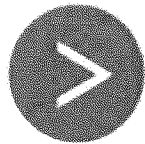


River Lofts at 444

**TROY INDUSTRIAL DEVELOPMENT AUTHORITY
APPLICATION FOR FINANCIAL ASSISTANCE**



THE VECINO GROUP
Housing for the greater good.

**By: Vecino Group New York, LLC
305 W. Commercial St.
Springfield MO 65803
417.720.1577**

River Lofts at 444



**TROY INDUSTRIAL DEVELOPMENT AUTHORITY
APPLICATION FOR FINANCIAL ASSISTANCE**

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TROY INDUSTRIAL DEVELOPMENT AUTHORITY
APPLICATION FOR FINANCIAL ASSISTANCE

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for financing and other assistance from the Troy Industrial Development Authority. These answers will also be used in the preparation of papers in this transaction. Accordingly, an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is thoroughly familiar with the proposed project should answer all questions accurately and completely. This application is subject to acceptance by the Authority.

TO: TROY INDUSTRIAL DEVELOPMENT AUTHORITY
City Hall
1776 Sixth Avenue
Troy, New York 12180
Attention: Chairman

This application by applicant respectfully states:

APPLICANT: Vecino Group New York, LLC

APPLICANT'S STREET ADDRESS: 305 W. Commercial St.

CITY: Springfield STATE: Missouri PHONE NO.: 417.720.1577

NAME OF PERSON (S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Kim Buche and/or Rick Manzardo

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF FIRM: Spencer Fane

NAME OF ATTORNEY: Shawn Whitney

ATTORNEY'S STREET ADDRESS: 2144 E Republic Road, Suite B300

CITY: Springfield STATE: Missouri PHONE NO: 417.888.1000

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 BEFORE FILLING OUT THIS APPLICATION.

INSTRUCTIONS

1. The Authority will not approve any application unless, in the judgment of the Authority, said application contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project").
3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer that is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return two (2) copies of this application to the Authority at the address indicated on the first page of this application.
6. The Authority will not give final approval to this application until the Authority receives a completed environmental assessment form concerning the Project that is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Authority (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Authority all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Authority's bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel to the Authority. The costs incurred by the Authority, including the Authority's general counsel and bond counsel, may be considered as a part of the project and included as a part of the resultant bond issue.
9. The Authority has established an application fee of Five Hundred Dollars (\$500) to cover the anticipated costs of the Authority in processing this application. A check or money order made payable to the Authority must accompany each application. **THE AUTHORITY WILL NOT ACCEPT THIS APPLICATION UNLESS ACCOMPANIED BY THE APPLICATION FEE.**
10. The Authority has established a project fee for each project in which the Authority participates. **UNLESS THE AUTHORITY AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AUTHORITY.**

I. INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT, HEREINAFTER,
THE "COMPANY"

A. Identity of Company:

1. Company Name: Vecino Group New York, LLC
Present Address: 305 W. Commercial St. Springfield MO
Zip Code: 65803
Employer's ID NO: 46-3101937
2. If the Company differs from the Applicant, give details of relationship: N/A
3. Indicate type of business organization of Company:
 - * Corporation.
If so, incorporated in what country? _____ What State? _____;
Date Incorporated _____; Type of Corporation _____;
Authorized to do business in New York? Yes _____ No _____
 - * Partnership
If so, indicate type of partnership _____
Number of general partners _____
Number of limited partners _____
 - * **Limited Liability Company**
If so, organized in what state: Missouri
Authorized to do business in New York: Yes X No _____
 - * Sole Proprietorship
4. Is the Company a subsidiary or direct affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship:
 - * N/A

B. Management of Company:

1. List all owners, officers, directors, partners and members (complete all columns for each person):

Name and Home Address	Office Held	Other Principal Business
See Exhibit A		

2. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes _____ No X
3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes _____ No X
4. Has any person listed above or any concern with whom such person has been connected ever been in a receivership or been adjudicated a bankrupt? Yes _____ No X
5. If the answer to any of question 2 through 4 is yes, please, furnish details in a separate attachment.

* Not Applicable

C. Principal owner of Company:

1. Is Company publicly held? Yes _____ No X.

If yes, please list exchanges stock traded:

2. If no, list all stockholders, partners, or members having 5% or more interest in the Company:

Name	Address	Percentage of Holding
See Exhibit B		

D. Company's principal bank(s) account:

Name of Bank	Address
N/A	

II. DATA REGARDING PROPOSED PROJECT

A. Description of the Project: (Please provide a brief narrative description of the Project.)

- * River Lofts at 444 will provide a mixed use property consisting of 74 apartments with amenity space, along with approximately 7,200 sf of commercial space. Of the 74 apartments, 44 will be market rate units, 24 will be income restricted to those earning up to 90% AMI, with the remaining 6 income restricted to those earning up to 60% AMI. Planned amenities for the tenants include a fitness center, community room, indoor and outdoor bicycle storage and a rooftop deck.

B. Location of the Project:

- a) 438-450 River Street
Troy New York 12180
b) See Exhibit A for legal description

C. Description of the Project Site:

1. Approximate size (in acres of square feet) of Project site: 0.7 acres.

Is a map, survey or sketch of the Project site attached? Yes X No _____

- a) See Exhibit C for map
b) See Exhibit D for survey

2. Are there existing building on the Project site? Yes X No _____

- * If yes, indicate the number of buildings on the site: 1

Also, please briefly identify each existing building and indicate the approximate size (in square feet) of each such building:

- * Building 1: 90,000 Square Feet

- * Are the existing buildings in operation? Yes _____ No X

If yes, describe present use of buildings:

- * Are the existing buildings abandoned? Yes X No ____.

About to be abandoned? Yes ____ No ____.

If yes, describe:

Property has sat completely vacant for over 1 year, and mostly vacant for over a decade.

- * Attach photograph of present buildings.

* See Exhibit E

3. Utilities serving the Project site:

Water:

X Municipal

Other, describe

Sewer:

X Municipal

Other, describe

Electricity

X Utility

Other, describe

Heat

X Utility

Other, describe

4. Present legal owner of the Project site: Vecino Group New York, LLC

- * If the Company owns the Project site, indicate date of purchase:

March 31, 2015 purchase price: \$ 650,000.

- * If Company does not own the Project site, does Company have an option signed with the owner to purchase the Project site? Yes ____ No ____, indicate date option signed with the owner: and the date the option expires:

* Contract signed :

Contract expires:

- * If the Company does not own the Project site, is there a relationship legally or by common control between the Company and the present owner of the Project site? Yes ____ No _____. If yes, describe:

* Not Applicable

5. Zoning District in which the Project site is located: Hoosick Waterfront District

Are there any variances or special permits affecting the Project site? Yes ____ No X

If yes, list below and attach copies of all such variances or special permits:

* Not Applicable

D. Description of Proposed Construction:

1. Does part of the Project consist of the acquisition or construction of a new building or buildings? Yes ____ No X
2. Does part of the Project consist of and/or renovations to existing buildings located on the Project site? Yes X No ____
If yes, indicate the buildings to be expanded or renovated, the size of any expansions and the

nature of expansion and/or renovation:

- * The 5 story building plus basement located at 438-450 River Street in Troy, NY will be renovated into 74 housing units, which will provide 44 market rate and 30 affordable units. This will provide 5 studios, 21 one bedroom units, 44 two bedroom units and 4 three bedroom units. Amenity space and 7,200 sf of commercial space will also be included.
3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed or expanded:
- * Building will be renovated for a mixed use/mixed income project providing 74 apartments and 7,200 sf of commercial space.

E. Description of the Equipment:

1. Does a part of the Project consist of the acquisition or installation of machinery equipment or other personal property (the "Equipment")? Yes ____ No X
If yes, describe Equipment:
2. With respect to the Equipment to be acquired, will any of the Equipment be Equipment that has previously been used? Yes ____ No ____
If yes, please provide detail:
3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:

F. Project Use:

1. What are the principal products to be produced at the Project:
 - * Not Applicable
2. What are the principal activities to be conducted at the Project:
 - * Apartment Living
 - * Amenities for tenant use
 - * Commercial Space, tenant yet to be determined
3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities? Yes X No ____
If yes, please provide detail: While a tenant for commercial space has not been determined yet, there is a high likelihood at least one tenant will be involved in retail sales.
4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? 5 %
5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.335, indicate whether any of the following apply to the Project:
 - a) Will not-for-profit Corporation operate the Project? Yes ____ No ____
If yes, please explain:
 - * Not Applicable
 - b) Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located?
Yes ____ No X

- c) Would the Project occupant, but for the contemplated financial assistance from the Authority, locate the related jobs outside the State of New York? Yes _____ No X
If yes, please explain:

* Not Applicable

- d) Is the predominant purpose of the Project to make available good or services that would not, but for the Project, be reasonable accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services?

Yes _____ No X If yes, please provide detail:

- e) Will the Project be located in one of the following: (i) an area designed as an empire zone pursuant to Article 18-B of the Public Authorities Law; or (ii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent, census data, has (x) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (y) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? Yes X No _____

If yes, please explain:

* The project is located in Qualified Census Tract #36083040700-
Poverty Rate 24.6%

6. If any answers to subdivisions c. through e. of question 5 are yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? Yes X No _____

If yes, please explain: Project will provide 30 construction related jobs occurring over the 12 month construction process. Project will employ 2 full time people for project management and maintenance in perpetuity. It is estimated commercial space tenants will employ 30 people to run operations.

7. Will the completion of the Project result in the removal of a plant or facility of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York? Yes _____ No X

If yes, please explain:

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company located in the State of New York? Yes _____ No X

If yes, please explain:

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

* Not Applicable

- b) Is the Project reasonably necessary to preserve the competitive position of the Company on such Project Occupant in its industry? Yes _____ No _____

If yes, please provide detail:

- c) Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes _____ No _____

If yes, Please provide detail:

G. Project Status:

1. If the Project includes the acquisition of any land or buildings have any steps been taken toward acquiring same? Yes X No ____
If yes, please discuss in detail the approximate state of such acquisition:
* Property purchased March 31, 2015
2. If the Project includes the acquisition of any Equipment, have any steps been taken toward acquiring same? Yes ____ No X.
If yes, please discuss in detail the approximate stage of such acquisition:
3. If the Project involves the construction or reconstruction of any building or other improvement, has construction work on any such building or improvement begun?
Yes ____ No X. If yes, please discuss in detail, the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings, etc.
4. Please indicate amount of funds expended on the Project by the Company in the past three (3) years and the purposes of such expenditures:
 - a) \$350,000 per the Sales Contract
 - b) \$52,000 on related property
 - c) \$57,000 on third party reports
 - d) \$18,000 on historic listing process
 - e) \$68,000 on architectural plans
 - f) \$6,000 on building maintenance

H. Agent Status for sales tax purposes (See question B.3 in Part V1 below):

1. If the Authority approves the Project, there are two methods that may be used to undertake the Project. The applicant can undertake the Project privately and sell the Project to the Authority upon completion. Alternatively, the applicant can request to be appointed as "agent" of the Authority, in which case certain laws applicable to public construction may apply to the Project. Does the applicant wish to be designated as "agent" of the Authority for purposes of undertaking the Project?
Yes X No ____
2. If the answer to question 1 is yes, does the applicant desire such "agent" status prior to the closing date of the financing? Yes X No ____

III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT.
PLEASE COMPLETE THE FOLLOWING SECTION IF THE COMPANY INTENDS TO LEASE OR SUBLEASE ANY PORTION OF THE PROJECT

- A. Does the Company intend to lease or sublease more than 10% (by are or fair market value) of the Project? Yes X No ____
If yes, please complete the following for each existing or proposed tenant or subtenant:

- a) Sublessee Name: TO BE DETERMINED
 Present Address: _____
 City: _____ State: _____ Zip: _____
 Federal ID No: _____
 Sublessee is: _____ Corporation _____ Partnership _____ Sole Proprietorship
 Relation to Company: _____
 Percentage of Project intended by Sublessee: _____
 Use of Project intended by Sublessee: _____
 Date of lease or sublease to Sublessee: _____
 Term of lease or sublease to Sublessee: _____
 Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project?
 Yes _____ No _____
 If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.
- b) Sublessee Name: _____
 Present Address: _____
 City: _____ State: _____ Zip: _____
 Federal ID No: _____
 Sublessee is: _____ Corporation _____ Partnership _____ Sole Proprietorship
 Relation to Company: _____
 Percentage of Project intended by Sublessee: _____
 Use of Project intended by Sublessee: _____
 Date of lease or sublease to Sublessee: _____
 Term of lease or sublease to Sublessee: _____
 Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project?
 Yes _____ No _____
 If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.
- c) Sublessee Name: _____
 Present Address: _____
 City: _____ State: _____ Zip: _____
 Federal ID No: _____
 Sublessee is: _____ Corporation _____ Partnership _____ Sole Proprietorship
 Relation to Company: _____
 Percentage of Project intended by Sublessee: _____
 Use of Project intended by Sublessee: _____
 Date of lease or sublease to Sublessee: _____
 Term of lease or sublease to Sublessee: _____
 Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project?
 Yes _____ No _____
 If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? 0%

IV. EMPLOYMENT IMPACT

Indicate below the number of people presently employed at the Project site and the number that will be employed at the Project site at end of the first and second years after the Project has been completed (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the applicant.

TYPE OF EMPLOYMENT				
	PROFESSIONAL OR MANAGERIAL	UNSKILLED OR SKILLED	SEMI-SKILLED	TOTALS
Present Full Time	0	0	0	0
Present Part Time	0	0	0	0
Present Seasonal	0	0	0	0
First Year Full Time	2	15	0	17
First Year Part Time	0	17	2	19
First Year Seasonal	0	0	0	0
Second Year Full Time	2	15	0	17
Second Year Part Time	0	17	2	19
Second Year Seasonal	0	0	0	0

V. PROJECT COST

- A. Anticipated Project Costs. State the costs reasonably necessary for the acquisition for the Project site, the construction of the proposed buildings and the acquisition of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Cost</u>	<u>Amount</u>
----------------------------	---------------

Land	\$100,000
Buildings	\$13,959,211
Machinery and equipment costs	\$0
Utilities, roads, and appurtenant costs	\$684,320
Architects and engineering fees	\$848,450
Cost of Bond issue (legal, financial and printing)	\$0
Construction loan fees and interest (if applicable)	\$681,180
Other (specify): Professional Fees	\$973,523
Financing Fees (legal, application)	\$550,163
Reserves	\$489,373
TOTAL PROJECT COSTS	\$18,286,220

- B. Have any of the above expenditures already been made by the applicant? Yes X No
If yes, indicate particulars.
- a) \$350,000 of the purchase price of the building (\$650,000)
 - b) \$52,000 related land
 - c) \$6,000 building
 - d) \$125,000 architecture and engineering
 - e) \$18,000 professional fees

IV. FINANCIAL ASSISTANCE EXPECTED FROM THE AUTHORITY.

A. Financing

- Is the applicant requesting that the Authority issue bonds to assist in financing the Project?
Yes No X
If yes, indicate:
 - Amount of loan requested: \$; and
 - Maturity requested: years.
- If the answer to question 1 is yes, is the interest on such bonds intended to be exempt from federal income taxation? Yes No X
- If the answer to question 2 is yes, will any portion of the Project be used for any of the following purposes

Purpose	Yes	No
---------	-----	----

Retail food and beverage services		
Automobile sales or service		
Recreation or entertainment		
Golf course		
Country club		
Massage parlor		
Tennis club		
Skating facility (including roller skating, skateboard and ice skating)		
Racquet sports facility (including handball and racquetball court)		
Hot tub facility		
Suntan facility		
Racetrack		

4. If the answer to any of the above questions contained in question 3 is yes, please furnish details on a separate attachment.

B. Tax Benefits.

1. Is the applicant requesting any real property tax exemption in connection with the Project that would not be available to a project that did not involve the Authority?
Yes X No _____.
If yes, is the real property tax exemption being sought consistent with the Authority's Uniform Tax Exemption Policy? Yes ____ No X
2. Is the applicant expecting that the financing of the Project will be secured by one or more mortgages? Yes X No _____.
If yes, what is the approximate amount of financing to be secured by mortgages?
\$ 8,596,837 (Perm Debt) _____
3. Is the applicant expecting to be appointed agent of the Authority for purposes of avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax? Yes X No _____.
If yes, what is the approximate amount of purchases that the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes? \$ 5,200,000
4. What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of each exemption.

a) N.Y.S. Sales and Compensating Use Taxes	\$ 416,000
b) Mortgage Recording Taxes	\$ 80,000
c) Real Property Tax Exemptions	\$ 2,400,211
d) Other (please specify)	\$
5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Authority's Uniform Tax Exemption Policy? Yes X No _____.
If no, please explain how the request of the applicant differs from the Authority's Uniform Tax-Exemption Policy:

* Applying for a 20-yr tax abatement

VI. REPRESENTATIONS BY THE APPLICANT

The applicant understands and agrees with the Authority as follows:

A. Job Listings. In accordance with Section 1967-a(2) of the New York Public Authorities Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Authority, except as otherwise provided by collective bargaining agreement, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTP A") in which the Project is located.

B. First Consideration for Employment: In accordance with Section 1967-a(2) of the New York Public Authorities Law, the applicant understand and agrees that, if the Project receives any Financial Assistance from the Authority, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTP A programs who shall be referred by the JTP A Entities for new employment opportunities created as a result of the Project.

C. Annual Sales Tax Filings: In accordance with Section 1964-a(9) of the New York Public Authorities Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Authority, in accordance with Section 1964-a(9) of the Public Authorities Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.

D. Annual Employment Reports: The applicant understands and agrees that, if the Project received any Financial Assistant from the Authority, the applicant agrees to file, or cause to be filed, with the Authority, on an annual basis, reports regarding the number of people employed at the project site.

E. Absence of Conflicts of Interest: The applicant has received from the Authority a list of the members, officers and employees of the Authority. No member, officer or employee of the Authority has an interest, whether direct or indirect, in any transaction contemplated by this Applicant, except as hereinafter described:

(Applicant)



By:

RICHARD MANZANO MEMBER

NOTE: APPLICANT MUST COMPLETE THE APPROPRIATE VERIFICATION HEREOF BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT.

VERIFICATION
(If Applicant is a Limited Liability Company)

STATE OF MO)
) ss.:
COUNTY OF Greene)

RICHARD MANZANO deposes and says that they are one of the
(Name of individual)
members of the firm of VELINO GROUP NEW YORK, the limited liability company

named in the attached application; that they have read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of their knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon their own personal knowledge are investigations which deponents has caused to be made concerning the subject matter of this application as well as information acquired by deponents in the course of their duties as an officer of and from the books and papers of said limited liability company.

[Signature]

Sworn to before me this

28 day of August, 2015

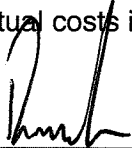


ASHLEY DAILY
My Commission Expires
February 18, 2019
Christian County
Commission #15633398

Ashley Daily
Notary Public

HOLD HARMLESS AGREEMENT

Applicant hereby releases Troy Industrial Development Authority and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Authority") from, agrees that the Authority shall not be liable for and agrees to indemnify, defend and hold the Authority harmless from and against any and all liability arising from or expense incurred by (A) the Authority's examination and processing of, and action pursuant to or upon, the attached Applicant, regardless of whether or not the application or the Project described therein or the issue of bonds requested therein are favorably acted upon by the Authority, (B) the Authority's financing of the Project described therein and (C) any further action taken by the Authority with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Authority or the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Authority, its agents or assigns, all actual costs incurred by the Authority in the processing of the Application, including attorneys' fees, if any.



(Applicant)

RICHARD MANZANO

By:

MEMBER

Sworn to before me this

28 day of August 2015


Notary Public



ASHLEY DAILY
My Commission Expires
February 18, 2019
Christian County
Commission #15633398

EXHIBIT A
DESCRIPTION OF THE PRIMARY PROPERTY

ALL that certain plot, piece or parcel of land, situate, lying and being in the Seventh Ward of the City of Troy, County of Rensselaer and State of New York, more particularly described as follows:

BEGINNING at the intersection of the Easterly boundary of River Street with the Northerly boundary of Jacob Street and;

RUNNING THENCE North 13 degrees 47 minutes 46 seconds East along the Easterly boundary of said River Street, a distance of 223.00 feet to the intersection with the Southwesterly boundary of King Street;

THENCE South 69 degrees 50 minutes 48 seconds East along the Southwesterly boundary of said King Street, a distance of 6.64 feet to a point;

THENCE South 19 degrees 54 minutes 04 seconds East continuing along the last mentioned

Southwesterly boundary of said King Street, a distance of 294.13 feet to its intersection with the aforementioned Northerly boundary of Jacob Street;

THENCE North 68 degrees 40 minutes 54 seconds West along the Northerly boundary of said Jacob Street a distance of 171.26 feet to the point of BEGINNING.

EXCEPTING from the above described premises a triangular parcel situate at the intersection of the Northerly line of Jacob Street and the Westerly line of King Street fronting 24.70 feet along King Street and fronting 16.41 feet along Jacob Street with distance of line then formed by joining the Northerly line of Jacob Street with the Westerly line of King Street, being 18.58 feet.

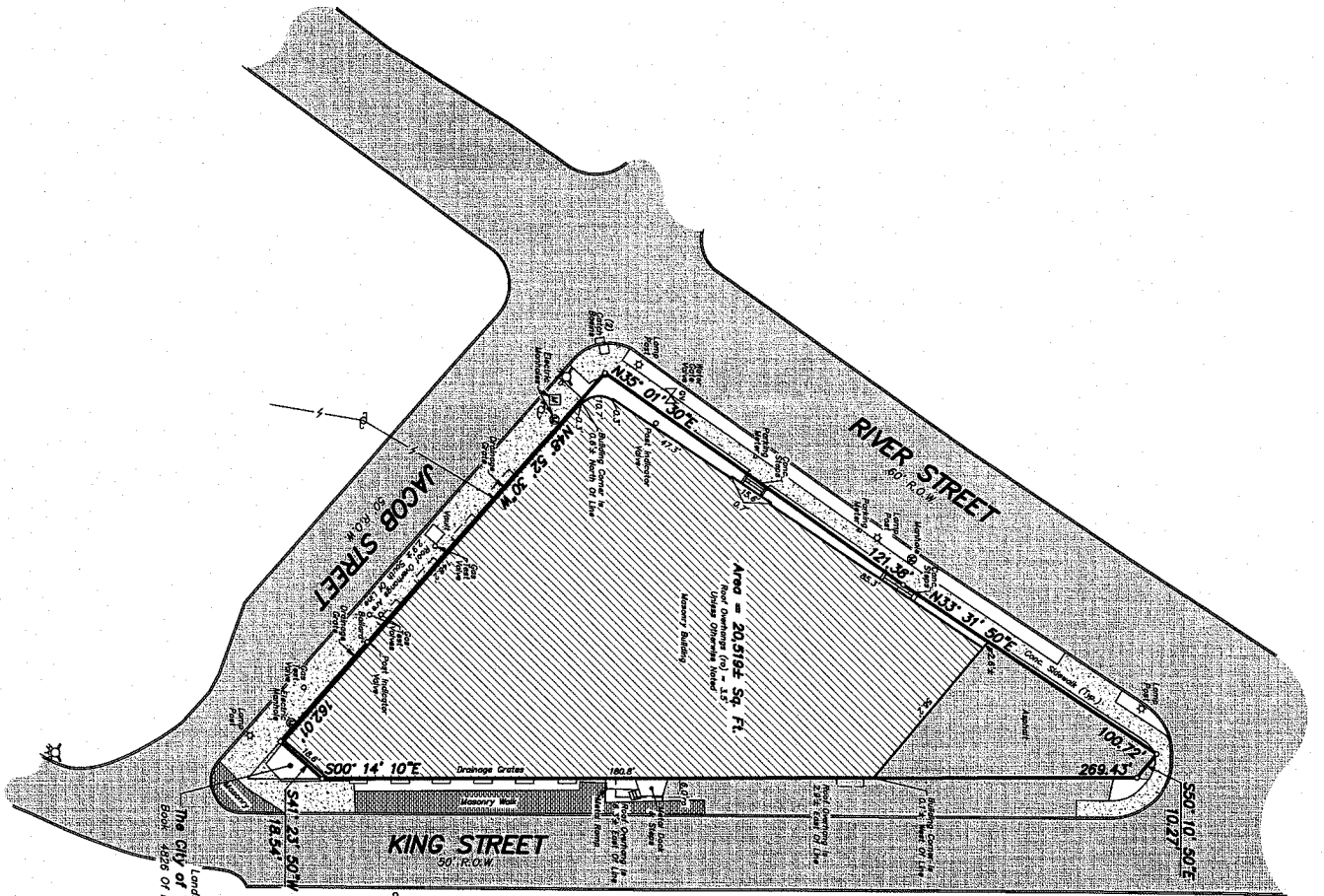
River Lofts at 444

Exhibit B **Management of Company** (Including Percentage of Holding)

1. Rick Manzardo
4559 E Creeksbend
Springfield, MO 65809
Office Held: Member
Percentage of Holding: 40%
Other Principal Business: Vecino Bond Group, LLC
2. James Matthew Miller
1308 S. Pickwick
Springfield, MO 65804
Office Held: Member
Percentage of Holding: 45%
Other Principal Business: Vecino Bond Group, LLC
3. Kim Buche
111 Hidden Valley Dr
Strafford, MO 65757
Office Held: Member
Percentage of Holding: 15%
Other Principal Business: Vecino Bond Group, LLC



River Lofts @ 444 - Site Map



Lots N/F Of
The City of Troy, New York
Cons. 4125 Of Deeds At Page 24



GILBERT G. VANGUILDER, P.L.S. No. 487824

- DATED REFERENCES:**
1. CONVEYANCE TO TROY LOCAL DEVELOPMENT CORPORATION BY DEED DATED OCTOBER 1, 1974, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ALBANY COUNTY, NEW YORK, BOOK 11, PAGE 101.
 2. MAP SPLITTING, TOWN OF NO. 425-434, TOWN OF TROY, DATED DEC. 16, 1984, LAST REVISED DEC. 16, 1984 AND PREPARED BY FREDERICK J. VANDEWATER.
 3. MAP SPLITTING, A MAP OF THE LAND OF THE TOWN OF ALBANY, VANDEWATER IN THE TOWN OF TROY DATED DEC. 16, 1984, PREPARED BY THE ALBANY AND TROY TOWNSHIP, ALBANY COUNTY CLERK'S OFFICE ON MAY 16, 1984 IN ALBANY CO. AS MAP 8.

SURVEY OF LANDS OF TROY LOCAL DEVELOPMENT CORPORATION

CITY OF TROY
SCALE: 1" = 50'
TELEPHONE NO.: (518) 383-0834
DATE: DECEMBER 3, 2014
MAP NO.: 14 - 17 - 115
HENSSELAER COUNTY, NEW YORK
Gilbert Vanguilder
Land Surveyor, P.L.S.
Professional Land Surveyors
988 Route 146, Clifton Park, New York 12065
gilbert@vanguilders.com

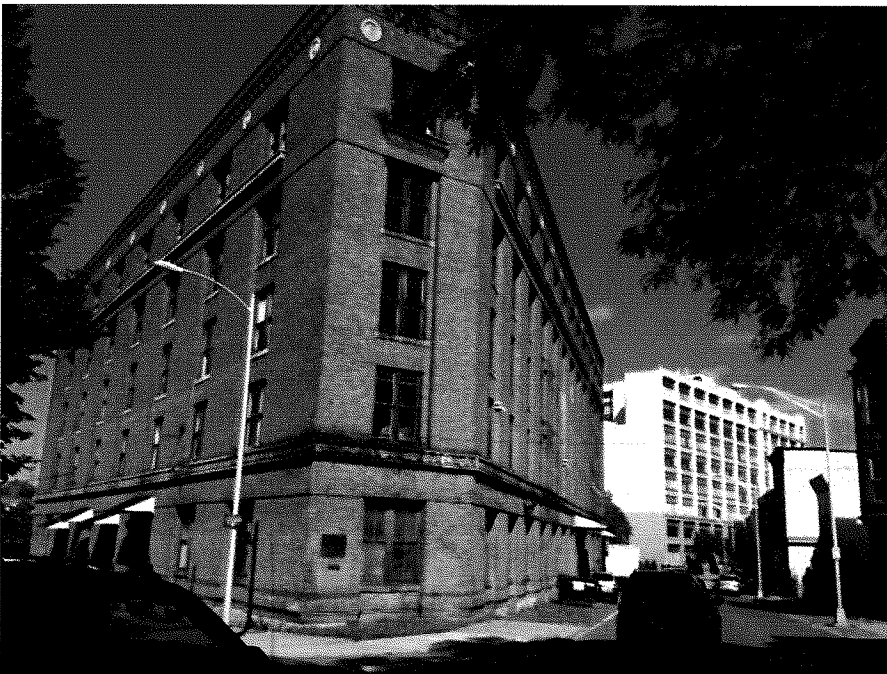
River Lofts at 444

Photograph's of Building

— Indicates sides of building shown in pictures



South and West side of building



South and East side of building



North and West Side of Building



**Photographs of surrounding area and neighborhood of
444 River Street
Troy, New York 12180**



View from site looking east
(street behind building on the east side – from the south)



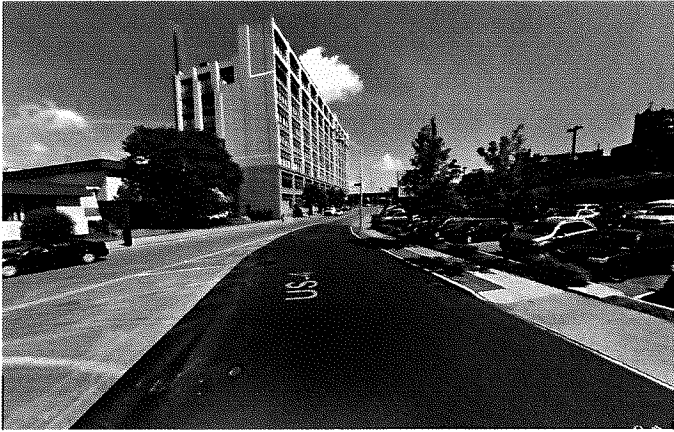
View from site looking east
(street behind building on the east side – from the north)



View from site looking west
(Green Island Bridge, Entertainment District and Marina)



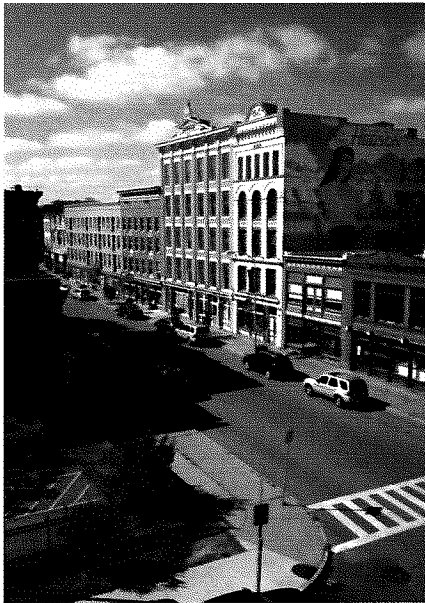
View from site looking west
(Hudson River)



View from site looking north



River Street- Entertainment District looking north with building on the right.



View from site looking south
(Entertainment District)



View of street on south side of building