Exhibit A – Project Description

C&P Monarch, LP acquired this property in 2021 and proposes a massive renovation, splitting the current buildings into two hotels. The South Tower phase will be made into a 143-room Holiday Inn Express with details of the next phase still being finalized. This project includes a complete renovation of the interior and infrastructure, as well as: a complete redesign of the façade, lobby entrance canopy, lobby roof, a new rooftop event center, elevators and stairs to reach the rooftop event center, a resurfaced and restriped parking lot, landscaping, upgraded lighting, upgraded security cameras, exterior murals, new signage, new doors, decorative fencing, a ten-foot wide concrete pedestrian walkway around the property with shade trees alongside it, and a staircase joining the walkway with Ocean Drive. The rooftop event center will include open-air venue space, restrooms, and a bar build-out.

Exterior Renderings:



Project Map:

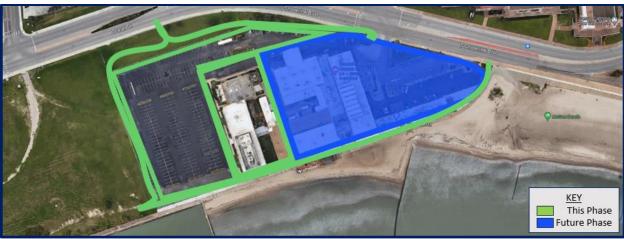


Exhibit B - Property Description

Owner: C&P Monarch, LP Property ID: 237767

Geographic ID: 2815-0000-0010

Legal Description: C G GLASSCOCK BAY FRONT LT 1 & PT OF LT 2

Property Address: 1102 S. Shoreline Blvd



Exhibit C – Project Costs

Rooftop Activation Program			
Improvement	Estimated Cost		
Elevators	\$1,412,950		
Demo	\$87,520		
Event Center	\$850,000		
Stairways	\$17,500		
Total Rooftop Costs	\$2,367,970		

Streetscape and Safety Program		
Improvement	Estimated Cost	
New Lobby Exterior	\$171,000	
New Lobby Roof	\$49,500	
Parking Lot and Walking Trail	\$1,429,494	
Security Cameras and Lighting	\$72,900	
Landscaping and Sprinkler System	\$255,000	
Exterior Wall Repair	\$740,000	
Fence	\$20,940	
Design and Permit Fees	\$44,500	
Signage and Murals	\$342,000	
Double Doors	\$59,000	
Total Streetscape Costs	\$3,184,334	

Total Reimbursement Basis	\$5,552,304
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^{*}Total Possible Reimbursement Basis identifies the Project Costs that make the Development eligible under the Incentive Guidelines. The Actual Reimbursement is identified in Section 1 of the Agreement.

Exhibit D – Request for Reimbursement Form

City of Corpus Christi – City Manager's Office Corpus Christi Downtown Management District

Tax Increment Reinvestment Zone #3 - Request for Reimbursement					
Project Name (Per Agreemer			0 15 15	-13	
	Type of Reimbursement: One Time Re-Occurring (First Payment)				
Requestor:		Date	e Requested:		
Improvement	Estimated Cost (Per Agreement Exhibit C)		Actual Cost	Invoice	
4			(Per Attached Documentation)	Reference	
1.					
3.					
4.					
5.					
TOTAL					
Attached is the Followin					
1) Executed TIRZ #3 Reimb					
Certificate of Occupanc					
Documentation of Expe	nses				
Signatures for Submitta	d:				
Authorized Developer:		Date:			
Authorized General Contract	al Contractor:		Date:		
An incomplete Request for Reimbu version to <u>christa@cctexasdmd.ca</u>					
Internal Office Use Only	/				
Signatures for Approval	Process				
Request Rec'd By DMD:		Date:			
(Initial & Date) Documentation	al & Date) Documentation Complete:		Inspection of Project:		
Reimbursement Amount Red	juested:				
Notes:					
Reimbursement Approved by	y TIRZ #3 Board o	r DM	D Staff:		
Date:					