

**CITY OF TAYLOR LAKE VILLAGE, TEXAS
CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT**

This **CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT** (the “Agreement”) is made by and between the **CITY OF TAYLOR LAKE VILLAGE, TEXAS**, a State of Texas Type A general law municipal corporation located at 500 Kirby Blvd., Taylor Lake Village, Texas (the “City”), and **PALT, Inc.**, a Texas corporation, with its primary place of business located at 18101 Sandy Cove, Houston, Texas 77058, and **PALT, Inc.**, as **authorized agent for and on behalf of the following: LAKEVIEW TOWERS L.L.C., NEW RISE HOMES L.L.C., PAL LAND INC., BIG RED INVESTMENTS L.L.C., REDDER FUNDS L.L.C., FULSHEAR REALTY AND INVESTMENTS L.L.C., and REDDER FUNDOS L.L.C.** (collectively, by and through PALT, Inc., the “Developer”), (with the City and the Developer each being a “Party”, and collectively the “Parties”), and is entered into as of the date of execution by the Parties below (the “Effective Date”).

RECITALS

WHEREAS, Chapter 380 Texas Local Government Code (“Chapter 380”) provides statutory authority for the City to establish and administer a program that includes the making of loans and the granting of money for a public purpose; and

WHEREAS, the City Council (the “Council”) finds that the administration of a program that will make loans and grants of money available to the Developer for a limited time in amounts equal to a portion of the City’s property tax and sales and use tax (the “Program”) related to certain property generally located at Academy Lane near Nasa Road 1 and Kirby Blvd., Taylor Lake Village, Texas, and commonly identified by the Harris County Appraisal District “HCAD”) Property Identification Numbers listed on “Exhibit B” attached hereto, including any subsequent HCAD accounts from such parent tracts (the “Property”) would promote local economic development and stimulate business and commercial activity within the City and would directly establish a public purpose; and

WHEREAS, the Council finds that entering into this Agreement serves the public purpose of promoting local economic development, and enhances business and commercial activity within the City; and

WHEREAS, the Council finds that the Program contains sufficient controls to ensure that the above-mentioned public purpose is carried out in all transactions involving the use of public funds and resources in the establishment and administration of the Program; and

WHEREAS, the Developer will, among other things, install public infrastructure and develop an integrated and walkable mixed use project, including single-family residential areas and high-end commercial buildings at the Property (the “Project”) and has applied for financial assistance under the Program to locate the Project in the City; and

WHEREAS, the Developer and the City desire to enter into this Agreement pursuant to Chapter 380 in order to provide loans and grants of money in accordance therein and with required controls; and

NOW THEREFORE, for and in consideration of the provisions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

the City and the Developer agree as follows:

AGREEMENT

SECTION 1. FINDINGS INCORPORATED.

The foregoing Recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration, and promises that bind the Parties.

SECTION 2. TERM.

This Agreement shall commence as of the Effective Date and shall continue in effect for the earlier of: (a) seventeen (17) years from the Effective Date of this Agreement; or, (b) until such time as the incentives contemplated herein are received by the Developer (the "Term"). Unless terminated sooner under the provisions herein, the Term may be extended by an amendment to this Agreement approved by the Parties.

SECTION 3. DEFINITIONS.

The following words shall have the following meanings when used in this Agreement:

(a) Incentive Period means the period of time preceding expiration of the Term and after the date the first ad valorem tax related to the Project is received by the City for the real property, improvements, and fixtures located at the Property, which is over and above the value of any ad valorem tax received by the City for the Property as of the Effective Date.

(b) Program Grant means the economic development grants paid by the City to the Developer in accordance with this Agreement, computed as the sales and use tax collected by the City within the Property and as a percentage of the value of the ad valorem taxes generated by the Project during the Incentive Period and as set forth in this Agreement. The Program Grant shall be based upon the records of the Harris County Appraisal District for every applicable tax year during the Term and the amounts of sales and use tax remitted by the Texas Comptroller of Public Accounts to the City during the Term.

(c) Project means the real property improvements to be made, and fixtures to be located, on the Property, as provided on the project description attached as "Exhibit A" and incorporated herein by reference.

(d) Public Infrastructure means the publicly owned transmission lines for water and wastewater, lift stations, manholes, public roads, public parks, and any other improvements or sites owned by a local government entity (i.e. Harris County Water Control and Improvement District No. 50, Clear Lake City Water Authority, City of Pasadena, City of El Lago, or the City). Public Infrastructure does not include private roads, easements, private parks, private bulkheads, or other improvements owned or maintained by a homeowners' association or property owners' association unless such improvements are expressly listed in this Agreement as part of the Project because they are open to the general public and fulfill a public purpose.

SECTION 4. OBLIGATIONS OF THE DEVELOPER.

The Developer covenants and agrees that, throughout the Term, it shall comply with the following terms and conditions:

(a) Location of the Project. The Project shall be located and constructed to substantial completion on the Property no later than three (3) years from the Effective Date.

(b) Standard and Place of Operation. The Developer shall be responsible for ensuring that the Project is constructed and operated in accordance with this Agreement and with all applicable rules, laws, and regulations, including the City's development standards, such as procurement of certificates of occupancy, compliance with applicable standard building codes, etc., and that during the Incentive Period, the Developer will ensure that the Project satisfies all rules and regulations of the Texas Tax Code as such rules and regulations apply to the Project.

(c) New Investment. The Developer hereby commits to providing all Public Infrastructure and improvements, including but not limited to buildings, sidewalks, landscaping, parking lots, roads, and parks for the Project as provided in "Exhibit A"; provided, further, that the total cost of such Public Infrastructure and improvements to the Property shall be no less than fifteen million dollars (\$15,000,000).

(d) Reporting of Audits. The Developer shall notify the City of any audit conducted or being conducted regarding the Project, with such notice being made as soon as practicable, but not later than sixty (60) days after the audit.

(e) Payment of Ad Valorem Taxes. The ad valorem taxes levied against all or any portion of the Project or the Property shall be paid when due, unless such ad valorem taxes are under protest in accordance with Texas law, and that any ad valorem taxes levied against any portion of the Project or the Property which are not under protest shall be paid when due.

(f) Performance and Compliance. The Developer agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements between the Developer and the City related to the Project. Further, the Developer agrees and acknowledges that the Project is not in any way exempted from any City Ordinance or regulation, including, but not limited to, any and all required building permits, plat approvals, flood prevention regulations, and zoning regulations. In addition to any regulatory requirement, the Developer agrees to the following obligations, requirements, and limitations on construction of the Project in order to fulfill the public purpose of the Project and to provide commercial services in an area that is primarily residential, increase sales tax growth, and provide a walkable and integrated mixed-use community; the Developer shall:

(1) provide sidewalks and walking paths and crosswalks to connect all residential uses within the Project to commercial uses within the Project and to the existing sidewalks or paths;

(2) ;provide amenity lake in substantially similar form to that shown in Exhibit A;

(3) not construct or operate, or contract with any entity to construct or operate, an condominium complex, unless such complex includes ground floor retail, restaurant, or office uses;

(4) not construct or operate, or contract with any entity to construct or operate, any transient

rental unit, hotel, motel, night club, bar (brewpubs and other establishments with a bar that serve food and close by midnight are not prohibited), delivery service (or any similar use requiring truck parking for more than two (2) semi-trucks at any time), recreational vehicle park, restaurant with a drive-thru window (dine-in and walk-in restaurants are not prohibited), boat and boat motor repair service, boat or trailer storage or sales, or vehicle repair or sales;

(5) require consistent building facades throughout the Project;

(6) not construct or operate, or contract with any entity to construct or operate, any “stilt” building or any building with an unenclosed first floor;

(7) provide landscaping, screening, fences, sound walls, and dimmed or covered light fixtures as necessary to mitigate impact of commercial uses on any adjacent residential use;

(8) submit and obtain approval from the City’s Planning and Zoning Commission a landscaping, fencing, parking, and traffic circulation plan prior to or contemporaneous with any building permit application;

(9) provide an additional number of parking spaces equal to fifteen percent (15%) of the number required under City regulations; and

(10) not construct or operate, or contract with any entity to construct or operate, single-family residential structures in areas shown as commercial reserves in “Exhibit A”.

(g) Approval of Public Infrastructure. In order to be eligible to receive a Program Grant, the Developer shall submit engineered plans and engineer certified construction cost estimates for each portion of the Public Infrastructure to the City prior to start of construction whenever feasible, but in any case prior to acceptance of the Public Infrastructure by the applicable government entity. The Developer further agrees that all Public Infrastructure will be constructed according to standard engineering principles, will be sufficient to provide capacity for the proposed and actual Project once the Project is fully in-use, and will comply with all City and other government regulations applicable to such Public Infrastructure.

(h) Annual Certification. In order to be eligible to receive a Program Grant, the Developer shall, at least thirty (30) days prior to the due date for the receipt by the City of the ad valorem taxes from the Property, annually certify the following information for the then current year and for each subsequent year of the Term:

(1) The current status of the Project, including the amount of vertical construction remaining, a list with estimated construction costs for any public and private infrastructure for which construction has not been completed, and the estimated percentage of the commercial portion of the Project that is occupied and actively operating.

(2) The actual costs spent by the Developer for construction of the public infrastructure for the Project;

(3) That the Project is and has been compliant with the standard of operation set forth in Sections 4(b) and 4(f) above for the previous year;

(4) The total investment by the Developer in improvements for the Project pursuant to Section 4(c), above; and

(5) Notice of any request for true-up and documentation associated with any such request.

SECTION 5. OBLIGATIONS OF THE CITY.

The City covenants and agrees that, throughout the Term, it shall comply with the following terms and conditions:

(a) Program Grant. Subject to the limitations of this Section, the funds available to it, and, as to ad valorem tax revenues only, subject to an annual budget appropriation, the City shall make payments to the Developer using the following schedule (the "Program Grant"):

(1) During each year of the Incentive Period, the City will grant to the Developer fifty percent (50%) of the value of the ad valorem property taxes actually collected and received by the City for the Property that are over and above the value of ad valorem property taxes that, as of the Effective Date, the City received from the Property. (For purposes of this Agreement, the current taxes received by the City for the Property as of the Effective Date of this Agreement shall refer to the 2019 appraised value as shown by the Harris County Appraisal District records). Each annual payment of this portion of the Program Grant to the Developer shall be subject to adjustment to account for additional ad valorem property taxes actually collected and received or rebates of collected ad valorem taxes from prior years, all in accordance with Section 5(c) hereof. The calculation of the value of the grant contemplated in this Section shall be at the sole discretion of the City; subject, however, to Section 5(c) hereof.

(2) Further, the City agrees to grant to the Developer one hundred percent (100%) of the value of the sales taxes received by the City derived from the Property. This portion of the Program Grant shall not be subject to an annual budget appropriation by the City. The calculation of the value of the grant contemplated in this Section shall be at the sole discretion of the City; subject, however, to Section 5(c) hereof.

(3) Notwithstanding any other provision to the contrary, in no event shall the amount of the Program Grant exceed two million one hundred thirty thousand dollars (\$2,130,000).

(b) Time of Payments. Subject to the Developer's compliance with Section 4, above, and the limitations provided in Section 5(a), above, the payment of the Program Grant for each Incentive Period will be made by the City to the Developer sixty (60) days after the due date for the receipt by the City of the ad valorem taxes from the Property for each applicable year of the Incentive Period; provided, however, Developer shall notify the City in writing if the City's payment to the Developer of the portion of the Program Grant due under this Section is past due

(c) True-up. Notwithstanding anything contained in this Agreement to the contrary, the Parties' intent is for the Program Grant to be made each year of the Incentive Period to the Developer, subject to the conditions set forth herein. If the City finds that it has over- or underpaid the Developer according to the calculations and metrics provided herein, then the City will adjust any subsequent Program Grant to make up for such difference; provided, however, notice of such difference is provided to the City by the Developer or identified by the City within four (4) years

of the Program Grant payment. The City shall provide the Developer, upon written request, with sufficient non-confidential data received from the Texas Comptroller of Public Accounts to enable the Developer to verify that the portions of the Program Grant attributable to the sales tax revenues derived from the Property are accurate. At a minimum, such information shall be provided by the City to Developer at the Developer's request not less than annually.

(d) Performance. The City agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements between the Developer and the City related to the Project.

(e) Annual Appropriation. The Developer hereby acknowledges that the ad valorem tax portion of the Program Grant is subject to annual appropriation by the City, and that the City shall only provide that portion of the Program Grant if such funds have been approved and dedicated for such a purpose in the City's annual budget. In the case that any funds contemplated under this Agreement are not approved by the City, then such funds shall not be made available to the Developer. Notwithstanding the foregoing, the City acknowledges that the ad valorem tax portion of the Program Grant is a material inducement for the Developer to undertake the Project and agrees to, in good faith, make all reasonable efforts to make such annual appropriations.

SECTION 6. EVENTS OF DEFAULT.

Each of the following shall constitute an Event of Default under this Agreement:

(a) Locate and Operate the Project. Failure of the Developer to locate and operate the Project within the City consistent with this Agreement.

(b) Investment and Public Infrastructure Construction. Failure of the Developer to invest at least fifteen million dollars (\$15,000,000) in improvements and Public Infrastructure related to the Project on the Property.

(c) Reporting of an Audit. Failure of the Developer to ensure the reporting of any audit consistent with this Agreement.

(d) Insolvency. The dissolution or termination of the Developer's existence as an ongoing business or concern; the Developer's insolvency; appointment of receiver for any part of the Developer's property; any assignment of all or substantially all of the assets of the Developer for the benefit of creditors of the Developer; or, the commencement of any proceeding under any bankruptcy or insolvency laws by or against the Developer unless, in the case of involuntary proceedings, such proceedings are discharged within sixty (60) days after filing.

(e) Other Defaults. Failure of either Party to comply with or to perform any other obligation, covenant, or condition contained in this Agreement.

SECTION 7. EFFECT OF AN EVENT OF DEFAULT.

In the event of default under Section 6 of this Agreement, the non-defaulting Party shall give written notice to the defaulting Party of any default, and the defaulting Party shall have sixty (60) days to cure said default. If the act of default is not reasonably capable of being cured within such sixty (60) day period, the defaulting party shall have such longer time as is necessary or appropriate to cure the act of default so long as such Party is actively pursuing a cure with all

reasonable diligence. Should said default remain uncured as of the last day of the applicable cure period (or the defaulting Party is not reasonably pursuing to cure the default with all reasonable diligence) and the non-defaulting Party is not otherwise in default, the non-defaulting Party shall have the right to immediately terminate this Agreement upon written notice to the defaulting Party. The sole and exclusive remedies of the non-defaulting Party shall be limited to either termination of this Agreement or a suit for specific performance. In the case of default by the Developer for failure to comply with the requirements of Section 4(f)(1)-(9) hereof, the Developer shall pay all amounts of Program Grants provided to it by the City up to the date of default.

SECTION 8. TERMINATION OF AGREEMENT WITHOUT DEFAULT.

(a) Either Party may terminate this Agreement without an event of default effective immediately if any State or Federal statute, regulation, case law, or other law renders this Agreement ineffectual or illegal, including case law holding that the Program Grant, as provided herein, is an unconstitutional debt. Termination of this Agreement under this Section shall render this Agreement null and void from that point forward with each Party having no further rights against each other under this Agreement or at law, save and except the obligation for repayment of a Program Grant by the Developer to the City, but only if required by law.

(b) The Developer may terminate this Agreement effective immediately or at any future date upon written notice to the City if the Developer elects to cease operation of the Project in the City or otherwise changes such operations for any reason whatsoever whereby no additional ad valorem taxes are thereafter generated by the Project. Termination of this Agreement under this subsection shall render this Agreement null and void from the date specified for termination with each Party having no further rights against each other under this Agreement or at law, save and except those rights and obligations accruing on the part of either Party prior to such date of termination.

SECTION 9. REPRESENTATIONS AND WARRANTIES.

(a) The Developer represents and warrants to the City that, to the Developer's current actual knowledge, without duty of inquiry or investigation, as of the Effective Date the Developer is a corporation organized and existing under and by virtue of the laws of the State of Texas and is qualified to conduct business and enter into this Agreement pursuant and by virtue of the laws of the State of Texas, and has the power and authority to carry on the business as presently conducted and as represented in this Agreement.

(b) The City represents and warrants to the Developer that to the City's actual current knowledge as of the Effective Date:

(1) The City is a State of Texas Type A general law municipal corporation exercising governmental functions and powers and is organized and existing under the State of Texas and has taken all actions required by law to approve the execution of this Agreement.

(2) The City has the legal right, power, and authority to enter this Agreement and to consummate the transactions contemplated hereby, and the execution, delivery, and performance of this Agreement has been duly authorized and no other action by the City is requisite to the valid and binding execution, delivery, and performance of this Agreement, except as otherwise expressly set forth herein.

(3) The City is not aware of any pending lawsuits, actions, or proceedings which would prevent or impair the timely performance of the City's obligations under this Agreement.

SECTION 10. MISCELLANEOUS PROVISIONS.

(a) Amendments. This Agreement constitutes the entire understanding and agreement of the Parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the Parties.

(b) Applicable Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Harris County, Texas. Venue for any action arising under this Agreement shall lie in the State district courts of Harris County, Texas.

(c) Assignment. This Agreement may not be assigned without the written consent of the Parties, which consent shall not be unreasonably withheld, conditioned, or delayed.

(d) Binding Obligation. This Agreement shall become a binding obligation on the Parties upon execution by all signatories hereto. The City warrants and represents that the individual executing this Agreement on the City's behalf has full authority to execute this Agreement and binds the City to the same. The Developer warrants and represents that the individual executing this Agreement on the Developer's behalf has full authority to execute this Agreement and binds the Developer to the same.

(e) Caption Headings. The caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of the Agreement.

(f) Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

(g) Force Majeure. It is expressly understood and agreed by the Parties to this Agreement that if the performance of any obligations hereunder is delayed by reason of war, civil commotion, acts of God, inclement weather, fire or other casualty, or court injunction, the Party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or requirement shall be extended for a period of time equal to the period such Party was delayed.

(h) Notices. Any notice or other communication required or permitted by this Agreement (the "Notice") is effective when in writing and: personally delivered either by facsimile (with electronic information and a mailed copy to follow) or by hand; or, three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows:

For the Developer: PALT, Inc. 18101 Sandy Cove Houston, TX 77058	For the City: Attn: Mayor City of Taylor Lake Village 500 Kirby Blvd Taylor Lake Village, TX 77586
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(i) Record Retention and Accessibility of Records. The Developer shall maintain and make available to the City upon request all records and supporting documentation relating to the performance of this Agreement, including: all ad valorem tax information relating to the Developer's property; operation of the Project; costs of improvements;; ad valorem tax payments and contests; and, other matters relating its performance under this Agreement. The Developer shall retain such records, and any supporting documentation for the greater of: five (5) years from the end of the Term; or, the period required by applicable law.

(j) Severability. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation having the force and effect of the law, then the remaining portions of this Agreement shall be enforced as if the invalid provision had never been included to the extent it does not frustrate the intent of this Agreement.

(k) Time is of the Essence. Time is of the essence in the performance of this Agreement.

(l) Undocumented Workers. The Developer certifies that it does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended.

(m) Boycott Prohibition. The Developer certifies by execution of this Agreement that, to the extent Chapter 2271 of the Texas Government Code applies to the Developer, it does not boycott Israel, and that it will not boycott Israel during the Term.

(n) Joint and Several Liability. To the extent that the Project is owned or operated by the Developer, which may include multiple entities, the Developer, its subsidiaries, affiliates, successors and assigns agrees that any entity may be held liable, jointly or severally, for compliance with this Agreement and each entity will cooperate fully to provide information, documentation or compliance with the Developer's obligations in Section 4, above.

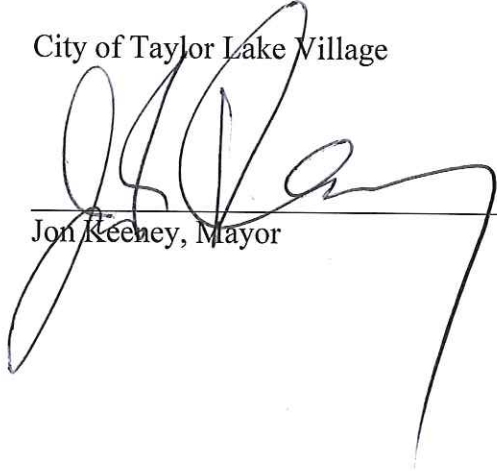
[SIGNATURES ON FOLLOWING PAGES]

SIGNATURES

The Parties hereby enter into this Agreement as of the date of their signatures provided below.

FOR THE CITY:

City of Taylor Lake Village



Jon Keeney, Mayor

Attest:



Stacey Fields, City Administrator/City Secretary

FOR THE DEVELOPER:

PALT, Inc.



By:
Title:

PALT, Inc. as authorized agent for and on behalf of the following: LAKEVIEW TOWERS L.L.C., NEW RISE HOMES L.L.C., PAL LAND INC., BIG RED INVESTMENTS L.L.C., REDDER FUNDS L.L.C., FULSHEAR REALTY AND INVESTMENTS L.L.C., and REDDER FUNDOS L.L.C.



By:
Title:

[ACKNOWLEDGEMENTS AND EXHIBITS ON FOLLOWING PAGES]

ACKNOWLEDGEMENT

FOR THE DEVELOPER

State of Texas §
 §
County of Harris §

This instrument was acknowledged before me on the 6 day of August, 2020, by Tim Leppard of PALT INC, a Texas corporation, on behalf of said corporation.

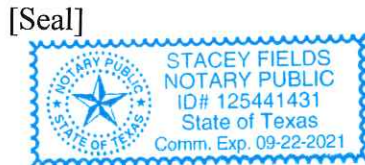


Stacey Fields
Notary Public, State of Texas

FOR THE CITY

State of Texas §
 §
County of Harris §

This instrument was acknowledged before me on the 6 day of August, 2020, by Jon Keeney, Mayor of the City of Taylor Lake Village, Texas, a State of Texas Type A general law municipal corporation, on behalf of said municipal corporation.



Stacey Fields
Notary Public, State of Texas

Mixed Use Section

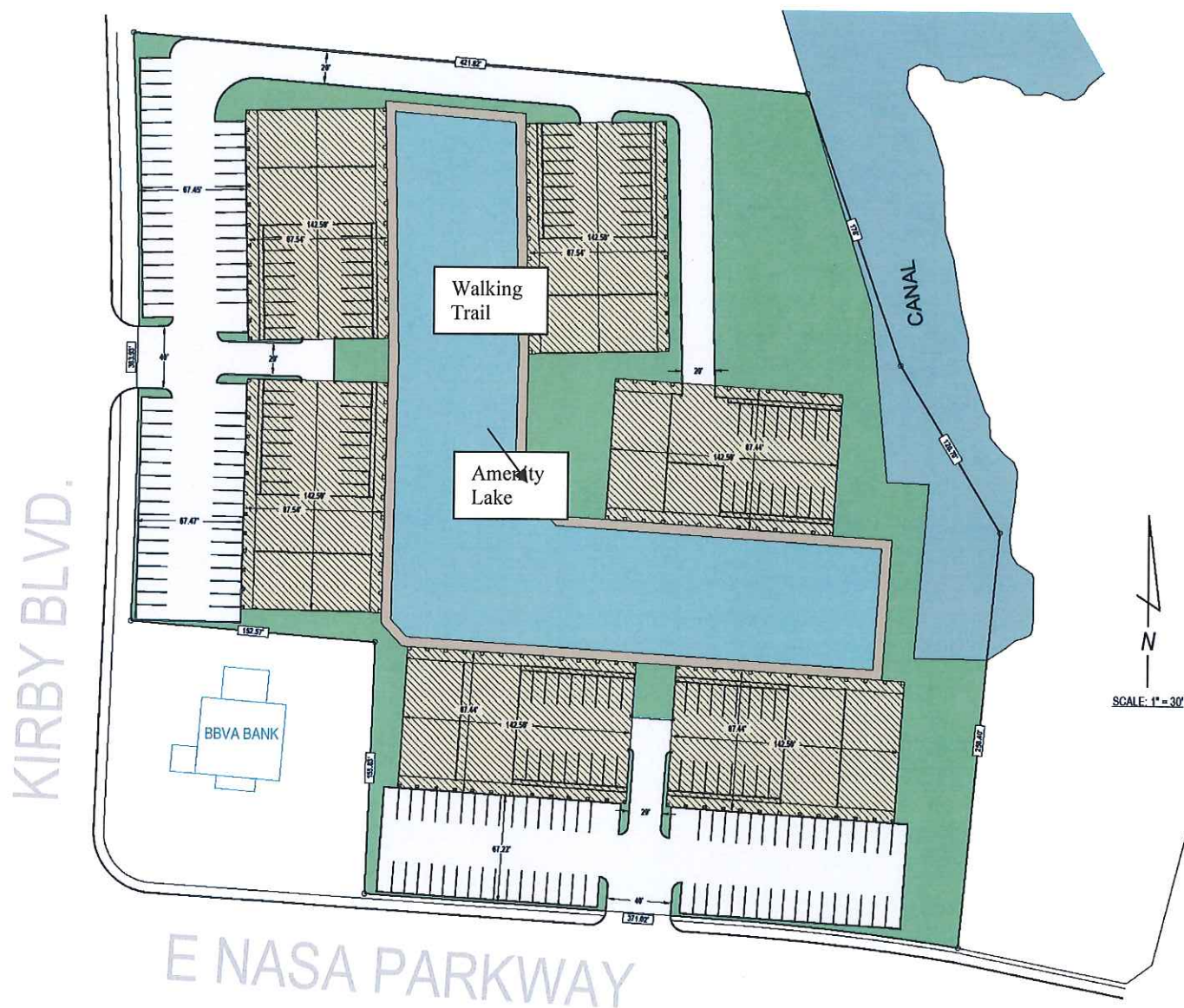


EXHIBIT B: PROPERTY DESCRIPTION

<u>HCAD Acct Number</u>	<u>Address</u>	<u>Property Description</u>
0410080060127	4446 NASA Road 1	Tracts 18 & 19, R Morris Survey, Abstract 52
0410080060121	0 Kirby Blvd	Tracts 21B, 21E & 21E-2, R Morris Survey, Abstract 52
0954550000052	0 Academy St	Lots 42, 43, 52, 53 & 54, North Clear Lake Section 1
0954550000054	0 Academy St	Lot 34, North Clear Lake Section 1
0954550000035	4515 Academy Ln.	Lot 35, North Clear Lake Section 1
0954550000059	0 Academy St.	Lot 36, North Clear Lake Section 1
0954550000053	0 Academy St.	Lot 37, North Clear Lake Section 1
0954550000055	0 Academy St.	Lot 38, North Clear Lake Section 1
0954550000039	4531 Academy Ln.	Lot 39, North Clear Lake Section 1
0954550000055	0 Academy St.	Lot 40, North Clear Lake Section 1
0954550000041	4541 Academy Ln.	Lot 41, North Clear Lake Section 1
0954550000058	0 Academy St.	Lots 44, 50 & 51, North Clear Lake Section 1
0954550000045	4557 Academy Ln.	Lot 45, North Clear Lake Section 1
0954550000046	4561 Academy Ln.	Lot 46, North Clear Lake Section 1
0954550000047	4565 Academy Ln.	Lot 47, North Clear Lake Section 1
0954550000048	4569 Academy Ln.	Lot 48, North Clear Lake Section 1
0954550000057	0 Academy St.	Lots 49, North Clear Lake Section 1

<u>HCAD Acct Number</u>	<u>Address</u>	<u>Property Description</u>	<u>2019 Value</u>	<u>2020 Value</u>
0410080060127	4446 NASA Road 1	Tracts 18 & 19, R Morris Survey, Abstract 52	\$1,593,771.00	\$1,885,298.00
0410080060121	0 Kirby Blvd	Tracts 21B, 21E & 21E-2, R Morris Survey, Abstract 52	\$8,041.00	\$8,041.00
0954550000052	0 Academy St	Lots 42, 43, 52, 53 & 54, North Clear Lake	\$0.00	\$277,076.00
0954550000054	0 Academy St	Lot 34, North Clear Lake Section 1	\$0.00	\$57,626.00
0954550000035	4515 Academy Ln.	Lot 35, North Clear Lake Section 1	\$45,288.00	\$45,288.00
0954550000059	0 Academy St.	Lot 36, North Clear Lake Section 1	\$0.00	\$51,784.00
0954550000053	0 Academy St.	Lot 37, North Clear Lake Section 1	\$0.00	\$51,992.00
0954550000055	0 Academy St.	Lot 38, North Clear Lake Section 1	\$0.00	\$51,992.00
0954550000039	4531 Academy Ln.	Lot 39, North Clear Lake Section 1	\$52,000.00	\$52,000.00
0954550000055	0 Academy St.	Lot 40, North Clear Lake Section 1	\$0.00	\$51,992.00
0954550000041	4541 Academy Ln.	Lot 41, North Clear Lake Section 1	\$116,320.00	\$116,320.00
0954550000058	0 Academy St.	Lots 44, 50 & 51, North Clear Lake Section 1	\$0.00	\$113,644.00
0954550000045	4557 Academy Ln.	Lot 45, North Clear Lake Section 1	\$55,586.00	\$55,586.00
0954550000046	4561 Academy Ln.	Lot 46, North Clear Lake Section 1	\$54,300.00	\$54,300.00
0954550000047	4565 Academy Ln.	Lot 47, North Clear Lake Section 1	\$0.00 pending	
0954550000048	4569 Academy Ln.	Lot 48, North Clear Lake Section 1	\$40,000.00	\$40,000.00
0954550000057	0 Academy St.	Lots 49, North Clear Lake Section 1	\$0.00	\$40,280.00
			1,965,306	2,953,219

