

Letter of Intent

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East McKinney, LLC is a real estate property manager and investment fund manager. It operates out of McKinney, TX. East McKinney, LLC is the property manager of the McKinney Flour Mill and General Partner of Haddington Fund, LP, the owner of property.

This project of replacing broken glass window panes and adding glass and metal doors to the Flour Mill building address 415 E. Louisiana St. does not anticipate adding any jobs. The replacement of the broken window panes will enhance the façade look of the old Flour Mill building so that it doesn't appear to be an abandoned building with lots of missing window panes.

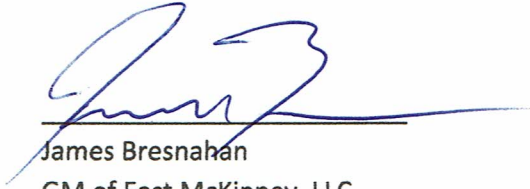
Safety and Security: It will also protect the people that are standing below the 2nd story broken/damaged windows so that old repair work that was done many years ago doesn't fall off the building on to the people below. There was one incident where a wooden board used to help secure one of the damaged windows fell off and almost hit a person standing on the ground below. Replacing the window panes will also help secure the building so that unwanted visitors will not be able to crawl through the broken windows into the building.

East McKinney, LLC will be doing the work.

East McKinney, LLC is applying for the Façade TIRZ reimbursement grant of up to \$25,000 for the following improvements to the McKinney Flour Mill address 415 E. Louisiana St. 4 story building: **Total job cost: \$26,000**

- Replace 330 window panes on the north and north east side of the 2nd floor that are broken and/or completely missing from the existing original metal frame windows. Includes repairing the 100+ year old metal window frames as needed. Labor and material cost: \$7,000
- Scaffolding to be used/erected for access to the tall windows and for safety over old flooring that may have been compromised from the weather under and around some of the windows: Cost 10,000
- Repair, provide electrical power, and hang 2 original wrought iron light fixtures to the outside of the building by the southernmost double doors facing the original Main Street that runs on the east side of the building: Cost \$1,500

- Replace two wooden doors with hand crafted wrought iron and glass doors for better natural lighting into the building and for matching of other wrought iron and glass doors on the property: \$7,500



James Bresnahan
GM of East McKinney, LLC