

HPI NORTH LOOP, L.L.C
315 EAST COMMERCE STREET, SUITE 300
SAN ANTONIO, TEXAS 78205
(210) 225-3053
FAX (210) 225-5910

September 3, 2015

Ms. Lisa D'Augustine
President
Ridgetop Neighborhood Association

Re: Proposed Self-Storage Development - 5700 IH-35.

Dear Ms. D'Augustine,

Thank you for taking the time to meet with us on September 1, 2015 regarding the proposed self-storage project (the "Project") located at 5700 IH-53 in Austin, Texas (the "Property"). Based on the discussions from the meeting, we are pleased to offer the following commitments to Ridgetop Neighborhood Association regarding the Project:

1. Dumpster – The Project's dumpster facility will not be located within 200 feet of the existing residential properties.
2. Hours of Operation – The Project will not be in operation 24 hours a day. The exact hours of operation are yet to be determined. However, at a minimum, the storage facility will be closed between the hours of 11pm and 5am.
3. Fencing – Upon development of the Project, we will construct a fence along the southern property line adjacent to residential structures. Such fence will be constructed in accordance with Section 25-2-899 of the City Code and will be 8 feet in height, the highest height allowable under City Code. In addition, the fence will be a solid fence constructed and landscaped in a manner that attempts to prevent climbing. The materials for the fence are yet to be determined, however, such fence will not be a standard wooden privacy fence.
4. Right-of-Way – Upon development of the Project, we will maintain the landscaping on the northern side of the 56 ½ Street Right-of-Way adjacent to the Property.

We look forward to working with Ridgetop Neighborhood Association to ensure the Project becomes an attractive and well planned addition to your community.

Please feel free to contact us if you have any questions. .

Sincerely,



Clint Wynn
Vice President