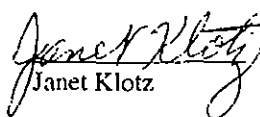


This agreement is between the North Growth Corridor Alliance and High Pointe Baptist Fellowship.

1. Not more than 265 units of apartments on the south tract.
2. Site plans will be submitted to the North Growth Corridor Alliance for input and approval prior to finalizing with City Staff.
3. Due to the fact that the Big Walnut drainage basin continues to be of major concern with the Alliance and with the neighborhoods adjacent thereto, the Alliance has requested and the owner has agreed to have 100 % of the detention and filtration required for both the Church tract and the proposed apartment tract contained on site.
4. There are some outstanding issues to be addressed prior to the City Council hearing. All of those issues are Site Plan related.
5. The owner agrees not to exceed 65% impervious cover on the total.

Signed and agreed to September 20, 1999:


Janet Klotz


W. M. Faust, Agent for High Pointe Baptist Fellowship

* previous letter of agreement
found in zoning file C14-99-0066