

EXHIBIT "A"

**BILL OF ASSURANCE
FOR THE CITY TONTITOWN, ARKANSAS**

In order to attempt to obtain approval of a request for Venezia Piazza, Phase II, the owner, developer, or buyer of this property (hereinafter "Petitioner") 112 Partners, LLC, hereby voluntarily offers this Bill of Assurance and enters into this binding agreement and contract with the City of Tontitown, Arkansas.

The Petitioner expressly grants to the City of Tontitown the right to enforce any and all of the terms of this Bill of Assurance in the Circuit Court of Washington County and agrees that if Petitioner or Petitioner's heirs, assigns, or successors violate any term of this Bill of Assurance, substantial irreparably damaged justifying injunctive relief has been done to the citizens and the City of Tontitown, Arkansas. The Petitioner acknowledges that the Tontitown City Council will reasonably rely upon all the terms and conditions within this Bill of Assurance in considering whether to approve Petitioner's Large-Scale Development request.

Petitioner hereby voluntarily offers assurances that Petitioner and Petitioner's property shall be restricted as follows ONLY IF Petitioner's Large-Scale Development and subsequent building permits are approved by the City of Tontitown:

The owner of project Venezia Piazza, Phase II, hereby assert that said project will lease the totality of tenant suites to tenants who are permitted by right for C-2 zoning. Per the city of Tontitown parking regulations 153.210, each tenant will be evaluated for the parking spaces required for the tenants "use type". Given that there are no current planned tenant mix or current leases signed and this project is totally speculative, the owner assures the city of Tontitown that the total number of parking spaces required for the totality of the project and the actual tenant mix will not exceed the total number of parking spaces available – currently at 250 spaces.

Petitioner specifically agrees that all such restrictions and terms shall run with the land and bind all future owners unless and until specifically released by Resolution of the Tontitown City Council. This Bill of Assurance shall be filed for record in the Washington County Circuit Clerk's Office after Petitioner's Large-Scale Development approval is effective and shall be noted on any Final Plat or Large-Scale Development which include some or all of Petitioner's property.

IN WITNESS WHEREOF, and in agreement with all the terms and conditions stated above, I Charles Palmer as the owner, developer or buyer (Petitioner) voluntarily offer all such assurances and sign my name below.

112 Partners, LLC

By: _____

Title: _____

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF _____)

BE IT REMEMBERED that on this day came before me, the undersigned, a Notary Public duly commissioned, qualified and acting, within and for the said County and State, the within named _____ being the person authorized by said corporation to execute such instrument, stating his capacity in that behalf, to me personally known, who stated that he was the _____ of _____, an _____, and was duly authorized in said capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this ____ day of _____, 2019.

My Commission Expires:

Notary Public