



6000 WESTERN PLACE, SUITE 200  
I-30 AT BRYANT IRVIN ROAD  
FORT WORTH, TEXAS 76107  
EMAIL: TOASE@TOASE.COM

TAYLOR·OLSON·ADKINS·SRALLA·ELAM  
LLP  
ATTORNEYS & COUNSELORS

TELEPHONE: (817) 332-2580  
TOLL FREE: (800) 318-3400  
FACSIMILE: (817) 332-4740  
WEBSITE: WWW.TOASE.COM

Drew Larkin  
[dlarkin@toase.com](mailto:dlarkin@toase.com)

December 29, 2017

Turnkey Development Group, LLC  
Attn: Mark Fueling  
4101 W. Green Oaks Blvd, #305-226  
Arlington, TX 76016

Via CM/RRR: 70140150000198408752

Re: Notice of Breach of Economic Development Agreement

Dear Mr. Fueling:

This firm represents the Mansfield Economic Development Corporation ("MEDC"). As you know, Turnkey Development Group, LLC ("Turnkey") entered into an Economic Development Agreement ("Agreement") with the MEDC on September 12, 2016. Section 4.a.(1) of the Agreement states that Turnkey must make a minimum capital investment of \$1,800,000 in constructing the Improvements, and that the Improvements must receive a certificate of occupancy from the City of Mansfield no later than December 31, 2016. It is my understanding that the Improvements have not been completed and no certificate of occupancy has been issued.

The purpose of this letter is to inform you that Turnkey has failed to comply with its obligations under Section 4.a.(1), and, pursuant to Section 4.b. of the Agreement, has 30 days from receipt of this letter to come into compliance. Turnkey's failure to come into compliance will result in a forfeit of any reimbursement payment by MEDC.

Sincerely,

Drew Larkin

DL/kb

cc: Bill Lane  
City of Mansfield  
1305 E. Broad Street  
Mansfield, Texas 76063

Via Email

Scott Welmaker  
Mansfield EDC  
301 South Main  
Mansfield, Texas 76063

Via Email