



**TEXAS REALTY PARTNERS, LLC**

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To whom it may concern:

Texas Realty Partners, LLC was the development partner for Silent Running, Inc., the developer and owner of the new Austin Music Hall located at the corner of Nueces and Third Street. The firm of Longaro and Clarke was retained to provide civil engineering services on this project in the summer of 2006. Due to the location of the project, which is 1) immediately to the north of the Green Water Treatment facility owned by the City of Austin, 2) partially in the Shoal Creek floodplain 3) adjacent to the Seaholm facility to the west, and 4) immediately to the south of the 360 Tower, which was then under construction, there were many unique and almost insurmountable issues that had to be resolved in order to get to a approved site plan that was acceptable to the various entities within the City of Austin that were involved. Longaro and Clarke, led by Joe Longaro (principal) and James McCann (Project Manager), did an exemplary job of navigating the maze of issues that the site presented.

These issues included successfully persuading the Zoning and Planning Commission to agree to a lengthy list of variances necessary to achieve the required revised zoning, without which the project would have never made it past the initial planning stages. Throughout the entitlement stage, Joe and James exhibited a remarkable ability to think outside the box and on their feet. For example, in order to satisfy operational needs, the required depth of the building did not fit into the irregular site, and Longaro and Clarke were able to negotiate the right to cantilever the southwest corner of the building over the Shoal Creek flood plain. During our final hearing with the Zoning and Planning Commission, Chairman Betty Baker, who was going to cast the deciding vote, challenged our team to agree to a substantive change on the spot, and James was able to provide the solution, leading to final approval.

Many developers had considered the site for other uses but had been advised that overlapping conditions and the "dead end" location made the site virtually undevelopable. Longaro and Clarke systematically eliminated these issues, thus allowing us to complete our project successfully. Other major issues they helped to resolve included:

- removal of a Austin Energy High Voltage proscriptive easement that was within the property line via a creative relocation
- resolution of Homeland Security issues pertaining to the City of Austin chemical supply lines adjacent to our property and in our license area
- multiple license agreements
- complex coordination with all of the City of Austin utilities as well as third party utility providers such as Time Warner to bring service in the most efficient manner possible to the new building, including access to the Chilled Water Loop via an underground line Austin Energy built and paid for underneath our building
- patiently working with Austin Energy to locate and then relocate the transformer vault
- completing all of the closeout items under our site plan, which were unique due to the location

I highly recommend Longaro and Clarke for complex civil engineering and entitlement project, particularly projects that require coordination with the City of Austin. Downtown Austin presents unique challenges given its history and age. Over the 27 years I have been involved in real estate development and construction in Austin, I have been involved in several downtown projects, and they have been by far the most cost effective and creative problem solvers I have worked with.

Sincerely,

Karen Goetting Skelton  
Texas Realty Partners, LLC