

RIGHT OF FIRST REFUSAL NOTICE

Green Manor Apartments

2000 4th Street, Hempstead, Waller County, Texas 77445

Owner: FDI-GM 2003, LTD

Owner Contact: Jim Fieser

Owner Address: P.O. Box 640, Tomball, Texas 77375

Owner Email: jim.fieser@jfieser.com

Owner Phone No: 281-419-6114

Date: 01/31/2024

The Honorable Judge Carbett "Trey" J. Duhon III
Waller County
836 Austin Street, Suite 203
Hempstead, Texas 77445

Dear Judge Duhon,

This letter is to notify you about a potential sale of Green Manor Apartments, a multifamily Housing Tax Credit Development with a total of 40 units, of which 40 units are low-income units to an approved qualified entity, subject to satisfaction of a 180-day Right of First Refusal (ROFR) requirement of the Land Use Restriction Agreement (LURA). FDI-GM 2003, LTD. has agreed to provide a Right of First Refusal to a Qualified Nonprofit Organization or a Qualified Entity (including tenant organizations) to purchase this Development before selling the Development to any buyer other than a Qualified Nonprofit Organization or Qualified Entity.

Pursuant to the rules under 10 TAC §10.407 and law under §2306.6726 of the Texas Government Code, this letter provides proper notice of intent that the Development Owner, FDI-GM 2003, LTD., has requested the Texas Department of Housing and Community Affairs (TDHCA) to find a Qualified Nonprofit Organization or Qualified Entity who will purchase the Development at the established Minimum Purchase Price. If a Qualified Nonprofit Organization or Qualified Entity is not presented by the end of the 180-day ROFR period, FDI-GM 2003, LTD. may sell the Development to a proposed buyer or any buyer other than a Qualified Nonprofit Organization or Qualified Entity, subject to TDHCA approval.

The proposed sale will not disturb existing tenant leases. If you have any questions, please contact Melissa Baughman, at 281-419-6114 or via the contact information at the top of this letter. You may also contact the staff member at the Texas Department of Community Affairs that is

overseeing the Development's ROFR application, Rosalio Banelos, at 512-475-3357 or Rosalio.banelos@tdhca.state.tx.us.

Sincerely,



Melissa Baughman on behalf of

James W. Fieser
President of general partner

Sent via 1st class mail and email.