

Exhibit 2: Master Plan Conditions of Approval

1. **Building Height Limits:** Table 3.2 on page 40 and Figure 3.7 on page 41 shall be revised to:
 - a. Limit building heights at along Clement Street to 40 feet within 50 feet of Clement Avenue to reflect the heights of the adjacent developments on Clement Avenue.
 - b. Limits the height of the waterfront face of buildings in sub-area F to 40 feet within 50 feet of the waterfront promenade to the west and north.
 - c. Establish a 60 foot height limit for those portions of the buildings between the 50 and 100 feet back from the waterfront edge, if the building includes a portion of 72 feet or more along the Central Boulevard to ensure that buildings “step down” to the waterfront.