

RAD Ventures, LLC

3110 Main Street, Penthouse suite

Santa Monica, CA 90405

Telephone 310.862.8600 Facsimilie 310.496.0272

February 11, 2008

Dear Neighbor,

As you may be aware, the property at 542-568 Venice Boulevard has been for sale for over a year. My company has recently entered into an agreement to purchase the property, and we plan on redeveloping it.

Currently, there are XXXX buildings containing 28 apartment units, YYYY parking structures containing ZZZZ parking spaces, and QQQQ parking spaces on-grade. Our plan is to tear down all of the existing structures and build 18 detached single family homes, each having a garage to satisfy each home's parking needs.

In the area for this project, the Venice Specific Plan (VSP) allows for a maximum building height of 25 feet at the setbacks (this project has front and rear yard setbacks of 15 feet). Additionally, the VSP allows a maximum height of 30 feet, as long as the building which rises to 30 feet has an additional setback of 5 feet, for a total of 20 feet. The VSP allows "doghouses" on the roof for the stairway accesses to the roof decks from the units. Each of these Doghouses can be no more than 100 square feet, and they will protrude upward an additional 8 feet beyond the height limit. So, in essence, these Doghouses can be as high as 38 feet.

We will be building 18 single family detached homes, with each having its own lot and garage. We plan on adhering to all of the zoning codes, except that we are requesting one variance to extend a portion of each home an additional 5 feet to 35 feet. We will maintain the 25 feet height limit at the required setback, and will only seek to go to 35 feet in the portion of the homes which are stepped back an additional 10 feet from the required setbacks of the buildings. I believe this will conform to the spirit of the VSP by maintaining a one-to-one ratio in step back before going to 35 feet. In exchange for this variance, we will eliminate the Doghouses from the project completely and, instead, we will provide exterior access to the roof. Effectively, this will only require an exterior handrail and will eliminate the need for the Doghouses. The net effect of this is that, even with the extra 5 feet in height on the inside section of the property, the buildings will be lower than what is currently allowed with the VSP when you consider the height of the Doghouses.

We have been placed on the agenda for the LUPC meeting scheduled for February 27th. The purpose of this meeting is to show the community and the neighbors our ideas for developing the property and to invite suggestions and ideas to improve the quality of the development.

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In the meantime, if you want to seek any additional information, please feel free to contact us at (310) 862-8600 or email us at 542Venice@radventures.com.

Thank you for your attention to this matter and I look forward to your input, comments and suggestions

Sincerely,

Robert P. D'Elia, Managing Partner
RAD Ventures, LLC