

Good day,

We are planning to build a new single family home at 5324 Loruth Terrace, which is at the corner of Whitcomb Drive and Loruth Terrace. The architect/builder we have chosen is Blue Line Designs. They specialize in high quality custom homes. Blue Line Designs builds stunning homes, and we also like that most of their materials come from Brunsell Lumber, which is a local business to the Orchard Ridge area. The home will have 3,866 square feet of living area above grade with 4 bedrooms and 4 baths.

With the hopes of blending in with the area, the home was designed to have somewhat of a 1950's look with a prairie style influence. The roof will be hipped with a low pitch and 3' overhangs. There will be a generous amount of stone on the sides facing Whitcomb Drive and Loruth Terrace. Additionally, the garage doors will not face either street. The driveway entrance will be on Loruth Terrace. Mitchell is an avid gardener, and will have beautiful landscaping and gardens. There are two healthy maple trees currently on the lot, and we plan on adding more trees, many plantings, and tasteful gardens.

We emailed our plans to the neighborhood association and the alder on January 19, 2013. We have had nothing but positive feedback about the new home. On February 23, 2013, we also met with Lynn and Jack Jenkins, who live adjacent to the property along the westerly border. We discussed what would be an appropriate landscape buffer between the two properties, and agreed that properly spaced evergreen trees with intermixed shrubs and hostas will work nicely.

The only part of the home not set in stone is the exposure of the lower level on the rear of the home, and the potential of lower level finished area. Option 'A' shows optional lower level finish we are considering, depending on the added cost to the project. Mitchell's parents are considering living with us, and option 'B' shows a more expanded lower level finish with another variation to the rear exposure of the lower level to allow additional light for the area of the home they would be using.

The value of the land is \$80,000, and the estimated project cost has a range from \$445,000 to \$470,000.

We appreciate your consideration, and are very excited to build our home in Orchard Ridge.

Regards,

Scott Matthews & Mitchell Illichmann

235-0586