.

Facades. The plans feature a variety of building materials for the exterior facades including stone, brick veneer, stucco, and steel. This is well above the Town's standard requirement of 80% masonry construction.

Parking. The plan provides a total of 571 parking spaces. 548 of these are in the garage and will remain with AMLI. By Addison's standard of one space per bedroom, the building would require 446 spaces, thus the development exceeds the standard requirement by 102 spaces.

The plan also includes the addition of 23 on-street parallel parking spots that will become public parking. There are also two areas reserved for loading and unloading zones.

Landscaping. The landscape plan shows that the developer is proposing to mimic the requirements found in the UC (Urban Center) zoning district for Addison Circle along Quorum Drive and Edwin Lewis Drive. This will provide for wide sidewalks and planting beds with trees. Additionally, the developer is proposing to upgrade the landscape within the Quorum Drive median.

Although, the development provides less open space than is generally required for projects in Addison, it is in keeping with the scale of development in Addison Circle. Instead, the developer has agreed to include several of the elements of the Quorum Art Walk Pedestrian Connectivity Plan endorsed by the City Council at the developer's cost. This includes the dedication of 15 feet along the south side of the property and construction of an east/west public trail that will improve access from the Hotel Intercontinental to the restaurants along Quorum and Belt Line. This also includes spaces for public art and a proposed bus stop matching the design standards shown in

the Connectivity Plan. These improvements advance the Town's progress towards achieving the vision established in the plan at very little cost to the Town and enhance the pedestrian connection between Addison Circle, uses along Belt Line Road, and the office buildings along Quorum.

Utilities. Currently, the sanitary sewer line that would service this site is undersized to handle the demand from this use. Sanitary sewer enhancements will be necessary to accommodate development on this site and on additional sites downstream. AMLI is proposing to make the necessary improvements to service this use. Should this be approved, the Town is proposing to use this opportunity to partner with AMLI to conduct additional enhancements along the line that will provide sufficient capacity to service future development that is contemplated in the area.

RECOMMENDATION: **APPROVAL**

As it is currently, the site is not achieving its highest and best use. Staff believes that multi-family is an appropriate use for this site and will allow the property to achieve its highest and best use.

Multi-family is a complementary use to the adjacent uses that will provide additional housing for the office uses and customers, including on nights and weekends, for the restaurants and retailers in the area in an easily walkable environment. The Quorum North Business Association has protective covenants on all properties within their area that require the support of two-thirds of the property owners before a new use is approved. This plan has been presented to the Quorum North Business Association, and has received their unanimous endorsement, with the Town abstaining.

AMLI is a quality multi-family residential developer. Several of the design features will add vibrancy along Quorum Drive and improve the pedestrian experience in this corridor, and, for the first time, create welcoming connections between Addison Circle, the Hotel Intercontinental and the restaurants and businesses along Belt Line Road.

Staff recommends approval of the applicant's request, subject to no conditions.

Land Use Analysis

Attributes of Success Matrix

AMLI Addison **1701-Z**

Attribute	Comment	Score
Competitive	The site is currently not achieving its highest and best use. The proposed development will enhance the competitiveness of this site.	
Safe	The project will be safe. This use and the design of this development will add street level activity, especially on the nights and weekends, further improving safety.	
Functional	This is a functional use for the proposed use and will improve pedestrian access and add parking in the area.	
Visually Appealing	The facades exceed the masonry requirements for the Town and the design will be visually appealing.	
Supported with Amenities	The site is in a very amenity-rich area with easy access to both Addison Circle and the uses along Belt Line.	
Environmentally Responsible	AMLI is committed to sustainable design and will include several sustainability features including recycling.	
Walkable	The project is extremely walkable and advances progress towards achieving the vision established in the Quorum Art Walk Pedestrian Connectivity Plan.	
Overall Assessment	**This is a quality development that will be a benefit to the Town and the adjacent property owners and will further enhance the connection between Addison Circle , Belt Line and South Quorum.**	

Case 1701-Z/AMLI Addison
November 21, 2014

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 20, 2014, voted to recommend approval of an ordinance changing the zoning on property located at 5015 Spectrum Drive, which property is currently zoned C-1, (Commerical-1) District, to PD (Planned Development) District in order to provide for multi-family residential use and limited retail uses, and approval of development plans, subject to no conditions.

Voting Aye: Doherty, Groce, Hughes, Oliver, Wheeler
Voting Nay: Smith
Absent: Robinson

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Zak Covar, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 31, 2014

Mr. Rim A. Hindieh
Dallas Investment Corp
c/o Rolaco Services, Inc.
P.O. Box 7
Roslyn Heights, NY 11577-0007

Re: Certificate of Completion (COC) for 5015 Spectrum Drive, Addison, Dallas County, Texas; Voluntary Cleanup Program (VCP) No. 2660; Customer No. 604551630; Regulated Entity No. RN 107205627

Dear Mr. Hindieh:

The Texas Commission on Environmental Quality (TCEQ) has reviewed the September 10, 2014 report entitled *Affected Property Assessment Report,* as well as other requested information. Based on this review, the TCEQ has determined that the site has attained Texas Risk Reduction Program Remedy Standard A residential land use standards for all evaluated exposure pathways in accordance with 30 Texas Administrative Code §350.32. Therefore, the TCEQ issues the enclosed final COC. The TCEQ records for this site will be maintained at the Central Records office of the TCEQ in Austin, Texas.

Please be aware that there may be outstanding charges reflecting TCEQ oversight activities that may still be forthcoming. You may contact Mr. Pete Silkworth of my staff with any questions or comments you have at (512) 239-0053.

Sincerely,

Maria Lebron, Assistant Director
Remediation Division

ML/PS/ del

cc: Mr. Patrick Johnson, W&M Environmental Group, Inc., pjohnson@wh-m.com
Mr. Sam Barrett, Waste Section Manager, TCEQ Region 4 Office, Fort Worth/Dallas

Enclosure: COC

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

VOLUNTARY CLEANUP PROGRAM
FINAL CERTIFICATE OF COMPLETION

This Final Certificate of Completion (Certificate) supersedes the Certificate issued on November 19, 2001 and applies to the tract of land described in Exhibit "A", attached hereto and incorporated herein by reference. This Certificate and the related protection described herein apply solely to releases at the tract of land described in Exhibit "A" prior to the execution date of this Certificate. This Certificate shall be a covenant that runs with the land.

As provided in Section 361.609 of the Texas Health and Safety Code:

I, Maria Lebron, Assistant Director, Remediation Division, TCEQ, certify as follows:

Response actions have been completed for VCP No. 2660 as of October 24, 2014, for the tract of land described in Exhibit "A" so that the tract is acceptable for residential land use.

This certification is based on the Affidavit of Completion of Response Actions (Exhibit "B"), attached hereto and incorporated herein by reference, and on additional site information in TCEQ files.

The following persons are qualified to obtain the protection from liability described in Section 361.610 of the Texas Health and Safety Code :

1) An applicant who on the date of submittal of an application to the Voluntary Cleanup Program was not a responsible party under Sections 361.271 or 361.275(g) of the Texas Health and Safety Code; and

2) All persons (e.g., future owners, future lessees, future operators and lenders) who on the date of issuance of this Certificate were not responsible parties under Sections 361.271 or 361.275(g) of the Texas Health and Safety Code.

Further information concerning this matter may be found at the TCEQ Central File Room in Building E, Room 103, 12100 Park 35 Circle, Austin, Texas 78753 under Voluntary Cleanup Program No. 2660.

EXECUTED this the 31 day of OCTOBER, 2014

Maria Lebron, Assistant Director
Remediation Division

STATE OF TEXAS
TRAVIS COUNTY

BEFORE ME, on this the 31st day of October, 2014, personally appeared, Maria Lebron, Assistant Director, Remediation Division, of the Texas Commission on Environmental Quality, known to me to be a representative of said commission whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31st day of October, 2014

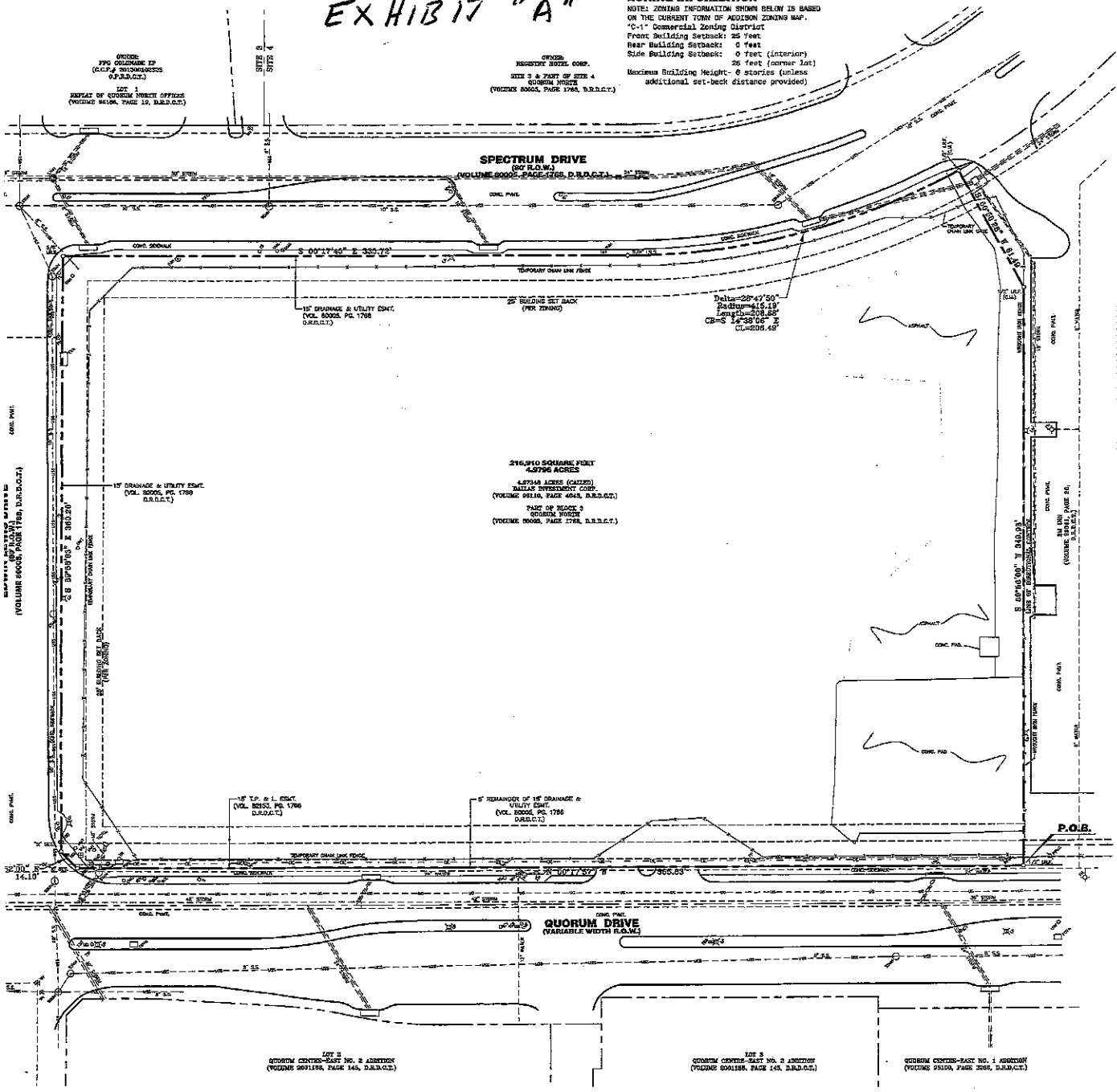
HELEN MORENO
Notary Public
STATE OF TEXAS
Commission Exp. APRIL 18, 2017
Notary without Bond

Helen Moreno
Notary Public in and for the State of Texas

EXHIBIT "A"

ZONING INFORMATION

NOTE: ZONING INFORMATION SHOWN BELOW IS BASED ON THE CURRENT TOWN OF ADDISON ZONING MAP.
"C-1" Commercial Zoning District
Front Building Setback: 25 feet
Rear Building Setback: 0 feet
Side Building Setback: 0 feet (interior)
25 feet (corner lot)
Maximum Building Height- 8 stories (unless additional set-back distance provided)



SCALE 1"=30'

BASIS OF BEARINGS
SOUTH LINE OF 4.97348 ACRE TRACT
S 88°56'00" W
(VOLUME 98110, PAGE 4043, D.R.D.C.T.)

LEGEND

5/8" I.R.S.	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199"
BOL	BOLLARD
CI	CURB INLET
CL	CENTERLINE
CLF	CHAIN-LINK-FENCE
(DR)	CONTROLLING MONUMENT
CP	CABLE PEDESTAL
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
EMH	ELECTRIC MANHOLE
EVA	ELECTRIC VAULT
FH	FIRE HYDRANT
FL	FLOWLINE
G	GUTTER
GI	GRATE INLET
IGV	IRRIGATION CONTROL VALVE
I.R.F.	IRON ROD FOUND
LP	LIGHT POLE
NTS	NOT TO SCALE
OE	OVERHEAD ELECTRIC
PG.	PAGE
P.O.B.	POINT OF BEGINNING
PP	POWER POLE
PPWC	POWER POLE WITH CONDUIT
PPWT	POWER POLE WITH TRANSFORMER
R.O.W.	RIGHT-OF-WAY
S	SIGN
STMH	STORM MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TCB	TRAFFIC CONTROL BOX
TCI	TOP CURB INLET
TGI	TOP GRIP INLET
TMH	TELEPHONE MANHOLE
TR	TELEPHONE RISER
TRAN	TRANSFORMER PAD
TS	TRAFFIC SIGN
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
UE	UNDERGROUND ELECTRIC
UFO	UNDERGROUND FIBER OPTIC
UG	UNDERGROUND GAS
UMF	UNDERGROUND MARKER FIBER OPTIC
UMG	UNDERGROUND MARKER GAS
UMT	UNDERGROUND MARKER TELEPHONE
USS	UNDERGROUND SANITARY SEWER
UW	UNDERGROUND WATER
VA	VAULT
VOL.	VOLUME
WM	WATER METER
WV	WATER VALVE

LEGAL DESCRIPTION

BEING a tract of land located in the Town of Addison, Dallas County, Texas, part of the G.W. Fisher Survey, Abstract No. 482, being part of Block 3, Quorum North, an addition to the Town of Addison according to the plat thereof recorded in Volume 80005, Page 1768, Deed Records, Dallas County, Texas, being all of that called 4.97348 acre tract of land described in deed to Dallas Investment Corp. as recorded in Volume 98110, Page 04043, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the southwest corner of said 4.97348 acre tract, being the northwest corner of 2M Inn, an addition to the Town of Addison according to the plat thereof recorded in Volume 89041, Page 20, Deed Records, Dallas County, Texas, and being in the east right-of-way line of Quorum Drive (a variable width R.O.W.);

THENCE, along the west line of said 4.97348 acre tract and the east right-of-way line of Quorum Drive, North 00 degrees 17 minutes 57 seconds West, a distance of 365.03 feet to an "X" in concrete set for the southwest end of a right-of-way corner clip;

THENCE, along said right-of-way corner clip, North 44 degrees 52 minutes 00 seconds East, a distance of 14.10 feet to an "X" in concrete set in the south right-of-way line of Edwin Lewis Drive (80 foot wide R.O.W.) and in the north line of said 4.97348 acre tract;

THENCE, along the south line of Edwin Lewis Drive and the north line of said 4.97348 acre tract, South 89 degrees 56 minutes 03 seconds East, a distance of 360.20 feet to an 5/8" iron rod set for the northeast corner of said 4.97348 acre tract and in the west right-of-way line of Spectrum Drive (80 foot wide R.O.W.);

THENCE, along the east line of said 4.97348 acre tract and the west line of Spectrum as follows:
South 00 degrees 17 minutes 45 seconds East, a distance of 335.72 feet to a 5/8" iron rod set with red plastic cap stamped "R.P.L.S. 5199", the beginning of a non-tangent curve to the left;

Along said curve to the left through a central angle of 28 degrees 47 minutes 50 seconds, a radius of 415.19 feet, an arc length of 208.68 feet, a chord bearing of South 14 degrees 38 minutes 06 seconds East and a chord distance of 206.49 feet to a 1/2" iron rod found for the southeast corner of said 4.97348 acre tract and the northeast corner of aforementioned 2M Inn Addition;

THENCE, along the south line of said 4.97348 acre tract and the north line of said 2M Inn Addition as follows:
South 60 degrees 50 minutes 28 seconds West, a distance of 81.49 feet to a 1/2" iron rod found;

South 89 degrees 56 minutes 00 seconds West, a distance of 349.86 feet to the POINT OF BEGINNING and containing 216,910 square feet or 4.9796 acres of land more or less.

To: AMLT Residential Partners, LLC, Dallas Investment Corp., a Delaware corporation and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 8, 9 and 11(a) of Table A thereof.

The field work was completed on 01/20/2014

Douglas S. Loomis
Registered Professional Land Surveyor No. 5199

NOTES CORRESPONDING TO SCHEDULE B ITEMS

(1) Property subject to restrictive covenants as recorded in Volume 80005, Page 3073, Volume 93131, Page 7857, Deed Records, Dallas County, Texas and as County Clerk's File No. 200600482590, Deed Records, Dallas County, Texas.

(10c) The following easements as dedicated by plat recorded in Volume 80005, Page 1768, Deed Records, Dallas County, Texas affect the subject property and are shown hereon:
15' drainage & utility easement.

(10d) 15' Texas Power & Light Company easement recorded in Volume 82153, Page 1766, Deed Records, Dallas County, Texas does affect the subject property, and is shown hereon.

(10e) Property subject to covenants, conditions, restrictions and easements as recorded in Volume 80005, Page 3073, Volume 93131, Page 7857, Deed Records, Dallas County, Texas.

(10f) Property subject modification(s) of said covenants, conditions and restrictions as recorded in Volume 93131, Page 7857, Deed Records, Dallas County, Texas.

(10g) Property subject to assessments, charges and liens as set forth in document recorded in Volume 8005, Page 3073, Deed Records, Dallas County, Texas.

(10h) Property subject to assessments, charges and liens as set forth in document recorded as County Clerk's File No. 200600482590, Deed Records, Dallas County, Texas.

FLOOD STATEMENT

By graphic plotting only, the property described hereon lies in Zone "X", areas determined to be outside the 0.2% annual chance flood plain, as indicated on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, for Dallas County, Texas and Incorporated Areas, Community Panel Number 48113C0185J, Map Revised Date, August 28, 2001. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

ALTA/ACSM
LAND TITLE SURVEY
4.9796 ACRES
PART OF BLOCK 3, QUORUM NORTH ADDITION
(VOLUME 80005, PAGE 1768, D.R.D.C.T.)
out of
G.W. FISHER SURVEY, ABSTRACT No. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PREPARED FOR:
AMLT RESIDENTIAL PARTNERS, LLC
5057 Keller Springs Road
Suite 250
Addison, Texas 75001

PROJECT INFORMATION
Date of Survey: 01/20/2014
Job Number: 1417706
Drawn By: S.W.Y./W.J.

SCI
903 N. Bowser Road
Suite 240
Richardson, Texas 75081
(972) 424-7012 Voice

EXHIBIT "B"
Affidavit of Completion of Response Actions
VCP No. 2660

BEFORE ME, the undersigned authority, on this day personally appeared Rim Antoine Hindieh, as an authorized representative of Dallas Investment Corporation, known to me to be the person whose name is subscribed below who being by me first duly sworn, upon their oath, stated as follows:

I am over the age of 18 and legally competent to make this affidavit. I have personal knowledge of the facts stated herein.

Dallas Investment Corporation (Applicant) has completed response actions pursuant to Chapter 361, Subchapter S, Texas Health and Safety Code, at the tract of land described in Exhibit "A" to this certificate that pertains to 5015 Spectrum Drive (Site), VCP No. 2660 located at 5015 Spectrum Dr., Addison, Dallas County, Texas. The Site was owned by Dallas Investment Corporation at the time the application to participate in the Voluntary Cleanup Program was filed. The Applicant has submitted and received approval from the Texas Commission on Environmental Quality (TCEQ) Remediation Division on all plans and reports required by the Voluntary Cleanup Agreement. The plans and reports were prepared using a prudent degree of inquiry of the Site consistent with accepted industry standards to identify all hazardous substances, waste and contaminated media of regulatory concern. The response actions for the Site have achieved standards acceptable for residential land use as determined by the TCEQ.

The response actions substantially eliminated present or future risk to public health and safety and to the environment from releases and threatened releases of hazardous substances and/or contaminants at or from the Site. The Applicant has not acquired this certificate of completion by fraud, misrepresentation or knowing failure to disclose material information. Further information concerning the response action at this Site may be found in the final report at the central office of the TCEQ under VCP No. 2660.

The preceding is true and correct to the best of my knowledge and belief.

Applicant

(Signature)

RIM ANTOINE HINDIEH
(Printed Name)

PRESIDENT
(Title)

STATE OF NY
COUNTY OF NASSAU

SUBSCRIBED AND SWORN before me on this the 24 day of October 2014, to which witness my hand and seal of office.

Notary Public in and for the State of NY

GEORGE M RUSSO
Notary Public - State of New York
NO. 01RU6260413
Qualified in Nassau County
My Commission Expires Apr 30, 2016

November 19, 2014

Commissioners,

A question has been asked regarding the occupancy rates of the existing apartment communities in Addison. The table below provides the requested information. Please let me know if you have any additional questions.

Property Name	Address	Units	Year Built	Occupancy
Talisker of Addison	3925 Vitruvian Way	188	1975	98%
Addison Park	14600 Marsh Ln	212	1978	91%
Springhaven	3820 Spring Valley Rd	184	1978	98%
Bent Tree Brook	4820 Westgrove Dr	248	1978	94%
Garden Oaks	4005 Vitruvian Way	181	1978	98%
Bent Tree Oaks	4815 Westgrove Dr	196	1978	93%
Shadowood	14500 Marsh Ln	184	1978	97%
Clipper Pointe	4015 Vitruvian Way	260	1978	98%
Wyndward Addison	3721 Spring Valley Rd	136	1978	96%
Bent Tree Fountains	16400 Ledgemont Ln	184	1979	92%
Glenwood	3800 Spring Valley Rd	168	1979	98%
Bent Tree Trails	16300 Ledgemont Ln	202	1981	95%
Bent Tree Park	4500 Sojourn Dr	496	1984	93%
Walnut Square	4051 Beltway Dr	57	1995	100%
Waterford Court	14700 Marsh Ln	196	1995	95%
Camden Addison	17200 Westgrove Dr	456	1996	95%
Post Addison Circle	5009 Addison Cir Dr	1,334	1997	97%
15777 Quorum	15777 Quorum Dr	414	2008	96%
Allegro Addison Circle I	15750 Spectrum Dr	272	2009	92%
Savoye at Vitruvian Park I & II	3850 Vitruvian Way	739	2009/2011	95%
Fiori at Vitruvian Park	3990 Vitruvian Way	391	2012	93%
Addison Keller Springs	4800 Keller Springs Rd	353	2013	88%
Allegro Addison Circle II	15750 Allegro Place	121	2013	93%

AMLI Addison

Addison

Dallas

AMLI on Maple

AMLI RESIDENTIAL

Town of Addison
Planning & Zoning
November 20, 2014

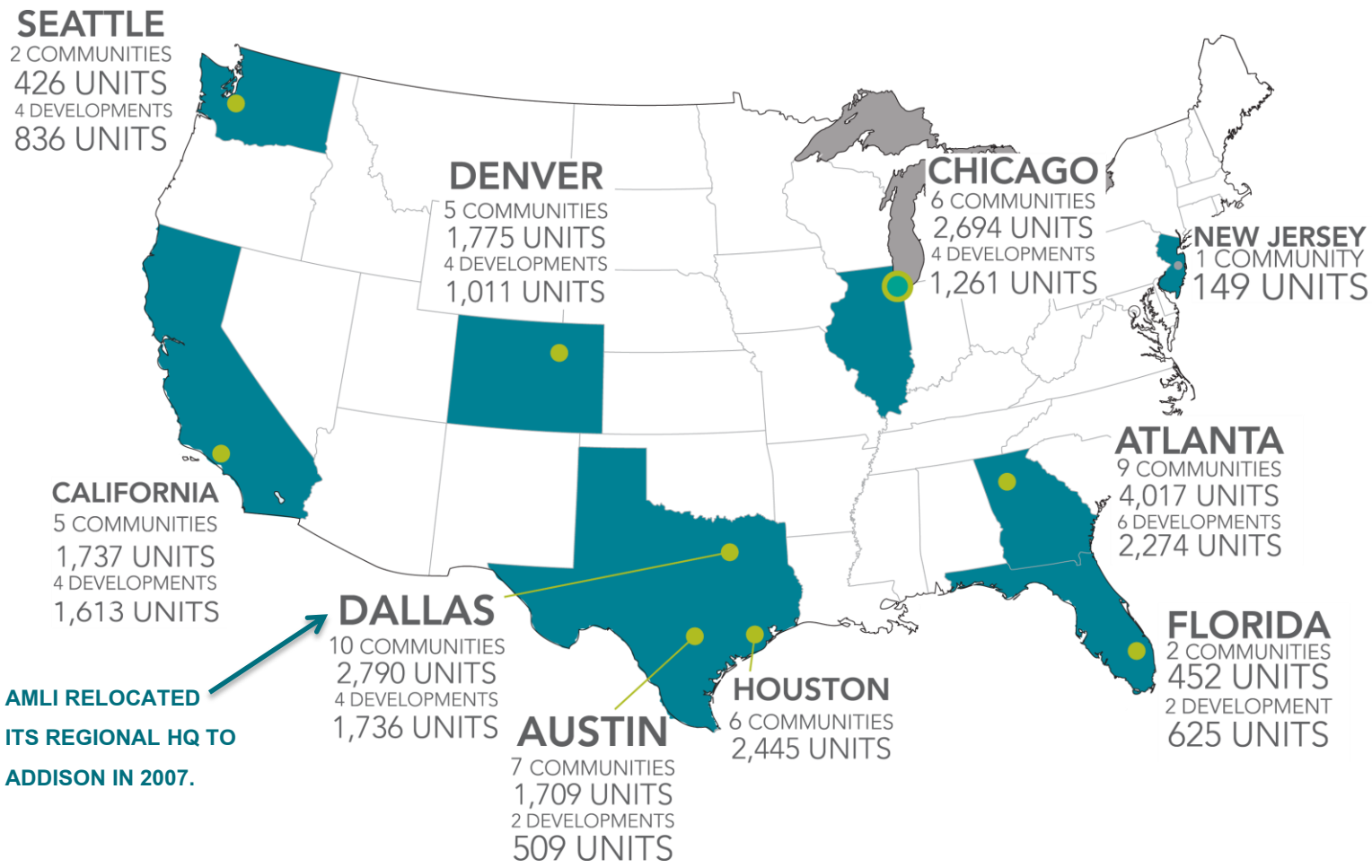
AMLI at the Ballpark

Frisco

Dallas

AMLI Quadrangle

AMLI'S NATIONAL FOOTPRINT



AMLI HEADQUARTERS

REGIONAL OFFICES

LEED FOR HOMES

53 PROPERTIES

18,000 UNITS

+9,800 UNDER DEVELOPMENT

30 YEARS

AMLI ADDISON: ENTITLEMENT HISTORY

- AMLI relocated its regional office to Addison in 2007 and has been seeking a development opportunity in Addison for years. We are currently under contract to purchase +/- 4.973 acres at the southeast corner of Quorum Drive and Edwin Lewis Drive for a proposed +/-350-unit Class A+ luxury rental multifamily community. The Property was originally zoned for commercial use with the Town of Addison. **AMLI is requesting to rezone the Property from Commercial into a new Planned Development (PD)** with the Town of Addison. We have been working with Staff since Oct ’13, and **Staff supports our rezoning request.**

ADDITIONAL LAND ENCUMBRANCES

Quorum North Association

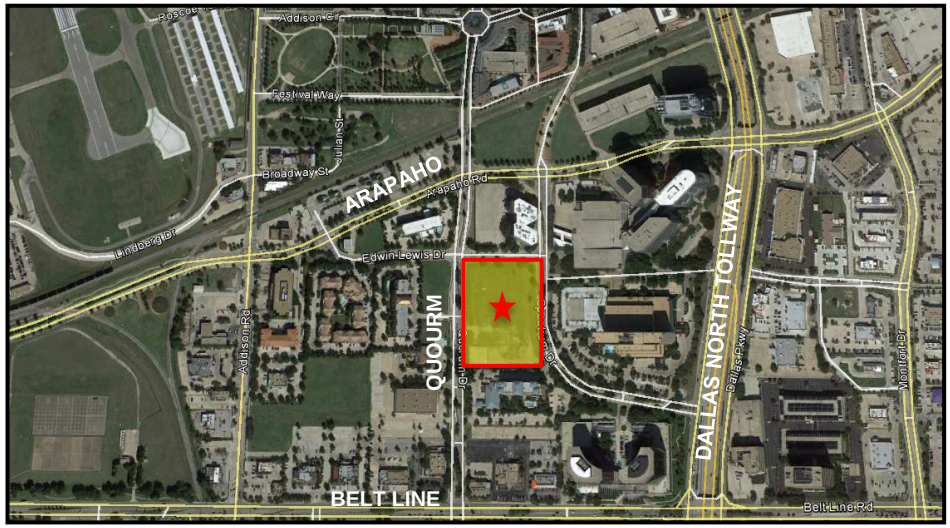
- The Quorum North Association (QNA) deed restrictions only allow for commercial and hotel uses on the property. Subject to rezoning approval, the QNA has amended the deed restriction to allow our multifamily use. **The votes received were unanimously in favor of the rezoning request.** Additionally, the Seller has deed restricted the land to prevent hotel use.

Environmental

- AMLI obtained a **revised Certification of Completion from TCEQ allowing residential use**. This is a higher environmental standard than the previous TCEQ certification.

FAA

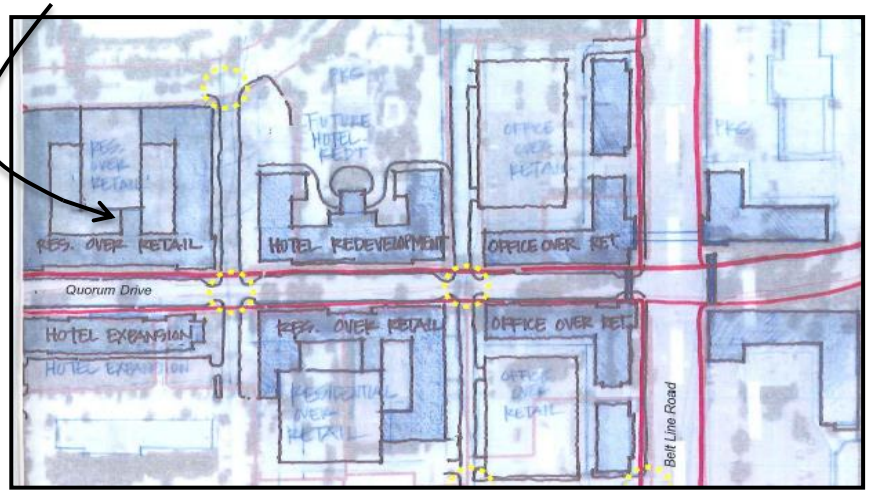
- The property is located just outside of Addison Airport’s noise contour, as dictated by the FAA. This means **residential is allowed on the site**, but the building height is limited to 75 feet or less. Our building is approximately 60 feet tall.

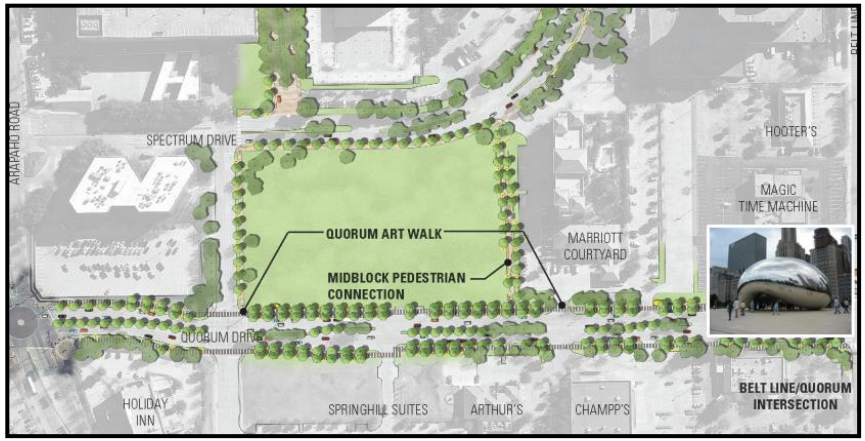


AMLI ADDISON: TOWN BENEFITS

Addison's Strategic Vision Plan

- The Town has developed a Vision Plan to enhance the walkability from Addison Circle to Belt Line. AMLI Addison is the key link between the existing restaurants and retail to the south on Belt Line and Addison Circle and the DART Transit Center to the north. Further, the strategic plan for Addison originally contemplated multifamily residential on this site (as shown below in the plan from the Pedestrian Charrette prepared by DesignWorkshop in Mar '13).





The subject property is an important component of the Town's Quorum Art Walk connecting South Quorum to North Quorum (shown above).

Pedestrian Connectivity / Landscape Enhancements

- In addition to the existing landscape requirements, per the Urban Center zoning and Quorum streetscape standards, AMLI is providing the following additional enhancements which are over-and-above what is required.
  - Landscape improvements in the median along Quorum
  - Two pieces of public art
  - Bus stop for DART on Quorum
  - Residential "stoops" along Quorum to activate the streetscape.
  - Required 10' setback along south property line has been increased to 15' to provide a wider public sidewalk and critical east/west connection.
  - Enhanced streetscape including sidewalk with pavers and medium canopy trees to provide shade.

Above is a photo of Quorum Drive looking north today along with a rendering the Town of Addison prepared as part of their Vision Plan for North Quorum.

Traffic & Parking

- The Intercontinental Hotel has a parking agreement with adjacent properties and can fully support the hotel parking without use of the subject property.
- Traffic generated by office use has a greater impact on the already congested Tollway frontage road and Belt Line.
- AMLI traffic during peak hours is 158% less than office traffic in the morning (179 MF trips vs 461 office) and 105% less in the afternoon (217 MF trips vs 444 office).
- AMLI only needs 550 spaces versus 1,500+ spaces to support a similar sized 300,000 sf office building.

AMLI ADDISON: TOWN BENEFITS

Housing Stock

- Due to limited housing stock, Addison has one of the highest job to population densities in the U.S with only 14,000 residents and a daytime population of over 100,000. AMLI Addison will provide professionals working in the area with a housing option closer to work. We have numerous letters from local businesses supporting our proposed use.

Available Office Land

- There are over 70 acres of vacant office land along the Dallas North Tollway. A new office development will be very challenging without access and visibility from the Tollway. (see map to right)

- Office rents along Quorum and Spectrum are much lower than the Tollway, and are even lower than AMLI's pro forma apartment rent. These rents do not support development of a new office building.
    - 15301 Spectrum: $16/sf per year ($1.33/sf)
    - 14901 Quorum: $17/sf per year ($1.42/sf)
    - 16301 Quorum: $19/sf per year ($1.56/sf)

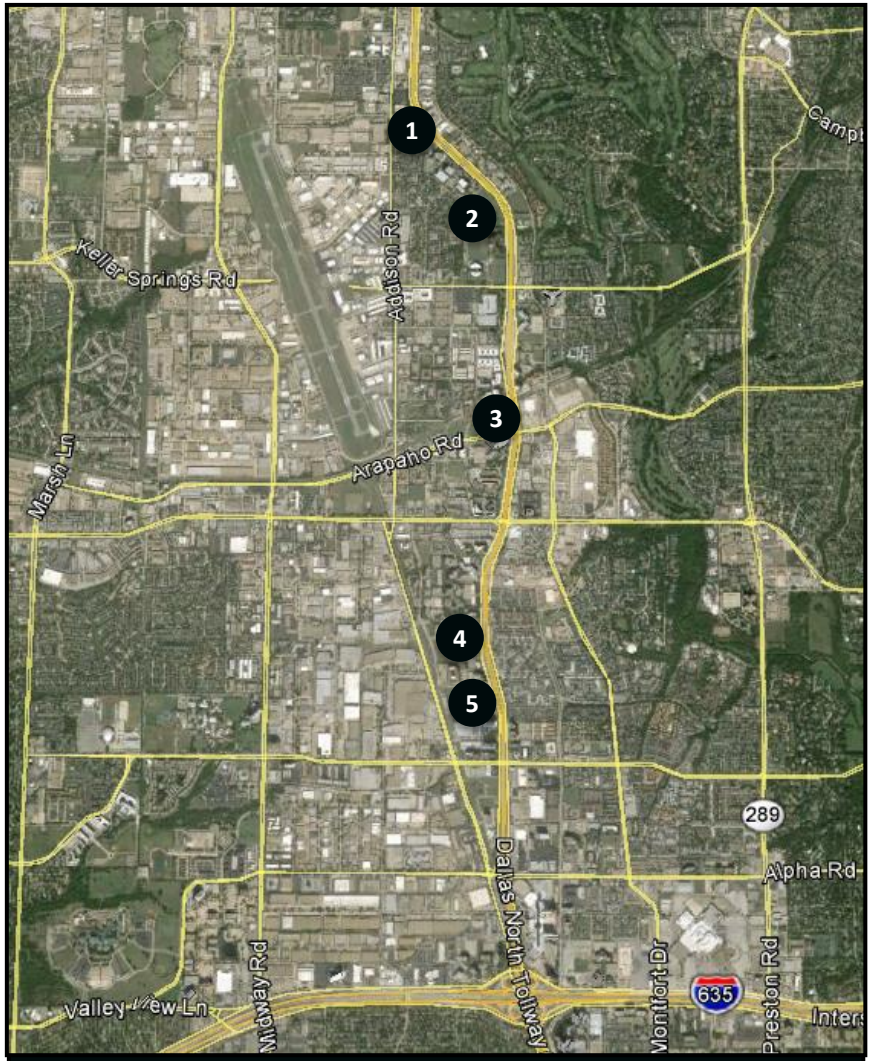
- According to JLL, office rent growth since 2Q10 has only been 1.9% in Addison while the surrounding far North Dallas and LBJ Freeway employment areas have seen 10.1% and 6.1% increases, respectively.

Sanitary Sewer Improvements

- The existing sanitary sewer system is over peak capacity in some locations. AMLI has funded the engineering required to design the sanitary improvements and determine the cost to increase the sewer capacity. AMLI will fund a greater percentage of the cost (based on AMLI's estimated usage) to construct approximately 1,400 linear feet of new sanitary sewer to support both the proposed development and any future development on the land to the north, including the Town-owned land.

Taxes

- The raw land is currently assessed by DCAD at $2.4M. The proposed $50M development will increase the total property tax by $1.3M, and the Town of Addison's property taxes collected will increase more than $300K per year.



OFFICE SITES:

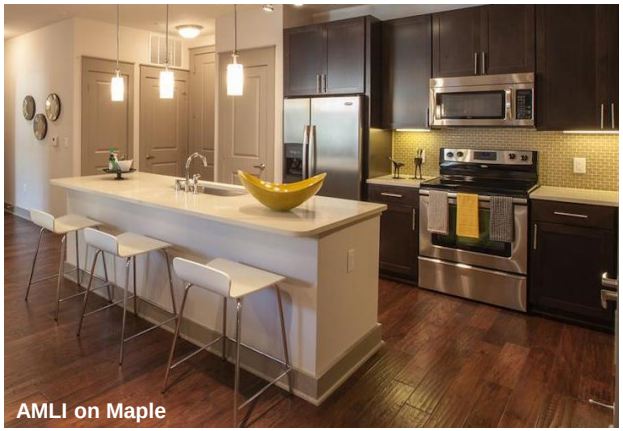
1. Gen Cap Partners: 12 ac
2. Mary Kay: 28 ac
3. Champion Partners: 3.5 ac
4. Crescent Realty: 11.5 ac
5. Ewing Family: 16

AMLI ADDISON: PROJECT DETAILS

- # Units: +/- 350 Units
- Average Unit Size: 880 SF
- Unit Mix: 72% 1BR / 28% 2BR
- Parking Required: 446 Spaces
- Parking Provided: 571 Total Spaces
  (548 spaces in a 5-level garage & 23 surface spaces)
  The parking garage is fully wrapped by apartments with entrances and exits off Quorum & Spectrum
- Building Type: 4-Story Wrap, Wood Frame Building
- LEED Certification: Designed to qualify for LEED Certification (Gold or Silver)
- Average Rent: $1,400/month ($1.58/sf)
- Rent Range: $1,000/month to $1,850/month
- Timing:

Commence Construction:	1Q15
1st Certificate of Occupancy:	1Q17
Final Completion & Stabilization:	1Q18

- Streetscape: Active Streetscape with Enhanced Sidewalk Pavers, Street Trees, Public Art, Bus Stop, Lighting & Stoops
- Target Demographic: Millennial / young professional (24-34 years old) and some empty nesters with average household income of $60,000 to $65,000.


AMLI on Maple

AMLI at Escena

AMLI at Escena

AMLI ADDISON: LANDSCAPE PLAN

Public art (conceptual image)

Additional 5' setback along south property line to provide a public sidewalk and critical east/west connection.

Bus stop for DART along Quorum

Public art

Residential "stoops" along Quorum

Landscape improvements in the median along Quorum

OVERALL SITE PLAN

HLR ARCHITECTS

smr landscape architects, inc.

AMLI RESIDENTIAL

AMLI ADDISON: RENDERING

HLR ARCHITECTS

AMLI - Addison

AMLI RESIDENTIAL

AMLI ADDISON: EXTERIOR ELEVATIONS

04 SOUTH ELEVATION
SCALE: 1" = 20'-0"
95% BRICK/STONE MATERIAL
5% STUCCO FINISH MATERIAL

03 SPECTRUM DR. (EAST) ELEVATION
SCALE: 1" = 20'-0"
90% BRICK/STONE VENEER
10% STUCCO FINISH MATERIAL

02 EDWIN LEWIS DR. (NORTH) ELEVATION
SCALE: 1" = 20'-0"
95% BRICK/STONE MATERIAL
5% STUCCO FINISH MATERIAL

01 QUORUM DR. (WEST) ELEVATION
SCALE: 1" = 20'-0"
90% BRICK/STONE VENEER
10% STUCCO FINISH MATERIAL

Note: The proposed building facades exceed the 90% masonry requirement as described in the Urban Center (UC) zoning.

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

AMLI ADDISON

AMLI RESIDENTIAL

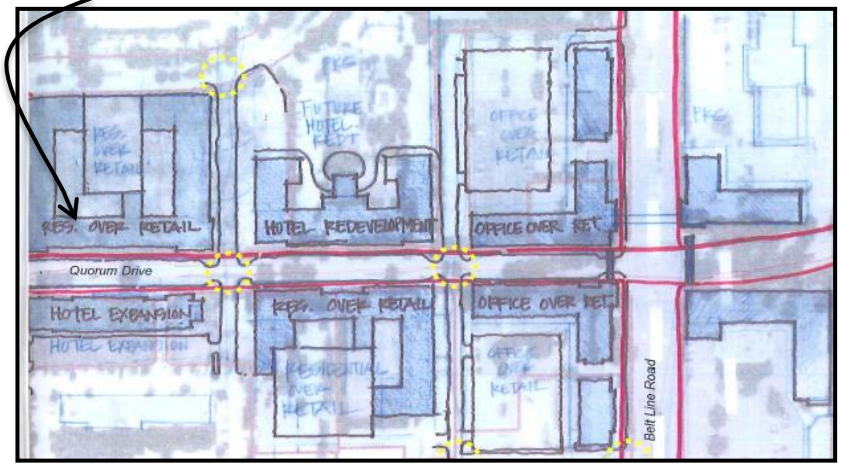
AMLI ADDISON: EXTERIOR MATERIALS

AMLI Addison

REZONING REQUEST: WHY AMLI ADDISON

Addison's Strategic Vision Plan

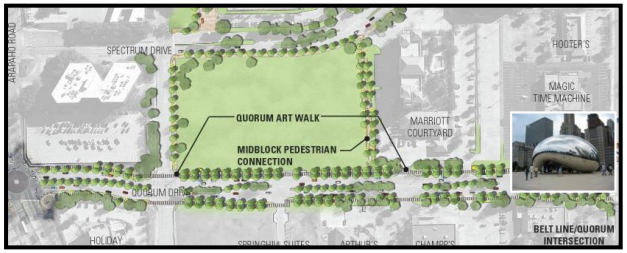
Multifamily is part of Addison's strategic vision plan.



Better Connectivity & Landscape Enhancements

Enhances walkability & links Beltline to Addison Circle. Pocket park, east-west connection, public art, bus stop & median improvements.

Quorum Drive looking north today along with a rendering the Town of Addison prepared as part of their Vision Plan for North Quorum.



The property is an important component of the Town's Quorum Art Walk connecting South Quorum to North Quorum (shown above).

Traffic & Parking

Seller has parking agreements with adjacent property owners. Multifamily development requires less parking than office.

Sanitary System

Fund and construct off-site sanitary improvements, which will benefit the Town-owned land.

Environmental Improvements

Obtained Certificate of Completion for residential standard from TCEQ. AMLI will obtain LEED certification.

Local Support

Quorum North Association unanimously supports our rezoning, and we have received numerous letters of support from local businesses.

Increased Taxes

The AV will increase by approximately $50M, generating $1.3M additional tax revenue.

Highest & Best Land Use is Multi Family

Staff supports and recommends our MF use.

AMLI ADDISON: PROJECT SUPPORT LETTERS

AMLI ADDISON: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Addison Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed multifamily community will benefit the Town of Addison and its businesses. AMLI Addison is the crucial link between Addison Circle and Belt Line, and AMLI's planned streetscape enhancements will greatly improve the pedestrian experience from Belt Line to Addison Circle and the Tollway to Quorum. Additionally, in order to maintain and continue attracting businesses to the Town, Addison needs more quality housing options for professionals working in the area. We also expect AMLI's residents to support local business by frequently dining and shopping at nearby restaurants and retail stores.

This letter serves to confirm our support of AMLI Addison and their rezoning application for a new Class A rental multifamily community at Quorum & Edwin Lewis.

MAY DRAGON

Sincerely,

Name: [illegible]

Title: Owner

Company: MAY DRAGON

Date: 11-7-14

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To: Town of Addison

Re: AMLI Addison Rezoning Request

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LaZaRaNDa modern kitchen & tequila

Sincerely,

Name: DOUG WRIGHT

Title: GENERAL MANAGER

Company: LAZARANDA MODERN KITCHEN & TEQUILA

Date: 11/7/14

AMLI ADDISON: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Addison Rezoning Request

Town of Addison,

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KOBE STEAKS JAPANESE RESTAURANT

Sincerely,

Name: Lon Kye

Title: manager

Company: Kobe steaks

Date: 11/13/2014

AMLI ADDISON: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Addison Rezoning Request

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KENNY'S WOOD FIRED GRILL

Sincerely,

Name: Zoss Haislip

Title: Manager

Company: Kenny's Woodfire Grill

Date: 11/7/14

AMLI ADDISON: PROJECT SUPPORT LETTERS

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To: Town of Addison

Re: AMLI Addison Rezoning Request

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TGI FRIDAYS

Sincerely,

Name: A Campbell

Title: General Manager

Company: Tgi Fridays #0552

Date: 11/13/2014

AMLI ADDISON: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Addison Rezoning Request

Town of Addison,

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BUFFALO WILD WINGS GRILL & BAR

Sincerely,

Name: Derek Stewart

Title: G.M.

Company: Buffalo Wild Wings

Date: 11-5-14

AMLI ADDISON: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Addison Rezoning Request

Town of Addison,

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JIMMY JOHN'S Since JJ 1983 GOURMET SANDWICHES

Sincerely,

Name: [illegible]

Title: 1st Asst Manager

Company: Jimmy John's

Date: 11/7/14

AMLI ADDISON: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Addison Rezoning Request

Town of Addison,

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POTBELLY SANDWICH SHOP

Sincerely,

Name: Pete Brown

Title: Assistant Manager

Company: Potbelly

Date: 11-11-14

AMLI ADDISON: PROJECT SUPPORT LETTERS

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To: Town of Addison

Re: AMLI Addison Rezoning Request

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smashburger

smash. sizzle. savor.

Sincerely,

Name: Briana Mogollon

Title: General Manager

Company: Smashburger

Date: 11/7/14

AMLI ADDISON: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Addison Rezoning Request

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Havana VILLAGE

Sincerely,

Name: [illegible]

Title: General Manager

Company: Havana Village

Date: 11/13/14

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To: Town of Addison

Re: AMLI Addison Rezoning Request

Town of Addison,

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BACCI PIZZERIA

Sincerely,

Name: [illegible]

Title: Bacci's Pizza

Company: Manager

Date: 11/7/14

AMLI ADDISON: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Addison Rezoning Request

Town of Addison,

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TACO DINER

mexico city taqueria

Sincerely,

Name: Vanessa Cruz

Title: Manager.

Company: Taco Diner Flcrowd.

Date: 11/12/14

AMLI ADDISON: PROJECT SUPPORT LETTERS

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To: Town of Addison

Re: AMLI Addison Rezoning Request

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ON THE BORDER MEXICAN GRILL & CANTINA

Sincerely,

Terrance Grant

Name

Manager

Title

On the Border

Company

11/11/14

Date

AMLI ADDISON: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Addison Rezoning Request

Town of Addison,

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THE QUARTER

Sincerely,

Rudy Delgado

Name

Pres

Title

THE Quarter Bar & Grill

Company

11/11/14

Date

AMLI ADDISON: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Addison Rezoning Request

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PEI WEI ASIAN DINER

Sincerely,

Katee Anderson

Name

General Manager

Title

Pei Wei Asian Diner

Company

11-11-14

Date

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To: Town of Addison

Re: AMLI Addison Rezoning Request

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OUTBACK STEAKHOUSE®

Sincerely,

Trey Woodley

Name

Manager

Title

Outback Steakhouse

Company

11/11/2014

Date

AMLI ADDISON: PROJECT SUPPORT LETTERS

AMLI ADDISON: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Addison Rezoning Request

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Behringer

Sincerely,

Brad Behringer
Name

VP
Title

Behringer
Company

9/22/14
Date

From: Childs, Telecia
Sent: Tuesday, August 19, 2014 5:11 PM
To: Bowen, Taylor
Subject: Fwd: ATTN TAMMY: AMLI Letter
Importance: High

Please see below

Sent from my Samsung Galaxy S®4

-------- Original message --------
From: tammany
Date: 08/19/2014 4:42 PM (GMT-06:00)
To: "Childs, Telecia"
Subject: FW: ATTN TAMMY: AMLI Zoning Letter

To whom it may concern,

We operate two companies in the Addison area. We feel strongly that more housing developments by AMLI will be beneficial to the growth of
The City of Addison. There is a real need for more quality housing.
Please consider zoning available property for this development.

Sincerely,

tammany stern | PRESIDENT AND CEO | 214.727.6325 cell | 972.789.1689 c

BESTOFGUIDE.COM
Your Invitation to the Best

AMLI ADDISON: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Addison Rezoning Request

Town of Addison,

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Sincerely,

Steve Hoeggen
Name

President
Title

Steve Hoeggen & Associates
Company

8-29-14
Date

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To: Town of Addison

Re: AMLI Addison Rezoning Request

Town of Addison,

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Sincerely,

NABILA HAFFAR
Name

President
Title

BiAs group OF COMPANY
Company

8-28-2014
Date

AMLI ADDISON: QUORUM NORTH ASSOCIATION LAND USE

FIRST AMENDMENT TO
AMENDED AND RESTATED DECLARATIONS AND
RESTRICTIVE COVENANT AGREEMENT

This First Amendment to Amended and Restated Declarations and Restrictive Covenant Agreement (this "Amendment") is made as of the ____ day of _____, 2014 by and among the Members signing this Amendment (collectively, the "Member Parties").

RECITALS:

A. DAON-TEXAS, as Declarant, executed those certain Protective Covenants for Quorum North dated January 3, 1980 and recorded January 8, 1980, in Volume 80005, Page 3073 of the Real Property Records of Dallas County, Texas (the "Original Declaration"), covering certain real property consisting of Quorum North, an addition to the City of Addison, Dallas County, Texas, according to the subdivision plat recorded in Volume 80005, Page 1768, of the Map Records of Dallas County, Texas; and

B. Pursuant to the Original Declaration, Declarant caused to be incorporated Quorum North Protective Corporation, a Texas non-profit corporation (the "Corporation"), and delegated and assigned to the Corporation the powers of maintaining certain common utility facilities, certain areas dedicated to the public, and landscape areas, enforcing the restrictions set forth in the Original Declaration, and collecting and disbursing the assessments and charges created by the Original Declaration; and

C. At least $66^2/_3$% of the Members executed that certain Amended and Restated Declarations and Restrictive Covenant Agreement dated March 23, 2006 and recorded December 14, 2006 under Clerk's File No. 200600462590, Real Property Records of Dallas County, Texas (the "Declaration"); and

D. AMLI Residential Partners, LLC, a Delaware limited liability company, or its assigns ("AMLI") has entered into an agreement for the purchase of approximately 4.97348 acres out of Block 3 of Quorum North, as more particularly described on Exhibit A attached hereto and made a part hereof (the "AMLI Tract"); and

E. The Member Parties, deeming it desirable and in the best interest of all Owners of the Lots, desire to amend the Declaration to allow AMLI to develop the AMLI Tract for multi-family residential use as set forth in this Amendment; and

F. The Member Parties signing this Amendment collectively have the right to vote more than $66^2/_3$% of the votes of the Members, the requisite amount necessary to amend the Declaration pursuant to Section 9.02 thereof; and

G. All capitalized terms that are not defined herein shall have the meanings assigned to such terms in the Declaration.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars ($10.00), the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Member Parties hereby amend the Declaration as follows:

1. Use of Lots. The use plan for Quorum North referenced in Article VI(a) of the Declaration, was omitted from the version of the Declaration recorded in the Real Property Records of Dallas County, Texas. Accordingly, the use plan for Quorum North attached to this Amendment as Exhibit B shall be deemed Exhibit B to the Declaration for all purposes.

2. Use of AMLI Tract. Notwithstanding anything to the contract set forth in the Declaration, including, without limitation, the provisions of Article VI and Article VII thereof, but subject to and conditioned upon the acquisition of the AMLI Tract by AMLI, the AMLI Tract may be developed and used for a residential development of up to 360 multi-family rental units and such amenities and facilities serving same, including without limitation, an outdoor swimming pool and/or tennis courts for the use of the residents of such development, as permitted by the rezoning of the AMLI Tract to Urban Center ("UC") or Planned Development ("PD") as submitted by AMLI and finally and unconditionally approved by the Addison City Council (the "Rezoning").

3. Architectural Approval. Notwithstanding anything to the contract set forth in the Declaration, including, without limitation, the provisions of Article VII thereof, but subject to and conditioned upon the acquisition of the AMLI Tract by AMLI, all buildings, structures, parking lots, fences and other improvements constructed on the AMLI Tract in accordance with the site plan, landscaping plan, floor plan and elevations approved by the Addison City Council and/or any the Addison Planning and Zoning Commission (the "Approved Development Plans") shall be deemed to (a) have been approved by the Architectural Control Committee under the Declaration; and (b) comply with all covenants and restrictions set forth in Article VII of the Declaration. So long as the AMLI Tract is developed by AMLI in accordance with the Approved Development Plans, no further submittals, requests for variances, or approvals shall be required under the Declaration with respect to the initial development of the AMLI Tract.

4. Original Declaration Superseded. The Declaration was intended to amend, restate and supersede the Original Declaration from and after the date thereof; therefore, the Original Declaration is deemed terminated and of no further force or effect.

5. Authority and Agreement of Member Parties. Each person and entity executing this Amendment represents that it is, on the date hereof, a Member in good standing with voting rights under the Declaration and the Owner of the Net Acreage of the Property set forth next to such Member's signature. Each Member Party executing this Amendment supports the proposed Rezoning of the AMLI Tract and deems the proposed Rezoning to be consistent with the stated objectives of the Declaration and in the best interest of all Owners and the Neighborhood in general.

6. Counterparts. This Amendment may be executed in multiple counterparts, which, when taken together, shall constitute one instrument.

7. Ratification. The Declaration, as amended by this Amendment, is ratified and confirmed and shall continue in full force and effect in accordance with its original terms and provisions except as described herein.

Quorum North Association Members

• Colonnade (Fortis)	21.4235%	Supports MF zoning
• Hotel Intercontinental	19.2186%	Supports MF zoning
• Spectrum Center: (Granite)	13.0195%	Supports MF zoning
• Quorum N. Office (Billinglsey)	4.9933%	Supports MF zoning
• Millennium Group – Ph I (Gaedeke Group)	5.5113%	Supports MF zoning
• Champion Partners – Ph II	5.9246%	Supports MF zoning
• Wynne/Jackson – Ph III	2.3423%	Supports MF zoning
• Hotel Intercontinental Land	8.6733%	Supports MF zoning
• Marriott Courtyard	7.9547%	Supports MF zoning
• Town of Addison	10.9389%	Abstained from vote

AMLI ADDISON: TCEQ REVISED CERTIFICATION

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Zak Covar, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 31, 2014

Mr. Rim A. Hindieh
Dallas Investment Corp
c/o Rolaco Services, Inc.
P.O. Box 7
Roslyn Heights, NY 11577-0007

Re: Certificate of Completion (COC) for 5015 Spectrum Drive, Addison, Dallas County, Texas; Voluntary Cleanup Program (VCP) No. 2660; Customer No. 604551630; Regulated Entity No. RN 107205627

Dear Mr. Hindieh:

The Texas Commission on Environmental Quality (TCEQ) has reviewed the September 10, 2014 report entitled *Affected Property Assessment Report,* as well as other requested information. Based on this review, the TCEQ has determined that the site has attained Texas Risk Reduction Program Remedy Standard A residential land use standards for all evaluated exposure pathways in accordance with 30 Texas Administrative Code §350.32. Therefore, the TCEQ issues the enclosed final COC. The TCEQ records for this site will be maintained at the Central Records office of the TCEQ in Austin, Texas.

Please be aware that there may be outstanding charges reflecting TCEQ oversight activities that may still be forthcoming. You may contact Mr. Pete Silkworth of my staff with any questions or comments you have at (512) 239-0053.

Sincerely,

Maria Lebron, Assistant Director
Remediation Division

ML/PS/ del

cc: Mr. Patrick Johnson, W&M Environmental Group, Inc., pjohnson@wh-m.com
Mr. Sam Barrett, Waste Section Manager, TCEQ Region 4 Office, Fort Worth/Dallas

Enclosure: COC

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

VOLUNTARY CLEANUP PROGRAM
FINAL CERTIFICATE OF COMPLETION

This Final Certificate of Completion (Certificate) supersedes the Certificate issued on November 19, 2001 and applies to the tract of land described in Exhibit "A", attached hereto and incorporated herein by reference. This Certificate and the related protection described herein apply solely to releases at the tract of land described in Exhibit "A" prior to the execution date of this Certificate. This Certificate shall be a covenant that runs with the land.

As provided in Section 361.609 of the Texas Health and Safety Code:

I, Maria Lebron, Assistant Director, Remediation Division, TCEQ, certify as follows:

Response actions have been completed for VCP No. 2660 as of October 24, 2014, for the tract of land described in Exhibit "A" so that the tract is acceptable for residential land use.

This certification is based on the Affidavit of Completion of Response Actions (Exhibit "B"), attached hereto and incorporated herein by reference, and on additional site information in TCEQ files.

The following persons are qualified to obtain the protection from liability described in Section 361.610 of the Texas Health and Safety Code :

1) An applicant who on the date of submittal of an application to the Voluntary Cleanup Program was not a responsible party under Sections 361.271 or 361.275(g) of the Texas Health and Safety Code; and

2) All persons (e.g., future owners, future lessees, future operators and lenders) who on the date of issuance of this Certificate were not responsible parties under Sections 361.271 or 361.275(g) of the Texas Health and Safety Code.

Further information concerning this matter may be found at the TCEQ Central File Room in Building E, Room 103, 12100 Park 35 Circle, Austin, Texas 78753 under Voluntary Cleanup Program No. 2660.

EXECUTED this the 31 day of October, 2014

Maria Lebron, Assistant Director
Remediation Division

STATE OF TEXAS
TRAVIS COUNTY

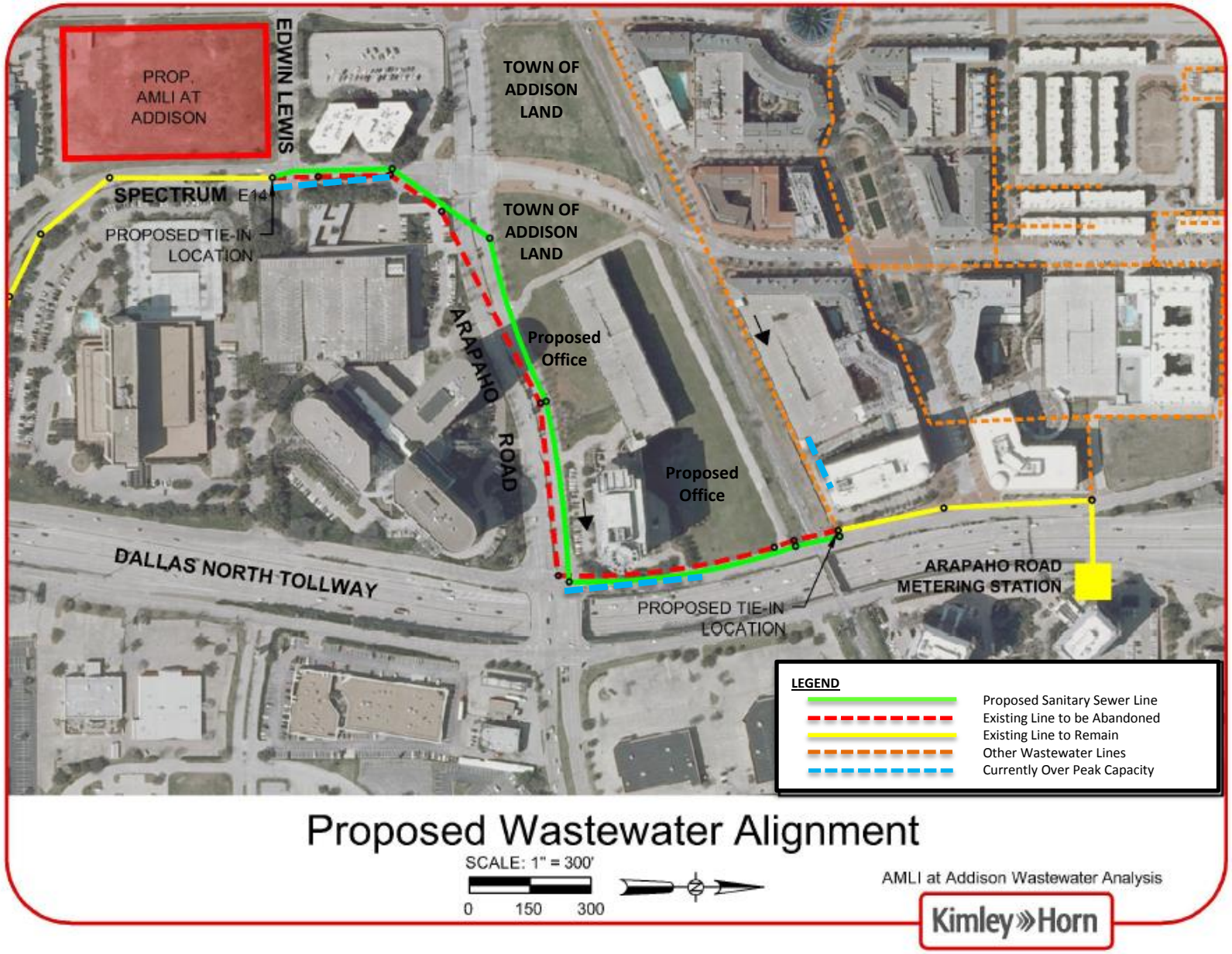
BEFORE ME, on this the 31st day of October, 2014, personally appeared, Maria Lebron, Assistant Director, Remediation Division, of the Texas Commission on Environmental Quality, known to me to be a representative of said commission whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31st day of October, 2014

HELEN MORENO
Notary Public
STATE OF TEXAS
Commission Exp. APRIL 18, 2017
Notary without Bond

Helen Moreno
Notary Public in and for the State of Texas

AMLI ADDISON: SANITARY SEWER IMPROVEMENTS



Based on Kimley-Horn's field test and report dated May 7, 2012, sections of the existing sanitary sewer system are currently over peak capacity, and the existing system does not have sufficient capacity to support AMLI's proposed multifamily community or other future office and commercial developments on the undeveloped land.

AMLI RESIDENTIAL OVERVIEW

- AMLI Residential is a privately-held, Chicago-based real estate company, owned by Morgan Stanley's PRIME Property Fund, specializing in the acquisition, development, management and long-term ownership of luxury Class A multifamily and mixed-use communities throughout the United States.
- Operating in nine major markets, AMLI has a presence in Atlanta, Austin, Chicago, Dallas/Ft. Worth, Denver, Houston, Seattle, Southeast Florida and Southern California.
- AMLI's current portfolio is comprised of 53 properties containing over 18,000 units, plus an additional 30 communities with 9,800 units under development.
- Founded in Chicago in 1980, AMLI has an experienced, stable management team with a 30+ year track record of developing successful multifamily communities through multiple economic cycles.
- AMLI currently employs approximately 750 people and has a culture focused on achieving AMLI's mission to *"Provide an Outstanding Living Environment For Our Residents."*
- All new AMLI developments are being built to "Green" USGBC standards.

LEED FOR HOMES | 53 PROPERTIES | 18,000 UNITS | +9,800 UNDER DEVELOPMENT | 30 YEARS

AMLI'S RESIDENT PROGRAMS

BREATHEASY®. Smoke-free apartment homes and common areas create a healthy living environment for our residents.

AMLI PERKS. Take advantage of exclusive discounts and specials from local and national businesses with which AMLI has formed partnerships.

48-HOUR SERVICE GUARANTEE. AMLI will complete routing service requests within 48 hours or you live rent-free.

FAMILI VOLUNTEER PROGRAM. AMLI residents and employees connect with local non-profit organizations to participate in charitable activities throughout their communities.

EASYPAY. A reliable, confidential and secure way to pay rent and other applicable charges by automatically debiting your bank account or paying by credit card.

AMLI CONNECT. A fast and efficient way to register all of your utilities and purchase services online from a variety of local providers….all in one sitting.

LIVING GREEN

AMLI IS COMMITTED TO SUSTAINABILITY AND PROVIDES FEATURES INSIDE AND OUTSIDE OUR APARTMENTS THAT CREATE GREEN AND HEALTHY HOMES

LIVABLE

- Premium, high-efficiency water fixtures
- ENERGY STAR™ appliances
- Energy-efficient lighting
- Energy-efficient air-conditioning/heating and programmable thermostats
- Smart irrigation systems

BREATHABLE

- Smoke-free community living
- No and low VOC paints
- Low-emitting carpets
- Fresh air ventilation
- Carbon monoxide detectors

SUSTAINABLE

- Beautiful native and adaptive landscaping
- Bicycle storage
- Walkable neighborhood amenities
- Near mass transit
- Comprehensive recycling program

BUILDING GREEN: LEED CERTIFICATION

AMLI'S GREEN INITIATIVES

- AMLI's commitment to sustainability is driven by our mission to create happy, healthy living spaces for residents and be a responsible steward of our environment.

USGBC

- The United States Green Building Council is a non-profit, member based organization dedicated to promoting sustainable practices in the building industry.

LEED

- To better serve their mission, the USGBC created the Leadership in Energy and Environmental Design rating system to provide standards and guidance on developing green properties.

PRESS RELEASE

Outstanding Commitment to LEED: AMLI Residential

AMLI Residential, is a preeminent company working to develop, acquire and manage green apartment communities. It shows a true commitment to sustainability by utilizing LEED certification as a tool for providing healthy apartment homes for residents, and its new developments in eight different markets are pursuing LEED certification. AMLI's current portfolio includes seven certified projects, of which six were certified under the LEED for Homes rating system. AMLI anticipates the number of LEED developments in its portfolio to double this year and triple in 2015.

Outstanding Multifamily Builder: AMLI Residential

AMLI Residential is responsible for AMLI at Escena, a wood-frame, garden-style, LEED Gold 440-unit unit apartment community in Irving, Texas. The project's efforts to reduce energy and water use and provide a healthy living space for residents has made it one of AMLI's most successful apartment communities. The entire AMLI at Escena staff receives training so they can understand and explain the benefits of exciting features such as bioswales and fresh air ventilation to residents and neighbors.

AMLI IS A PROUD MEMBER AND SUPPORTER OF THE U.S. GREEN BUILDING COUNCIL.

GIVING BACK

AMLI believes it is important to give back to the communities where we live and work. The FAMLI Volunteer program connects AMLI residents & employees with local non-profit organizations.

Some of the major charities AMLI is proud to support are:

- Jonathon's Place
- Atlanta Community Food Bank
- Make-A-Wish
- LUNGevity Foundation
- Ronald McDonald House
- The Salvation Army
- SOS Children's Village of Illinois
- SPCA
- Toys For Tots

AMLI Famli Volunteer Program

GIVING BACK TO THE COMMUNITY IS AN AMLI PRIORITY

AMLI

RESIDENTIAL

LIVE LIFE + LOVE LIFE

AMLI.COM