



May 19, 2017

John R. Bondon, President
Parrot Properties, Inc.
11303 View High Drive
Kansas City, Missouri 64134

RE: Village at View High Tax Increment Financing Plan

Dear Mr. Bondon:

We have reviewed and are in the preliminary process of consideration of your proposed Village at View High Project to be located near the corner of Third Street and View High Drive within the City of Lee's Summit, Missouri.

The purpose of this letter is to express our preliminary interest in potentially participating in the Project. Any potential loan would be subject to Lender's satisfactory review of all customary due diligence, loan underwriting, Loan Committee approvals, and agreement to the Bank's proposed terms.

Any Bank financing would be further conditioned upon the project receiving all of the necessary City of Lee's Summit and State of Missouri approvals for planning and economic development incentive programs you are seeking.

We look forward to potentially working with you to provide a portion of the \$61,783,569 in construction or permanent financing necessary to complete the project.

We recognize that this letter will be submitted to the City of Lee's Summit, Missouri for the purpose of reviewing potential financing arrangements under consideration during review of the Village at View High Tax Increment Financing Plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ben Pepper".

Ben Pepper
Vice President
Citizens Bank & Trust

CC: James H. Conley
Executive Vice President
Citizens Bank & Trust