CHAPTER 381 ECONOMIC DEVELOPMENT,

PERFORMANCE, AND REIMBURSEMENT AGREEMENT

BETWEEN

ANDERSON COUNTY, TEXAS,

AND

GVD WILLOW CREEK, LLC,
A Texas Limited Liability Company

STATE OF TEXAS	§
	§
COUNTY OF ANDERSON	§

This Chapter 381 Economic Development Agreement, Performance and Reimbursement Agreement, hereinafter collectively referred to as the "Agreement," is made and entered into by and between ANDERSON COUNTY, Texas (the "COUNTY") and GVD Willow Creek, LLC, a Texas Limited Liability Company ("GVD") hereinafter collectively referred to as the "Parties" and sometimes individually referred to as a "Party."

RECITALS

WHEREAS, the purpose of this Agreement is to encourage major economic investment in the redevelopment of the Loop 256 corridor between Willow Creek Parkway and S. Sycamore Street through the development and construction of new multi-family residential housing which will attract new retail and commercial development to the Property as well as attract new and retain primary employment within the COUNTY; and

WHEREAS, GVD has under contract for an acquisition anticipated in or around May, 2018, the real property described as a 11.2-acre tract of land, being a part of a 33.02064-acre tract called the A0043 MCDONALD, WM S BLOCK 903 TRACT 4, the survey for which is attached hereto as Exhibit "A-1" (the "Property"); and

WHEREAS, GVD plans to construct substantial improvements to the Property, specifically an approximate 136-unit apartment complex, as reflected on the site plan attached hereto as Exhibit "A-2" and referred to herein as the "Project;" and

WHEREAS, GVD's proposed Project will also constitute a major economic investment in the redevelopment of the Property which will provide much needed new multi-family residential housing and attract new retail and commercial development; and

WHEREAS, the COUNTY recognizes the positive economic impact that the Project will bring to the COUNTY through the redevelopment and diversification of the local economy, the

creation of new multi-family housing units, and the attraction of other new businesses to the COUNTY and thereby the reduction of unemployment through the creation of new jobs or underemployment through the retention of existing jobs, and the retention and growth of the *ad valorem* tax revenue generated by the Project; and

WHEREAS, in accordance with Chapter 381, Texas Local Government Code, and Article III, Section 52-a, of the Texas Constitution, the COUNTY may establish and provide for the administration of a program for the making of loans or grants of public money and providing personnel and services to promote state or local economic development and to stimulate business and commercial activity in the municipality; and

WHEREAS, consistent with Chapter 381, Texas Local Government Code, and Article III, Section 52-a, of the Texas Constitution and other applicable law, the COUNTY hereby establishes an economic development program whereby the COUNTY agrees to make a grant of public money to GVD, in the form of reimbursement grants for ad valorem real property tax sharing incentives, to advance the public purposes of developing and diversifying the economy of the COUNTY, reducing unemployment or underemployment in the COUNTY and the State of Texas, stimulating business and commercial activity in the COUNTY, and developing or expanding transportation and commerce to and through the COUNTY; and

WHEREAS, the COUNTY hereby concludes that this Agreement promotes economic development in the COUNTY and, as such, meets the requirements under the law for an economic development program for which a grant of public money is allowed, and, further, is in the best interest of the COUNTY and the surrounding community; and

WHEREAS, GVD has agreed to satisfy and comply with the terms and conditions of this Agreement in exchange for and as consideration for economic development funding and incentives from the COUNTY in the form of reimbursement grants for ad valorem real property tax sharing incentives; and

WHEREAS, the COUNTY and GVD each agree that the provisions of this Agreement substantially advance a legitimate interest of the COUNTY by expanding the tax base of the COUNTY, creating housing, increasing employment, and stimulating economic development; and

WHEREAS, the COUNTY has determined that it is duly authorized by the Constitution and laws of the State of Texas to enter into this Agreement, and GVD has determined that it is duly authorized by its officer(s) to enter into this Agreement, and each have further determined that the terms, provisions, and conditions hereof are mutually fair and advantageous to each; and

WHEREAS, on the Effective Date, the commitments contained in this Agreement shall become legally binding obligations enforceable against the Parties; and

WHEREAS, the recitals as set forth above are declared true and correct and are hereby incorporated as part of this Agreement; and

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual benefits and promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the COUNTY and GVD each agree as follows:

ARTICLE I.

DEFINITIONS

1.1 The terms "Agreement," "COUNTY," and "GVD" shall have the meanings provided for them in the Recitals above. Except as may be otherwise defined, or if the context clearly requires otherwise, capitalized terms and phrases as used in this Agreement shall have the meanings as follow:

"County Ad Valorem Property Tax Collections" means and includes all ad valorem tax obligations currently imposed upon the Property and collected by the COUNTY for the tax years occurring during the Reimbursement Period.

"County Ad Valorem Property Tax Grant" means that amount of the County Ad Valorem Property Tax Collections that is actually paid by or on behalf of GVD as a result of the Anderson County Appraisal District's ad valorem tax appraisal on the Property for which GVD is eligible for reimbursement in the form of a reimbursement grant.

"Economic Development Funds" means any grant of public monies GVD receives from the COUNTY in the form of a reimbursement grant for the reimbursement of County Ad Valorem Property Tax Collections in the form of a County Ad Valorem Property Tax Grant.

"Effective Date" means the date this Agreement is executed by the last Party to execute this Agreement.

"Event of Bankruptcy or Insolvency" means the dissolution, termination or liquidation of GVD's existence as a going business (but not in connection with a merger or other corporate reorganization), the reorganization of GVD as part of a bankruptcy proceeding, insolvency, or the appointment of a receiver for any significant part of GVD's Property.

"Program" means the economic development program established by the COUNTY pursuant to Chapter 381 of the Texas Local Government Code to promote local economic development, create housing, increase local use tax revenue, and stimulate business and commercial activity within the COUNTY.

"Project" means GVD's planned construction of substantial improvements to the Property, specifically a 136-unit apartment complex known as Willow Creek Apartments, located within the COUNTY and as reflected in the site plan attached hereto as Exhibit "A" for the purpose of creating new multi-family residential housing inventory which will have the secondary effect of attracting new retail and commercial development to the Property.

"Property" means the real property located along the Loop 256 corridor between Willow Creek Parkway and S. Sycamore Street and more particularly described as a 11.2-acre tract of land, being a part of a 33.02064-acre tract called the A0043 MCDONALD, WM S BLOCK 903 TRACT 4 located within the Anderson County Appraisal District.

"Reimbursement Period" means the five-year period beginning on January 1st of the year after which the CITY issues a Certificate of Occupancy for the Project.

"**Substantial Improvements**" means improvements upon the real property described herein with a budget of not less than $7.8 million ($7,800,000.00).

"Taxable Items" shall have the same meaning assigned by Section 151.010 and 151.0101 of the Texas Tax Code, as may be amended.

"Undocumented Worker" means an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States, or authorized under law to be employed in that manner in the United States.

ARTICLE II.

TERM

2.1 This Agreement shall commence on the Effective Date and, unless sooner terminated pursuant to any other provisions of this Agreement, shall terminate upon the COUNTY issuing to GVD its final disbursement of Economic Development Funds for the County Ad Valorem Property Tax Grant in Year Five according to the terms and conditions for the payment of same as contemplated by this Agreement.

ARTICLE III.

CONDITIONS PRECEDENT

3.1 The COUNTY and GVD each agree that as a condition of this Agreement and any Economic Development Funds resulting therefrom, GVD must comply with the following terms and conditions:

3.1.1 GVD shall purchase or otherwise close on the Property and provide the COUNTY with a copy of the Warranty Deed(s) evidencing the conveyance of the Property to GVD within fifteen (15) days of the Property acquisition and the surveys providing a legal description, by metes and bounds, of the Property acquired; and

3.1.2 GVD shall construct, market, operate and maintain 136 market-rate multi-family residential units on the Property; and

3.1.3 GVD must tender all plans for any improvements to the Property to the CITY for review and approval, obtain all necessary permits as required by the CITY's

Code of Ordinances, and comply with all development regulations including, but not limited to, the City's zoning code, and comply in all material respects with any other reasonable terms or conditions established or otherwise imposed by the CITY that are consistent with terms and conditions imposed by the CITY on other parties seeking similar economic development assistance; and

3.1.4 GVD shall otherwise comply with the Chapter 380 Economic Development, Performance and Reimbursement Agreement executed between the City of Palestine, Texas and GVD Willow Creek, LLC, a Texas Limited Liability Company.

3.2 As a further condition precedent to this Agreement, GVD hereby certifies that it does not now, and will not, knowingly employ an Undocumented Worker as defined by the Tex. Gov't. Code Sec. 2264.001(4)(A-B) and Article I above.

ARTICLE IV.

ESTIMATED VALUE OF AGREEMENT

4.1 GVD agrees to construct substantial improvements to the Property, specifically an approximate 136-unit apartment complex pursuant to the engineering, construction and other related development plans approved by the CITY (subject to reasonable modification so long as such modifications do not materially change the scope of the proposed improvements) and operate, or cause to be operated, the apartment complex known as Willow Creek Apartments as contemplated by the Project.

4.2 GVD estimates that the Project will generate new temporary construction jobs, as well as primary employment jobs that will be available in the COUNTY in addition to those already existing primary employment jobs that will be retained.

4.3 Based on information provided by GVD, the COUNTY estimates that the Project will generate moderate to substantial growth in the number and quality of apartment complex units for residential tenants within the Property thereby stimulating secondarily an increase in sales tax collections within the COUNTY. The total estimated economic value of the Agreement to the COUNTY is $7.8 million ($7,800,000.00) of increased appraised value based on those documents attached in the attached Exhibit "B."

4.4 The COUNTY acknowledges and agrees that the estimates and other information provided by GVD are projections only and GVD has not guaranteed any specific increase in ad valorem property or sales tax revenues as a condition precedent to this Agreement.

V.

CONDITIONAL REIMBURSEMENT GRANTS FOR COUNTY AD VALOREM TAX COLLECTIONS

Ad Valorem Real Property Tax Collections:

5.1 After the Effective Date and subject to GVD's compliance with this Agreement, the COUNTY agrees to provide GVD with Economic Development Funds in the form of reimbursement grants that reimburse a percentage of the County Ad Valorem Property Tax Collections the COUNTY actually receives from GVD's Property during the Reimbursement Period.

5.2 In order to obtain the reimbursement grants hereby pledged by the COUNTY, GVD shall submit an application for reimbursement to the COUNTY reflecting proof of payment for its ad valorem taxes due on the Property for each year occurring during the five-year Reimbursement Periods which is subject to reimbursement. The COUNTY or its designee may independently verify GVD's payment of the ad valorem taxes subject to reimbursement prior to the COUNTY tendering the reimbursement grant to GVD. The reimbursement grants will be paid within sixty (60) days after GVD's submission of its reimbursement application unless the COUNTY finds that GVD has not complied with its obligations under this Agreement.

5.3 In order to identify the amount of County Ad Valorem Property Tax Collections GVD paid on the Property for each year during the five-year Reimbursement Period described below, the COUNTY shall be responsible for gathering the County Ad Valorem Property Tax Collections information from the Anderson County Tax Appraiser.

Table 1.

COUNTY AD VALOREM PROPERTY TAX REIMBURSEMENT GRANT SCHEDULE

Year Subject to Reimbursement	County Ad Valorem Tax Collections Qualifying for Reimbursement	Reimbursement Percentage
Reimbursement Year 1	All ad valorem real property tax collected by the County on the Property	25%
Reimbursement Years 2 thru 5	All ad valorem real property tax collected by the County on the Property	30%

ARTICLE VI.

LIABILITY

6.1 By executing this Agreement, GVD assumes no obligation, duty or other responsibility with regard to any governmental function or service for which the COUNTY is responsible that is not otherwise addressed by this Agreement. In addition, GVD assumes no legal

liability for the actions of the COUNTY through the execution of this Agreement. Likewise, the COUNTY assumes no obligation, duty or other responsibility with regard to any duty, right, obligation or responsibility associated with the Project for which GVD is responsible. In addition, the COUNTY assumes no legal liability for the actions of GVD or a branch, division, department, subsidiary, affiliate or franchisee of GVD by virtue of its execution of this Agreement.

6.2 Each Party to this Agreement agrees that it shall have no liability for the actions or omissions of the employees, agents, directors, officers, members, stockholders or trustees of any other Party, and each Party is solely responsible for the actions and omissions of its own employees, agents, directors, officers, members, stockholders or trustees.

ARTICLE VII.

DEFAULT AND TERMINATION

7.1 A Party shall be deemed in default under this Agreement (which shall be deemed a breach hereunder) if such Party fails to materially perform, observe, or comply with any of its covenants, agreements, or obligations hereunder or breaches or violates any of its representations contained in this Agreement and such failure, breach or violation continues for ninety (90) days after written notice by a non-defaulting Party to the defaulting Party of such failure, breach or violation.

7.2 GVD shall be deemed in default under this Agreement (which shall be deemed a breach hereunder) if GVD experiences during the term of this Agreement an Event of Bankruptcy or Insolvency that is not cured within ninety (90) days from the date GVD receives a written notice of breach from the COUNTY. In the event GVD fails to timely cure its Event of Bankruptcy or Insolvency, then GVD shall repay the full amount of any reimbursement grant(s) that GVD has up to that time received from the COUNTY not later than one hundred twenty (120) days after the date for cure expired.

7.3 Intentionally deleted.

7.4 During the term of this Agreement, GVD agrees not to knowingly employ any Undocumented Worker as defined herein and according to Tex. Gov't. Code Sec. 2264.001. If after receiving any Economic Development Funds qualifying as a public subsidy and on or prior to GVD receiving the last County Ad Valorem Property Tax Grant in Year Five according to the terms and conditions for the payment of same as contemplated by this Agreement, GVD, or a branch, division, or department of GVD, is convicted of a violation under 8 U.S.C. § 1324a(f), GVD shall repay the full amount of any Economic Development Funds received by GVD from the COUNTY as of the date of such violation not later than one hundred twenty (120) days after the date GVD is convicted.

7.5 Any event of default by GVD that triggers an obligation by GVD to repay the COUNTY shall include an interest payment accruing from the later of the date any Economic Development Funds were paid to GVD or the date of the violation giving rise to the right to recover such Economic Development Funds from GVD, at the rate periodically announced by the Wall

Street Journal as the prime or base commercial lending rate, or if the Wall Street Journal shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any other New York money center bank selected by the COUNTY) as its prime or base commercial lending rate. The payment of interest shall be as if it had been accruing from the later of the date the Economic Development Funds were paid to GVD or the date of the violation giving rise to the right to recover such Economic Development Funds until the date the Economic Development Funds are repaid to the COUNTY.

7.6 This Agreement shall terminate upon the earlier of the following events:

7.6.1 The date upon which the COUNTY issues to GVD its final disbursement of Economic Development Funds for the County Ad Valorem Property Tax Grant; or

7.6.2. The date upon which GVD closes on the sale of the Project to a third-party that is not the result of condemnation (or deed in lieu thereof), granting easements necessary for the further use and development of the Property for an apartment complex or other retail shopping sites, execution of commercially reasonable leases contemplated by this Agreement or transfer to a wholly owned subsidiary; or

7.6.3 The expiration of the date by which GVD had to cure an event of default associated with this Agreement.

7.6.4 Following the termination of this Agreement, the COUNTY shall not be responsible for any further payment of Economic Development Funds that may be due or that may become due under this Agreement.

ARTICLE VIII.

NOTICES

8.1 Any notice given under this Agreement must be in writing and may be given (i) by depositing it in the United States mail, certified, with return receipt requested, addressed to the Party to be notified at the address set forth below, or at the last address for notice that the sending Party has for the receiving Party at the time of mailing, and with all charges prepaid; (ii) by depositing it with Federal Express or another service guaranteeing "next day delivery," addressed to the Party to be notified and with all charges prepaid; (iii) by personally delivering it to the Party, or any agent of the Party listed in this Agreement; or (iv) by facsimile with confirming copy sent by one of the other described methods for notice set forth in this sentence. Notice by United States mail as provided in (i) will be deemed delivered, whether or not actually received, three (3) days after the date of mailing. Payments to any Party shall be made by check at the address set forth below (without copies), unless timely notice of change of address is given to a Party in writing. For purposes of this Article VIII, the addresses of the Parties will, until changed as provided in Sec. 8.2 below, be as follows:

GVD:	GVD Willow Creek, LLC Attention: Gene Dixon Jr. Manager 322 Gilmer Street Sulphur Springs, Texas 75482 Facsimile: (903) 885-7961
with a copy to:	Dodson Legal Group Attention: Nathaniel Dodson 14850 Montfort Drive, Suite 165 Dallas, Texas 75254 Facsimile: (469) 317-3331
COUNTY:	Attention: County Attorney 703 N. Mallard St. Palestine, Texas 75801 Facsimile: (_____) _____-_____
with a copy to:	Palestine Economic Development Corporation Attention: Director 100 Willow Creek Parkway, Suite A Palestine, Texas 75801 Facsimile: (_____) _____-_____

8.2 Either Party may designate a different address by giving the other Party ten (10) days written notice.

ARTICLE IX.

DISCLAIMER

9.1 Nothing herein shall confer upon any person, firm or other entity other than the Parties hereto any benefit or any legal or equitable right, remedy or claim under this Agreement. All obligations hereunder of the Parties hereto shall be binding upon their respective successors and assigns.

9.2 No rights, duties, obligations, interest or options of a Party under this Agreement may be assigned or otherwise made available to a third party.

ARTICLE X.

SEVERABILITY AND SURVIVAL OF AGREEMENT

10.1 If any provision or application of this Agreement shall be held illegal, invalid or unenforceable by any court with competent jurisdiction, the invalidity of such provision shall not affect or impair any of the remaining provisions of this Agreement.

ARTICLE XI.

GOVERNING LAW & IMMUNITY

11.1 This Agreement shall be construed and interpreted in accordance with the laws of the State of Texas. It is further understood and agreed that any dispute arising out of or related to this Agreement shall be resolved in a court of competent jurisdiction in Anderson County, Texas. Nothing in this Agreement shall constitute a waiver by the COUNTY of its governmental or sovereign immunity. Nothing in this Agreement shall be construed as express or implied consent by the COUNTY to being sued.

ARTICLE XII.

MISCELLANEOUS PROVISIONS

12.1 Force majeure. In the event either Party is rendered unable, wholly or in part, by force majeure to carry out any of its obligations under this Agreement, except the obligation to pay amounts owed or required to be paid pursuant to the terms of this Agreement, then the obligations of such Party, to the extent affected by such force majeure and to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of any inability so caused to the extent provided but for no longer period. As soon as reasonably possible after the occurrence of the force majeure relied upon, the Party whose contractual obligations are affected thereby shall give notice and full particulars of such force majeure to the other Party. Such cause, as far as possible, shall be remedied with all reasonable diligence. The term "force majeure," as used herein, shall include without limitation of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, drought, arrests, restraint of government, civil disturbances, explosions, breakage or accidents to machinery, pipelines or canals, partial or entire failure of water supply resulting in an inability to provide water necessary for operation of the water and wastewater systems hereunder, if any, and any other inabilities of any Party, whether similar to those enumerated or otherwise, which are not within the control of the Party claiming such inability, which such Party could not have avoided by the exercise of due diligence and care.

12.2 Indemnity. GVD shall indemnify, defend and hold harmless the COUNTY from and against any and all liabilities (including, without limitation the COUNTY's strict liability), claims, demands, costs (including, without limitation, reasonable attorneys' fees), expenses, damages, losses and causes of action of whatever nature that arise out of the COUNTY's execution or enforcement of this Agreement.

12.3 Approvals or Consents. Approvals or consents required or permitted to be given under this Agreement shall be evidenced by an ordinance, resolution, or minute order adopted by the governing body or board of the appropriate Party or by a certificate executed by a person, firm or entity previously authorized to give such approval or consent on behalf of a Party. Approvals

and consents shall be effective without regard to whether given before or after the time required for giving such approvals or consents.

12.4 Parties in interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third parties.

12.5 Supplementation. In the event any further documentation or information is required for this Agreement to be valid, then the Parties to this Agreement shall provide or cause to be provided such documentation or information. The Parties shall execute and deliver such documentation, including but not limited to any amendments, corrections, deletions or additions as necessary to this Agreement provided however that the Parties shall not be required to do anything that has the effect of changing the essential economic terms of this Agreement or imposing greater liability on the Parties. The Parties further agree that they shall do anything necessary to comply with any requirements to enable the full effect of this Agreement; provided, however, that the Parties shall not be required to do anything that has the effect of changing the essential economic terms of this Agreement or imposing greater liability on the Parties.

12.6 Modification; Exhibits. This Agreement shall be subject to change or modification only with the mutual written consent of the COUNTY and GVD. All Exhibit(s) attached to this Agreement are hereby incorporated by reference for all purposes as if fully set forth in their entirety herein.

12.7 Attorney's Fees. In the event it becomes necessary for a Party to file a suit to enforce this Agreement or any provisions of this Agreement, the Party prevailing in such suit shall be entitled to recover, in addition to all other remedies or damages, reasonable attorneys' fees and court costs incurred by same.

12.8 Reservation of rights. All rights, powers, privileges, and authority of the Parties hereto not restricted or affected by the express terms and provisions hereof are reserved by the Parties and, from time to time, may be exercised and enforced by the Parties.

12.9 Merger. The terms contained in this Agreement represent the final agreement among and between the Parties with respect to the subject matter hereof and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the Parties. The Parties agree that by entering into this Agreement they have not relied upon any representation other than those contained in this Agreement. The Parties agree that they have read this Agreement, sought the advice of counsel, understand the terms of this Agreement and have executed this Agreement voluntarily.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

SIGNATURE PAGE

GVD WILLOW CREEK, LLC

By: _____

Name: Gene Dixon Jr.

Title: Manager

Date: 3-27-18

ANDERSON COUNTY, TEXAS

By: _____
The Honorable Robert D. Johnston
County Judge

Date: 3-19-2018

ATTEST:

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF ANDERSON §

Before me, the undersigned notary public, on this day personally appeared Gene Dixon Jr., in his official capacity as Manager for GVD Willow Creek, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed that instrument for the purposes and consideration therein expressed in the capacity therein stated.

Given under my bond and seal of office this 27th day of March, 2018.

Kameron Freelen
Notary Public, State of Texas

KAMERON FREELEN
NOTARY PUBLIC
STATE OF TEXAS
ID # 13123205-8
My Comm. Expires 08-03-2021

NOTARY ID: 13123205-8

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF ANDERSON §

Before me, the undersigned notary public, on this day personally appeared The Honorable Robert D. Johnson, County Judge for Anderson County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed that instrument for the purposes and consideration therein expressed in the capacity therein stated.

Given under my bond and seal of office this 19 day of March, 2018.

LESA LAMBRIGHT
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES
01/31/2019

Lesa Lambright
Notary Public, State of Texas

NOTARY ID: 12849438-8

EXHIBIT A-1

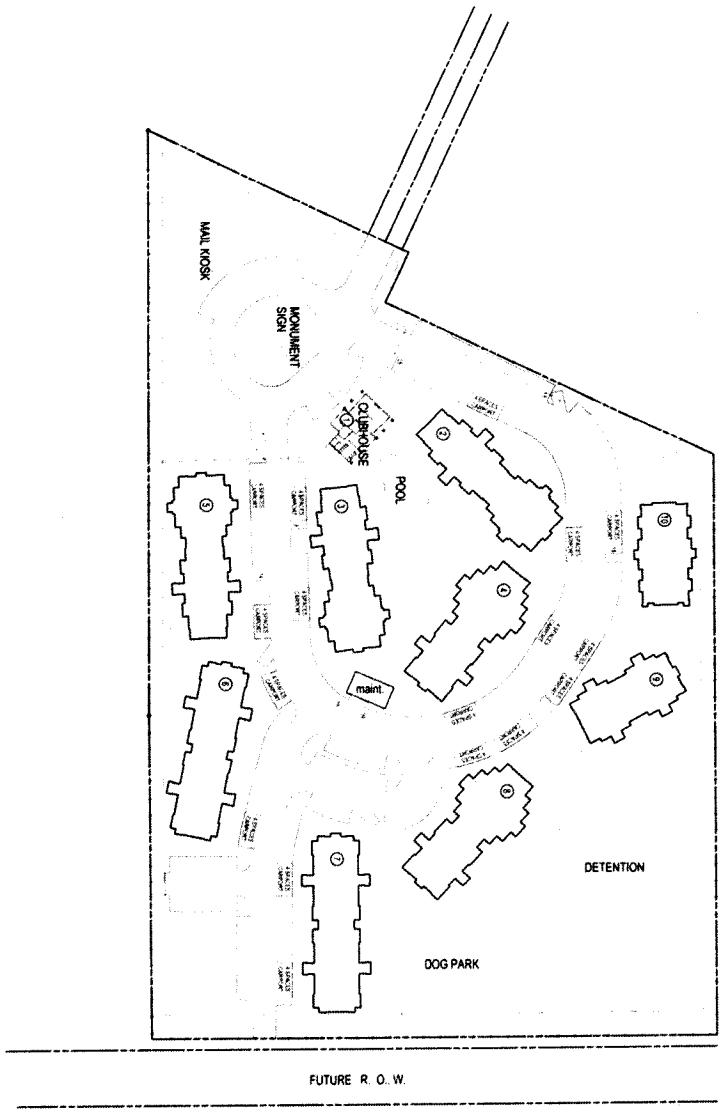
PROPERTY SURVEYS

A 11.2-acre tract of land, being a part of a 33.02064-acre tract called the A0043 MCDONALD, WM S BLOCK 903 TRACT 4:

<INSERT SURVEY HERE>

EXHIBIT A-2

SITE PLAN



SITE PLAN NORTH

EXHIBIT B

ESTIMATED PROJECT VALUE
(supporting documents)

- Market Feasibility Analysis – Willow Creek Apartment Homes (Project #17-5540)
- Willow Creek Amenities & Features (as proposed September 11, 2017)
- Project Renderings (2)