

**4433 VIRGINIA LANE
OWNER'S EVIDENCE**

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

Providence Title Co. GF No. 102 016177

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: December 29, 2021

Grantor: The L.L. Atkins Family Limited Partnership, a Texas family limited partnership (also known as The L.L. Atkins Family Limited Partnership, dated September 24, 1999, Linda Lee Atkins, as General Partner; The LL Atkins Family LP; and The L.L. Atkins Family Limited Partnership, dated 09/24/99)

Grantor's Mailing Address:

2620 W. ARKANSAS LN.
ARLINGTON, TX 76016

Grantee: Pkg 10-FTW 188, LLC, a Delaware limited liability company

Grantee's Mailing Address:

4925 Davis Blvd. Ste. 201
North Richland Hills, Texas 76180

Consideration:

Ten and no/100 dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged.

Property (including any improvements):

See attached Exhibit "A".

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Exceptions to Conveyance and Warranty:

Matters of record set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

(Signatures appear on the following page)

IN WITNESS WHEREOF, this General Warranty Deed has been executed on the date first written above.

The L.L. Atkins Family Limited Partnership, a Texas family limited partnership (also known as The L.L. Atkins Family Limited Partnership, dated September 24, 1999, Linda Lee Atkins, as General Partner; The LL Atkins Family LP; and The L.L. Atkins Family Limited Partnership, dated 09/24/99)

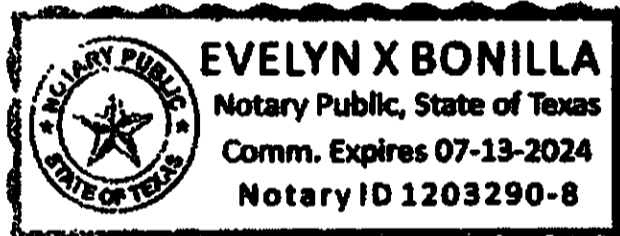
By: Linda L. Atkins
Linda L. Atkins, General Partner

STATE OF TX)
COUNTY OF Tarrant)

This instrument was acknowledged before me on December 29, 2021, by Linda L. Atkins, the General Partner of The L.L. Atkins Family Limited Partnership, a Texas family limited partnership, on behalf of said limited partnership.

[Signature]

Notary Public



AFTER RECORDING RETURN TO

Pkg 10-FTW 188, LLC
4925 Davis Blvd. Ste. 201
North Richland Hills, Texas 76180

EXHIBIT A
The Property

Tract 1:

Lot 17, Block 3, Royal Crest Addition, Section 1, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-59, Page 11, Plat Records, Tarrant County, Texas.

Commonly known as, "3612 Arnold Drive, Fort Worth, TX 76140."

Tract 2:

Lot 4, Block 12, Viewpark Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Volume 388-Z, Page 75, Plat Records, Tarrant County, Texas.

Commonly known as, "5312 Bandy Ave, Fort Worth, TX 76134"

Tract 3:

Lot R-16, of a subdivision of Lots C, D, E, F, G, H, I and M, Bratcher Place, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-F, Page 83, Plat Records, Tarrant County, Texas.

Commonly known as, "4801 Bratcher St, Fort Worth, TX 76119"

Tract 4:

Lot R-17, of a subdivision of Lots C, D, E, F, G, H, I and M, Bratcher Place, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-F, Page 83, Plat Records, Tarrant County, Texas.

Commonly known as, "4805 Bratcher St, Fort Worth, TX 76119"

Tract 5:

Lot 1, Block 1, Rolling Shadows, a subdivision in Tarrant County, Texas, according to the plat thereof recorded in Volume 388-187, Page 62, Plat Records, Tarrant County, Texas.

Commonly known as, "3641 Burleson Retta Rd, Burleson, TX 76028"

Tract 6:

Lot 21, Block 5, Parkside East, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-79, Page 41, Plat Records, Tarrant County, Texas.

Commonly known as, "3213 Carverly Ave, Fort Worth, TX 76119"

Tract 7:

Lot 15, Block 6, College Oaks Addition, Second Filing, an addition to the City of Forest Hill, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-42, Page 61, Plat Records, Tarrant County, Texas.

Commonly known as, "3289 Centennial Rd, Forest Hill, TX 76119"

Tract 8:

Lot 55, Cross Timber Estates, an addition to the City of Cleburne, Johnson County, Texas, according to the plat thereof recorded in Volume 4, Page 59, Plat Records, Johnson County, Texas.

Commonly known as, "5208 Cross Timber Rd W, Cleburne, TX 76031"

Tract 9:

Lot 18, Block 6, The Alta Mesa Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the revised plat thereof recorded in Volume 388-73, Page 15, Plat Records, Tarrant County, Texas.

Commonly known as, "7452 Darien St, Fort Worth, TX 76140"

Tract 10:

Lot 18, Block 15, Highland Hills Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-14, Page 89, Plat Records, Tarrant County, Texas.

Commonly known as, "5544 De Cory Rd, Fort Worth, TX 76134"

Tract 11:

Lot 17, Block 8, Burton Acres, an addition to the City of Fort Worth, Tarrant County, Texas, according to the revised plat thereof recorded in Volume 388-P, Page 29, Plat Records, Tarrant

County, Texas.

Commonly known as, "3754 Donalee St, Fort Worth, TX 76119"

Tract 12:

Lot 15, Block 2, a revision of the First Installment of Fielder Terrace, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in 388-36, Page 91, Plat Records, Tarrant County, Texas

Commonly known as, "2510 S Fielder Rd, Arlington, TX 76015"

Tract 13:

Lot 5, Block 8, Forest Park Addition, Second Increment, an addition to the City of Arlington, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-S, Page 35, Plat Records, Tarrant County, Texas.

Commonly known as, "1013 Gaye Ln, Arlington, TX 76012"

Tract 14:

Lot 23, Block 10, Hollandale Addition No. 4, an addition to the City of Arlington, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-5, Page 32, Plat Records, Tarrant County, Texas.

Commonly known as, "2501 Gilbert Cir, Arlington, TX 76010"

Tract 15:

Lot 31, Block 9, Hollandale East Addition No. 1, an addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-5, Page 107, Plat Records, Tarrant County, Texas.

Commonly known as, "2807 Gilbert Cir, Arlington, TX 76010"

Tract 16:

Lot 8, Block 6, Sandybrook Addition, Phase Two, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-131, Page 88, Plat Records, Tarrant County, Texas.

Commonly known as, "7029 Greenview Cir N, Fort Worth, TX 76120"

Tract 17:

Lot 37, Block 8, Hollandale Addition No. 4, an addition to the City of Arlington, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-5, Page 32, Plat Records, Tarrant County, Texas.

Commonly known as, "2413 Greenway Ct, North Richland Hills, TX 76180"

Tract 18:

Lot 13, Block 3, Phillips Park Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-S, Page 91, Plat Records, Tarrant County, Texas.

Commonly known as, "802 Harmon Terrace, Arlington, TX 76010"

Tract 19:

Lot 12, Block 12, First Section of Hollandale Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-X, Page 33, Plat Records, Tarrant County, Texas.

Commonly known as, "409 Harriett St, Arlington, TX 76010"

Tract 20:

Lot I, Waddell Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-H, Page 463, Plat Records, Tarrant County, Texas.

Commonly known as, "405 Lanola Ct, Fort Worth, TX 76103"

Tract 21:

Lot C, Waddell Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-H, Page 463, Plat Records, Tarrant County, Texas.

Commonly known as, "408 Lanola Ct, Fort Worth, TX 76103"

Tract 22:

Lot 9, Block 8, Earle's Addition to Fort Worth, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-B, Page 221, Plat Records, Tarrant County, Texas.

Commonly known as, "3004 Layton Ave, Haltom City, TX 76117"

Tract 23:

Lot 6A, Block 6, The Alta Mesa Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the replat thereof recorded in Volume 388-111, Page 33, Plat Records, Tarrant County, Texas.

Commonly known as, "7305 Lea Pl, Fort Worth, TX 76140"

Tract 24:

Lots 19 and 20, Block 11, Rosedale Park No. 2, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-B, Page 268, Plat Records, Tarrant County, Texas.

Commonly known as, "5621 Maceo Ln, Fort Worth, TX 76112"

Tract 25:

Lot 21, Block 26, Phase I, Northbrook, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-129, Page 32, Plat Records, Tarrant County, Texas; Together with Certificate of Correction recorded in Volume 6836, Page 451, Official Records, Tarrant County, Texas.

Commonly known as, "5705 Maiden Ln, Fort Worth, TX 76131"

Tract 26:

Lot 7, Block 6, First Installment of the Arkansas Heights Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-38, Page 80, Plat Records, Tarrant County, Texas.

Commonly known as, "1502 Marlee Ln, Arlington, TX 76014"

Tract 27:

Lot 3A, Block 8, Alta Mesa, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-111, Page 35, Plat Records, Tarrant

County, Texas.

Commonly known as, "7500 Marrs Dr, Fort Worth, TX 76140"

Tract 28:

Lot 3, Block 5, Mount Vernon Heights, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 964, Page 199, Plat Records, Tarrant County, Texas.

Commonly known as, "4521 Martha Ln, Fort Worth, TX 76103"

Tract 29:

Lot 22, Block 8, W.S. Keller Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-V, Page 3, Plat Records, Tarrant County, Texas.

Commonly known as, "4125 Martin Dr, North Richland Hills, TX 76182"

Tract 30:

Lot D-2, F.R. Chilcoat Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the revised plat thereof recorded in Volume 388-J, Page 33, Plat Records, Tarrant County, Texas.

Commonly known as, "2624 Meaders Ave, Fort Worth, TX 76112"

Tract 31:

Lot 7, Block 3, Forty Oaks, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-G, Page 77, Plat Records, Tarrant County, Texas.

Commonly known as, "5512 Meadowbrook Dr, Fort Worth, TX 76112"

Tract 32:

Lot 4A, Block 9, Edgewood Terrace Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the revised plat thereof recorded in Volume 388-1, Page 427, Plat Records, Tarrant County, Texas.

Commonly known as, "4712 Norris St, Fort Worth, TX 76105"

Tract 33:

Lot 27, Block 3, Parkside East, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-79, Page 41, Plat Records, Tarrant County, Texas.

Commonly known as, "5617 Norris St, Fort Worth, TX 76119"

Tract 34:

Lot 13, Block 19, Highland Hills Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-14, Page 89, Plat Records, Tarrant County, Texas.

Commonly known as, "5629 Oak Grove Rd, Fort Worth, TX 76134"

Tract 35:

Lot 25, Block B, Arlington Heights West, an addition to the City of Fort Worth, Tarrant County, Texas, according to the revised plat thereof recorded in Volume 388-L, Page 66, Plat Records, Tarrant County, Texas.

Commonly known as, "5045 Pamela Dr, Fort Worth, TX 76116"

Tract 36:

Lot 8, Block 23, Rosedale Park No. 2, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-B, Page 268, Plat Records, Tarrant County, Texas.

Commonly known as, "5528 Patton Dr, Fort Worth, TX 76112"

Tract 37:

Lot 4, Block 10, Forty Oaks Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-I, Page 40, Plat Records, Tarrant County, Texas.

Commonly known as, "5416 Purington Ave, Fort Worth, TX 76112"

Tract 38:

Lot 18, Block 1, Parkside East, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-79, Page 41, Plat Records, Tarrant County, Texas.

Commonly known as, "3501 Richardson Ct E, Fort Worth, TX 76119"

Tract 39:

Lot 11, Block 2, F. M. Clary Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 1019, Page 399, Plat Records, Tarrant County, Texas.

Commonly known as, "1109 N Riverside Dr, Fort Worth, TX 76111"

Tract 40:

Lot 10, Block 4, Royal Crest Addition, Section 1, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-59, Page 11, Plat Records, Tarrant County, Texas.

Commonly known as, "3904 Royal Crest Dr, Fort Worth, TX 76140"

Tract 41:

Lot 5, Block 9, Sandybrook Addition, Phase Two, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-131, Page 88, Plat Records, Tarrant County, Texas.

Commonly known as, "7028 Sandybrook Dr, Fort Worth, TX 76120"

Tract 42:

Lot 6, Block 2 and the west 167.8 feet of Lot 7, Block 2, Norton Heights, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 1992, Page 144, Plat Records, Tarrant County, Texas.

Commonly known as, "5220 Shackleford St, Fort Worth, TX 76119"

Tract 43:

Lot 5, Lee Murray Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-F, Page 405, Plat Records, Tarrant County, Texas.

Commonly known as, "2421 Stark St, Fort Worth, TX 76112"

Tract 44:

Lot 16, Rogers-Stuart Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 902, Page 403, Plat Records, Tarrant County, Texas.

Commonly known as, "2604 Stuart Dr, Fort Worth, TX 76104"

Tract 45:

Lot 26, Block 2, Sundown Park, First Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 1960, Page 83, Plat Records, Tarrant County, Texas.

Commonly known as, "6009 Sundown Dr, Fort Worth, TX 76114"

Tract 46:

Lot 8, Block 7, Burch-Hill Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 204A, Page 144, Plat Records, Tarrant County, Texas.

Commonly known as, "2815 Thannisch Ave, Fort Worth, TX 76105"

Tract 47:

The east 1/2 of the south 1/2 of Lot 6, Block 1, Hattie M. Lewis Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 106, Page 81, Plat Records, Tarrant County, Texas.

Commonly known as, "4433 Virginia Ln, Fort Worth, TX 76103"

Tract 48:

Lot 6, Block 1, Gillis Addition, an addition to the City of Haltom City, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-Y, Page 136, Plat Records, Tarrant County, Texas.

Commonly known as, "4521 Walthall St, Haltom City, TX 76117"

Tract 49:

Lot 50R, Block 14, Turf Club Estates, Section Ten, an addition to the City of Arlington, Tarrant County, Texas, according to the revised plat thereof recorded in Volume 388-172, Page 53, Plat Records, Tarrant County, Texas.

Commonly known as, "5617 Wembley Downs Dr, Arlington, TX 76017"

Tract 50:

Lot 10, Block 12, Trueacres, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-P, Page 82, Plat Records, Tarrant County, Texas.

Commonly known as, "3908 Wilbarger St, Fort Worth, TX 76119"

EXHIBIT B
Permitted Exceptions

1. The following restrictive covenants of record itemized below:

Tract 1:

Restrictive Covenants recorded in/under Volume 388-59, Page 11 of the Plat Records, Tarrant County, Texas.

Tract 2:

Restrictive Covenants recorded in/under Volume 388-Z, Page 75 of the Plat Records, Tarrant County, Texas.

Tracts 3 & 4:

Restrictive Covenants recorded in/under Volume 388-D, Page 559 and Volume 388-F, Page 83 of the Plat Records, Tarrant County, Texas.

Tract 5:

Restrictive Covenants recorded in/under Volume 8434, Page 1255 and Clerk's File No. D205373745 of the Deed Records, Tarrant County, Texas.

Tract 6:

Restrictive Covenants recorded in/under Volume 388-79, Page 41 of the Plat Records, Tarrant County, Texas.

Tract 7:

Restrictive Covenants recorded in/under Volume 388-42, Page 61, of the Plat Records, Tarrant County, Texas.

Tract 8:

Restrictive Covenants recorded in/under Volume 4, Page 59, Plat Records; Volume 894, Page 34, Volume 1160, Page 444, and Clerk's File No. 2017-12091, of the Deed Records, Johnson County, Texas.

Tract 9:

Restrictive Covenants recorded in/under Volume 388-64, Page 2, Volume 388-67, Page 10 and Volume 388-73, Page 15, Plat Records and Volume 5420, Page 470, of the Deed Records, Tarrant County, Texas.

Tract 10:

Restrictive Covenants recorded in/under Volume 388-14, Page 89, Plat Records; Volume 3278, Page 330 and Volume 3328, Page 455, of the Deed Records, Tarrant County, Texas.

Tract 11:

Restrictive Covenants recorded in Volume 388-P, Page 29 of the Plat Records, Tarrant County, Texas.

Tract 12:

Restrictive Covenants recorded in Volume 388-36, Page 91, Plat Records; Volume 3981, Page 326 and Volume 4053, Page 213, of the Deed Records, Tarrant County, Texas.

Tract 13:

Restrictive Covenants recorded in Volume 388-S, Page 35 of the Plat Records, Tarrant County, Texas.

Tract 14 & Tract 17:

Restrictive Covenants recorded in Volume 388-5, Page 32, Plat Records, Tarrant County, Texas.

Tract 15:

Restrictive Covenants recorded in Volume 388-5, Page 107, Plat Records, Tarrant County, Texas.

Tract 16 & Tract 41:

Restrictive Covenants recorded in/under Volume 388-131, Page 88, Plat Records and Volume 6836, Page 445, Deed Records of Tarrant County, Texas.

Tract 18:

Restrictive Covenants recorded in/under Volume 2494, Page 206 and Volume 2561, Page 230, of the Deed Records, Tarrant County, Texas.

Tract 19:

Restrictive Covenants recorded in/under Volume 388-X, Page 33 of the Plat Records, Tarrant County, Texas.

Tract 20 & Tract 21:

Item No. 1 on Schedule B is hereby deleted in its entirety.

Tract 22:

Restrictive Covenants recorded in/under Volume 388-B, Page 221, Plat Records of Tarrant County, Texas.

Tract 23:

Restrictive Covenants recorded in/under Volume 388-64, Page 2 and Volume 388-111, Page 33, Plat Records; Volume 5420, Page 470, of the Deed Records, Tarrant County, Texas.

Tract 24 & Tract 36:

Restrictive Covenants recorded in/under Volume 388-B, Page 268, Plat Records; Volume 1867, Page 252 and Volume 3190, Page 656, Deed Records of Tarrant County, Texas.

Tract 25:

Restrictive Covenants recorded in/under Volume 388-129, Page 32, Plat Records; Volume 6781, Page 1012 and Volume 6794, Page 1004, of the Deed Records, Tarrant County, Texas.

Tract 26:

Restrictive Covenants recorded in/under Volume 388-38, Page 80, Plat Records; Volume 4132, Page 263 and Volume 4150, Page 72 of the Deed Records, Tarrant County, Texas.

Tract 27:

Restrictive Covenants recorded in/under Volume 388-64, Page 2, Plat Records and Volume 5420, Page 470, Deed Records, Tarrant County, Texas.

Tract 28:

Item No. 1 on Schedule B is hereby deleted in its entirety.

Tract 29:

Restrictive Covenants recorded in/under Volume 388-V, Page 3, Plat Records and Volume 2252, Page 441, of the Deed Records, Tarrant County, Texas.

Tract 30:

Item No. 1 on Schedule B is hereby deleted in its entirety.

Tract 31:

Restrictive Covenants recorded in/under Volume 388-G, Page 77, Plat Records of Tarrant County, Texas.

Tract 32:

Restrictive Covenants recorded in/under Volume 388-1, Page 427, of the Plat Records, Tarrant County, Texas.

Tract 33 and Tract 38:

Restrictive Covenants recorded in/under Volume 388-79, Page 41 of the Plat Records, Tarrant County, Texas.

Tract 34:

Restrictive Covenants recorded in/under Volume 388-14, Page 89, Plat Records; Volume 3278,

Page 330 and Volume 3328, Page 455, of the Deed Records, Tarrant County, Texas.

Tract 35:

Restrictive Covenants recorded in/under Volume 388-G, Page 143 and Volume 388-L, Page 66, Plat Records and Volume 2306, Page 471, of the Deed Records, Tarrant County, Texas.

Tract 37:

Restrictive Covenants recorded in Volume 388-I, Page 40, Plat Records; Volume 2320, Page 230 and Volume 2886, Page 196 of the Deed Records, Tarrant County, Texas.

Tract 39:

Item No. 1 on Schedule B is hereby deleted in its entirety.

Tract 40:

Restrictive Covenants recorded in/under Volume 388-59, Page 11 of the Plat Records, Tarrant County, Texas.

Tract 42:

Restrictive Covenants recorded in/under Volume 2149, Page 145 of the Deed Records, Tarrant County, Texas.

Tract 43:

Item No. 1 on Schedule B is hereby deleted in its entirety.

Tract 44:

Restrictive Covenants recorded in/under Volume 388-C, Page 13 of the Plat Records, Tarrant County, Texas.

Tract 45:

Restrictive Covenants recorded in/under Volume 1960, Page 83 of the Plat Records, Tarrant County, Texas.

Tract 46:

Item No. 1 on Schedule B is hereby deleted in its entirety.

Tract 47:

Item No. 1 on Schedule B is hereby deleted in its entirety.

Tract 48:

Restrictive Covenants recorded in/under Volume 388-Y, Page 136, Plat Records and Volume 2783, Page 540, of the Deed Records, Tarrant County, Texas.

Tract 49:

Restrictive Covenants recorded in/under Volume 388-172, Page 53, Plat Records; Volume 7838, Page 1911 and Volume 7973, Page 958, of the Deed Records, Tarrant County, Texas.

Tract 50:

Restrictive Covenants recorded in/under Volume 388-P, Page 82, of the Plat Records, Tarrant County, Texas.

2. Taxes for the year 2022, and subsequent years.
3. The following matters:
 - a. As to Tract 1:
 - b. The following, all according to the plat recorded in Volume 388-59, Page 11, of the Plat Records, Tarrant County, Texas:

building line of undetermined size along the front property line easement of

undetermined size and type along the rear property line
 - c. Easement and rights incidental thereto, as granted in a document:

Granted to: Texas Electric Services Company
Recording Date: November 30, 1962
Recording No: Volume 3747, Page 27, of the Deed Records, Tarrant County, Texas
 - d. Easement and rights incidental thereto, as granted in a document:

Granted to: City of Fort Worth
Recording Date: February 18, 1970
Recording No: Volume 4843, Page 496, of the Deed Records, Tarrant County, Texas
 - e. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File Nos. D207337453 and D213001505, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.
 - f. As to Tract 2:
 - g. The following, all according to the plat recorded in Volume 388-Z, Page 75 of the Plat

Records, Tarrant County, Texas:

25 foot building line along the front property line

5 foot utility easement along the rear property line

- h. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207286629, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- i. As to Tract 3:

- j. The following, all according to the plat recorded in Volume 388-F, Page 83 of the Plat Records, Tarrant County, Texas:

35 foot building line along the front property line

17.5 foot building line along the side (north) property line

5 foot utility easement along the rear property line

- k. Easement and rights incidental thereto, as granted in a document:

Granted to: Texas Electric Service Company
Purpose: distribution easement and right-of-way
Recording Date: March 21, 1969
Recording No: Volume 4733, Page 172, of the Deed Records, Tarrant County, Texas

- l. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207291698, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- m. As to Tract 4:

- n. The following, all according to the plat recorded in Volume 388-F, Page 83 of the Plat Records, Tarrant County, Texas:

35 foot building line along the front property line

5 foot utility easement along the rear property line

- o. Easement and rights incidental thereto, as granted in a document:

Granted to: Texas Electric Service Company
Purpose: distribution easement and right-of-way
Recording Date: March 21, 1969
Recording No: Volume 4733, Page 172, of the Deed Records, Tarrant County,
Texas

- p. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207291698, of the Deed Records, Tarrant
County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- q. As to Tract 5:

- r. The following, all according to the plat recorded in Volume 388-187, Page 62, of the Plat
Records, Tarrant County, Texas:

30 foot building line along the front property line

7.5 foot utility easement along all property lines

30 foot by 30 foot open space easement in the southeast corner

- s. Easement and rights incidental thereto, as granted in a document:

Recording Date: January 19, 1939
Recording No: Volume 1296, Page 192, of the Deed Records, Tarrant County,
Texas

- t. Easement and rights incidental thereto, as granted in a document:

Recording Date: January 19, 1939
Recording No: Volume 1296, Page 194, of the Deed Records, Tarrant County,
Texas

- u. Easement and rights incidental thereto, as granted in a document:

Recording Date: January 19, 1939
Recording No: Volume 1296, Page 197, of the Deed Records, Tarrant County,
Texas

- v. Easement and rights incidental thereto, as granted in a document:

Recording Date: October 22, 1984
 Recording No: Volume 7984, Page 1922, of the Deed Records, Tarrant County, Texas

- w. Easement and rights incidental thereto, as granted in a document:

Recording Date: October 22, 1984
 Recording No: Volume 7984, Page 1924, of the Deed Records, Tarrant County, Texas

- x. Easement and rights incidental thereto, as granted in a document:

Recording Date: February 24, 1997
 Recording No: Volume 12679, Page 412, of the Deed Records, Tarrant County, Texas

- y. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D206185433, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- z. As to Tract 6:

- aa. The following, all according to the plat recorded in Volume 388-79, Page 41 of the Plat Records, Tarrant County, Texas:

20 foot building line along the front property line

5 foot utility easement along the rear and side (north) property lines

- ab. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File Nos. D208186102 and D212236202, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- ac. As to Tract 7:

- ad. The following, all according to the plat recorded in Volume 388-42, Page 61, of the Plat Records, Tarrant County, Texas:

25 foot building line along the front property line

20 foot building line along the side (east) property line

5 foot utility easement along the rear property line.

ae. Easement recorded in Volume 4395, Page 444, Deed Records, Tarrant County, Texas.

af. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207291698, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

ag. As to Tract 8

ah. Easement and rights incidental thereto, as granted in a document:

Recording Date: March 24, 1997
Recording No: Volume 2048, Page 370, of the Deed Records, Johnson County, Texas

ai. Easement and rights incidental thereto, as granted in a document:

Recording Date: January 15, 1999
Recording No: Volume 2280, Page 917, of the Deed Records, Johnson County, Texas

aj. Easement and rights incidental thereto, as granted in a document:

Recording Date: May 23, 2001
Recording No: Volume 2633, Page 832, of the Deed Records, Johnson County, Texas

ak. Easement and rights incidental thereto, as granted in a document:

Recording Date: June 6, 2003
Recording No: Volume 3058, Page 579, of the Deed Records, Johnson County, Texas

al. Easement and rights incidental thereto, as granted in a document:

Recording Date: August 12, 2009
Recording No: Clerk's File No. 20090025054, of the Deed Records, Johnson County, Texas

am. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: Volume 894, Page 34 and Volume 1160, Page 444, Deed Records, Johnson County, Texas.

Said mineral interest not traced subsequent to the date of the above-cited instrument.

an. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Volume 2660, Page 495, Volume 2660, Page 498, Volume 2660, Page 501, Volume 3354, Page 451, Volume 3870, Page 904 and Volume 4582, Page 22, Deed Records, Johnson County, Texas.

Said mineral interest not traced subsequent to the date of the above-cited instrument.

ao. As to Tract 9:

ap. Any and all building set back lines and/or easements as set out in the plat recorded in Volume 388-73, Page 15 of the Plat Records, Tarrant County, Texas. (plat is illegible)

aq. Agreement for Underground Distribution Facilities dated May 12, 1971, executed by LLL Corporation to Texas Electric Service Company, recorded in Volume 5049, Page 716, of the Deed Records of Tarrant County, Texas.

ar. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File Nos. D207291698 and D213001505, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

as. As to Tract 10:

at. The following, all according to the plat recorded in Volume 388-14, Page 89 of the Plat Records, Tarrant County, Texas:

25 foot building line along the front and the northern portion of the westerly property lines

7.5 foot drainage and utility easement along the rear property line

12.5 foot building line along most of the westerly side property line

au. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File Nos. D206342901, D208186092 and D211260262, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

av. As to Tract 11:

aw. The following, all according to the plat recorded in Volume 388-P, Page 29 of the Plat Records, Tarrant County, Texas:

25 foot building line along the front property line

5 foot utility easement along the rear property line

ax. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File Nos. D207018414 and D210011865, of the
Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

ay. As to Tract 12:

az. The following, all according to the plat recorded in Volume 388-36, Page 91 of the
Plat Records, Tarrant County, Texas:

25 foot building line along the front property line

5 foot utility easement along the rear property line

ba. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D208293404, of the Deed Records,
Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

bb. As to Tract 13:

bc. The following, all according to the plat recorded in Volume 388-S, Page 35, of the
Plat Records, Tarrant County, Texas:

25 foot building line along the front property line

5 foot utility easement along the rear property line

bd. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207333574, of the Deed Records,
Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

be. As to Tract 14:

bf. The following, all according to the plat recorded in Volume 388-5, Page 32, Plat Records, Tarrant County, Texas:

25 foot building line along the front property line

5 foot utility easement along the rear property line

3 foot by 30 foot guy easement in the northeast and northwest corners

bg. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207286629, of the Deed Records,
Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

bh. As to Tract 15:

bi. The following, all according to the plat recorded in Volume 388-5, Page 107, Plat Records, Tarrant County, Texas:

25 foot building line along the front property line

5 foot utility easement along the rear property line

3 foot by 30 foot anchor easement in the northeast corner

bj. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207333574, of the Deed Records,
Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

bk. As to Tract 16:

bl. The following, all according to the plat recorded in Volume 388-131, Page 88 of the Plat Records, Tarrant County, Texas:

20 foot building line along the front property line

10 foot utility easement along the rear property line

bm. Terms and conditions as set forth in that certain Texas Electric Service Company

Executed by and between: Fox & Jacobs, Inc. Texas Electric Service Company
Recording Date: December 6, 1979
Recording No.: Volume 6854, Page 60, of the Deed Records,
Tarrant County, Texas

bn. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207286629, of the Deed Records,
Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

bo. As to Tract 17:

bp. The following, all according to the plat recorded in Volume 388-5, Page 32, Plat Records,
Tarrant County, Texas:

25 foot building line along the front property line

5 foot utility easement along the rear property line

bq. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D208287397, of the Deed Records,
Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

br. As to Tract 18:

bs. The following, all according to the plat recorded in Volume 388-S, Page 91, of the
Plat Records, Tarrant County, Texas:

30 foot building line along the front property line

5 foot utility easement along the rear property line

bt. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File Nos. D208040073 and D211165809, of the
Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

bu. As to Tract 19:

bv. The following, all according to the plat recorded in Volume 388-X, Page 33 of the Plat

Records, Tarrant County, Texas:

30 foot building line along the north property line

10 foot easement along the rear property lines

bw. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File Nos. D208284642 and D210223892, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

bx. As to Tract 20:

by. The following, all according to the plat recorded in Volume 388-H, Page 463, of the Plat Records, Tarrant County, Texas:

25 foot building line along the front property line

5 foot utility easement along the rear property line

bz. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207291698, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

ca. As to Tract 21:

cb. The following, all according to the plat recorded in Volume 388-H, Page 463, of the Plat Records, Tarrant County, Texas:

25 foot building line along the front property line

5 foot utility easement along the rear property line

cc. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: Clerk's File No. D211011814 and D211078781, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- cd. Oil, Gas and Mineral Lease, together with all rights incident thereto.
- Recording No.: Clerk's File Nos. D208035166 and D211024560, of the Deed Records,
Tarrant County, Texas
- Said mineral interest not traced subsequent to the date of the above-cited instrument.
- ce. As to Tract 22:
- cf. The following, all according to the plat recorded in Volume 388-B, Page 221 of the Plat Records, Tarrant County, Texas:
- 30 foot building line along the front property line
- 4 foot utility easement along the rear property line
- cg. Oil, Gas and Mineral Lease, together with all rights incident thereto.
- Recording No.: Clerk's File No. D207333585, of the Deed Records, Tarrant County, Texas
- Said mineral interest not traced subsequent to the date of the above-cited instrument.
- ch. As to Tract 23:
- ci. The following, all according to the plat recorded in Volume 388-111, Page 33 of the Plat Records, Tarrant County, Texas:
- 20 foot building line along the front property line
- 5 foot by 30 foot anchor easements in the southwest and southeast corners
- 5 foot utility easement along the rear property lines
- 10 foot utility easement over and across the rear portion of property
- cj. Easement and rights incidental thereto, as granted in a document:
- Granted to: Texas Electric Service Company
Recording Date: June 1, 1971
Recording No: Volume 5049, Page 716, Deed Records, Tarrant County, Texas.
- ck. Oil, Gas and Mineral Lease, together with all rights incident thereto.
- Recording No.: Clerk's File Nos. D207291698 and D213001505, of the Deed Records, Tarrant County, Texas
- Said mineral interest not traced subsequent to the date of the above-cited instrument.

- cl. As to Tract 24:
- cm. The following, all according to the plat recorded in Volume 388-B, Page 268 of the Plat Records, Tarrant County, Texas:
- 25 foot building line along the front property line
- 5 foot utility easement along the rear property line
- cn. Oil, Gas and Mineral Lease, together with all rights incident thereto.
- Recording No.: Clerk's File No. D211006612, of the Deed Records, Tarrant County, Texas
- Said mineral interest not traced subsequent to the date of the above-cited instrument.
- co. Subject property is located in an area that has been designated as a Historic Cultural Landmarks District as defined in the Comprehensive Zoning Ordinance, known as Historic Carver Heights District, as evidenced by Verification recorded under Clerk's File No. D207014002, Official Public Records, Tarrant County, Texas.
- cp. As to Tract 25:
- cq. Any and all building set back lines and/or easements as set out in the plat recorded in Volume 388-129, Page 32, of the Plat Records, Tarrant County, Texas. (plat is illegible)
- cr. Easement and rights incidental thereto, as granted in a document:
- Granted to: E.R. Brown
 Purpose: right of way
 Recording Date: December 29, 1911
 Recording No: Volume 383, Page 108, Deed Records, Tarrant County, Texas.
- cs. Agreement Underground Distribution Facilities
- Recording Date: January 25, 1979
 Recording No.: Volume 6669, Page 246, Deed Records, Tarrant County, Texas.
- ct. Oil, Gas and Mineral Lease, together with all rights incident thereto.
- Recording No.: Clerk's File Nos. D207337445 and D213001509, of the Deed Records, Tarrant County, Texas
- Said mineral interest not traced subsequent to the date of the above-cited instrument.
- cu. As to Tract 26:

cv. The following, all according to the plat recorded in Volume 388-38, Page 80 of the Plat Records, Tarrant County, Texas:

25 foot building line along the front property line

5 foot utility and drainage easement along the rear property line

cw. Easement and rights incidental thereto, as granted in a document:

Granted to: Texas Electric Service Company
Purpose: Underground electric distribution
Recording Date: December 10, 1965
Recording No: Volume 4151, Page 576, Deed Records, Tarrant County, Texas

cx. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File Nos. D207286629 and D211235855, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

cy. As to Tract 27:

cz. The following, all according to the plat recorded in Volume 388-111, Page 35 of the Plat Records, Tarrant County, Texas:

20 foot building line along the front and side (north) property lines

5 foot utility easement along the rear property lines

20 foot by 20 foot open space easement in the northeast corner

da. Agreement for Underground Electric Distribution Facilities

Executed by: Texas Electric Service Company
Dated: May 12, 1971
Recording No: Volume 5049, Page 716, Deed Records, Tarrant County, Texas.

Reference is hereby made to said document for full particulars.

db. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File Nos. D207291698 and D213001505, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

dc. As to Tract 28:

- dd. Oil, Gas and Mineral Lease, together with all rights incident thereto.
Recording No.: Clerk's File Nos. D207286634 and D213001505, of the Deed Records, Tarrant County, Texas
Said mineral interest not traced subsequent to the date of the above-cited instrument.
- de. As to Tract 29:
- df. The following, all according to the plat recorded in Volume 388-V, Page 3 of the Deed Records, Tarrant County, Texas:
25 foot building line along the front property line
5 foot utility easement along the rear property line
- dg. Oil, Gas and Mineral Lease, together with all rights incident thereto.
Recording No.: Clerk's File Nos. D207437475 and D211097486, of the Deed Records, Tarrant County, Texas
Said mineral interest not traced subsequent to the date of the above-cited instrument.
- dh. As to Tract 30:
- di. The following, all according to the plat recorded in Volume 388-J, Page 33, of the Plat Records, Tarrant County, Texas:
25 foot building line along the front property line
10 foot utility easement along the rear property line and over and across the middle of property
6 foot utility easement along the north and south side property lines
5 foot utility easement along the northeasterly side and southeasterly side property lines
- dj. Oil, Gas and Mineral Lease, together with all rights incident thereto.
Recording No.: Clerk's File Nos. D208384171 and D211024560, of the Deed Records, Tarrant County, Texas
Said mineral interest not traced subsequent to the date of the above-cited instrument.
- dk. As to Tract 31:

- dl. The following, all according to the plat recorded in Volume 388-G, Page 77 of the Plat Records, Tarrant County, Texas:
- 25 foot building line along the front property line
 - 12.5 foot building line along the side (north) property line
 - 5 foot utility easement along the rear property line
- dm. Oil, Gas and Mineral Lease, together with all rights incident thereto.
- Recording No.: Clerk's File Nos. D208186098 and D211235404, of the Deed Records, Tarrant County, Texas
- Said mineral interest not traced subsequent to the date of the above-cited instrument.
- dn. As to Tract 32:
- do. The following, all according to the plat recorded in Volume 388-1, Page 427, of the Plat Records, Tarrant County, Texas:
- 25 foot building line along the front property line
 - 5 foot utility easement along the rear property line
- dp. Oil, Gas and Mineral Lease, together with all rights incident thereto.
- Recording No.: Volume 15270, Page 189 and Clerk's File No. D207291698, Deed Records, Tarrant County, Texas.
- Said mineral interest not traced subsequent to the date of the above-cited instrument.
- dq. As to Tract 33:
- dr. The following, all according to the plat recorded in Volume 388-79, Page 41 of the Plat Records, Tarrant County, Texas:
- 20 foot building line along the front property line
 - 5 foot utility easement along the rear property line
- ds. Oil, Gas and Mineral Lease, together with all rights incident thereto.
- Recording No.: Clerk's File No. D207291698, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- dt. As to Tract 34:
- du. The following, all according to the plat recorded in Volume 388-14, Page 89 of the Plat Records, Tarrant County, Texas:

25 foot building line along the front property line

5 foot utility easement along the rear property line

5 foot building line along the side (south) property line

- dv. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207286634, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- dw. As to Tract 35:
- dx. The following, all according to the plat recorded in Volume 388-L, Page 66, of the Plat Records, Tarrant County, Texas:

25 foot building line along the front property line

5 foot utility easement along the rear property line.

4 foot utility easement along the side (southerly) property line

- dy. An Agreement by and between W.G. Rogers, et al and Arlington Heights West, Inc. dated March 21, 1951, recorded in/under Volume 2306, Page 480, of the Deed Records, Tarrant County, Texas.

- dz. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: Volume 2306, Page 476, of the Deed Records, Tarrant County, Texas.

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- ea. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207301776, of the Deed Records, Tarrant

County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- eb. As to Tract 36:
- ec. The following, all according to the plat recorded in Volume 388-B, Page 268 of the Plat Records, Tarrant County, Texas:
- 25 foot building line along the front property line
- 10 foot utility easement along the rear property line
- ed. Oil, Gas and Mineral Lease, together with all rights incident thereto.
- Recording No.: Clerk's File No. D211052437, of the Deed Records, Tarrant County, Texas
- Said mineral interest not traced subsequent to the date of the above-cited instrument.
- ee. Subject property is located in an area that has been designated as a Historic Cultural Landmarks District as defined in the Comprehensive Zoning Ordinance, known as Historic Carver Heights District, as evidenced by Verification recorded under Clerk's File No. D207014002, Official Public Records, Tarrant County, Texas.
- ef. As to Tract 37:
- eg. The following, all according to the plat recorded in Volume 388-I, Page 40, of the Plat Records, Tarrant County, Texas:
- 25 foot building line along the front property line
- 5 foot utility easement along the rear property line
- eh. Oil, Gas and Mineral Lease, together with all rights incident thereto.
- Recording No.: Clerk's File Nos. D207337451 and D208384171, of the Deed Records, Tarrant County, Texas
- Said mineral interest not traced subsequent to the date of the above-cited instrument.
- ei. As to Tract 38:
- ej. The following, all according to the plat recorded in Volume 388-79, Page 41 of the Plat Records, Tarrant County, Texas:
- 20 foot building line along the front property line

5 foot utility easement along the rear property line

10 foot building line along the side (north) property line

ek. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207291698, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

el. As to Tract 39:

em. The following, all according to the plat recorded in Volume 1019, Page 399, of the Plat Records, Tarrant County, Texas:

30 foot building line along the front property line

5 foot utility easement along the rear property line

en. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207264689, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

eo. As to Tract 40:

ep. Any and all building set back lines and/or easements as set out in the plat recorded in Volume 388-59, Page 11 of the Plat Records, Tarrant County, Texas. (plat is illegible)

eq. Easement and rights incidental thereto, as granted in a document: Granted to: Texas

Electric Services Company

Recording Date: November 30, 1962

Recording No: Volume 3747, Page 27, of the Deed Records, Tarrant County, Texas

er. Easement and rights incidental thereto, as granted in a document:

Granted to: City of Fort Worth

Recording Date: February 18, 1970

Recording No: Volume 4843, Page 496, of the Deed Records, Tarrant County, Texas

- es. Oil, Gas and Mineral Lease, together with all rights incident thereto.
- Recording No.: Clerk's File Nos. D207337453 and D213001505, of the Deed Records, Tarrant County, Texas
- Said mineral interest not traced subsequent to the date of the above-cited instrument.
- et. As to Tract 41:
- eu. The following, all according to the plat recorded in Volume 388-131, Page 88 of the Plat Records, Tarrant County, Texas:
- 20 foot building line along the front property line
- 5 foot utility easement along the rear property line
- ev. Terms and conditions as set forth in that certain Texas Electric Service Company
- Executed by and between: Fox & Jacobs, Inc. Texas Electric Service Company
Recording Date: December 6, 1979
Recording No.: Volume 6854, Page 60, of the Deed Records, Tarrant County, Texas
- ew. Oil, Gas and Mineral Lease, together with all rights incident thereto.
- Recording No.: Clerk's File No. D207286629, of the Deed Records, Tarrant County, Texas
- Said mineral interest not traced subsequent to the date of the above-cited instrument.
- ex. As to Tract 42:
- ey. The following, all according to the plat recorded in Volume 1992, Page 144, of the Plat Records, Tarrant County, Texas:
- 25 foot building line along the front property line
- 5 foot utility easement along the rear property line
- ez. Oil, Gas and Mineral Lease, together with all rights incident thereto.
- Recording No.: Clerk's File Nos. D207291698 and D211248936, of the Deed Records, Tarrant County, Texas
- Said mineral interest not traced subsequent to the date of the above-cited instrument.

- fa. Any claim or allegation that the land, described in Schedule "A" of this policy, was conveyed in violation of V.A.T.C. local government code, Sections 212.004, et seq, or 232.001 et seq, or in violation of any county or municipal ordinance affecting subdivisions, or any loss of use of the land by reason thereof.
- fb. As to Tract 43:
- fc. The following, all according to the plat recorded in Volume 388-F, Page 405, of the Plat Records, Tarrant County, Texas:
- 25 foot building line along the front property line
- 5 foot utility easement along the rear property line
- fd. Oil, Gas and Mineral Lease, together with all rights incident thereto.
- Recording No.: Clerk's File No. D207263213, of the Deed Records, Tarrant County, Texas
- Said mineral interest not traced subsequent to the date of the above-cited instrument.
- fe. As to Tract 44:
- ff. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document
- Recording No.: Clerk's File Nos. D213167242, D213167244, D213179783, D213179784, D213194778, D213226925, D213226926, D213257374, D213275169, D213275170, D213279886, D214254102, D214254103 and D214254104, Deed Records, Tarrant County, Texas.
- Said mineral interest not traced subsequent to the date of the above-cited instrument.
- fg. Oil, Gas and Mineral Lease, together with all rights incident thereto.
- Recording No.: Clerk's File No. D207291698, of the Deed Records, Tarrant County, Texas
- Said mineral interest not traced subsequent to the date of the above-cited instrument.
- fh. As to Tract 45:
- fi. The following, all according to the plat recorded in Volume 1960, Page 83, of the Plat Records, Tarrant County, Texas:
- 25 foot building line along the front property line

5 foot utility easement along the rear and side (east) property lines

fj. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207301776, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

fk. As to Tract 46:

fl. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207291698, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

fm. As to Tract 47:

fn. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Lessor:

Lessee:

Dated:

Recording No.: Clerk's File No. D207291698, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

fo. Any claim or allegation that the land, described in Schedule "A" of this policy, was conveyed in violation of V.A.T.C. local government code, Sections 212.004, et seq, or 232.001 et seq, or in violation of any county or municipal ordinance affecting subdivisions, or any loss of use of the land by reason thereof.

fp. As to Tract 48:

fq. The following, all according to the plat recorded in Volume 388-Y, Page 136, of the Plat Records, Tarrant County, Texas:

25 foot building line along the front property line

5 foot utility easement along the rear property line.

fr. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207286629, of the Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

fs. As to Tract 49:

ft. The following, all according to the plat recorded in Volume 388-172, Page 53 of the Plat Records, Tarrant County, Texas:

20 foot building line along the front property line

5 foot utility easement along the side (northerly) property line

7.5 foot utility easement along the rear property line

fu. Agreement for Underground Distribution Facilities by and between Hudgins Financial Corporation and Texas Electric Service Corporation, dated February 10, 1984, recorded in Volume 8037, Page 690 of the Deed Records of Tarrant County, Texas.

fv. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File Nos. D207337451, D207437473 and D213001509,
of the
Deed Records, Tarrant County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

fw. As to Tract 50:

fx. The following, all according to the plat recorded in Volume 388-P, Page 82, of the Plat Records, Tarrant County, Texas:

25 foot building line along the front property line.

fy. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Recording No.: Clerk's File No. D207263213, of the Deed Records, Tarrant
County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

Belmont Roofing

Belmont Roofing

7/13/2023 | 24 Photos



Photo report 4433 Virginia Ln, Fort Worth, TX 76103



Section 1



Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
Creator: Enrique



Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
Creator: Enrique



Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
Creator: Enrique

4



Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
Creator: Enrique

5



Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
Creator: Enrique

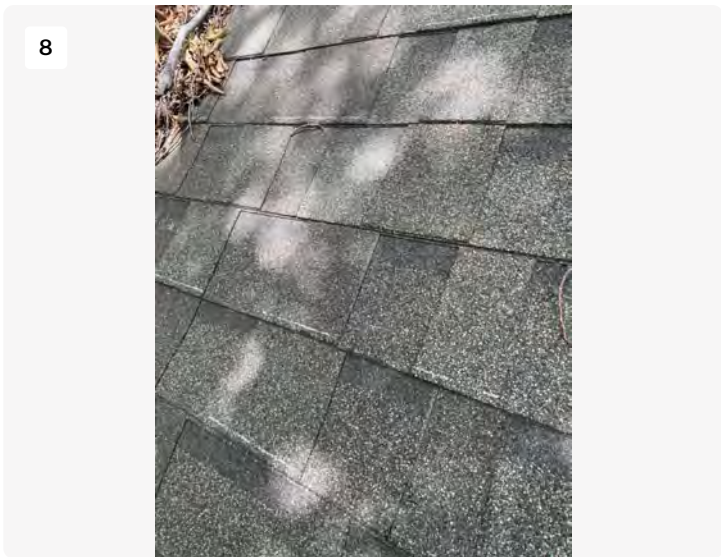
6



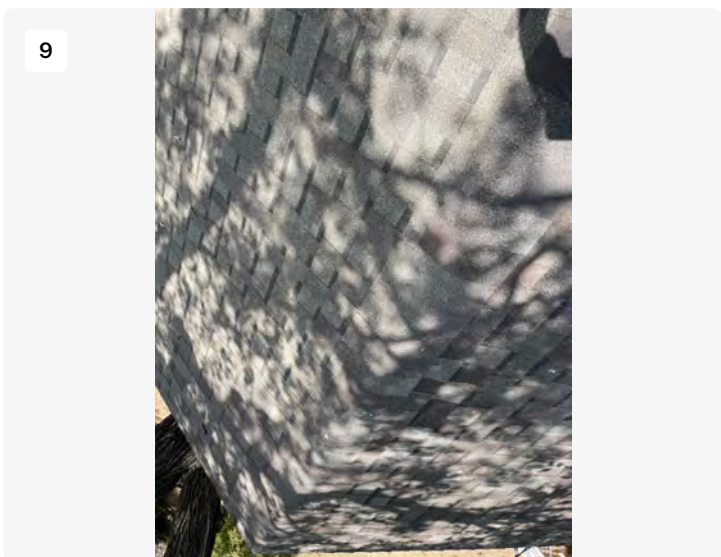
Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
Creator: Enrique



Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
Creator: Enrique



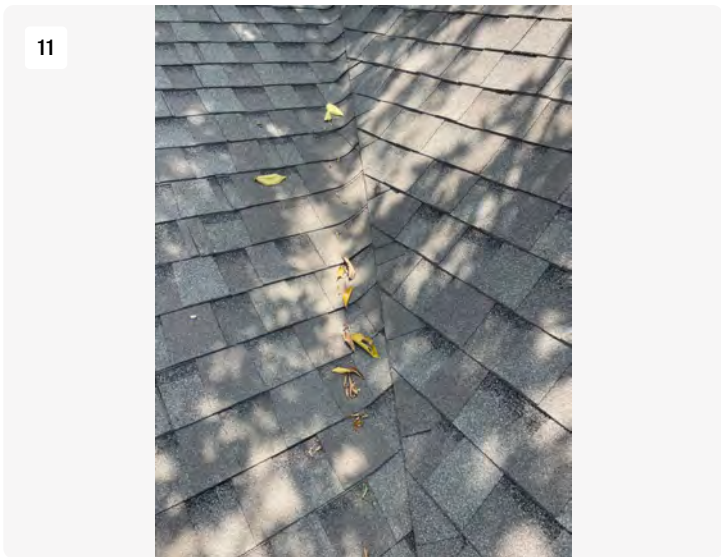
Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
Creator: Enrique



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Date: 7/13/2023, 1:27pm
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Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
Creator: Enrique



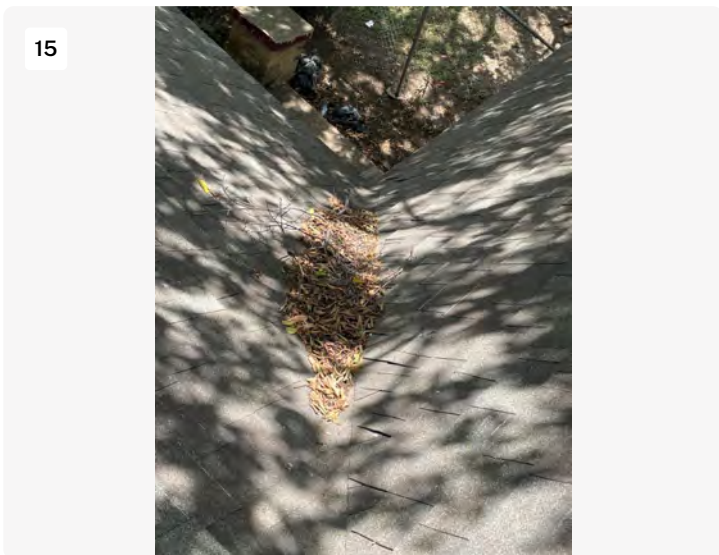
Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
Creator: Enrique



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Date: 7/13/2023, 1:27pm
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Date: 7/13/2023, 1:27pm
Creator: Enrique

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Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
Creator: Enrique

17



Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
Creator: Enrique

18



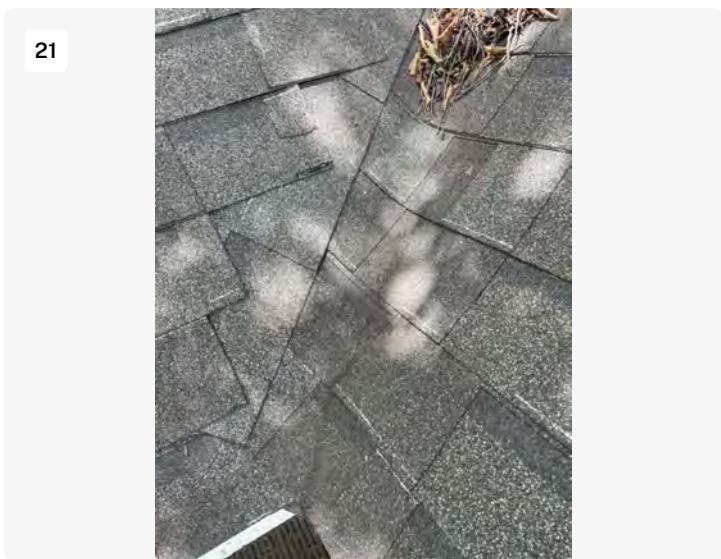
Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
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Creator: Enrique

22



Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
Creator: Enrique

23



Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
Creator: Enrique

24



Project: 4433 Virginia Ln, Fort Worth, TX 76103
Date: 7/13/2023, 1:27pm
Creator: Enrique



NFIRS-1 Basic

A

WB901	TX	09	07	2023		232500378	0
FDID	State	Month	Day	Year	Station	Number	Exposure

B Location Type

Census tract: _____

Street Address
 Intersection
 In Front Of
 Rear Of
 Adjacent To
 Directions
 US National Grid

4433		VIRGINIA	LN-Lane	
Number	Prefix	Street or Highway	Street Type	Suffix

	FORT WORTH	TX	76103
Apt./Suite/Room	City	State	Zip Code

Cross Street

<p>C Incident Type</p> <p>111-Building fire</p>	<p>E1 Dates and Times</p> <p>Alarm 09 07 2023 16:45</p> <p>Arrival 09 07 2023 16:48</p> <p>Controlled </p> <p>Last Unit Cleared 09 07 2023 19:20</p>	<p>E2 Shifts and Alarms</p> <p>C </p> <p>Shift or Alarms District Platoon</p>
	<p>D Aid Given Or Received</p> <p>Their FDID Their State</p> <p>_____</p> <p>Their Incident Number</p> <p><input type="checkbox"/> 1 Mutual Aid Received <input type="checkbox"/> 2 Auto. Aid Received <input type="checkbox"/> 3 Mutual Aid Given <input type="checkbox"/> 4 Auto. Aid Given <input type="checkbox"/> 5 Other Aid Given <input checked="" type="checkbox"/> None</p>	<p>E3 Special Studies</p> <p>9244 3 - No, COVID 19 was not a factor</p> <p>ID# Value</p>

<p>F Actions Taken</p> <p>11-Extinguishment by fire service personnel</p> <p>Primary Action Taken</p>	<p>G1 Resources</p> <p><input checked="" type="checkbox"/> Apparatus or Personnel Module is used.</p> <table border="1"> <tr> <td></td> <td>Apparatus</td> <td>Personnel</td> </tr> <tr> <td>Suppression</td> <td>14</td> <td>45</td> </tr> <tr> <td>EMS</td> <td>1</td> <td>3</td> </tr> <tr> <td>Other</td> <td>9</td> <td>5</td> </tr> </table> <p><input type="checkbox"/> Resource counts include aid received resources.</p>		Apparatus	Personnel	Suppression	14	45	EMS	1	3	Other	9	5	<p>G2 Estimated Dollar Losses and Values</p> <p>Losses: Required for all fires if known. Optional for all non-fires. None</p> <p>Property: \$ 30,000.00 <input type="checkbox"/></p> <p>Contents: \$ 55,000.00 <input type="checkbox"/></p> <p>Pre-Incident Values: Optional None</p> <p>Property: \$ _____ <input checked="" type="checkbox"/></p> <p>Contents: \$ 150,000.00 <input type="checkbox"/></p>
	Apparatus	Personnel												
Suppression	14	45												
EMS	1	3												
Other	9	5												

Completed Modules <input type="checkbox"/> 2 - Fire <input type="checkbox"/> 3 - Structure Fire <input type="checkbox"/> 4 - Civilian Fire Cas. <input type="checkbox"/> 5 - Fire Service Cas. <input type="checkbox"/> 6 - EMS <input type="checkbox"/> 7 - HazMat <input type="checkbox"/> 8 - Wildland Fire <input type="checkbox"/> 9 - Apparatus <input type="checkbox"/> 10 - Personnel <input type="checkbox"/> 11 - Arson	H1 Casualties <input type="checkbox"/> None Deaths Injuries Fire Service <input type="text" value="0"/> <input type="text" value="1"/> Civilian <input type="text" value="0"/> <input type="text" value="0"/>	H3 Hazardous Materials Release <input type="checkbox"/> 1 - Natural Gas <input type="checkbox"/> 2 - Propane Gas <input type="checkbox"/> 3 - Gasoline <input type="checkbox"/> 4 - Kerosene <input type="checkbox"/> 5 - Diesel Fuel / Fuel Oil <input type="checkbox"/> 6 - Household Solvents <input type="checkbox"/> 7 - Motor Oil <input type="checkbox"/> 8 - Paint <input type="checkbox"/> 0 - Other <input checked="" type="checkbox"/> None	I Mixed Use Property <input type="checkbox"/> Not Mixed <input type="checkbox"/> 10 - Assembly Use <input type="checkbox"/> 20 - Education Use <input type="checkbox"/> 33 - Medical Use <input type="checkbox"/> 40 - Residential Use <input type="checkbox"/> 51 - Row Of Stores <input type="checkbox"/> 53 - Enclosed Mall <input type="checkbox"/> 58 - Business and Residential <input type="checkbox"/> 59 - Office Use <input type="checkbox"/> 60 - Industrial Use <input type="checkbox"/> 63 - Military Use <input type="checkbox"/> 65 - Farm Use <input type="checkbox"/> 00 - Other Mixed Use
	H2 Detector Required for Confined Fires <input type="checkbox"/> 1 - Detector Alerted Occupants <input type="checkbox"/> 2 - Detector Did Not Alert Them <input type="checkbox"/> 3 - Unknown		

J Property Use None

Structures <input type="checkbox"/> 131 Church, Place of Worship <input type="checkbox"/> 161 Restaurant or Cafeteria <input type="checkbox"/> 162 Bar/Tavern or Nightclub <input type="checkbox"/> 213 Elementary School, Kindergarten <input type="checkbox"/> 215 High School, Junior High <input type="checkbox"/> 241 College, Adult Education <input type="checkbox"/> 311 Nursing Home <input type="checkbox"/> 331 Hospital	<input type="checkbox"/> 341 Clinic, Clinic-Type Infirmary <input type="checkbox"/> 342 Doctor/Dentist Office <input type="checkbox"/> 361 Prison or Jail, Not Juvenile <input checked="" type="checkbox"/> 419 1- or 2-Family Dwelling <input type="checkbox"/> 429 MultiFamily Dwelling <input type="checkbox"/> 439 Rooming/Boarding House <input type="checkbox"/> 449 Commerical Hotel or Motel <input type="checkbox"/> 459 Residential, Board and Care <input type="checkbox"/> 464 Dormitory/Barracks <input type="checkbox"/> 519 Food and Beverage Sales	<input type="checkbox"/> 539 Household Goods, Sales, Repairs <input type="checkbox"/> 571 Gas or Service Station <input type="checkbox"/> 579 Motor Vehicle/Boat Sales/Repairs <input type="checkbox"/> 599 Business Office <input type="checkbox"/> 615 Electric-Generating Plant <input type="checkbox"/> 629 Laboratory/Science Laboratory <input type="checkbox"/> 700 Manufacturing Plant <input type="checkbox"/> 819 Livestock/Poultry Storage (Barn) <input type="checkbox"/> 882 Non-Residential Parking Garage <input type="checkbox"/> 891 Warehouse
--	---	--

Outside

<input type="checkbox"/> 124 Playground or Park <input type="checkbox"/> 655 Crops or Orchard <input type="checkbox"/> 669 Forest (Timberland) <input type="checkbox"/> 807 Outdoor Storage Area <input type="checkbox"/> 919 Dump or Sanitary Landfill <input type="checkbox"/> 931 Open Land or Field <input type="checkbox"/> 936 Vacant Lot	<input type="checkbox"/> 938 Graded/Cared for Plot of Land <input type="checkbox"/> 946 Lake, River, Stream <input type="checkbox"/> 951 Railroad Right-of-Way <input type="checkbox"/> 960 Other Street <input type="checkbox"/> 961 Highway/Divided Highway <input type="checkbox"/> 962 Residential Street/Driveway <input type="checkbox"/> 981 Construction Site <input type="checkbox"/> 984 Industrial Plant Yard	Property Use: <input type="text"/> Description Look up and enter a Property Use code and description only if you have NOT checked a Property Use box.
---	---	---

K2

Owner

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Local Option	Person/Entity Type	Business Name (if applicable)	Phone Number
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mr., Ms., Mrs.	First Name	MI	Last Name
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Number	Prefix	Street or Highway	Street Type
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Post Office Box	Apt./Suite/Room	City	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
State	Zip Code		
<input type="text"/>	<input type="text"/>		

L Remarks:

Engine 14 arrived first at a residential structure fire with exposure. They were told that there were no working hydrants on the block due to construction. Engine 3 dumped tank water into Engine 14. Quint 14 called for two additional engines to help with a potential water shuttle. A worker told Batt 4 (IC) that he witnessed two males setting fire to the 2 structures (4429 & 4433). Batt 4 called for a full 2nd alarm due to the body of fire between the two houses and the lack of nearby working hydrants.

Engine 5 and Engine 24 worked on obtaining a water supply. Battalion 7 located a hydrant on Lancaster. The incident was divided into two parts; 4429 as the primary building, & 4433 as Delta Division. Delta responsibilities were assigned to Quint 14 and then to Battalion 7. Utilities were secured, primary and secondary searches were conducted, and the fires were soon placed under control. Quint 24 searched 4429 and Quint 14 searched 4433. Engine 2 was given RIT.

Initial companies were sent to Rehab and replaced with 2nd alarm companies. One crew member exchanged gear. The 1st alarm companies were debriefed as demobilization began.

M Authorization

113385	Harris, Brian	Battalion Chief		09/10/2023
Officer In Charge ID	Signature	Position or Rank	Assignment	Date
113385	Harris, Brian	Battalion Chief		09/10/2023
Member Making Report ID	Signature	Position or Rank	Assignment	Date

NFIRS-2 Fire

A	WB901	TX	09	07	2023		232500378	0
	FDID	State	Month	Day	Year	Station	Number	Exposure

<p>B</p> <p>Property Details</p> <p>B1 <input type="text" value="2"/> <input type="checkbox"/> Not Residential Estimated number of residential living units in the building of origin whether or not all units became involved</p> <p>B2 <input type="text"/> <input type="checkbox"/> Buildings Not Involved Number of buildings involved</p> <p>B3 <input type="text"/> <input checked="" type="checkbox"/> None <input type="checkbox"/> Less than 1 acre Acres burned (outside fires)</p>	<p>C</p> <p>On-Site Materials Or Products</p> <p>On-Site Materials Storage Use</p>
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<p>D</p> <p>Ignition</p> <p>D1 <input type="text" value="Undetermined"/> Area of Fire Origin</p> <p>D2 <input type="text" value="Undetermined"/> Heat Source</p> <p>D3 <input type="text" value="Undetermined"/> Item First Ignited</p> <p>D4 Type of Material First Ignited</p>	<p>E1</p> <p>Cause of Ignition</p> <p><input checked="" type="checkbox"/> 1 - Intentional <input type="checkbox"/> 2 - Unintentional <input type="checkbox"/> 3 - Failure of Equipment or Heat Source <input type="checkbox"/> 4 - Act of Nature <input type="checkbox"/> 5 - Cause Under Investigation <input type="checkbox"/> U - Cause Undetermined After Investigation</p> <hr/> <p>E2</p> <p>Factors Contributing to Ignition</p> <p><input type="text" value="None"/> Factor Contributing to Ignition</p>	<p>E3</p> <p>Human Factors Contributing to Ignition</p> <p>Check all applicable boxes</p> <p><input checked="" type="checkbox"/> None <input type="checkbox"/> 1 - Asleep <input type="checkbox"/> 2 - Possibly impaired by alcohol or drugs <input type="checkbox"/> 3 - Unattended person <input type="checkbox"/> 4 - Possibly Mentally Disabled <input type="checkbox"/> 5 - Physically Disabled <input type="checkbox"/> 6 - Multiple Persons Involved</p> <hr/> <p><input type="checkbox"/> 7 - Age Was A Factor</p> <p>Estimated Age of Person Involved <input type="text"/></p> <p><input type="checkbox"/> Male <input type="checkbox"/> Female</p>
--	--	--

<p>F1</p> <p>Equipment Involved In Ignition</p> <p><input checked="" type="checkbox"/></p> <p><input type="text"/></p> <p>Equipment Involved</p> <p>Brand <input type="text"/></p> <p>Model <input type="text"/></p> <p>Serial # <input type="text"/></p> <p>Year <input type="text"/></p>	<p>F2</p> <p>Equipment Power Source</p> <p><input checked="" type="checkbox"/></p> <p><input type="text"/></p> <p>Equipment Power Source</p> <hr/> <p>F3</p> <p>Equipment Portability</p> <p><input type="checkbox"/> 1 - Portable <input type="checkbox"/> 2 - Stationary</p> <p>Portable equipment normally can be moved by one or two persons.</p>	<p>G</p> <p>Fire Suppression Factors</p> <p><input type="text" value="452-Hydrants inoperative"/> Fire Suppression Factor</p>
--	--	--

<p>H1</p> <p>Mobile Property Involved</p> <p><input type="checkbox"/> 1 - Not involved in ignition, but burned</p> <p><input type="checkbox"/> 2 - Involved in ignition, but did not burn</p> <p><input type="checkbox"/> 3 - Involved in ignition and burned</p> <p><input checked="" type="checkbox"/> None</p>	<p>H2</p> <p>Mobile Property Type and Make</p> <p><input type="text"/></p> <p>Mobile Property Type</p> <p><input type="text"/></p> <p>Mobile Property Make</p>	<p>Local Use</p> <p><input type="checkbox"/> Pre-Fire Plan Available</p> <p><input type="checkbox"/> Arson Report Attached</p> <p><input type="checkbox"/> Police Report Attached</p> <p><input type="checkbox"/> Coroner Report Attached</p> <p><input type="checkbox"/> Other Reports Attached</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>Mobile Property Model</p> <p><input type="text"/></p>		<p>Year</p> <p><input type="text"/></p>
<p>State</p> <p><input type="text"/></p>	<p>License Plate Number</p> <p><input type="text"/></p>	<p>VIN</p> <p><input type="text"/></p>

NFIRS-3 Structure Fire

<p>I1</p> <p>Structure Type</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 1 - Enclosed Building <input type="checkbox"/> 2 - Portable/Mobile Structure <input type="checkbox"/> 3 - Open Structure <input type="checkbox"/> 4 - Air-Supported Structure <input type="checkbox"/> 5 - Tent <input type="checkbox"/> 6 - Open Platform <input type="checkbox"/> 7 - Underground Structure <input type="checkbox"/> 8 - Connective Structure <input type="checkbox"/> 0 - Other 	<p>I2</p> <p>Building Status</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Under Construction <input checked="" type="checkbox"/> 2 - In Normal Use <input type="checkbox"/> 3 - Idle, Not Routinely Used <input type="checkbox"/> 4 - Under Major Renovation <input type="checkbox"/> 5 - Vacant and Secured <input type="checkbox"/> 6 - Vacant and Unsecured <input type="checkbox"/> 7 - Being Demolished <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined 	<p>I3</p> <p>Building Height</p> <div style="border: 1px solid black; width: 30px; text-align: center; margin: 5px;">1</div> <p>Number of Stories At/Above Grade</p> <div style="border: 1px solid black; width: 30px; text-align: center; margin: 5px;">0</div> <p>Number of Stories Below Grade</p>	<p>I4</p> <p>Main Floor Size</p> <div style="border: 1px solid black; width: 60px; text-align: center; margin: 5px;">4000</div> <p>Total Square Feet</p> <p style="text-align: center;">OR</p> <div style="display: flex; justify-content: space-around; align-items: center; margin: 5px;"> <div style="border: 1px solid black; width: 40px; height: 20px;"></div> BY <div style="border: 1px solid black; width: 40px; height: 20px;"></div> </div> <p>Length (ft) X Width (ft)</p>
--	---	---	--

<p>J1</p> <p>Fire Origin</p> <div style="border: 1px solid black; width: 40px; text-align: center; margin: 5px;">1</div> <p>Story of Fire Origin</p> <p><input type="checkbox"/> Below Grade</p>	<p>J3</p> <p>Number of Stories Damaged By Flame</p> <div style="border: 1px solid black; width: 40px; height: 20px; margin: 5px;"></div> <p>Number of Stories w/Minor Damage (1-24%)</p> <div style="border: 1px solid black; width: 40px; text-align: center; margin: 5px;">1</div> <p>Number of Stories w/Significant Damage (25-49%)</p> <div style="border: 1px solid black; width: 40px; height: 20px; margin: 5px;"></div> <p>Number of Stories w/Heavy Damage (50-74%)</p> <div style="border: 1px solid black; width: 40px; height: 20px; margin: 5px;"></div> <p>Number of Stories w/Extreme Damage (75-100%)</p> <p style="font-size: small; margin-top: 10px;">*Count the roof as part of the highest story</p>	<p>K</p> <p>Type of Material Contributing Most to Flame Spread</p> <p>K1</p> <div style="border: 1px solid black; width: 30px; height: 20px; margin: 5px;"></div> <p>Item Contributing Most to Flame Spread</p> <p>K2</p> <div style="border: 1px solid black; width: 30px; height: 20px; margin: 5px;"></div> <p>Type of Material Contributing Most To Flame Spread</p>
<p>J2</p> <p>Fire Spread</p> <ul style="list-style-type: none"> <input type="checkbox"/> Confined to Object of Origin <input type="checkbox"/> 2 - Confined to Room of Origin <input type="checkbox"/> 3 - Confined to Floor of Origin <input type="checkbox"/> 4 - Confined to Building of Origin <input checked="" type="checkbox"/> 5 - Beyond Building of Origin 		

<p>L1</p> <p>Presence of Detectors</p> <ul style="list-style-type: none"> <input type="checkbox"/> N - None Present <input type="checkbox"/> 1 - Present <input checked="" type="checkbox"/> U - Undetermined 	<p>L3</p> <p>Detector Power Supply</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Battery Only <input type="checkbox"/> 2 - Hardwire Only <input type="checkbox"/> 3 - Plug-In <input type="checkbox"/> 4 - Hardwire With Battery <input type="checkbox"/> 5 - Plug-In With Battery <input type="checkbox"/> 6 - Mechanical <input type="checkbox"/> 7 - Multiple Detectors & Power Supplies <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined 	<p>L5</p> <p>Detector Effectiveness</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Alerted Occupants, Occupants Responded <input type="checkbox"/> 2 - Alerted Occupants, Occupants Failed to Respond <input type="checkbox"/> 3 - There Were No Occupants <input type="checkbox"/> 4 - Failed to Alert Occupants <input type="checkbox"/> U - Undetermined
<p>L2</p> <p>Detector Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Smoke <input type="checkbox"/> 2 - Heat <input type="checkbox"/> 3 - Combination of Smoke and Heat <input type="checkbox"/> 4 - Sprinkler, Water Flow Detection <input type="checkbox"/> 5 - More Than One Type Present <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined 	<p>L4</p> <p>Detector Operation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Fire Too Small To Activate <input type="checkbox"/> 2 - Operated <input type="checkbox"/> 3 - Failed To Operate <input type="checkbox"/> U - Undetermined 	<p>L6</p> <p>Detector Failure Reason</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Power Failure, Shutoff, or Disconnect <input type="checkbox"/> 2 - Improper Installation or Placement <input type="checkbox"/> 3 - Defective <input type="checkbox"/> 4 - Lack of Maintenance, Dirty <input type="checkbox"/> 5 - Battery Missing or Disconnected <input type="checkbox"/> 6 - Battery Discharged or Dead <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined

<p>M1</p> <p>Presence of Automatic Extinguishing System</p> <p><input checked="" type="checkbox"/> N - None Present <input type="checkbox"/> 1 - Present <input type="checkbox"/> 2 - Partial System Present <input type="checkbox"/> U - Undetermined</p>	<p>M3</p> <p>Operation of Automatic Extinguishing System</p> <p><input type="checkbox"/> 1 - Operated/Effective <input type="checkbox"/> 2 - Operated/Not Effective <input type="checkbox"/> 3 - Fire Too Small To Activate <input type="checkbox"/> 4 - Failed To Operate <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined</p> <p>Required if fire was within designed range</p>	<p>M5</p> <p>Reason for Automatic Extinguishing System Failure</p> <p><input type="checkbox"/> 1 - System Shut Off <input type="checkbox"/> 2 - Not Enough Agent Discharged <input type="checkbox"/> 3 - Agent Discharged But Did Not Reach Fire <input type="checkbox"/> 4 - Wrong Type of System <input type="checkbox"/> 5 - Fire Not In Area Protected <input type="checkbox"/> 6 - System Components Damaged <input type="checkbox"/> 7 - Lack of Maintenance <input type="checkbox"/> 8 - Manual Intervention <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined</p> <p>Required if system failed or not effective</p>
<p>M2</p> <p>Type of Automatic Extinguishing System</p> <p><input type="checkbox"/> 1 - Wet-Pipe Sprinkler <input type="checkbox"/> 2 - Dry-Pipe Sprinkler <input type="checkbox"/> 3 - Other Sprinkler System <input type="checkbox"/> 4 - Dry Chemical System <input type="checkbox"/> 5 - Foam System <input type="checkbox"/> 6 - Halogen-Type System <input type="checkbox"/> 7 - Carbon Dioxide System <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined</p> <p>Required if fire was within designed range of AES</p>	<p>M4</p> <p>Number of Sprinkler Heads Operating</p> <p><input type="text"/></p> <p>Required if system operated</p>	



Code Compliance Department
Case: 23-659033

0000057

Date: September 8, 2023



PKG 10-FTW 188 LLC
4925 Davis Blvd Ste 201
North Richland Hills, TX 76180-6875



RE: Violation Address; *4433 VIRGINIA LN aka LEWIS, HATTIE M SUBDIVISION, Lot 6 Block*, Fort Worth, Texas

The Code Compliance Department received notification of a fire that occurred on or about September 7, 2023 at the above referenced property. The City of Fort Worth is committed to providing its citizens the safest, most livable city in the nation. To accomplish this goal, we quickly investigate all structural fires in an effort to ensure the safety of owners, tenants and the surrounding neighborhood.

Our intention is not to minimize your loss or interfere with your grieving, but to identify any hazardous conditions and open the lines of communication. Our goal is to work with you to develop a compliance plan with a reasonable timeframe for repairs in accordance with the Minimum Building Standards Code.

A recent inspection of the property found structural damage that is considered substandard and/or hazardous. A copy of the inspection report has been included for your review and records.

Due to the nature and scope of repairs following a fire, we understand that adequate repair time is needed. **Please contact me within 14 days of this letter to discuss a work plan and time table.** Please understand that for the safety of the community, if an imminent hazard exists, you will receive a separate correspondence to address the hazard immediately.

If you have questions, please call me at 817-392-6026 or by email at Ian.Sheadel@fortworthtexas.gov.

Ian Sheadel,
Code Officer, Building Standards Division
Code Compliance Department

CC:

CODE COMPLIANCE DEPARTMENT

818 MISSOURI AVENUE ♦ FORT WORTH, TEXAS 76104 ♦ 817-392-6567 ♦ FAX 817-392-2249

Building Standards Division - Structure Inspections Report

City of Fort Worth - Code Compliance Department

Inspecting Officer: Sheadel, Ian M Telephone #: Date/Time: 9/8/2023 10:38 AM

Inspection Information				Category
Address	4433 VIRGINIA LN		Number of Stories	1
Legal Description	Block	Lot	Case #:	23-659033
	<input type="checkbox"/> Exterior Only	<input type="checkbox"/> Exterior & Interior	Tax Account #:	01593641
				<input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor)

Observed Deficiencies				Status
	Minor	Moderate	Severe	Comments
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant fire and smoke damage throughout structure with support structure being charred.
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breached and fire damaged walls; cracking and separation of concrete brick.
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breached and fire damaged interior walls with some exposed framing.
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breached and fire damaged decking, soffit, rafters and damage to some shingles.
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breached and fire damaged ceilings
Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracking and gaps in front porch with crumbling brick work
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breached and fire damaged flooring creating trip/fall hazards
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing, open and damaged windows and doors; Glass shards remaining
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exposed and fire damaged electrical system
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Charred and burnt debris inside and outside the structure.
				<input checked="" type="checkbox"/> Open <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Secured <input type="checkbox"/> Secured (City) <input type="checkbox"/> Tenant Occupied <input type="checkbox"/> Owner Occupied

Structure Use
<input checked="" type="checkbox"/> Single Family
<input type="checkbox"/> Two Family
<input type="checkbox"/> Commercial
<input type="checkbox"/> Accessory

Foundation
<input type="checkbox"/> Poured Concrete
<input checked="" type="checkbox"/> Stem Wall
<input type="checkbox"/> Pier & Beam

Additional Observations	Exterior
Permits Required* <input checked="" type="checkbox"/> Building <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Electrical *Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.	<input checked="" type="checkbox"/> Frame <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Brick <input type="checkbox"/> Metal

Code Compliance Department

818 Missouri Avenue ♦ Fort Worth, Texas 76104 ♦ 817-392-1234 ♦ Fax 817-392-2249



NOTICE TO APPEAR – BUILDING STANDARDS COMMISSION HEARING

Certified/Return Receipt Requested

December 29, 2023

PKG 10-FTW 188, LLC 188, LLC
(Cert. # 9489009000276524338298)
4925 Davis Blvd, Suite 201
North Richland Hills, Texas 76180

RE: 4433 Virginia Lane (Primary Structure) aka Tract 47 of GWD D221379583 filed 12/30/2021 containing numerous other properties and Tract 47: The east ½ of the south ½ of Lot 6, Block 1, Hattie M. Lewis Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 106, Page 81, Plat Records, Tarrant County, Texas, HS-24-36, Reference #23-659033, NEW CASE RESIDENTIAL

According to the real property records of Tarrant County, you own or have an interest in the real property described in this notice. It has been alleged that the property described is currently substandard or substandard and hazardous to the public health, safety and welfare in violation of the City of Fort Worth minimum building standards as set forth in Chapter 7, Article 4, Division 3 of the City of Fort Worth Code. In accordance, a hearing will be conducted in front of the Fort Worth Building Standards Commission to determine the necessary actions. This hearing will take place in the City Council Chambers, City Hall Building, 200 Texas Street, Fort Worth, Texas, 76102 at 9:30 a.m. on January 22, 2024.

You, as the owner, lienholder, or mortgagee, **shall be required to submit at the hearing proof of the scope of any work that may be required to comply with this article, and the time in calendar days in which it will take to reasonably perform the work.** You have the right to hire an attorney to represent you at the hearing. If you are being represented by an agent or otherwise, the person appearing must present a *notarized* Power of Attorney authorization before presenting evidence. You also have the right to inspect the file on the property at code compliance headquarters prior to the hearing. In addition, you have the right to request the presence of City staff for the purpose of questioning at the hearing, and the right to cross-examine City staff at the hearing.

Evidence submitted to the Executive Secretary (for review by the Commission) at least five (5) days in advance of a hearing will be added to the evidentiary report. All other evidence must be presented at the time of the hearing. All evidence becomes public information. If you are requesting a continuance of this hearing it must be either, submitted five (5) days in advance of the hearing to the Executive Secretary to be added to the evidentiary report or the request must be presented by an authorized representative at the time the case is called. Please be advised that the entirety of the hearings could last past 5 p.m., so please plan accordingly.

Failure to appear will be deemed as waiving your right to be heard and the Commission will make their determination based on the evidence presented. A copy of the order of the Commission concerning your case will be mailed to you.

This facility is wheelchair accessible and hearing assistive devices are available. For accommodations or interpretive service, please call the Code Compliance Department at (817) 392-6391, 48 hours in advance. Este establecimiento es accesible a personas en silla de ruedas. Para asistencia o servicio de interpretación, favor de llamar al Departamento de Cumplimiento del Código 48 horas de anticipación a este numero de teléfono (817) 392-6391.

Respectfully,

Oscar Reyes, Superintendent
Building Standards Division, Department of Code Compliance

CC: PKG 10-FTW 188, LLC c/o Agent-Corporation Service Co. DBA CSC-Lawyers Inco, 211 E. 7th Street, Suite 620, Austin, TX 78701 (Cert. # 9489009000276524338304), PKG 10-FTW 188, LLC c/o Corporation Service Co. Attn: Branch Manager-Susan Vertrees, 211 E. 7th Street, Suite 620 (Cert. # 9489009000276524338311); PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC, 27777 Franklin Road, Suite 900, Southfield, MI 48034 (Cert. # 9489009000276524338328); PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC, 1345 Avenue Of The Americas FL 32, New York, NY 10105-0302 (Cert. # 9489009000276524338335); PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC Attn: CEO-Ruddy Jordan, 1345 Avenue Of The Americas FL 32, New York, NY 10105-0302 (Cert. # 9489009000276524338342); PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC Attn: CEO-Ruddy Jordan, 10 Lexington Avenue, Apt. 15C, New York, NY 10016-3176 (Cert. # 9489009000276524338359); PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC Attn: Christopher Davis, 1345 Avenue Of The Americas FL 32, New York, NY 10105-0302 (Cert. # 9489009000276524338366); PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC Attn: Josh Luellen, 1345 Avenue Of The Americas FL 32, New York, NY 10105-0302 (Cert. # 9489009000276524338373);



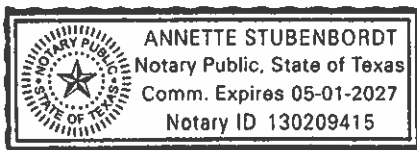
NOTICE TO APPEAR – BUILDING STANDARDS COMMISSION HEARING

CC: PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC Attn: Chris Noddings, 1345 Avenue Of The Americas FL 32, New York, NY 10105-0302 (Cert. # 9489009000276524338360); PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDG6524338397); PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC Attn: Bluerock.Ops, 1345 Avenue Of The Americas FL 32, New York, NY 10105-0302 (Cert. # 9489009000276524338403)

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Oscar Reyes, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me he executed the same as the act and deed of Superintendent, Fort Worth Code Compliance Department, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of December, 2023.




Annette Stubenbordt
Annette Stubenbordt, Notary Public in and for the State of Texas #130209415
My Commission Expires May 1, 2027


9/29/2023 1:07:00 PM  Comp/Insp Date: 9/29/2023
Bid Photo
Remove Saplings/Tree Sprouts -
Each Additional Sapling - Does not
include Disposal or Haul Away

9/29/2023 1:07:00 PM  Comp/Insp Date: 9/29/2023
Bid Photo
Remove Saplings/Tree Sprouts -
Each Additional Sapling - Does not
include Disposal or Haul Away

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Bid Photo
Remove Saplings/Tree Sprouts -
Each Additional Sapling - Does not
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Bid Photo
Remove Saplings/Tree Sprouts -
Each Additional Sapling - Does not
include Disposal or Haul Away

9/29/2023 1:07:00 PM  Comp/Insp Date: 9/29/2023
Bid Photo
Remove Saplings/Tree Sprouts - First
Sapling - Does not include Disposal
or Haul Away

9/29/2023 1:07:00 PM  Comp/Insp Date: 9/29/2023
Bid Photo
REMOVE EXTERIOR DEBRIS PER
CU YD

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CU YD



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CU YD



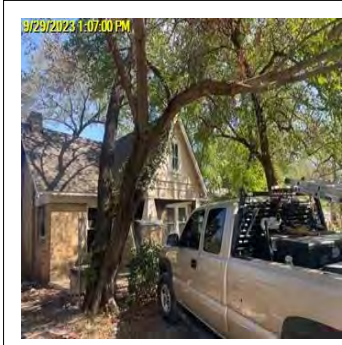
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Bid Photo
REMOVE EXTERIOR DEBRIS PER
CU YD



Comp/Insp Date: 9/29/2023
Bid Photo
Trim Lg Tree - 19-38in Trunk Diameter
& 25-50 ft Tall - First Tree - Includes
Clean Up of Clippings - Assumes
Work Area is Obstacle Free



Comp/Insp Date: 9/29/2023
Bid Photo
REMOVE EXTERIOR DEBRIS PER
CU YD



Comp/Insp Date: 9/29/2023
Bid Photo
Trim Ex Lg Tree - 39-78in Trunk
Diameter & 51-102 ft Tall - Ea addtl
Tree - Includes Clean Up of Clippings
- Assumes Work Area is Obstacle
Free



Comp/Insp Date: 9/29/2023
Bid Photo
Trim Ex Lg Tree - 39-78in Trunk
Diameter & 51-102 ft Tall - Ea addtl
Tree - Includes Clean Up of Clippings
- Assumes Work Area is Obstacle
Free



Comp/Insp Date: 9/29/2023
Bid Photo
Trim Ex Lg Tree - 39-78in Trunk
Diameter & 51-102 ft Tall - Ea addtl
Tree - Includes Clean Up of Clippings
- Assumes Work Area is Obstacle
Free




Comp/Insp Date: 9/29/2023
Bid Photo
Trim Ex Lg Tree - 39-78in Trunk
Diameter & 51-102 ft Tall - First Tree -
Includes Clean Up of Clippings -
Assumes Work Area is Obstacle Free





Comp/Insp Date: 9/29/2023
Bid Photo
Trim Ex Lg Tree - 39-78in Trunk
Diameter & 51-102 ft Tall - First Tree -
Includes Clean Up of Clippings -
Assumes Work Area is Obstacle Free



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Bid Photo
REMOVE EXTERIOR DEBRIS PER
CU YD

9/29/2023 1:08:00 PM  Comp/Insp Date: 9/29/2023
Bid Photo
Remove Tree 4in to 8 in Diameter -
EA ADDTL TREE

9/29/2023 1:08:00 PM  Comp/Insp Date: 9/29/2023
Bid Photo
Remove Tree 4in to 8 in Diameter -
1ST TREE

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Remove Tree 4in to 8 in Diameter -
EA ADDTL TREE

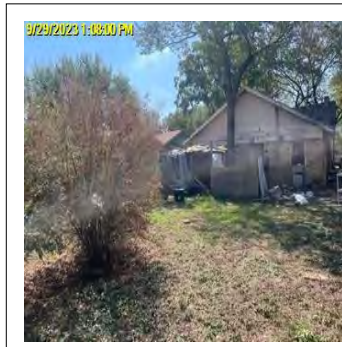
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Remove Tree 4in to 8 in Diameter -
EA ADDTL TREE

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Remove Tree 4in to 8 in Diameter -
EA ADDTL TREE

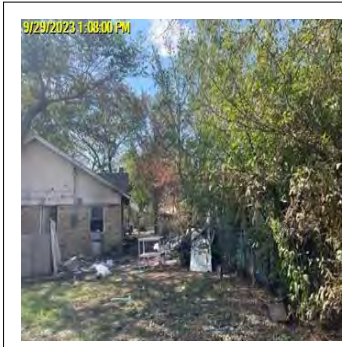
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EA ADDTL TREE



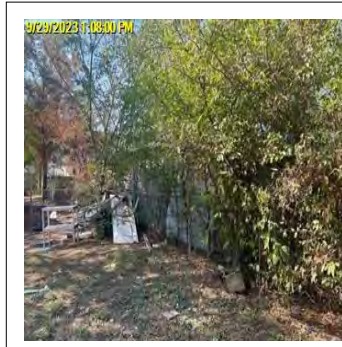
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Remove Tree 4in to 8 in Diameter -
EA ADDTL TREE



Comp/Insp Date: 9/29/2023
Bid Photo
Remove Tree 4in to 8 in Diameter -
EA ADDTL TREE



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Bid Photo
REMOVE EXTERIOR DEBRIS PER
CU YD



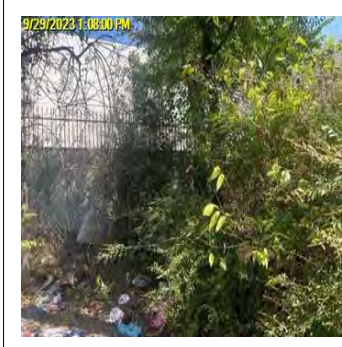
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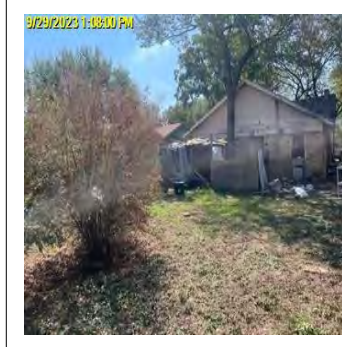
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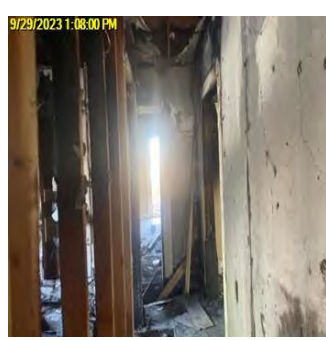
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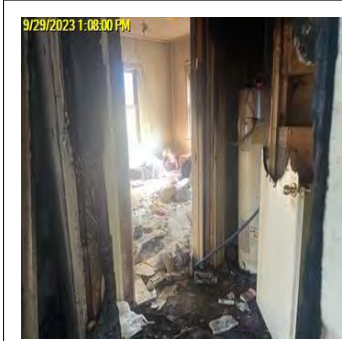
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Structural Inspection



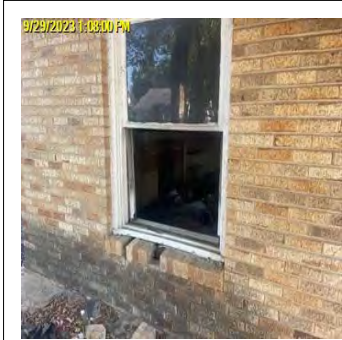
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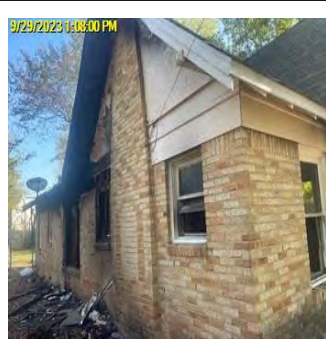
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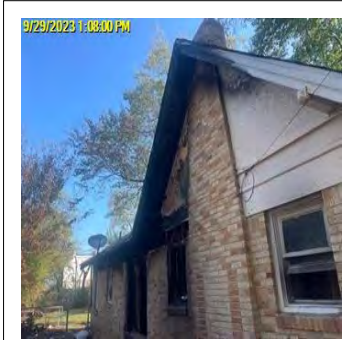
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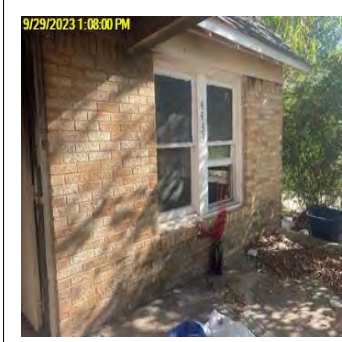
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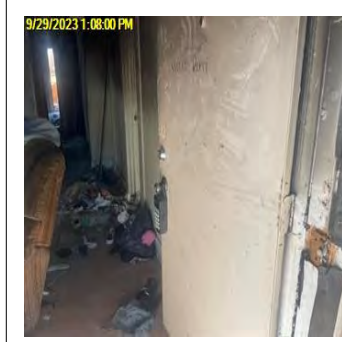
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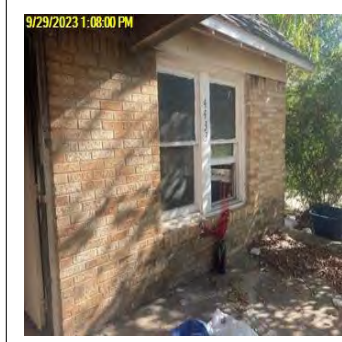
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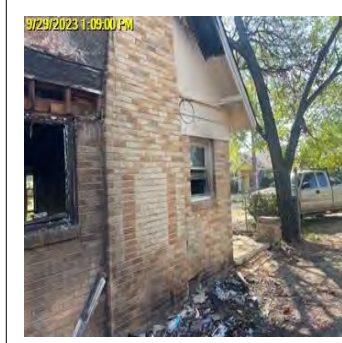
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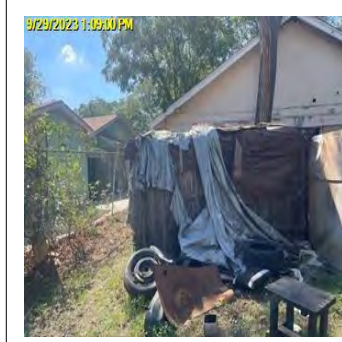
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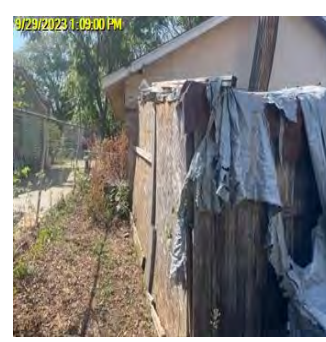
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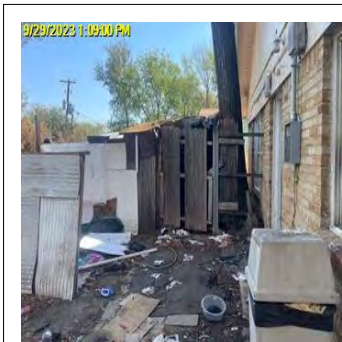
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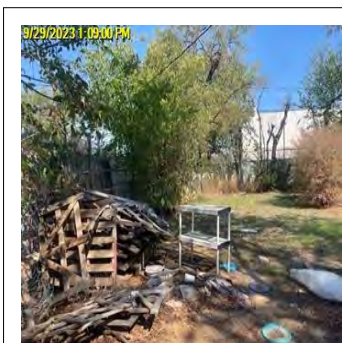
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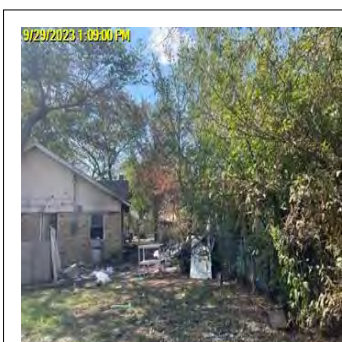
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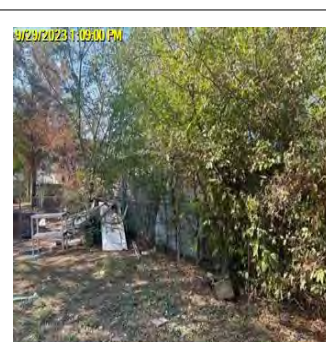
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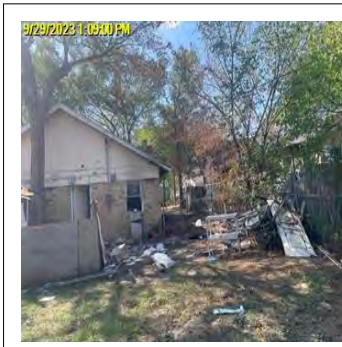
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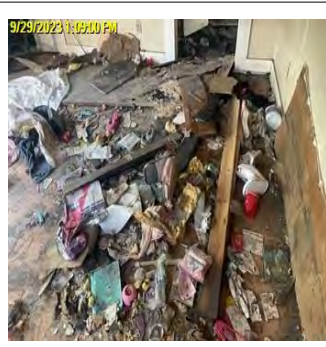
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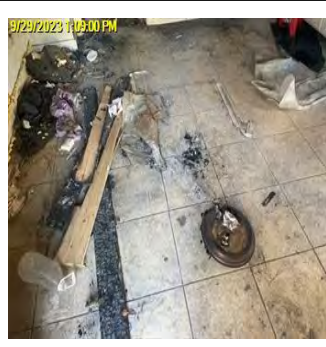
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REMOVE INTERIOR DEBRIS PER
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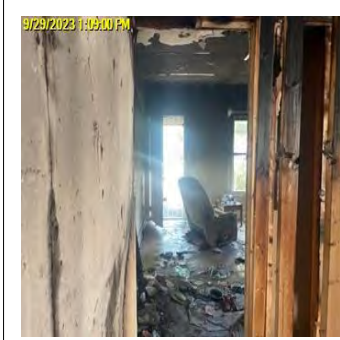
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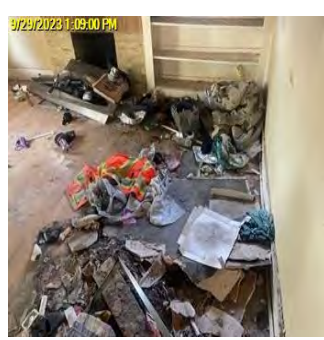
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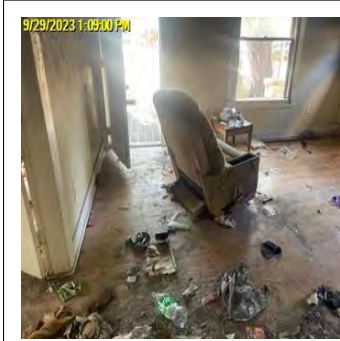
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REMOVE INTERIOR DEBRIS PER
CU YD



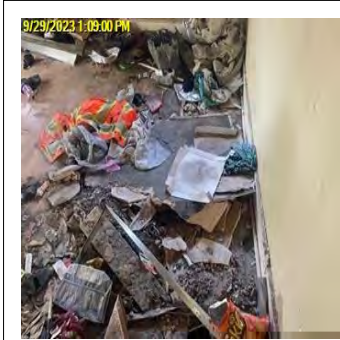
Comp/Insp Date: 9/29/2023
Bid Photo
REMOVE INTERIOR DEBRIS PER
CU YD



Comp/Insp Date: 9/29/2023
Bid Photo
REMOVE INTERIOR DEBRIS PER
CU YD



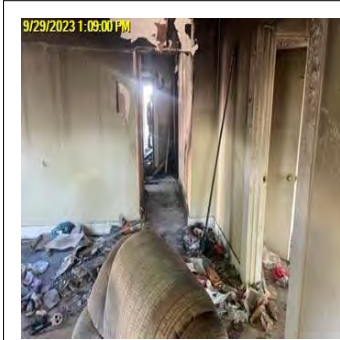
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Bid Photo
REMOVE INTERIOR DEBRIS PER
CU YD



Comp/Insp Date: 9/29/2023
Bid Photo
REMOVE INTERIOR DEBRIS PER
CU YD



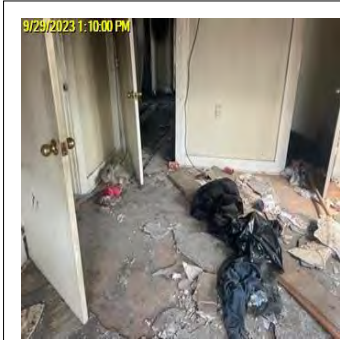
Comp/Insp Date: 9/29/2023
Bid Photo
REMOVE INTERIOR DEBRIS PER
CU YD



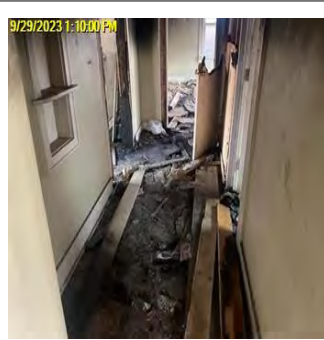
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Bid Photo
REMOVE INTERIOR DEBRIS PER
CU YD



Comp/Insp Date: 9/29/2023
Bid Photo
REMOVE INTERIOR DEBRIS PER
CU YD



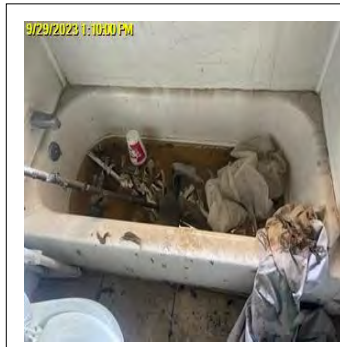
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Bid Photo
REMOVE INTERIOR DEBRIS PER
CU YD



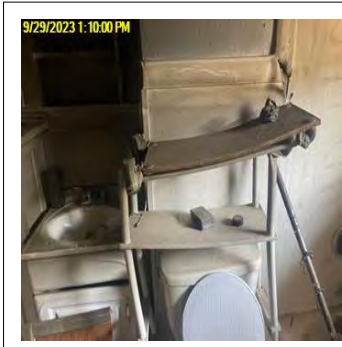
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REMOVE INTERIOR DEBRIS PER
CU YD



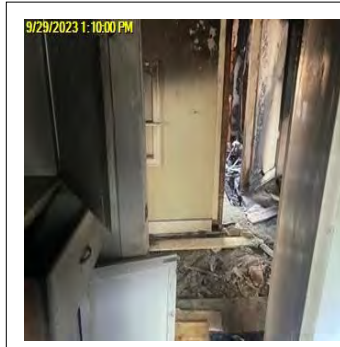
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Bid Photo
REMOVE INTERIOR DEBRIS PER
CU YD



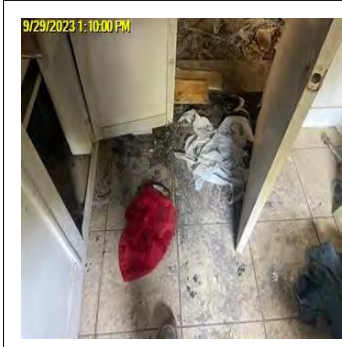
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Bid Photo
REMOVE INTERIOR DEBRIS PER
CU YD



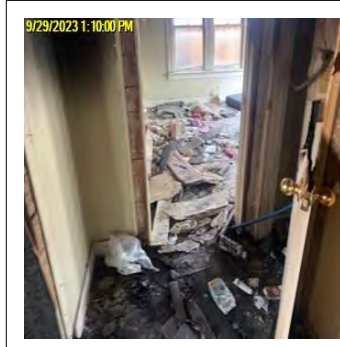
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REMOVE INTERIOR DEBRIS PER
CU YD



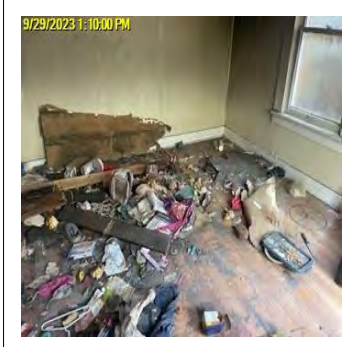
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REMOVE INTERIOR DEBRIS PER
CU YD



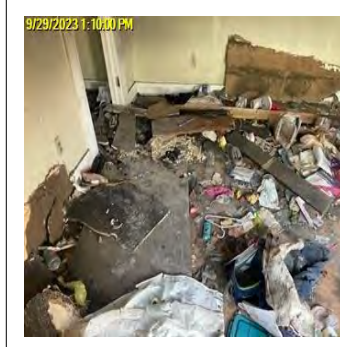
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REMOVE INTERIOR DEBRIS PER
CU YD



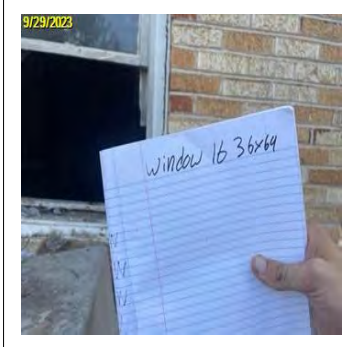
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REMOVE INTERIOR DEBRIS PER
CU YD



Comp/Insp Date: 9/29/2023
Bid Photo
REMOVE INTERIOR DEBRIS PER
CU YD



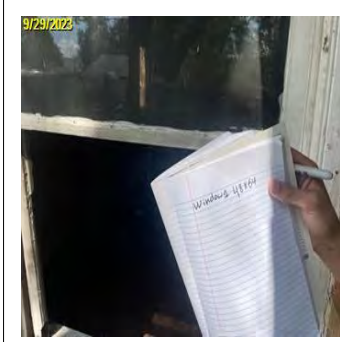
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Bid Photo
REMOVE INTERIOR DEBRIS PER
CU YD



Line Item Date: 9/29/2023
Completion Before Photo
Photos



Line Item Date: 9/29/2023
Completion Before Photo
Photos



Line Item Date: 9/29/2023
Completion Before Photo
Photos



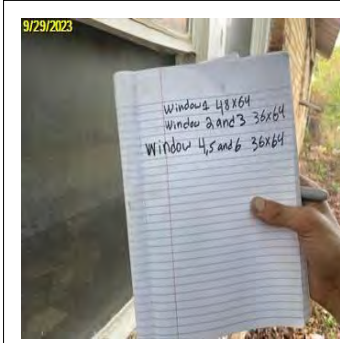
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Completion Before Photo
Photos



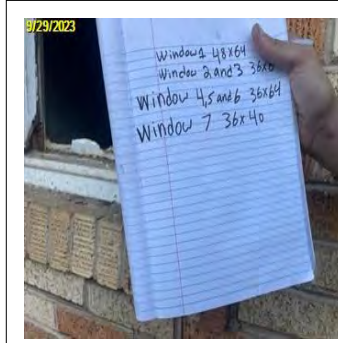
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Completion Before Photo
Photos



Line Item Date: 9/29/2023
Completion Before Photo
Photos



Line Item Date: 9/29/2023
Completion Before Photo
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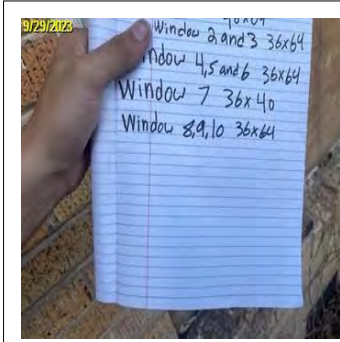
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Completion Before Photo
Photos



Line Item Date: 9/29/2023
Completion Before Photo
Photos



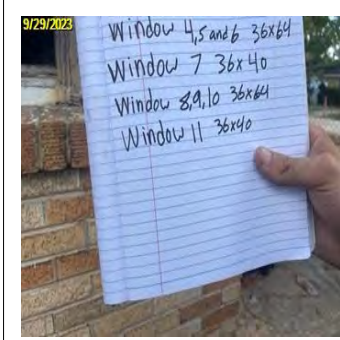
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Completion Before Photo
Photos



Line Item Date: 9/29/2023
Completion Before Photo
Photos



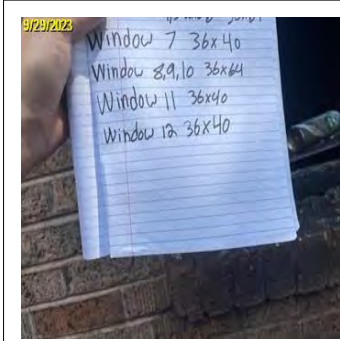
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Completion Before Photo
Photos



Line Item Date: 9/29/2023
Completion Before Photo
Photos



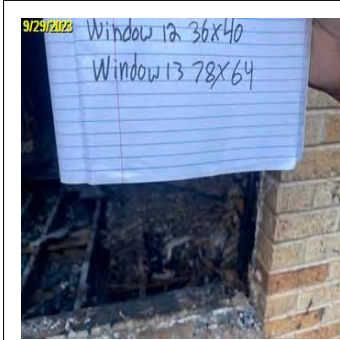
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Completion Before Photo
Photos



Line Item Date: 9/29/2023
Completion Before Photo
Photos



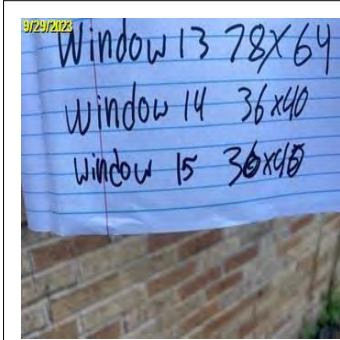
Line Item Date: 9/29/2023
Completion Before Photo
Photos



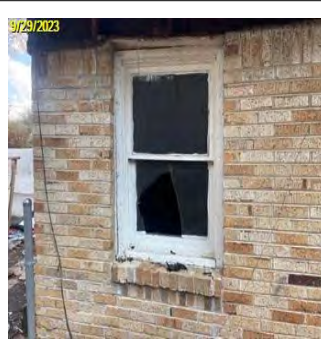
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Completion Before Photo
Photos



Line Item Date: 9/29/2023
Completion Before Photo
Photos



Line Item Date: 9/29/2023
Completion Before Photo
Photos



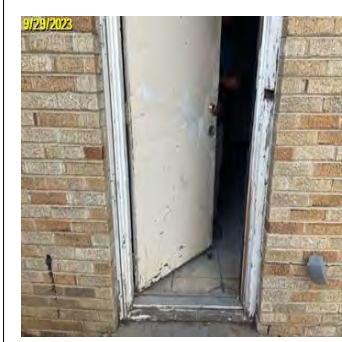
Line Item Date: 9/29/2023
Completion Before Photo
Photos



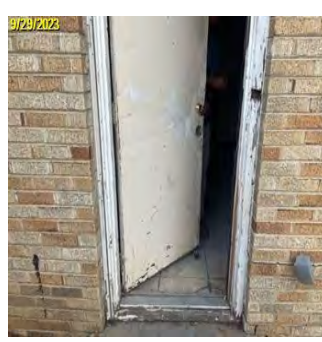
Line Item Date: 9/29/2023
Completion Before Photo
Photos



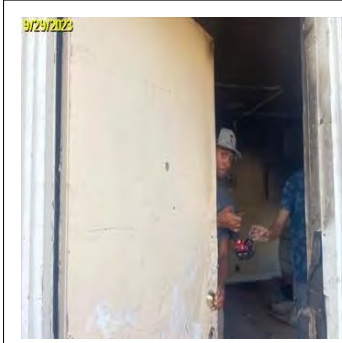
Line Item Date: 9/29/2023
Completion Before Photo
Photos



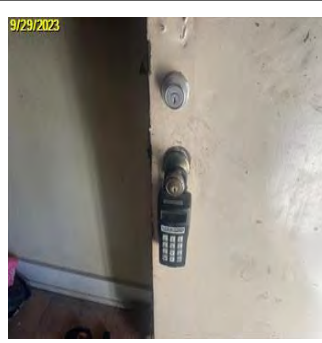
9/29/2023
Line Item Date: 9/29/2023
Completion Before Photo
Lock Box



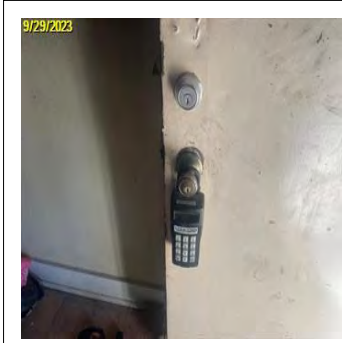
9/29/2023
Line Item Date: 9/29/2023
Completion Before Photo
Lock Change



9/29/2023
Line Item Date: 9/29/2023
Completion Before Photo
Lock Change



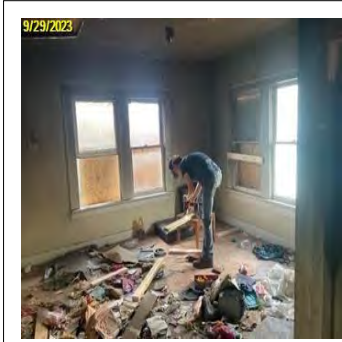
9/29/2023
Line Item Date: 9/29/2023
Completion Before Photo
Lock Change



9/29/2023
Line Item Date: 9/29/2023
Completion Before Photo
Lock Box



9/29/2023
Line Item Date: 9/29/2023
Completion During Photo
Photos



9/29/2023
Line Item Date: 9/29/2023
Completion During Photo
Photos



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Line Item Date: 9/29/2023
Completion During Photo
Photos



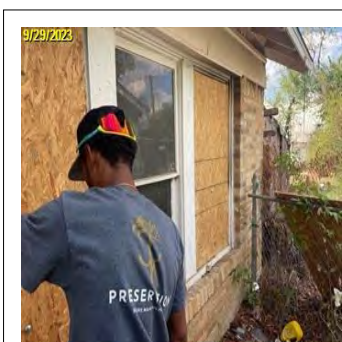
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Line Item Date: 9/29/2023
Completion During Photo
Photos



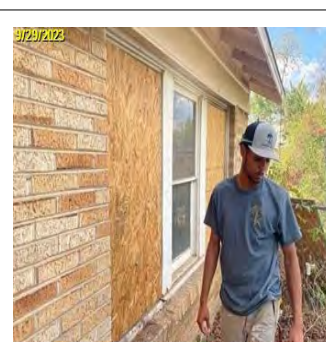
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Line Item Date: 9/29/2023
Completion During Photo
Photos



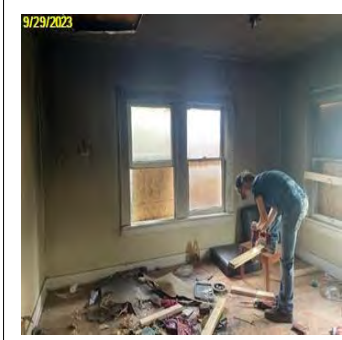
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Line Item Date: 9/29/2023
Completion During Photo
Photos



9/29/2023
Line Item Date: 9/29/2023
Completion During Photo
Photos



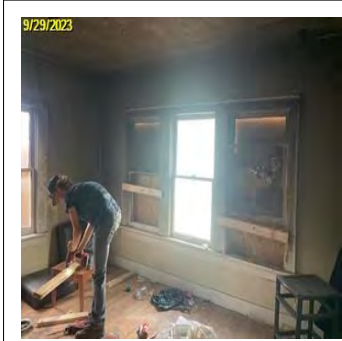
9/29/2023
Line Item Date: 9/29/2023
Completion During Photo
Photos



Line Item Date: 9/29/2023
Completion During Photo
Photos



Line Item Date: 9/29/2023
Completion During Photo
Photos



Line Item Date: 9/29/2023
Completion During Photo
Photos



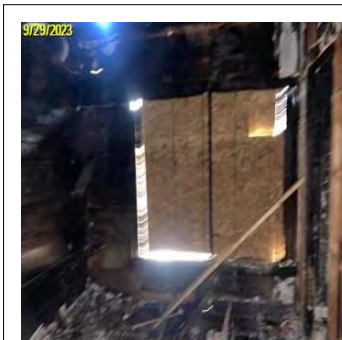
Line Item Date: 9/29/2023
Completion During Photo
Photos



Line Item Date: 9/29/2023
Completion During Photo
Photos



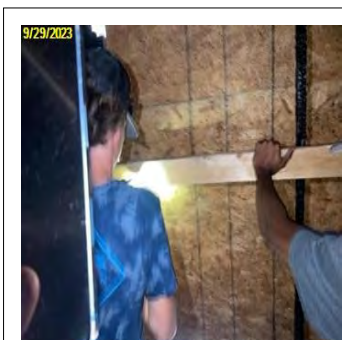
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Completion During Photo
Photos



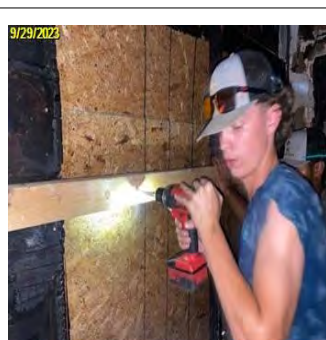
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Completion During Photo
Photos



Line Item Date: 9/29/2023
Completion During Photo
Photos



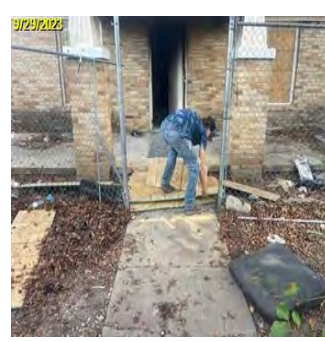
Line Item Date: 9/29/2023
Completion During Photo
Photos



Line Item Date: 9/29/2023
Completion During Photo
Photos



Line Item Date: 9/29/2023
Completion During Photo
Photos



Line Item Date: 9/29/2023
Completion During Photo
Photos



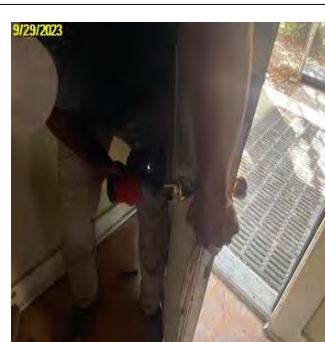
Line Item Date: 9/29/2023
Completion During Photo
Photos



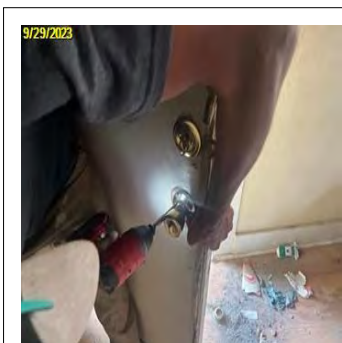
Line Item Date: 9/29/2023
Completion During Photo
Lock Box



Line Item Date: 9/29/2023
Completion During Photo
Lock Change



Line Item Date: 9/29/2023
Completion During Photo
Lock Change



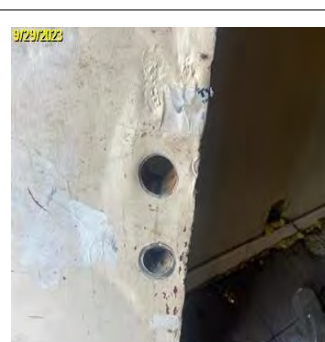
Line Item Date: 9/29/2023
Completion During Photo
Lock Change



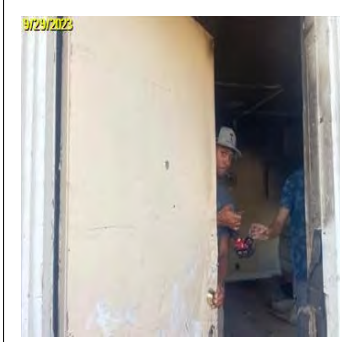
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Lock Change



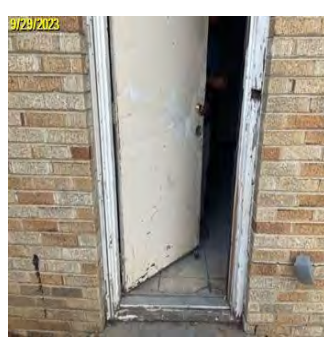
Line Item Date: 9/29/2023
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Lock Change



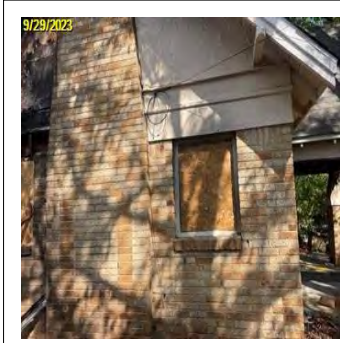
Line Item Date: 9/29/2023
Completion During Photo
Lock Change



9/29/2023
Line Item Date: 9/29/2023
Completion During Photo
Lock Change



9/29/2023
Line Item Date: 9/29/2023
Completion During Photo
Lock Change



9/29/2023
Line Item Date: 9/29/2023
Completion After Photo
Photos



9/29/2023
Line Item Date: 9/29/2023
Completion After Photo
Photos



9/29/2023
Line Item Date: 9/29/2023
Completion After Photo
Photos



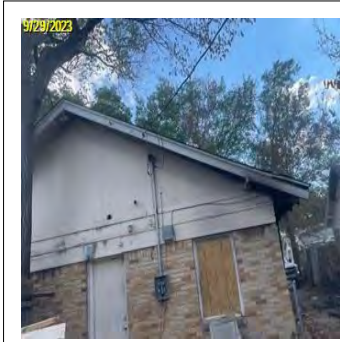
9/29/2023
Line Item Date: 9/29/2023
Completion After Photo
Photos



9/29/2023
Line Item Date: 9/29/2023
Completion After Photo
Photos



9/29/2023
Line Item Date: 9/29/2023
Completion After Photo
Photos



9/29/2023
Line Item Date: 9/29/2023
Completion After Photo
Photos



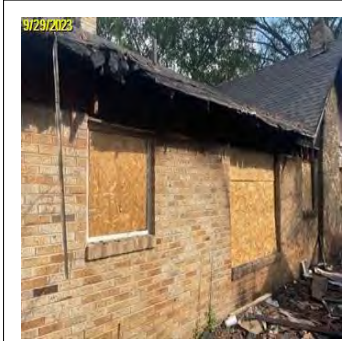
9/29/2023
Line Item Date: 9/29/2023
Completion After Photo
Photos



Line Item Date: 9/29/2023
Completion After Photo
Photos



Line Item Date: 9/29/2023
Completion After Photo
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Line Item Date: 9/29/2023
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Line Item Date: 9/29/2023
Completion After Photo
Photos



Line Item Date: 9/29/2023
Completion After Photo
Photos



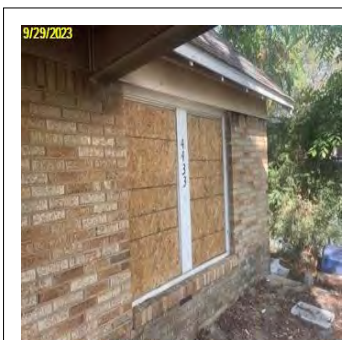
Line Item Date: 9/29/2023
Completion After Photo
Photos



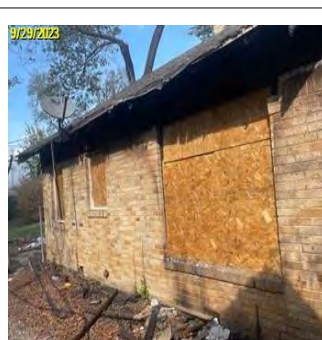
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Completion After Photo
Photos



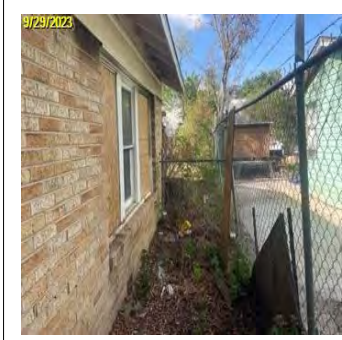
Line Item Date: 9/29/2023
Completion After Photo
Photos



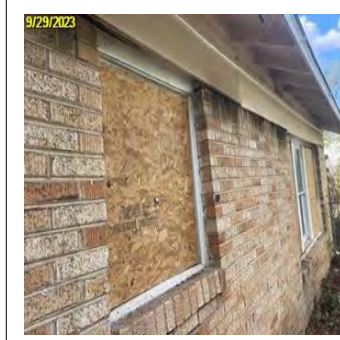
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Completion After Photo
Photos



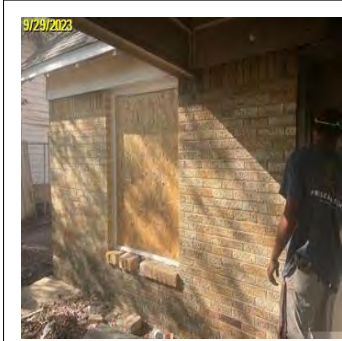
Line Item Date: 9/29/2023
Completion After Photo
Photos



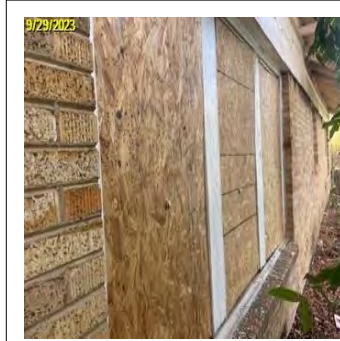
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Line Item Date: 9/29/2023
Completion After Photo
Photos



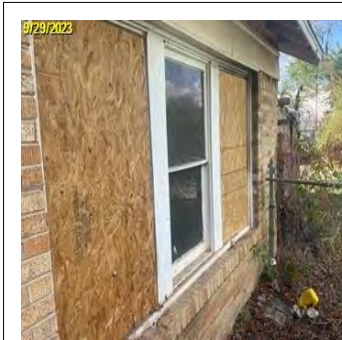
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Line Item Date: 9/29/2023
Completion After Photo
Photos



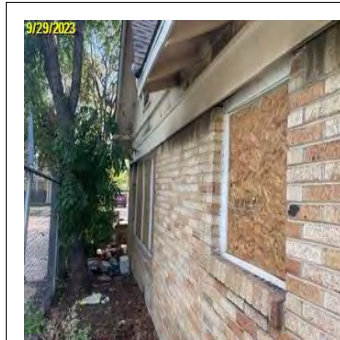
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Line Item Date: 9/29/2023
Completion After Photo
Photos



9/29/2023
Line Item Date: 9/29/2023
Completion After Photo
Photos



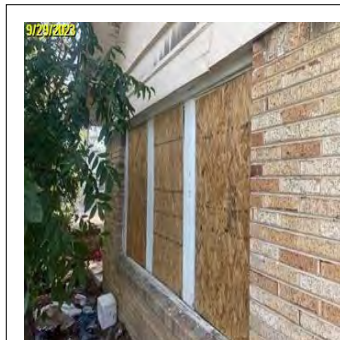
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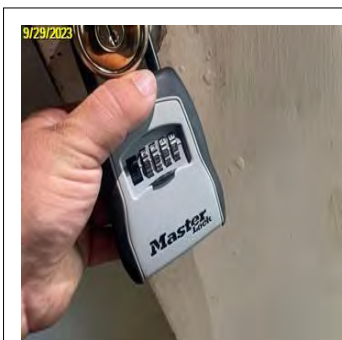
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Line Item Date: 9/29/2023
Completion After Photo
Photos



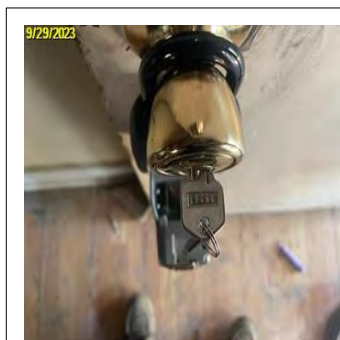
9/29/2023
Line Item Date: 9/29/2023
Completion After Photo
Photos



9/29/2023
Line Item Date: 9/29/2023
Completion After Photo
Photos



9/29/2023
Line Item Date: 9/29/2023
Completion After Photo
Lock Box



9/29/2023
Line Item Date: 9/29/2023
Completion After Photo
Lock Change



Line Item Date: 9/29/2023
Completion After Photo
Lock Change



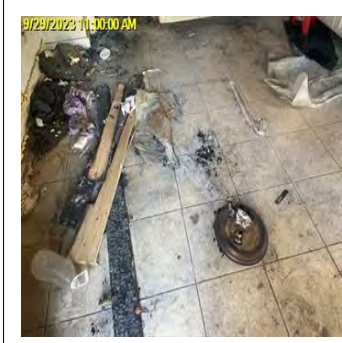
Comp/Insp Date: 9/29/2023
Damage Photo



Comp/Insp Date: 9/29/2023
Damage Photo



Comp/Insp Date: 9/29/2023
Damage Photo



Comp/Insp Date: 9/29/2023
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Comp/Insp Date: 9/29/2023
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Comp/Insp Date: 9/29/2023
Damage Photo



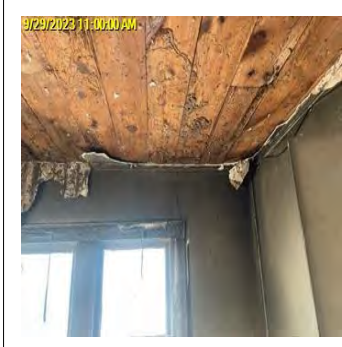
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Damage Photo



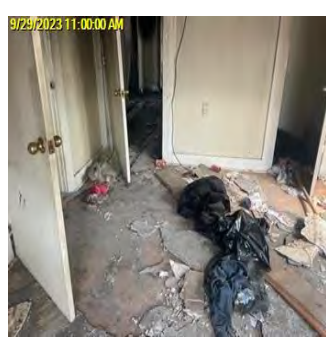
Comp/Insp Date: 9/29/2023
Damage Photo



Comp/Insp Date: 9/29/2023
Damage Photo



Comp/Insp Date: 9/29/2023
Damage Photo



Comp/Insp Date: 9/29/2023
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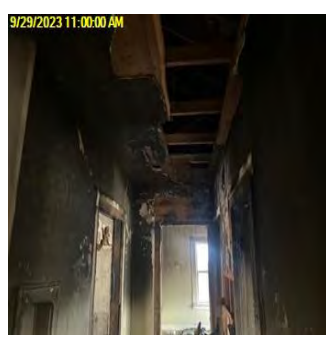
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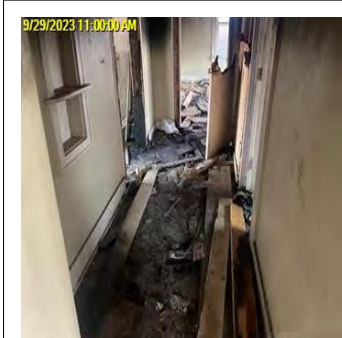
Comp/Insp Date: 9/29/2023
Damage Photo



Comp/Insp Date: 9/29/2023
Damage Photo



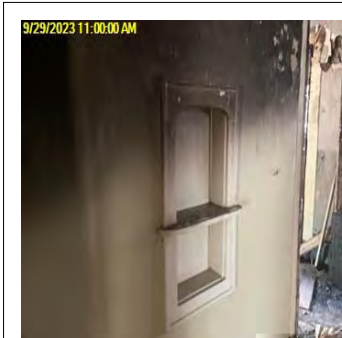
Comp/Insp Date: 9/29/2023
Damage Photo



Comp/Insp Date: 9/29/2023
Damage Photo



Comp/Insp Date: 9/29/2023
Damage Photo



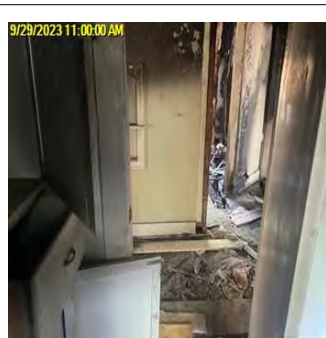
Comp/Insp Date: 9/29/2023
Damage Photo



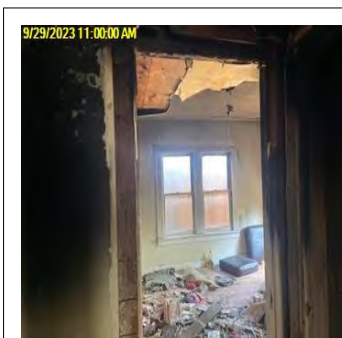
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Damage Photo



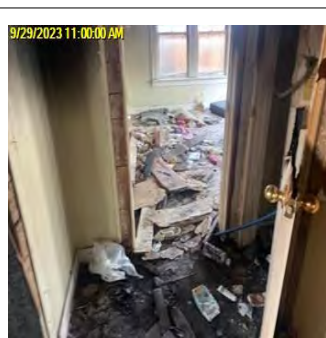
Comp/Insp Date: 9/29/2023
Damage Photo



Comp/Insp Date: 9/29/2023
Damage Photo



Comp/Insp Date: 9/29/2023
Damage Photo



Comp/Insp Date: 9/29/2023
Damage Photo



Comp/Insp Date: 9/29/2023
Damage Photo



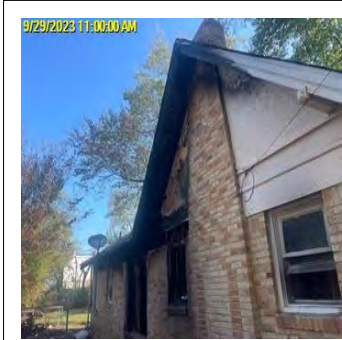
Comp/Insp Date: 9/29/2023
Damage Photo



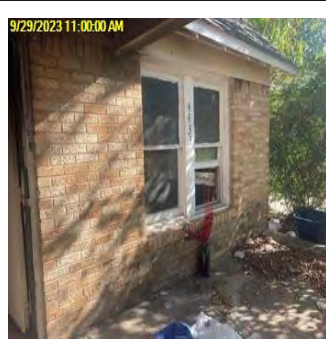
Comp/Insp Date: 9/29/2023
Damage Photo



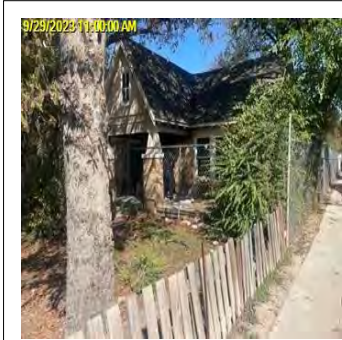
Comp/Insp Date: 9/29/2023
Damage Photo



Comp/Insp Date: 9/29/2023
Damage Photo



Comp/Insp Date: 9/29/2023
Address Number View



Comp/Insp Date: 9/29/2023
Front Left View



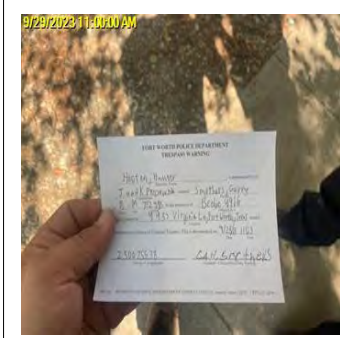
Comp/Insp Date: 9/29/2023
Front View



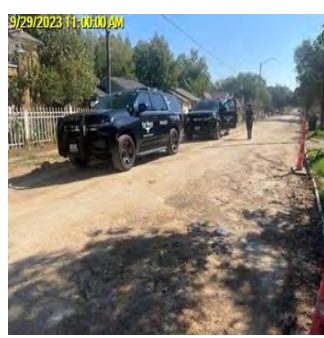
Comp/Insp Date: 9/29/2023
Front Right View



Comp/Insp Date: 9/29/2023
Front View



Comp/Insp Date: 9/29/2023
Front View



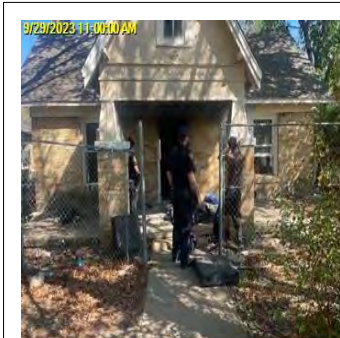
Comp/Insp Date: 9/29/2023
Front View



Comp/Insp Date: 9/29/2023
Front View



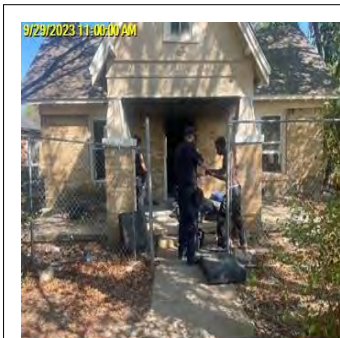
Comp/Insp Date: 9/29/2023
Front View



Comp/Insp Date: 9/29/2023
Front View



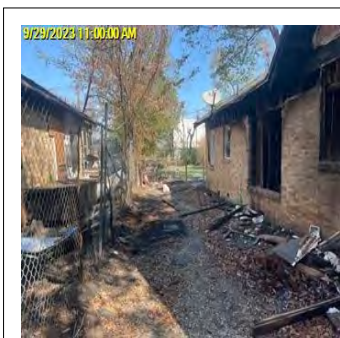
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Front View



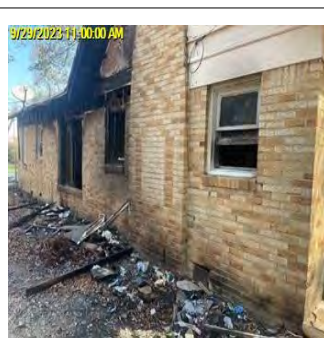
Comp/Insp Date: 9/29/2023
Front View



Comp/Insp Date: 9/29/2023
Front View



Comp/Insp Date: 9/29/2023
Rear Left View



Comp/Insp Date: 9/29/2023
Rear Right View



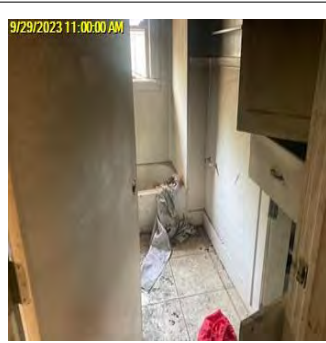
Comp/Insp Date: 9/29/2023
Street Sign



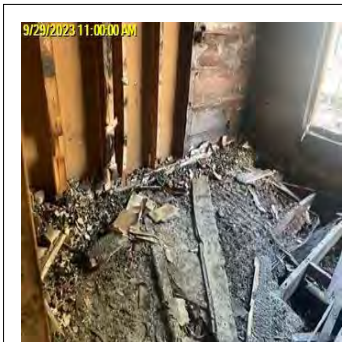
Comp/Insp Date: 9/29/2023
Rear View



Comp/Insp Date: 9/29/2023
Bedroom



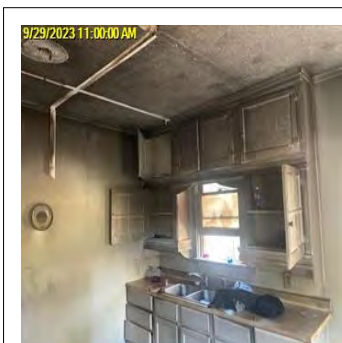
Comp/Insp Date: 9/29/2023
Bathroom



Comp/Insp Date: 9/29/2023
Bedroom



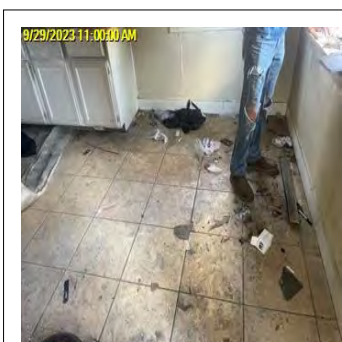
Comp/Insp Date: 9/29/2023
Bedroom



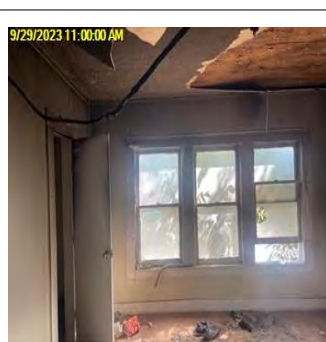
Comp/Insp Date: 9/29/2023
Kitchen



Comp/Insp Date: 9/29/2023
LockBox



Comp/Insp Date: 9/29/2023
Kitchen



Comp/Insp Date: 9/29/2023
Common Areas



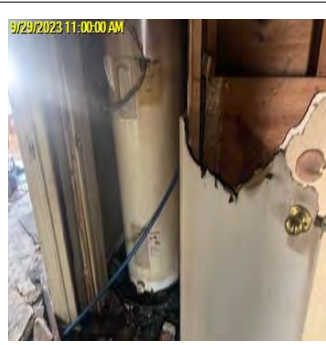
Comp/Insp Date: 9/29/2023
Appliances



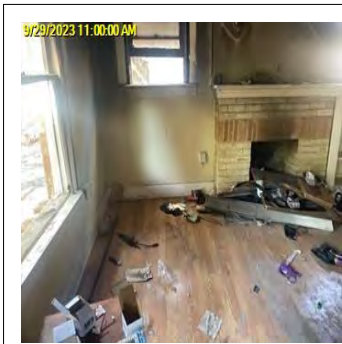
Comp/Insp Date: 9/29/2023
Common Areas



Comp/Insp Date: 9/29/2023
Ceiling - Interior



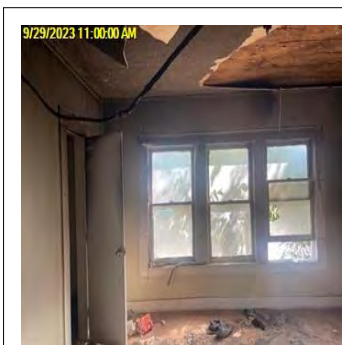
Comp/Insp Date: 9/29/2023
HVAC - Interior



Comp/Insp Date: 9/29/2023
Ceiling - Interior



Comp/Insp Date: 9/29/2023
Ceiling - Interior



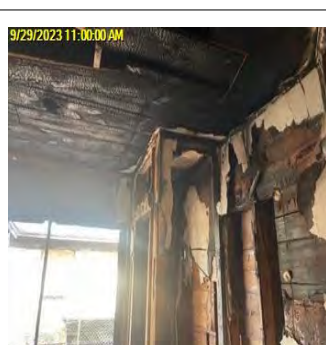
Comp/Insp Date: 9/29/2023
Ceiling - Interior



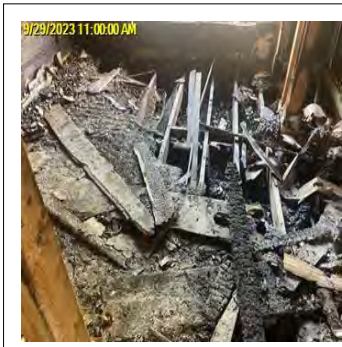
Comp/Insp Date: 9/29/2023
Ceiling - Interior



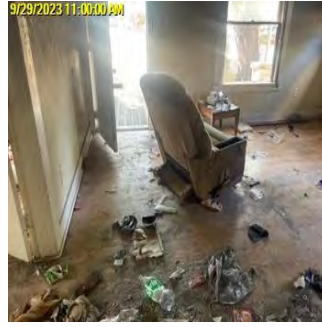
Comp/Insp Date: 9/29/2023
Ceiling - Interior



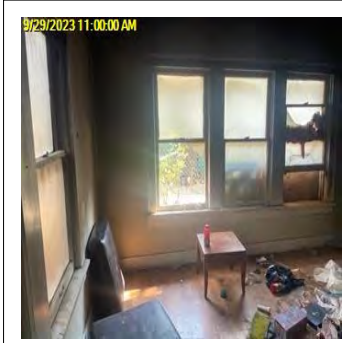
Comp/Insp Date: 9/29/2023
Ceiling - Interior



Comp/Insp Date: 9/29/2023
Floors - Interior



Comp/Insp Date: 9/29/2023
Floors - Interior



Comp/Insp Date: 9/29/2023
Floors - Interior



Comp/Insp Date: 9/29/2023
Exterior Doors



Comp/Insp Date: 9/29/2023
Stove/Oven



Comp/Insp Date: 9/29/2023
Refrigerator



Comp/Insp Date: 9/29/2023
Bid Photo
Remove Saplings/Tree Sprouts -
Each Additional Sapling - Does not
include Disposal or Haul Away



Comp/Insp Date: 9/29/2023
Bid Photo
Remove Saplings/Tree Sprouts -
Each Additional Sapling - Does not
include Disposal or Haul Away

INVOICE #: 23416561
 TAX-ID:

DATE: 10/10/2023
 WO: M14799037

FOR: SFR - Mynd Management (1120)

LOAN TYPE: Rental
INVESTOR TYPE: Not Provided

LOAN #: 443376103
 443376103 443376103
 4433 Virginia Ln
 Forth Worth, TX 76103

ORDER DATE: 09/27/2023
 COMPLETION DATE: 09/29/2023
 ICC: NO

General Comment

Invoice Line Items

Invoice Item	Qty	Amount	Total	Comment
Board Door using 3/4in	1.00	\$1,410.00	\$1,410.00	SECURED WINDOW WITH BOARD. WINDOW 1 - 48X64, WINDOW 2 AND 3 - 36X64, WINDOW 4, 5 AND 6 - 36X64, WINDOW 7 - 36X40 , WINDOW 8 AND 9 - 36X64, WINDOW 10 AND 11 - 36X40, WINDOW 12 - 78X64 WINDOW 13 - 36X40 WINDOW 14 AND 15 - 36X40
Sales Tax	1.00	\$116.32	\$116.32	Board Door using 3/4in \$1410.0000 @ 8.250%
Install Deadbolt	1.00	\$60.00	\$60.00	KEYCODES USED: 35241 AND 35241 DOOR SECURED: FRONT AND SIDE LOCKBOX CODE: 6103 KEYCODES: 35241 AND 35241 LOCKBOX CODE: 6103
Sales Tax	1.00	\$4.95	\$4.95	Install Deadbolt \$60.0000 @ 8.250%
Install Lockbox	1.00	\$40.00	\$40.00	KEYCODES USED: 35241 AND 35241 DOOR SECURED: FRONT AND SIDE LOCKBOX CODE: 6103 KEYCODES: 35241 AND 35241 LOCKBOX CODE: 6103
Sales Tax	1.00	\$3.30	\$3.30	Install Lockbox \$40.0000 @ 8.250%
Install/Repair Door Lock	1.00	\$60.00	\$60.00	KEYCODES USED: 35241 AND 35241 DOOR SECURED: FRONT AND SIDE LOCKBOX CODE: 6103 KEYCODES: 35241 AND 35241 LOCKBOX CODE: 6103
Sales Tax	1.00	\$4.95	\$4.95	Install/Repair Door Lock \$60.0000 @ 8.250%

Sub Total: \$1,570.00
Sales Tax: \$129.52

Final Amount Due: \$1,699.52

Sales Tax Jurisdiction Rat

Jurisdiction Type	Jurisdiction Name	Tax Rate (%)
City	FORT WORTH	1.0000
Special	FORT WORTH CRIME CONTROL	0.5000
Special	FORT WORTH MTA TRANSIT	0.5000
State	TEXAS	6.2500



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Lock Change



Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Lock Change

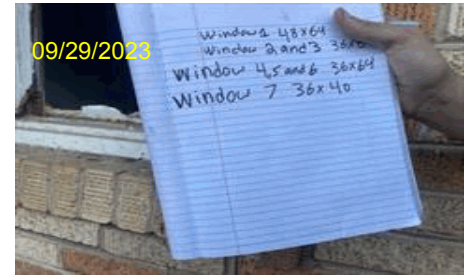


Image Type:Completion Before Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion Before Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion Before Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion Before Photo
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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos

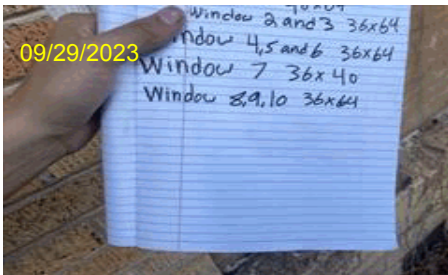


Image Type:Completion Before Photo
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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Lock Change



Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Lock Change



Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Lock Box

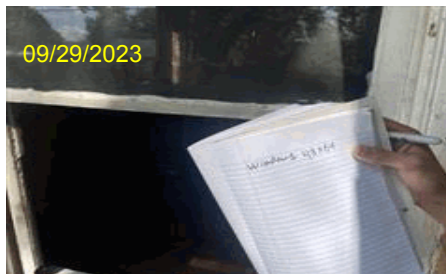


Image Type:Completion Before Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion Before Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos

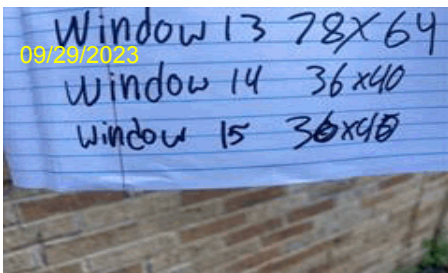


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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos

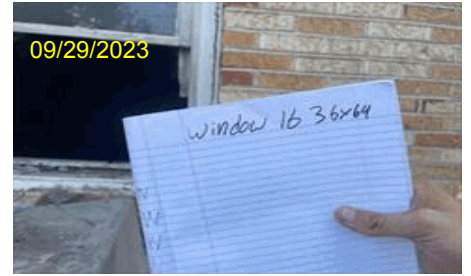


Image Type:Completion Before Photo
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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion Before Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



09/29/2023

Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



09/29/2023

Image Type:Completion After Photo
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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



09/29/2023

Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



09/29/2023

Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Lock Change



09/29/2023

Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



09/29/2023

Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



09/29/2023

Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



09/29/2023

Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Lock Change



09/29/2023

Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



09/29/2023

Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



09/29/2023

Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Lock Change



Image Type:Completion Before Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



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Line Item Desc:Photos



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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion After Photo
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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos

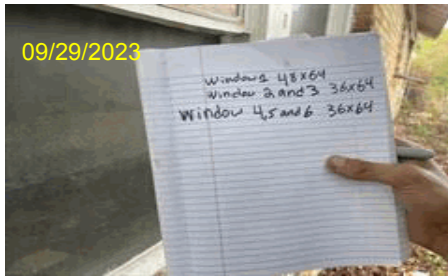


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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos

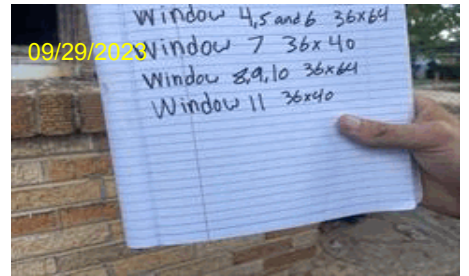


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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos

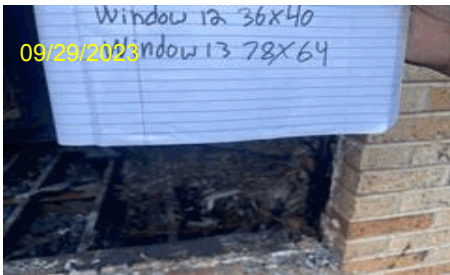


Image Type:Completion Before Photo
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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion After Photo
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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion Before Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Lock Box



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Lock Change



Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Lock Box

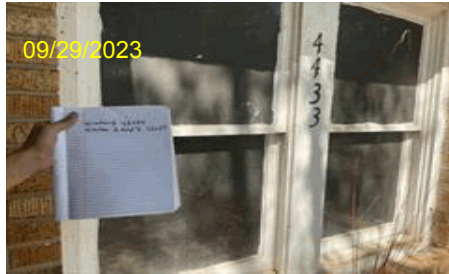


Image Type:Completion Before Photo
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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



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Line Item Desc:Photos



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Line Item Desc:Photos



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Line Item Desc:Photos



Image Type:Completion After Photo
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Line Item Desc:Photos



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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Lock Change



Image Type:Completion Before Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos

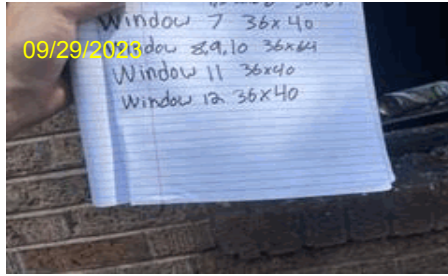


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Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



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Line Item Desc:Photos



Image Type:Completion After Photo
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Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion After Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



Image Type:Completion During Photo
Address:4433 Virginia Ln
City,State Zip:Forth Worth, TX 76103
Line Item Desc:Lock Change



Image Type:Completion During Photo
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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



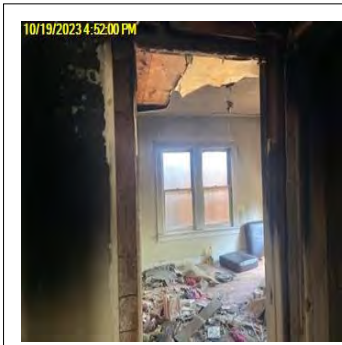
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City,State Zip:Forth Worth, TX 76103
Line Item Desc:Photos



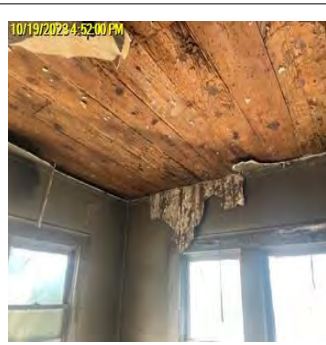
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Line Item Desc:Photos



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Line Item Desc:Photos



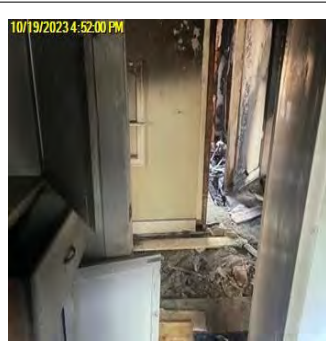
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Bid Photo
Structural Inspection



Comp/Insp Date: 10/19/2023
Bid Photo
Structural Inspection



Comp/Insp Date: 10/19/2023
Bid Photo
Structural Inspection



Comp/Insp Date: 10/19/2023
Bid Photo
Structural Inspection



Comp/Insp Date: 10/19/2023
Bid Photo
Miscellaneous - FF



Comp/Insp Date: 10/19/2023
Bid Photo
Miscellaneous - FF



Comp/Insp Date: 10/19/2023
Bid Photo
Miscellaneous - FF



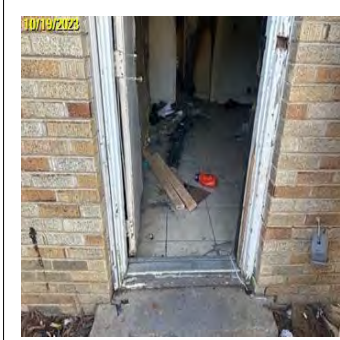
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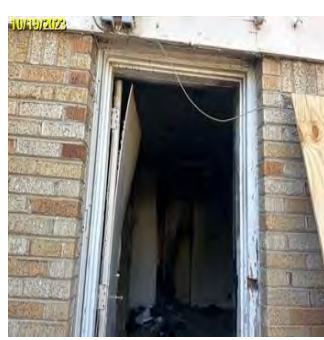
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Miscellaneous - FF



Comp/Insp Date: 10/19/2023
Bid Photo
Miscellaneous - FF



Line Item Date: 10/19/2023
Completion Before Photo
Board All Accessible Openings



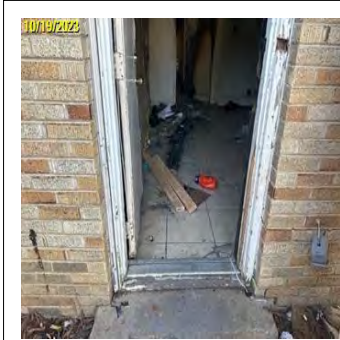
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Completion Before Photo
Board All Accessible Openings



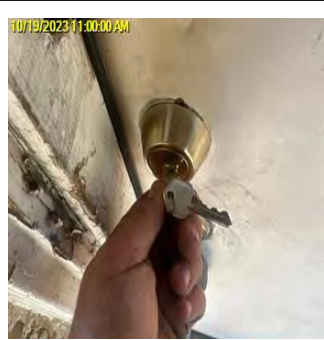
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Bid Photo
Structural Inspection



Comp/Insp Date: 10/19/2023
Bid Photo
Miscellaneous - FF



Line Item Date: 10/19/2023
Completion During Photo
Board All Accessible Openings



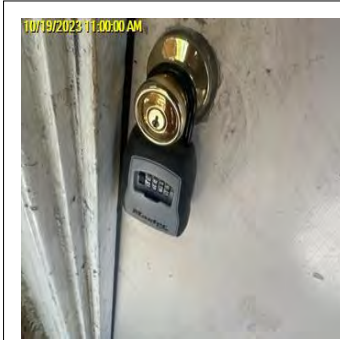
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Lock Box



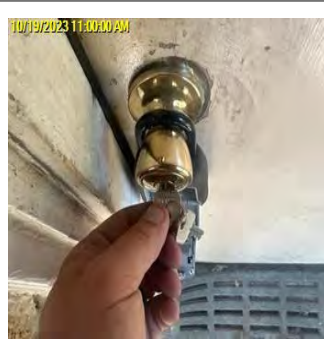
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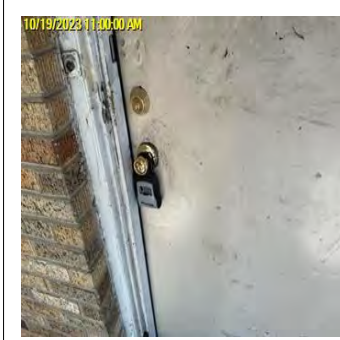
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Lock Box



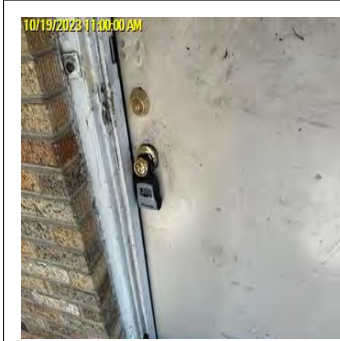
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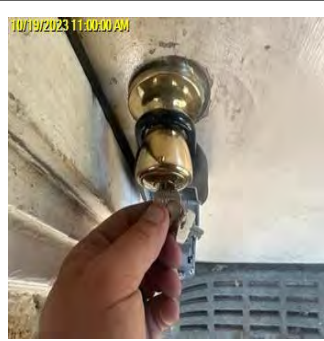
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Lock Box



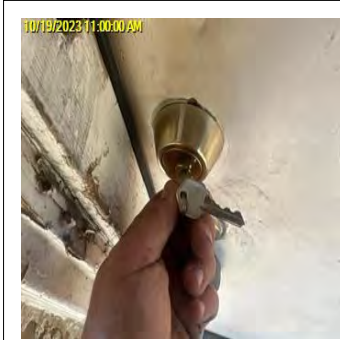
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Lock Change



Comp/Insp Date: 10/19/2023
Work Not Needed
Lock Change



Comp/Insp Date: 10/19/2023
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Lock Change



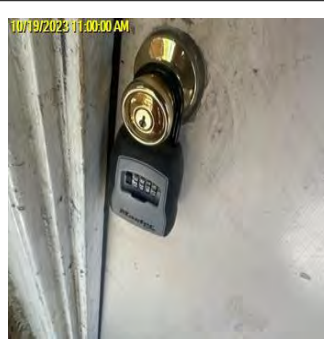
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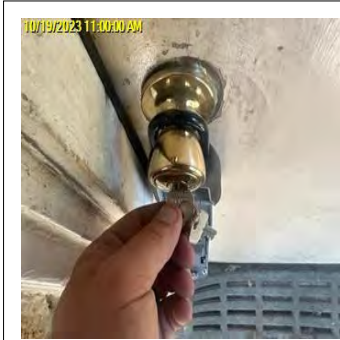
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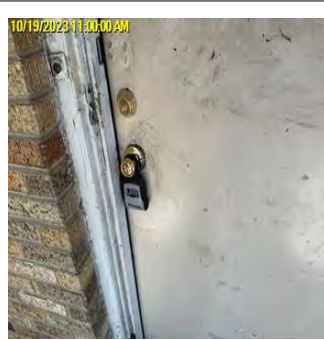
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Lock Change



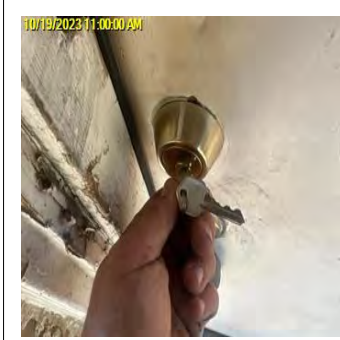
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Eviction



Comp/Insp Date: 10/19/2023
Work Not Needed
Eviction



Comp/Insp Date: 10/19/2023
Work Not Needed
Eviction



Comp/Insp Date: 10/19/2023
Work Not Needed
Eviction



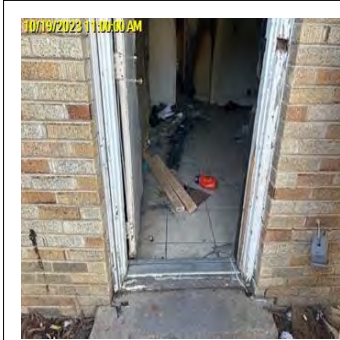
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Eviction



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Eviction



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Eviction



Comp/Insp Date: 10/19/2023
Work Not Needed
Eviction



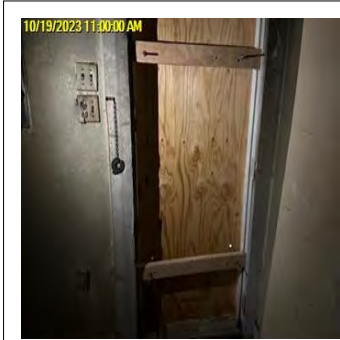
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Work Not Needed
Board All Accessible Openings



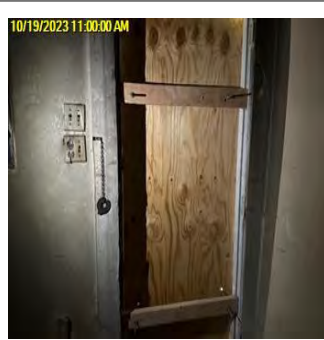
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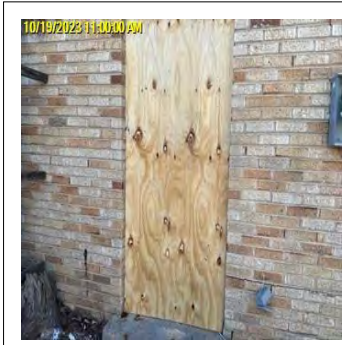
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Board All Accessible Openings



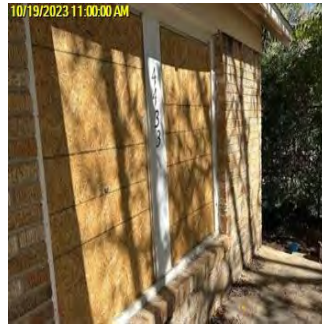
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Board All Accessible Openings



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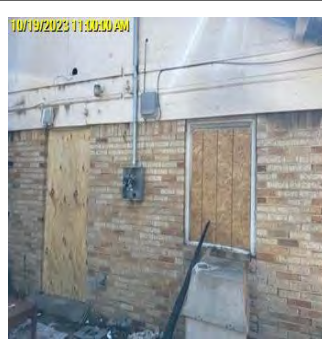
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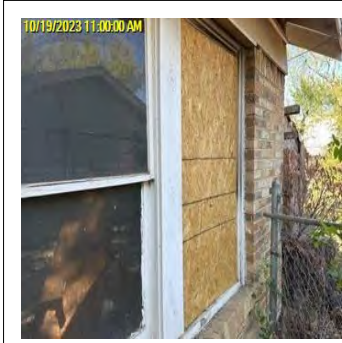
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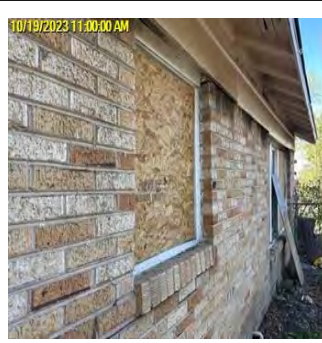
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Board All Accessible Openings



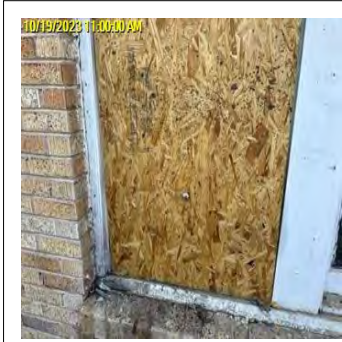
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Board All Accessible Openings



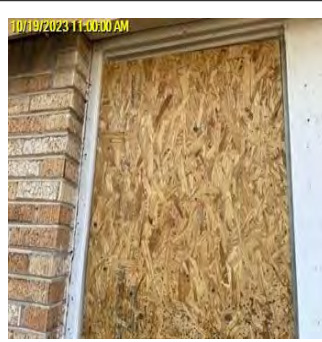
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Board All Accessible Openings



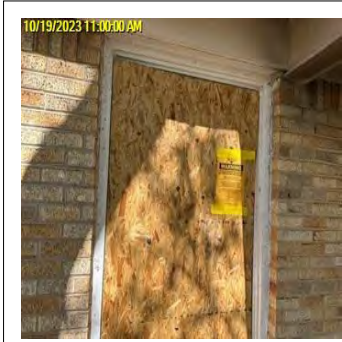
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Board All Accessible Openings



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Work Not Needed
Board All Accessible Openings



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Board All Accessible Openings



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Board All Accessible Openings



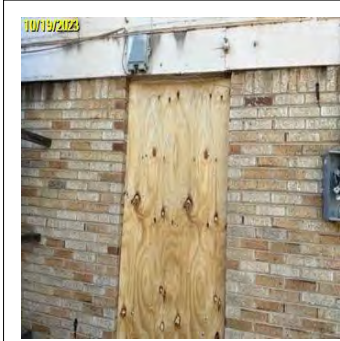
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Board All Accessible Openings



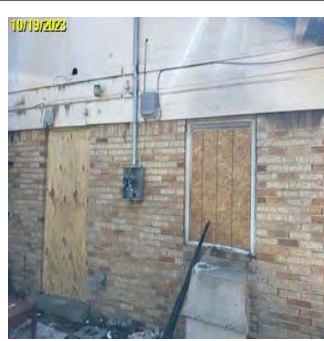
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Board All Accessible Openings



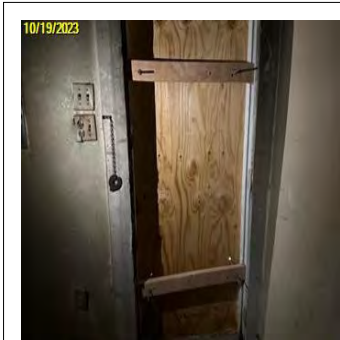
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Board All Accessible Openings



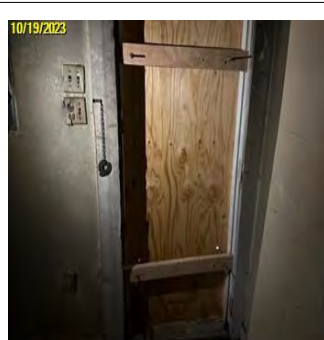
Line Item Date: 10/19/2023
Completion After Photo
Board All Accessible Openings



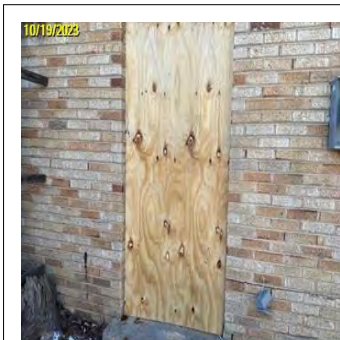
Line Item Date: 10/19/2023
Completion After Photo
Board All Accessible Openings



Line Item Date: 10/19/2023
Completion After Photo
Board All Accessible Openings



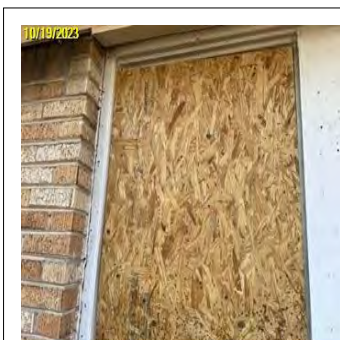
Line Item Date: 10/19/2023
Completion After Photo
Board All Accessible Openings



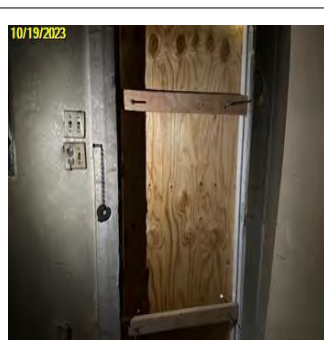
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Completion After Photo
Board All Accessible Openings



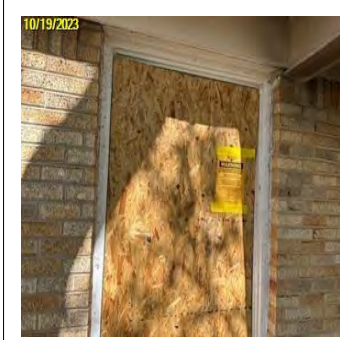
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Completion After Photo
Board All Accessible Openings



Line Item Date: 10/19/2023
Completion After Photo
Board All Accessible Openings



Line Item Date: 10/19/2023
Completion After Photo
Board All Accessible Openings



Line Item Date: 10/19/2023
Completion After Photo
Board All Accessible Openings



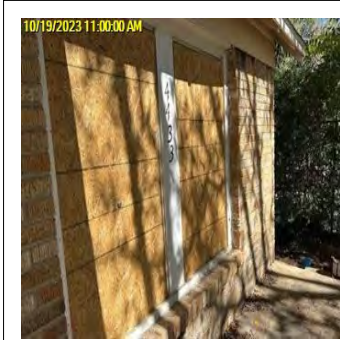
Line Item Date: 10/19/2023
Completion After Photo
Board All Accessible Openings



Comp/Insp Date: 10/19/2023
Damage Photo



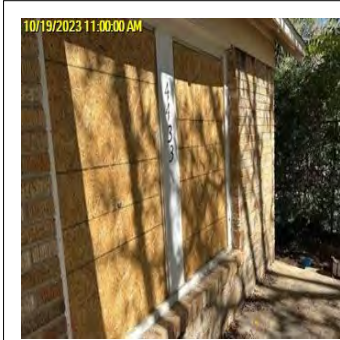
Comp/Insp Date: 10/19/2023
Client Required Documents



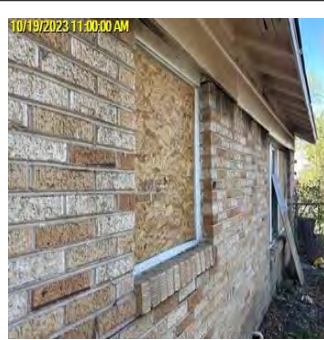
Comp/Insp Date: 10/19/2023
Front Left View



Comp/Insp Date: 10/19/2023
Front Right View



Comp/Insp Date: 10/19/2023
Front View



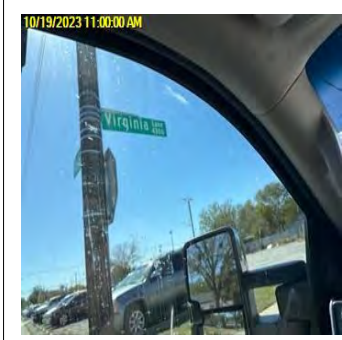
Comp/Insp Date: 10/19/2023
Rear Left View



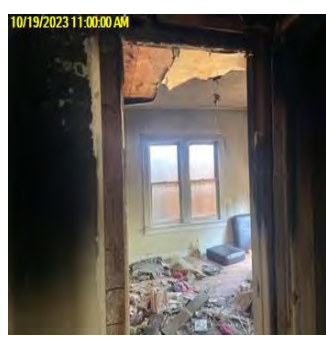
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Rear Right View



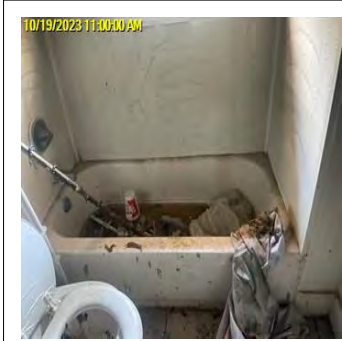
Comp/Insp Date: 10/19/2023
Rear View



Comp/Insp Date: 10/19/2023
Street Sign



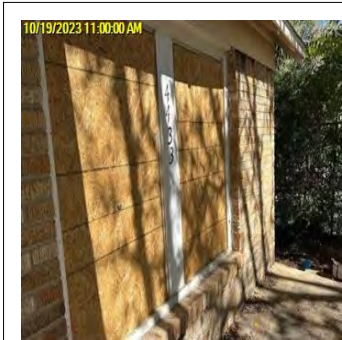
Comp/Insp Date: 10/19/2023
Bedroom



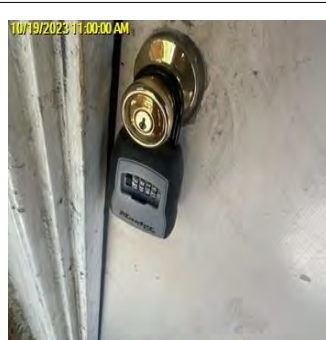
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Bathroom



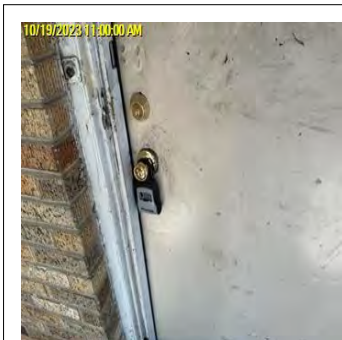
Comp/Insp Date: 10/19/2023
Kitchen



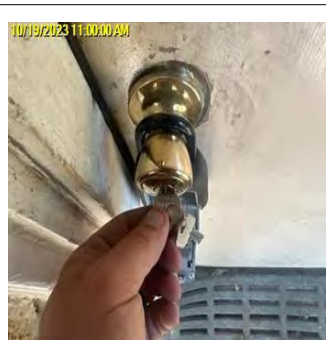
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Mailbox



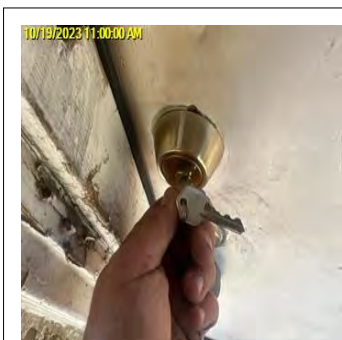
Comp/Insp Date: 10/19/2023
LockBox



Comp/Insp Date: 10/19/2023
LockBox



Comp/Insp Date: 10/19/2023
LockBox



Comp/Insp Date: 10/19/2023
LockBox



Comp/Insp Date: 10/19/2023
LockBox



Comp/Insp Date: 10/19/2023
Common Areas



Comp/Insp Date: 10/19/2023
LockBox



Comp/Insp Date: 10/19/2023
Appliances



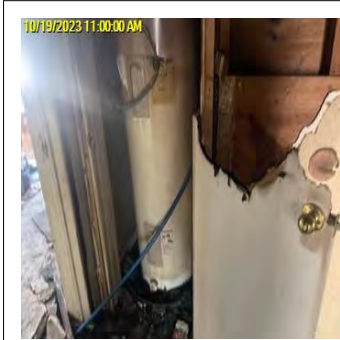
Comp/Insp Date: 10/19/2023
Vacancy Certification



Comp/Insp Date: 10/19/2023
FTV Notice



Comp/Insp Date: 10/19/2023
Sign In Sheet



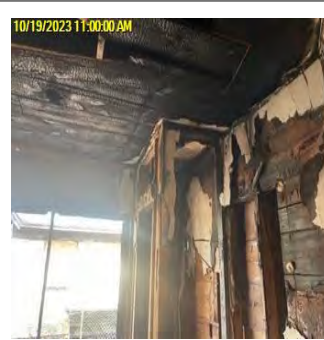
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HVAC -Interior



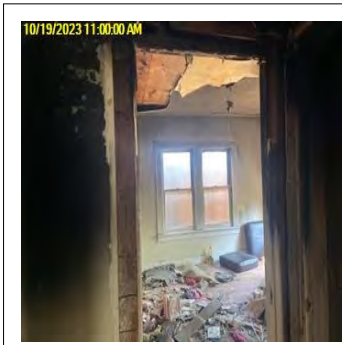
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Ceiling - Interior



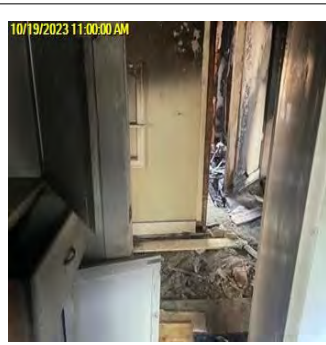
Comp/Insp Date: 10/19/2023
Ceiling - Interior



Comp/Insp Date: 10/19/2023
Ceiling - Interior



Comp/Insp Date: 10/19/2023
Floors - Interior



Comp/Insp Date: 10/19/2023
Floors - Interior



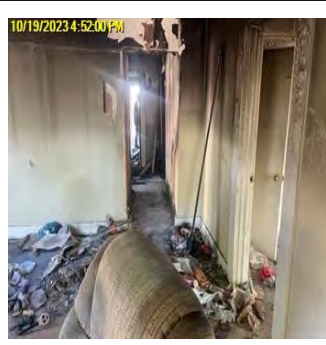
Comp/Insp Date: 10/19/2023
Emergency Contact Posting



Comp/Insp Date: 10/19/2023
Refrigerator



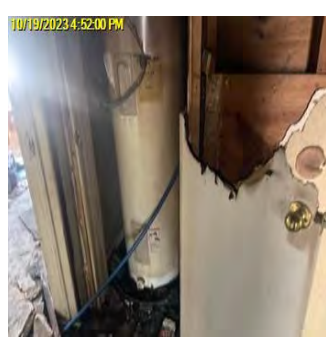
Comp/Insp Date: 10/19/2023
Stove/Oven



Comp/Insp Date: 10/19/2023
Bid Photo
Structural Inspection



Comp/Insp Date: 10/19/2023
Bid Photo
Structural Inspection



Comp/Insp Date: 10/19/2023
Bid Photo
Structural Inspection



Line Item Date: 10/19/2023
Completion During Photo
Board All Accessible Openings

Insurance Claim Review

PROPERTY INFORMATION

BlueRock / Pkg 10-FTW 188, LLC

Investor Name/Entity Name

The home was vacated on 6/5/23 and then following inspector

Asset ID

HOA

HOA Covers Structural Repairs

4433 Virginia Ln, Fort Worth, TX 76103

Property Address

SFR

Property Type

Yes No

Yes No Unknown

INSURANCE POLICY INFORMATION

Ives Insurance Services

Insurance Carrier

02/01/23

Policy Effective Date

TBD

Dwelling Coverage

Wind/Hail Coverage

Wind/Hail Deductible, if applicable

Flood Coverage

Flood Deductible, if applicable

TBD

Policy Number

10/31/23

Policy Expiration Date

\$25,000.00

Policy Deductible

Yes No

Asset Tier Designation (For reviewer to complete)

Yes No

SFHA Designation (For reviewer to complete)

N/A

INSURANCE CLAIM REVIEW (continued)

INCIDENT INFORMATION

10/20/23

Date Incident Reported to Insurance Reviewer

chris.noddings@mynd.co

Reported By

~~07/17/2023~~ - 09/27/2023 | T

Date of Incident or Estimated Date of Incident

Fire, Vandalism, Theft

Type of Damage

INCIDENT NOTES

The home was vacated on 6/5/23 and then following inspections/estimates, BR made the decision to mark the home as Down on 7/17/23.

On 9/27/23, we were alerted to a City violation regarding fire damage and an active squatter via BR.

On 9/28/23, we dispatched and approved work by a vendor (MCS) to assist police with removal of the squatters and then secure the home including boarding up windows.

BR and Mynd send vendors to the home to get repair estimates.

On the Mynd sent vendor's visit to the home on 10/10/23, we were notified that unfortunately squatters have broken into the home again and were currently inside.

We have dispatched MCS again to assist in meeting with police, pressing charges against the squatters and resecuring the home.

INSURANCE CLAIM REVIEW (continued)

INCIDENT INFORMATION (CONT)

Any damage to a neighboring property or unit?

 Yes No

Yes, to 4429 Virginia. There is damage to the items in the yard (plywood and debris) and damage to the soffit and fascia on the side of the home. A photo has been attached

Any personal injuries due to the damage?

 Yes No

Is this claim related to a named storm?

 Yes No

Named Storm (if applicable)

Has a police report been filed?

 Yes No

Police Report Number

Police Department Name

Police Department Contact

Police Department Phone Number

Police Department Email

Has fire department report been filed?

 Yes No

Fire Department Report Number

Fire Department Agency Name

Fire Department Contact

Fire Department Phone Number

Fire Department Email

ADDITIONAL INCIDENT COMMENTS

Currently trying to get the fire report from the fire department

INSURANCE CLAIM REVIEW (continued)**REMEDIATION/MITIGATION**

Has any work been completed to date?

 Yes No

Details of work completed to date:

Yes, the home has been boarded-up. The back door has had to be boarded-up twice due to the trespassers breaking back in

Have any estimates been received to repair the damage?

 Yes No

If so, are the estimates received to date all inclusive or are there any pending estimates?

Estimate amount(s) gathered to date:

REMEDIATION/MITIGATION & ESTIMATES COMMENTS

INSURANCE CLAIM REVIEW (continued)

OCCUPANCY INFORMATION

Occupancy Status at Time of Incident:

 Vacant Occupied~~05/08~~ 05/08/23

If Vacant, Date Prior Resident Vacated

If Rented, Lease Term Dates

If Rented, Is Renters Insurance Required by the Lease?

RESIDENT INSURANCE DETAILS (IF APPLICABLE)

Resident Name

Resident's Insurance Policy Carrier

Resident's Policy Number

Resident's Policy Effective Dates

Resident's Monthly Rental Rate

Resident's Liability Amount

Is the unit uninhabitable?

 Yes No Unknown at this time

Are there potential losses of rents?

 Yes No Unknown at this time

Any indication of resident negligence?

 Yes No Unknown at this time

OCCUPANCY COMMENTS

INSURANCE CLAIM REVIEW (continued)**COMPARISON: REPAIRS & LOSS OF RENTS TO DEDUCTIBLE (ASSESSING FINANCIAL IMPACT)**

*review policy in detail for potential exclusions

Cost to Mitigate/Remediation

Estimate to Repair Damage

Loss of Rents (only if rented at time of loss & applicable)

Deductible Amount

Potential insurance payout

**these are all estimates at time of review*

ANALYSIS COMMENTS

Date Presented to Owner

Owner Decision

INSURANCE CLAIM REVIEW (continued)

MYND CONTACT INFORMATION

Insurance Reviewer (Mynd Associate)

Insurance Reviewer Contact (**POC for adjuster**)

Property Manager

Property Manager Contact

Resident Services Manager

Resident Services Manager Contact

RESIDENT INFORMATION

Resident Name

Resident Contact

Resident Name

Resident Contact

OWNER CONTACT INFORMATION

Owner Name

Owner Contact

Owner Name

Owner Contact

INSURANCE COMPANY INFORMATION

Insurance Agent Name

Insurance Agent Contact

Insurance Claim's Adjuster Name

Insurance Claim's Adjuster Contact

OTHER CONTACT INFORMATION

Other Party Contact Name

Other Party Contact Information

Other Party Contact Name

Other Party Contact Information



Code Compliance Department
Case: **23-659033**

PKG 10-FTW 188 LLC
4925 DAVIS BLVD STE 201
NORTH RICHLAND HILLS, TX 76180

Date: September 27, 2023

RE: Violation Address; *4433 VIRGINIA LN aka LEWIS, HATTIE M SUBDIVISION, Lot 6 Block*, Fort Worth, Texas

Through our strategic goals and objectives, Fort Worth is committed to becoming the safest and most livable city in the nation. Toward this end, the City of Fort Worth addresses violations of the Minimum Building Standards Code.

A recent inspection of the property referenced above found violations of this code that need to be corrected. The structure(s) was found to be substandard and/or hazardous. A copy of the inspection report has been attached for your review and records.

Typically, the City gives a property owner 30 days to correct a violation. This period could be much shorter if there is an imminent hazard or longer if substantial repairs are required and there is not an imminent hazard. In this case, you must correct the violations by **October 27, 2023**.

While the City cannot grant long delays, we do understand that you might need additional time to complete the work. If there is not an imminent hazard and you would like to request additional time, you can do so by submitting a work plan. Please keep in mind that your request must be reasonable and submitted within 10 days in order to be approved.

Please be advised that if a work plan is not received and/or repairs are not started within the time granted, it is the intention of this department to present this property to the Building Standards Commission or Municipal Court, which has the authority to order repairs, demolitions and civil penalties.

If you feel this notice was sent in error, you should contact me immediately so that I can review the case and resolve your concerns. While it is the City's preference that you comply with this notice, you should be aware that failing to respond could result in both criminal and civil court action.

The Code Compliance Department appreciates your prompt attention to this matter. If you have any questions, please call me at 817-392-6026 or by email at Ian.Sheadel@fortworthtexas.gov.

Ian Sheadel,
Code Officer, Building Standards Division
Code Compliance Department

CC:

CODE COMPLIANCE DEPARTMENT

818 MISSOURI AVENUE ♦ FORT WORTH, TEXAS 76104 ♦ 817-392-6567 ♦ FAX 817-392-2249

Building Standards Division - Structure Inspections Report

City of Fort Worth - Code Compliance Department

Inspecting Officer: Sheadel, Ian M Telephone #: 817-392-6026 Date/Time: 9/27/2023 10:28 AM

Inspection Information

Address 4433 VIRGINIA LN **Number of Stories** 1
Legal Description **Block** **Lot** 6 **Case #:** 23-659033 **Tax Account #:** 01593641
 Exterior Only Exterior & Interior

Category

- I - Hazardous
 II - Sub (Major)
 III - Sub (Minor)

Observed Deficiencies

	Minor	Moderate	Severe	Comments
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe structural fire damage
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged brick and exposed fire damaged framing with breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged walls with breaches
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged rafters with breaches at the soffit and fascia
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged and blistered ceilings
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cracking and damaged columns at front porch
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged flooring with uneven cracks and breaches
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged and open doors and windows
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged electrical system
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Debris and broken brick on the ground and within the structure.

Status

- Open
 Vacant
 Secured
 Secured (City)
 Tenant Occupied
 Owner Occupied

Structure Use

- Single Family
 Two Family
 Commercial
 Accessory

Foundation

- Poured Concrete
 Stem Wall
 Pier & Beam

Additional Observations

Permits Required*

- Building Mechanical Plumbing Electrical

*Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.

Exterior

- Frame
 Brick
 Stone
 Concrete
 Concrete Brick
 Metal

Code Compliance Department

818 Missouri Avenue ♦ Fort Worth, Texas 76104 ♦ 817-392-1234 ♦ Fax 817-392-2249



1118 Masquerade Dr
 Midlothian TX 76065
 (682) 344-8012, (469) 658-2242
 Matthew@lonestarhhconstruction.com

Estimate

ESTIMATE #	2543
DATE	11/27/2023
PO #	2718558-3

CUSTOMER
Mynd Property Management 9330 Lyndon B Johnson Fwy Suite 900 Dallas, TX, 75243

SERVICE LOCATION
2718558-3 4433 Virginia Ln Fort Worth, Texas, 76103-3706

DESCRIPTION	Property has major fire damage. Please provide bid for remediation Access code: 1237
--------------------	--

Estimate

Description	Qty	Rate	Tax	Total
Trash out Remove all debris and garbage from the home and yard to include make shift shed demo in the back yard	1.00	\$2,500.00	\$0.00	\$2,500.00
Drywall - Interior -Scope of work area approx. 4,413 SF -Remove and replace sheetrock on ceiling and walls -Price to include tape, bed, texture	1.00	\$20,700.00	\$0.00	\$20,700.00
Wall Framing -Scope of work area approx. 200LF -Remove and Replace fire damaged studs in bedroom 2 and around doors and windows	1.00	\$1,800.00	\$0.00	\$1,800.00
Window Replacement -Furnish and install new retro fit windows around the entire property. -Window to match as close to existing as possible. living room (4) windows/ (2) 30x60 (2) 30x36 bedroom 1 (5) windows all 30 x 60 bedroom 2 (2) windows 32 x 60 bedroom 3 (5) windows 32 x 60 Bathroom (1) window 27 x 36 Kitchen (3) windows/ (2) 30x48 (1) 30 x 36	19.00	\$650.00	\$0.00	\$12,350.00

-Double Pane energy efficient. -Clean up and haul away job generated debris.				
Paint- Interior Prep all drywall to receive paint. -Color schematics Walls- Grey Ceilings- Flat White Trim- Gloss white. Furnish all paint prep items such as tape and plastic for windows, floors, and other items not to receive paint. .	1.00	\$3,250.00	\$0.00	\$3,250.00
Soffit Remove and Replace -Furnish and install all necessary material to complete scope of work below: -Remove and replace up to 384 SF of soffit and side of home -remove and replace 96 SF at front entrance -Remove and replace up to 30 LF of trim. *Material to match existing.	1.00	\$2,550.00	\$0.00	\$2,550.00
Exterior Siding -Scope of work area approx. 288 SF -Remove and replace damaged siding	1.00	\$2,650.00	\$0.00	\$2,650.00
Fascia - R&R Furnish all labor and material to complete scope of work. Scope of work area is approx. 130 LF. -Remove and replace fascia. -Haul off and dispose of all job generated debris.	1.00	\$1,275.00	\$0.00	\$1,275.00
R&R ceiling fan R&R () ceiling fans	3.00	\$375.00	\$0.00	\$1,125.00
Light Fixture -Furnish and install exterior light that had broken free and are damaged from fire. -Wire lighting components. -Previous fixture was installed with screws that were too short, causing the fixture to fall off. -Removal of job generated debris.	4.00	\$150.00	\$0.00	\$600.00
Light Fixtures - Interior Replace missing light fixtures throughout property (8)	8.00	\$95.00	\$0.00	\$760.00
Joist Installation -Furnish and install joists that are damaged from fire -Approximately 480 LF of 2"x6" joists to be installed and tied into the existing structure. -Furnish and install all Simpson ties,	1.00	\$4,800.00	\$0.00	\$4,800.00

anchors, and hardware needed for proper installation.

R&R subfloor -scope of work area approx.1247 SF R&R subfloor throughout home	1.00	\$5,850.00	\$0.00	\$5,850.00
Floor Joists Scope of work area approx 312 LF remove and replace fire damaged joists	1.00	\$3,120.00	\$0.00	\$3,120.00
Flooring Installation Furnish all labor and material for scope of work. -Remove and replace 1247 SF of snap lock flooring material throughout residence.	1.00	\$9,352.00	\$0.00	\$9,352.00
Door Hardware Install new door hardware throughout house to include new deadbolt for front door and back door along with privacy locks install 11 door knobs and hardware	11.00	\$50.00	\$0.00	\$550.00
Door Replacement- Fire Rated Scope of work to include: -Remove and replace fire rated both exterior doors. Pre hung door with frame to be installed. -Door to be a smooth faced fire rated metal door. -Paint door with industrial enamel paint for metal. Paint to match existing door paint. Paint both sides of newly installed door. -Haul off all job generated debris.	2.00	\$900.00	\$0.00	\$1,800.00
Doorbell -Remove and replace doorbell with wireless doorbell -Ensure doorbell is functioning properly prior to leaving property. -Haul off and dispose of any job generated debris.	1.00	\$75.00	\$0.00	\$75.00
Doors Installation install 9 new interior doors	9.00	\$200.00	\$0.00	\$1,800.00
Trim and Baseboards Scope of area approx. 769 LF R&R baseboards and trim	1.00	\$5,765.50	\$0.00	\$5,765.50
Hot Water Heater Replacement Furnish all labor and material to complete scope of work. -Remove existing water heater and replace with new. -Detach and reset all components as needed. -Ensure that new unit is functioning	1.00	\$1,250.00	\$0.00	\$1,250.00

properly.
 -Haul off old appliance and any other job
 generated debris.

Blown-In Insulation Scope of work area is approx. 1247 SF. -Furnish and install all blown in insulation as needed.	1.00	\$2,175.00	\$0.00	\$2,175.00
Tub Surround -Remove and replace tub surround.	1.00	\$1,350.00	\$0.00	\$1,350.00
R&R Bathtub Furnish all labor and material to complete scope of work: -Remove and replace master bathtub and bottom 6" of tile surround. -Haul off and dispose of all job generated debris.	1.00	\$900.00	\$0.00	\$900.00
Remove and replace vanity -Remove and replace damaged bathroom vanity	1.00	\$450.00	\$0.00	\$450.00
Doors. Remove and replace front face of bathroom linen closet and rebuild with a new face and doors	1.00	\$350.00	\$0.00	\$350.00
Paint exterior Paint exterior siding, soffit, fascia and all wood work	1.00	\$1,500.00	\$0.00	\$1,500.00
Kitchen Cabinets	1.00	\$2,750.00	\$0.00	\$2,750.00
Cabinet paint paint new cabinets	1.00	\$1,400.00	\$0.00	\$1,400.00
R&R Countertops Furnish and install labor and material to complete scope of work: -Remove and replace approx. 30 sq. ft. of countertops in kitchen.	1.00	\$1,750.00	\$0.00	\$1,750.00
R&R Breaker Box -Remove and replace breaker box which is out of code.	1.00	\$1,250.00	\$0.00	\$1,250.00
Full house electrical Replace electrical lines and upgrade full house to code 14/2 1300 Lf 12/2 !200 LF 14/3 1000 Lf 10/13 Dryer Wire 300 Lf 10/2 water heater + ac line 600LF 6/3 range 300 Lf	1.00	\$13,830.00	\$0.00	\$13,830.00
Appliances. Remove and replace stove/range along with fridge	1.00	\$2,200.00	\$0.00	\$2,200.00

Roofing -Scope of work area approx 3 Squares Remove and replace roofing	3.00	\$500.00	\$0.00	\$1,500.00
Decking Replacement Remove and Replace up to (3) sheets of decking.	1.00	\$475.00	\$0.00	\$475.00
Remove and replace trusses Remove and replace broken, damaged or warped trusses in designated areas throughout property. Appx 360 lf	1.00	\$3,600.00	\$0.00	\$3,600.00
Service Call -Upon approval of this estimate in order to proceed with the repairs we will require a 50% mobilization fee up front to start the project -Exclusion will include full truss replacement as well as full floor joist replacement and will be subject to a change order in case further damages are found	1.00	\$0.00	\$0.00	\$0.00

CUSTOMER MESSAGE

- 1-year workmanship warranty on working area only
- All change orders must be approved by management in writing (change orders include things not in the scope of work: additions, extras on materials, labor, time, etc.; unforeseen items such as rot, deterioration, structural, etc.)

Estimate Total:

\$119,402.50

December 12, 2023

Bluerock Homes Trust, LLC
475 Crosspoint Blvd - Suite 250
Castleton, IN 46256

Re:	Insured:	Bluerock Homes Trust, LLC
	Policy #:	ISCAL00334
	Policy Dates:	02/01/2023-02/01/2024
	Date of Loss:	07/17/2023
	SDA File #:	4208974
	Location:	4433 Virginia Ln, Fort Worth, Tarrant, TX 76103
	Type of Loss:	Fire

Dear Bluerock Homes Trust, LLC:

With reference to the above captioned loss, Sedgwick Delegated Authority is the Third-Party Claim Administrator, and is writing on behalf of the property coverage carried through American National Property & Casualty Company.

The property was closely inspected on 11/02/23 for any potential damage that is covered under the policy. The inspection found damages consistent with the stated cause of loss: Fire. The field report notes the interior of the dwelling was fully involved and the fire burned through the floor and through the ceiling causing damage to framing in both areas. Water damage is found throughout the structure as a result of the fire suppression efforts.

The settlement check will be made payable to Bluerock Home Trust, LLC, BHM Acquisitions, LLC and Pkg 10-FTW 188, LLC DBA Bluerock Residential Holdings LP etal; the check will be issued upon receipt of the signed Sworn Statement in Proof of Loss attached.

The amount listed on the Sworn Statement in Proof of Loss is based on the enclosed Statement of Loss and/or estimate amount of [REDACTED] less your [REDACTED] deductible and recoverable depreciation in the amount of [REDACTED]. The recoverable depreciation amount shown is based on the age and condition of the property at the time of inspection. Loss of Rents has also been considered and will be issued separately in the amt of [REDACTED]. Additional consideration can be requested when submitting the request for Recoverable Depreciation.

Requesting Recoverable Depreciation:

Your policy allows for reimbursement for those depreciated items not exceeding the total cost to repair or replace, subject to policy limits. Once the repairs are completed, please submit your proof of completion of these, repairs or replacement. We will review the submitted documentation for consideration of payment of the difference between your incurred repair/replacement cost and the actual cash value amount paid. A re-inspection of the repairs may be required.

Bluerock Homes Trust, LLC

December 12, 2023

Page 2

The policy outlines that you must advise us within 180 days of the date of loss if you are planning on seeking your recoverable depreciation. Please advise us if you are planning on making an additional claim for the recoverable depreciation and we will maintain an open file.

If you have any questions or wish to discuss this, please feel free to contact the undersigned at Christine.Cramblett@sedgwick.com. Please forward the executed Proof of Loss or any other supporting documents to SDA-admin@sedgwick.com, and reference your claim number above.

Kind Regards,



Christine Cramblett
Account Manager

SDA-Admin@sedgwick.com

Enclosures:

Proof of Loss
Estimate / Statement of Loss
Settlement

Cc: [Insured]

Safebuilt Insurance Services, Inc.

4433 Virginia Ln, Fort Worth

25 messages

Chris Noddings <chris.noddings@mynd.co>

Wed, Sep 27, 2023 at 4:08 PM

To: ian.sheadel@fortworthtexas.govCc: "Bluerock.Ops" <bluerock.ops@mynd.co>, Christopher Davis <cdavis@bluerock.com>

Good afternoon Ian,

I just wanted to reach out regarding this property to see if you had any further information regarding the fire reported on 9/7.

Do you happen to have a copy of any police or fire report?

We have a team going out this evening (if not tomorrow) to address the possible occupant and to begin the process of repair.

Any additional information you could provide would be greatly appreciated.


Sincerely,


**CHRIS NODDINGS**, INSTITUTIONAL PROPERTY MANAGERchris.noddings@mynd.co | [LinkedIn](#)**WE'RE HIRING!**

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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



 **4433_VirginiaLn_NOV_9-27-23.pdf**
278K

 **4433_VirginiaLn_SIR_9-27-23.pdf**
155K

Wed, Sep 27, 2023 at 5:22 PM

Shadel, Ian M <ian.Sheadel@fortworthtexas.gov>

To: Chris Noddings <chris.noddings@mynd.co>

Cc: "Bluerock.Ops" <bluerock.ops@mynd.co>, Christopher Davis <cdavis@bluerock.com>

Hi Chris,

I'm including the fire notice sent out on 9/8/2023. Also, keep in mind there is currently road work occurring all along this roadway. You may be able to get to and park in your driveway but there are a lot of working trucks and road work materials along the roadway. I have been parking just a few houses down the street at the car wash property. Thank you for your attention to the property. I'll be happy to document any changes or updates you'd like to send over.

Thanks,

~Ian Shadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Chris Noddings <chris.noddings@mynd.co>

Sent: Wednesday, September 27, 2023 3:08 PM

To: Shadel, Ian M <ian.Sheadel@fortworthtexas.gov>

Cc: Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>

Subject: 4433 Virginia Ln, Fort Worth

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ian,

I just wanted to reach out regarding this property to see if you had any further information regarding the fire reported on 9/7.

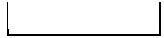
Do you happen to have a copy of any police or fire report?

We have a team going out this evening (if not tomorrow) to address the possible occupant and to begin the process of repair.

Any additional information you could provide would be greatly appreciated.

Sincerely,

CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn



WE'RE HIRING!

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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



Wed, Oct 4, 2023 at 5:20 PM

Chris Noddings <chris.noddings@mynd.co>
To: "Sheadel, Ian M" <Ian.Sheadel@fortworthtexas.gov>
Cc: "Bluerock.Ops" <bluerock.ops@mynd.co>

Good afternoon Ian,

I just wanted to keep you updated on our progress at this home.

The police were called and the unknown occupant was removed from the property.
The home was secured and windows/openings were boarded up.
We have had multiple vendors go to the property over the past few days to provide estimates - currently pending those.

Finally, I want to thank you again for your assistance with this home!

Sincerely,
Chris

[Quoted text hidden]

--



CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER

chris.noddings@mynd.co | LinkedIn

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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



5 attachments

image001.jpg
1K

image002.jpg
1K

image001.jpg
1K

image002.jpg
1K

image002.jpg
1K

Wed, Oct 4, 2023 at 5:30 PM

Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>
To: Chris Noddings <chris.noddings@mynd.co>
Cc: "Bluerock.Ops" <bluerock.ops@mynd.co>

Okay, perfect. Thanks for the update. In the next couple days I will be reinspecting and will post a DO NOT OCCUPY notice, which should help with police being able to remove vagrants or at least to help cover your liability and mine should further intrusions occur. This posting will NOT prohibit you, the ownership or hired representatives from entering the property to affect repairs. The structure will likely be going to the Building Standards Commission for a "repair or demolish" order on Dec 4, 2023, but it sounds like before that hearing occurs you will already have permits on file and work being done. Let me know if anything changes. After my inspection this week, I will be sending an official notice with an inspection report and will check back in mid-November to follow up on your progress.

Again, if you have any progress updates or anything changes, I'll update the case and make any necessary changes on our end. Once work is being performed and permits are on file I should be able to pull this from the agenda for the Dec 4th hearing.

Let me know if you have any questions.

Thanks!

~Ian

[Quoted text hidden]

Thu, Nov 2, 2023 at 10:29 AM

Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>
To: Chris Noddings <chris.noddings@mynd.co>

Cc: "Bluerock.Ops" <bluerock.ops@mynd.co>

Hello Chris,

I went back by 4433 Virginia Ln today. I have not seen any vagrant activity since the boarding. Can you please give me an update regarding your expectations for full abatement? Are you planning to repair the structure, or sell the property? We still have some degree of flexibility before any enforcement action or repair order proceedings but the City will not want to have it remain in its current condition indefinitely. I would like to understand and document your plans for the structure.

Thank you sir!

[Quoted text hidden]

Josh Luellen <josh.luellen@mynd.co>
To: "Sheadel, Ian M" <Ian.Sheadel@fortworthtexas.gov>
Cc: Chris Noddings <chris.noddings@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>

Thu, Nov 2, 2023 at 4:18 PM

Hello Ian,

We are actively working with our insurance company to try to come to a resolution. We had an adjuster go look at it this week, and a vendor looked at it today to give us pricing to repair the home to a liveable condition. I will speak with our insurance team to see if we can get a better timeline for you!

Thanks,

Josh



JOSH LUELLEN, TEAM LEAD, INSTITUTIONAL PROPERTY MANAGEMENT

josh.luellen@mynd.co | Eastern Time Zone | LinkedIn

WE'RE HIRING!

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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



[Quoted text hidden]

Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>
To: Josh Luellen <josh.luellen@mynd.co>
Cc: Chris Noddings <chris.noddings@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>

Thu, Nov 2, 2023 at 4:35 PM

Hi Josh,

Sounds good. Thank you for the update. This property will pop up for another check at the end of November or beginning of December. I do not foresee any imminent escalation and I will document whatever progress I can. If this were to go to the Building Standards Commission hearing as a substandard and hazardous structure, we would be looking at the January 22, 2023 hearing. If I can document forward momentum toward repairs and the property remains secure and cleaned up, we may be able to hold off on that. It will largely depend on the determination of my supervisor. Ideally, I would aim to have active repairs in progress by early January, but if there are legal / financial obstacles we can talk about it as we go and I will document whatever active steps and efforts you are taking towards a resolution.

Let me know if you have any questions and I will check back in at the end of the month.

Thank you!

~lan Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

lan.sheadel@fortworthtexas.gov

From: Josh Luellen <josh.luellen@mynd.co>
Sent: Thursday, November 2, 2023 3:19 PM
To: Sheadel, Ian M <lan.sheadel@fortworthtexas.gov>
Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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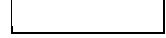
Hello Ian,

We are actively working with our insurance company to try to come to a resolution. We had an adjuster go look at it this week, and a vendor looked at it today to give us pricing to repair the home to a liveable condition. I will speak with our insurance team to see if we can get a better timeline for you!

Thanks,

Josh

JOSH LUELLEN, TEAM LEAD, INSTITUTIONAL PROPERTY MANAGEMENT
josh.luellen@mynd.co | Eastern Time Zone | LinkedIn



WE'RE HIRING!

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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



On Thu, Nov 2, 2023 at 9:29AM Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov> wrote:

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Any additional information you could provide would be greatly appreciated.

Sincerely,

Error!
Filename not
specified.

CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn

WE'RE HIRING!

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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes

Error! **Error!**
Filename **Filename**
not **not**
specified. **specified.**

[Quoted text hidden]

Josh Luellen <josh.luellen@mynd.co>

Fri, Nov 3, 2023 at 9:34 AM

To: "Sheadel, Ian M" <Ian.Sheadel@fortworthtexas.gov>

Cc: Chris Noddings <chris.noddings@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>, Christopher Davis <cdavis@bluerock.com>, Brady Shaw <bshaw@bluerock.com>

Hello Ian,

Thank you so much for all of your help throughout this process. We will ensure that the property stays secured and cleaned.

I hope to have an update for you before the end of the month. Our vendor checked out the house yesterday and said they'll send us the estimate by the end of next week. After that, the adjuster will review the estimate and give us a response, which usually takes about a week. We will keep you updated.

Do not hesitate to reach out if you have any questions or need anything.

Thanks Again,

Josh



JOSH LUELLEN, TEAM LEAD, INSTITUTIONAL PROPERTY MANAGEMENT

josh.luellen@mynd.co | Eastern Time Zone | LinkedIn

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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



[Quoted text hidden]

Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>

Fri, Nov 3, 2023 at 10:54 AM

To: Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>, Christopher Davis <cdavis@bluerock.com>, Brady Shaw <bshaw@bluerock.com>

Hello Josh,

That sounds perfect. I'll look forward to further updates and we'll definitely talk again before any kind of enforcement impact occurs. It sounds like it won't be an issue. I hope everything goes smoothly on your end and I'll reach out after the Thanksgiving holiday.

Thanks!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

lan.sheadel@fortworthtexas.gov

From: Josh Luellen <josh.luellen@mynd.co>

Sent: Friday, November 3, 2023 8:35 AM

To: Sheadel, Ian M <lan.sheadel@fortworthtexas.gov>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>

Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Hello Ian,

Thank you so much for all of your help throughout this process. We will ensure that the property stays secured and cleaned.

I hope to have an update for you before the end of the month. Our vendor checked out the house yesterday and said they'll send us the estimate by the end of next week. After that, the adjuster will review the estimate and give us a response, which usually takes about a week. We will keep you updated.

Do not hesitate to reach out if you have any questions or need anything.

Thanks Again,

Josh

JOSH LUELLEN, TEAM LEAD, INSTITUTIONAL PROPERTY MANAGEMENT
josh.luellen@mynd.co | Eastern Time Zone | LinkedIn



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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



[Quoted text hidden]

Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>

Thu, Dec 7, 2023 at 4:55 PM

To: Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>, Christopher Davis <cdavis@bluerock.com>, Brady Shaw <bshaw@bluerock.com>

Hello all,

My leadership has decided to make preparations for the next Building Standards Commission hearing on January 22, 2024 at which point the commissioners will review this property and determine whether a declaration of 'Substandard' and/or 'Hazardous' should be issued and whether a Repair or Demolish order will be placed on the property. Your corporate office and any other address connected to the ownership and registered agents will likely be receiving notices to appear at the hearing. If you have any questions I will do my best to walk you through the expectations for this process as well.

Per my last discussion, I am anticipating that you may begin repair / renovation at this property sometime in January. If this case does go before the commission and an order is issued, there will be a timeline given (such as 30 days). You would have an opportunity to request an amendment hearing to request an extension. Only after all order dates and amendment process have been expired, the City would begin preparations to potentially demolish the structure. However, if repair work is under way in good faith, it is very unlikely that the City would choose to move forward with a demolition process. The purpose of this hearing is to allow a legal process for the City to abate hazardous structures should the ownership not be willing or able to resolve the concerns, however, I will make every effort to ensure you are fully aware of your options and that you are well equipped to resolve the issue yourselves without enforcement, liens or corrective action by the City.

I am attaching the Letter of Intent. This is not the official setting notice, which will be sent from City Hall later in the process.

Again, let me know if you have any questions or would like to jump on the phone to discuss. I will be tied up in several meetings tomorrow but will do my best to reach back out if someone reaches out to me.

[Quoted text hidden]

 **4433_VirginiaLn_LOI_12-7-23.pdf**
270K

Christopher Davis <cdavis@bluerock.com>

Thu, Dec 7, 2023 at 5:00 PM

To: "Sheadel, Ian M" <Ian.Sheadel@fortworthtexas.gov>, Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>, Brady Shaw <bshaw@bluerock.com>

Thanks Ian,

I have circulated this to our leadership team and legal dept. We are discussing internally, should I have any further updates I may provide I will be sure to provide ASAP.

Best,

Christopher Davis

Regional Vice President – Asset Management

E: cdavis@bluerock.com

P: +1 423.571.3809

Bluerock

1345 Avenue of the Americas

32nd Floor

New York, NY 10105

bluerock.com

From: Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov>

Sent: Thursday, December 7, 2023 3:55 PM

To: Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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[Quoted text hidden]

Chris Noddings <chris.noddings@mynd.co>

To: Christopher Davis <cdavis@bluerock.com>

Cc: Josh Luellen <josh.luellen@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>, Brady Shaw <bshaw@bluerock.com>

Thu, Dec 7, 2023 at 6:47 PM

Removing Ian

Good evening Chris,

Is there anything you need from Mynd at this time?

Sincerely,

Chris

[Quoted text hidden]



CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn

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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



Tue, Jan 2, 2024 at 10:10 AM

Shadel, Ian M <ian.Shadel@fortworthtexas.gov>

To: Christopher Davis <cdavis@bluerock.com>, Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>, Brady Shaw <bshaw@bluerock.com>

Hello Christopher et al,

I will need to perform an interior inspection sometime in the next two weeks in order to correctly account for the current status of the structure prior to the Building Standards Commission hearing. Do you have someone in the area who is able to access the structure? If it is easier, you can also give me the code to the lockbox, or give me permission to access the rear and de-board and re-board one of the securements, etc. Let me know what you would prefer. We can also further discuss your plans or the Commission process if you have questions.

Thank you sir!

~Ian Shadel

Code Compliance Officer

Building Standards Division

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Christopher Davis <cdavis@bluerock.com>

Sent: Thursday, December 7, 2023 4:00 PM

To: Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov>; Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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[Quoted text hidden]

Chris Noddings <chris.noddings@mynd.co>

Tue, Jan 2, 2024 at 4:37 PM

To: "Sheadel, Ian M" <ian.Sheadel@fortworthtexas.gov>

Cc: Christopher Davis <cdavis@bluerock.com>, Josh Luellen <josh.luellen@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>, Brady Shaw <bshaw@bluerock.com>

Good afternoon Ian and Happy New Year,

I will get with the team and see when we can get a Mynd rep scheduled to meet you on site.

I will follow up this week with a full status update for you!

Sincerely,

Chris

[Quoted text hidden]



CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn

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Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov>

Tue, Jan 2, 2024 at 5:13 PM

To: Chris Noddings <chris.noddings@mynd.co>

Cc: Christopher Davis <cdavis@bluerock.com>, Josh Luellen <josh.luellen@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>, Brady Shaw <bshaw@bluerock.com>

Thank you Chris!

Let me know when you have something in mind. I'll follow up next week if I don't hear anything.

[Quoted text hidden]

Patricia Anderson <panderson@bluerock.com>

Wed, Jan 3, 2024 at 9:43 AM

To: "Sheadel, Ian M" <ian.Sheadel@fortworthtexas.gov>

Cc: Josh Luellen <josh.luellen@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>

Good morning,

I am looping in Josh Luellen to coordinate the access with you.

Please reach out to either of us if you need any additional information or assistance.

Best,

Patricia

Patricia Anderson

Regional Vice President, Asset Management

panderson@bluerock.com

Mobile: 248-497-2184



From: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>
Sent: Tuesday, January 2, 2024 10:16 AM
To: Patricia Anderson <panderson@bluerock.com>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Hello Ms. Anderson,

I'm forwarding this email to you per Christopher Davis' away message. I need to coordinate access to 4433 Virginia Ln in Fort Worth, TX regarding an ongoing legal process for the City. Please connect me to whomever you need to so that I can plan a time to meet someone on site or receive your permission to access the property myself in order to take current photos of the structure. Thank you! Let me know if you have further questions or feel free to reach out by phone.

[Quoted text hidden]

Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>
To: Patricia Anderson <panderson@bluerock.com>, Chris Noddings <chris.noddings@mynd.co>
Cc: Josh Luellen <josh.luellen@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>

Wed, Jan 3, 2024 at 11:06 AM

Thank you Patricia. I also received a response from Chris Noddings regarding having a Mynd representative meet me on site. I am including him here. However it works best for you just let me know when you can have someone available. I will need to complete my inspection report by the end of next week.

[Quoted text hidden]

Wed, Jan 3, 2024 at 11:11 AM

Patricia Anderson <panderson@bluerock.com>
To: "Sheadel, Ian M" <ian.sheadel@fortworthtexas.gov>, Chris Noddings <chris.noddings@mynd.co>
Cc: Josh Luellen <josh.luellen@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>

Thank you, Ian. Please continue to coordinate with Chris Noddings.

I am available as an alternative resource if needed.

From: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>
Sent: Wednesday, January 3, 2024 11:07 AM
To: Patricia Anderson <panderson@bluerock.com>; Chris Noddings <chris.noddings@mynd.co>
Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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[Quoted text hidden]

Wed, Jan 3, 2024 at 5:20 PM

Chris Noddings <chris.noddings@mynd.co>
To: "Sheadel, Ian M" <ian.sheadel@fortworthtexas.gov>
Cc: Josh Luellen <josh.luellen@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>, Christopher Davis <cdavis@bluerock.com>, Patricia Anderson <panderson@bluerock.com>, Michael DiFranco <mdifranco@bluerock.com>

Good afternoon Ian,

Please allow me to the end of the week to ensure that we can get someone to meet you at the home to provide access.

We did receive another notice regarding a court date on January 22nd for this home. I just wanted to see if you could shed some light on this?

Sincerely,
Chris

[Quoted text hidden]



CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER

chris.noddings@mynd.co | LinkedIn

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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



 **4433 Virginia Court Notice.pdf**
99K

Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>

Wed, Jan 3, 2024 at 5:30 PM

To: Chris Noddings <chris.noddings@mynd.co>

Cc: Josh Luellen <josh.luellen@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>, Christopher Davis <cdavis@bluerock.com>, Patricia Anderson <panderson@bluerock.com>, Michael DiFranco <mdifranco@bluerock.com>

Hi Chris,

That's not a problem. I'll plan to follow up with you Monday. I can wait until maybe Wednesday 1/10/23 before I need to file for a warrant to enter the property and I would much prefer to perform a walkthrough with a representative. I'm including an outline I sent earlier to Mr. Davis. Send me a phone number if you'd like to walk through the process and I can give you a call tomorrow to explain further or answer any questions you have.

Thank you sir!

Hello all,

My leadership has decided to make preparations for the next Building Standards Commission hearing on January 22, 2024 at which point the commissioners will review this property and determine whether a declaration of 'Substandard' and/or 'Hazardous' should be issued and whether a Repair or Demolish order will be placed on the property. Your corporate office and any other address connected to the ownership and registered agents will likely be receiving notices to appear at the hearing. If you have any questions I will do my best to walk you through the expectations for this process as well.

Per my last discussion, I am anticipating that you may begin repair / renovation at this property sometime in January. If this case does go before the commission and an order is issued, there will be a timeline given (such as 30 days). You would have an opportunity to request an amendment hearing to request an extension. Only after all order dates and amendment process have been expired, the City would begin preparations to potentially demolish the structure. However, if repair work is under way in good faith, it is very unlikely that the City would choose to move forward with a demolition process. The purpose of this hearing is to allow a legal process for the City to abate hazardous structures should the ownership not be willing or able to resolve the concerns, however, I will make every effort to ensure you are fully aware of your options and that you are well equipped to resolve the issue yourselves without enforcement, liens or corrective action by the City.

I am attaching the Letter of Intent. This is not the official setting notice, which will be sent from City Hall later in the process.

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Chris Noddings <chris.noddings@mynd.co>

Sent: Wednesday, January 3, 2024 4:21 PM

To: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>

Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Patricia Anderson <panderson@bluerock.com>; Michael DiFranco <mdifranco@bluerock.com>

Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Good afternoon Ian,

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Sincerely,
Chris

On Wed, Jan 3, 2024 at 11:12AM Patricia Anderson <panderson@bluerock.com> wrote:

Thank you, Ian. Please continue to coordinate with Chris Noddings.

I am available as an alternative resource if needed.

From: Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov>
Sent: Wednesday, January 3, 2024 11:07 AM
To: Patricia Anderson <panderson@bluerock.com>; Chris Noddings <chris.noddings@mynd.co>
Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Thank you Patricia. I also received a response from Chris Noddings regarding having a Mynd representative meet me on site. I am including him here. However it works best for you just let me know when you can have someone available. I will need to complete my inspection report by the end of next week.

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

lan.sheadel@fortworthtexas.gov

From: Patricia Anderson <panderson@bluerock.com>
Sent: Wednesday, January 3, 2024 8:44 AM
To: Sheadel, Ian M <lan.Sheadel@fortworthtexas.gov>
Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Good morning,

I am looping in Josh Luellen to coordinate the access with you.

Please reach out to either of us if you need any additional information or assistance.

Best,

Patricia

Patricia Anderson

Regional Vice President, Asset Management

panderson@bluerock.com

Mobile: 248-497-2184



From: Sheadel, Ian M <lan.Sheadel@fortworthtexas.gov>
Sent: Tuesday, January 2, 2024 10:16 AM
To: Patricia Anderson <panderson@bluerock.com>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

lan.sheadel@fortworthtexas.gov

From: Sheadel, Ian M
Sent: Tuesday, January 2, 2024 9:10 AM
To: Christopher Davis <cdavis@bluerock.com>; Josh Luellen <josh.luellen@mynd.co>
Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Brady Shaw <bshaw@bluerock.com>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Thank you sir!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Christopher Davis <cdavis@bluerock.com>

Sent: Thursday, December 7, 2023 4:00 PM

To: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>; Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Thanks Ian,

I have circulated this to our leadership team and legal dept. We are discussing internally, should I have any further updates I may provide I will be sure to provide ASAP.

Best,

Christopher Davis

Regional Vice President – Asset Management

E: cdavis@bluerock.com

P: +1 423.571.3809



Bluerock

1345 Avenue of the Americas

32nd Floor

New York, NY 10105

bluerock.com

From: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>

Sent: Thursday, December 7, 2023 3:55 PM

To: Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Hello all,

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Your corporate office and any other address connected to the ownership and registered agents will likely be receiving notices to appear at the hearing. If you have any questions I will do my best to walk you through the expectations for this process as well.

Per my last discussion, I am anticipating that you may begin repair / renovation at this property sometime in January. If this case does go before the commission and an order is issued, there will be a timeline given (such as 30 days). You would have an opportunity to request an amendment hearing to request an extension. Only after all order dates and amendment process have been expired, the City would begin preparations to potentially demolish the structure. However, if repair work is under way in good faith, it is very unlikely that the City would choose to move forward with a demolition process. The purpose of this hearing is to allow a legal process for the City to abate hazardous structures should the ownership not be willing or able to resolve the concerns, however, I will make every effort to ensure you are fully aware of your options and that you are well equipped to resolve the issue yourselves without enforcement, liens or corrective action by the City.

I am attaching the Letter of Intent. This is not the official setting notice, which will be sent from City Hall later in the process.

Again, let me know if you have any questions or would like to jump on the phone to discuss. I will be tied up in several meetings tomorrow but will do my best to reach back out if someone reaches out to me.

Thank you!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Sheadel, Ian M

Sent: Friday, November 3, 2023 9:54 AM

To: Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

Hello Josh,

That sounds perfect. I'll look forward to further updates and we'll definitely talk again before any kind of enforcement impact occurs. It sounds like it won't be an issue. I hope everything goes smoothly on your end and I'll reach out after the Thanksgiving holiday.

Thanks!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Josh Luellen <josh.luellen@mynd.co>

Sent: Friday, November 3, 2023 8:35 AM

To: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>

Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Hello Ian,

Thank you so much for all of your help throughout this process. We will ensure that the property stays secured and cleaned.

I hope to have an update for you before the end of the month. Our vendor checked out the house yesterday and said they'll send us the estimate by the end of next week. After that, the adjuster will review the estimate and give us a response, which usually takes about a week. We will keep you updated.

Do not hesitate to reach out if you have any questions or need anything.

Thanks Again,

Josh

JOSH LUELLEN, TEAM LEAD, INSTITUTIONAL PROPERTY MANAGEMENT
josh.luellen@mynd.co | Eastern Time Zone | LinkedIn



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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



On Thu, Nov 2, 2023 at 3:35 PM Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov> wrote:

Hi Josh,

Sounds good. Thank you for the update. This property will pop up for another check at the end of November or beginning of December. I do not foresee any imminent escalation and I will document whatever progress I can. If this were to go to the Building Standards Commission hearing as a substandard and hazardous structure, we would be looking at the January 22, 2023 hearing. If I can document forward momentum toward repairs and the property remains secure and cleaned up, we may be able to hold off on that. It will largely depend on the determination of my supervisor. Ideally, I would aim to have active repairs in progress by early January, but if there are legal / financial obstacles we can talk about it as we go and I will document whatever active steps and efforts you are taking towards a resolution.

Let me know if you have any questions and I will check back in at the end of the month.

Thank you!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Josh Luellen <josh.luellen@mynd.co>
Sent: Thursday, November 2, 2023 3:19 PM
To: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>
Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Hello Ian,

We are actively working with our insurance company to try to come to a resolution. We had an adjuster go look at it this week, and a vendor looked at it today to give us pricing to repair the home to a liveable condition. I will speak with our insurance team to see if we can get a better timeline for you!

Thanks,

Josh

JOSH LUELLEN, TEAM LEAD, INSTITUTIONAL PROPERTY MANAGEMENT
josh.luellen@mynd.co | Eastern Time Zone | LinkedIn



WE'RE HIRING!

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Hello Chris,

I went back by 4433 Virginia Ln today. I have not seen any vagrant activity since the boarding. Can you please give me an update regarding your expectations for full abatement? Are you planning to repair the structure, or sell the property? We still have some degree of flexibility before any enforcement action or repair order proceedings but the City will not want to have it remain in its current condition indefinitely. I would like to understand and document your plans for the structure.

Thank you sir!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

Ian.Sheadel@fortworthtexas.gov

From: Sheadel, Ian M

Sent: Wednesday, October 4, 2023 4:30 PM

To: Chris Noddings <chris.noddings@mynd.co>

Cc: Bluerock.Ops <bluerock.ops@mynd.co>

Subject: RE: 4433 Virginia Ln, Fort Worth

Okay, perfect. Thanks for the update. In the next couple days I will be reinspecting and will post a DO NOT OCCUPY notice, which should help with police being able to remove vagrants or at least to help cover your liability and mine should further intrusions occur. This posting will NOT prohibit you, the ownership or hired representatives from entering the property to affect repairs. The structure will likely be going to the Building Standards Commission for a "repair or demolish" order on Dec 4, 2023, but it sounds like before that hearing occurs you will already have permits on file and work being done. Let me know if anything changes. After my inspection this week, I will be sending an official notice with an inspection report and will check back in mid-November to follow up on your progress.

Again, if you have any progress updates or anything changes, I'll update the case and make any necessary changes on our end. Once work is being performed and permits are on file I should be able to pull this from the agenda for the Dec 4th hearing.

Let me know if you have any questions.

Thanks!

~lan

From: Chris Noddings <chris.noddings@mynd.co>
Sent: Wednesday, October 4, 2023 4:20 PM
To: Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov>
Cc: Bluerock.Ops <bluerock.ops@mynd.co>
Subject: Re: 4433 Virginia Ln, Fort Worth

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ian,

I just wanted to keep you updated on our progress at this home.

The police were called and the unknown occupant was removed from the property.
The home was secured and windows/openings were boarded up.
We have had multiple vendors go to the property over the past few days to provide estimates - currently pending those.

Finally, I want to thank you again for your assistance with this home!

Sincerely,
Chris

On Wed, Sep 27, 2023 at 5:22 PM Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov> wrote:

Hi Chris,

I'm including the fire notice sent out on 9/8/2023. Also, keep in mind there is currently road work occurring all along this roadway. You may be able to get to and park in your driveway but there are a lot of working trucks and road work materials along the roadway. I have been parking just a few houses down the street at the car wash property. Thank you for your attention to the property. I'll be happy to document any changes or updates you'd like to send over.

Thanks,

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Chris Noddings <chris.noddings@mynd.co>
Sent: Wednesday, September 27, 2023 3:08 PM
To: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>
Cc: Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>
Subject: 4433 Virginia Ln, Fort Worth

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ian,

I just wanted to reach out regarding this property to see if you had any further information regarding the fire reported on 9/7.

Do you happen to have a copy of any police or fire report?

We have a team going out this evening (if not tomorrow) to address the possible occupant and to begin the process of repair.

Any additional information you could provide would be greatly appreciated.

Sincerely,

Error!
Filename
not
specified.

CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn

WE'RE HIRING!

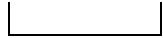
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Error! **Error!**
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CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn



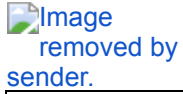
WE'RE HIRING!

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removed by
sender.
mynd.co

CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn

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2 attachments

image005.jpg
1K

image006.jpg
1K

Chris Noddings <chris.noddings@mynd.co> Thu, Jan 4, 2024 at 5:13 PM
To: "Sheadel, Ian M" <Ian.Sheadel@fortworthtexas.gov>
Cc: Josh Luellen <josh.luellen@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>, Christopher Davis <cdavis@bluerock.com>, Patricia Anderson <panderson@bluerock.com>, Michael DiFranco <mdifranco@bluerock.com>

Good afternoon Ian,

I would love the opportunity to get on the phone with you (if you're free tomorrow?) and discuss the process and let you know of our plans.

My phone number is (386) 237-1908.

Sincerely,
Chris

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn



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CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn

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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



Fri, Jan 5, 2024 at 3:39 PM

Chris Noddings <chris.noddings@mynd.co>

To: "Sheadel, Ian M" <Ian.Sheadel@fortworthtexas.gov>

Cc: Josh Luellen <josh.luellen@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>, Christopher Davis <cdavis@bluerock.com>, Patricia Anderson <panderson@bluerock.com>, Michael DiFranco <mdifranco@bluerock.com>

Good afternoon Ian,

I appreciate the call and the information regarding this process.

As discussed, we give you permission to enter the home for the purpose of photographing the current condition. The lockbox code is 1237 but please give me a call if you experience any issues with access.

Sincerely,
Chris

On Thu, Jan 4, 2024 at 5:13 PM Chris Noddings <chris.noddings@mynd.co> wrote:

Good afternoon Ian,

I would love the opportunity to get on the phone with you (if you're free tomorrow?) and discuss the process and let you know of our plans.

My phone number is (386) 237-1908.

Sincerely,
Chris

On Wed, Jan 3, 2024 at 5:31 PM Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov> wrote:

Hi Chris,

That's not a problem. I'll plan to follow up with you Monday. I can wait until maybe Wednesday 1/10/23 before I need to file for a warrant to enter the property and I would much prefer to perform a walkthrough with a representative. I'm including an outline I sent earlier to Mr. Davis. Send me a phone number if you'd like to walk through the process and I can give you a call tomorrow to explain further or answer any questions you have.

Thank you sir!

Hello all,

My leadership has decided to make preparations for the next Building Standards Commission hearing on January 22, 2024 at which point the commissioners will review this property and determine whether a declaration of 'Substandard' and/or 'Hazardous' should be issued and whether a Repair or Demolish order will be placed on the property. Your corporate office and any other address connected to the ownership and registered agents will likely be receiving notices to appear at the hearing. If you have any questions I will do my best to walk you through the expectations for this process as well.

Per my last discussion, I am anticipating that you may begin repair / renovation at this property sometime in January. If this case does go before the commission and an order is issued, there will be a timeline given (such as 30 days). You would have an opportunity to request an amendment hearing to request an extension. Only after all order dates and amendment process have been expired, the City would begin preparations to potentially demolish the structure. However, if repair work is under way in good faith, it is very unlikely that the City would choose to move forward with a demolition process. The purpose of this hearing is to allow a legal process for the City to abate hazardous structures should the ownership not be willing or able to resolve the concerns, however, I will make every effort to ensure you are fully aware of your options and that you are well equipped to resolve the issue yourselves without enforcement, liens or corrective action by the City.

I am attaching the Letter of Intent. This is not the official setting notice, which will be sent from City Hall later in the process.

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

Ian.sheadel@fortworthtexas.gov

From: Chris Noddings <chris.noddings@mynd.co>
Sent: Wednesday, January 3, 2024 4:21 PM
To: Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov>
Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Patricia Anderson <panderson@bluerock.com>; Michael DiFranco <mdifranco@bluerock.com>
Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Good afternoon Ian,

Please allow me to the end of the week to ensure that we can get someone to meet you at the home to provide access.

We did receive another notice regarding a court date on January 22nd for this home. I just wanted to see if you could shed some light on this?

Sincerely,
Chris

On Wed, Jan 3, 2024 at 11:12AM Patricia Anderson <panderson@bluerock.com> wrote:

Thank you, Ian. Please continue to coordinate with Chris Noddings.

I am available as an alternative resource if needed.

From: Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov>
Sent: Wednesday, January 3, 2024 11:07 AM
To: Patricia Anderson <panderson@bluerock.com>; Chris Noddings <chris.noddings@mynd.co>
Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Thank you Patricia. I also received a response from Chris Noddings regarding having a Mynd representative meet me on site. I am including him here. However it works best for you just let me know when you can have someone available. I will need to complete my inspection report by the end of next week.

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Patricia Anderson <panderson@bluerock.com>

Sent: Wednesday, January 3, 2024 8:44 AM

To: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>

Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Good morning,

I am looping in Josh Luellen to coordinate the access with you.

Please reach out to either of us if you need any additional information or assistance.

Best,

Patricia

Patricia Anderson

Regional Vice President, Asset Management

panderson@bluerock.com

Mobile: 248-497-2184



From: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>
Sent: Tuesday, January 2, 2024 10:16 AM
To: Patricia Anderson <panderson@bluerock.com>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Hello Ms. Anderson,

I'm forwarding this email to you per Christopher Davis' away message. I need to coordinate access to 4433 Virginia Ln in Fort Worth, TX regarding an ongoing legal process for the City. Please connect me to whomever you need to so that I can plan a time to meet someone on site or receive your permission to access the property myself in order to take current photos of the structure. Thank you! Let me know if you have further questions or feel free to reach out by phone.

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Sheadel, Ian M
Sent: Tuesday, January 2, 2024 9:10 AM
To: Christopher Davis <cdavis@bluerock.com>; Josh Luellen <josh.luellen@mynd.co>
Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Brady Shaw <bshaw@bluerock.com>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

Hello Christopher et al,

I will need to perform an interior inspection sometime in the next two weeks in order to correctly account for the current status of the structure prior to the Building Standards Commission hearing. Do you have someone in the area who is able to access the structure? If it is easier, you can also give me the code to the lockbox, or give me permission to access the rear and de-board and re-board one of the securements, etc. Let me know what you would prefer. We can also further discuss your plans or the Commission process if you have questions.

Thank you sir!

~Ian Sheadel

Code Compliance Officer
Building Standards Division
City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Christopher Davis <cdavis@bluerock.com>
Sent: Thursday, December 7, 2023 4:00 PM

To: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>; Josh Luellen <josh.luellen@mynd.co>
Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Brady Shaw <bshaw@bluerock.com>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Thanks Ian,

I have circulated this to our leadership team and legal dept. We are discussing internally, should I have any further updates I may provide I will be sure to provide ASAP.

Best,

Christopher Davis

Regional Vice President – Asset Management

E: cdavis@bluerock.com

P: +1 423.571.3809



Bluerock

1345 Avenue of the Americas

32nd Floor

New York, NY 10105

bluerock.com

From: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>

Sent: Thursday, December 7, 2023 3:55 PM

To: Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Hello all,

My leadership has decided to make preparations for the next Building Standards Commission hearing on January 22, 2024 at which point the commissioners will review this property and determine whether a declaration of 'Substandard' and/or 'Hazardous' should be issued and whether a Repair or Demolish order will be placed on the property. Your corporate office and any other address connected to the ownership and registered agents will likely be receiving notices to appear at the hearing. If you have any questions I will do my best to walk you through the expectations for this process as well.

Per my last discussion, I am anticipating that you may begin repair / renovation at this property sometime in January. If this case does go before the commission and an order is issued, there will be a timeline given (such as 30 days). You would have an opportunity to request an amendment hearing to request an extension. Only after all order dates and amendment process have been expired, the City would begin preparations to potentially demolish the structure. However, if repair work is under way in good faith, it is very unlikely that the City would choose to move forward with a demolition process. The purpose of this hearing is to allow a legal process for the City to abate hazardous structures should the ownership not be willing or able to resolve the concerns, however, I will make every effort to ensure you are fully aware of your options and that you are well equipped to resolve the issue yourselves without enforcement, liens or corrective action by the City.

I am attaching the Letter of Intent. This is not the official setting notice, which will be sent from City Hall later in the process.

Again, let me know if you have any questions or would like to jump on the phone to discuss. I will be tied up in several meetings tomorrow but will do my best to reach back out if someone reaches out to me.

Thank you!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Sheadel, Ian M

Sent: Friday, November 3, 2023 9:54 AM

To: Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

Hello Josh,

That sounds perfect. I'll look forward to further updates and we'll definitely talk again before any kind of enforcement impact occurs. It sounds like it won't be an issue. I hope everything goes smoothly on your end and I'll reach out after the Thanksgiving holiday.

Thanks!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Josh Luellen <josh.luellen@mynd.co>

Sent: Friday, November 3, 2023 8:35 AM

To: Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>

Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Hello Ian,

Thank you so much for all of your help throughout this process. We will ensure that the property stays secured and cleaned.

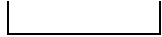
I hope to have an update for you before the end of the month. Our vendor checked out the house yesterday and said they'll send us the estimate by the end of next week. After that, the adjuster will review the estimate and give us a response, which usually takes about a week. We will keep you updated.

Do not hesitate to reach out if you have any questions or need anything.

Thanks Again,

Josh

JOSH LUELLEN, TEAM LEAD, INSTITUTIONAL PROPERTY MANAGEMENT
josh.luellen@mynd.co | Eastern Time Zone | LinkedIn



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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



On Thu, Nov 2, 2023 at 3:35 PM Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov> wrote:

Hi Josh,

Sounds good. Thank you for the update. This property will pop up for another check at the end of November or beginning of December. I do not foresee any imminent escalation and I will document whatever progress I can. If this were to go to the Building Standards Commission hearing as a substandard and hazardous structure, we would be looking at the January 22, 2023 hearing. If I can document forward momentum toward repairs and the property remains secure and cleaned up, we may be able to hold off on that. It will largely depend on the determination of my supervisor. Ideally, I would aim to have active repairs in progress by early January, but if there are legal / financial obstacles we can talk about it as we go and I will document whatever active steps and efforts you are taking towards a resolution.

Let me know if you have any questions and I will check back in at the end of the month.

Thank you!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Josh Luellen <josh.luellen@mynd.co>
Sent: Thursday, November 2, 2023 3:19 PM
To: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>
Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

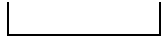
Hello Ian,

We are actively working with our insurance company to try to come to a resolution. We had an adjuster go look at it this week, and a vendor looked at it today to give us pricing to repair the home to a liveable condition. I will speak with our insurance team to see if we can get a better timeline for you!

Thanks,

Josh

JOSH LUELLEN, TEAM LEAD, INSTITUTIONAL PROPERTY MANAGEMENT
josh.luellen@mynd.co | Eastern Time Zone | LinkedIn



WE'RE HIRING!

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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



On Thu, Nov 2, 2023 at 9:29AM Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov> wrote:

Hello Chris,

I went back by 4433 Virginia Ln today. I have not seen any vagrant activity since the boarding. Can you please give me an update regarding your expectations for full abatement? Are you planning to repair the structure, or sell the property? We still have some degree of flexibility before any enforcement action or repair order proceedings but the City will not want to have it remain in its current condition indefinitely. I would like to understand and document your plans for the structure.

Thank you sir!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Sheadel, Ian M
Sent: Wednesday, October 4, 2023 4:30 PM
To: Chris Noddings <chris.noddings@mynd.co>
Cc: Bluerock.Ops <bluerock.ops@mynd.co>
Subject: RE: 4433 Virginia Ln, Fort Worth

Okay, perfect. Thanks for the update. In the next couple days I will be reinspecting and will post a DO NOT OCCUPY notice, which should help with police being able to remove vagrants or at least to help cover your liability and mine should further intrusions occur. This posting will NOT prohibit you, the ownership or hired representatives from entering the property to affect repairs. The structure will likely be going to the Building Standards Commission for a "repair or demolish" order on Dec 4, 2023, but it sounds like before that hearing occurs you will already have permits on file and work being done. Let me know if anything changes. After my inspection this week, I will be sending an official notice with an inspection report and will check back in mid-November to follow up on your progress.

Again, if you have any progress updates or anything changes, I'll update the case and make any necessary changes on our end. Once work is being performed and permits are on file I should be able to pull this from the agenda for the Dec 4th hearing.

Let me know if you have any questions.

Thanks!

~Ian

From: Chris Noddings <chris.noddings@mynd.co>
Sent: Wednesday, October 4, 2023 4:20 PM
To: Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov>
Cc: Bluerock.Ops <bluerock.ops@mynd.co>
Subject: Re: 4433 Virginia Ln, Fort Worth

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Good afternoon Ian,

I just wanted to keep you updated on our progress at this home.

The police were called and the unknown occupant was removed from the property.
The home was secured and windows/openings were boarded up.
We have had multiple vendors go to the property over the past few days to provide estimates - currently pending those.

Finally, I want to thank you again for your assistance with this home!

Sincerely,
Chris

On Wed, Sep 27, 2023 at 5:22 PM Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov> wrote:

Hi Chris,

I'm including the fire notice sent out on 9/8/2023. Also, keep in mind there is currently road work occurring all along this roadway. You may be able to get to and park in your driveway but there are a lot of working trucks and road work materials along the roadway. I have been parking just a few houses down the street at the car wash property. Thank you for your attention to the property. I'll be happy to document any changes or updates you'd like to send over.

Thanks,

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Chris Noddings <chris.noddings@mynd.co>
Sent: Wednesday, September 27, 2023 3:08 PM
To: Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov>
Cc: Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>
Subject: 4433 Virginia Ln, Fort Worth

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Good afternoon Ian,

I just wanted to reach out regarding this property to see if you had any further information regarding the fire reported on 9/7.

Do you happen to have a copy of any police or fire report?

We have a team going out this evening (if not tomorrow) to address the possible occupant and to begin the process of repair.

Any additional information you could provide would be greatly appreciated.

Sincerely,

Error!
Filename
not
specified.

CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn

WE'RE HIRING!

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Error!	Error!
Filename	Filename
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specified.	specified.

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CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn



WE'RE HIRING!

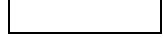
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CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn



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CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER

chris.noddings@mynd.co | LinkedIn

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CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn

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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



Shadel, Ian M <ian.Sheadel@fortworthtexas.gov>

Fri, Jan 5, 2024 at 3:41 PM

To: Chris Noddings <chris.noddings@mynd.co>

Cc: Josh Luellen <josh.luellen@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>, Christopher Davis <cdavis@bluerock.com>, Patricia Anderson <panderson@bluerock.com>, Michael DiFranco <mdifranco@bluerock.com>

Thank you Chris,

I will notify you if I have any questions or upon completing my interior inspection. I plan to complete my interior on Monday, January 8, 2024.

~Ian Shadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

From: Chris Noddings <chris.noddings@mynd.co>
Sent: Friday, January 5, 2024 2:39 PM
To: Sheadel, Ian M <lan.Sheadel@fortworthtexas.gov>
Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Patricia Anderson <panderson@bluerock.com>; Michael DiFranco <mdifranco@bluerock.com>
Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Good afternoon Ian,

I appreciate the call and the information regarding this process.

As discussed, we give you permission to enter the home for the purpose of photographing the current condition. The lockbox code is 1237 but please give me a call if you experience any issues with access.

Sincerely,
Chris

On Thu, Jan 4, 2024 at 5:13 PM Chris Noddings <chris.noddings@mynd.co> wrote:

Good afternoon Ian,

I would love the opportunity to get on the phone with you (if you're free tomorrow?) and discuss the process and let you know of our plans.

My phone number is (386) 237-1908.

Sincerely,
Chris

On Wed, Jan 3, 2024 at 5:31 PM Sheadel, Ian M <lan.Sheadel@fortworthtexas.gov> wrote:

Hi Chris,

That's not a problem. I'll plan to follow up with you Monday. I can wait until maybe Wednesday 1/10/23 before I need to file for a warrant to enter the property and I would much prefer to perform a walkthrough with a representative. I'm including an outline I sent earlier to Mr. Davis. Send me a phone number if you'd like to walk through the process and I can give you a call tomorrow to explain further or answer any questions you have.

Thank you sir!

Hello all,

My leadership has decided to make preparations for the next Building Standards Commission hearing on January 22, 2024 at which point the commissioners will review this property and determine whether a declaration of 'Substandard' and/or 'Hazardous' should be issued and whether a Repair or Demolish order will be placed on the property. Your corporate office and any other address connected to the ownership and registered agents will likely be receiving notices to appear at the hearing. If you have any questions I will do my best to walk you through the expectations for this process as well.

Per my last discussion, I am anticipating that you may begin repair / renovation at this property sometime in January. If this case does go before the commission and an order is issued, there will be a timeline given (such as 30 days). You would have an opportunity to request an amendment hearing to request an extension. Only after all order dates and amendment process have been expired, the City would begin preparations to potentially demolish the structure. However, if repair work is under way in good faith, it is very unlikely that the City would choose to move forward with a demolition process. The purpose of this hearing is to allow a legal process for the City to abate hazardous structures should the ownership not be willing or able to resolve the concerns, however, I will make every effort to ensure you are fully aware of your options and that you are well equipped to resolve the issue yourselves without enforcement, liens or corrective action by the City.

I am attaching the Letter of Intent. This is not the official setting notice, which will be sent from City Hall later in the process.

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Chris Noddings <chris.noddings@mynd.co>
Sent: Wednesday, January 3, 2024 4:21 PM
To: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>
Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Patricia Anderson <panderson@bluerock.com>; Michael DiFranco <mdifranco@bluerock.com>
Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Good afternoon Ian,

Please allow me to the end of the week to ensure that we can get someone to meet you at the home to provide access.

We did receive another notice regarding a court date on January 22nd for this home. I just wanted to see if you could shed some light on this?

Sincerely,
Chris

On Wed, Jan 3, 2024 at 11:12AM Patricia Anderson <panderson@bluerock.com> wrote:

Thank you, Ian. Please continue to coordinate with Chris Noddings.

I am available as an alternative resource if needed.

From: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>
Sent: Wednesday, January 3, 2024 11:07 AM
To: Patricia Anderson <panderson@bluerock.com>; Chris Noddings <chris.noddings@mynd.co>
Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Thank you Patricia. I also received a response from Chris Noddings regarding having a Mynd representative meet me on site. I am including him here. However it works best for you just let me know when you can have someone available. I will need to complete my inspection report by the end of next week.

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

lan.sheadel@fortworthtexas.gov

From: Patricia Anderson <panderson@bluerock.com>
Sent: Wednesday, January 3, 2024 8:44 AM
To: Sheadel, Ian M <lan.sheadel@fortworthtexas.gov>
Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Good morning,

I am looping in Josh Luellen to coordinate the access with you.

Please reach out to either of us if you need any additional information or assistance.

Best,

Patricia

Patricia Anderson

Regional Vice President, Asset Management

panderson@bluerock.com



From: Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov>
Sent: Tuesday, January 2, 2024 10:16 AM
To: Patricia Anderson <panderson@bluerock.com>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Hello Ms. Anderson,

I'm forwarding this email to you per Christopher Davis' away message. I need to coordinate access to 4433 Virginia Ln in Fort Worth, TX regarding an ongoing legal process for the City. Please connect me to whomever you need to so that I can plan a time to meet someone on site or receive your permission to access the property myself in order to take current photos of the structure. Thank you! Let me know if you have further questions or feel free to reach out by phone.

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Sheadel, Ian M

Sent: Tuesday, January 2, 2024 9:10 AM

To: Christopher Davis <cdavis@bluerock.com>; Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

Hello Christopher et al,

I will need to perform an interior inspection sometime in the next two weeks in order to correctly account for the current status of the structure prior to the Building Standards Commission hearing. Do you have someone in the area who is able to access the structure? If it is easier, you can also give me the code to the lockbox, or give me permission to access the rear and de-board and re-board one of the securements, etc. Let me know what you would prefer. We can also further discuss your plans or the Commission process if you have questions.

Thank you sir!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Christopher Davis <cdavis@bluerock.com>

Sent: Thursday, December 7, 2023 4:00 PM

To: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>; Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Thanks Ian,

I have circulated this to our leadership team and legal dept. We are discussing internally, should I have any further updates I may provide I will be sure to provide ASAP.

Best,

Christopher Davis

Regional Vice President – Asset Management

E: cdavis@bluerock.com

P: +1 423.571.3809



Bluerock

1345 Avenue of the Americas

32nd Floor

New York, NY 10105

bluerock.com

From: Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov>

Sent: Thursday, December 7, 2023 3:55 PM

To: Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Hello all,

My leadership has decided to make preparations for the next Building Standards Commission hearing on January 22, 2024 at which point the commissioners will review this property and determine whether a declaration of 'Substandard' and/or 'Hazardous' should be issued and whether a Repair or Demolish order will be placed on the property. Your corporate office and any other address connected to the ownership and registered agents will likely be receiving notices to appear at the hearing. If you have any questions I will do my best to walk you through the expectations for this process as well.

Per my last discussion, I am anticipating that you may begin repair / renovation at this property sometime in January. If this case does go before the commission and an order is issued, there will be a timeline given (such as 30 days). You would have an opportunity to request an amendment hearing to request an extension. Only after all order dates and amendment process have been expired, the City would begin preparations to potentially demolish the structure. However, if repair work is under way in good faith, it is very unlikely that the City would choose to move forward with a demolition process. The purpose of this hearing is to allow a legal process for the City to abate hazardous structures should the ownership not be willing or able to resolve the concerns, however, I will make every effort to ensure you are fully aware of your options and that you are well equipped to resolve the issue yourselves without enforcement, liens or corrective action by the City.

I am attaching the Letter of Intent. This is not the official setting notice, which will be sent from City Hall later in the process.

Again, let me know if you have any questions or would like to jump on the phone to discuss. I will be tied up in several meetings tomorrow but will do my best to reach back out if someone reaches out to me.

Thank you!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Sheadel, Ian M
Sent: Friday, November 3, 2023 9:54 AM
To: Josh Luellen <josh.luellen@mynd.co>
Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

Hello Josh,

That sounds perfect. I'll look forward to further updates and we'll definitely talk again before any kind of enforcement impact occurs. It sounds like it won't be an issue. I hope everything goes smoothly on your end and I'll reach out after the Thanksgiving holiday.

Thanks!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Josh Luellen <josh.luellen@mynd.co>
Sent: Friday, November 3, 2023 8:35 AM
To: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>
Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw

<bshaw@bluerock.com>

Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Hello Ian,

Thank you so much for all of your help throughout this process. We will ensure that the property stays secured and cleaned.

I hope to have an update for you before the end of the month. Our vendor checked out the house yesterday and said they'll send us the estimate by the end of next week. After that, the adjuster will review the estimate and give us a response, which usually takes about a week. We will keep you updated.

Do not hesitate to reach out if you have any questions or need anything.

Thanks Again,

Josh

JOSH LUELLEN, TEAM LEAD, INSTITUTIONAL PROPERTY MANAGEMENT
josh.luellen@mynd.co | Eastern Time Zone | LinkedIn



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On Thu, Nov 2, 2023 at 3:35 PM Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov> wrote:

Hi Josh,

Sounds good. Thank you for the update. This property will pop up for another check at the end of November or beginning of December. I do not foresee any imminent escalation and I will document whatever progress I can. If this were to go to the Building Standards Commission hearing as a substandard and hazardous structure, we would be looking at the January 22, 2023 hearing. If I can document forward momentum toward repairs and the property remains secure and cleaned up, we may be able to hold off on that. It will largely depend on the determination of my supervisor. Ideally, I would aim to have active repairs in progress by early January, but if there are legal / financial obstacles we can talk about it as we go and I will document whatever active steps and efforts you are taking towards a resolution.

Let me know if you have any questions and I will check back in at the end of the month.

Thank you!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Josh Luellen <josh.luellen@mynd.co>
Sent: Thursday, November 2, 2023 3:19 PM
To: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>
Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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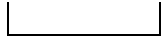
Hello Ian,

We are actively working with our insurance company to try to come to a resolution. We had an adjuster go look at it this week, and a vendor looked at it today to give us pricing to repair the home to a liveable condition. I will speak with our insurance team to see if we can get a better timeline for you!

Thanks,

Josh

JOSH LUELLEN, TEAM LEAD, INSTITUTIONAL PROPERTY MANAGEMENT
josh.luellen@mynd.co | Eastern Time Zone | LinkedIn



WE'RE HIRING!

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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



On Thu, Nov 2, 2023 at 9:29AM Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov> wrote:

Hello Chris,

I went back by 4433 Virginia Ln today. I have not seen any vagrant activity since the boarding. Can you please give me an update regarding your expectations for full abatement? Are you planning to repair the structure, or sell the property? We still have some degree of flexibility before any enforcement action or repair order proceedings but the City will not want to have it remain in its current condition indefinitely. I would like to understand and document your plans for the structure.

Thank you sir!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Sheadel, Ian M

Sent: Wednesday, October 4, 2023 4:30 PM

To: Chris Noddings <chris.noddings@mynd.co>

Cc: Bluerock.Ops <bluerock.ops@mynd.co>

Subject: RE: 4433 Virginia Ln, Fort Worth

Okay, perfect. Thanks for the update. In the next couple days I will be reinspecting and will post a DO NOT OCCUPY notice, which should help with police being able to remove vagrants or at least to help cover your liability and mine should further intrusions occur. This posting will NOT prohibit you, the ownership or hired representatives from entering the property to affect repairs. The structure will likely be going to the Building Standards Commission for a "repair or demolish" order on Dec 4, 2023, but it sounds like before that hearing occurs you will already have permits on file and work being done. Let me know if anything changes. After my inspection this week, I will be sending an official notice with an inspection report and will check back in mid-November to follow up on your progress.

Again, if you have any progress updates or anything changes, I'll update the case and make any necessary changes on our end. Once work is being performed and permits are on file I should be able to pull this from the agenda for the Dec 4th hearing.

Let me know if you have any questions.

Thanks!

~Ian

From: Chris Noddings <chris.noddings@mynd.co>
Sent: Wednesday, October 4, 2023 4:20 PM
To: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>
Cc: Bluerock.Ops <bluerock.ops@mynd.co>
Subject: Re: 4433 Virginia Ln, Fort Worth

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ian,

I just wanted to keep you updated on our progress at this home.

The police were called and the unknown occupant was removed from the property.
The home was secured and windows/openings were boarded up.
We have had multiple vendors go to the property over the past few days to provide estimates - currently pending those.

Finally, I want to thank you again for your assistance with this home!

Sincerely,
Chris

On Wed, Sep 27, 2023 at 5:22 PM Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov> wrote:

Hi Chris,

I'm including the fire notice sent out on 9/8/2023. Also, keep in mind there is currently road work occurring all along this roadway. You may be able to get to and park in your driveway but there are a lot of working trucks and road work materials along the roadway. I have been parking just a few houses down the street at the car wash property. Thank you for your attention to the property. I'll be happy to document any changes or updates you'd like to send over.

Thanks,

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

lan.sheadel@fortworthtexas.gov

From: Chris Noddings <chris.noddings@mynd.co>
Sent: Wednesday, September 27, 2023 3:08 PM
To: Sheadel, Ian M <lan.Sheadel@fortworthtexas.gov>
Cc: Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>
Subject: 4433 Virginia Ln, Fort Worth

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ian,

I just wanted to reach out regarding this property to see if you had any further information regarding the fire reported on 9/7.

Do you happen to have a copy of any police or fire report?

We have a team going out this evening (if not tomorrow) to address the possible occupant and to begin the process of repair.

Any additional information you could provide would be greatly appreciated.

Sincerely,

Error!
Filename
not
specified.

CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn

WE'RE HIRING!

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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes

Error!	Error!
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specified.	specified.

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CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn



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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



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chris.noddings@mynd.co | LinkedIn



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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



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CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn



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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



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CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn



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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



2 attachments

image005.jpg
1K

image006.jpg
1K

Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov> Mon, Jan 8, 2024 at 9:55 AM
To: Chris Noddings <chris.noddings@mynd.co>
Cc: Josh Luellen <josh.luellen@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>, Christopher Davis <cdavis@bluerock.com>, Patricia Anderson <panderson@bluerock.com>, Michael DiFranco <mdifranco@bluerock.com>

Hello Chris et al,

I was actually able to swing by this property before close of day Friday, 1/5/2023. I'm including my inspection report and all photographs taken within the property, in case you would care to see or document what I found. The structure was re-secured and your key was returned to the lockbox. Please let me know if you have any questions and if there are any changes to the structure or your plans. I will visit the property one more time prior to the hearing to document any progress or changes. I will not necessarily need to go inside again before the hearing.

Thank you!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Chris Noddings <chris.noddings@mynd.co>
Sent: Friday, January 5, 2024 2:39 PM
To: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>
Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Patricia Anderson <panderson@bluerock.com>; Michael DiFranco <mdifranco@bluerock.com>
Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Good afternoon Ian,

I appreciate the call and the information regarding this process.

As discussed, we give you permission to enter the home for the purpose of photographing the current condition. The lockbox code is 1237 but please give me a call if you experience any issues with access.

Sincerely,
Chris

On Thu, Jan 4, 2024 at 5:13 PM Chris Noddings <chris.noddings@mynd.co> wrote:

Good afternoon Ian,

I would love the opportunity to get on the phone with you (if you're free tomorrow?) and discuss the process and let you know of our plans.

My phone number is (386) 237-1908.

Sincerely,
Chris

On Wed, Jan 3, 2024 at 5:31 PM Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov> wrote:

Hi Chris,

That's not a problem. I'll plan to follow up with you Monday. I can wait until maybe Wednesday 1/10/23 before I need to file for a warrant to enter the property and I would much prefer to perform a walkthrough with a representative. I'm including an outline I sent earlier to Mr. Davis. Send me a phone number if you'd like to walk through the process and I can give you a call tomorrow to explain further or answer any questions you have.

Thank you sir!

Hello all,

My leadership has decided to make preparations for the next Building Standards Commission hearing on January 22, 2024 at which point the commissioners will review this property and determine whether a declaration of 'Substandard' and/or 'Hazardous' should be issued and whether a Repair or Demolish order will be placed on the property. Your corporate office and any other address connected to the ownership and registered agents will likely be receiving notices to appear at the hearing. If you have any questions I will do my best to walk you through the expectations for this process as well.

Per my last discussion, I am anticipating that you may begin repair / renovation at this property sometime in January. If this case does go before the commission and an order is issued, there will be a timeline given (such as 30 days). You would have an opportunity to request an amendment hearing to request an extension. Only after all order dates and amendment process have been expired, the City would begin preparations to potentially demolish the structure. However, if repair work is under way in good faith, it is very unlikely that the City would choose to move forward with a demolition process. The purpose of this hearing is to allow a legal process for the City to abate hazardous structures should the ownership not be willing or able to resolve the concerns, however, I will make every effort to ensure you are fully aware of your options and that you are well equipped to resolve the issue yourselves without enforcement, liens or corrective action by the City.

I am attaching the Letter of Intent. This is not the official setting notice, which will be sent from City Hall later in the process.

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Chris Noddings <chris.noddings@mynd.co>

Sent: Wednesday, January 3, 2024 4:21 PM

To: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>

Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Patricia Anderson <panderson@bluerock.com>; Michael DiFranco <mdifranco@bluerock.com>

Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Good afternoon Ian,

Please allow me to the end of the week to ensure that we can get someone to meet you at the home to provide access.

We did receive another notice regarding a court date on January 22nd for this home. I just wanted to see if you could shed some light on this?

Sincerely,
Chris

On Wed, Jan 3, 2024 at 11:12AM Patricia Anderson <panderson@bluerock.com> wrote:

Thank you, Ian. Please continue to coordinate with Chris Noddings.

I am available as an alternative resource if needed.

From: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>
Sent: Wednesday, January 3, 2024 11:07 AM
To: Patricia Anderson <panderson@bluerock.com>; Chris Noddings <chris.noddings@mynd.co>
Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Thank you Patricia. I also received a response from Chris Noddings regarding having a Mynd representative meet me on site. I am including him here. However it works best for you just let me know when you can have someone available. I will need to complete my inspection report by the end of next week.

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

Ian.sheadel@fortworthtexas.gov

From: Patricia Anderson <panderson@bluerock.com>
Sent: Wednesday, January 3, 2024 8:44 AM
To: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>
Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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and know the content is safe.

Good morning,

I am looping in Josh Luellen to coordinate the access with you.

Please reach out to either of us if you need any additional information or assistance.

Best,

Patricia

Patricia Anderson

Regional Vice President, Asset Management

panderson@bluerock.com

Mobile: 248-497-2184



From: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>

Sent: Tuesday, January 2, 2024 10:16 AM

To: Patricia Anderson <panderson@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Hello Ms. Anderson,

I'm forwarding this email to you per Christopher Davis' away message. I need to coordinate access to 4433 Virginia Ln in Fort Worth, TX regarding an ongoing legal process for the City. Please connect me to whomever you need to so that I can plan a time to meet someone on site or receive your permission to access the property myself in order to take current photos of the structure. Thank you! Let me know if you have further questions or feel free to reach out by phone.

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Sheadel, Ian M

Sent: Tuesday, January 2, 2024 9:10 AM

To: Christopher Davis <cdavis@bluerock.com>; Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

Hello Christopher et al,

I will need to perform an interior inspection sometime in the next two weeks in order to correctly account for the current status of the structure prior to the Building Standards Commission hearing. Do you have someone in the area who is able to access the structure? If it is easier, you can also give me the code to the lockbox, or give me permission to access the rear and de-board and re-board one of the securements, etc. Let me know what you would prefer. We can also further discuss your plans or the Commission process if you have questions.

Thank you sir!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

lan.sheadel@fortworthtexas.gov

From: Christopher Davis <cdavis@bluerock.com>

Sent: Thursday, December 7, 2023 4:00 PM

To: Sheadel, Ian M <lan.sheadel@fortworthtexas.gov>; Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Thanks Ian,

I have circulated this to our leadership team and legal dept. We are discussing internally, should I have any further updates I may provide I will be sure to provide ASAP.

Best,

Christopher Davis

Regional Vice President – Asset Management

E: cdavis@bluerock.com

P: +1 423.571.3809



Bluerock

1345 Avenue of the Americas

32nd Floor

New York, NY 10105

bluerock.com

From: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>

Sent: Thursday, December 7, 2023 3:55 PM

To: Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender.

Hello all,

My leadership has decided to make preparations for the next Building Standards Commission hearing on January 22, 2024 at which point the commissioners will review this property and determine whether a declaration of 'Substandard' and/or 'Hazardous' should be issued and whether a Repair or Demolish order will be placed on the property. Your corporate office and any other address connected to the ownership and registered agents will likely be receiving notices to appear at the hearing. If you have any questions I will do my best to walk you through the expectations for this process as well.

Per my last discussion, I am anticipating that you may begin repair / renovation at this property sometime in January. If this case does go before the commission and an order is issued, there will be a timeline given (such as 30 days). You would have an opportunity to request an amendment hearing to request an extension. Only after all order dates and amendment process have been expired, the City would begin preparations to potentially demolish the structure. However, if repair work is under way in good faith, it is very unlikely that the City would choose to move forward with a demolition process. The purpose of this hearing is to allow a legal process for the City to abate hazardous structures should the ownership not be willing or able to resolve the concerns, however, I will make every effort to ensure you are fully aware of your options and that you are well equipped to resolve the issue yourselves without enforcement, liens or corrective action by the City.

I am attaching the Letter of Intent. This is not the official setting notice, which will be sent from City Hall later in the process.

Again, let me know if you have any questions or would like to jump on the phone to discuss. I will be tied up in several meetings tomorrow but will do my best to reach back out if someone reaches out to me.

Thank you!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Sheadel, Ian M

Sent: Friday, November 3, 2023 9:54 AM

To: Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

Hello Josh,

That sounds perfect. I'll look forward to further updates and we'll definitely talk again before any kind of enforcement impact occurs. It sounds like it won't be an issue. I hope everything goes smoothly on your end and I'll reach out after the Thanksgiving holiday.

Thanks!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

lan.sheadel@fortworthtexas.gov

From: Josh Luellen <josh.luellen@mynd.co>

Sent: Friday, November 3, 2023 8:35 AM

To: Sheadel, Ian M <lan.Sheadel@fortworthtexas.gov>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>

Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Hello Ian,

Thank you so much for all of your help throughout this process. We will ensure that the property stays secured and cleaned.

I hope to have an update for you before the end of the month. Our vendor checked out the house yesterday and said they'll send us the estimate by the end of next week. After that, the adjuster will review the estimate and give us a response, which usually takes about a week. We will keep you updated.

Do not hesitate to reach out if you have any questions or need anything.

Thanks Again,

Josh

JOSH LUELLEN, TEAM LEAD, INSTITUTIONAL PROPERTY MANAGEMENT
josh.luellen@mynd.co | Eastern Time Zone | LinkedIn



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On Thu, Nov 2, 2023 at 3:35 PM Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov> wrote:

Hi Josh,

Sounds good. Thank you for the update. This property will pop up for another check at the end of November or beginning of December. I do not foresee any imminent escalation and I will document whatever progress I can. If this were to go to the Building Standards Commission hearing as a substandard and hazardous structure, we would be looking at the January 22, 2023 hearing. If I can document forward momentum toward repairs and the property remains secure and cleaned up, we may be able to hold off on that. It will largely depend on the determination of my supervisor. Ideally, I would aim to have active repairs in progress by early January, but if there are legal / financial obstacles we can talk about it as we go and I will document whatever active steps and efforts you are taking towards a resolution.

Let me know if you have any questions and I will check back in at the end of the month.

Thank you!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Josh Luellen <josh.luellen@mynd.co>
Sent: Thursday, November 2, 2023 3:19 PM
To: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>
Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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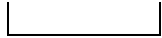
Hello Ian,

We are actively working with our insurance company to try to come to a resolution. We had an adjuster go look at it this week, and a vendor looked at it today to give us pricing to repair the home to a liveable condition. I will speak with our insurance team to see if we can get a better timeline for you!

Thanks,

Josh

JOSH LUELLEN, TEAM LEAD, INSTITUTIONAL PROPERTY MANAGEMENT
josh.luellen@mynd.co | Eastern Time Zone | LinkedIn



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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes



On Thu, Nov 2, 2023 at 9:29AM Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov> wrote:

Hello Chris,

I went back by 4433 Virginia Ln today. I have not seen any vagrant activity since the boarding. Can you please give me an update regarding your expectations for full abatement? Are you planning to repair the structure, or sell the property? We still have some degree of flexibility before any enforcement action or repair order proceedings but the City will not want to have it remain in its current condition indefinitely. I would like to understand and document your plans for the structure.

Thank you sir!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Sheadel, Ian M

Sent: Wednesday, October 4, 2023 4:30 PM

To: Chris Noddings <chris.noddings@mynd.co>

Cc: Bluerock.Ops <bluerock.ops@mynd.co>

Subject: RE: 4433 Virginia Ln, Fort Worth

Okay, perfect. Thanks for the update. In the next couple days I will be reinspecting and will post a DO NOT OCCUPY notice, which should help with police being able to remove vagrants or at least to help cover your liability and mine should further intrusions occur. This posting will NOT prohibit you, the ownership or hired representatives from entering the property to affect repairs. The structure will likely be going to the Building Standards Commission for a "repair or demolish" order on Dec 4, 2023, but it sounds like before that hearing occurs you will already have permits on file and work being done. Let me know if anything changes. After my inspection this week, I will be sending an official notice with an inspection report and will check back in mid-November to follow up on your progress.

Again, if you have any progress updates or anything changes, I'll update the case and make any necessary changes on our end. Once work is being performed and permits are on file I should be able to pull this from the agenda for the Dec 4th hearing.

Let me know if you have any questions.

Thanks!

~Ian

From: Chris Noddings <chris.noddings@mynd.co>
Sent: Wednesday, October 4, 2023 4:20 PM
To: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>
Cc: Bluerock.Ops <bluerock.ops@mynd.co>
Subject: Re: 4433 Virginia Ln, Fort Worth

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ian,

I just wanted to keep you updated on our progress at this home.

The police were called and the unknown occupant was removed from the property.
The home was secured and windows/openings were boarded up.
We have had multiple vendors go to the property over the past few days to provide estimates - currently pending those.

Finally, I want to thank you again for your assistance with this home!

Sincerely,
Chris

On Wed, Sep 27, 2023 at 5:22 PM Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov> wrote:

Hi Chris,

I'm including the fire notice sent out on 9/8/2023. Also, keep in mind there is currently road work occurring all along this roadway. You may be able to get to and park in your driveway but there are a lot of working trucks and road work materials along the roadway. I have been parking just a few houses down the street at the car wash property. Thank you for your attention to the property. I'll be happy to document any changes or updates you'd like to send over.

Thanks,

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

lan.sheadel@fortworthtexas.gov

From: Chris Noddings <chris.noddings@mynd.co>
Sent: Wednesday, September 27, 2023 3:08 PM
To: Sheadel, Ian M <lan.Sheadel@fortworthtexas.gov>
Cc: Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>
Subject: 4433 Virginia Ln, Fort Worth

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ian,

I just wanted to reach out regarding this property to see if you had any further information regarding the fire reported on 9/7.

Do you happen to have a copy of any police or fire report?

We have a team going out this evening (if not tomorrow) to address the possible occupant and to begin the process of repair.

Any additional information you could provide would be greatly appreciated.

Sincerely,

Error!
Filename
not
specified.

CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn

WE'RE HIRING!

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Error!	Error!
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CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn



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by
sender.


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CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn



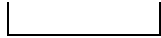
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CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn



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CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn



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26 attachments



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 **4433_VirginiaLn_SIR_1-8-24.pdf**
155K

Chris Noddings <chris.noddings@mynd.co>

Mon, Jan 8, 2024 at 11:22 AM

To: "Sheadel, Ian M" <Ian.Sheadel@fortworthtexas.gov>

Cc: Josh Luellen <josh.luellen@mynd.co>, "Bluerock.Ops" <bluerock.ops@mynd.co>, Christopher Davis <cdavis@bluerock.com>, Patricia Anderson <panderson@bluerock.com>, Michael DiFranco <mdifranco@bluerock.com>

Good morning Ian,

Thank you for letting us know and providing those photos.

I will let you know if we have any additional questions.

Sincerely,
Chris

On Mon, Jan 8, 2024 at 9:55AM Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov> wrote:

Hello Chris et al,

I was actually able to swing by this property before close of day Friday, 1/5/2023. I'm including my inspection report and all photographs taken within the property, in case you would care to see or document what I found. The structure was re-secured and your key was returned to the lockbox. Please let me know if you have any questions and if there are any changes to the structure or your plans. I will visit the property one more time prior to the hearing to document any progress or changes. I will not necessarily need to go inside again before the hearing.

Thank you!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Chris Noddings <chris.noddings@mynd.co>

Sent: Friday, January 5, 2024 2:39 PM

To: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>

Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Patricia Anderson <panderson@bluerock.com>; Michael DiFranco <mdifranco@bluerock.com>

Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Good afternoon Ian,

I appreciate the call and the information regarding this process.

As discussed, we give you permission to enter the home for the purpose of photographing the current condition. The lockbox code is 1237 but please give me a call if you experience any issues with access.

Sincerely,
Chris

On Thu, Jan 4, 2024 at 5:13 PM Chris Noddings <chris.noddings@mynd.co> wrote:

Good afternoon Ian,

I would love the opportunity to get on the phone with you (if you're free tomorrow?) and discuss the process and let you know of our plans.

My phone number is (386) 237-1908.

Sincerely,
Chris

On Wed, Jan 3, 2024 at 5:31 PM Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov> wrote:

Hi Chris,

That's not a problem. I'll plan to follow up with you Monday. I can wait until maybe Wednesday 1/10/23 before I need to file for a warrant to enter the property and I would much prefer to perform a walkthrough with a representative. I'm including an outline I sent earlier to Mr. Davis. Send me a phone number if you'd like to walk through the process and I can give you a call tomorrow to explain further or answer any questions you have.

Thank you sir!

Hello all,

My leadership has decided to make preparations for the next Building Standards Commission hearing on January 22, 2024 at which point the commissioners will review this property and determine whether a declaration of 'Substandard' and/or 'Hazardous' should be issued and whether a Repair or Demolish order will be placed on the property. Your corporate office and any other address connected to the ownership and registered agents will likely be receiving notices to appear at the hearing. If you have any questions I will do my best to walk you through the expectations for this process as well.

Per my last discussion, I am anticipating that you may begin repair / renovation at this property sometime in January. If this case does go before the commission and an order is issued, there will be a timeline given (such as 30 days). You would have an opportunity to request an amendment hearing to request an extension. Only after all order dates and amendment process have been expired, the City would begin preparations to potentially demolish the structure. However, if repair work is under way in good faith, it is very unlikely that the City would choose to move forward with a demolition process. The purpose of this hearing is to allow a legal process for the City to abate hazardous structures should the ownership not be willing or able to resolve the concerns, however, I will make every effort to ensure you are fully aware of your options and that you are well equipped to resolve the issue yourselves without enforcement, liens or corrective action by the City.

I am attaching the Letter of Intent. This is not the official setting notice, which will be sent from City Hall later in the process.

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Chris Noddings <chris.noddings@mynd.co>

Sent: Wednesday, January 3, 2024 4:21 PM

To: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>

Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Patricia Anderson <panderson@bluerock.com>; Michael DiFranco <mdifranco@bluerock.com>

Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Good afternoon Ian,

Please allow me to the end of the week to ensure that we can get someone to meet you at the home to provide access.

We did receive another notice regarding a court date on January 22nd for this home. I just wanted to see if you could shed some light on this?

Sincerely,
Chris

On Wed, Jan 3, 2024 at 11:12AM Patricia Anderson <panderson@bluerock.com> wrote:

Thank you, Ian. Please continue to coordinate with Chris Noddings.

I am available as an alternative resource if needed.

From: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>
Sent: Wednesday, January 3, 2024 11:07 AM
To: Patricia Anderson <panderson@bluerock.com>; Chris Noddings <chris.noddings@mynd.co>
Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Thank you Patricia. I also received a response from Chris Noddings regarding having a Mynd representative meet me on site. I am including him here. However it works best for you just let me know when you can have someone available. I will need to complete my inspection report by the end of next week.

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Patricia Anderson <panderson@bluerock.com>
Sent: Wednesday, January 3, 2024 8:44 AM
To: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>
Cc: Josh Luellen <josh.luellen@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Good morning,

I am looping in Josh Luellen to coordinate the access with you.

Please reach out to either of us if you need any additional information or assistance.

Best,

Patricia

Patricia Anderson

Regional Vice President, Asset Management

panderson@bluerock.com

Mobile: 248-497-2184

 Bluerock Real Estate Logo - New-rev1-xxsm

From: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>

Sent: Tuesday, January 2, 2024 10:16 AM

To: Patricia Anderson <panderson@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Hello Ms. Anderson,

I'm forwarding this email to you per Christopher Davis' away message. I need to coordinate access to 4433 Virginia Ln in Fort Worth, TX regarding an ongoing legal process for the City. Please connect me to whomever you need to so that I can plan a time to meet someone on site or receive your permission to access the property myself in order to take current photos of the structure. Thank you! Let me know if you have further questions or feel free to reach out by phone.

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Sheadel, Ian M

Sent: Tuesday, January 2, 2024 9:10 AM

To: Christopher Davis <cdavis@bluerock.com>; Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

Hello Christopher et al,

I will need to perform an interior inspection sometime in the next two weeks in order to correctly account for the current status of the structure prior to the Building Standards Commission hearing. Do you have someone in the area who is able to access the structure? If it is easier, you can also give me the code to the lockbox, or give me permission to access the rear and de-board and re-board one of the securements, etc. Let me know what you would prefer. We can also further discuss your plans or the Commission process if you have questions.

Thank you sir!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

lan.sheadel@fortworthtexas.gov

From: Christopher Davis <cdavis@bluerock.com>

Sent: Thursday, December 7, 2023 4:00 PM

To: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>; Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Thanks Ian,

I have circulated this to our leadership team and legal dept. We are discussing internally, should I have any further updates I may provide I will be sure to provide ASAP.

Best,

Christopher Davis

Regional Vice President – Asset Management

E: cdavis@bluerock.com

P: +1 423.571.3809



Bluerock

1345 Avenue of the Americas

32nd Floor

New York, NY 10105

bluerock.com

From: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>

Sent: Thursday, December 7, 2023 3:55 PM

To: Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Hello all,

My leadership has decided to make preparations for the next Building Standards Commission hearing on January 22, 2024 at which point the commissioners will review this property and determine whether a declaration of 'Substandard' and/or 'Hazardous' should be issued and whether a Repair or Demolish order will be placed on the property. Your corporate office and any other address connected to the ownership and registered agents will likely be receiving notices to appear at the hearing. If you have any questions I will do my best to walk you through the expectations for this process as well.

Per my last discussion, I am anticipating that you may begin repair / renovation at this property sometime in January. If this case does go before the commission and an order is issued, there will be a timeline given (such as 30 days). You would have an opportunity to request an amendment hearing to request an extension. Only after all order dates and amendment process have been expired, the City would begin preparations to potentially demolish the structure. However, if repair work is under way in good faith, it is very unlikely that the City would choose to move forward with a demolition process. The purpose of this hearing is to allow a legal process for the City to abate hazardous structures should the ownership not be willing or able to resolve the concerns, however, I will make every effort to ensure you are fully aware of your options and that you are well equipped to resolve the issue yourselves without enforcement, liens or corrective action by the City.

I am attaching the Letter of Intent. This is not the official setting notice, which will be sent from City Hall later in the process.

Again, let me know if you have any questions or would like to jump on the phone to discuss. I will be tied up in several meetings tomorrow but will do my best to reach back out if someone reaches out to me.

Thank you!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Sheadel, Ian M

Sent: Friday, November 3, 2023 9:54 AM

To: Josh Luellen <josh.luellen@mynd.co>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>

Subject: RE: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

Hello Josh,

That sounds perfect. I'll look forward to further updates and we'll definitely talk again before any kind of enforcement impact occurs. It sounds like it won't be an issue. I hope everything goes smoothly on your end and I'll reach out after the Thanksgiving holiday.

Thanks!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

lan.sheadel@fortworthtexas.gov

From: Josh Luellen <josh.luellen@mynd.co>

Sent: Friday, November 3, 2023 8:35 AM

To: Sheadel, Ian M <lan.Sheadel@fortworthtexas.gov>

Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>; Brady Shaw <bshaw@bluerock.com>

Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

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Hello Ian,

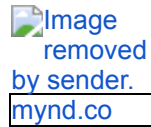
Thank you so much for all of your help throughout this process. We will ensure that the property stays secured and cleaned.

I hope to have an update for you before the end of the month. Our vendor checked out the house yesterday and said they'll send us the estimate by the end of next week. After that, the adjuster will review the estimate and give us a response, which usually takes about a week. We will keep you updated.

Do not hesitate to reach out if you have any questions or need anything.

Thanks Again,

Josh

Image removed by sender. mynd.co

JOSH LUELLEN, TEAM LEAD, INSTITUTIONAL PROPERTY MANAGEMENT
josh.luellen@mynd.co | Eastern Time Zone | LinkedIn

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On Thu, Nov 2, 2023 at 3:35 PM Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov> wrote:

Hi Josh,

Sounds good. Thank you for the update. This property will pop up for another check at the end of November or beginning of December. I do not foresee any imminent escalation and I will document whatever progress I can. If this were to go to the Building Standards Commission hearing as a substandard and hazardous structure, we would be looking at the January 22, 2023 hearing. If I can document forward momentum toward repairs and the property remains secure and cleaned up, we may be able to hold off on that. It will largely depend on the determination of my supervisor. Ideally, I would aim to have active repairs in progress by early January, but if there are legal / financial obstacles we can talk about it as we go and I will document whatever active steps and efforts you are taking towards a resolution.

Let me know if you have any questions and I will check back in at the end of the month.

Thank you!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Josh Luellen <josh.luellen@mynd.co>
Sent: Thursday, November 2, 2023 3:19 PM
To: Sheadel, Ian M <ian.sheadel@fortworthtexas.gov>
Cc: Chris Noddings <chris.noddings@mynd.co>; Bluerock.Ops <bluerock.ops@mynd.co>
Subject: Re: [Bluerock.Ops] RE: 4433 Virginia Ln, Fort Worth

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Hello Ian,

We are actively working with our insurance company to try to come to a resolution. We had an adjuster go look at it this week, and a vendor looked at it today to give us pricing to repair the home to a liveable condition. I will speak with our insurance team to see if we can get a better timeline for you!

Thanks,

Josh

JOSH LUELLEN, TEAM LEAD, INSTITUTIONAL PROPERTY MANAGEMENT
josh.luellen@mynd.co | Eastern Time Zone | LinkedIn



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On Thu, Nov 2, 2023 at 9:29AM Sheadel, Ian M <ian.Sheadel@fortworthtexas.gov> wrote:

Hello Chris,

I went back by 4433 Virginia Ln today. I have not seen any vagrant activity since the boarding. Can you please give me an update regarding your expectations for full abatement? Are you planning to repair the structure, or sell the property? We still have some degree of flexibility before any enforcement action or repair order proceedings but the City will not want to have it remain in its current condition indefinitely. I would like to understand and document your plans for the structure.

Thank you sir!

~Ian Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

ian.sheadel@fortworthtexas.gov

From: Sheadel, Ian M
Sent: Wednesday, October 4, 2023 4:30 PM
To: Chris Noddings <chris.noddings@mynd.co>
Cc: Bluerock.Ops <bluerock.ops@mynd.co>
Subject: RE: 4433 Virginia Ln, Fort Worth

Okay, perfect. Thanks for the update. In the next couple days I will be reinspecting and will post a DO NOT OCCUPY notice, which should help with police being able to remove vagrants or at least to help cover your liability and mine should further intrusions occur. This posting will NOT prohibit you, the ownership or hired representatives from entering the property to affect repairs. The structure will likely be going to the Building Standards Commission for a "repair or demolish" order on Dec 4, 2023, but it sounds like before that hearing occurs you will already have permits on file and work being done. Let me know if anything changes. After my inspection this week, I will be sending an official notice with an inspection report and will check back in mid-November to follow up on your progress.

Again, if you have any progress updates or anything changes, I'll update the case and make any necessary changes on our end. Once work is being performed and permits are on file I should be able to pull this from the agenda for the Dec 4th hearing.

Let me know if you have any questions.

Thanks!

~lan

From: Chris Noddings <chris.noddings@mynd.co>
Sent: Wednesday, October 4, 2023 4:20 PM
To: Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov>
Cc: Bluerock.Ops <bluerock.ops@mynd.co>
Subject: Re: 4433 Virginia Ln, Fort Worth

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ian,

I just wanted to keep you updated on our progress at this home.

The police were called and the unknown occupant was removed from the property.
The home was secured and windows/openings were boarded up.
We have had multiple vendors go to the property over the past few days to provide estimates - currently pending those.

Finally, I want to thank you again for your assistance with this home!

Sincerely,
Chris

On Wed, Sep 27, 2023 at 5:22 PM Sheadel, Ian M <Ian.Sheadel@fortworthtexas.gov> wrote:

Hi Chris,

I'm including the fire notice sent out on 9/8/2023. Also, keep in mind there is currently road work occurring all along this roadway. You may be able to get to and park in your driveway but there are a lot of working trucks and road work materials along the roadway. I have been parking just a few houses down the street at the car wash property. Thank you for your attention to the property. I'll be happy to document any changes or updates you'd like to send over.

Thanks,

~lan Sheadel

Code Compliance Officer

Building Standards Division

City of Fort Worth

Mobile: (817) 475-3431

Desk: (817) 392-6026

lan.sheadel@fortworthtexas.gov

From: Chris Noddings <chris.noddings@mynd.co>
Sent: Wednesday, September 27, 2023 3:08 PM
To: Sheadel, Ian M <lan.Sheadel@fortworthtexas.gov>
Cc: Bluerock.Ops <bluerock.ops@mynd.co>; Christopher Davis <cdavis@bluerock.com>
Subject: 4433 Virginia Ln, Fort Worth

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ian,

I just wanted to reach out regarding this property to see if you had any further information regarding the fire reported on 9/7.

Do you happen to have a copy of any police or fire report?

We have a team going out this evening (if not tomorrow) to address the possible occupant and to begin the process of repair.

Any additional information you could provide would be greatly appreciated.

Sincerely,

Error!
Filename
not
specified.

CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn

WE'RE HIRING!

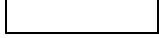
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AS FEATURED IN: TechCrunch, Inman, Bloomberg, TheRealDeal, Forbes

Error!	Error!
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CHRIS NODDINGS, INSTITUTIONAL PROPERTY MANAGER
chris.noddings@mynd.co | LinkedIn



WE'RE HIRING!

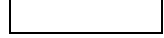
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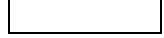
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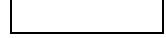
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SERVICE CONTRACT

This AGREEMENT is made between **BKH DEVELOPMENT, LP**, a Texas limited partnership, located at **1800 Trinity Valley Dr., Carrollton, TX 75006** (“Contractor”) and **PKG 10-FTW 188, LLC**, a Delaware limited liability company, (“Owner”) having an address of c/o, Bluerock Real Estate, L.L.C., 1345 Avenue of the Americas, New York, NY 10105.

In consideration of the mutual promises and consideration exchanged by Contractor and Owner, as set forth in this Agreement, Contractor and Owner agree as follows:

ARTICLE 1. THE WORK

Contractor shall provide all the labor, materials, equipment, and services necessary to complete the work described in the following documents listed below and attached as exhibits to this Agreement (the “Work”) at 4433 VIRGINIA LANE, FORT WORTH, TX 76103 (the “Project Site”). In the event of any inconsistency between the body of this Agreement and the exhibits attached hereto, the terms contained in the body of this Agreement shall prevail. The attached exhibits are identified as follows:

Exhibit A: CONTRACTOR PROPOSAL FOR FIRE BUILD BACK.

ARTICLE 2. TERM OF AGREEMENT

The term of this Agreement shall be for the period commencing JANUARY 17, 2024, and ending JUNE 31, 2024 (the “Term”).

ARTICLE 3. PRICE

The total price of the Work performed by Contractor under this Agreement shall be **\$120,505.85** (the “Price”). Ten percent (10%) of this Price shall be retained by Owner (the “Retainage”) and paid only after final completion of the work pursuant to the terms of Article 6.

The Price shall include all services, materials, permits, licenses, equipment, insurance and all other amounts due Contractor for its performance hereunder, including Contractor’s fee and applicable taxes (which shall be paid directly by Contractor).

ARTICLE 4. PERFORMANCE OF THE WORK

(a) Contractor shall do all commercially reasonable things necessary to perform the Work in the most expeditious and economical manner consistent with good workmanship, sound business practice, reasonable precautions for safety and the best interests of Owner, all in accordance with the specifications set forth above in Article 1 and during the Term set forth above.

(b) Contractor shall be responsible for all means, methods, techniques, sequences and procedures and for coordinating with Owner all portions of the Work.



(c) Contractor shall obtain all permits required for performance of the Work, at its expense. All Work shall be performed in accordance with the applicable electrical, mechanical and building codes and all other applicable Legal Requirements (as defined below) and regulations.

(d) All Work to be performed under this Agreement shall be coordinated in advance with Owner's personnel, shall be performed only during such time periods as approved in writing in advance by such personnel and shall not disturb the occupants of the Project Site.

(e) Contractor shall permit Owner, or Owner's representatives, to have access to the Work at any time for the purpose of inspection and supervision thereof. Contractor shall have a competent superintendent overseeing the Work at all times. Contractor shall have full control over the labor employed by it, including compensation, but shall remove anyone who, in the opinion of Owner, is unfit or guilty of improper conduct. All Work performed by subcontractors selected by Contractor shall be performed in accordance with the standards and terms of this Agreement.

(f) Upon completion of the Work, Contractor shall remove all waste materials and rubbish from and about the Project Site, as well as all of its tools, equipment, machinery and surplus materials.

(g) Contractor represents and covenants that it and each of the employees, agents or other persons assigned or engaged by Contractor to perform any portion of the Work (each an "Employee" and collectively the "Employees") are and shall be fully competent and qualified to perform all the Work to be performed by Contractor and each such Employee. Contractor further represents and covenants that it is experienced in the Work and that all Work shall be performed in a manner consistent with the degree of professional skill, care and diligence exercised by members of the same profession and discipline currently practicing (as of the date of this Agreement) under similar circumstances in city where the Project Site is located.

(h) Contractor shall comply with, and cooperate with Owner and its other consultants in complying with any and all applicable federal, state, county, municipal and local laws, statutes, regulations, rules, codes, ordinances, standards, orders, permits, notices, and requirements (collectively, "Laws" or "Law"). In addition, in connection with its performance of the Work, Contractor will comply with all Laws to the extent applicable to Contractor, including, but not limited to, equal opportunity employment laws and regulations, the Fair Labor Standards Act, Fair Employment Practices Law, Equal Pay Act and the Immigration Reform and Control Act. Contractor shall not discriminate against any employee who is employed in connection with the Project Site or applicant for such employment on the basis of age, race, creed, color, sex, affectionate preference, ancestry, marital status, religion or national origin.

ARTICLE 5. CHANGES IN THE WORK

Owner may make changes, alterations, additions, or deductions to the Work. No changes shall be performed by Contractor except upon receipt of written instructions or drawings from Owner and approval by Owner of any increase or decrease in the cost of the Work due to such changes, which shall be in writing and executed by Owner and Contractor.

ARTICLE 6. PAYMENTS

Payment shall be made in full, excluding the Retainage, by the Owner within thirty (30) days after receipt of Contractor's invoice requesting such payment, provided the following conditions are met:



- (a) Owner has accepted and approved the Work, which acceptance shall not be unreasonably withheld;
- (b) All required inspections of the Work by government authorities have been made and the Work has been approved by such authorities; and
- (c) The acceptance by Contractor of final payment under this Agreement, or any final payment due on earlier termination of this Agreement pursuant to Article 8 hereof, shall constitute a full and complete release of Owner from any and all claims, demands and causes of action whatsoever which Contractor and/or its successors or assigns have or may have against Owner under the provisions of this Agreement, it being expressly understood and agreed that Owner's termination of this Agreement shall not give rise to any claim by Contractor or its sub-consultants against Owner for damages, compensation or otherwise, and that under such circumstances, Owner's liability hereunder on account of any and all Work rendered hereunder shall be limited to the payments set forth in Article 8 below.

The Retainage shall be paid by Owner after all Work has been completed, all required final permits and/or approvals have been issued and Owner has accepted and approved the Work.

ARTICLE 7. INSURANCE

- (a) Contractor shall carry, at its sole cost and expense, or, if applicable, require any sub-contractors it engages to carry, during the course of this Agreement:
 - (i) Workers' Compensation Insurance in form and amounts required by law and waiving subrogation by the insured against the Owner;
 - (ii) Comprehensive General Liability Insurance on an "occurrence" basis, including Contractual Liability covering the provisions of the Indemnification in Article 10 below, Broad Form Comprehensive General Liability Endorsement, Contractors Protective Liability Insurance and Completed Operation for two years after the job completion, with a minimum limit of \$1,000,000 Combined Single Limit Bodily Injury and Property Damage. The policy shall name Owner and Owner's managing agent as additional insureds and shall include provisions that the coverage provided is primary over any other coverage available to Owner.
 - (iii) Automobile Liability Insurance covering Owned, Non-Owned and Hired Automobiles with a limit of at least \$500,000 Combined Single Limit Bodily Injury and Property Damage. The policy shall name Owner and Owner's managing agent as additional insureds and shall include provisions that the coverage provided is primary over any other coverage available to Owner; and
- (b) Contractor shall maintain the required insurance coverages with a company acceptable to Owner and Licensed to do business in the state in which the Work is to be performed. As evidence of coverage, Owner may require Contractor to deliver to Owner before commencing the Work a certificate of insurance indicating the required coverages and providing that the carrier give at least thirty (30) days' written notice to Owner before cancellation or material change in the policies.
- (c) All insurance policies shall contain provisions that the insurance companies waive the rights of recovery or subrogation against Owner, its agents, servants, invitees, employees, coventurers, affiliated companies, contractors, subcontractors, and their insurers. Contractor shall name Owner and others designated by Owner as additional insureds for the coverage above (other than paragraphs (a)(i) on a primary and non-contributory basis for any liability incurred as a result of Contractor's work and services under this Agreement.



(d) During the Term, and for a period of five (5) years subsequent to the date of completion of the Project Site, Contractor shall promptly provide to Owner written notice of any claim asserted, the entry of any settlement, or the rendering of any judgment which may be covered by the insurance policies listed above and which either individually or in the aggregate exceeds twenty five percent (25%) of the available policy limits of any such insurance policies.

ARTICLE 8. TERMINATION OF AGREEMENT

Owner may terminate this Agreement:

- (a) for cause should Contractor fail to perform the Work with reasonable promptness and diligence, or be guilty of any other breach of this Agreement by giving Contractor seven (7) days advance written notice; or
- (b) at any time without cause by giving Contractor thirty (30) days advance written notice, in which event Owner shall pay Contractor for the reasonable value of the Work completed up to the time of such termination, net any damages incurred by Owner as a result thereof.

ARTICLE 9. WARRANTY

Contractor warrants the Work to be free from defects for at least one (1) year from the date the Work is completed and accepted by Owner and agrees to promptly correct, at its sole cost and expense, any defect discovered during such period, provided Owner notifies Contractor in writing of such defect. Contractor will also transfer and assign to Owner all assignable warranties given by subcontractors, manufacturers and suppliers of materials or equipment used or installed in connection with the Work and will cooperate with Owner in the enforcement of such warranties; but the assignment of such warranties shall not relieve Contractor of its obligations under the preceding sentence.

ARTICLE 10. INDEMNIFICATION

Contractor shall indemnify, defend and hold Owner, its officers, directors and employees (the "Indemnitees") harmless of and from and against any and all claims, demand, damages, actions, loss, liability, costs and or expenses (including attorneys' fees) sustained or incurred by Indemnitees in connection with loss of life, bodily injury and/or property damage arising from or out of the performance of Contractor's obligations hereunder, occasioned wholly or in part by any act or omission of Contractor, its agents or employees. In any and all claims against any Indemnitee by any employee (or the survivor or personal representative of such employee) of Contractor, any sub-consultant, any person or organization directly or indirectly employed by any of them to perform or furnish any of the Work, or anyone for whose acts any of them may be liable, the indemnification obligation under this Article shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for Contractor or any such sub-consultant or other person or organization under workers' compensation acts, disability benefit acts or other employee benefit acts.



ARTICLE 11. TIME IS OF ESSENCE

Time is of the essence in the commencement and prosecution of the Work and the performance of this Agreement. Contractor shall perform the Work expeditiously and in a timely fashion so as not to delay the work or services of Owner or its other consultants or contractors or others in connection with the Project Site.

ARTICLE 12. NOTICES

Any notice required or permitted to be given under this Agreement shall be sufficient if in writing and if sent by registered or certified mail postage prepaid, sent by email to the addresses set forth herein or otherwise provided to the other party by a notice), or by a reputable overnight carrier with an acknowledged receipt, to the address appearing at the beginning of this Agreement, as follows:

If to Owner: c/o Bluerock Real Estate, L.L.C.
1345 Avenue of the Americas
32nd Floor
New York, New York 10105
Attention: General Counsel
Email: legal@bluerock.com

And

c/o Bluerock Real Estate, L.L.C.
27777 Franklin Road
Suite 900
Southfield, MI 48034

If to Contractor: GUARDIAN CONSTRUCTION
1800 TRINITY VALLEY DR.
CARROLLTON, TEXAS 75006

ARTICLE 13. AMENDMENTS; ASSIGNMENTS; BINDING EFFECT

- (a) All amendments to this Agreement must be in writing and signed by both parties.
- (b) Contractor is not permitted to assign this Agreement without the prior written consent of Owner. Owner may assign this Agreement at will.
- (c) This Agreement shall bind the parties and their heirs, executors, administrators, successors and assigns.

ARTICLE 14. GENERAL

- a) All documents and information (including, but not limited to, plans, memoranda, notes, minutes, drawings, sketches, electronic data, contract documents, etc.) prepared by Contractor and/or provided to

Contractor in connection with the Project Site and its services shall at all times be and remain the sole and exclusive property of the Owner.

b) Each party hereto acknowledges that it has read this Agreement, understands it and agrees to be bound by its terms and further agrees that it is the sole and exclusive and complete statement of the Agreement between the parties hereto and supersedes and merges all prior proposals, understandings, whether oral or written, relating to the subject matter hereof. The section headings in this Agreement are included for reference only and are not to be construed as a part of this Agreement.

c) Contractor is an independent contractor. Nothing in this Agreement is intended to create a partnership or joint venture between the parties. Nothing contained in this Agreement shall be deemed to create a contractual relationship with or a cause of action in favor of any third party against Owner.

d) Contractor agrees (and shall require all employees to agree) to keep all information concerning the Project Site confidential at all times during and after the term of this Agreement. No such information shall be given to any third party, except as required by law, without the prior written consent of Owner, except that the foregoing shall not prohibit or interfere with the disclosure of information required in connection with the performance of Contractor's duties hereunder to the extent required for such purposes.

e) Governing Law. This Agreement shall be construed and enforced according to the laws of the State where the Project Site is located without regard to the conflict of laws principles thereof. Contractor irrevocably consents to the jurisdiction of the courts located in the state and city where the Project Site is located for all purposes in connection with any action or proceeding which arises from or relates to this Agreement and waives any inconvenient forum grounds to challenge such jurisdiction. Contractor also waives its right to a trial by jury.

f) Prevailing Parties. In the event of any litigation resulting from any material breach of this Agreement, both parties agree that the other party will pay the substantially prevailing party's reasonable legal fees and expenses incurred in connection therewith.

g) Provisions Deemed By Law Inserted. Each and every provision of Law and clause required by Law to be inserted in this Agreement shall be deemed to be inserted herein, and this Agreement shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either Party, this Agreement shall forthwith be physically amended to make such insertion or correction.

h) Severability. If any term, phrase, paragraph or provision of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining terms, phrases, paragraphs or provisions shall in no way be affected or impaired thereby, and such remaining terms, phrases, paragraphs or provisions shall remain in full force and effect. The invalid, illegal or unenforceable term, phrase, paragraph or provision, as applicable, shall be replaced by a term, phrase, paragraph or provision which being valid, legal and enforceable, comes closest to the intention of the Parties expressed in this Agreement regarding underlying the invalid, illegal or unenforceable term, phrase, paragraph or provision.

i) Signatures; Counterparts. This Agreement may be signed in any manner that clearly evidences the Parties' intent to be bound, including via faxed, imaged, electronic or digital signatures. This Agreement may be executed in multiple counterparts and transmitted by mail, courier, e-mail or facsimile, each of



which will constitute an original, but all of which when taken together will constitute one and the same instrument.



IN WITNESS WHEREOF the parties have executed this Agreement as of the later of the dates set forth below.

OWNER: PKG 10-FTW 188, LLC

CONTRACTOR: BKH DEVELOPMENT, LP

Guardian Construction

Jordan Ruddy

Gilbert Mancias

Print name:

Print name:

Signature *Jordan Ruddy*

Signature *Gilbert Mancias*

Date: 1/12/2024

Date: 1/12/2024



EXHIBIT A

CONTRACTOR PROPOSAL FOR FIRE BUILD BACK

[see attached].