EXHIBIT A (MAP)

Neighborhood Empowerment Zone No. 19

EXHIBIT B (metes and bounds legal description)

Neighborhood Empowerment Zone No. 19

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, OUT OF CITY BLOCK 1/594, INCLUDING LOT 1, BLOCK 1/594 OF HALL STREET-STOREFRONT ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 93078, PAGE 2365 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, JEWETT ALLEY, ABANDONED PER CITY ORDINANCE 25329 AND RECORDED IN VOLUME 2003207, PAGE 106, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL THOSE SAME TRACTS OF LAND DESCRIBED IN DEED TO THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS, AS RECORDED IN VOLUME 20000048, PAGE 4115; VOLUME 2000052, PAGE 6751; VOLUME 2000087, PAGE 7837; VOLUME 2001027, PAGE 3926; VOLUME 2003207, PAGE 94; VOLUME 2003207, PAGE 100; VOLUME 2004115, PAGE 13078; VOLUME 2004195, PAGE 7158; VOLUME 2004195, PAGE 7162, AND VOLUME 2004195, PAGE 7166 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO PROPERTY DESCRIBED IN DEED WITHOUT WARRANTY FROM THE STATE OF TEXAS TO THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS AS RECORDED UNDER COUNTY CLERKS FILE NO. 201400130686 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND ALSO INCLUDING A 5.8 FOOT STRIP OF LAND OF UNCERTAIN TITLE COMPUTED AS 1973 SQUARE FEET, LYING ALONG THE SOUTHEAST LINE OF SAID TRACT CONVEYED TO THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS AS RECORDED VOLUME 2003207 AT P AGE 100, CALLED TRACT 2, AND ALSO ALONG THE NORTHWEST LINE OF PROPERTY DESCRIBED IN ORDINANCE NO. 25329 AND RECORDED IN VOLUME NO. 2003207 AT P AGE 106 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN COMPOSITE AS FOLLOWS:

BEGINNING AT A CROSS CUT FOUND AT THE PRESENT INTERSECTION OF THE SOUTHWEST RIGHT OF WAY LINE OF HALL STREET (A 40 FOOT RIGHT OF WAY) WITH THE NORTHWEST RIGHT OF WAY LINE OF FLORA STREET (A VARIABLE WIDTH RIGHT OF WAY); FOR THE EAST CORNER OF A CALLED 0.7599 ACRE TRACT OF LAND CONVEYED TO THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS AS RECORDED IN VOLUME 20000087 AT PAGE 7837 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 44° 58' 06" WEST AND FOLLOWING ALONG THE NORTHWEST LINE OF SAID FLORA STREET FOR A DISTANCE OF 285.31 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTH CORNER OF SAID TRACT OF LAND CONVEYED TO THE

HOUSING OF THE CITY OF DALLAS, TEXAS AS RECORDED IN VOLUME 2004115 AT PAGE 13078 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 44° 38' 39" WEST AND DEPARTING THE NORTHWEST LINE OF FLORA STREET AND PASSING THE EAST CORNER OF LOT 2 IN BLOCK 1/594 OF FLORA ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 2002002, PAGE 39 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AT A DISTANCE OF 5.00 FEET AND CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 2 FOR A TOTAL DISTANCE OF 100.03 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE NORTH CORNER OF SAID LOT 2;

THENCE SOUTH 44° 59' 08" WEST AND FOLLOWING ALONG THE NORTHWEST LINE OF SAID LOT 2 AND PASSING THE WEST CORNER OF SAID LOT 2 AT A DISTANCE OF 65.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 75.20 FEET TO A 3" ALUMINUM DISK FOUND FOR CORNER IN THE NORTHEAST RIGHT OF WAY OF WATKINS AVENUE (A VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTH 44° 44' 30" WEST AND FOLLOWING ALONG THE NORTHEAST LINE OF SAID WATKINS AVENUE FOR A DISTANCE OF 342.56 FEET TO A 5/8" IRON ROD WITH YELLOW CAP FOUND FOR CORNER IN THE EASTERLY LINE OF THE AFORESAID TRACT CONVEYED TO THE CITY OF DALLAS HOUSING AUTHORITY AS RECORDED UNDER COUNTY CLERKS FILE NO. 201400130686 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 26° 18' 21" EAST AND FOLLOWING ALONG THE EASTERLY LINE OF THE AFORESAID TRACT CONVEYED TO THE CITY OF DALLAS HOUSING AUTHORITY RECORDED UNDER COUNTY CLERKS FILE NO. 201400130686 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS FOR A DISTANCE OF 12.24 FEET TO AN "X" FOUND IN CONCRETE CURB FOR THE SOUTH CORNER OF SAME;

THENCE NORTH 44° 39' 41" WEST AND FOLLOWING ALONG THE WESTERLY LINE OF SAID TRACT CONVEYED TO THE CITY OF DALLAS HOUSING AUTHORITY RECORDED UNDER COUNTY CLERKS FILE NO. 201400130686 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, COMMON TO WATKINS AVENUE FOR A DISTANCE OF 72.58 FEET TO A NAIL IN SHINER FOUND IN ASPHALT FOR CORNER IN THE EASTERY LINE OF NORTH CENTRAL EXPRESSWAY (U.S. HIGHWAY NO. 75);

THENCE NORTH 14° 05' 50" WEST AND FOLLOWING ALONG THE EASTERLY LINE

OF NORTH CENTRAL EXPRESSWAY (U.S. HIGHWAY NO. 75) FOR A DISTANCE OF 25.24 FEET TO A TXDOT MONUMENT FOUND IN CONCRETE FOR CORNER;

THENCE NORTH 11° 12' 10" WEST AND CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID NORTH CENTRAL EXPRESSWAY (U.S. HIGHWAY NO. 75) AND PASSING A TXDOT MONUMENT FOUND IN CONCRETE AT A DISTANCE OF 23.19 FEET AND 30.09 FEET AND CONTINUING IN ALL FOR A DISTANCE OF 99.09 FEET TO A TXDOT MONUMENT FOUND IN CONCRETE FOR CORNER;

THENCE NORTH 11° 30' 39" WEST AND CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID NORTH CENTRAL EXPRESSWAY (U.S. HIGHWAY NO. 75) AS DESCRIBED IN DEED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 94250 AT PAGE 4065 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS FOR A DISTANCE OF 126.33 FEET TO A TXDOT MONUMENT FOUND IN CONCRETE FOR CORNER, SAID POINT BEING ITS INTERSECTION WITH THE SOUTHEAST RIGHT OF WAY LINE OF COCHRAN STREET (VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTH 46° 11' 03" EAST AND FOLLOWING ALONG THE SOUTHEAST RIGHT OF WAY LINE OF SAID COCHRAN STREET COMMON WITH THE NORTHWEST LINE OF THE AFORESAID TRACT OF LAND CONVEYED TO THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS, FOR A DISTANCE OF 227.57 FEET TO AN "X" CUT FOUND IN CONCRETE AT ITS INTERSECTION WITH THE AFORESAID SOUTHWEST RIGHT OF WAY LINE OF HALL STREET;

THENCE SOUTH 44° 43' 09" EAST AND FOLLOWING ALONG THE SOUTHWEST LINE OF SAID HALL STREET FOR A DISTANCE OF 708.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.4118 ACRES OR 235,740 SQAURE FEET OF LAND, MORE OR LESS.

EXHIBIT C (MAP)

TITLE NOTES

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (1002-146737-RTT) EFFECTIVE DATE OF MAY 21, 2015 AND ISSUED DATE OF JUNE 04, 2015, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO TITLE COVERAGE ON SCHEDULE B THEREOF;

10(E) TERMS, PROVISIONS, CONDITIONS, AND EASEMENTS CONTAINED IN CITY OF DALLAS ORDINANCE NO. 25329, FILED 10/20/2003, RECORDED IN VOLUME 2003207, PAGE 106, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10(F) INTENTIONALLY DELETED

10(G) MINERAL ESTATE AND INTEREST IN COAL, LIGNITE OIL, GAS AND OTHER MINERALS TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES THERETO DESCRIBED IN INSTRUMENT FILED 01/21/1966, RECORDED IN VOLUME 66122, PAGE 879, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, AND FILED 07/31/1966, RECORDED IN VOLUME 66150, PAGE 1596, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, WHICH DOCUMENTS RECITES "... WITH NO RIGHT REMAINING IN THE OWNER OR OWNERS OF SAID OIL, GAS AND SULPHUR OF INGRESS OR EGRESS TO OR FROM THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXPLORING, DEVELOPING, DRILLING OR MINING OF SAME".

10(H) INTENTIONALLY DELETED

TITLE NOTES CONTINUED

10(I) MINERAL ESTATE AND INTEREST IN COAL, LIGNITE OIL, GAS AND OTHER MINERALS TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES THERETO DESCRIBED IN INSTRUMENT FILED 05/28/2014, RECORDED IN CC# 20140103066B, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, WHEREIN GRANTOR WAIVES ALL RIGHTS ON INGRESS AND EGRESS TO THE SURFACE.

10(J) EASEMENT GRANTED BY B.M. QUIGLEY AND MELINA M. QUIGLEY TO DALLAS POWER & LIGHT COMPANY, FILED 5/01/1924, RECORDED IN VOLUME 1094, PAGE 171, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (SURVEYORS NOTE: THIS IS AN OVERHEAD EASEMENT FOR 2 POLES GENERALLY DESCRIBED ALONG THE EASTERN PORTION OF PROPERTY. FROM FIELD INSPECTION THERE IS NO PHYSICAL EVIDENCE OF THIS EASEMENT ON THE PROPERTY)

10(K) 10 FOOT WIDE EASEMENT FOR PASSAGE OF VEHICULAR AND PEDESTRIAN TRAFFIC RESERVED BY THE CITY OF DALLAS IN SPECIAL WARRANTY DEED FILED 10/20/2003, RECORDED IN VOLUME 2003207, PAGE 100, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10(L) MINERAL ESTATE AND INTEREST IN COAL, LIGNITE OIL, GAS AND OTHER MINERALS TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES THERETO DESCRIBED IN INSTRUMENT FILED 05/28/2014, RECORDED IN CC# 20140103066B, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, WHEREIN GRANTOR WAIVES ALL RIGHTS ON INGRESS AND EGRESS TO THE SURFACE.

TITLE NOTES CONTINUED

10(M) INTENTIONALLY DELETED

10(N) INTENTIONALLY DELETED

10(O) TWO SIX INCH (6") SEWER LINES AS EVIDENCED BY CITY OF DALLAS SEWER MAP G-11B.

10(P) MINERAL ESTATE AND INTEREST IN COAL, LIGNITE OIL, GAS AND OTHER MINERALS TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES THERETO DESCRIBED IN INSTRUMENT FILED 03/10/1995, RECORDED IN VOLUME 95049, PAGE 3420, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, WHICH DOCUMENTS RECITES "...WITH NO RIGHT REMAINING IN THE OWNER OR OWNERS OF SAID OIL, GAS AND SULPHUR OF INGRESS OR EGRESS TO OR FROM THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXPLORING, DEVELOPING, DRILLING OR MINING OF SAME". TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO THE DATE THEREOF.

CERTIFICATION:

TO: KROGER TEXAS, L.P., AN OHIO LIMITED PARTNERSHIP; TRG HALL STREET, L.P., A DELAWARE LIMITED PARTNERSHIP; FIRST AMERICAN TITLE INSURANCE COMPANY, AND REPUBLIC TITLE OF TEXAS, INC.;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16 AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

David Petree

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

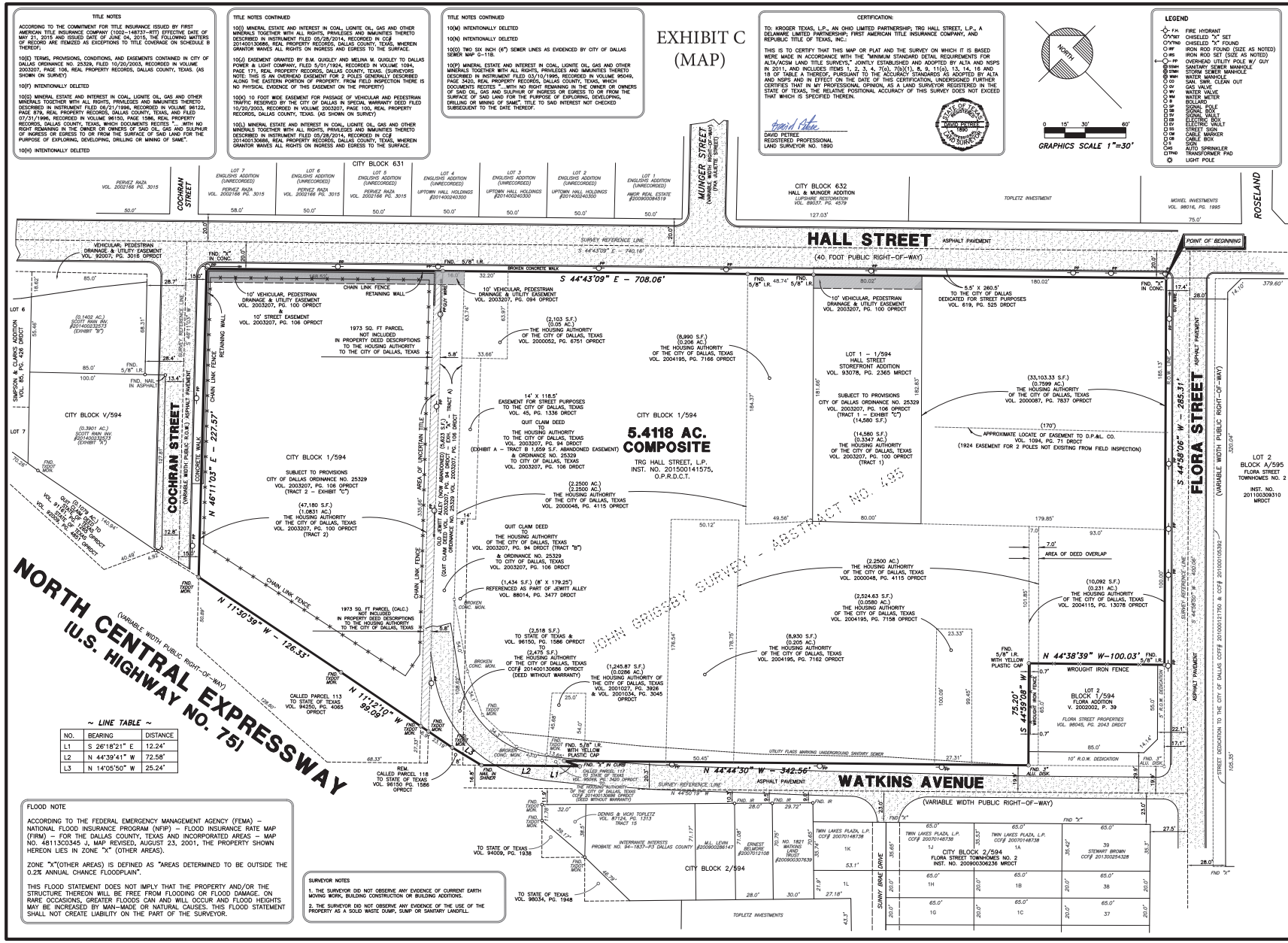
STATE OF TEXAS REGISTERED DAVID PETREE 1890 PROFESSIONAL LAND SURVEYOR

GRAPHICS SCALE 1"=30'

LEGEND

- F.H. FIRE HYDRANT
- CS CHISELED "X" SET
- CS CHISELED "X" FOUND
- IRF IRON ROD FOUND (SIZE AS NOTED)
- IRS IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- SSMH SANITARY SEWER MANHOLE
- STMH STORM SEWER MANHOLE
- WM WATER MANHOLE
- CO SAN. SEWER CLEAN OUT
- GV GAS VALVE
- WV WATER VALVE
- WM WATER METER
- B BOLLARD
- SP SIGNAL POLE
- SB SIGNAL BOX
- SV SIGNAL VAULT
- ED ELECTRIC BOX
- EV ELECTRIC VAULT
- ED ELECTRIC BOX
- CM CABLE MARKER
- CB CABLE BOX
- S SIGN
- AS AUTO SPRINKLER
- TPAD TRANSFORMER PAD
- LP LIGHT POLE

VICINITY MAP
NOT-TO-SCALE



~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 26°18'21" E	12.24'
L2	N 44°39'41" W	72.58'
L3	N 14°05'50" W	25.24'

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – FLOOD INSURANCE RATE MAP (FIRM) – FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS – MAP NO. 48113C0345 J, MAP REVISED, AUGUST 23, 2001, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR NOTES

1. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

2. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF THE USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE FOLLOWING DESCRIBED PROPERTY:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, OUT OF CITY BLOCK 1/594, INCLUDING LOT 1, BLOCK 1/594 OF HALL STREET-STOREFRONT ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 93078, PAGE 2365 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, JEWETT ALLEY, ABANDONED PER CITY ORDINANCE 25329 AND RECORDED IN VOLUME 2003207, PAGE 106, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL THOSE SAME TRACTS OF LAND DESCRIBED IN DEED TO THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS, AS RECORDED IN VOLUME 20000048, PAGE 4115, VOLUME 2000002, PAGE 6751, VOLUME 2000087, PAGE 7837; VOLUME 2001027, PAGE 3926; VOLUME 2003207, PAGE 94; VOLUME 2003207, PAGE 100; VOLUME 2004115, PAGE 13078; VOLUME 2004195, PAGE 7158; VOLUME 2004195, PAGE 7162, AND VOLUME 2004195, PAGE 7166 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO PROPERTY DESCRIBED IN DEED WITHOUT WARRANTY FROM THE STATE OF TEXAS TO THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS AS RECORDED UNDER COUNTY CLERKS FILE NO. 20140013066B OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND ALSO INCLUDING A 5.8 FOOT STRIP OF LAND OF UNCERTAIN TITLE COMPUTED AS 1973 SQUARE FEET, LYING ALONG THE SOUTHEAST LINE OF SAID TRACT CONVEYED TO THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS AS RECORDED VOLUME 2003207 AT PAGE 100, CALLED TRACT 2, AND ALSO ALONG THE NORTHWEST LINE OF PROPERTY DESCRIBED IN ORDINANCE NO. 25329 AND RECORDED IN VOLUME NO. 2003207 AT PAGE 106 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE PROPERTY DESCRIBED IN DEED TO TRG HALL STREET, L.P., AS RECORDED IN INSTRUMENT NO. 201500141575 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN COMPOSITE AS FOLLOWS:

BEGINNING AT A CROSS CUT FOUND AT THE PRESENT INTERSECTION OF THE SOUTHWEST RIGHT OF WAY LINE OF HALL STREET (A 40 FOOT RIGHT OF WAY) WITH THE NORTHWEST RIGHT OF WAY LINE OF FLORA STREET (A VARIABLE WIDTH RIGHT OF WAY); FOR THE EAST CORNER OF A CALLED 0.7599A ACRE TRACT OF LAND CONVEYED TO THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS AS RECORDED IN VOLUME 20000087 AT PAGE 7837 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 44° 58' 06" WEST AND FOLLOWING ALONG THE NORTHWEST LINE OF SAID FLORA STREET FOR A DISTANCE OF 285.31 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTH CORNER OF SAID TRACT OF LAND CONVEYED TO THE HOUSING OF THE CITY OF DALLAS, TEXAS AS RECORDED IN VOLUME 2004115 AT PAGE 13078 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 44° 38' 39" WEST AND DEPARTING THE NORTHWEST LINE OF FLORA STREET AND PASSING THE EAST CORNER OF LOT 2 IN BLOCK 1/594 OF FLORA ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 2002002, PAGE 39 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AT A DISTANCE OF 5.00 FEET AND CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 2 FOR A TOTAL DISTANCE OF 100.03 FEET TO A 3/4" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE NORTH CORNER OF SAID LOT 2;

THENCE SOUTH 44° 59' 08" WEST AND FOLLOWING ALONG THE NORTHWEST LINE OF SAID LOT 2 AND PASSING THE WEST CORNER OF SAID LOT 2 AT A DISTANCE OF 65.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 75.20 FEET TO A 3" ALUMINUM DISK FOUND FOR CORNER IN THE NORTHEAST RIGHT OF WAY OF WATKINS AVENUE (A VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTH 44° 44' 30" WEST AND FOLLOWING ALONG THE NORTHEAST LINE OF SAID WATKINS AVENUE FOR A DISTANCE OF 342.56 FEET TO A 5/8" IRON ROD WITH YELLOW CAP FOUND FOR CORNER IN THE EASTERLY LINE OF THE AFORESAID TRACT CONVEYED TO THE CITY OF DALLAS HOUSING AUTHORITY AS RECORDED UNDER COUNTY CLERKS FILE NO. 20140013066B OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 26° 18' 21" EAST AND FOLLOWING ALONG THE EASTERLY LINE OF THE AFORESAID TRACT CONVEYED TO THE CITY OF DALLAS HOUSING AUTHORITY RECORDED UNDER COUNTY CLERKS FILE NO. 20140013066B OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS FOR A DISTANCE OF 12.24 FEET TO AN "X" FOUND IN CONCRETE CURB FOR THE SOUTH CORNER OF SAME;

THENCE NORTH 44° 39' 41" WEST AND FOLLOWING ALONG THE WESTERLY LINE OF SAID TRACT CONVEYED TO THE CITY OF DALLAS HOUSING AUTHORITY RECORDED UNDER COUNTY CLERKS FILE NO. 20140013066B OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, COMMON TO WATKINS AVENUE FOR A DISTANCE OF 72.58 FEET TO A NAIL IN SHINER FOUND IN ASPHALT FOR CORNER IN THE EASTERY LINE OF NORTH CENTRAL EXPRESSWAY (U.S. HIGHWAY NO. 75);

THENCE NORTH 14° 05' 50" WEST AND FOLLOWING ALONG THE EASTERLY LINE OF NORTH CENTRAL EXPRESSWAY (U.S. HIGHWAY NO. 75) FOR A DISTANCE OF 25.24 FEET TO A TXDOT MONUMENT FOUND IN CONCRETE FOR CORNER;

THENCE NORTH 11° 12' 10" WEST AND CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID NORTH CENTRAL EXPRESSWAY (U.S. HIGHWAY NO. 75) AND PASSING A TXDOT MONUMENT FOUND IN CONCRETE AT A DISTANCE OF 23.19 FEET AND 30.00 FEET AND CONTINUING IN ALL FOR A DISTANCE OF 99.09 FEET TO A TXDOT MONUMENT FOUND IN CONCRETE FOR CORNER;

THENCE NORTH 11° 30' 39" WEST AND CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID NORTH CENTRAL EXPRESSWAY (U.S. HIGHWAY NO. 75) AS DESCRIBED IN DEED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 94250 AT PAGE 4065 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS FOR A DISTANCE OF 126.33 FEET TO A TXDOT MONUMENT FOUND IN CONCRETE FOR CORNER, SAID POINT BEING ITS INTERSECTION WITH THE SOUTHEAST RIGHT OF WAY LINE OF COCHRAN STREET (VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTH 46° 11' 03" EAST AND FOLLOWING ALONG THE SOUTHEAST RIGHT OF WAY LINE OF SAID COCHRAN STREET COMMON WITH THE NORTHWEST LINE OF THE AFORESAID TRACT OF LAND CONVEYED TO THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS, FOR A DISTANCE OF 227.57 FEET TO AN "X" CUT FOUND IN CONCRETE AT ITS INTERSECTION WITH THE AFORESAID SOUTHWEST RIGHT OF WAY LINE OF HALL STREET;

THENCE SOUTH 44° 43' 09" EAST AND FOLLOWING ALONG THE SOUTHWEST LINE OF SAID HALL STREET FOR A DISTANCE OF 708.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.4118 ACRES OR 235,740 SQUARE FEET OF LAND, MORE OR LESS.

ALTA/ACSM LAND TITLE SURVEY
5.4118 ACRE PARCEL
TRG HALL STREET, L.P. PROPERTY
JOHN GRIGSBY SURVEY - ABSTRACT NO. 495
HALL STREET - STOREFRONT ADDITION
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600

BLUE SKY REGISTERED LAND SURVEYING

DATE: JUNE 5, 2015
SCALE: 1"=30'

DPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

EXHIBIT D (metes and bounds legal description)

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, OUT OF CITY BLOCK 1/594, INCLUDING LOT 1, BLOCK 1/594 OF HALL STREET-STOREFRONT ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 93078, PAGE 2365 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, JEWETT ALLEY, ABANDONED PER CITY ORDINANCE 25329 AND RECORDED IN VOLUME 2003207, PAGE 106, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL THOSE SAME TRACTS OF LAND DESCRIBED IN DEED TO THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS, AS RECORDED IN VOLUME 20000048, PAGE 4115; VOLUME 2000052, PAGE 6751; VOLUME 2000087, PAGE 7837; VOLUME 2001027, PAGE 3926; VOLUME 2003207, PAGE 94; VOLUME 2003207, PAGE 100; VOLUME 2004115, PAGE 13078; VOLUME 2004195, PAGE 7158; VOLUME 2004195, PAGE 7162, AND VOLUME 2004195, PAGE 7166 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO PROPERTY DESCRIBED IN DEED WITHOUT WARRANTY FROM THE STATE OF TEXAS TO THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS AS RECORDED UNDER COUNTY CLERKS FILE NO. 201400130686 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND ALSO INCLUDING A 5.8 FOOT STRIP OF LAND OF UNCERTAIN TITLE COMPUTED AS 1973 SQUARE FEET, LYING ALONG THE SOUTHEAST LINE OF SAID TRACT CONVEYED TO THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS AS RECORDED VOLUME 2003207 AT PAGE 100, CALLED TRACT 2, AND ALSO ALONG THE NORTHWEST LINE OF PROPERTY DESCRIBED IN ORDINANCE NO. 25329 AND RECORDED IN VOLUME NO. 2003207 AT PAGE 106 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN COMPOSITE AS FOLLOWS:

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THENCE NORTH 44° 38' 39" WEST AND DEPARTING THE NORTHWEST LINE OF FLORA STREET AND PASSING THE EAST CORNER OF LOT 2 IN BLOCK 1/594 OF FLORA ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 2002002, PAGE 39 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AT A DISTANCE OF 5.00 FEET AND CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 2 FOR A TOTAL DISTANCE OF 100.03 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE NORTH CORNER OF SAID LOT 2;

THENCE SOUTH 44° 59' 08" WEST AND FOLLOWING ALONG THE NORTHWEST LINE OF SAID LOT 2 AND PASSING THE WEST CORNER OF SAID LOT 2 AT A DISTANCE OF 65.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 75.20 FEET TO A 3" ALUMINUM DISK FOUND FOR CORNER IN THE NORTHEAST RIGHT OF WAY OF WATKINS AVENUE (A VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTH 44° 44' 30" WEST AND FOLLOWING ALONG THE NORTHEAST LINE OF SAID WATKINS AVENUE FOR A DISTANCE OF 342.56 FEET TO A 5/8" IRON ROD WITH YELLOW CAP FOUND FOR CORNER IN THE EASTERLY LINE OF THE AFORESAID TRACT CONVEYED TO THE CITY OF DALLAS HOUSING AUTHORITY AS RECORDED UNDER COUNTY CLERKS FILE NO. 201400130686 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 26° 18' 21" EAST AND FOLLOWING ALONG THE EASTERLY LINE OF THE AFORESAID TRACT CONVEYED TO THE CITY OF DALLAS HOUSING AUTHORITY RECORDED UNDER COUNTY CLERKS FILE NO. 201400130686 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS FOR A DISTANCE OF 12.24 FEET TO AN "X" FOUND IN CONCRETE CURB FOR THE SOUTH CORNER OF SAME;

THENCE NORTH 44° 39' 41" WEST AND FOLLOWING ALONG THE WESTERLY LINE OF SAID TRACT CONVEYED TO THE CITY OF DALLAS HOUSING AUTHORITY RECORDED UNDER COUNTY CLERKS FILE NO. 201400130686 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, COMMON TO WATKINS AVENUE FOR A DISTANCE OF 72.58 FEET TO A NAIL IN SHINER FOUND IN ASPHALT FOR CORNER IN THE EASTERY LINE OF NORTH CENTRAL EXPRESSWAY (U.S. HIGHWAY NO. 75);

THENCE NORTH 14° 05' 50" WEST AND FOLLOWING ALONG THE EASTERLY LINE

OF NORTH CENTRAL EXPRESSWAY (U.S. HIGHWAY NO. 75) FOR A DISTANCE OF 25.24 FEET TO A TXDOT MONUMENT FOUND IN CONCRETE FOR CORNER;

THENCE NORTH 11° 12' 10" WEST AND CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID NORTH CENTRAL EXPRESSWAY (U.S. HIGHWAY NO. 75) AND PASSING A TXDOT MONUMENT FOUND IN CONCRETE AT A DISTANCE OF 23.19 FEET AND 30.09 FEET AND CONTINUING IN ALL FOR A DISTANCE OF 99.09 FEET TO A TXDOT MONUMENT FOUND IN CONCRETE FOR CORNER;

THENCE NORTH 11° 30' 39" WEST AND CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID NORTH CENTRAL EXPRESSWAY (U.S. HIGHWAY NO. 75) AS DESCRIBED IN DEED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 94250 AT PAGE 4065 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS FOR A DISTANCE OF 126.33 FEET TO A TXDOT MONUMENT FOUND IN CONCRETE FOR CORNER, SAID POINT BEING ITS INTERSECTION WITH THE SOUTHEAST RIGHT OF WAY LINE OF COCHRAN STREET (VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTH 46° 11' 03" EAST AND FOLLOWING ALONG THE SOUTHEAST RIGHT OF WAY LINE OF SAID COCHRAN STREET COMMON WITH THE NORTHWEST LINE OF THE AFORESAID TRACT OF LAND CONVEYED TO THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS, FOR A DISTANCE OF 227.57 FEET TO AN "X" CUT FOUND IN CONCRETE AT ITS INTERSECTION WITH THE AFORESAID SOUTHWEST RIGHT OF WAY LINE OF HALL STREET;

THENCE SOUTH 44° 43' 09" EAST AND FOLLOWING ALONG THE SOUTHWEST LINE OF SAID HALL STREET FOR A DISTANCE OF 708.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.4118 ACRES OR 235,740 SQAURE FEET OF LAND, MORE OR LESS.

Exhibit E

One City View (Kroger at Hall Mixed-Use Project)
Estimated Budget

	Total Costs/ Investment	Private Investment Expenditures (eligible towards minimum private investment requirement)
KROGER		
Acquistion	$6,175,000	
Sitework	$1,740,225	$1,740,225
Hard Construction Costs (Building and Parking, includes 5.3% contingency)	$16,491,254	$16,491,254
Professional Fee (including but not limited to A&E, testing, permits)	$462,791	$462,791
Soft Costs (including but not limited to construction interest, legal fees, taxes)	$1,789,682	
Developer Fee	$659,650	
Total Kroger Costs	**$27,318,602**	**$18,694,270**
RESIDENTIAL		
Acquisition	$6,175,000	
Sitework	$1,740,225	$1,740,225
Hard Construction Costs (includes 4.9% contingency)	$65,346,123	$65,346,123
Professional Fee (including but not limited to A&E, testing, permits)	$1,830,532	$1,830,532
Soft Costs (including but not limited to construction interest, legal fees, taxes)	$3,465,063	
Developer Fee	$2,470,633	
Total Residential Costs	**$81,027,575**	**$68,916,880**
TOTAL COSTS	**$108,346,177**	**$87,611,150**
MINIMUM PRIVATE INVESTMENT REQUIREMENT		**$80,000,000**

Private Investment Expenditures (eligible towards minimum private investment requirement) describe the expenditures that may count towards the Minimum Private Investment. The Minimum Private Investment is required as a performance measure related to compliance with Project conditions for City Subsidy. The Private Investment Expenditures include Project costs for the creation of affordable housing.

Owner shall incur (or cause to be incurred) and provide documentation evidencing a minimum of **$80,000,000** in Private Investment Expenditures for the Project, including off-site infrastructure, on-site preparation, building construction/finish-out/furnishings, site amenities, and professional fees (e.g. professional services such as architecture, engineering, landscape architecture, testing and permit fees).

Construction management costs may be considered a Private Investment Expenditure if services are directly related to ensuring the quality of the construction of the Project and are performed by an independent and unaffiliated third-party. Construction management costs must be evidenced by invoices with detailed descriptions of services performed.

Developer fees, legal fees, marketing fees, financing fees, leasing commissions, carrying costs, reserves, operating deficits through stabilization and other similar costs shall not be considered a Private Investment Expenditure.

EXHIBIT F

Total Market Rate Units 300
Total Affordable Rate Units 75

All Units at Market Rate

		Units	Mix	SF	Total SF	Monthly Rent	Total Montly Rent	RSF
S1	Studio	42	11.2%	493	20,706	$ 1,084.60	$ 45,553.20	$ 2.20
S2	Studio	7	1.9%	628	4,396	$ 1,381.60	$ 9,671.20	$ 2.20
S3	Studio	2	0.5%	660	1,320	$ 1,452.00	$ 2,904.00	$ 2.20
A1.1	1 BR/1 BA	77	20.5%	798	61,446	$ 1,755.60	$ 135,181.20	$ 2.20
A1.2	1 BR/1 BA	63	16.8%	798	50,274	$ 1,755.60	$ 110,602.80	$ 2.20
A1.3	1 BR/1 BA	62	16.5%	798	49,476	$ 1,755.60	$ 108,847.20	$ 2.20
A1.4	1 BR/1 BA	4	1.1%	827	3,308	$ 1,819.40	$ 7,277.60	$ 2.20
A2	1 BR/1 BA	8	2.1%	910	7,280	$ 2,002.00	$ 16,016.00	$ 2.20
A3	1 BR/1 BA	16	4.3%	728	11,648	$ 1,601.60	$ 25,625.60	$ 2.20
A4	1 BR/1 BA	40	10.7%	625	25,000	$ 1,375.00	$ 55,000.00	$ 2.20
B1	2 BR/2 BA	28	7.5%	1,130	31,640	$ 2,486.00	$ 69,608.00	$ 2.20
B2	2 BR/2 BA	14	3.7%	1,218	17,052	$ 2,679.60	$ 37,514.40	$ 2.20
B3	2 BR/2 BA	4	1.1%	1,112	4,448	$ 2,446.40	$ 9,785.60	$ 2.20
B4	2 BR/2 BA	4	1.1%	1,260	5,040	$ 2,772.00	$ 11,088.00	$ 2.20
B5	2 BR/2 BA	4	1.1%	1,338	5,352	$ 2,943.60	$ 11,774.40	$ 2.20
		375	100%	796	298,386	$ 1,750.53	$ 656,449.20	$ 2.20

Note: Rent Limits and Utility Allowances are expected to adjust annually based on Dallas area family income as determined by HUD.

Market Rate - 80% of units

		Units	Mix	SF	Total SF	Monthly Rent	Total Montly Rent	RSF
S1	Studio	34	9.1%	493	16,762	$ 1,084.60	$ 36,876.40	$ 2.20
S2	Studio	6	1.6%	628	3,768	$ 1,381.60	$ 8,289.60	$ 2.20
S3	Studio	2	0.5%	660	1,320	$ 1,452.00	$ 2,904.00	$ 2.20
A1.1	1 BR/1 BA	62	16.5%	798	49,476	$ 1,755.60	$ 108,847.20	$ 2.20
A1.2	1 BR/1 BA	50	13.3%	798	39,900	$ 1,755.60	$ 87,780.00	$ 2.20
A1.3	1 BR/1 BA	50	13.3%	798	39,900	$ 1,755.60	$ 87,780.00	$ 2.20
A1.4	1 BR/1 BA	3	0.8%	827	2,481	$ 1,815.00	$ 5,445.00	$ 2.19
A2	1 BR/1 BA	6	1.6%	910	5,460	$ 2,002.00	$ 12,012.00	$ 2.20
A3	1 BR/1 BA	13	3.5%	728	9,464	$ 1,601.60	$ 20,820.80	$ 2.20
A4	1 BR/1 BA	32	8.5%	625	20,000	$ 1,375.00	$ 44,000.00	$ 2.20
B1	2 BR/2 BA	22	5.9%	1,130	24,860	$ 2,486.00	$ 54,692.00	$ 2.20
B2	2 BR/2 BA	11	2.9%	1,218	13,398	$ 2,679.60	$ 29,475.60	$ 2.20
B3	2 BR/2 BA	3	0.8%	1,112	3,336	$ 2,446.40	$ 7,339.20	$ 2.20
B4	2 BR/2 BA	3	0.8%	1,260	3,780	$ 2,772.00	$ 8,316.00	$ 2.20
B5	2 BR/2 BA	3	0.8%	1,338	4,014	$ 2,943.60	$ 8,830.80	$ 2.20
		300	80%	793	237,919	$ 1,744.70	$ 523,408.60	$ 2.20

Affordable - 10% of units at 60% metro AMI (note that 37 units may be provided so that 75 affordable units (20%) total, including the voucher holder units, are provided in the Project)

		Units	Mix	SF	Total SF	Monthly Rent	Total Montly Rent	RSF	Utility Allowance	Total Monthly Utility	Monthly Rent & Utility	Total Monthly Rent/Utility	Total Annual Rent/Utility
S1	Studio	4	1.1%	493	1,972	$ 906.00	$ 3,624.00	$ 1.84	$ 149.00	$ 596.00	$ 1,055.00	$ 4,220.00	$ 50,640.00
S2	Studio	1	0.3%	628	628	$ 906.00	$ 906.00	$ 1.44	$ 149.00	$ 149.00	$ 1,055.00	$ 1,055.00	$ 12,660.00
S3	Studio	0	0.0%	660	-	$ 906.00	$ -	$ 1.37	$ 149.00	$ -	$ 1,055.00	$ -	$ -
A1.1	1 BR/1 BA	8	2.0%	798	5,985	$ 970.00	$ 7,275.00	$ 1.22	$ 165.00	$ 1,237.50	$ 1,135.00	$ 8,512.50	$ 102,150.00
A1.2	1 BR/1 BA	7	1.7%	798	5,187	$ 970.00	$ 6,305.00	$ 1.22	$ 165.00	$ 1,072.50	$ 1,135.00	$ 7,377.50	$ 88,530.00
A1.3	1 BR/1 BA	6	1.6%	798	4,788	$ 970.00	$ 5,820.00	$ 1.22	$ 165.00	$ 990.00	$ 1,135.00	$ 6,810.00	$ 81,720.00
A1.4	1 BR/1 BA	0	0.0%	827	-	$ 970.00	$ -	$ 1.17	$ 165.00	$ -	$ 1,135.00	$ -	$ -
A2	1 BR/1 BA	1	0.3%	910	910	$ 970.00	$ 970.00	$ 1.07	$ 165.00	$ 165.00	$ 1,135.00	$ 1,135.00	$ 13,620.00
A3	1 BR/1 BA	2	0.4%	728	1,092	$ 970.00	$ 1,455.00	$ 1.33	$ 165.00	$ 247.50	$ 1,135.00	$ 1,702.50	$ 20,430.00
A4	1 BR/1 BA	4	1.1%	625	2,500	$ 970.00	$ 3,880.00	$ 1.55	$ 165.00	$ 660.00	$ 1,135.00	$ 4,540.00	$ 54,480.00
B1	2 BR/2 BA	3	0.8%	1,130	3,390	$ 1,164.00	$ 3,492.00	$ 1.03	$ 233.00	$ 699.00	$ 1,397.00	$ 4,191.00	$ 50,292.00
B2	2 BR/2 BA	1	0.3%	1,218	1,218	$ 1,164.00	$ 1,164.00	$ 0.96	$ 233.00	$ 233.00	$ 1,397.00	$ 1,397.00	$ 16,764.00
B3	2 BR/2 BA	1	0.3%	1,112	1,112	$ 1,164.00	$ 1,164.00	$ 1.05	$ 233.00	$ 233.00	$ 1,397.00	$ 1,397.00	$ 16,764.00
B4	2 BR/2 BA	1	0.3%	1,260	1,260	$ 1,164.00	$ 1,164.00	$ 0.92	$ 233.00	$ 233.00	$ 1,397.00	$ 1,397.00	$ 16,764.00
B5	2 BR/2 BA	0	0.0%	1,338	-	$ 1,164.00	$ -	$ 0.87	$ 233.00	$ -	$ 1,397.00	$ -	$ -
		38	10%	801	30,042	$ 992.51	$ 37,219.00	$ 1.24	$ 173.75	$ 6,515.50	$ 1,166.25	$ 43,734.50	$ 524,814.00

Affordable -10% of units Voucher

		Units	Mix	SF	Total SF	Monthly Rent	Total Montly Rent	RSF	Utility Allowance	Total Monthly Utility	Monthly Rent & Utility	Total Monthly Rent/Utility	Total Annual Rent/Utility
S1	Studio	4	1.1%	493	1,972	$ 1,440.00	$ 5,760.00	$ 2.92	$ 149.00	$ 596.00	$ 1,589.00	$ 6,356.00	$ 76,272.00
S2	Studio	0	0.0%	628	-	$ 1,440.00	$ -	$ 2.29	$ 149.00	$ -	$ 1,589.00	$ -	$ -
S3	Studio	0	0.0%	660	-	$ 1,440.00	$ -	$ 2.18	$ 149.00	$ -	$ 1,589.00	$ -	$ -
A1.1	1 BR/1 BA	8	2.0%	798	5,985	$ 1,640.00	$ 12,300.00	$ 2.06	$ 165.00	$ 1,237.50	$ 1,805.00	$ 13,537.50	$ 162,450.00
A1.2	1 BR/1 BA	7	1.7%	798	5,187	$ 1,640.00	$ 10,660.00	$ 2.06	$ 165.00	$ 1,072.50	$ 1,805.00	$ 11,732.50	$ 140,790.00
A1.3	1 BR/1 BA	6	1.6%	798	4,788	$ 1,640.00	$ 9,840.00	$ 2.06	$ 165.00	$ 990.00	$ 1,805.00	$ 10,830.00	$ 129,960.00
A1.4	1 BR/1 BA	1	0.3%	827	827	$ 1,640.00	$ 1,640.00	$ 1.98	$ 165.00	$ 165.00	$ 1,805.00	$ 1,805.00	$ 21,660.00
A2	1 BR/1 BA	1	0.3%	910	910	$ 1,640.00	$ 1,640.00	$ 1.80	$ 165.00	$ 165.00	$ 1,805.00	$ 1,805.00	$ 21,660.00
A3	1 BR/1 BA	2	0.4%	728	1,092	$ 1,640.00	$ 2,460.00	$ 2.25	$ 165.00	$ 247.50	$ 1,805.00	$ 2,707.50	$ 32,490.00
A4	1 BR/1 BA	4	1.1%	625	2,500	$ 1,640.00	$ 6,560.00	$ 2.62	$ 165.00	$ 660.00	$ 1,805.00	$ 7,220.00	$ 86,640.00
B1	2 BR/2 BA	3	0.8%	1,130	3,390	$ 1,970.00	$ 5,910.00	$ 1.74	$ 233.00	$ 699.00	$ 2,203.00	$ 6,609.00	$ 79,308.00
B2	2 BR/2 BA	2	0.5%	1,218	2,436	$ 1,970.00	$ 3,940.00	$ 1.62	$ 233.00	$ 466.00	$ 2,203.00	$ 4,406.00	$ 52,872.00
B3	2 BR/2 BA	0	0.0%	1,112	-	$ 1,970.00	$ -	$ 1.77	$ 233.00	$ -	$ 2,203.00	$ -	$ -
B4	2 BR/2 BA	0	0.0%	1,260	-	$ 1,970.00	$ -	$ 1.56	$ 233.00	$ -	$ 2,203.00	$ -	$ -
B5	2 BR/2 BA	1	0.3%	1,338	1,338	$ 1,970.00	$ 1,970.00	$ 1.47	$ 233.00	$ 233.00	$ 2,203.00	$ 2,203.00	$ 26,436.00
		38	10%	811	30,425	$ 1,671.47	$ 62,680.00	$ 2.06	$ 174.17	$ 6,531.50	$ 1,845.64	$ 69,211.50	$ 830,538.00

Exhibit G

Mixed Income Housing Certification Letter

Letter Head

[Date]

To Whom It May Concern:

This mixed income housing certification letter is for the timeframe of [INSERT 6 MONTH TIMEFRAME HERE]. [INSERT NAME OF RESIDENTIAL PROJECT/COMPLEX] consists of [TOTAL NUMBER OF RESIDENTIAL UNITS], with [TOTAL NUMBER OF AFFORDABLE UNITS PROVIDED] to be leased as units meeting maximum affordable rent and income levels set annually, based on HUD's calculations for Area Median Family Income (AMFI), utility expenses, and Market Rent for the Dallas Area. Maximum rents are set each year at 30% of 60% of AMFI, including a utility allowance.

As of [INSERT DATE OF LETTER], [INSERT NAME OF RESIDENTIAL PROJECT/COMPLEX] has [INSERT NUMBER OF UNITS] occupied apartments and [INSERT NUMBER OF UNITS] vacant apartments. [NUMBER OF AFFORDABLE UNITS PROVIDED] have been provided and of those, [NUMBER OF OCCUPIED AFFORDABLE UNITS] are occupied with qualifying "moderate income" households.

Documentation verifying occupied affordable units is attached.

Submitted by:

Apartment Manager:

_____
Insert Name
Insert Management Company Name

Developer:

_____
Insert Name, Title
Insert Entity Name

Exhibit G

Mixed Income Housing Certification Letter

Name of Project/Complex: _____

Address of Project/Complex: _____

Reporting Timeframe: _____

Date: _____

	Unit #	# of Bedrooms	# of Occupants*	Rent	Income
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

*Person(s) on the lease of the unit.

EXHIBIT H

CITY OF DALLAS
Office of Economic Development – Business and Workforce Inclusion
Business Inclusion and Development Documentation Form (BWI-FRM-215)

(Note: Please use the Tab button, mouse or arrows to move from one section to the next. *Please DO NOT use the "Enter" key.***)**

Project Name **Bid #:**

_____

Firm Name and Address: _____

_____

1. **Did you meet with a staff member of the Office of Economic Development Business and Workforce Inclusion (BWI)?**

   Please make a selection: **Name of staff member:** _____

2. **Did you utilize a current M/WBE directory provided by BWI staff for this project?**

   Please make a selection: **Date of Listing:** _____

3. **Did you provide plans and specifications, bids or proposals to potential M/WBEs or information regarding the location of plans and specifications, bids, or proposals for this project?**

   Please make a selection:

4. **If M/WBE bids and proposals were received and rejected, you must attach documentation of the received bid and the reason for rejection. (i.e. letters, memos, telephone calls, meetings, etc.)**

5. **Complete the attached Documentation Form(s) to further explain good faith efforts to obtain M/WBE participation on this project. If there is written documentation of efforts with the M/WBEs who responded affirmatively to the bidder's written notice please attach documentation (i.e. quotes, or e-mails).**

CITY OF DALLAS
Office of Economic Development – Business and Workforce Inclusion
Business Inclusion and Development Documentation Form (BWI-FRM-215)

(Note: Please use the Tab button, arrows or mouse to move from one section to the next. *Please DO NOT use the "Enter" key.***)**

Project Name #: _____ **Bid #:** _____

Firm Name and M/WBE Certification Number	Person Contacted and Date	Telephone Number and Email Address	Type of Work	Method of Communication (Telephone/Email)	Response
		- -			
		- -			
		- -			
		- -			
		- -			
		- -			
		- -			

Please use the form(s) below if additional space is needed. **Intentional misrepresentation could result in criminal prosecution.**

Officer's Signature: _____ **Title:** _____ **Date:** _____

Printed Name: _____ **Date:** _____

CITY OF DALLAS
Office of Economic Development – Business and Workforce Inclusion
Business Inclusion and Development Documentation Form (BWI-FRM-215)

(Note: Please use the Tab button, arrows or mouse to move from one section to the next. *Please DO NOT use the "Enter" key.***)**

Project Name & Bid/Contract #: _____ **#:** _____

Firm Name and M/WBE Certification Number	Person Contacted and Date	Telephone Number and Email Address	Type of Work	Method of Communication (Telephone/Email)	Response
		- -			
		- -			
		- -			
		- -			
		- -			
		- -			
		- -			

Please use the form below if additional space is needed. **Intentional misrepresentation could result in criminal prosecution.**

Officer's Signature: _____ **Title:** _____ **Date:** _____

Printed Name: _____ **Date:** _____

CITY OF DALLAS

CITY OF DALLAS
Office of Economic Development - Business and Workforce Inclusion
Pre-Bid/Pre-Proposal Form (BWI-FRM-623)

Sections II and III are worth 15 Total Points: Section II = 5 Points Maximum, Section III = 10 Points Maximum

Solicitation Number: _____ **Project Name:** _____ **Company Name:** _____

Section I: Business Inclusion Affidavit

It is the policy of the City of Dallas to involve qualified Minority and Women-Owned Business Enterprises (M/WBEs) to the greatest extent feasible on the City's construction, procurement and professional services contracts. The City and its contractors shall not discriminate on the basis of race, age, color, religion, national origin, or sex in the award and performance of contracts. On September 23, 2020 the City Council adopted the following M/WBE participation goals without consideration for specific ethnicity or gender (Resolution Number 20-1430):
Construction - 32.00%, Architectural & Engineering - 34.00%, Professional Services - 38.00%, Other Services - N/A, Goods - 32.00%

By signing below, I certify that the information included in sections II and III are true and complete to the best of my knowledge and belief. I further understand and agree that all information will be reviewed and verified by the Office of Economic Development, Business and Workforce Inclusion (BWI). I agree to provide the City of Dallas with a completed copy of all required forms provided within the BWI Inclusion document package. I understand that, for the purpose of M/WBE subcontracting participation, any amounts paid to the prime from the sub contractor should not be included in the above listed participation amount. Finally, I understand that if I fail to provide all of the required documents, my bid may be deemed "non-responsive" and I may be denied award of the contract.

_____ _____ _____
Typed or Printed Name of Company's Certifying Official **Signature** **Date**

Section II: Historical Utilization

Entity Name Address, City, State, Zip	Contact Person, Title Phone Number	Month/Year of Project	Total Contract Amount	M/WBE Goal (%)	Project Name/ Contract Type	M/WBE Actual Participation ($)	M/WBE Actual Participation (%)
			$ -			$ -	#DIV/0!
			$ -			$ -	#DIV/0!
			$ -			$ -	#DIV/0!

Include historical M/WBE utilization for the last three projects completed ONLY. Not limited to City of Dallas contracts, but should only include projects performed with municipalities.

Section II = 5 Total Points: *3 Projects = 5 Points; 2 Projects = 3 Points; 1 Project = 1 Point*

Section III: Team Make-Up/Schedule of Work

Company Name Address, City, State, Zip	Contact Person, Title Phone Number	M/WBE Certification # (if applicable)	Ethnicity/ Gender	Local or Non-Local	Scope of Work	Value of Work ($)	Participation (%)
						$ -	#DIV/0!
						$ -	#DIV/0!
						$ -	#DIV/0!
						$ -	#DIV/0!
						$ -	#DIV/0!
						$ -	#DIV/0!
						$ -	#DIV/0!
						$ -	#DIV/0!
						$ -	#DIV/0!
						$ -	#DIV/0!
						$ -	#DIV/0!
						$ -	#DIV/0!
						$ -	#DIV/0!
						$ -	#DIV/0!
						$ -	#DIV/0!
						$ -	#DIV/0!
						$ -	#DIV/0!
					Total Contract Amount	**$ -**	**#DIV/0!**

Include all subcontractors who will be performing on this project, both M/WBEs and Non-M/WBEs. This section should include the Prime Contractor's value of work, and the total contract amount will auto populate.

Section III = 10 Total Points: *Meets Goal = 5 Points; Exceeds Goal, Additional 3 Points; Diverse Team Make-Up, Additional 2 Points*

CITY OF DALLAS
Office of Economic Development – Business and Workforce Inclusion
Ethnic Workforce Composition Report (BWI-FRM-627)

(Note: Please use the Tab button, mouse or arrows to move from one section to the next. *Please DO NOT use the "Enter" key.*)

Company name: _____

Address: _____

Bid #: _____

Telephone Number: - - Ext. _____

Email Address: _____

Please complete the following sections based on the ethnic composition of the (location) entity in the address line above.

Employee Classification	Total No. Employees		White		Black		Hispanic		Other	
	Male	Female	M	F	M	F	M	F	M	F
Administrative/ Managerial										
Professional										
Technical										
Office/Clerical										
Skilled										
Semiskilled										
Unskilled										
Seasonal										
Totals:										
# of employees living in Dallas:										
Total % of employees living in Dallas										

_____ _____

Officer's Signature **Title**

_____ _____

Typed or Printed Name **Date**

CITY OF DALLAS
Office of Economic Development – Business and Workforce Inclusion
Subcontractor Intent Form (BWI-FRM-214)

(Note: Please use the Tab button, mouse or arrows to move from one section to the next. *Please DO NOT use the "Enter" key.***)**

TO: City of Dallas DATE: _____
Office of Economic Development - Business and Workforce Inclusion

Project Name: _____ Bid # _____

_____ will provide the following
M/WBE Subcontractor on the project

good(s)/service(s): _____

_____

to _____ .
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: _____

M/WBE Certification Number: # _____

Certification must be kept current / valid for the entire duration of this contract. Failure to comply with this provision could be subject to removal from contract.

For the purpose of M/WBE subcontracting participation, the City of Dallas does not include amounts paid to the prime by the sub-contractor.

Total Contract Amount for prime $ _____ ___ NCTRCA
___ DFWMSDC
MWBE/DBE Sub Participation Amount $ _____ _____ % ___ WBCSW

The undersigned intends to enter into a formal agreement with the subcontractor listed, conditioned upon being awarded the City of Dallas contract. The undersigned understands that, for the purpose of M/WBE subcontracting participation, any amounts paid to the prime from the sub contractor should not be included in the above listed participation amount. Finally, the prime contractor must submit a Change of M/WBE subcontractor/supplier form to the Business and Workforce Inclusion division for approval prior to any changes in the team make-up. Failure to comply with these provisions could result in termination of the contract, sanctions against the prime contractor, and/or ineligibility for future City contracts.

Officer's Signature (Prime Contractor)	Officer's Signature (M/WBE/DBE Subcontractor)
Printed Name (Prime Contractor)	Printed Name (M/WBE/DBE Subcontractor)
Title (Prime Contractor)	Title (M/WBE/DBE Subcontractor)
Date	Date

Please select or list all Chambers or Advocacy groups you are a member of:

	Prime	Sub		Prime	Sub
Greater Dallas Asian American Chamber of Commerce	☐	☐	Asian Contractors Association	☐	☐
Greater Dallas Black Chamber of Commerce	☐	☐	Regional Black Contractors Association	☐	☐
Greater Dallas Hispanic Chamber of Commerce	☐	☐	Regional Hispanic Contractors Association	☐	☐
U.S. Pan Asian American Chamber of Commerce	☐	☐			

Other _____

CITY OF DALLAS
Office of Economic Development - Business and Workforce Inclusion
Contractor's Affidavit - Schedule of Work and Actual Payment (BWI-FRM-213)

Project Name: _____ Bid/Contract #: _____

Instructions:

Column 1: List type of work to be performed by Prime and 1st tier subcontractors.

Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (If none, register online: www.bids.dallascityhall.org). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.

Column 3: List name of firm; M/WBE Certification Number (if applicable).

Column 4: List firm(s); contact name; address; telephone number.

Column 5: List ethnicity of firm(s) owner as B=African American; H=Hispanic; I=Asian Indian; N=Native American; P=Asian Pacific; W=Woman; NON=other than M/WBE.

Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits).

Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.

Column 8: Indicate percentage of total contract amount.

Column 9: Indicate total payments to date.

Column 10: Indicate payments during current pay period.

Type of Work [1]	City of Dallas Vendor Number [2]	Name of Firm & M/WBE Certification (If Applicable) [3]	Contact Name Address, City, State, Zip & Tel. Number [4]	Type of Firm [5]	L or N [6]	Value of Work ($) [7]	Percent (%) [8]	Payments to Date ($) [9]	Payment this Period ($) [10]
							#VALUE!		
Notes:									
							#DIV/0!		
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Type of Work	City of Dallas Vendor Number	Name of Firm & M/WBE Certification (If Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work ($)	Percent (%)	Payments to Date ($)	Payment this Period ($)
							#DIV/0!		
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			[Note: Totals and Percentages will automatically calculate.]	**Total Bid Amount:**		**$ -**	**#VALUE!**	**$ -**	**$ -**

The undersigned intends to enter into a formal agreement with the subcontractors listed, conditioned upon being awarded the City of Dallas contract. If any changes are made to this list, the Prime contractor must submit to the City for approval a revised schedule with documented explanations for the changes and the Change of M/WBE Subcontractor Form. Failure to comply with this provision could result in termination of the contract, sanctions against the Prime contractor, and/or ineligibility for future City contracts.

Officer's Signature: _____ Title: _____

Printed Name: _____ Date: _____

Company Name: _____

Exhibit I

Quarterly Project Status Report

Prepared by
SEK Hall Street LLC

Project Name:
Report Period: From: To:
Project Start Date: Required Completion Date: Current Completion Date: Number of units completed:
Briefly describe Project progress during this period:
Which documents did you submit to the City of Dallas Business Development & Procurement Services? When? Which documents did you submit to the City of Dallas Fair Housing Department? When? Describe any issues of concern with the City of Dallas (Office of Economic Development/Business Development & Procurement Services/ Fair Housing Department/Public Work and Transportation etc.)?
Attach 4-8 current construction progress pictures from four sides of the Project.
By: _____ _____ PRINT NAME: _____ _____

City of Dallas

UDPRP Review Summary DRAFT 05.29.20

Urban Design Peer Review Panel

DATE: 05.29.20

TIME: 8:30am

PROJECT: One City View

LOCATION: WebEx Teleconference

Overview
Below is a summary of the Urban Design Peer Review Panel's advice for the second review of the One City View development as derived from the May 29th Peer Review session.

Advice Summary

[1] The Panel applauds this development in providing an additional mixed-use urban grocer in the urban core of Dallas.

[2] The Panel recommends the design team improve the connection of this project to the surrounding neighborhood context by better activating and enhancing facades along Cochran, Hall, and Flora Streets through new ground-level programming such as liner apartments, townhomes, or other active uses such as a larger apartment lobby.

[3] Alternatively, given potential design and engineering constraints, the design team should explore techniques such as a recessed building facade on Hall Street and enhanced transparency to improve the pedestrian experience at ground-level.

[4] The Panel suggests reconfiguring the grocer layout to allow the Hall/Flora corner to serve as a primary entry and façade to the store in order to improve the relationship of that corner to the public realm. If unachievable, other design enhancements such as art, benches, and plantings, should be made to soften that corner.

[5] The Panel suggests the design team explore a revised development plan that flips the relationship of the Kroger and parking at the ground-level, locating the grocery at the corner of Hall and Cochran, being more respectful to the adjacent townhomes and multifamily.

[6] The Panel advises that further architectural detail be given to the parking garage façade and streetscape details along Hall to soften the experience and mitigate the scale of the project to the scale of the pedestrian.

EXHIBIT J-1

ONE CITY VIEW
DALLAS, TX

UDPRP REVIEW
07.24.2020

O'BRIEN

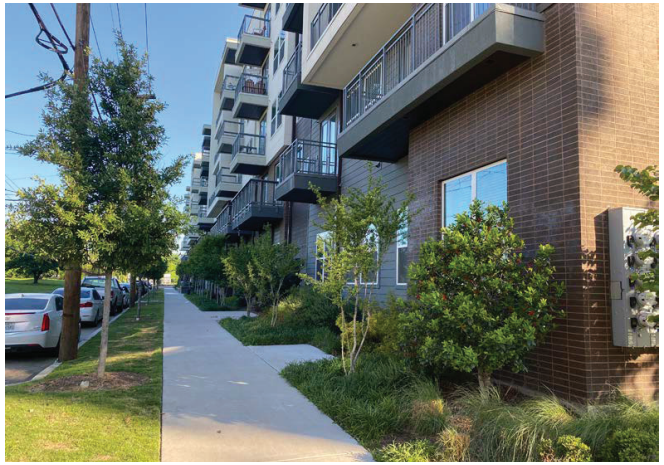
SOUTHEASTERN

Kimley»Horn

EXHIBIT J-1

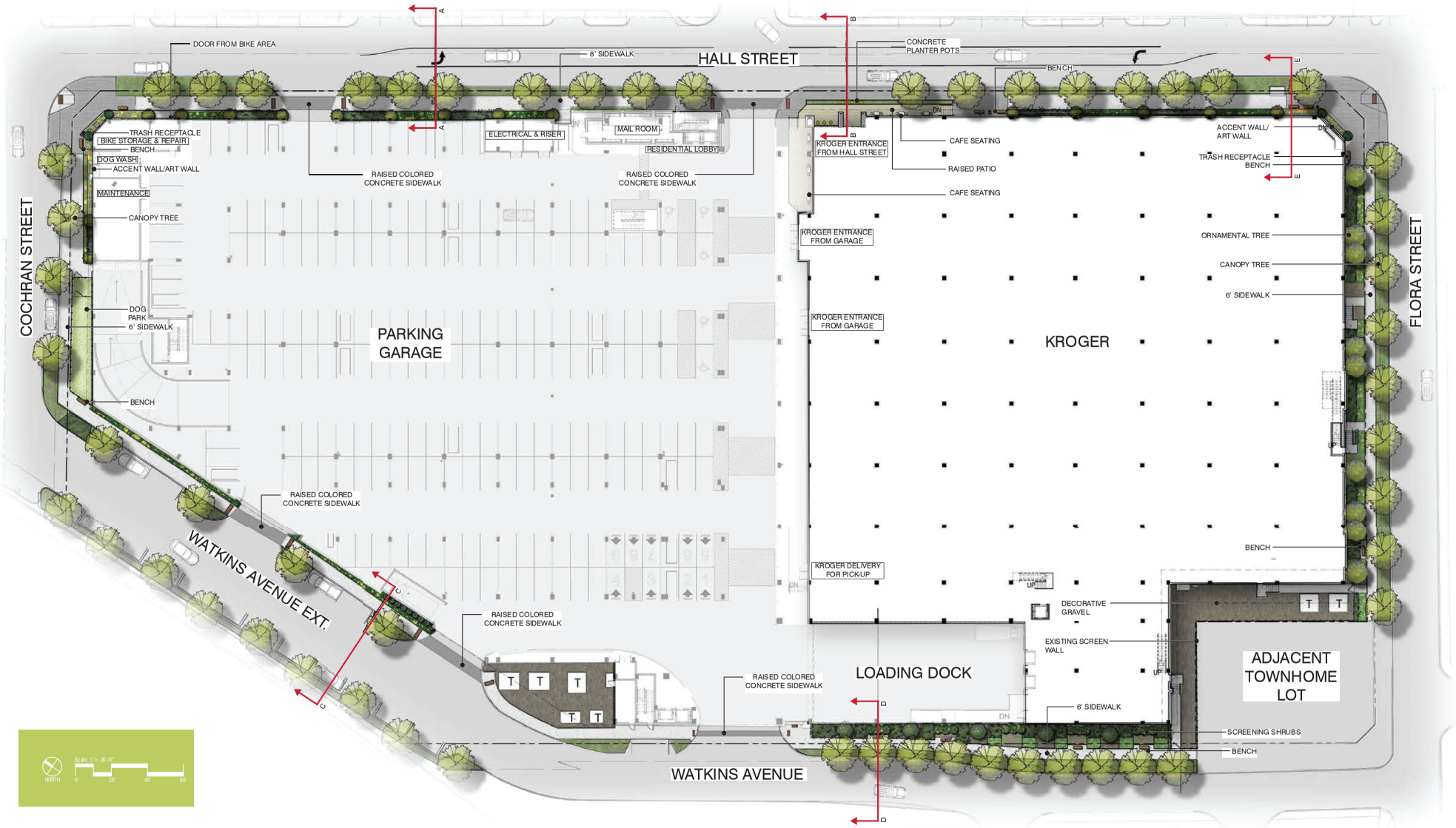
Context Description

This proposed context plan is a mixed use project with an 85,000 SF Kroger, 790 parking garage and 375 multi-family units with amenity spaces. PD 466 (subdistrict C) applies to this development. The proposed development is surrounded by North Hall Street, Flora Street, Cochran Street and Watkins Street. The surroundings area are primarily multi-family developments with limited retail. Starbucks is across from Cochran Street. The site is immediately east of Central Expressway with a nice view of downtown high rise buildings. The streetscape is designed to provide pedestrian amenities at the corner intersections as well as key pedestrian zones that include enhanced paving, street trees, landscaping, outdoor seating, and a dog park for residents. The landscape design incorporates planting that will provide consistency along the adjacent thoroughfares and conjoin the project theme across each of the mixed use components (Kroger, Garage, and multi-family units).



ONE CITY VIEW// EXISTING STREETSCAPES

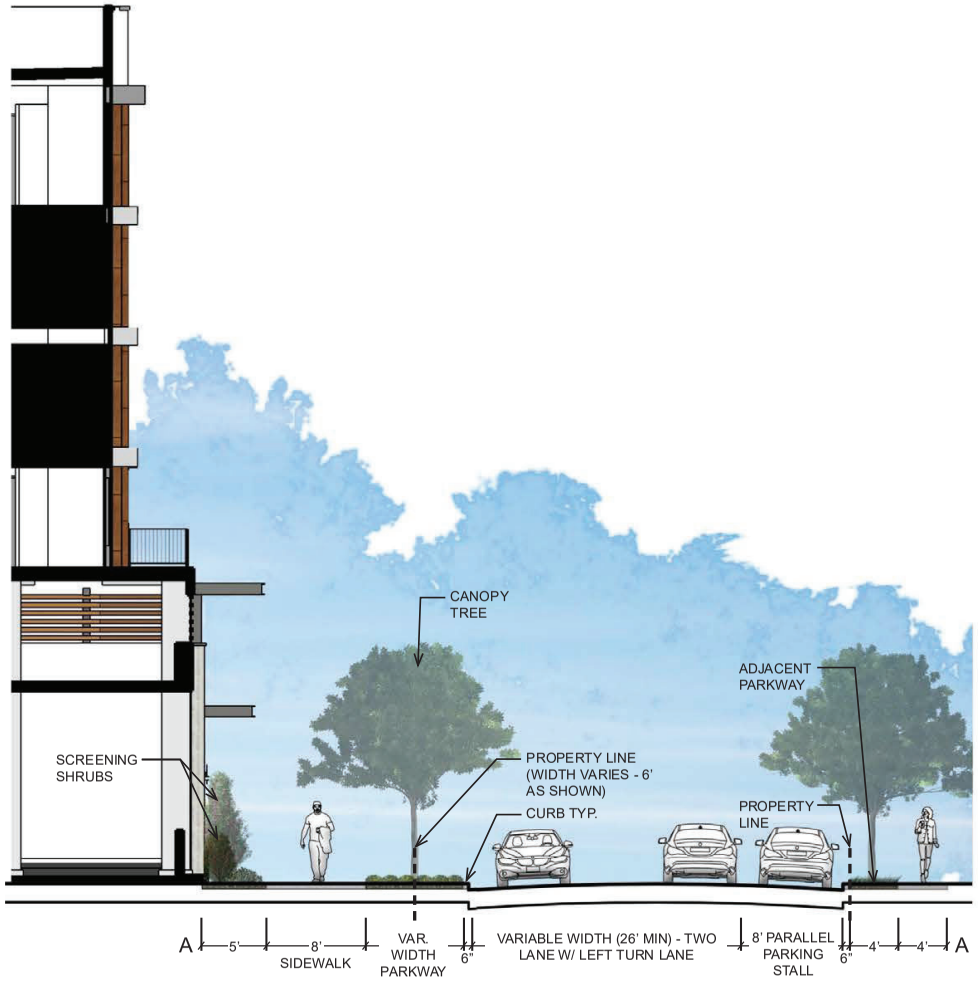
EXHIBIT J-1



ONE CITY VIEW// LANDSCAPE PLAN

O'BRIEN SOUTHEASTERN Kimley»Horn

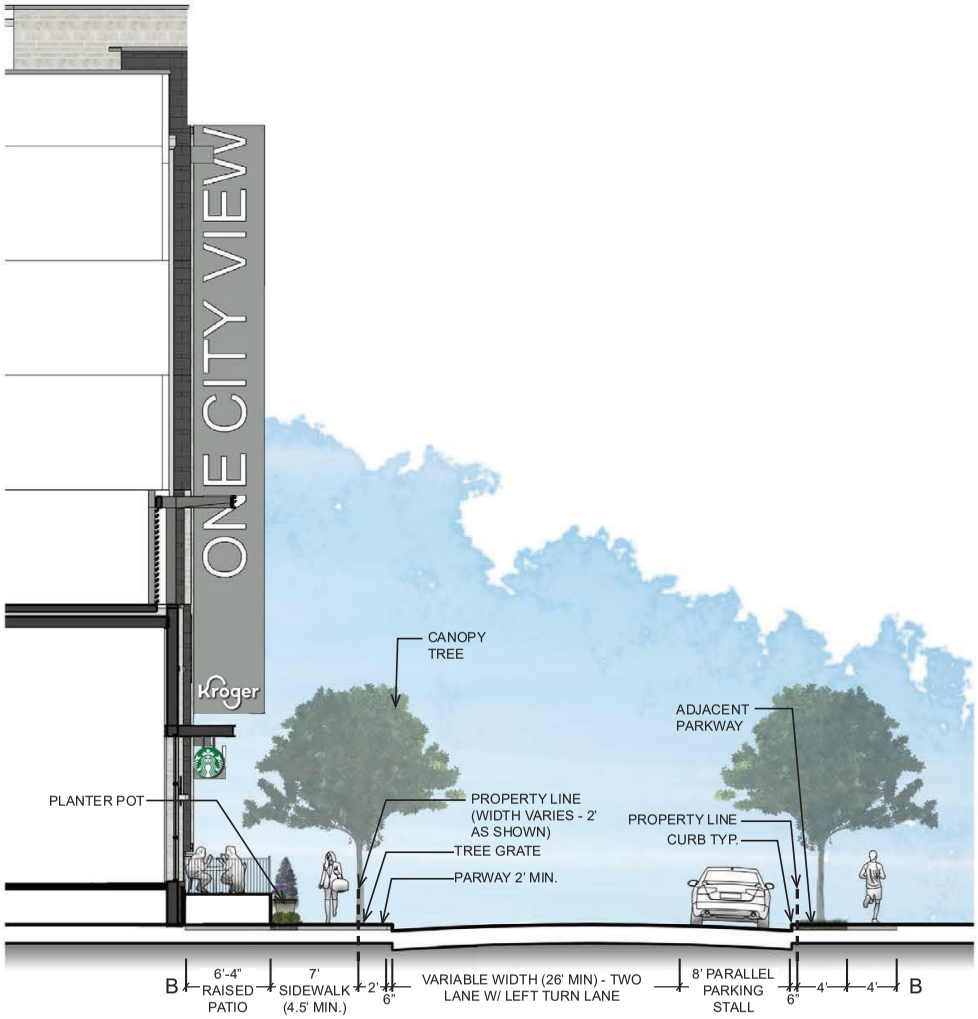
EXHIBIT J-1



HALL STREET

Scale: 1" = 10'-0"

0' 10' 20' 30'

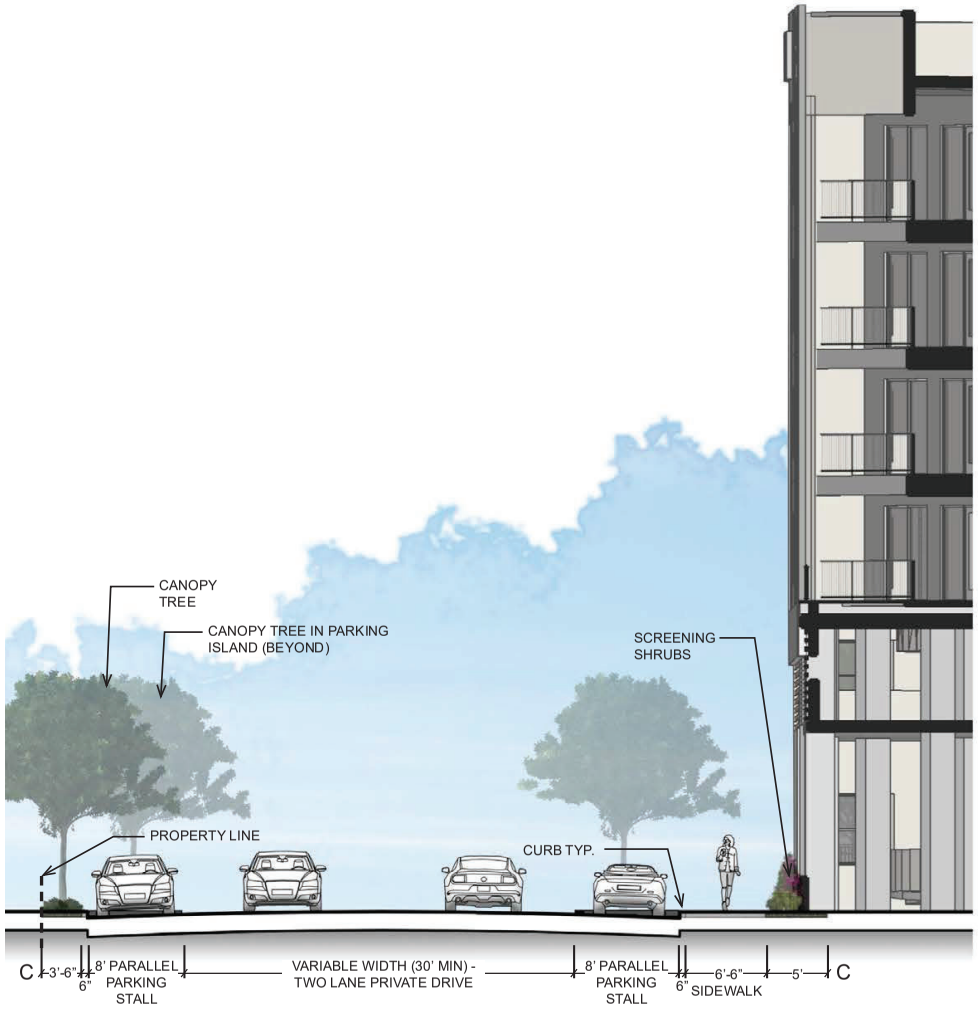


HALL STREET

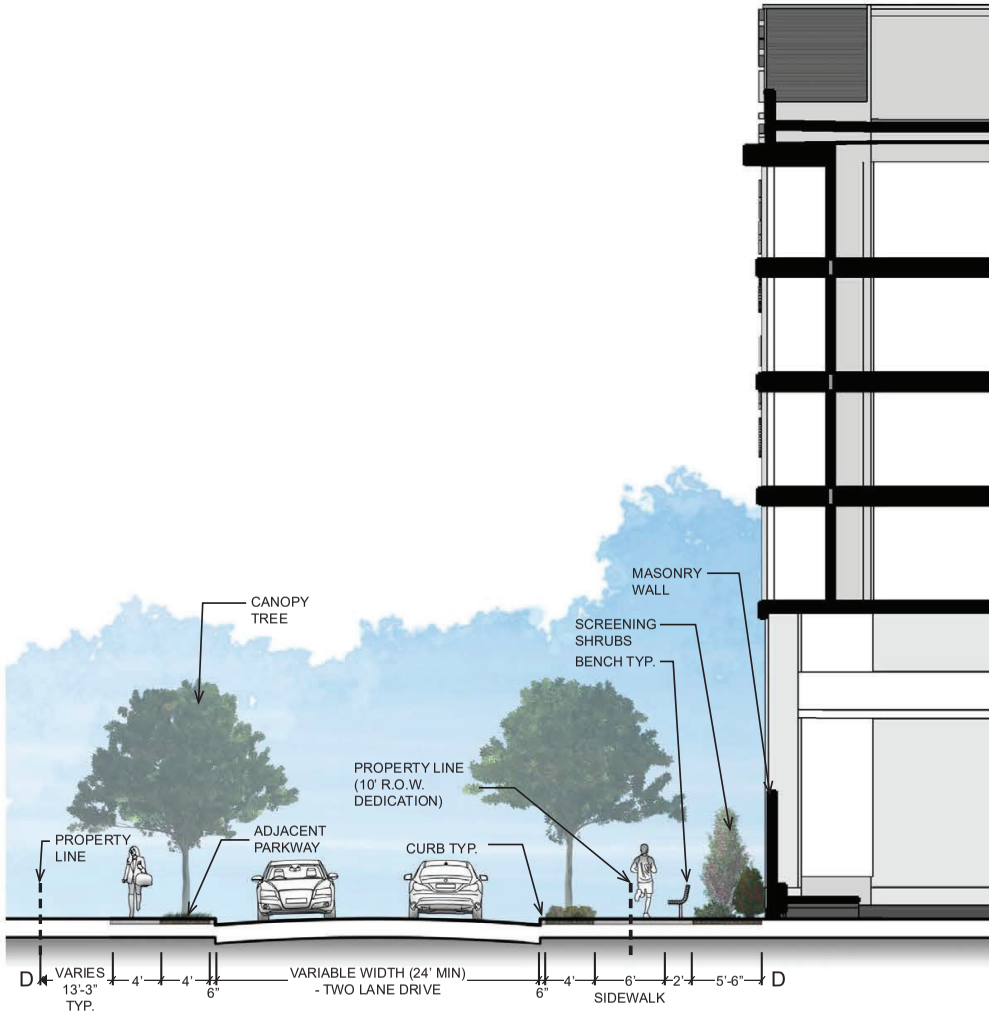
ONE CITY VIEW// STREET SECTIONS

O'BRIEN SOUTHEASTERN Kimley»Horn

EXHIBIT J-1



WATKINS AVE.



WATKINS AVE.

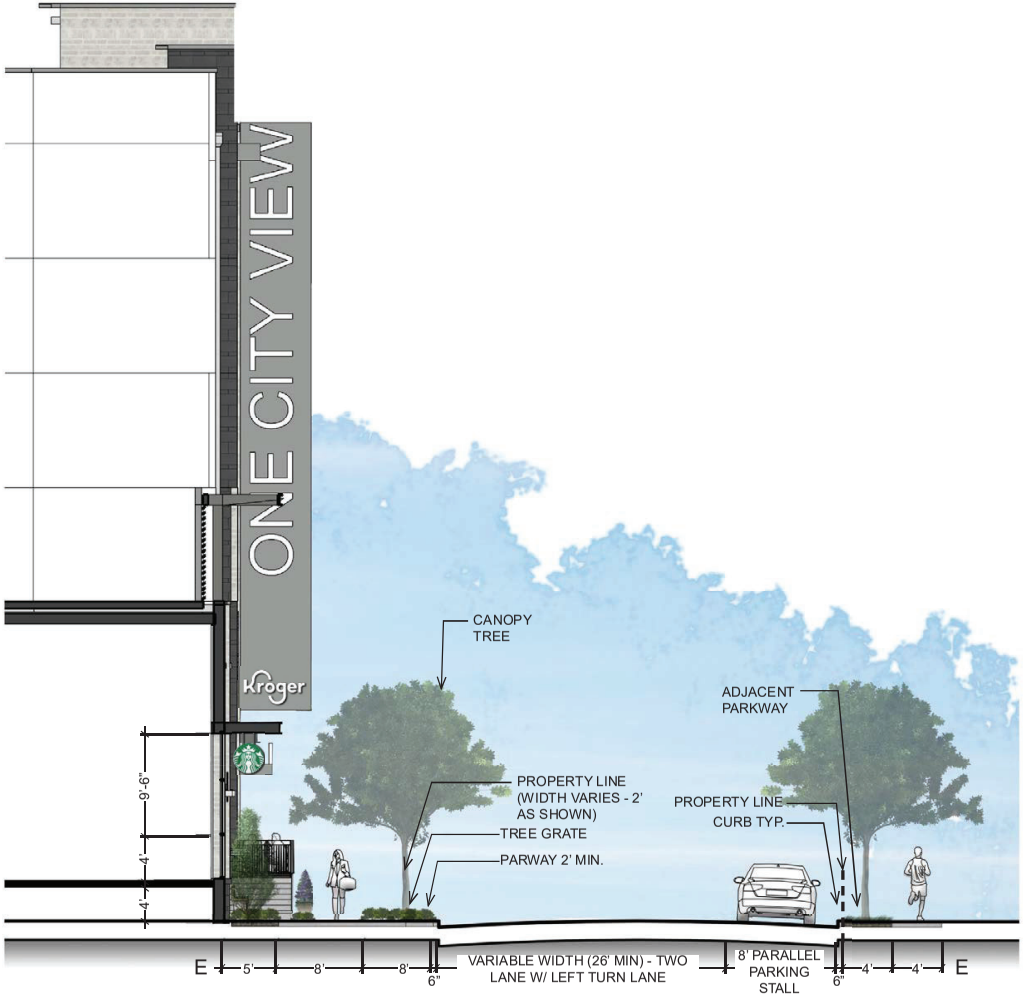
Scale: 1"= 10'-0"

0' 10' 20' 30'

ONE CITY VIEW// STREET SECTIONS

O'BRIEN SOUTHEASTERN Kimley»Horn

EXHIBIT J-1



HALL STREET

Scale: 1"= 10'-0"

0' 10' 20' 30'

ONE CITY VIEW// NORTHWEST CORNER

ONE CITY VIEW// COCHRAN STREET

ONE CITY VIEW// PROJECT ENTRY

O'BRIEN SOUTHEASTERN Kimley»Horn

ONE CITY VIEW// NORTHEAST CORNER

O'BRIEN SOUTHEASTERN Kimley»Horn

ONE CITY VIEW// HALL STREET PERSPECTIVE

EXHIBIT J-1

HALL STREET // EXTERIOR ELEVATION // 01

HALL STREET // EXTERIOR ELEVATION // 02

ELEVATION KEYNOTES

1	METAL COPING	REFINISHED, PREWEATHERED GALVALUME
2	METAL PANEL	REFINISHING, DURAGLOSS 9010 - ACME CORTEN
3	MANUFACTURED STONE	CORONADO STONE PRODUCTS - PRAIRIE STONE - CT918
4	MANUFACTURED STONE	CORONADO STONE PRODUCTS - PRAIRIE STONE - CT976
5	FIBER CEMENT SIDING	PAINTED AND TINTED - UNITED - CITYSCAPE
6	WOOD SLAT OVER WALL	WESTERN RED CEDAR SLATS
7	PAINT & STUCCO	SHERWIN WILLIAMS - SW7013 - IVORY LACE
8	PAINT & STUCCO	SHERWIN WILLIAMS - SW7674 - PEPPERCORN
9	PAINT & STUCCO	SHERWIN WILLIAMS - SW 7067 - CITYSCAPE
10	METAL GUARDRAILS	TO BE PAINTED - SW 7674 - PEPPERCORN
11	GLASS GUARDRAILS	TBD
12	STOREFRONT	KAWNEER - CLEAR ANODIZED
13	DOORS	SHERWIN WILLIAMS - SW 7067 - CITYSCAPE
14	WOOD FRAMED, STUCCO FASCIA CANOPY	SHERWIN WILLIAMS - SW 7067 - CITYSCAPE
15	PERFORATED SOFFIT	REF. IN 2D
16	FIBER CEMENT BALCONY FASCIA	
17	CONDUCTOR HEAD AND DOWNSPOUT - TIE TO STORM	
18	OVERFLOW SCUPPER	
19	4" EXPANSION JOINT WITH JOINT COVER	
20	PAINTED CMU/CONCRETE	TBD
21	ALUMINUM SLAT PANELS - ARCHITECTURAL FABRICATION	TBD

BUILDING MATERIAL CALCULATIONS

ELEVATION	STUCCO	SIDING	STONE	TOTAL MASONRY	METAL PANEL	CORTEN	TOTAL
NORTH	6,815 SF (35%)	8,915 SF (33%)	5,864 SF (35%)	5,864 SF (21%)	164 SF (8%)	2,305 SF (16.6%)	
SOUTH	1,414 SF (8%)	84 SF (0.3%)	3,864 SF (18%)	3,948 SF (8.8%)	30 SF (2%)	7,384 SF (53.9%)	
EAST	3,875 SF (20%)	4,815 SF (17%)	4,815 SF (28%)	4,815 SF (17%)	0 SF (0%)	12,245 SF (53.9%)	
WEST	1,926 SF (9%)	19,195 SF (68%)	3,793 SF (22%)	3,793 SF (13.2%)	165 SF (8%)	11,752 SF (53.6%)	

PROJECT TOTALS (INCLUDES COURTYARDS)

STUCCO	SIDING	STONE	METAL PANEL	CORTEN	TOTAL
26,198 SF (23%)	33,068 SF (29%)	31,146 SF (27%)	7,346 SF (6%)	19,685 SF (16%)	115,443 SF (100%)

GENERAL NOTES - GLAZING

1. FIELD VERIFY ALL ROUGH OPENINGS.
2. REF. TO DOOR SCHEDULE FOR DOOR TYPES AND SIZES.
3. REF. TO FLOOR PLAN FOR DOOR HANDING.
4. REF. TO SPECS FOR ALUMINUM STOREFRONT SYSTEMS, CURTAIN WALL SYSTEMS AND GLASS TYPES.

(M) METAL PANEL
(S) SPANDREL GLASS
(T) TEMPERED GLASS
(V) VISION GLASS

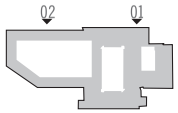


EXHIBIT J-1

COCHRAN STREET // EXTERIOR ELEVATION // 01

FLORA STREET // EXTERIOR ELEVATION // 02

ELEVATION KEYNOTES

1	METAL COPING	REYNOBOND, PREWEATHERED GALVALUME
2	METAL PANEL	REYNOBOND, DURAGLOSS 8810 - ACORN CORTEN
3	MANUFACTURED STONE	CORONADO STONE PRODUCTS - PRAIRIE STONE - CTS 18
4	MANUFACTURED STONE	CORONADO STONE PRODUCTS - PRAIRIE STONE - CTS 76
5	FIBER CEMENT SIDING	PRIMED AND PAINTED - SW7047 - CITYSCAPE
6	WOOD SLAT OVER WALL	WESTERN CEDAR SLATS
7	PAINT & STUCCO	SHERWIN WILLIAMS - SW7613 - NO RY LACE
8	PAINT & STUCCO	SHERWIN WILLIAMS - SW7674 - PEPPERCORN
9	PAINT & STUCCO	SHERWIN WILLIAMS - SW 7067 - CITYSCAPE
10	METAL GUARDRAILS	TO BE PAINTED - SW 7674 - PEPPERCORN
11	GLASS GUARDRAILS	TBD
12	STOREFRONT	KAWNEER - CLEAR ANODIZED
13	DOORS	SHERWIN WILLIAMS - SW 7067 - CITYSCAPE
14	WOOD FRAMED, STUCCO FASCIA CANOPY PAINTED/STAINED	SHERWIN WILLIAMS - SW 7067 - CITYSCAPE
15	FIBER CEMENT BALCONY FASCIA	HOY AL 20
16	CONDUCTOR HEAD AND DOWNSPOUT, TIE TO STORM	
17	OVERFLOW SCUPPER	
18	4" EXPANSION JOINT WITH JOINT COVER	
19	PAINTED CMU/CONCRETE	TBD
20	ALUMINUM SLAT PANELS ARCHITECTURAL FABRICATION	TBD

BUILDING MATERIAL CALCULATIONS

ELEVATION	STUCCO	SIDING	STONE	TOTAL MASONRY	METAL PANEL	OPTEN	TOTAL
NORTH	6,815 SF (35%)	8,915 SF (33%)	5,864 SF (35%)	5,864 SF (21%)	1,864 SF (9%)	2,305 SF (16%)	19,915
SOUTH	1,434 SF (8%)	8,423 SF (31%)	5,864 SF (35%)	5,864 SF (21%)	30 SF (0%)	7,365 SF (50%)	14,715
EAST	3,875 SF (20%)	4,165 SF (15%)	4,265 SF (26%)	4,265 SF (15%)	0 SF (0%)	12,245 SF (83%)	14,715
WEST	1,926 SF (9%)	5,195 SF (20%)	3,763 SF (22%)	3,763 SF (13%)	165 SF (1%)	11,752 SF (80%)	14,715

PROJECT TOTALS (INCLUDES COURTYARDS)

STUCCO	SIDING	STONE	METAL PANEL	TOTAL	
26,198 SF (23%)	26,698 SF (23%)	19,756 SF (17%)	31,146 SF (27%)	7,366 SF (6%)	115,164 SF (100 %)

GENERAL NOTES - GLAZING

1. FIELD VERIFY ALL ROUGH OPENINGS.
2. REF. TO DOOR SCHEDULE FOR DOOR TYPES AND SIZES.
3. REF. TO FLOOR PLAN FOR DOOR HANDING.
4. REF. TO SPECS FOR ALUMINUM STOREFRONT SYSTEMS, CURTAIN WALL SYSTEMS AND GLASS TYPES.

- METAL PANEL
- SPANDREL GLASS
- TEMPERED GLASS
- VISION GLASS

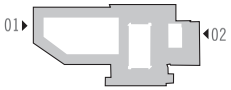
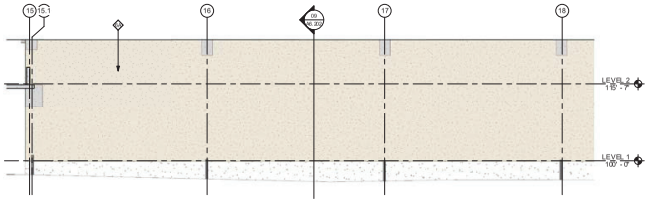


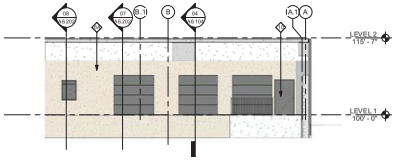
EXHIBIT J-1

ELEVATION KEYNOTES

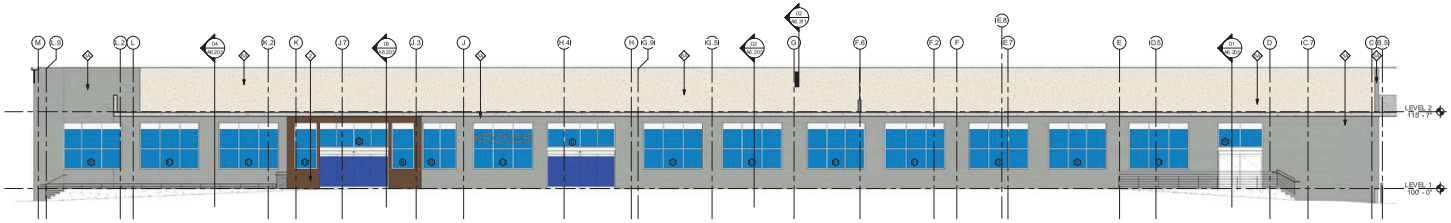
1	METAL COPING	SERVIDGE, PROVEN ENDURO 0 & VALUME
2	METAL PANEL	RUSTICATED - SUPERIOR SURE - AUSTIN COPPER
3	MANUFACTURED STONE	CORONADO STONE PRODUCTS - PRAIRIE STONE - CT586
4	MANUFACTURED STONE	CORONADO STONE PRODUCTS - PRAIRIE STONE - CT576
5	FIBER CEMENT SIDING	PRIMED AND PAINTED - SW7067 - CITYSCAPE
6	WOOD SLAT DIVIDER WALL	1"X6" SEALED CEDAR SLATS
7	PAINT & STUCCO	SHERWIN WILLIAMS - SW7013 - IVORY LACE
8	PAINT & STUCCO	SHERWIN WILLIAMS - SW7674 - PEPPERCORN
9	PAINT & STUCCO	SHERWIN WILLIAMS - SW7067 - CITYSCAPE
10	METAL GUARDRAILS	TUBE PAINTED - SW 7674 - PEPPERCORN
11	GLASS GUARDRAILS	TBD
12	STOREFRONT	KAWNEER - CLEAR ANODIZED
13	DOORS	SHERWIN WILLIAMS - SW7067 - CITYSCAPE
14	WOOD FRAMED, STUCCO FASCIA CANOPY	SHERWIN WILLIAMS - SW7067 - CITYSCAPE
15	SUSPENDED METAL CANOPY	REF SHEET
16	RAIN CEMENT BALCONY FASCIA	
17	CONDUCTOR HEAD AND DOWNSPOUT - TIE TO STORM	
18	OVERFLOW SCUPPER	
19	2" EXPANSION JOINT WITH JOINT COVER	
20	PAINTED CMU/CONCRETE	TBD
21	ALUMINUM SLAT WALL BY ARCHITECT/INSTALL FABRICATION	TBD



03 GROCERY ELEVATION SOUTH AT DOCK WALL
1/8" = 1'-0"



02 GROCERY ELEVATION WEST - PART 02
1/8" = 1'-0"



01 GROCERY ELEVATION WEST - PART 01
1/8" = 1'-0"

ONE CITY VIEW// ELEVATIONS & BUILDING MATERIALS

O'BRIEN SOUTHEASTERN Kimley»Horn