

AMENDMENT TO
380 AND DEVELOPMENT AGREEMENT
FOR PUBLIC IMPROVEMENTS TO PROPERTY WITHIN
REINVESTMENT ZONE NUMBER TWO, CITY OF MANSFIELD

THIS AMENDMENT TO 380 AND DEVELOPMENT AGREEMENT FOR PUBLIC IMPROVEMENTS TO PROPERTY WITHIN REINVESTMENT ZONE NUMBER TWO, CITY OF MANSFIELD (this “**Amendment**”) is made and entered into as of October __, 2018 (the “**Amendment Effective Date**”) by and between the City of Mansfield, a Texas municipal corporation of Tarrant, Johnson and Ellis Counties, Texas (the “**City**”), the Board of Directors of the Tax Increment Financing Reinvestment Zone Number Two, City of Mansfield, Texas (the “**Board**”), NRP Holdings LLC (“**NRP Holdings**”) and Main Street Mansfield Lofts LLC, an Delaware limited liability company (the “**Owner**”; hereinafter, the City, the Board, and Owner are sometimes referred to individually as a “**Party**” and collectively as the “**Parties**”).

RECITALS

A. The City, the Board, and NRP Holdings have entered into that certain 380 and Development Agreement for Public Improvements to Property within Reinvestment Zone Number Two, City of Mansfield, dated as of June 29, 2015 (as so amended, the “**Agreement**”).

B. NRP Holdings partially assigned all duties, risks and obligations as to Phase 1 to Owner pursuant to City of Mansfield Consent to Partial Assignment of Development Agreement.

C. The Parties acknowledge and agree that Owner has fulfilled its obligations set forth in Section 3 of the Agreement as to Phase I, including, but not limited to the following:

- (i) The relocation of the 12” sanitary sewer line;
- (ii) The construction of the 16” waterline;
- (iii) The relocation of the franchise utility lines;
- (iv) The creation of a left turn lane and restriping of Main Street in front of the Main Street Lofts;
- (v) The installation of the Main Street Trails with related amenities;
- (vi) The construction of the Private Improvements; and
- (vii) The expenditure of \$500,000 as set forth in Section 4(I) of the Agreement, such that Phase I shall be credited \$262,500 and Phase II shall be credited \$150,000 by the City.

D. The City has accepted and is satisfied with Owner’s construction of the Public Improvements and the Private Improvements, as well as the proof of expenditure delivered by Owner with respect to Phase I. The City confirms that the Public Improvements and the Private Improvements with respect to Phase 1 comply with the requirements of the Agreement.

E. The Parties desire to amend and modify the Agreement further as more fully set forth herein.

AGREEMENT

In consideration of the mutual covenants, agreements and understandings contained herein and intending to be legally bound, the Parties hereby agree as follows:

1. Incorporation of Recitals; Capitalized Terms. The Recitals to this Amendment are hereby incorporated as if fully set forth herein. All capitalized terms used in this Amendment and not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement.

2. Amendment to Section 4. Section 4 of the Agreement is hereby deleted in its entirety and replaced with Section 4 as set forth on Exhibit A to this Amendment.

3. Ratification of the Agreement. Except as expressly and specifically set forth herein, all of the terms, covenants, agreements and provisions of the Agreement remain unaltered and unmodified and in full force and effect, and the Agreement, as amended by this Amendment, is hereby ratified and confirmed.

4. No Default. As of the date of this Amendment, City and the Board have not delivered any notice's of default under the Agreement. To the actual knowledge of the City and the Board, neither NRP Holdings nor Owner is not in default under the Agreement, and there is no condition that, with the passing of time or giving of notice or both, would constitute a default under the Agreement. The City and the Board acknowledge and agree that this statement may be relied upon by NRP Holdings, Owner, its affiliates, prospective purchasers, lenders and investors.

5. Conflict. In the event of a conflict between the terms of this Amendment and the other terms of the Agreement, the terms of this Amendment shall control.

6. Section Headings. The headings which have been used throughout this Amendment have been inserted for convenience of reference only and do not constitute matter to be construed in interpreting this Amendment.

7. Counterparts. This Amendment may be executed in several counterparts, each of which shall be fully effective as an original and all of which together shall constitute one and the same instrument. Signed copies of this executed Amendment may be delivered electronically, and such copies shall be deemed to be originals.

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IN WITNESS WHEREOF, the Parties have executed this Amendment as of the date first set forth above.

BOARD OF DIRECTORS OF THE TAX
INCREMENT FINANCING REINVESTMENT
ZONE NUMBER WO, CITY OF MANSFIELD,
TEXAS:

By: Suit Carson
Name: _____
Title: Board Chairman

CITY OF MANSFIELD, TEXAS:

By: Darrell Shadell
Name: _____
Title: City Manager

NRP HOLDINGS LLC:

By: NM
Name: Noam Magence
Title: Secretary

MAIN STREET MANSFIELD LOFTS LLC:

By: Main Street Lofts Member LLC, its sole member

By: NRP Main Street Lofts Member LLC, its sole member

By: NRP Manager, its Manager

By: NM
Name: Noam Magence
Title: Secretary

EXHIBIT A

SECTION 4. CITY PARTICIPATION

A. General. In consideration of the Owner's agreement to construct the Public Improvements and the Private Improvements, and subject to the Owner's compliance with its duties and obligations in this Agreement, the City agrees to reimburse the Owner for its Construction Costs for the listed Public Improvements and Private Improvements up to the amounts set forth in this Section, provided the Owner submits evidence satisfactory to the City of the expenditure. Payments shall be ultimately funded by the TIF reimbursing the City's expenditure for payments to the Owner under this Agreement, except as otherwise noted. A chart showing the payment schedule is attached as Exhibit "A".

B. Phase I Public Improvements. After acceptance by the City and proof of expenditure, the City will reimburse the Owner in a lump sum up to the following amounts based upon the actual expenditures attributable to Construction Costs for each of the following:

1. 12" sewer line relocation	\$92,000 (Utility Fund)
2. 16" water line	\$282,000 (Utility Fund)
3. Franchise utility lines relocation	\$62,000 (Utility Fund)

C. Hardscape, Landscaping and Site Furnishings. After acceptance by the City and proof of expenditure, the City will reimburse the Owner in a lump sum up to the following amounts, based upon the actual expenditures attributable to Construction Costs in Phase I and Phase II, and the Trail Park; provided, however, that to the extent work for Phase II is completed as part of the work for Phase I, such Phase II Costs will be reimbursed as they are incurred on a percentage of completion basis..

1. Hardscape Including but not limited to trails, corner plaza improvements and way-finding signs.

Phase I	\$166,155
Phase II	\$ 86,350
Trail Park	<u>\$161,700</u>
TOTAL no more than	\$414,205

2. Landscaping and Irrigation including but not limited to trees, shrubs, groundcover and sod.

Phase I	\$ 219,000
Phase II	\$ 72,050
Trail Park	<u>\$ 47,300</u>
TOTAL no more than	\$338,350

3. Site Furnishings including but not limited to benches, trash bins, bike racks and light fixtures.

Phase I	\$ 140,350
Phase II	\$ 44,000
Trail Park	<u>\$ 33,000</u>
TOTAL no more than	\$217,350

D. Main Street Left Turn Lane and Striping. After acceptance by the City and proof of expenditure, the City will reimburse the Owner in a lump sum up to \$30,900 based upon the actual expenditures attributable to Construction Costs.

E. General Standard Increase. After acceptance by the City and proof of expenditure, the City will reimburse the Owner in a lump sum based upon actual expenditures attributable to Construction Costs as follows: \$350,000 in Phase I and \$150,000 in Phase II.

F. Deferral of Payment of Impact Fees. All impact fees due (Roadway, Water and Sewer) shall be deferred until a certificate of occupancy is issued by the City for each Phase.

G. Cash Incentives. When due, the Roadway, Water and Sewer Impact Fees shall be deposited into the City Impact Fee Fund by the TIF District in an amount equal to the impact fees due or the amount set forth below, whichever is less, for each Phase. Impact fees in excess of the amount set forth below shall be paid by the Owner.

Roadway Impact Fees

Phase I	\$236,250
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Phase II \$135,000
TOTAL no more than \$371,250

Water Impact Fees
Phase I \$104,000
Phase II \$ 52,000
TOTAL no more than \$156,000

Sewer Impact Fees
Phase I \$55,860
Phase II \$27,930
TOTAL no more than \$83,790

H. Parkland Dedication and Fees in Lieu of Dedication.

1. Collection of all Parkland Dedication Fees for the Project shall be delayed until a certificate of occupancy is issued by the City for Phase II.
2. The estimated Parkland Dedication Fees for the Project of \$130,500 are based upon the dedication of 2.89 acres of parkland in Phase II; however, the amount may increase if the actual parkland dedication is less than 2.89 acres or if as the Project develops, it is determined that the terrain or land condition is unacceptable for the parkland.
3. When due, the Parkland Dedication Fees shall be deposited into the City General Fund by the TIF District in an amount equal to \$130,500 or the actual amount of required Parkland Dedication Fees, whichever is less. Parkland Dedication fees in excess of \$130,500 shall be paid by the Owner.

I. Park Development Fees. An amount equal to the Park Development Fees of \$262,500 for Phase I and \$150,000 for Phase II shall be credited by the City upon proof of expenditures for Construction Costs of at least \$500,000 for the private pools and dog parks depicted on Exhibit "C" for Phase 1 and Phase 2. The City will not collect Park Development Fees at building permit issuance for Phase I and Phase II.

**380 AND DEVELOPMENT AGREEMENT
FOR PUBLIC IMPROVEMENTS TO PROPERTY WITHIN
REINVESTMENT ZONE NUMBER TWO, CITY OF MANSFIELD**

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the City of Mansfield, a Texas municipal corporation of Tarrant, Johnson and Ellis Counties, Texas (hereinafter called "City"), the Board of Directors of the Tax Increment Financing Reinvestment Zone Number Two, City of Mansfield, Texas (hereinafter called "Board"), and NRP Holdings LLC, an Ohio Limited Liability Company (hereinafter called "the Owner").

W I T N E S S E T H:

WHEREAS, the City recognizes the importance of its continued role in local economic development; and

WHEREAS, in accordance with the provisions of the Tax Increment Financing Act, V.T.C.A. Tax Code, Chapter 311 (the "Act"), on December 10, 2012, the Mansfield City Council approved Ordinance No. 1861-12, creating, establishing and designating "Tax Increment Financing Reinvestment Zone Number Two, City of Mansfield" (hereinafter called the "TIF District" or "District"); and

WHEREAS, the Owner owns certain real property situated within the TIF District and intends to develop the property for use as a high quality first class urban residential development together with ancillary areas and improvements to be known as Main Street Lofts, to be developed in two phases; and

WHEREAS, the Act authorizes the expenditure of funds derived within a reinvestment zone, whether from bond proceeds or other funds, for the payment of expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by a municipality consistent with the project plan of the reinvestment zone, which expenditures and monetary obligations constitute project costs, as defined in the Act; and

WHEREAS, on February 11, 2013, after approval of the Board, the Mansfield City Council approved the Tax Increment Reinvestment Zone Financing and Project Plans (herein so called), and the Financing Plan (herein so called); and

WHEREAS, the Board authorized the execution of this Agreement, for the construction of Public and Private Improvements in accordance with the approved Project Plan and Financing Plan, and authorizing reimbursement to the Owner from the Tax Increment Fund for the construction of the Public Improvements and Private Improvements under the conditions set forth herein; and

WHEREAS, pursuant to City Resolution No. RE-3121-15, the City Council authorized the execution of this Agreement, for the construction of the Public Improvements to facilitate development of the Property and the construction of the Private Improvements in accordance with the approved Project Plan and Financing Plan, and authorizing reimbursement to the Owner from the Tax Increment Fund and Utility Fund for the construction of the Public Improvements and Private Improvements under the conditions set forth herein; and

WHEREAS, the Public Improvements constructed within the TIF District boundaries, as set forth in this Agreement, are consistent with encouraging development of the TIF District in accordance with the purposes for its creation and are in compliance with the ordinance creating the TIF District adopted by the City and all applicable laws; and

WHEREAS, the City and Board agree to reimburse funds advanced by the Owner for the cost of making the Public Improvements and Private Improvements as contemplated herein and as contemplated by the Act and as is consistent with the Project Plan and Financing Plan; and

WHEREAS, the City is authorized by Article 52 of the Texas Constitution and Section 380.001 Texas Local Government Code to provide economic development grants to promote local economic development and stimulate business and commercial activities in the City; and

WHEREAS, the City Council has determined that quality residential developments in urban settings stimulate commercial activity; and

WHEREAS, the City Council finds that the Project, as herein defined, will promote local economic development and stimulate commercial and business activity; and

WHEREAS, the City may enter into an agreement with the TIF Board to loan funds sufficient to pay the incentives set forth herein, under Chapter 380 of the Texas Local Government Code, with repayment to the City made as TIF revenues accrue; and

NOW, THEREFORE, in consideration of the mutual covenants and obligations herein, the parties agree as follows:

SECTION 1. AUTHORIZATION

The City Council finds and determines that this Agreement is authorized by Chapter 311 of the Texas Tax Code and by Section 380.001 of the Texas Local Government Code. The City Council hereby establishes a Program to stimulate commercial activity in the TIF District by bringing a first class urban residential development to Main Street and finds that this Agreement implements the Program.

SECTION 2. DEFINITIONS

In this Agreement, the following words shall have the meanings ascribed to them:

CONSTRUCTION COSTS means the costs of all hard construction, construction equipment charges, the costs of construction materials, design fees (including landscape and architectural design) contractor fees, and subject to approval by the City, surveying and engineering costs and fees attributable to the construction of the Public Improvements and Private Improvements. Construction Costs does not include any acquisition costs of the Property or marketing of the Project.

EFFECTIVE DATE means the date both parties sign this Agreement.

EVENT OF BANKRUPTCY OR INSOLVENCY means the dissolution or termination of the Owner's existence as a going business, insolvency, appointment of receiver for any part of the Owner's property and such appointment is not terminated within 60 days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against the Owner and such proceeding is not dismissed within 60 days after the filing thereof.

GENERAL STANDARD INCREASE means the amenities described in Section 3.(C)(2) of this Agreement.

MAIN STREET TRAILS means the walkway between Main Street Lofts and Main Street, depicted on Exhibits "H", "I", "J" and "K".

OWNER REIMBURSEMENT means the Payments to the Owner paid pursuant to Section 4 of this Agreement.

PHASE I means, the elements of the Project set forth in Exhibit A.

PHASE II means, the elements of the Project set forth in Exhibit A.

PRIVATE IMPROVEMENTS or **MAIN STREET LOFTS** mean a high quality, first class urban residential development in substantial conformance with Main Street Lofts Planned Development Standards adopted via City of Mansfield Ordinance No. OR-1944-15 as represented by the site plan approved by the City and depicted on Exhibit "B", attached hereto and incorporated herein, together with related improvements, including without limitation, the amenities, set forth in Exhibit "C", with the Project to be developed in two phases.

PROJECT means the construction of the Public Improvements and Private Improvements.

PROJECT PLAN AND FINANCING PLAN means the Tax Increment Financing Reinvestment Zone Project Plan and Financing Plan approved by Ordinance No. OR 1861-12 of the City of Mansfield.

PROPERTY means the approximately 21.485 acre tract upon which the Private Improvements will be constructed, as described in Exhibit "D", attached hereto and incorporated herein.

PUBLIC IMPROVEMENTS means the Main Street left turn lane and striping; sanitary sewer line, franchise utility lines and the waterline improvements described in Section 3.(B)(1) of this Agreement; and the public park and trails and related public development, individually, to be constructed substantially as listed and depicted on Exhibits "E" through "M", attached hereto and incorporated herein, with final approval by the City during the approval of construction plans and specifications.

SUBSTANTIAL COMPLETION or SUBSTANITIALLY COMPLETE means with regard to the Public Improvements and Private Improvements, the date the City issues a Letter of Acceptance or Certification of Occupancy for the each.

TAX INCREMENT FUND means the Tax Increment Fund of Mansfield Tax Increment Financing Reinvestment Zone No. Two.

TIF DISTRICT means the district created by Ordinance No. 1861-12 comprising approximately 323 acres of which the Property is a part.

TRAIL PARK means the park and trails to be dedicated to the public, depicted on Exhibits "L" and "M", to be developed and constructed in conjunction with Phase II.

SECTION 3. THE OWNER'S OBLIGATIONS

A. Generally. In conjunction with the long-term development plan for the TIF District, as described in the Project Plan, the Owner agrees to design and construct the Public Improvements, and design and construct (or cause to be designed and constructed) the Private Improvements in two phases. The Public Improvements are located entirely within the limits of the City and within the TIF District and all Public Improvements shall be constructed within public property, public rights-of-way or easements.

B. Public Improvements.

1. Construction of Public Improvements.

a. Phase I. Commencing no later than March 31, 2016, the Owner shall construct or relocate the following Public Improvements depicted on Exhibit s "E" through "K":

- i. Relocate the 12" sanitary sewer line.
 - ii. Construct the 16" waterline if required by the City's engineering department.
 - iii. Relocate the franchise utility lines to make room for the new waterline if required by the City.
 - iv. Create a left turn lane and restripe Main Street in front of the Main Street Lofts.
 - v. Install the Main Street Trails and the following related amenities:
 1. Hardscape to include but not limited to trails, corner plaza improvements and way finding signs.
 2. Landscaping and irrigation to include but not limited to trees, shrubs, groundcover and sod.
 3. Site Furnishings to include but not limited to benches, trash bins, bike racks and light fixtures.
- b. Phase II. The Owner shall construct any remaining hardscape, landscaping and irrigation, and site furnishings not completed in Phase 1. The Owner shall also construct the Trail Park as depicted on Exhibits "L" and "M". The plans must be approved by the City of Mansfield Parks Board. The City and Owner acknowledge that as the Project develops, terrain changes may result in a different park configuration or make dedication of the parkland and construction of the Trail Park infeasible.
2. Construction Plans; Construction Schedule; Surveying. The Owner shall submit to the City for approval complete construction plans for the Public Improvements and Private Improvements. The construction plans shall be prepared by a professional engineer or architect licensed to practice in the State of Texas, at Owner's sole cost. Construction plans shall be in conformity with all state and local ordinances and regulations. The Owner shall pay all costs of engineering design and surveying for the Public Improvements directly to the provider.
3. Public Improvement Conveyance. Any Public Improvements constructed on the Property shall be conveyed or dedicated to the City free and clear of all liens, encumbrances, assessments and restrictions other than as provided in this Agreement or shall be

subject to an easement in favor of the City and a Maintenance Agreement in form acceptable to the City and Owner. At the time of conveyance the Owner shall deliver to the City releases from the contractors, subcontractors and suppliers of material who have provided labor and materials for the Public Improvements showing they have paid for such labor and materials.

C. Private Improvements.

1. In General. The Owner shall design and construct all phases of the Private Improvements so as to comprise a high quality, first class urban residential development in substantial conformance with Main Street Lofts Planned Development Standards adopted via City of Mansfield Ordinance No. OR-1944-15 and as depicted in Exhibits "B" and "C".
2. General Standard Increase. The Owner shall at a minimum add the following amenities to the Private Improvements more particularly described in a list subject to the future approval of the TIRZ Board.
 - a. Loft style or ganged windows
 - b. Stoops
 - c. Fountains
 - d. Ghost lettering
 - e. Corner plaza
 - f. Signage
3. Maintenance of Main Street Trails and Public Easement. The Owner shall provide the City with a grant of public easement and maintenance agreements for the Main Street Trails, whereby the Owner shall maintain trails.

D. No Alteration of Development Regulations. This Agreement is not intended to and does not waive or alter any development requirement imposed by City ordinances, City development regulations, or other law, except as specifically stated in this Agreement.

E. Evidence of Expenditure of Cost of Construction for Public and Private Improvements. Prior to receiving any payment from the City pursuant to Section 4. of this Agreement, the Owner shall provide documentation satisfactory to the City to substantiate the Construction Costs, and the City shall make payment of each such item within 60 days of receipt of such documentation. The evidence of expenditure shall be satisfactory so long it is provided by the Owner or a business associate of the Owner.

F. Inspection. Subject to Owner's contractual obligations and reasonable security, safety and insurance requirements, the City, its agents and employees shall have reasonable access to the Property to inspect the Project (1) to ensure that the construction of the Project is in accordance with this Agreement; and (2) to ensure that the Property is thereafter maintained, operated and occupied in accordance with this Agreement. The Owner shall provide the City documentation it may reasonably require to substantiate that it is in compliance with this Agreement.

G. Operation. In further consideration, the Owner shall ensure that the Private Improvements are continuously operated and maintained as a first class urban residential development in conformance with the standards set forth in Exhibit C, after the Project is complete.

SECTION 4. CITY PARTICIPATION

A. General. In consideration of the Owner's agreement to construct the Public Improvements and the Private Improvements, and subject to the Owner's compliance with its duties and obligations in this Agreement, the City agrees to reimburse the Owner for its Construction Costs for the listed Public Improvements and Private Improvements up to the amounts set forth in this Section, provided the Owner submits evidence satisfactory to the City of the expenditure. Payments shall be ultimately funded by the TIF reimbursing the City's expenditure for payments to the Owner under this Agreement, except as otherwise noted. A chart showing the payment schedule is attached as Exhibit "A".

B. Phase I Public Improvements. After acceptance by the City and proof of expenditure, the City will reimburse the Owner in a lump sum up to the following amounts based upon the actual expenditures attributable to Construction Costs for each of the following:

1. 12" sewer line relocation	\$176,850
2. 16" water line	\$477,000 (Utility Fund)
3. Franchise utility lines relocation	\$120,000

C. Hardscape, Landscaping and Site Furnishings. After acceptance by the City and proof of expenditure, the City will reimburse the Owner in a lump sum up to the following amounts, based upon the actual expenditures attributable to Construction Costs in Phase I and Phase II, and the Trail Park; provided, however, that to the extent work for Phase II is completed as part of the work for Phase I, such Phase II Costs will be reimbursed as they are incurred on a percentage of completion basis..

1. Hardscape including but not limited to trails, corner plaza improvements and way finding signs.

Phase I	\$103,950
Phase II	\$ 86,350

Trail Park	<u>\$161,700</u>
TOTAL no more than	\$352,000

2. Landscaping and Irrigation including but not limited to trees, shrubs, groundcover and sod.

Phase I	\$ 60,060
Phase II	<u>\$ 72,050</u>
Trail Park	<u>\$ 47,300</u>
TOTAL no more than	\$179,410

3. Site Furnishings including but not limited to benches, trash bins, bike racks and light fixtures.

Phase I	\$ 44,000
Phase II	<u>\$ 44,000</u>
Trail Park	<u>\$ 33,000</u>
TOTAL no more than	\$121,000

D. Main Street Left Turn Lane and Striping. After acceptance by the City and proof of expenditure, the City will reimburse the Owner in a lump sum up to \$99,001 based upon the actual expenditures attributable to Construction Costs.

E. General Standard Increase. After acceptance by the City and proof of expenditure, the City will reimburse the Owner in a lump sum based upon actual expenditures attributable to Construction Costs as follows: \$350,000 in Phase I and \$150,000 in Phase II.

F. Deferral of Payment of Impact Fees. All impact fees due (Roadway, Water and Sewer) shall be deferred until a certificate of occupancy is issued by the City for each Phase.

G. Cash Incentives. When due, the Roadway, Water and Sewer Impact Fees shall be deposited into the City Impact Fee Fund by the TIF District in an amount equal to the impact fees due or the amount set forth below, whichever is less, for each Phase. Impact fees in excess of the amount set forth below shall be paid by the Owner.

Roadway Impact Fees

Phase I	\$236,250
Phase II	<u>\$135,000</u>
TOTAL no more than	\$371,250

Water Impact Fees

Phase I	\$104,000
Phase II	<u>\$ 52,000</u>
TOTAL no more than	\$156,000

Sewer Impact Fees	
Phase I	\$55,860
Phase II	<u>\$27,930</u>
TOTAL no more than	\$83,790

H. Parkland Dedication and Fees in Lieu of Dedication.

1. Collection of all Parkland Dedication Fees for the Project shall be delayed until a certificate of occupancy is issued by the City for Phase II.
2. The estimated Parkland Dedication Fees for the Project of \$130,500 are based upon the dedication of 2.89 acres of parkland in Phase II; however, the amount may increase if the actual parkland dedication is less than 2.89 acres or if as the Project develops, it is determined that the terrain or land condition is unacceptable for the parkland.
3. When due, the Parkland Dedication Fees shall be deposited into the City General Fund by the TIF District in an amount equal to \$130,500 or the actual amount of required Parkland Dedication Fees, whichever is less. Parkland Dedication fees in excess of \$130,500 shall be paid by the Owner.

I. Park Development Fees. An amount equal to the Park Development Fees of \$262,500 for Phase I and \$150,000 for Phase II shall be credited by the City upon proof of expenditures for Construction Costs of at least \$500,000 for the private pools and dog parks depicted on Exhibit "C" for Phase 1 and Phase 2. The City will not collect Park Development Fees at building permit issuance for Phase I and Phase II.

SECTION 5. TERM

The term of this Agreement shall begin on the Effective Date and shall terminate upon the earlier of the performance of all obligations, duties and payments have been made under this Agreement or December 31, 2020, whichever is earlier. Should Phase 1 of the Project not be commenced by March 31, 2016, this Agreement shall terminate and the City shall not be obligated to make any payments to the Owner.

SECTION 6. AUTHORITY; COMPLIANCE WITH LAW

A. The Owner hereby represents and warrants to the City that it has full lawful right, power and authority to execute and deliver and perform the terms and obligations of this Agreement and that the execution and delivery of this Agreement has been duly authorized by all necessary action by the Owner and this Agreement

constitutes the legal, valid and binding obligation of the Owner, and is enforceable in accordance with its terms and provisions.

B. The Owner represents and warrants that to the best of its knowledge during the Owner's ownership of the Property (1) no landfill was deposited on or taken from the Property, (2) no construction debris or other debris (including, without limitation, rocks, stumps, and concrete) was buried upon the Property, and (3) no toxic waste or "hazardous substances" as that term is defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1988, or petroleum products and derivatives thereof, were deposited on the Property. The Owner further represents and warrants that to the best of its knowledge none of the foregoing occurred on the Property prior to the Owner's ownership of the Property.

C. Notwithstanding any other provision of this Agreement, the Owner shall comply with all federal and state laws, and City ordinances in the development, construction and operation of the Property and the Private Improvements.

D. As required by Subchapter B of Chapter 2264 of the Texas Government Code, the Owner certifies that to the Owner's knowledge it does not and will not knowingly employ an undocumented worker. If after receiving the Payment set forth in this Agreement the Owner is convicted under 8 USC Section 1324(a)(6), he shall repay the amount of the Payment (or portion that he has received) plus 10% interest not later than the 120th day after the date the City notifies the Owner of the violation.

E. The City hereby represents and warrants to the Owner during the term of this Agreement that:

1. The City is a home rule Texas municipal corporation and has the power to enter into this Agreement and take all actions required to authorize this Agreement and to carry out its obligations hereunder.
2. The City knows of no litigation, proceedings, initiative, referendum, investigation or threat of any of the same contesting the powers of the City or its officials with respect to this Agreement.
3. The City knows of no law, order, rule or regulation applicable to the City that would be contravened by, or conflict with, the execution and delivery of this Agreement and performance of the City's obligations hereunder.

SECTION 7. DEFAULT AND REMEDIES

A. In the event: (i) the Owner fails to comply with the terms of this Agreement; (ii) the Owner has delinquent ad valorem or sales taxes owed to the City (provided that the Owner retains the right to timely and properly protest and/or contest any such taxes); (iii) upon the occurrence of any Event of Bankruptcy or Insolvency by the Owner prior to

Substantial Completion of the Public Infrastructure; or (iv) the Owner materially breaches any of the material terms and conditions of this Agreement, then the Owner after the expiration of the notice and cure periods described herein, shall be in default of this Agreement. In the event of such a default, City shall give the Owner written notice of such breach and/or default, and if the Owner has not cured such breach or default within 30 days after receipt of such notice, the City may terminate this Agreement by written notice to the Owner, and the City shall have no further obligation to the Owner.

B. If a default shall occur and continue, after 30 days written notice to cure the default, the party not in default shall have the right to exercise any and all rights available to such party at law or in equity, including the right to seek equitable relief such as injunction or mandamus as to which the non-defaulting party may be entitled.

C. No waiver or any breach of any term or condition of this Agreement shall be construed to waive any subsequent breach of the same or any other term or condition of this Agreement. Any waiver of any term or condition of this Agreement must be in writing and approved by the City Council of Mansfield.

SECTION 8. RIGHT OF OFFSET

City may, at its option, offset any amounts due and payable to the Owner under this Agreement against any debt (including taxes) lawfully due to City, or any other taxing unit participating in the Payment under this Agreement, from the Owner, regardless of whether the amount due arises pursuant to the terms of this Agreement or otherwise, and regardless of whether or not the debt in question has been reduced to judgment by a court.

SECTION 9. DETERMINATION OF ROUGH PROPORTIONALITY

As additional consideration for the Payment received by Owner under this Agreement, Owner hereby agrees to donate the land necessary to construct the Public Improvements to the City and Owner further agrees that such land is roughly proportional to the need for such land and Owner hereby waives any claim therefor that it may have. Owner further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the Improvements. Owner waives and releases all claims against the City related to any and all rough proportionality and individual determination requirements mandated by Subchapter Z of Chapter 212, Texas Local Government Code, as well as other requirements of a nexus between development conditions and the projected impact of the Improvements.

SECTION 10. VENUE AND GOVERNING LAW

This Agreement is performable in Tarrant County, Texas and venue of any action arising out of this Agreement shall be exclusively in Tarrant County, Texas. This

Agreement shall be governed and construed in accordance with the Charter, ordinances, and resolutions of the City of Mansfield, applicable federal and state laws, violation of which shall constitute a default of this Agreement. To the extent permitted by law, the laws of the State of Texas shall apply without regard to applicable principles of conflicts of law, and the parties submit to the jurisdiction of the state and federal courts in Mansfield, Tarrant County, Texas.

SECTION 11. FORCE MAJEURE

Performance of Owner's obligations under this Agreement shall be subject to extension due to delay by reason of events of force majeure, and Owner's obligations shall be abated during any period of force majeure. Force majeure shall include, without limitation, damage or destruction by fire or other casualty, condemnation, strike, lockout, civil disorder, war, issuance of any permit and/or legal authorization (including engineering approvals by any governmental entity), shortage or delay in shipment of materials or fuel occasioned by any event referenced herein, acts of God, unusually adverse weather or wet soil conditions or other causes beyond the parties' reasonable control, including but not limited to, any court or judgment resulting from any litigation affecting the Property or this Agreement.

SECTION 12. GIFT TO PUBLIC SERVANT OR TO THE OWNER REPRESENTATIVE

A. No Benefit. Each party hereto represents to the other that it has not offered, conferred, or agreed to confer and that it will not offer, confer or agree to confer in the future any benefit upon an employee or official of the other party. For purposes of this section, "benefit" means anything reasonably regarded as economic advantage, including benefit to any other person in whose welfare the beneficiary is interested, but does not include a contribution or expenditure made and reported in accordance with law.

B. Right of Reimbursement. Notwithstanding any other legal remedies, City may obtain reimbursement for any expenditures made to the Owner as a result of the improper offer, agreement to confer, or conferring of a benefit to a City employee or official.

SECTION 13. BINDING AGREEMENT; ASSIGNMENT

A. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto. The provisions of this Agreement are hereby declared covenants running with the Property and are fully binding on the Owner and each and every subsequent owner of all or any portion of the Property and shall be binding on all successors, heirs, and assigns of the Owner which acquire any right, title, or interest in or to the Property, or any part thereof.

B. Any assignment of this Agreement must be in writing executed by the assignor and assignee, and shall not be permitted without the express written consent

of the City; provided that the assignment of this Agreement as may be necessary to a lender of Owner in connection with the financing the Private or Public Improvements by the Owner shall be expressly permitted and no consent of the City to such assignment to a lender shall be required; and provided, further, that the assignment of this Agreement or a portion thereof by Owner in connection with the conveyance of any portion of the Property by Owner to a person in which at least ninety percent (90%) of the equity of which is directly or indirectly owned by Owner or the owner of Owner, shall not require the consent of the City if (i) the City is provided with current notice of such assignment and (ii) the transferee has agreed to assume applicable obligations under this Agreement with respect to the portion of the Property so conveyed. Any assignment shall be contingent upon the assignee's agreement to comply with the provisions of this Agreement.

SECTION 14. INDEMNIFICATION

A. THE OWNER EXPRESSLY AGREES TO FULLY AND COMPLETELY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, AND ITS OFFICERS, AND EMPLOYEES, AGAINST ANY AND ALL CLAIMS, LAWSUITS, LIABILITIES, JUDGMENTS, COSTS, AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE OR OTHER HARM, DAMAGES OR LIABILITY FOR WHICH RECOVERY OF DAMAGES IS SOUGHT, SUFFERED BY ANY PERSON OR PERSONS, THAT MAY ARISE OUT OF OR BE OCCASIONED BY ANY NEGLIGENT, GROSSLY NEGLIGENT, WRONGFUL, OR STRICTLY LIABLE ACT OR OMISSION OF THE OWNER OR ITS AGENTS, EMPLOYEES, OR CONTRACTORS, ARISING OUT OF THE OWNER'S PERFORMANCE OF THIS AGREEMENT. Nothing in this paragraph may be construed as waiving any governmental immunity available to the City under state law. This provision is solely for the benefit of the Owner and the City and is not intended to create or grant any rights, contractual or otherwise, in or to any other person.

B. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the parties. The City, their past, present and future officers, elected officials, directors, employees and agents of the City does not assume any responsibility to any third party in connection with the Owner's construction of the Public Improvements.

SECTION 15. MISCELLANEOUS MATTERS

A. Time is of Essence. Time is of the essence in this Agreement. The parties hereto will make every reasonable effort to expedite the subject matters hereof and acknowledge that the successful performance of this Agreement requires their continued cooperation.

B. Agreement Subject to Law. This Agreement is made subject to the provisions of the Mansfield Home Rule Charter and ordinances of City, as amended, and all applicable State and federal laws.

C. Interpretation. This Agreement shall not be construed against the drafting party.

D. Counterparts Deemed Original. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

E. Captions. The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

F. Complete Agreement. This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the parties and relating to matters in the Agreement, and except as otherwise provided herein cannot be modified without written agreement of the parties to be attached and made a part of this Agreement.

G. Notice. Any notice to be given or served hereunder or under any document or instrument executed pursuant hereto shall be in writing and shall be (i) delivered personally, with a receipt requested therefore; or (ii) sent by a nationally recognized overnight courier service; or (iii) delivered by United States certified mail, return receipt requested, postage prepaid. All notices shall be addressed to the respective party at its address set forth below, and shall be effective (a) upon receipt or refusal if delivered personally; (b) one business day after depositing, with such an overnight courier service or (c) two business days after deposit in the United States mails, if mailed. Any party hereto may change its address for receipt of notices by service of a notice of such change in accordance with this subsection.

If intended for Board, to:

Chair, Board of Directors
Tax Increment Financing Reinvestment Zone No. One
1200 E. Broad Street
Mansfield, Texas 76063

If intended for City, to:

City of Mansfield
1200 E. Broad Street
Mansfield, Texas 76063
Attn: City Manager
Facsimile: (817) 473-1342

With a copy to:
Taylor, Olson, Adkins, Sralla & Elam, LLP
6000 Western Place, Suite 200
Fort Worth, Texas 76107
Attn: Betsy Elam
Facsimile: (817) 332-4740

If intended for the Owner, to:

NRP Holdings LLC
200 Concorde Plaza Drive, Suite 900
San Antonio, Texas 78216
Attn: Mark Johnson

With a copy to:
Realty Capital Management
909 Lake Carolyn Parkway, Suite 150
Irving, Texas 75039
Attn: Tim Coltart, Managing Director

The NRP Group LLC
5309 Transportation Boulevard
Cleveland, Ohio 44125
Attn: Theodore Einhorn, General Counsel
Facsimile: (216) 584-2567

H. Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

I. Severability. In the event any section, subsection, paragraph, subparagraph, sentence, phrase, or word herein is held invalid, illegal, or unenforceable, the balance of this Agreement shall stand, shall be enforceable, and shall be read as if the parties intended at all times to delete said invalid section, subsection, paragraph, subparagraph, sentence, phrase, or word. In the event there shall be substituted for such deleted provision a provision as similar in terms and in effect to such deleted provision as may be valid, legal and enforceable.

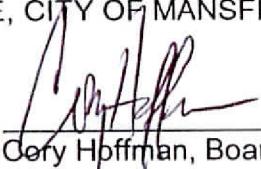
SECTION 16. EFFECTIVE DATE.

This Agreement shall become effective upon the last to occur: of the execution of the Agreement by all parties.

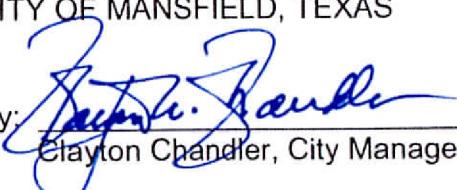
[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

EXECUTED and effective as of the 29th day of June, 2015
by Board signing by and through its Chairman, duly authorized to execute same by
majority vote of the TIF Board, by City, signing by and through its City Manager, duly
authorized to execute same by Resolution No. RE-3121-15.

BOARD OF DIRECTORS OF THE
TAX INCREMENT FINANCING
REINVESTMENT ZONE NUMBER
ONE, CITY OF MANSFIELD, TEXAS

By: 
Cory Hoffman, Board Chairman

CITY OF MANSFIELD, TEXAS

By: 
Clayton Chandler, City Manager

ATTEST:

By: 
Vicki Collins, City Secretary

APPROVED AS TO FORM AND
LEGALITY:

By: 
Elizabeth Elam, City Attorney

NRP HOLDINGS LLC
BY: NRP INVESTMENT CORP.
ITS: MANAGER

By: 
Name: J. David Heller
Title: Manager

PHASING PLAN

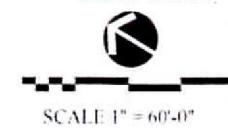


EXHIBIT A

Project Elements	Phase 1 Completion by December 31, 2016	Phase 2 Completion by December 31, 2019	Trail Park Completion As part of Phase 2	Total Amount	Payment Schedule
12" Sanitary Sewer Line Relocation	\$176,850	n/a	n/a	\$176,850	After acceptance by City and proof of expenditure, Owner will be reimbursed in lump sum up to the amount shown, based upon the actual expenditure attributable to Construction Costs.
16" water line construction	\$477,000	n/a	n/a	\$477,000	\$477,000 to be paid out of Utility Fund, not TIRZ Fund
Franchise utility lines relocation to make room for new water line	\$120,000	n/a	n/a	\$120,000	
General Standard Increase (loft windows, stoops, fountains, ghost lettering, awnings, corner plaza, signage, etc.)	\$350,000	\$150,000	n/a	\$500,000	After acceptance by City and proof of expenditure, Owner will be reimbursed in lump sum up to the amount shown, based upon the actual expenditure attributable to Construction Costs in Phase 1, Phase 2. Owner will submit proposed improvements for approval by the TIRZ Board.
Hardscape, including but not limited to trails, corner plaza, and way finding signs in Main Street Trails and Trail Park	\$103,950	86,350	\$161,700	\$352,000	After acceptance by City and proof of expenditure, Owner will be reimbursed in lump sum up to the amount shown, based upon the actual expenditure attributable to Construction Costs in Phase 1, Phase 2 and Trail Park.
Landscaping and irrigation, including but not limited to trees, shrubs, groundcover and sod in Main Street Trails and Trail Park	\$60,060	72,050	\$47,300	\$179,410	For reimbursement, the Owner may submit a request for acceptance and proof of expenditure for Trail Park improvements separately from Main Street Trail improvements.
Site Furnishings, including but not limited to benches, trash cans, bike racks and Light Fixtures in Main Street Trails and Trail Park	\$44,000	44,000	\$23,000	\$121,000	
Main Street Left Turn Lane and Striping	\$99,001	n/a	n/a	\$99,001	After acceptance by City and proof of expenditure, Owner will be reimbursed in lump sum up to the amount shown, based upon the actual expenditure attributable to Construction Costs.
Cash Incentives to help offset Roadway, water and Sewer Impact Fees and Parkland Dedication Fees	\$396,110	\$345,430	n/a	\$741,540	Defer payment of Impact Fees and Parkland Dedication Fees until certificate of occupancy. TIF District will pay City Impact Fee Fund and General Fund directly up to the amount shown below or the actual fees due, whichever is less.
Total Above	\$2,029,371	\$495,430	\$242,000	\$2,766,801	\$2,289,801 from TIRZ Fund \$477,000 from Utility Fund

Impact Fees and Park Fees	Phase 1	Phase 2	Trail Park	Total	Comments
Roadway Impact Fee	\$236,250	\$135,000	n/a	\$371,250	Based on 550 units, amount to be paid could vary if less units
Water Impact Fee	\$104,000	\$52,000	n/a	\$156,000	Based on three 4" water meters serving both Phase 1 and 2, amount could vary depending on quantity and size of meters.
Sewer Impact Fee	\$55,860	\$27,930	n/a	\$83,790	
Parkland Dedication - fee in lieu of	deferred until certificate of occupancy for Phase 2	\$130,500	n/a	\$130,500	Based on dedication of 2.89 acres of parkland in Phase 2; amount to be paid by Owner could increase if actual parkland dedication is less than 2.89 acres or if as the Property develops, it is determined that the terrain or land condition is unacceptable to City. City will delay collection of fees for both Phase 1 and 2 until certificate of occupancy for Phase 2
Total Above	\$396,110	\$345,430		\$741,540	
Park Development Fees	\$262,500	\$150,000	n/a	n/a	To be credited 100% upon proof of expenditure of Construction Cost of at least \$500,000 for private pools and dog park. City will not collect the fees due at each phase at building permit issuance.

EXHIBIT B



L.E.E.
CONCEPTUAL PLANS

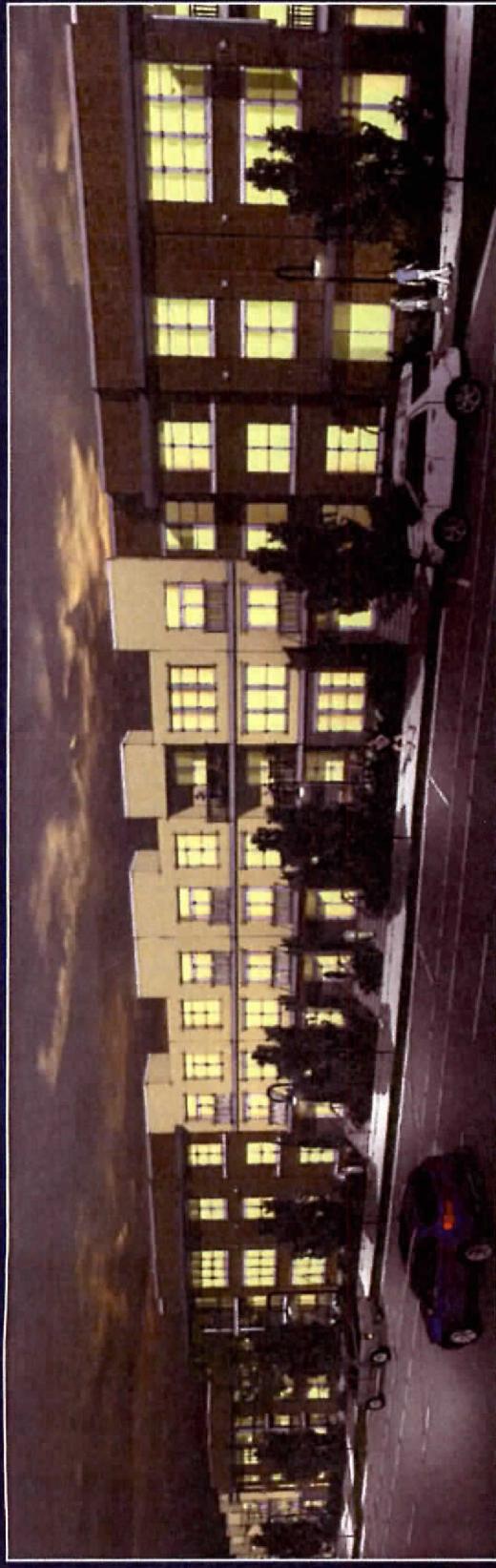


CALCULATIONS - PHASE I

CALCULATIONS - PHASE II

EXHIBIT C

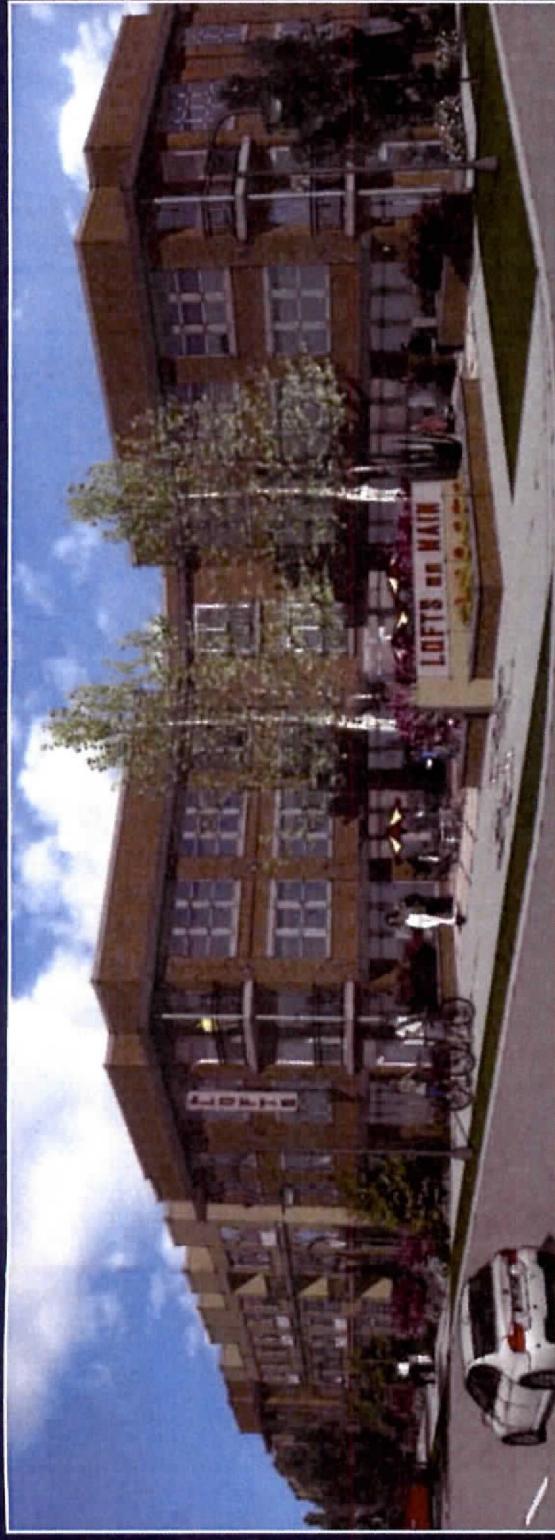
Project Intent



- Main Street Lofts is an urban project that will provides exactly what Historic Downtown Mansfield needs:
 - A vibrant population with disposable income.
 - An warm urban statement providing vitality to the area.
 - More people equal more demand for commercial goods, services and space.
 - The right prescription to enliven and vitalize downtown businesses
- Main Street residents have continually shown their support of the project.

EXHIBIT C

Project Details



- Urban mixed-use project with up to 550 loft-style units.
- Single largest investment in Downtown Mansfield will provide a catalyst to growth and re-development.
- Promotes an urban resident population with public pedestrian connections to trail system and on-site public park.

EXHIBIT C

Multi-Family Site Plan Example

- Urban project that provides a transition to the West while also communicating the change in use to the South.
- Catalyst project that will signal that Downtown Mansfield is a place for investment.
- During its 5 year build-out the project will contribute more than 47% of the projected TIRZ build-out value.





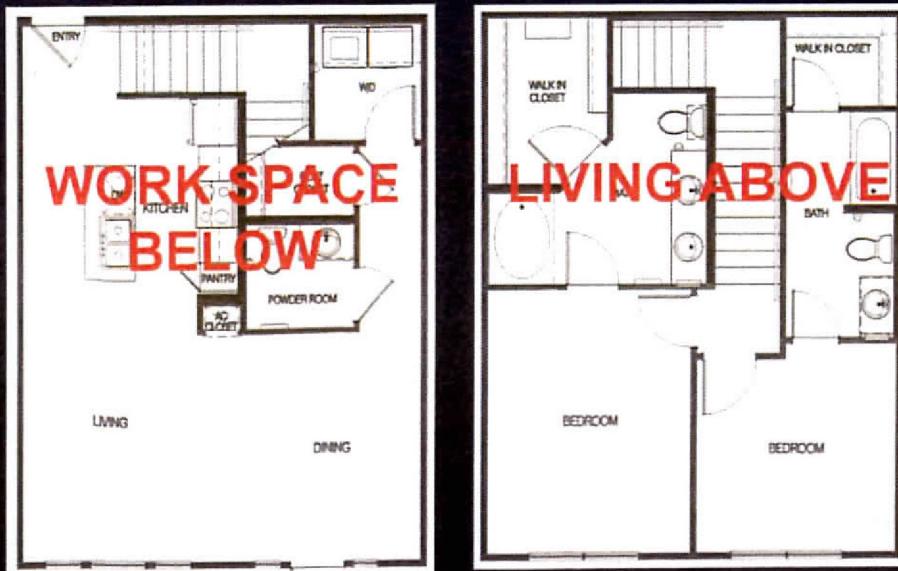
REALTY CAPITAL

EXHIBIT C

Live/Work Units



Sample Layout of Live/Work Unit



- 8 LIVE/WORK units in corner totaling almost 10,000 SF of potential commercial that complements and incubates businesses for Historic Downtown Mansfield.
- Creates a unique business incubator for small businesses such as artists, designers, and attorneys.
- Promotes a commercial feel without competing with Downtown.
- Direct access to community plaza.

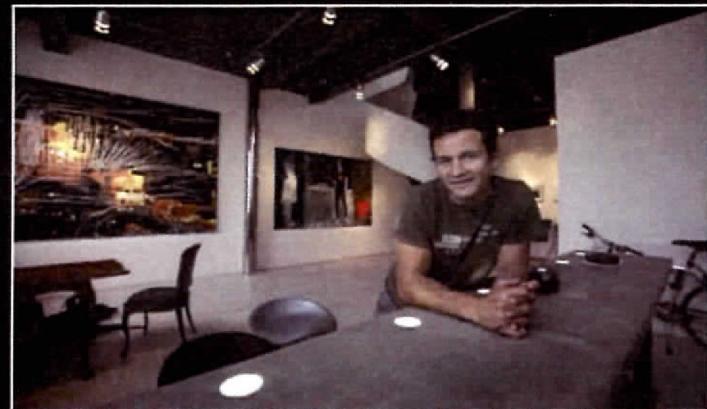




EXHIBIT C

Main Street Interaction



- The above elevation demonstrates the urban feel that extends the downtown district.
- Residential units on ground floor have direct access from the public sidewalk.
- Connection to trail system and Historic Downtown Mansfield.
- Directly across from Town Park.



EXHIBIT C

North Main Street Urban Streetscape



- Provides linear park access between project and Historic Downtown Mansfield.
- Public Sidewalks have trail dimensions.
- Street Tree program provides shade.
- Bikes and pedestrians share space like they do on existing Mansfield trails.
- Landscaped Buffer Strip.
- Community plaza at corner of N. Main Street and Newt Patterson acts as a trailhead/stopover for pedestrian traffic.

EXHIBIT C

Corner Plaza and trailhead

- Units with direct connection to Main Street create a clean interactive environment.
- On-street parallel parking on Main Street creates an urban feel.
- Becomes a meeting point along the trail.

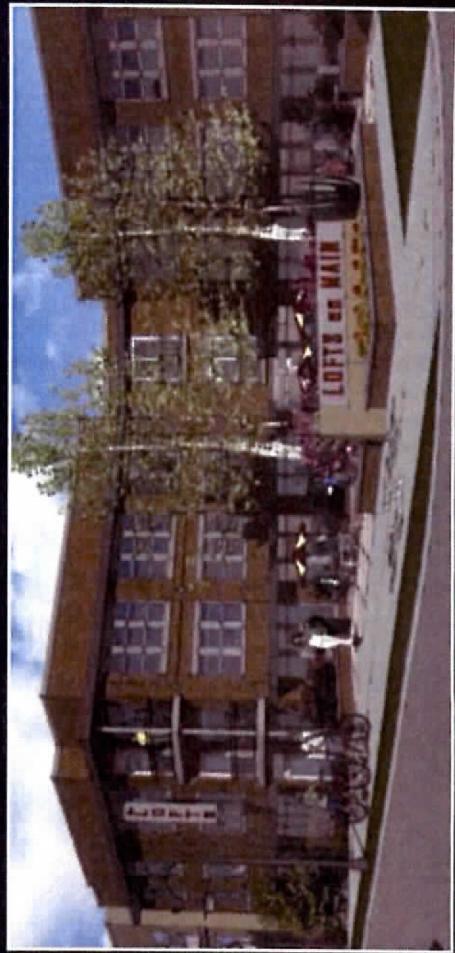




EXHIBIT C

Recreational and Open Space Facilities

Private swimming
pools and cabanas

Dog park



EXHIBIT C

Private Project Amenities



- Project will include a resort style pool with LED lighting (project wide), terraced pool, outdoor entertainment and TV's, fully landscaped.
- Strong amenities ensure quality tenants with disposable income.

EXHIBIT C

Private Project Amenities



- Class leading fitness center with double height ceilings, circuit training, technology compatible equipment encourage an active environment.
- A large part of the draw of this project is the relationship to trails and Downtown and we project will include Dero bike racks to encourage active outdoor lifestyle.



Private Project Amenities



- Dark sky lighting.
- LED lighting throughout project at a 60% increased upfront development cost and 40% energy savings.
- Awnings above Main Street entrances.
- Color separation between ground floor and other floors.
- Solid surface Countertops with under mount sinks and tile backsplashes.
- Metal patio and balcony railings.



REALTY CAPITAL

EXHIBIT C

Interior Design and Amenities

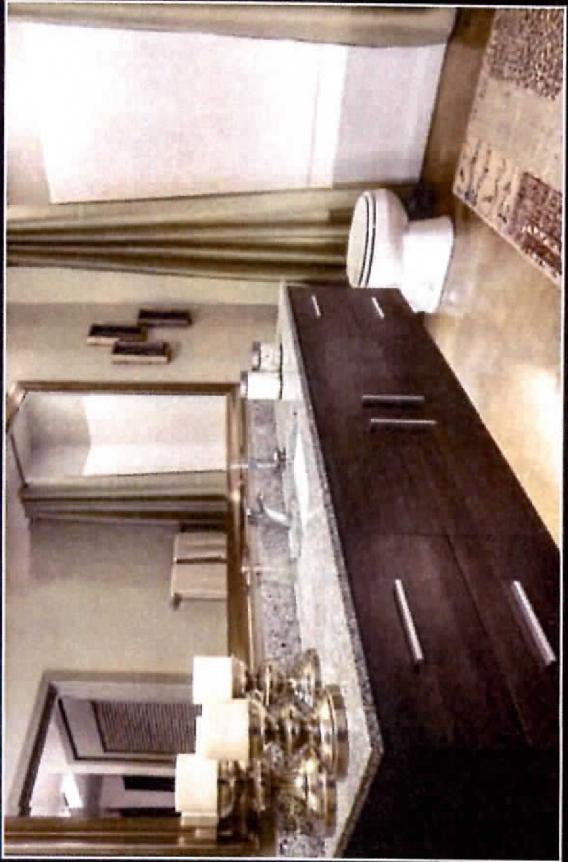


EXHIBIT C

Building Elevations on Main Street

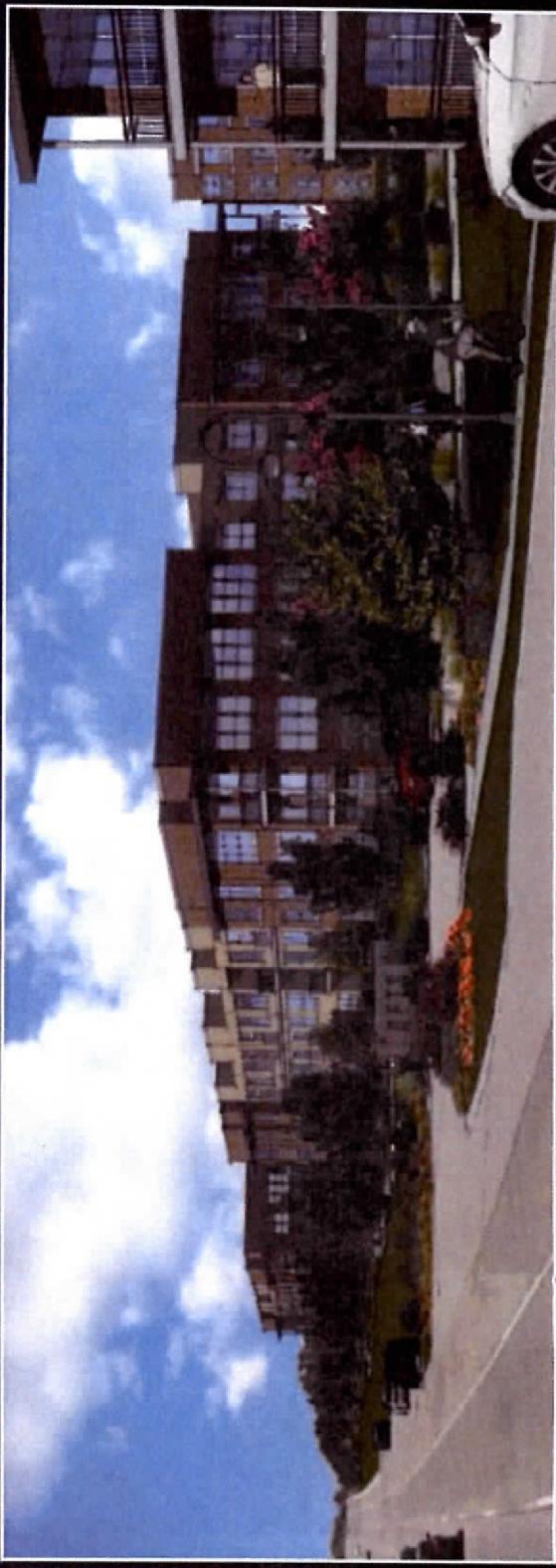
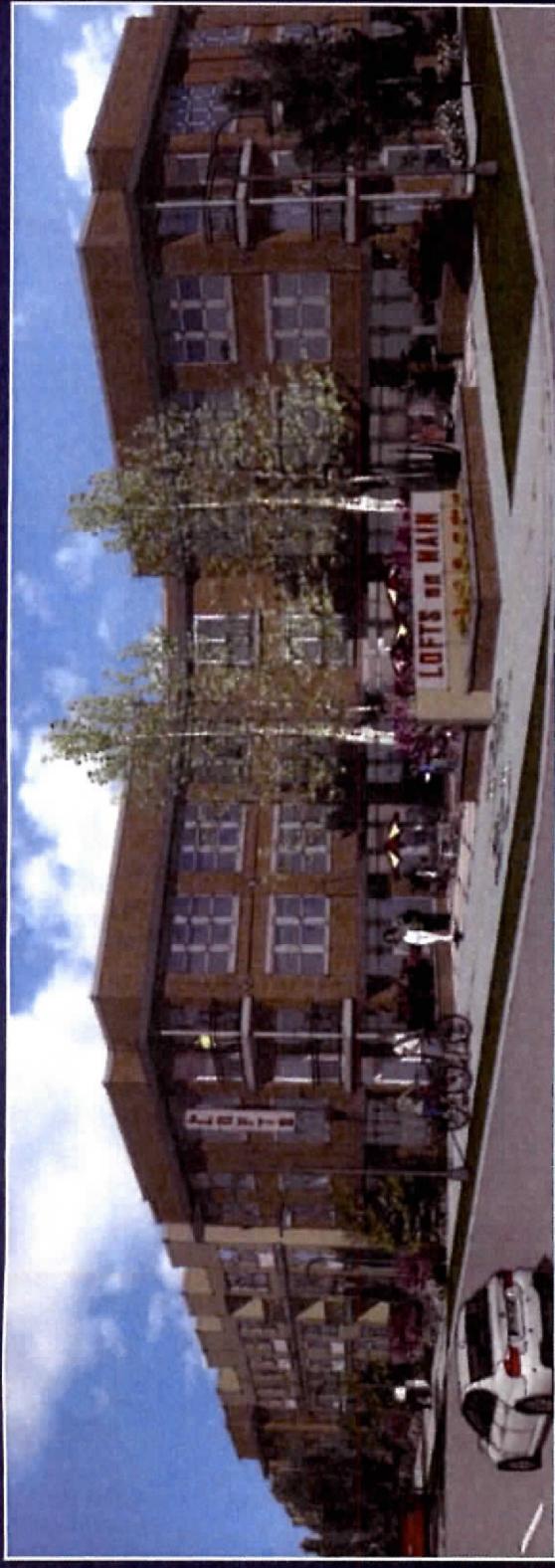


EXHIBIT C

Building Elevations on Main Street

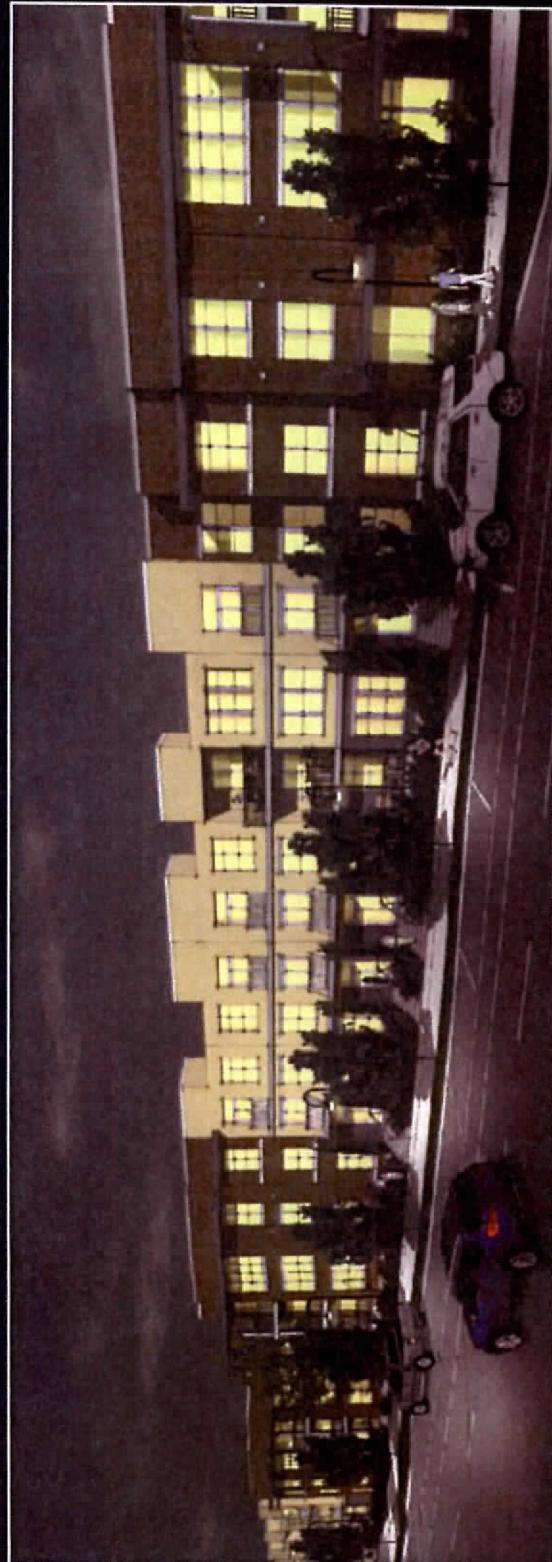


EXHIBIT D

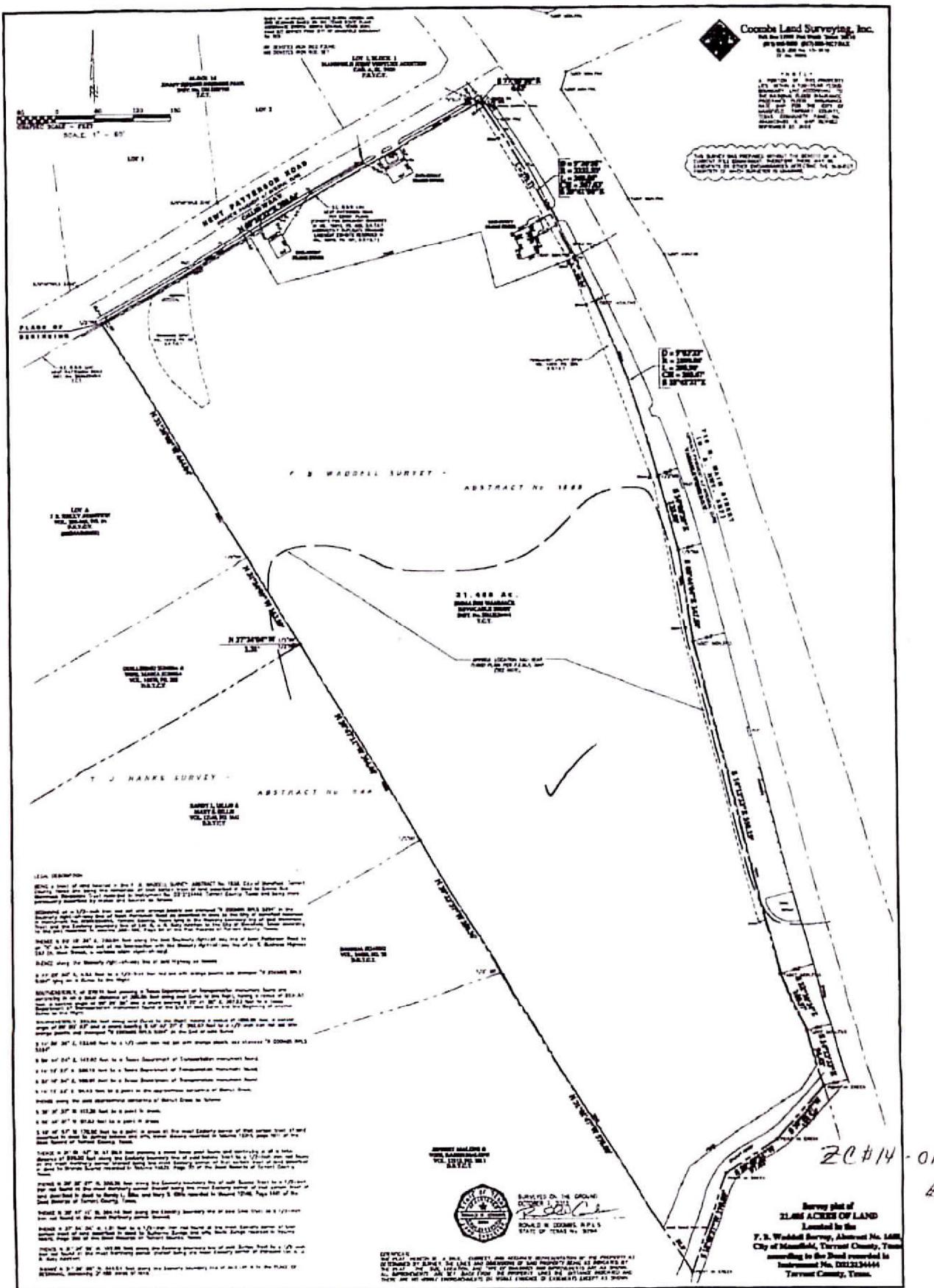


EXHIBIT D

LEGAL DESCRIPTION

BEING a tract of land located in the F. B. WADDELL SURVEY, ABSIRFACT No. 1658, in the County of Tarrant and being the remaninder of that certain tract of land described in deed to Enrico S. Wimberly, Revocable Trust recorded in instrument No. 02-212444, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEING a 1/2-inch iron rod set with orange plastic cap stamped "R COOKIES RPLS 5294" in the Southwesterly right-of-way line of New Polkton Road as described in deed to the City of Mansfield, Tarrant County and the Easterly boundary line of Lot A, J. R. Kelly Addition, in the City of Mansfield, Texas according to the plot recorded in Volume 513-16, page 84 of the Plot Records of Tarrant County, Texas;

THENCE N 40° 18' 32" E, 300.6 feet along the road Southwesterly right-of-way line of New Polkton Road to an "X" cut in concrete set at its intersection with the Westerly right-of-way line of U. S. Business Highway 287 (U. Klein Street), a visible white right-of-way;

THENCE along the Westerly right-of-way line of said highway as follows:

S 77° 06' 00" E, 4.53 feet, to a 1/2-inch iron rod set with orange plastic cap stamped "R COOKIES RPLS 5294" lying on a curve to the Right;

SOUTHEASTERLY at 278.11 feet passing a Texas Department of Transportation monument, having a radius of 360.05 feet along said Curve to the Right, having a radius of 227.83 feet, a central angle of 00° 28' 55" and a chord bearing S 28° 41' 00" E, 357.03 feet to a Texas Department of Transportation monument found at the End of said Curve and the Beginning of another Curve to the Right;

SOUTH-EASTERLY, 293.00 feet along said Curve to the Right, having a radius of 1859.88 feet, a central angle of 09° 02' 23" and a chord bearing S 08° 42' 21" E, 293.07 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R COOKIES RPLS 5294" at the End of said Curve;

S 14° 06' 35" E, 123.80 feet to a 1/2 inch iron rod set with orange plastic cap stamped "R COOKIES RPLS 5294";

S 08° 44' 04" E, 147.60 feet to a Texas Department of Transportation monument found;

S 14° 12' 23" E, 550.19 feet to a Texas Department of Transportation monument found;

S 22° 13' 34" E, 100.97 feet to a Texas Department of Transportation monument found;

S 14° 12' 23" E, 94.43 feet to a point in the approximate center line of Wadell Tract;

THENCE along the said approximate centerline of Wadell Tract as follows:

S 39° 31' 37" W, 117.36 feet to a point in creek;

S 55° 40' 51" W, 97.53 feet to a point in creek;

S 10° 40' 57" W, 170.00 feet to a point in the most Easterly corner of that tract of land described in deed to Jeffrey Malone and wife, Karen Malone recorded in Volume 2315, page 1611 of the Deed Records of Tarrant County, Texas;

THENCE N 31° 01' 47" W, AT 86.0 feet passing a wood fence post found and continuing in all a total distance of 578.00 feet along the Easterly boundary line of said Malone Tract to a 1/2-inch iron rod found at the most Northerly corner thereof being the most Easterly corner of that certain tract of land described in deed to Brendo Suarez recorded in Volume 4035, Page 50 of the Deed Records of Tarrant County, Texas;

THENCE N 30° 22' 37" W, 250.36 feet, along the Easterly boundary line of said Suarez Tract to a 1/2-inch iron rod found in the most Northerly corner thereof being the most Easterly corner of that certain tract of land described in deed to Randy L. Gitter and Mary S. Gitter recorded in Volume 12146, Page 1461 of the Deed Records of Tarrant County, Texas;

THENCE N 30° 47' 11" W, 304.44 feet along the Easterly boundary line of said Gitter Tract to a 1/2-inch iron rod found at the most Northerly corner thereof;

THENCE N 37° 24' 04" W, 1.31 feet to a 1/2-inch iron rod found at the most Easterly corner of that certain tract of land described in deed to Guillermo Zuniga and wife, Maria Zuniga recorded in Volume 18370, Page 265 of the Deed Records of Tarrant County, Texas;

THENCE N 31° 24' 09" W, 152.09 feet along the Easterly boundary line of said Zuniga Tract to a 1/2-inch iron rod found at the most Northerly corner thereof being the most Easterly corner of a tract sold to A. J. R. Kelly Addition;

THENCE N 31° 28' 05" W, 444.54 feet along the Easterly boundary line of said lot A to the PLACE OF BEGINNING, containing 21.455 acres of land.

EXHIBIT E

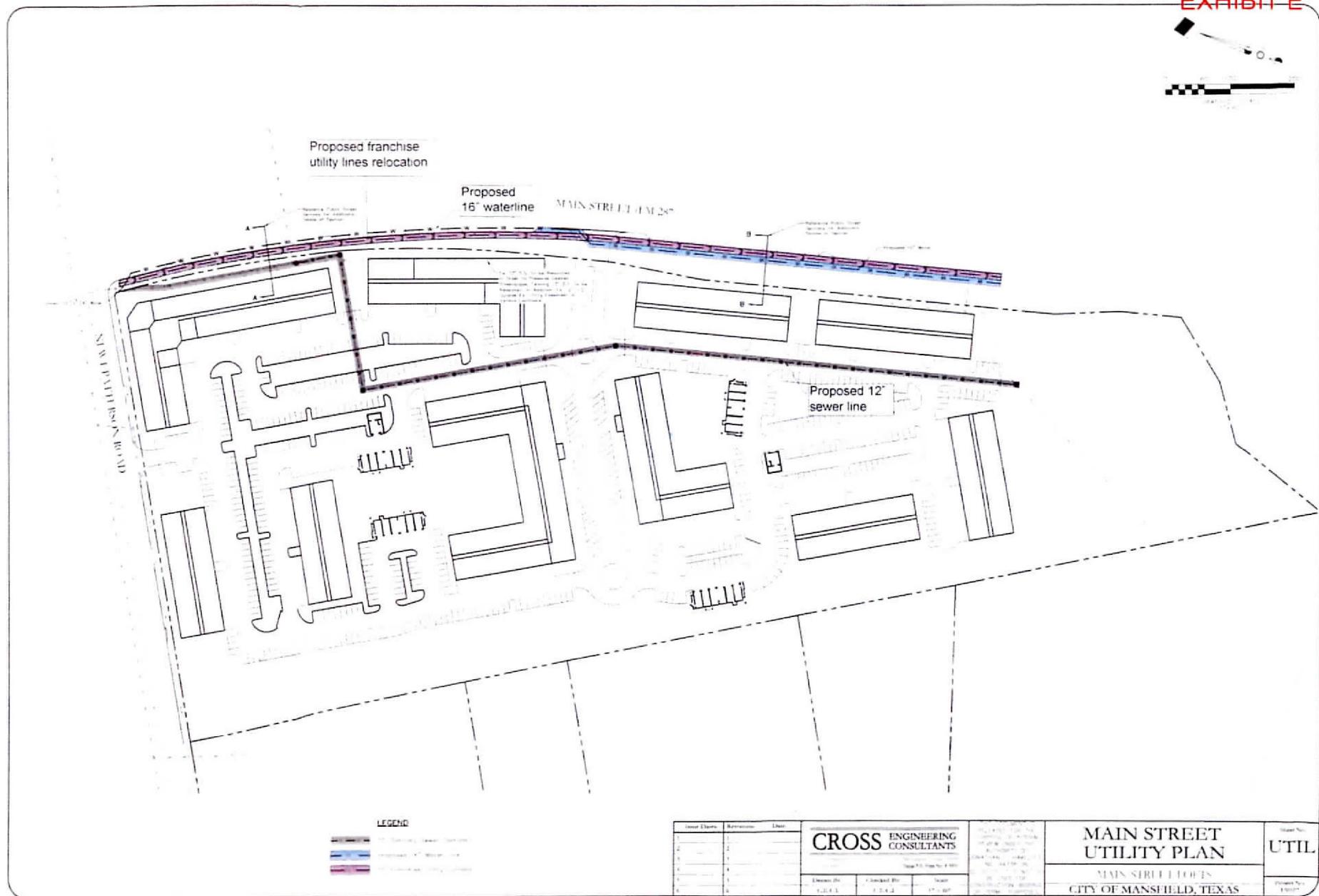


EXHIBIT F

LANE STRIPING SECTION A-A
MAIN STREET (FM 287)



CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. • McKinney, Texas 75069
972.562.4409 • Fax 972.562.4471

UTILITY AND STREET IMPROVEMENTS PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS

Project: Main Street Lofts - Main Street Improvements
Mansfield, Texas

Date: 3/30/2015

Fax 972.562.4471

Site: 31.219 Acres

Prepared By: Jonathan Hake, P.E. - Cross Engineering Consultants, Inc.

16" WATER EXTENSION

PHASE 1

DESCRIPTION	QUANTITY	UNIT	COST / UNIT	TOTAL COST
16" PVC Waterline (C905)	807	LF	\$ 85.00	\$ 68,595
16" Valve	4	EA	\$ 23,000.00	\$ 92,000
Remove Plug and Connect to Existing Water	1	EA	\$ 500.00	\$ 500
Water Test	807	LF	\$ 1.25	\$ 1,009
Trench Safety	807	LF	\$ 1.25	\$ 1,009
AT&T/OHE Relocation	300	LF	\$ 400.00	\$ 120,000
Street Demolition (if Main St. Option #1)	750	LF	\$ 12.00	\$ 9,000
Remove & Replace Ex. Main Street Concrete Paving (if Main St. Option #1)	833	SY	\$ 100.00	\$ 83,300
Contingency - 20%	1	LS	\$ 75,002.50	\$ 75,083
				\$ 450,495

PHASE 2

DESCRIPTION	QUANTITY	UNIT	COST / UNIT	TOTAL COST
16" PVC Waterline (C905)	601	LF	\$ 85.00	\$ 51,085
16" Valve	3	EA	\$ 23,000.00	\$ 69,000
Remove Plug and Connect to Existing Water	1	EA	\$ 500.00	\$ 500
Water Test	601	LF	\$ 1.25	\$ 751
Trench Safety	601	LF	\$ 1.25	\$ 751
Contingency - 20%	1	LS	\$ 24,417.50	\$ 24,418
				\$ 146,505

SUMMARY OF 16" WATER COSTS

DESCRIPTION	QUANTITY	UNIT	COST / UNIT	TOTAL COST
Phase 1	1	LS	\$ 450,495	\$ 450,495
Phase 2	1	LS	\$ 146,505	\$ 146,505
			Total:	\$ 597,000

12" SANITARY SEWER RELOCATION

PHASE 1 (RELOCATED EX. 12" - S.S. CURRENTLY OUTSIDE EASEMENT IN PLACES AND UNDER PROPOSED BUILDING)

DESCRIPTION	QUANTITY	UNIT	COST / UNIT	TOTAL COST
12" PVC SDR 35 S.S. Line	1,310	LF	\$ 60.00	\$ 78,600
5' S.S. Manhole	4	EA	\$ 9,500.00	\$ 38,000
5' S.S. Manhole on Ex. Line	2	EA	\$ 10,000.00	\$ 20,000
Bypass Pumping for Active Line	1	LS	\$ 7,500.00	\$ 7,500
Air/Mandrel Test	1,310	LF	\$ 1.25	\$ 1,638
Trench Safety	1,310	LF	\$ 1.25	\$ 1,638
Contingency - 20%	1	LS	\$ 29,475.00	\$ 29,475
				\$ 176,850

MAIN STREET IMPROVEMENTS - LEFT TURN LANE

DESCRIPTION	QUANTITY	UNIT	COST / UNIT	TOTAL COST
Remove Ex. Stripe & Replace Ex. Striping on Main Street	25,000	LF	\$ 3.00	\$ 75,000
Temp Traffic Control	1	LS	\$ 20,000.00	\$ 20,000
Contingency - 20%	1	LS	\$ 4,000.60	\$ 4,001
			Total:	\$ 99,001

SUMMARY OF MAIN STREET IMPROVEMENTS

DESCRIPTION	QUANTITY	UNIT	COST / UNIT	TOTAL COST
16" Water Extension	1	LS	\$ 597,000.00	\$ 597,000
12" S.S. Relocation	1	LS	\$ 176,850.00	\$ 176,850
Main Street Improvements	1	LS	\$ 99,000.60	\$ 99,001
			Total:	\$ 872,851

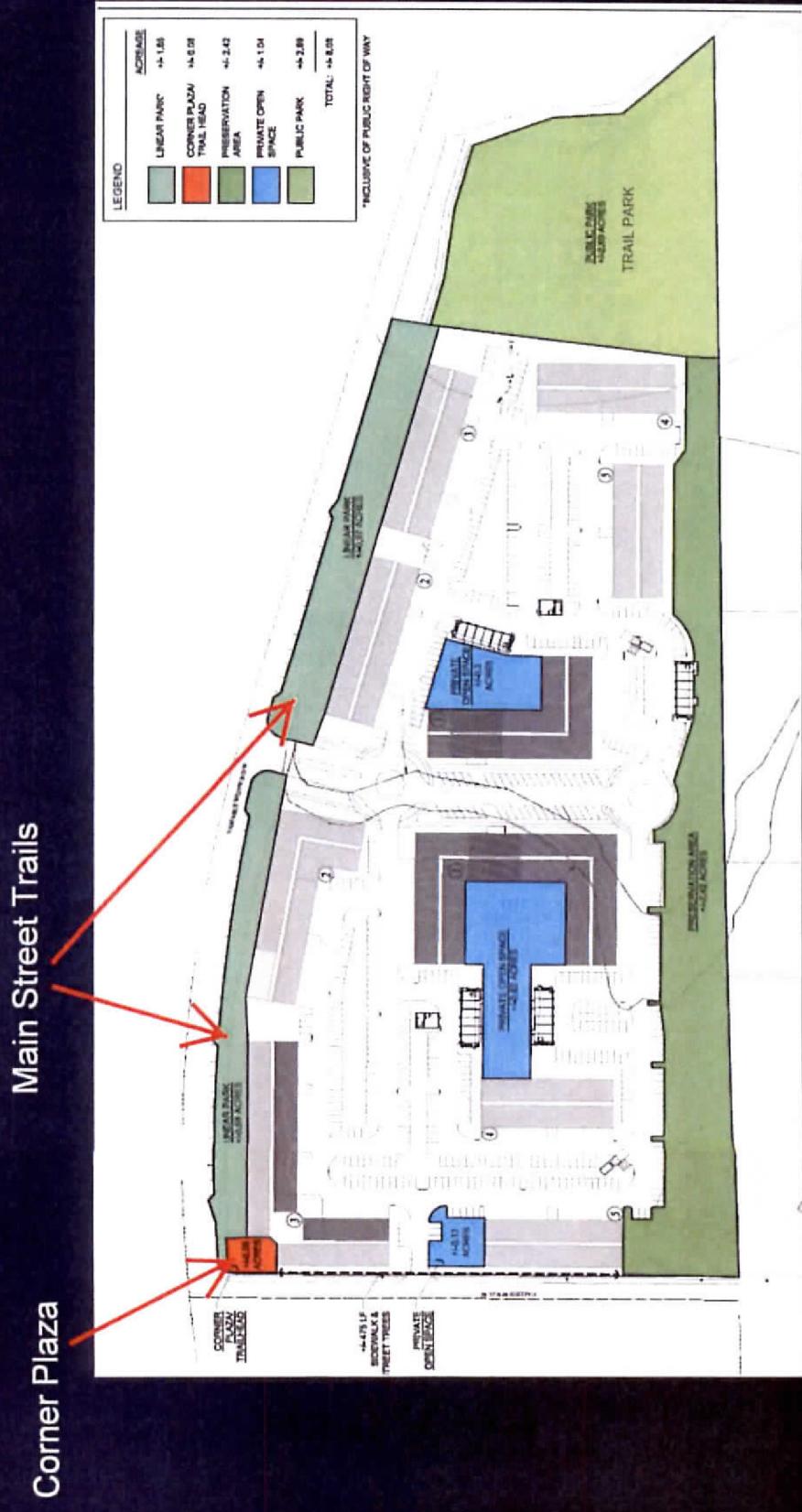
Notes:

1. The purpose of this opinion of probable construction costs is estimate the approximate costs of public improvements along Main Street
2. Costs were prepared without the benefit of full engineering design. Cost based on schematic layouts

Since Cross Engineering Consultants, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Cross Engineering Consultants, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. The total costs and other numbers in this Opinion of Probable Cost have not been rounded. This practice of not rounding is not intended to reflect or imply a level of certainty with respect to accuracy of the amount.

Project Public Amenities - Main Street Trails

EXHIBIT H



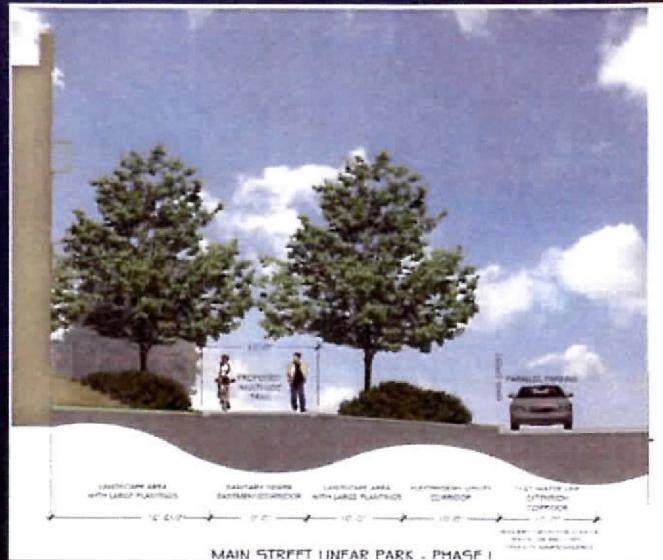


Project Public Amenities - Main Street Trails



Corner Plaza will provide a trail head and connection point for pedestrian and bike traffic past project.

Trail along Main Street will connect Historic Downtown via an appropriate urban scale linear trail.



MAIN STREET LINEAR PARK - PHASE I



MAIN STREET LINEAR PA SECTION B



EXHIBIT J

Project: Mainstreet Lofts

Schematic Review

MAIN STREET TRAILS

PHASE I.1

ITEM	UNIT	QTY.	UNIT COST	TOTAL
1. Section I - Hardscape				
12' Trail	SF	9,000	\$ 10.50	\$ 94,500.00
			<i>Section I Subtotal</i>	\$ 94,500.00
2. Section II - Landscape				
Landscape	N/A	1	\$ 37,500.00	\$ 37,500.00
<small>Includes, but not limited to trees, shrubs, groundcover, and soil.</small>				
			<i>Section II Subtotal</i>	\$ 37,500.00
3. Section III - Irrigation				
Irrigation	SF	22,800	\$ 0.75	\$ 17,100.00
			<i>Section III Subtotal</i>	\$ 17,100.00
4. Section IV - Site Furniture and Light Fixtures				
Site Furniture/Light Fixtures	N/A	1	\$ 40,000.00	\$ 40,000.00
			<i>Section IV Subtotal</i>	\$ 40,000.00
5. Section V - Pool and Dog Park Amenities				
Pool/Dog Park Amenities	N/A	1	\$ 550,000.00	\$ 550,000.00
			<i>Section V Subtotal</i>	\$ 550,000.00
Phase I - Landscape Improvements				
			\$ 739,100.00	
10% Contingency				
			\$ 73,910.00	
Landscape Improvements & Contingency				
			\$ 813,010.00	

Note: Pool and Dog Park Amenities are not part of the Project referenced in the Development Agreement



EXHIBIT K

MAIN STREET TRAILS

PHASE I.2

ITEM	UNIT	QTY.	UNIT COST	TOTAL
1. Section I - Hardscape				
12' Trail	SF	7,500	\$ 10.50	\$ 78,750.00
				<i>Section I Subtotal</i> \$ 78,750.00
2. Section II - Landscape				
Landscape	N/A	1	\$ 41,500.00	\$ 41,500.00
Includes, but not limited to, trees, shrubs, groundcover, and sod.				
				<i>Section II Subtotal</i> \$ 41,500.00
3. Section III - Irrigation				
Irrigation	SF	32,000	\$ 0.75	\$ 24,000.00
				<i>Section III Subtotal</i> \$ 24,000.00
4. Section IV - Site Furniture and Light Fixtures				
Site Furniture/Light Fixtures	N/A	1	\$ 40,000.00	\$ 40,000.00
				<i>Section IV Subtotal</i> \$ 40,000.00
5. Section V - Pool and Dog Park Amenities				
Pool/Dog Park Amenities	N/A	1	\$ 500,000.00	\$ 500,000.00
				<i>Section V Subtotal</i> \$ 500,000.00
				Phase II - Landscape Improvements \$ 684,250.00
				10% Contingency \$ 68,425.00
				Landscape Improvements & Contingency \$ 752,675.00

Note: Pool and Dog Park Amenities are not part of the Project referenced in the Development Agreement

Project Public Amenities - Trail Park



- 2.89 acres of improved park with a gentle slope and no water storage.
- Includes a circular trail and connection to the existing trail system.
- Provides future connection to west.





EXHIBIT M

TRAIL PARK

ITEM	UNIT	QTY.	UNIT COST	TOTAL
1. Section I - Hardscape				
12' Trail	SF	14,000	\$ 10.50	\$ 147,000.00
<i>Section I Subtotal</i>				\$ 147,000.00
2. Section II - Landscape				
Landscape	N/A	1	\$ 38,500.00	\$ 38,500.00
<i>Includes, but not limited to, trees, shrubs, groundcover, and sod</i>				
<i>Section II Subtotal</i>				\$ 38,500.00
3. Section III - Irrigation				
Irrigation	SF	6,000	\$ 0.75	\$ 4,500.00
<i>Section III Subtotal</i>				\$ 4,500.00
4. Section IV - Site Furniture and Light Fixtures				
Site Furniture/Light Fixtures	N/A	1	\$ 30,000.00	\$ 30,000.00
<i>Section IV Subtotal</i>				\$ 30,000.00
Trail Park - Landscape Improvements				\$ 220,000.00
10% Contingency				\$ 22,000.00
Landscape Improvements & Contingency				\$ 242,000.00