



NRT

COMMERCIAL LEASE LISTING

**HORIZON CORNERS PLAZA
6601 HORIZON ROAD
ROCKWALL, TX 75032
ROCKWALL COUNTY**

**LANDLORD: N & H LEGACY PARTNERS, LLC
OWNER: ROCKWALL RENTAL PROPERTIES, L.P.**

PEG PANNELL SMITH, CCIM

CCIM, REALTOR®, GRI, RSPS, SRS, TACS

PEG PANNELL SMITH GROUP

**Coldwell Banker Commercial NRT, LLC
3018 Ridge Road, Suite 130, | Rockwall, TX 75032**

**Coldwell Banker Commercial NRT, LLC
4701 W Parker Rd, Suite 650 | Plano, TX 75093**

Tel: 972.489.0788 Fax: 469-533-3789



COMMERCIAL REAL ESTATE LISTING AGREEMENT EXCLUSIVE RIGHT TO LEASE

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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1. PARTIES: The parties to this agreement (this Listing) are:

Landlord: **N & H LEGACY PARTNERS, LLC - LANDLORD**
ROCKWALL RENTAL PROPERTIES, L.P. - PROPERTY OWNER

Address: **PO BOX 818**

City, State, Zip: **TERRELL, TX 75160-0016**

Phone: _____ Fax: _____

E-Mail: _____

Broker: **COLDWELL BANKER COMMERCIAL NRT**

Address: **3018 RIDGE ROAD #130**

City, State, Zip: **ROCKWALL, TX 75032**

Phone: **(972)489-0788** Fax: _____

E-Mail: **PEG@PEGANNELLSMITH.COM**

Landlord appoints Broker as Landlord's sole and exclusive real estate agent and grants to Broker the exclusive right to lease the Property.

2. PROPERTY: "Property" means the following real property in Texas along with all its improvements:

Building or Complex: **HORIZON CORNERS PLAZA**

Address: **6601 HORIZON ROAD**

City: **ROCKWALL** County: **ROCKWALL** Zip: **75032**

Legal Description of land on which Property lies (Identify exhibit if described on attachment):

SEE EXHIBIT A

The Property contains approximately **20000** square feet of rentable area. The rentable area of the Property may not equal the actual useable area within the Property and may include an allocation of common areas in the building or complex.

(If the Property is a condominium, attach Condominium Addendum to Listing (TXR-1401.)

3. LISTING PRICE:

A. Landlord instructs Broker to market the Property at the following base rental rate: \$ **VARIABLE RATES**

B. At the rental rate stated in Paragraph 3A, Broker is to market the Property under the following terms:

☒ (1) Landlord will lease the Property for a term of not fewer than **36** months and not more than **60** months.

(TXR-1302) 4-1-14

Initialed for Identification by Landlord

DS
RN

and Broker/Associate

DS
PPSC
REALTOR

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☒ (2) Expense Reimbursements calculated under the following method: (Check only one box):

☐ (a) Base-year expenses: A tenant is to pay the tenant's pro rata share of the following expenses for the Property that exceed the amount of base-year expenses for: ☐ taxes, ☐ insurance, ☐ CAM, and ☐ _____.

☐ (b) Expense-stops: A tenant is to pay the tenant's pro rata share of the following expenses for the Property that exceed \$ _____ per square foot per year for: ☐ taxes, ☐ insurance, ☐ CAM, and ☐ _____.

☒ (c) Net: A tenant is to pay the tenant's pro rata share of expenses for the following expenses:
☒ taxes, ☒ insurance, ☒ CAM, and ☐ _____.

Unless Landlord provides Broker with written definitions otherwise, the phrases "base-year expenses", "expense stops," "CAM," "insurance", and "taxes" have the meanings assigned to those terms in the Commercial Lease Addendum for Expense Reimbursement (TXR-2103) published by Texas REALTORS®.

☐ (3) Percentage Rate equal to _____ % multiplied by tenant's gross sales that exceed _____.

☐ (4) Parking Rental calculated as follows: _____.

☐ (5) Rent Increases in the base rent calculated as follows: **NEGOTIABLE**

☐ (6) Tenant Improvement Allowance that Landlord will provide as follows: **NEGOTIABLE**

☐ (7) _____.

4. TERM: This Listing begins on October 12, 2021 and ends at 11:59 p.m. on September 30, 2022. Landlord may terminate this Listing on notice to Broker any time after

END OF LISTING

5. BROKER'S FEE:

A. Fee: When earned and payable, Landlord will pay Broker a fee of:

☐ (1) _____ % of all base rents to be paid over the term of the lease and the same percentage of the following items to be paid over the term of the lease: ☐ expense reimbursements, and ☐ _____.

☒ (2) **6% TOTAL COMMISSION IF COOPERATING BROKER BRINGS THE TENANT.**
5% TOTAL COMMISSION IF PRINCIPAL BROKER BRINGS THE TENANT IN INTERMEDIARY STATUS.

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- B. Earned: Broker's fee is earned when any one of the following occurs during this Listing:
- (1) Landlord leases or agrees to lease all or part of the Property to anyone on any terms;
 - (2) Broker, individually or in cooperation with another broker, procures a tenant ready, willing, and able to lease all or part of the Property on the terms stated in Paragraph 3 or on any other terms acceptable to Landlord;
 - (3) Landlord grants or agrees to grant to another person an option to lease all or part of the Property on any terms; or
 - (4) Landlord breaches this Listing.

C. Payable:

- (1) Once earned, Broker's fee is payable according to the following schedule: *(Check one box only.)*
- ☐ (a) in one payment upon _____.
- ☒ (b) one-half of Broker's fee at the time Landlord and a tenant execute a lease and the remainder on the date the lease commences.
- ☐ (c) _____.
- (2) If Landlord breaches this Listing or refuses to lease the Property to a prospective tenant after Broker's fees have been earned, Broker's fees are immediately payable in full.

D. Other Fees:

☐ (1) Renewal Fees:

- ☐ (a) Tenants Procured by Broker: If, during this Listing or after it ends, Landlord extends, renews, or expands a lease with a tenant procured by Broker, either individually or in cooperation with another broker, Landlord will pay Broker an additional fee of:

☐ (1) _____ % of all base rents to be paid over the term of the renewal or extension and the same percentage of the following items to be paid over the same term: ☐ expense reimbursements based on initial amounts ☐ _____;

☐ (2) _____ % of all base rents to be paid over the term of the expansion and the same percentage of the following items to be paid over the same term: ☐ expense reimbursements based on initial amounts ☐ _____; or

☐ (3) _____.

- ☐ (b) Existing Tenants: If, during this Listing, Landlord extends, renews, or expands a lease with a tenant who is occupying all or part of the Property on the date this Listing begins, Landlord will pay Broker an additional fee of:

☐ (1) _____ % of all base rents to be paid over the term of the renewal or extension and the same percentage of the following items to be paid over the same term: ☐ expense reimbursements based on initial amounts ☐ _____;

☐ (2) _____ % of all base rents to be paid over the term of the expansion and the same percentage of the following items to be paid over the same term: ☐ expense reimbursements based on initial amounts ☐ _____; or

☐ (3) _____.

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In addition to their ordinary meanings, "extensions," "renewals," and "expansions" include new leases for more, less, or different space in the building or complex in which the Property is located. The fees under Paragraph 5D(1)(a) and (b) are earned and payable in full at the time the extension, renewal, or expansion commences.

☐ (2) Fees in Event of a Sale:

- ☐ (a) If, during this Listing, Landlord sells the Property, Landlord will pay Broker an additional fee equal to _____ % of the sales price for the Property.
- ☐ (b) If Landlord sells the Property to a tenant procured by Broker not later than the time the tenant vacates the Property, Landlord will pay Broker an additional fee equal to _____ % of the sales price for the Property.

"Sell" means to sell, agree to sell, convey, agree to convey, exchange, agree to exchange, transfer, or agree to transfer a legal or equitable interest (excluding a lease or rental) either by written or oral agreement or by option. The fee for a sale under this Paragraph 5D(2) is earned at the time Landlord agrees to sell the Property and is payable at the closing of the sale regardless of whether closing occurs during the term of this Listing or after its termination.

- ☐ (3) Service Providers: If Broker refers Landlord or a prospective tenant to a service provider (e.g., mover, cable company, telecommunications provider, utility, or contractor) Broker may receive a fee from the service provider for the referral. Any referral fee Broker receives under this Paragraph 5D(3) is in addition to any other compensation Broker may receive under this Listing.

- ☐ (4) Other Fees and/or Reimbursable Expenses: _____

E. Protection Period:

- (1) "Protection period" means that time starting the day after this Listing ends and continuing for 180 days.
- (2) Not later than 10 days after this Listing ends Broker may send Landlord written notice specifying the names of persons whose attention Broker has called to the Property during this Listing. If Landlord agrees to lease or sell all or part of the Property during the protection period to a person named in the notice or to a relative or business associate of a person named in the notice, Landlord will pay Broker, upon the execution of the lease or upon closing of the sale (whichever applies), the amount Broker would have been entitled to receive if this Listing were still in effect.
- (3) "Person" means any person in any capacity whether an individual or entity.
- (4) This Paragraph 5E survives termination of this Listing.

- F. County: All amounts payable to Broker are to be paid in cash in ROCKWALL County, Texas.

NOTICE: Under Chapter 62, Texas Property Code, Broker is entitled to claim a lien against the Property to secure payment of an earned commission.

6. EXCLUSIONS:

- A. Under a prior listing agreement Landlord is obligated to pay another Texas licensed broker a fee if Landlord leases or sells all or part of the Property before _____ to any of the following persons: _____

_____ (named exclusions).

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B. If Landlord enters into a contract to lease or sell all or part of the Property to a named exclusion before the date specified in Paragraph 6A, Landlord will not be obligated to pay Broker the fees under Paragraph 5 of this Listing, but Landlord will pay Broker, upon the closing of the sale or upon execution of the lease, a fee equal to:

- (1) _____ % of the sales price if Landlord sells the Property;
- (2) _____ % of all base rents to be paid over the term of the lease if Landlord leases the Property and the same percentage of the following items to be paid over the term of the lease: ☐ expense reimbursements, and ☐ _____; and
- (3) _____.

C. If Landlord agrees to lease or sell all or part of the Property to a named exclusion, Broker ☐ will ☐ will not assist Landlord in negotiating and closing the transaction to the named exclusion.

7. ACCESS TO THE PROPERTY: Authorizing access to the Property means giving permission to another person to enter the Property, disclosing any security codes necessary to enter the Property to such person and lending a key to the Property to such person. To facilitate the efficient showing and lease of the Property, Landlord instructs Broker and Broker's associates to: (i) access the Property at reasonable times; (ii) authorize other brokers, inspectors, appraisers, lenders, surveyors, engineers, and repair persons to enter the Property at reasonable times; and (iii) duplicate keys to facilitate convenient and efficient showings.

8. COOPERATION WITH OTHER BROKERS: Broker will allow other brokers to show the Property to prospective tenants. If the other broker procures a tenant who leases the Property, Broker will offer to pay the other broker a portion of Broker's fee under Paragraph 5.

9. INTERMEDIARY: (Check A or B only.)

☒ A. Intermediary Status: Broker may show the Property to interested prospective tenants or buyers who Broker represents. If a prospect who Broker represents offers to lease or buy the Property, Landlord authorizes Broker to act as an intermediary and Broker will notify Landlord that Broker will service the parties in accordance with one of the following alternatives.

- (1) If a prospect who Broker represents is serviced by an associate other than the associate servicing Landlord under this Listing, Broker may notify Landlord that Broker will: (a) appoint the associate then servicing Landlord to communicate with, carry out instructions of, and provide opinions and advice during negotiations to Landlord; and (b) appoint the associate then servicing the prospect to the prospect for the same purpose.
- (2) If a prospect who Broker represents is serviced by the same associate who is servicing Landlord, Broker may notify Landlord that Broker will: (a) appoint another associate to communicate with, carry out instructions of, and provide opinions and advice during negotiations to the prospect; and (b) appoint the associate servicing the Landlord under this Listing to the Landlord for the same purpose.
- (3) Broker may notify Landlord that Broker will make no appointments as described under this Paragraph 9A and, in such an event, the associate servicing the parties will act solely as Broker's intermediary representative, who may facilitate the transaction but will not render opinions or advice during negotiations to either party.

☐ B. No Intermediary Status: Landlord agrees that Broker will not show the Property to prospects who Broker represents.

(TXR-1302) 4-1-14

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DS
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, _____ and Broker/Associate

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Notice: If Broker acts as an intermediary under Paragraph 9A, Broker and Broker's associates:

- # may not disclose to the prospect that Landlord will accept a price less than the asking price unless otherwise instructed in a separate writing by Landlord;
- # may not disclose to Landlord that the prospect will pay a price greater than the price submitted in a written offer to Landlord unless otherwise instructed in a separate writing by the prospect;
- # may not disclose any confidential information or any information Landlord or the prospect specifically instructs Broker in writing not to disclose unless otherwise instructed in a separate writing by the respective party or required to disclose the information by the Real Estate License Act or a court order or if the information materially relates to the condition of the property;
- # may not treat a party to the transaction dishonestly; and
- # may not violate the Real Estate License Act.

10. CONFIDENTIAL INFORMATION: During this Listing or after it ends, Broker may not knowingly disclose information obtained in confidence from Landlord except as authorized by Landlord or required by law. Broker may not disclose to Landlord any information obtained in confidence regarding any other person Broker represents or may have represented except as required by law.

11. BROKER'S AUTHORITY:

- A. Broker will use reasonable efforts and act diligently to market the Property for lease, procure a tenant, and negotiate the lease of the Property.
- B. In addition to other authority granted by this Listing, Broker may:
 - (1) advertise the Property by means and methods as Broker determines is appropriate in any media, including but not limited to:
 - (a) placing a "For Lease" sign or similar marketing sign on the Property; and
 - (b) creating and placing information about the Property (including interior and exterior photographs or videos):
 - (i) on the Internet on Broker's website and on other websites as Broker determines;
 - (ii) in any advertisements whether in print or electronic media; and
 - (iii) into listing services that may publicize the information on the Internet or by other means;
 - (2) reproduce, display, and distribute information about the Property, including the information described under Paragraph 11B(1), for the purposes of marketing the Property;
 - (3) furnish comparative marketing and lease information about other properties to prospects;
 - (4) disseminate information about the Property to other brokers and prospects, including applicable disclosures, notices, or other information that Landlord is required to make under law or a contract;
 - (5) accept security deposits and other funds in trust in accordance with the terms of a lease or sale for all or part of the Property;
 - (6) disclose the terms of the lease or sale to other brokers, appraisers, other real estate professionals, and any listing services into which information about the Property is placed;
 - (7) place information about this Listing and a transaction for the Property on an electronic platform (an electronic platform is typically an Internet-based system where professionals related to the transaction, such as title companies and lenders, may receive, view, and input information); and
 - (8) advertise that Broker "leased" or "sold" the Property after the execution of a lease or closing of a sale of the Property in which Broker was involved.

NOTICE: Any submission of information to a listing service must be made in accordance with the listing service's rules.

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- C. Broker is not authorized to execute any document in the name of or on behalf of Landlord concerning the Property.
- D. Photographs, videos, and compilations of information submitted to a listing service are the property of the listing service for all purposes.

12. REPRESENTATIONS:

A. Except as provided otherwise in this Listing, Landlord represents that:

- (1) Landlord has fee simple title to and peaceable possession of the Property and all its improvements and fixtures thereon, unless rented, and the legal capacity to lease the Property;
- (2) Landlord is not bound by a listing agreement with another broker for the sale, exchange, or lease of the Property that is or will be in effect during this Listing;
- (3) no person or entity has any right to purchase, lease, or acquire the Property by an option, right of refusal, or other agreement;
- (4) there are no delinquencies or defaults under any deed of trust, mortgage, or other encumbrance on the Property;
- (5) the Property is not subject to the jurisdiction of any court;
- (6) Landlord owns sufficient intellectual property rights in any materials which Landlord provides to Broker related to the Property (for example, brochures, photographs, drawings, or articles) to permit Broker to reproduce and distribute such materials for the purposes of marketing the Property or for other purposes related to this agreement; and
- (7) all information relating to the Property Landlord provides to Broker is true and correct to the best of Landlord's knowledge.

B. Landlord and Broker must disclose any known condition on the Property that would materially affect the health or safety of an ordinary tenant. *(Check (1) or (2) only.)*

☐ (1) Landlord is not aware of any condition on the Property that would materially affect the health or safety of an ordinary tenant, except as stated in the attached Commercial Property Condition Statement (TXR-1408). Landlord authorizes Broker to furnish prospective tenants and other brokers with a copy of the Commercial Property Condition Statement (TXR-1408).

☒ (2) Except as otherwise provided in this Listing, Landlord is not aware of:

- (a) any subsurface: structures, pits, wastes, springs, or improvements;
- (b) any pending or threatened litigation, condemnation, or assessment affecting the Property;
- (c) any environmental hazards or conditions that materially affect the Property;
- (d) whether the Property is or has ever been used for the storage or disposal of hazardous materials or toxic waste, a dump site or landfill, or any underground tanks or containers;
- (e) whether radon, asbestos containing materials, urea-formaldehyde foam insulation, lead-based paint, toxic mold (to the extent that it adversely affects the health of ordinary occupants) or other pollutants or contaminants of any nature now exist or have ever existed on the Property;
- (f) any wetlands, as defined by federal or state law or regulation, on the Property;
- (g) any threatened or endangered species or their habitat on the Property;
- (h) any present or past infestation of wood-destroying insects in the Property's improvements;
- (i) any contemplated material changes to the Property or surrounding area that would materially and detrimentally affect the ordinary use of the Property;
- (j) any condition on the Property that violates any law or ordinance; and
- (k) any condition on the Property that would affect the health or safety of an ordinary tenant.

(List any exceptions to (a)-(k) in Special Provisions or an addendum.)

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6601 HORIZON ROAD, ROCKWALL, 75032

13. LANDLORD'S ADDITIONAL PROMISES: Landlord agrees to:

- A. cooperate with Broker to facilitate the showing and marketing of the Property;
- B. not negotiate with any prospective tenant who may contact Landlord directly, but refer all prospective tenants to Broker;
- C. not enter into a listing agreement with another broker for the lease of the Property to become effective during this Listing;
- D. not enter into a listing agreement for the sale of all or party of the Property with another broker to become effective during this listing without Broker's written permission;
- E. provide Broker with copies of the following, if any, relating to the Property: a current rent roll, all leases including any amendments, architectural plans and drawings, renderings, survey, a current operating statement, environmental inspection reports, engineering reports, and other relevant information that Broker may request during this Listing;
- F. advise Broker of any tenants moving in or out of the Property;
- G. complete any disclosures or notices required by law or a contract to lease the Property;
- H. amend any applicable notices and disclosures if any material change occurs during this Listing; and
- I. at Landlord's expense, remove from the Property all:
 - (1) "For Lease" (or similarly worded) signs other than Broker's signs;
 - (2) "For Sale" signs from the Property unless the Property is listed for sale with another broker; and
 - (3) "For Information" signs (or similarly worded) signs other than Broker's signs.

14. LIMITATION OF LIABILITY:

- A. If the Property is or becomes vacant during this Listing, Landlord must notify Landlord's casualty insurance company and request a "vacancy clause" to cover the Property. Broker is not responsible for the security of the Property nor for inspecting the Property on any periodic basis.
- B. Broker is not responsible or liable in any manner for personal injury to any person or for loss or damage to any person's real or personal property resulting from any act or omission not caused by Broker, including but not limited to injuries or losses caused by:
 - (1) other brokers, inspectors, appraisers, lenders, contractors, surveyors, engineers, and other persons who are authorized to access the Property;
 - (2) acts of third parties (for example, vandalism and theft);
 - (3) freezing or broken water pipes;
 - (4) a dangerous condition on the Property; and
 - (5) the Property's non-compliance with any law or ordinance.
- C. Landlord agrees to indemnify and hold Broker and Broker's associates harmless from any damages, costs, attorney's fees, and expenses:
 - (1) that arise from Landlord's failure to disclose any material information about the Property;
 - (2) that are caused by Landlord giving incorrect information to Broker, other brokers, or prospects;
 - (3) that arise from any claim for misuse of intellectual property in any materials or information that Landlord provided to Broker related to the Property or this agreement; or
 - (4) that are otherwise caused by Landlord or Landlord's negligence.

15. SPECIAL PROVISIONS: PROPERTY IS CURRENTLY UNDER CONSTRUCTION WITH AN ESTIMATED DELIVERY DATE OF SPRING 2022.

(TXR-1302) 4-1-14

Initialed for Identification by Landlord ,

and Broker/Associate 

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- 16. DEFAULT:** If Landlord breaches this Listing, Landlord is in default and will be liable to Broker for the amount of the Broker's fee specified in Paragraph 5A and any other fees Broker is entitled to receive under this Listing. If a rental rate is not determinable in the event of a breach, the Listing Price will be the rental rate for the purpose of calculating Broker's fee. If Broker breaches this Listing, Broker is in default and Landlord may exercise any remedy at law.
- 17. MEDIATION:** The parties agree to negotiate in good faith in an effort to resolve any dispute that may arise between the parties. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation. The parties to the dispute will choose a mutually acceptable mediator and will share the costs of mediation equally.
- 18. ATTORNEY'S FEES:** If Landlord or Broker is a prevailing party in any legal proceeding brought as a result of a dispute under this Listing or any transaction related to or contemplated by this Listing, such party may recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees.
- 19. ADDENDA:** Addenda or information that are part of this Listing are:
- ☒ A. Information About Brokerage Services (TXR-2501)
 - ☒ B. Property Description Exhibit identified in Paragraph 2
 - ☐ C. Condominium Addendum to Listing (TXR-1401)
 - ☐ D. Commercial Property Condition Statement (TXR-1408)
 - ☐ E. Information About On-Site Sewer Facility (TXR-1407)
 - ☐ F. Information about Special Flood Hazard Areas (TXR-1414)
 - ☒ G. **INTERMEDIARY NOTICE; WIRE FRAUD; CBC AFFILIATED BUSINESS DISCLOSURE**

20. AGREEMENT OF THE PARTIES:

- A. Entire Agreement: This Listing is the entire agreement of the parties and may not be changed except by written agreement.
- B. Assignability: Neither party may assign this Listing without the written consent of the other party.
- C. Binding Effect: Landlord's obligations to pay Broker an earned fee is binding upon Landlord and Landlord's heirs, administrators, executors, successors, and permitted assigns.
- D. Joint and Several: All Landlords executing this Listing are jointly and severally liable for the performance of all its terms.
- E. Governing Law: Texas law governs the interpretation, validity, performance, and enforcement of this Listing.
- F. Severability: If a court finds any clause in this Listing invalid or unenforceable, the remainder of this Listing will not be affected and all other provisions of this Listing will remain valid and enforceable.
- G. Partial Leases or Sales: If Landlord leases or sells part of the Property before the date this Listing ends, this Listing will continue for the remaining part of the Property through the term of this Listing.
- H. Notices: Notices between the parties must be in writing and are effective when sent to the receiving party's address, fax, or e-mail specified in Paragraph 1.

21. ADDITIONAL NOTICES:

- A. **Broker's fees or the sharing of fees between brokers are not fixed, controlled, recommended, suggested, or maintained by Texas REALTORS®, its local affiliates, or any listing service. Broker's fees are negotiable.**

(TXR-1302) 4-1-14

Initialed for Identification by Landlord RN, _____ and Broker/Associate PPSCDS
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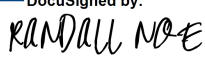
Commercial Listing concerning

- B. The Property must be shown and made available to all persons without regard to race, color, religion, national origin, sex, disability, or familial status. Local ordinances and the National Association of REALTORS® Code of Ethics may provide for additional protected classes (e.g., creed, status as a student, marital status, sexual orientation, or age).**
- C. Broker cannot give legal advice. This is a legally binding agreement. READ IT CAREFULLY. If you do not understand the effect of this Listing, consult your attorney BEFORE signing.**

Landlord: **N & H LEGACY PARTNERS, LLC - LANDLORD**
ROCKWALL RENTAL PROPERTIES, L.P. - PROPERTY
OWNER

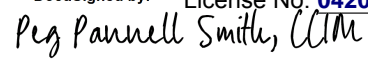
Broker:
COLDWELL BANKER
 Broker / Company Name: **COMMERCIAL NRT**

By: **RANDALL NOE**

DocuSigned by:

 By (signature): _____
 Printed Name: **RANDALL NOE**
 Title: **DIRECTOR/MANAGER** Date: 10/20/2021 | 1:36 PDT

By: _____

By (signature): _____
 Printed Name: _____
 Title: _____ Date: _____

DocuSigned by: License No. **0420122**

 By (signature): _____
 Printed Name: **PEG PANSELL SMITH**
 Title: **SALES & LEASING** License No. **0614037**


Date: 10/20/2021 | 1:35 PDT



NRT

**IMPORTANT NOTICE TO ~~BUYERS AND~~ TENANTS ON FRADULENT
WIRING INSTRUCTIONS**

Criminals/hackers are targeting email accounts of various parties involved in a real estate transaction (e.g., lawyers, title agents, mortgage brokers, real estate agents). Among other concerns, this has led to fraudulent wiring instructions being used to divert funds to the criminal's bank account. These emails may look like legitimate emails from the proper party. **Broker strongly recommends that you, your lawyers and others working on a transaction, should refrain from placing any sensitive personal and financial information in an email, directly or through an email attachment. When you need to share Social Security numbers, bank accounts, credit card numbers, wiring instructions or similar sensitive information, we strongly recommend using more secure means, such as providing the information in person, over the phone, or through secure mail or package services, whenever possible. In addition, before you wire any funds to any party (including your lawyer, title agent, mortgage broker, or real estate agent) personally call them to confirm it is legitimate (i.e., confirm the ABA routing number or SWIFT code and credit account number). You should call them at a number that you obtain on your own (e.g., the sales contract, their website, etc.) and **not** use the phone number in the email in order to be sure that you are contacting a legitimate party.**

DocuSigned by:

 66751E2E2BF54B7...

10/20/2021 | 1:36 PDT

Date: _____

Date: _____

Copyright 2015 Coldwell Banker Commercial NRT
 An Equal Opportunity Company. An Equal Housing Opportunity. Owned and Operated by a subsidiary of NRT LLC (Rev. 12/15/15)



INTERMEDIARY RELATIONSHIP NOTICE

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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To: N & H LEGACY PARTNERS, LLC & ROCKWALL RENTAL PROPERTIES, L.P. (Seller or Landlord)
and TO BE DETERMINED (Prospect)
From: COLDWELL BANKER COMMERCIAL NRT (Broker's Firm)
6601 HORIZON ROAD
Re: ROCKWALL, 75032 (Property)
Date: _____

- A. Under this notice, "owner" means the seller or landlord of the Property and "prospect" means the above-named prospective buyer or tenant for the Property.
- B. Broker's firm represents the owner under a listing agreement and also represents the prospect under a buyer/tenant representation agreement.
- C. In the written listing agreement and the written buyer/tenant representation agreement, both the owner and the prospect previously authorized Broker to act as an intermediary if a prospect who Broker represents desires to buy or lease a property that is listed by the Broker. When the prospect makes an offer to purchase or lease the Property, Broker will act in accordance with the authorizations granted in the listing agreement and in the buyer/tenant representation agreement.
- D. Broker ☐ will ☒ will not appoint licensed associates to communicate with, carry out instructions of, and provide opinions and advice during negotiations to each party. If Broker makes such appointments, Broker appoints:
_____ to the owner; and
_____ to the prospect.
- E. By acknowledging receipt of this notice, the undersigned parties reaffirm their consent for broker to act as an intermediary.
- F. Additional information: (Disclose material information related to Broker's relationship to the parties, such as personal relationships or prior or contemplated business relationships.)

The undersigned acknowledge receipt of this notice

DocuSigned by:
RANDALL NOE 10/20/2021 | 1:36 PDT
66751E2E2BF54B7...
Seller or Landlord _____ Date _____
N & H LEGACY PARTNERS LLC & ROCKWALL RENTAL

Prospect _____ Date _____

Seller or Landlord _____ Date _____

Prospect _____ Date _____

Affiliated Business Arrangement Disclosure Statement

To: N & H LEGACY PARTNERS, LLC & ROCKWALL RENTAL PROPERTIES, LP **Date:** 10/12/2021
From: **COLDWELL BANKER COMMERCIAL NRT**
Property: **If this form is being provided to you as the seller, then this form refers to the property being sold. If this form is being provided to you as a buyer or prospective buyer, then this form refers to any property that you may consider purchasing with the assistance of Coldwell Banker Realty ("Broker").**

This is to give you notice that Broker, a subsidiary of Realogy Holdings Corp., is part of the Realogy Brokerage Group LLC family of real estate brokerage companies and has a business relationship with the companies listed below in this Statement. Realogy Holdings Corp. owns 100% of Realogy Brokerage Group LLC, which owns 100% of Broker. Realogy Holdings Corp. also owns 100% of each company listed below, except for (i) the mortgage lender, in which TRG Venture Partner LLC has a 49.9% ownership interest, the title insurance provider REALtech Title LLC in which Realogy Title Group LLC, a subsidiary of Realogy Holdings Corp. has a 51% ownership interest, (iii) Ojo Labs, Inc. in which Realogy Services Group LLC, a subsidiary of Realogy Holdings Corp., has a 10.2% ownership interest, and (iv) Home Partners Resources LLC, in which Realogy Brokerage Group LLC has a 49% ownership interest, indirectly owns 100% of Home Partners Resources Realty LLC. Realogy Holdings Corp. also owns the franchisors of the BETTER HOMES & GARDENS® REAL ESTATE, COLDWELL BANKER®, COLDWELL BANKER COMMERCIAL®, CENTURY 21®, THE CORCORAN GROUP®, ERA®, AND SOTHEBY'S INTERNATIONAL REALTY® franchise systems. Because of these relationships, Broker's referral of business to any of the companies listed below may provide Broker, Realogy Holdings Corp., Realogy Brokerage Group LLC, the franchisors owned by Realogy Holdings Corp., and/or their employees, affiliates, or any other related parties noted herein a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition of the purchase or sale of your property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

COMPANIES	SETTLEMENT SERVICES	ESTIMATE OF CHARGES OR RANGE OF CHARGES
<u>Guaranteed Rate Affinity</u> Provides a full range of residential first mortgage loan products and services.	Loan origination fee Loan discount fee/points Application fee	\$1,290 0% - 5% of loan amount \$150
<u>Realogy Insurance Agency, Inc.</u> Provides insurance agency services for homeowner's insurance.	Homeowner's insurance premium	\$2 - \$6 per thousand dollars of replacement cost of dwelling
<u>American Title Company of Houston, Independence Title, Independence Title Company, Texas American Title Company, and REALtech Title LLC</u> Provides the title policy which insures against loss due to certain title defects.	Escrow Fee (if a Fee Attorney is used, additional rates will apply) Title Policies (not including endorsements or \$3 Guaranty Assessment Recoupment Charge)	Buyer: \$0 - \$450 Seller: \$0 - \$450 Owner's Policy (charges based on policy amount): Up to \$100K: \$328 to \$832 \$100,001 - \$1M: \$832 to \$5575 \$1,000,001 - \$5M: \$5,575 to \$22,895 \$5,000,001 - \$15M: \$22,895 to \$58,595 \$15,000,001 - \$25M: \$58,595 to \$83,995 \$25,000,001 - \$50M: \$83,995 to \$121,995 \$50,000,001 - \$100M: \$121,995 to \$190,995 Above \$100M: subtract 100,000,000, multiply by 0.00124 and add \$190,995 Lender's Policy (if issued simultaneously w/ Owner's Policy): \$100
<u>Title Resources Guaranty Company</u> Insures against loss due to certain title defects.	Title Policies (these fees are included in the title insurance premium of your title agent and not separately charged)	Owner's Policy (charges based on policy amount): Up to \$100K: \$238 to \$875 \$100,001 - \$1M: \$875 plus 0.554% of amt. over \$100K) \$1,000,001 - \$5M: \$5,861 plus 0.456% of amt. over \$1M \$5,000,001 - \$15M: \$24,101 plus 0.376% of amt. over \$5M \$15,000,001 - \$25M: \$61,701 plus 0.267% of amt. over \$15M Above \$25M: \$88,401 plus 0.16% of amt. over \$25M Lender's Policy (if issued simultaneously w/ Owner's Policy): \$100

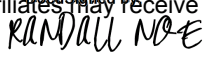
©2020 Coldwell Banker Commercial NRT. All Rights Reserved. Coldwell Banker Commercial NRT fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Operated by a subsidiary of Realogy Brokerage Group LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by NRT Texas LLC d/b/a Coldwell Banker Commercial NRT. (TX Rev. 12.17.20)

COMPANIES	SETTLEMENT SERVICES	ESTIMATE OF CHARGES OR RANGE OF CHARGES
Realogy Lead Management Services, Inc. Provides broker network management and operate real estate referral programs.	Cooperative real estate brokerage commission	The Realogy Lead Management Services (RMLS) referral commission varies but is generally paid to RMLS (a licensed real estate broker) by a real estate broker as a percentage (typically, 37.5% - 42.5%) of the real estate commission.
Cartus Corporation Provides relocation, assignment management and cooperative real estate brokerage services to its corporate and government clients and its network of real estate brokerage companies.	Cooperative real estate brokerage commission	The Cartus referral commission varies, but is generally paid to Cartus (a licensed real estate broker) by a real estate broker as a percentage (typically, 37.5% - 42.5%) of the real estate broker's commission on a transaction side, plus \$100 and may be shared by Cartus with other brokers.
Other Realogy Brokerage Group LLC Real Estate Brokerage Companies and Other Franchisees In certain markets other Realogy Brokerage Group LLC subsidiaries provide real estate brokerage services under Coldwell Banker, The Corcoran Group, Sotheby's International Realty, and Climb Real Estate trade names. Also note that in other markets, franchisees of Realogy Holdings Corp. subsidiaries provide real estate brokerage services as franchisees of Better Homes & Gardens, Coldwell Banker, Coldwell Banker Commercial, Century 21, ERA and Sotheby's International Realty.	Real estate brokerage commission Cooperative real estate brokerage commission	3 - 10% of sales price of the property depending on multiple factors including type of property, transaction side, services, region and transaction structure. However, commissions vary per agreement with each customer and may be negotiated, in whole or in part, as fixed amounts, such as a fixed amount in lieu of all or part of a percentage, or an amount such as \$100 - \$1000 in addition to a percentage. In addition, referral commissions vary, but are generally paid by a real estate broker as a percentage (approximately 25% - 50%) of the real estate broker's commission on a transaction side.
Ojo Labs, Inc. Provides artificial intelligence technology to validate and incubate real estate leads, i.e. digital real estate assistant, and cooperative real estate brokerage services.	Cooperative real estate brokerage commission	The Ojo referral commission will be paid to Ojo (a licensed real estate broker) by a real estate broker as a percentage (approximately 17.5% - 35%) of the real estate broker's commission on a transaction side.
Home Partners Resources Properties LLC; and Home Partners Resources Realty, LLC Provides technology-enabled products and services intended to simplify and streamline the home sale and purchase process through the making or utilization of instant cash offers to home sellers and cash offer backstops to consumer purchase offers.	Cooperative real estate brokerage commission Program fees	The Home Partners Resources Realty (HPRR) referral commission will be paid to HPRR (a licensed real estate broker) by a real estate broker as a percentage (approximately 35% - 50%) of the real estate broker's commission on a transaction side. \$0 - \$1,000 paid to Home Partners Resources Properties LLC.

In addition to the affiliated business relationships described above, Broker has business arrangements with American Home Shield Corporation ("AHS") and Home Partners of America ("HPA"). While Broker, Realogy Holdings Corp., and Realogy Brokerage Group LLC, including their subsidiaries and affiliates, do not have any ownership interests in AHS or HPA, they may receive fees from AHS or HPA in return for their performance of services.

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Broker is referring me/us to purchase the above-described settlement service(s) and that Broker, Realogy Holdings Corp., Realogy Brokerage Group LLC, their employees and/or subsidiaries and affiliates may receive a financial or other benefit as the result of this referral.

DocuSigned by:

 06751E2E2BF54B7
Buyer's or Seller's Signature
N & H LEGACY PARTNERS, LLC

Date

10/20/2021 | 1:36 PDT

DocuSigned by:

 06751E2E2BF54B7
Buyer's or Seller's Signature
ROCKWALL RENTAL PROPERTIES, L.P.

Date

10/20/2021 | 1:36 PDT



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

COLDWELL BANKER REALTY

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

JOANNE H JUSTICE

Designated Broker of Firm

ASHLEIGH HERRERA

Licensed Supervisor of Sales Agent/
Associate

PEG PANNELL SMITH

Sales Agent/Associate's Name

0420132

License No.

JOANNE.JUSTICE@CBDFW.COM

Email

(972)906-7700

Phone

0159793

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Email

(214)663-2063

Phone

0614037

License No.

PEG@PEGPANNELLSMITH.COM

Email

(972)489-0788

Phone

DS
Buyer/Tenant/Seller/Landlord Initials _____ 10/20/2021 1:36 PDT
Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

EXHIBIT A

TAX & LEGAL DESCRIPTION

6601 HORIZON ROAD
HORIZON CORNERS PLAZA
ROCKWALL, TX 75032

PEG PANNELL SMITH, CCIM

CCIM, TACS, REALTOR®, GRI, RSPS, SRS

PEG PANNELL SMITH GROUP

Commercial Real Estate Sales & Leasing

Coldwell Banker Commercial NRT, LLC

Office: 972.772.1579

Cellular: 972.489.0788

Fax: 469-533-3789

Email: peg@pegpannellsmith.com



NRT

Rockwall CAD

Property Search > 73639 ROCKWALL RENTAL PROPERTIES LP for Year 2021 Tax Year: 2021

Property

Account

Property ID:	73639	Legal Description:	ALLIANCE ADDITION PH 2, BLOCK 1, LOT 11, ACRES 1.79
Geographic ID:	3039-0001-0011-00-0R	Zoning:	
Type:	Real	Agent Code:	97775
Property Use Code:	C2		
Property Use Description:	C2		

Location

Address:	ANDREWS DR	Mapco:	
Neighborhood:	ALLIANCE ADDITION PH 2	Map ID:	2-6
Neighborhood CD:	N3039		

Owner

Name:	ROCKWALL RENTAL PROPERTIES LP	Owner ID:	96622
Mailing Address:	PO BOX 818 TERRELL, TX 75160-0016	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$662,770	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$662,770	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$662,770	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$662,770	

Taxing Jurisdiction

Owner: ROCKWALL RENTAL PROPERTIES LP
% Ownership: 100.0000000000%
Total Value: \$662,770

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ROCKWALL CAD	0.000000	\$662,770	\$662,770	\$0.00
CRW	CITY OF ROCKWALL	0.350000	\$662,770	\$662,770	\$2,319.70
GRW	ROCKWALL COUNTY	0.313100	\$662,770	\$662,770	\$2,075.13
SRW	ROCKWALL ISD	1.273600	\$662,770	\$662,770	\$8,441.04
Total Tax Rate:		1.936700			
Taxes w/Current Exemptions:					\$12,835.87
Taxes w/o Exemptions:					\$12,835.87

Improvement / Building

No improvements exist for this property.

Land

10/7/21, 3:31 PM

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C2	COMM LOTS IN CITY	1.7900	77972.40	260.36	300.02	\$662,770	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$662,770	0	662,770	\$0	\$662,770
2020	\$0	\$662,770	0	662,770	\$0	\$662,770
2019	\$0	\$467,834	0	467,834	\$0	\$467,834
2018	\$0	\$467,834	0	467,834	\$0	\$467,834
2017	\$0	\$467,834	0	467,834	\$0	\$467,834
2016	\$0	\$417,834	0	417,834	\$0	\$417,834
2015	\$0	\$402,917	0	402,917	\$0	\$402,917
2014	\$0	\$402,917	0	402,917	\$0	\$402,917
2013	\$0	\$350,880	0	350,880	\$0	\$350,880
2012	\$0	\$350,880	0	350,880	\$0	\$350,880
2011	\$0	\$428,850	0	428,850	\$0	\$428,850
2010	\$0	\$545,810	0	545,810	\$0	\$545,810
2009	\$0	\$272,900	0	272,900	\$0	\$272,900

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/14/2012	WD	WARRANTY DEED	EAGLE TX I SPE LLC DBA EAGLE LONE STAR I SPE LLC	ROCKWALL RENTAL PROPERTIES LP	7009	35	478148
2	9/7/2010	STD	SUBSTITUTE TRUSTEE DEED	WHITTLE DEVELOPMENT INC	EAGLE TX I SPE LLC DBA EAGLE LONE STAR I SPE LLC	6217	304	438748
3	1/24/2002	WD	WARRANTY DEED	ANDREWS CARL E	WHITTLE DEVELOPMENT INC	2402	31	0

Tax Due

Property Tax Information as of 10/07/2021

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2021	CITY OF ROCKWALL	\$662,770	\$2319.70	\$0.00	\$2319.70	\$0.00	\$0.00	\$2319.70
2021	ROCKWALL COUNTY	\$662,770	\$2075.13	\$0.00	\$2075.13	\$0.00	\$0.00	\$2075.13
2021	ROCKWALL ISD	\$662,770	\$8441.04	\$0.00	\$8441.04	\$0.00	\$0.00	\$8441.04
	2021 TOTAL:		\$12835.87	\$0.00	\$12835.87	\$0.00	\$0.00	\$12835.87
2020	CITY OF ROCKWALL	\$662,770	\$2452.25	\$2452.25	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROCKWALL COUNTY	\$662,770	\$2075.13	\$2075.13	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROCKWALL ISD	\$662,770	\$8682.29	\$8682.29	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$13209.67	\$13209.67	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF ROCKWALL	\$467,834	\$1814.73	\$1814.73	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROCKWALL COUNTY	\$467,834	\$1520.46	\$1520.46	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROCKWALL ISD	\$467,834	\$6315.76	\$6315.76	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$9650.95	\$9650.95	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF ROCKWALL	\$467,834	\$1881.16	\$1881.16	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROCKWALL COUNTY	\$467,834	\$1536.36	\$1536.36	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROCKWALL ISD	\$467,834	\$6690.02	\$6690.02	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$10107.54	\$10107.54	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF ROCKWALL	\$467,834	\$1981.74	\$1981.74	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROCKWALL COUNTY	\$467,834	\$1636.49	\$1636.49	\$0.00	\$0.00	\$0.00	\$0.00

Rockwall CAD - Property Details

2017	ROCKWALL ISD	\$467,834	\$6736.81	\$6736.81	\$0.00	\$0.00	\$0.00	\$0.00
2017 TOTAL:			\$10355.04	\$10355.04	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF ROCKWALL	\$417,834	\$1898.22	\$2479.61	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROCKWALL COUNTY	\$417,834	\$1570.63	\$2051.70	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROCKWALL ISD	\$417,834	\$6121.26	\$7996.11	\$0.00	\$0.00	\$0.00	\$0.00
2016 TOTAL:			\$9590.11	\$12527.42	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF ROCKWALL	\$402,917	\$1955.35	\$1955.35	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROCKWALL COUNTY	\$402,917	\$1595.14	\$1595.14	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROCKWALL ISD	\$402,917	\$5802.01	\$5802.01	\$0.00	\$0.00	\$0.00	\$0.00
2015 TOTAL:			\$9352.50	\$9352.50	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF ROCKWALL	\$402,917	\$1996.46	\$2704.49	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROCKWALL COUNTY	\$402,917	\$1595.15	\$2160.86	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROCKWALL ISD	\$402,917	\$5802.01	\$7859.66	\$0.00	\$0.00	\$0.00	\$0.00
2014 TOTAL:			\$9393.62	\$12725.01	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF ROCKWALL	\$350,880	\$1763.17	\$1763.17	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROCKWALL COUNTY	\$350,880	\$1389.14	\$1389.14	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROCKWALL ISD	\$350,880	\$5122.85	\$5122.85	\$0.00	\$0.00	\$0.00	\$0.00
2013 TOTAL:			\$8275.16	\$8275.16	\$0.00	\$0.00	\$0.00	\$0.00
ROCKWALL RENTAL PROPERTIES LP TOTAL:			\$92770.46	\$86203.29	\$12835.87	\$0.00	\$0.00	\$12835.87
2010	CITY OF ROCKWALL	\$545,810	\$2745.97	\$2745.97	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROCKWALL ISD	\$545,810	\$8023.40	\$8023.40	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROCKWALL COUNTY	\$545,810	\$2109.01	\$2109.01	\$0.00	\$0.00	\$0.00	\$0.00
2010 TOTAL:			\$12878.38	\$12878.38	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKWALL	\$272,900	\$1372.96	\$1372.96	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL ISD	\$272,900	\$4011.63	\$4011.63	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL COUNTY	\$272,900	\$1023.37	\$1023.37	\$0.00	\$0.00	\$0.00	\$0.00
2009 TOTAL:			\$6407.96	\$6407.96	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF ROCKWALL	\$350,880	\$1763.17	\$1763.17	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROCKWALL COUNTY	\$350,880	\$1355.80	\$1355.80	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROCKWALL ISD	\$350,880	\$5157.93	\$5157.93	\$0.00	\$0.00	\$0.00	\$0.00
2012 TOTAL:			\$8276.90	\$8276.90	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROCKWALL COUNTY	\$428,850	\$1657.08	\$2109.01	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF ROCKWALL	\$428,850	\$2157.54	\$2745.97	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROCKWALL ISD	\$428,850	\$6304.10	\$8023.40	\$0.00	\$0.00	\$0.00	\$0.00
2011 TOTAL:			\$10118.72	\$12878.38	\$0.00	\$0.00	\$0.00	\$0.00
EAGLE TX I SPE LLC DBA EAGLE LONE STAR I SPE LLC TOTAL:			\$18395.62	\$21155.28	\$0.00	\$0.00	\$0.00	\$0.00
WHITTLE DEVELOPMENT INC TOTAL:			\$19286.34	\$19286.34	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):			\$130452.42	\$126644.91	\$12835.87	\$0.00	\$0.00	\$12835.87

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (972) 771-2034

Website version: 1.2.2.33

Database last updated on: 10/6/2021 8:24 PM

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Rockwall CAD

Property Search > 73636 ROCKWALL RENTAL PROPERTIES LP for Year
2021

Tax Year: 2021

Property

Account

Property ID:	73636	Legal Description:	ALLIANCE ADDITION PH 2, BLOCK 1, LOT 8, ACRES 0.700
Geographic ID:	3039-0001-0008-00-OR	Zoning:	
Type:	Real	Agent Code:	97775
Property Use Code:	C2		
Property Use Description:	C2		

Location

Address:	ANDREWS DR	Mapsc0:	
Neighborhood:	ALLIANCE ADDITION PH 2	Map ID:	2-6
Neighborhood CD:	N3039		

Owner

Name:	ROCKWALL RENTAL PROPERTIES LP	Owner ID:	96622
Mailing Address:	PO BOX 818 TERRELL, TX 75160-0016	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$259,180	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$259,180	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$259,180	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$259,180	

Taxing Jurisdiction

Owner: ROCKWALL RENTAL PROPERTIES LP
% Ownership: 100.0000000000%
Total Value: \$259,180

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ROCKWALL CAD	0.000000	\$259,180	\$259,180	\$0.00
CRW	CITY OF ROCKWALL	0.350000	\$259,180	\$259,180	\$907.13
GRW	ROCKWALL COUNTY	0.313100	\$259,180	\$259,180	\$811.50
SRW	ROCKWALL ISD	1.273600	\$259,180	\$259,180	\$3,300.92
Total Tax Rate:		1.936700			
Taxes w/Current Exemptions:					\$5,019.55
Taxes w/o Exemptions:					\$5,019.55

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C2	COMM LOTS IN CITY	0.7000	30492.00	102.26	301.82	\$259,180	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$259,180	0	259,180	\$0	\$259,180
2020	\$0	\$259,180	0	259,180	\$0	\$259,180
2019	\$0	\$168,033	0	168,033	\$0	\$168,033
2018	\$0	\$168,033	0	168,033	\$0	\$168,033
2017	\$0	\$168,033	0	168,033	\$0	\$168,033
2016	\$0	\$158,033	0	158,033	\$0	\$158,033
2015	\$0	\$101,288	0	101,288	\$0	\$101,288
2014	\$0	\$101,288	0	101,288	\$0	\$101,288
2013	\$0	\$91,480	0	91,480	\$0	\$91,480
2012	\$0	\$91,480	0	91,480	\$0	\$91,480
2011	\$0	\$137,210	0	137,210	\$0	\$137,210
2010	\$0	\$243,940	0	243,940	\$0	\$243,940
2009	\$0	\$106,720	0	106,720	\$0	\$106,720

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/14/2012	WD	WARRANTY DEED	EAGLE TX I SPE LLC DBA EAGLE LONE STAR I SPE LLC	ROCKWALL RENTAL PROPERTIES LP	7009	35	478148
2	9/7/2010	STD	SUBSTITUTE TRUSTEE DEED	WHITTLE DEVELOPMENT INC	EAGLE TX I SPE LLC DBA EAGLE LONE STAR I SPE LLC	6217	304	438748
3	1/24/2002	WD	WARRANTY DEED	ANDREWS CARL E	WHITTLE DEVELOPMENT INC	2402	31	0

Tax Due

Property Tax Information as of 10/07/2021

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2021	CITY OF ROCKWALL	\$259,180	\$907.13	\$0.00	\$907.13	\$0.00	\$0.00	\$907.13
2021	ROCKWALL COUNTY	\$259,180	\$811.50	\$0.00	\$811.50	\$0.00	\$0.00	\$811.50
2021	ROCKWALL ISD	\$259,180	\$3300.92	\$0.00	\$3300.92	\$0.00	\$0.00	\$3300.92
	2021 TOTAL:		\$5019.55	\$0.00	\$5019.55	\$0.00	\$0.00	\$5019.55
2020	CITY OF ROCKWALL	\$259,180	\$958.96	\$958.96	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROCKWALL COUNTY	\$259,180	\$811.49	\$811.49	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROCKWALL ISD	\$259,180	\$3395.26	\$3395.26	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$5165.71	\$5165.71	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF ROCKWALL	\$168,033	\$651.80	\$651.80	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROCKWALL COUNTY	\$168,033	\$546.10	\$546.10	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROCKWALL ISD	\$168,033	\$2268.45	\$2268.45	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$3466.35	\$3466.35	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF ROCKWALL	\$168,033	\$675.67	\$675.67	\$0.00	\$0.00	\$0.00	\$0.00

Rockwall CAD - Property Details

2018	ROCKWALL COUNTY	\$168,033	\$551.82	\$551.82	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROCKWALL ISD	\$168,033	\$2402.87	\$2402.87	\$0.00	\$0.00	\$0.00	\$0.00
2018 TOTAL:			\$3630.36	\$3630.36	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF ROCKWALL	\$168,033	\$711.78	\$711.78	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROCKWALL COUNTY	\$168,033	\$587.78	\$587.78	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROCKWALL ISD	\$168,033	\$2419.67	\$2419.67	\$0.00	\$0.00	\$0.00	\$0.00
2017 TOTAL:			\$3719.23	\$3719.23	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF ROCKWALL	\$158,033	\$717.95	\$718.16	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROCKWALL COUNTY	\$158,033	\$594.04	\$594.21	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROCKWALL ISD	\$158,033	\$2315.18	\$2315.86	\$0.00	\$0.00	\$0.00	\$0.00
2016 TOTAL:			\$3627.17	\$3628.23	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF ROCKWALL	\$101,288	\$491.55	\$491.55	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROCKWALL COUNTY	\$101,288	\$401.00	\$401.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROCKWALL ISD	\$101,288	\$1458.55	\$1458.55	\$0.00	\$0.00	\$0.00	\$0.00
2015 TOTAL:			\$2351.10	\$2351.10	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF ROCKWALL	\$101,288	\$501.88	\$679.87	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROCKWALL COUNTY	\$101,288	\$400.99	\$543.21	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROCKWALL ISD	\$101,288	\$1458.55	\$1975.82	\$0.00	\$0.00	\$0.00	\$0.00
2014 TOTAL:			\$2361.42	\$3198.90	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF ROCKWALL	\$91,480	\$459.69	\$459.69	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROCKWALL COUNTY	\$91,480	\$362.17	\$362.17	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROCKWALL ISD	\$91,480	\$1335.61	\$1335.61	\$0.00	\$0.00	\$0.00	\$0.00
2013 TOTAL:			\$2157.47	\$2157.47	\$0.00	\$0.00	\$0.00	\$0.00
ROCKWALL RENTAL PROPERTIES LP TOTAL:			\$31498.36	\$27317.35	\$5019.55	\$0.00	\$0.00	\$5019.55
2010	CITY OF ROCKWALL	\$243,940	\$1227.26	\$1227.26	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROCKWALL ISD	\$243,940	\$3585.92	\$3585.92	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROCKWALL COUNTY	\$243,940	\$942.59	\$942.59	\$0.00	\$0.00	\$0.00	\$0.00
2010 TOTAL:			\$5755.77	\$5755.77	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKWALL	\$106,720	\$536.90	\$536.90	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL ISD	\$106,720	\$1568.79	\$1568.79	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL COUNTY	\$106,720	\$400.20	\$400.20	\$0.00	\$0.00	\$0.00	\$0.00
2009 TOTAL:			\$2505.89	\$2505.89	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF ROCKWALL	\$91,480	\$459.69	\$459.69	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROCKWALL COUNTY	\$91,480	\$353.48	\$353.48	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROCKWALL ISD	\$91,480	\$1344.75	\$1344.75	\$0.00	\$0.00	\$0.00	\$0.00
2012 TOTAL:			\$2157.92	\$2157.92	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROCKWALL COUNTY	\$137,210	\$530.18	\$706.92	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF ROCKWALL	\$137,210	\$690.30	\$920.42	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROCKWALL ISD	\$137,210	\$2016.98	\$2689.37	\$0.00	\$0.00	\$0.00	\$0.00
2011 TOTAL:			\$3237.46	\$4316.71	\$0.00	\$0.00	\$0.00	\$0.00
EAGLE TX I SPE LLC DBA EAGLE LONE STAR I SPE LLC TOTAL:			\$5395.38	\$6474.63	\$0.00	\$0.00	\$0.00	\$0.00
WHITTLE DEVELOPMENT INC TOTAL:			\$8261.66	\$8261.66	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):			\$45155.40	\$42053.64	\$5019.55	\$0.00	\$0.00	\$5019.55

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (972) 771-2034

EXHIBIT B

AERIAL LOCATOR MAP
HORIZON CORNERS PLAZA
PARCELS 73636 & 73639

6601 HORIZON ROAD
HORIZON CORNERS PLAZA
ROCKWALL, TX 75032

PEG PANNELL SMITH, CCIM

CCIM, TACS, REALTOR®, GRI, RSPS, SRS
PEG PANNELL SMITH GROUP

Commercial Real Estate Sales & Leasing

Coldwell Banker Commercial NRT, LLC

Office: 972.772.1579

Cellular: 972.489.0788

Fax: 469-533-3789

Email: peg@pegpannellsmith.com



NRT

NRT



HORIZON CORNERS PLAZA RETAIL CENTER

PULLEN
ELEMENTARY
SCHOOL



CAIN MIDDLE
SCHOOL



FM 549



FM 549



FM 549

BEVAN CIR

FM 549

HORIZON RD

HOPE DR

NOBLE CT

H WALLACE LN

ALLIANCE DR

ANDREWS DR

ALLIANCE DR

JEFF BOYD RD

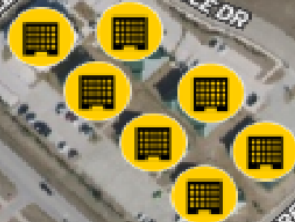


EXHIBIT C

ARCHITECTURAL RENDERINGS & PLANS

6601 HORIZON ROAD
HORIZON CORNERS PLAZA
ROCKWALL, TX 75032

PEG PANNELL SMITH, CCIM

CCIM, TACS, REALTOR®, GRI, RSPS, SRS

PEG PANNELL SMITH GROUP

Commercial Real Estate Sales & Leasing

Coldwell Banker Commercial NRT, LLC

Office: 972.772.1579

Cellular: 972.489.0788

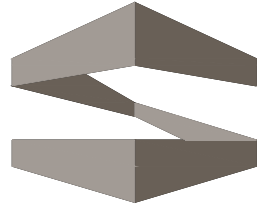
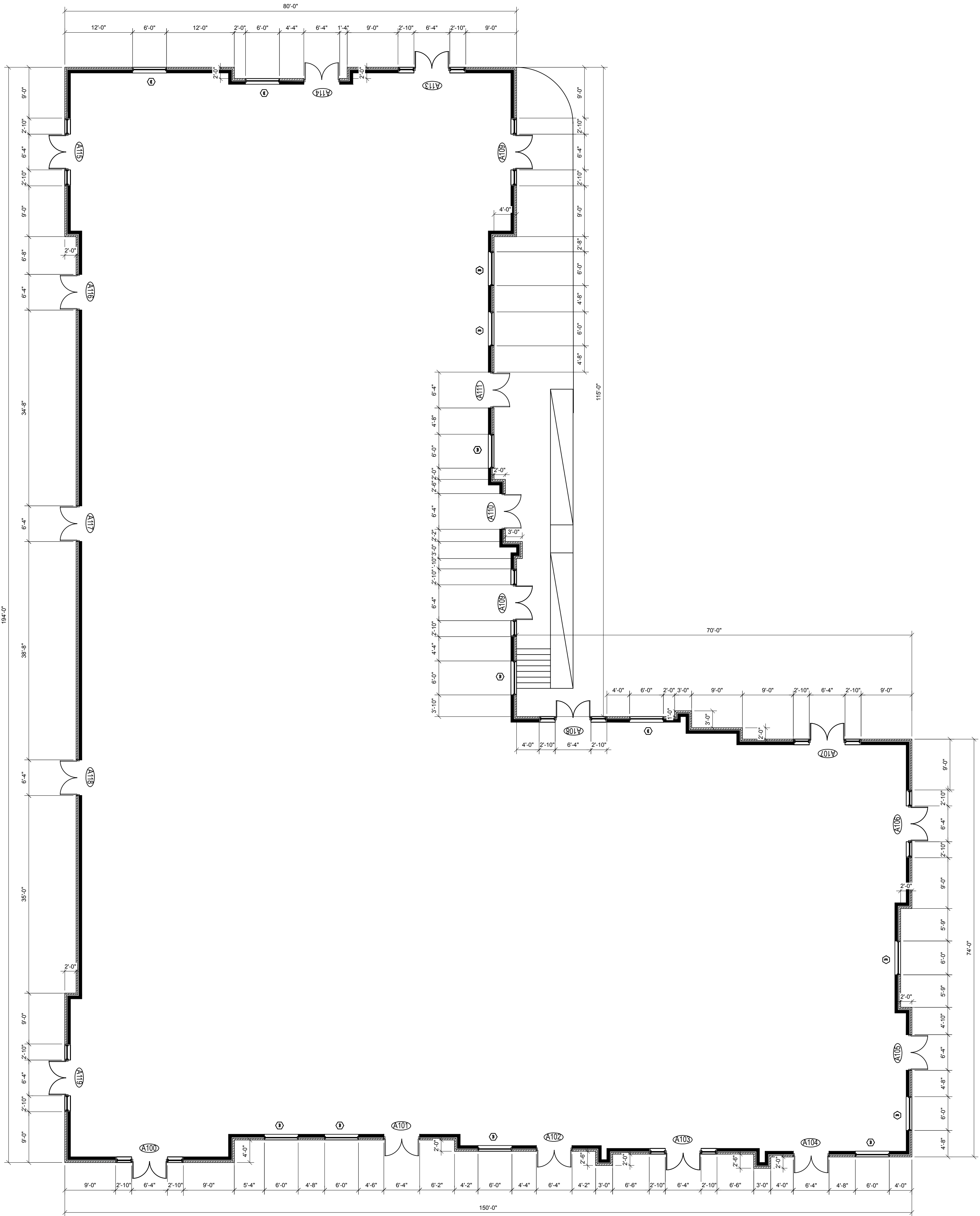
Fax: 469-533-3789

Email: peg@pegpannellsmith.com



NRT

1 - FLOOR PLAN
SCALE: 3/32" = 1'-0"



STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL
FC GUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

STRUCTURAL
DFW STRUCTURAL CONSULTING
12575 MILL RUN DRIVE
FRISCO, TEXAS 75035

MEP
HES CONSULTING ENGINEERS
3102 MAPLE AVE
SUITE 450
DALLAS, TEXAS 75201

FOR REGULATORY
APPROVAL

**RANDAL NOE
ALLIANCE ADDITION
ROCKWALL, TEXAS**

Project Number:

Drawing Date: 12/15/16

Drawn:

Checked:

Scale:

ACAD File: AllianceAddition-Base-041817.dwg

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Revisions:

Sheet Title:

FLOOR
PLAN

A-101

Randall Noe Alliance Addition
Elevation Calculations

Elevation	Stone	Brick	Stucco	Total	Stone %	Brick %	Stucco %
WEST	859	1,409	460	2,728	31.49%	51.65%	16.86%
SOUTH	1,479	1,262	719	3,460	42.75%	36.47%	20.78%
EAST	2,605	1,450	221	4,276	60.92%	33.91%	5.17%
NORTH	1,507	617	1,375	3,499	43.07%	17.63%	39.30%
Total	6,450	4,738	2,775	13,963	46.19%	33.93%	19.87%



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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APPROVAL

**RANDALL NOE
ALLIANCE ADDITION
ROCKWALL, TEXAS**

Project Number:

Drawing Date: 12/15/16

Drawn:

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**EXTERIOR
ELEVATIONS**

A-201



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DALLAS, TEXAS 75201

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APPROVAL

RANDALL NOE
ALLIANCE ADDITION
ROCKWALL, TEXAS

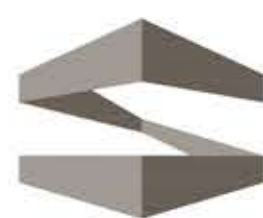
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EXTERIOR
RENDERINGS

A-202



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12575 MILL RUN DRIVE
FRISCO, TEXAS 75035

MEP
HES CONSULTING ENGINEERS
3102 MAPLE AVE
SUITE 450
DALLAS, TEXAS 75201

FOR REGULATORY
APPROVAL

**RANDALL NOE
ALLIANCE ADDITION
ROCKWALL, TEXAS**

Project Number:

Drawing Date: 12/15/16

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Scale:

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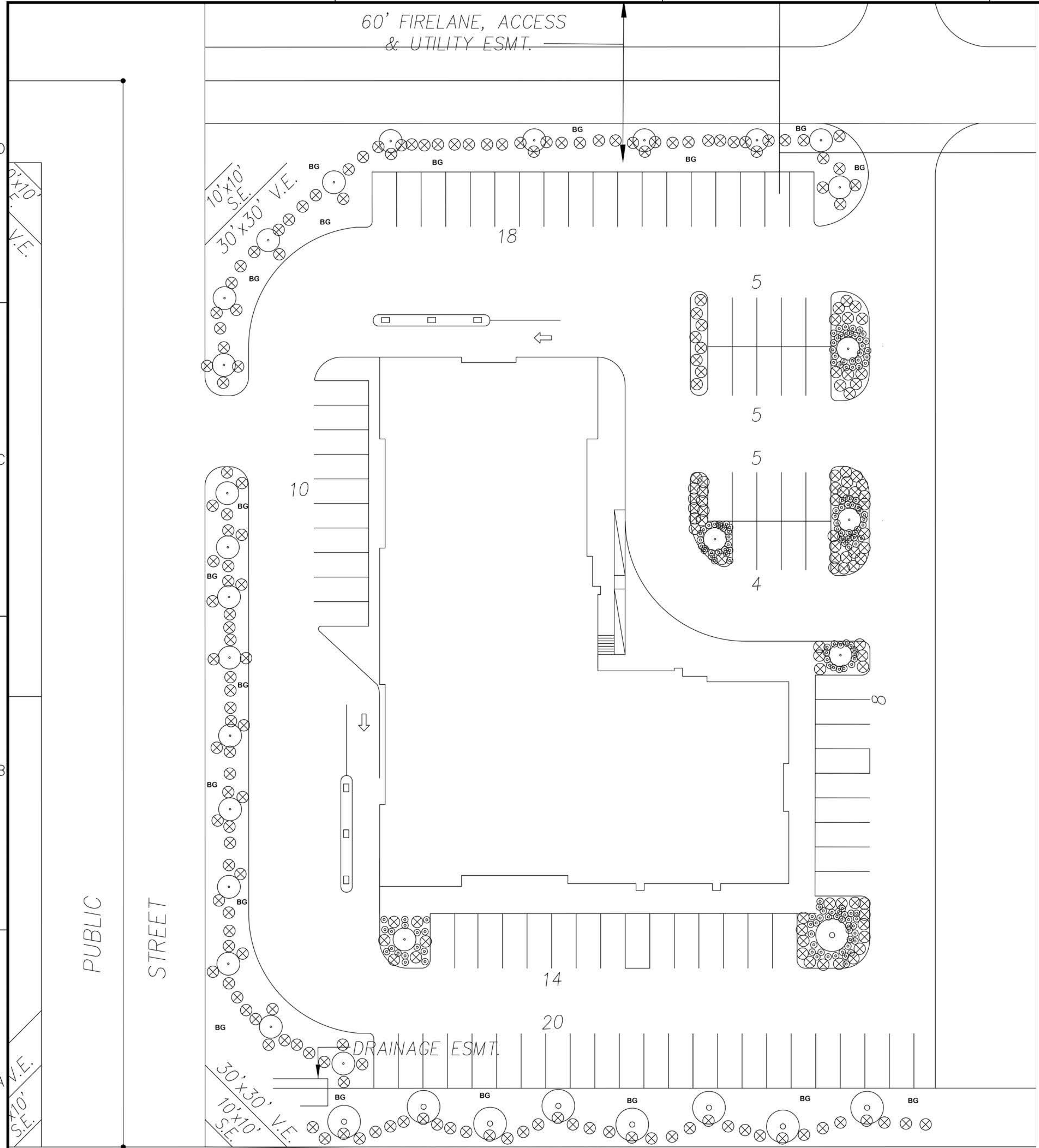
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Sheet Title:

**EXTERIOR
RENDERINGS**

A-203





1 - LANDSCAPING PLAN
SCALE: 1" = 20'

F.M. 3097
(100' R.O.W.)

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- SHRUB
- GROUND COVER
- PERENNIAL
- BERMUDA GRASS

LANDSCAPING GENERAL REQUIREMENTS

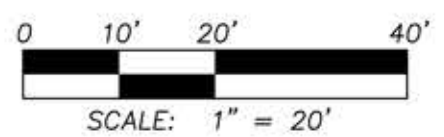
COMMERCIAL / RETAIL
SITE AREA = 100,500 S.F.
LANDSCAPING AREA PROVIDED = 21,624 S.F.
LANDSCAPING AS PERCENTAGE OF TOTAL SITE = 22%

LANDSCAPING GENERAL NOTES:

- 1. NO LANDSCAPING TREES SHALL BE WITHIN 5' OF ANY UTILITY.
- 2. A MINIMUM CLEARANCE OF 5' SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS.
- 3. IRRIGATION SHALL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

SITE LANDSCAPING SCHEDULE:

- 1. CANOPY TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACE BARK ELM, BALD CYPRESS, CHINESE PISTACHIO, OCTOBER GLORY MAPLE, PECAN, TEXAS ASH, LIVE OAK, CHINQUAPIN OAK, BURR OAK. 3" CALIPER, 60 GALLON, 12'-14" HEIGHT.
- 2. UNDERSTORY ORNAMENTAL TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: TEXAS REDBUD, MEXICAN PLUM, DOWNY HAWTHORN, WAX MYRTLE YAUPON, DECIDUOUS YAUPON. 3" CALIPER, 60 GALLON, 8'-10' HEIGHT.
- 3. SHRUBS SHALL BE 3 GALLON EVERBLOOMING ROSE AND 7 GALLON EDWARD GOUCHER ABELIA.
- 4. PERENNIAL ORNAMENTAL GRASS SHALL BE HAMELIN 1 GALLON FOUNTAIN GRASS.
- 5. PERENNIALS SHALL BE 1 GALLON RED VELVET EVERGREEN DAYLILLIES AND 1 GALLON WHITE LANTANA TRAILING.
- 6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.



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DALLAS, TEXAS 75201

FOR REGULATORY
APPROVAL

RANDALL NOE
ALLIANCE ADDITION
ROCKWALL, TEXAS

Project Number:
Drawing Date: 12/15/16
Drawn:
Checked:
Scale:
ACAD File: Alliance Addition-121516-LS101.dwg
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Revisions:

Sheet Title:

LANDSCAPING
PLAN

LS-101