

Parking Management Plan

Parking Management and Operation Plan:

Lincoln Properties, a nationally recognized professional property management company, will be providing leasing and ongoing management of the rental building including the parking areas of the building. The operations staff will include a Regional Property Manager, an on-site Property Manager, a Marketing Manager, and several Leasing Professionals during the initial lease-up of the project. Included in the personnel plan will include on-site Maintenance Technicians and daily Cleaning Professionals during the day as needed. After the initial leasing period, the building will be staffed by an on-site property manager who will live in one of the building's apartments and use that unit's allotted parking space. A Maintenance Technician will also be present on a daily basis.

The parking spaces in the garage will be leased to residents and the lease will run concurrently with their apartment lease term. All spaces internal to the building are reserved for tenant use only.

Parking will be assigned by the management company on a first-come, first-served basis. Management will charge a monthly fee, collected as an additional payment under the lease. All studios and one bedrooms units will be reserved one parking space per unit. All two bedrooms will be reserved a tandem parking space. . Only Twenty-two of the twenty-three tandem spaces will be reserved for the twenty-two two-bedroom units. The remaining tandem space will be reserved for use by one of the one-bedroom units who may request two-spaces.

The first of the excess parking spaces(up to 5 spaces) will be available on a first come basis for one bedroom units only. The additional excess parking spaces will be reserved for guest parking, or other temporary parking needs. If any units elect not to lease a parking space, these spaces would be available to other residents of one or two bedroom units.. Parking will be assigned by the management company on a first-come, first-served basis. Parking will be limited to two spaces per one or two bedroom unit, and no additional spaces may be rented in excess of this number. A minimum of three unleased spaces will be held in reserve for changes in residents' leasing so a unit without a leased space can provide a space for a new tenant if requested.

All vehicles must be registered at the Management office. Any vehicle(s) not registered, considered abandoned, or violating the Lease, in the sole judgment of Management, will be towed at the vehicle owner's expense after a 24-hour notice is placed on the vehicle. Notwithstanding this, any vehicle illegally parked in a fire lane, designated no parking space or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space, will immediately be towed, without notice, at the vehicle owner's expense.

Management, our traffic and parking engineer, and the owner do not anticipate more than one space per bedroom will be necessary for this development. Please see the owner's traffic engineering report on parking utilization.

The current parking plan shows a revised entrance location on Eastman Ave. There will be an overhead garage door that will restrict access to those who have leased a parking stall. The parking will have a key fob system for entry to the garage. Tenants will be responsible for providing access to the garage for their guests. A guest parking permit will be required.

Lastly, the parking structure will also include a number of stalls that are for electric vehicles, with dedicated charging systems. Parking assignments for these spaces will be limited to those who have certified EV electric vehicles. The garage will also have the capacity to create additional charging stations.

The exterior parking spaces located on Highland will be utilized by patrons of the restaurant, and after the closing of the restaurant, overnight guest parking.