

March 23, 2016

WHEREAS, the City of Dallas owns that certain airport in Dallas more commonly known as Dallas Executive Airport; and

WHEREAS, the Department of Aviation desires to lease approximately 2.11 acres (91,700 sq. ft.) of land to Development & Construction Service, LLC for aviation related hanger development space.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a lease agreement with Development & Construction Service, LLC ("DCS") for approximately 2.11 acres (91,700 sq. ft.) of land at Dallas Executive Airport.

Section 2. That the key terms and conditions of the lease are:

- (a) The lease shall be for a term of thirty (30) years with two (2) five-year (5) renewal options.
- (b) The ground lease rental rate shall commence at \$0.13 per sq. ft. in year one of the lease with an annual increase of \$0.034 beginning in year two until it reaches the airport's prevailing lease rate of \$0.30 (beginning in year six).
- (c) The lease rate shall remain at \$0.30 for years six through ten and shall escalate beginning in year eleven and every five (5) years thereafter determined by the percentage increase in the appraised market value over the previous five-year period. In any case, no single escalation in the ground lease rate shall exceed 10% of the previous ground lease rate.
- (d) DCS will develop and construct this aviation related hangar development in three (3) phases over the initial five-year (5) period of the lease agreement (in accordance with attached Exhibits A and B).

Section 3. That the Chief Financial Officer is hereby authorized to deposit all revenues received to: Aviation Operating Fund 0130; Dept. AVI; Unit 7725; Revenue Source 7814.

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

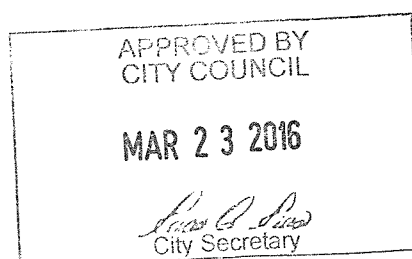


Exhibit A

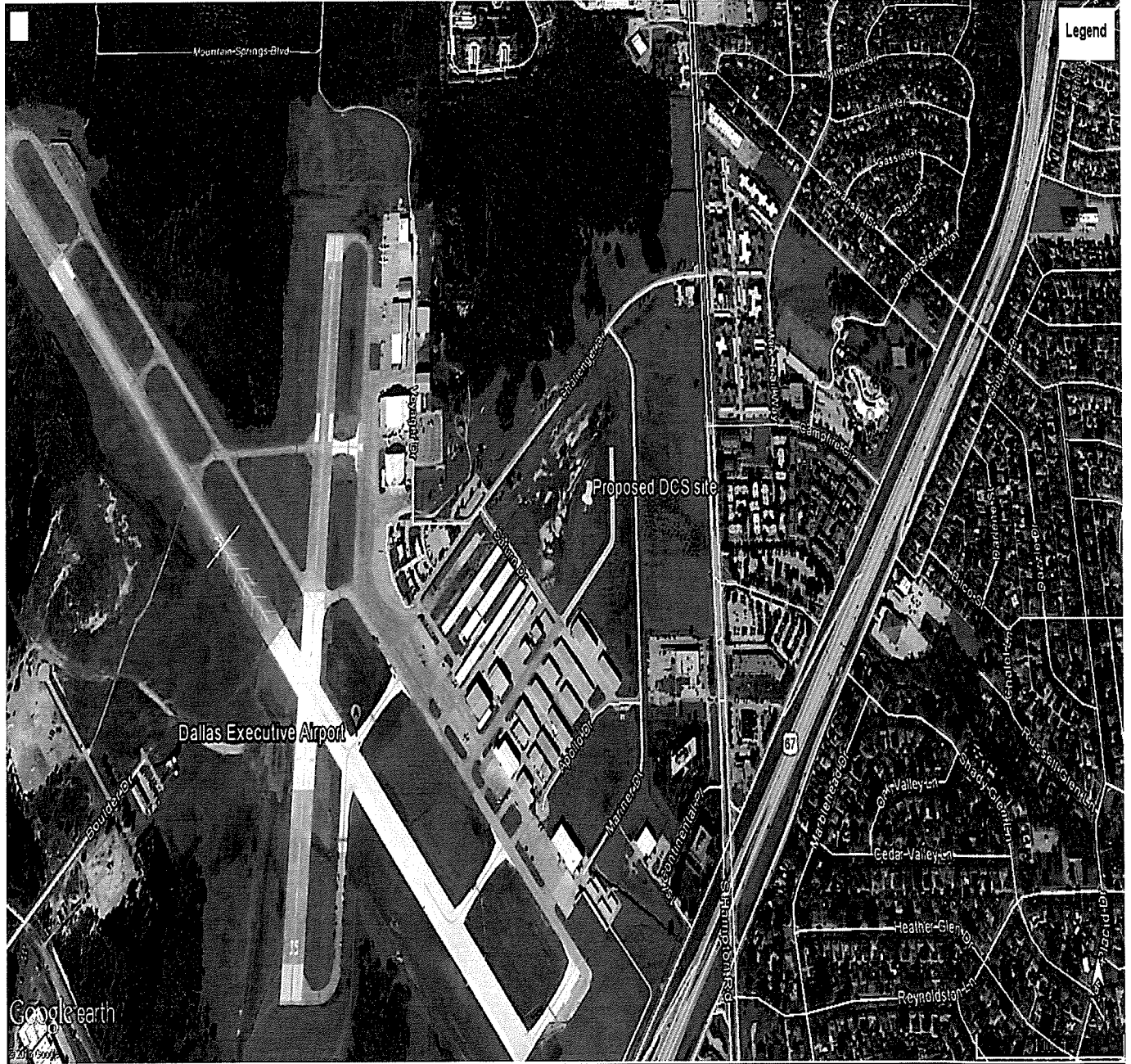
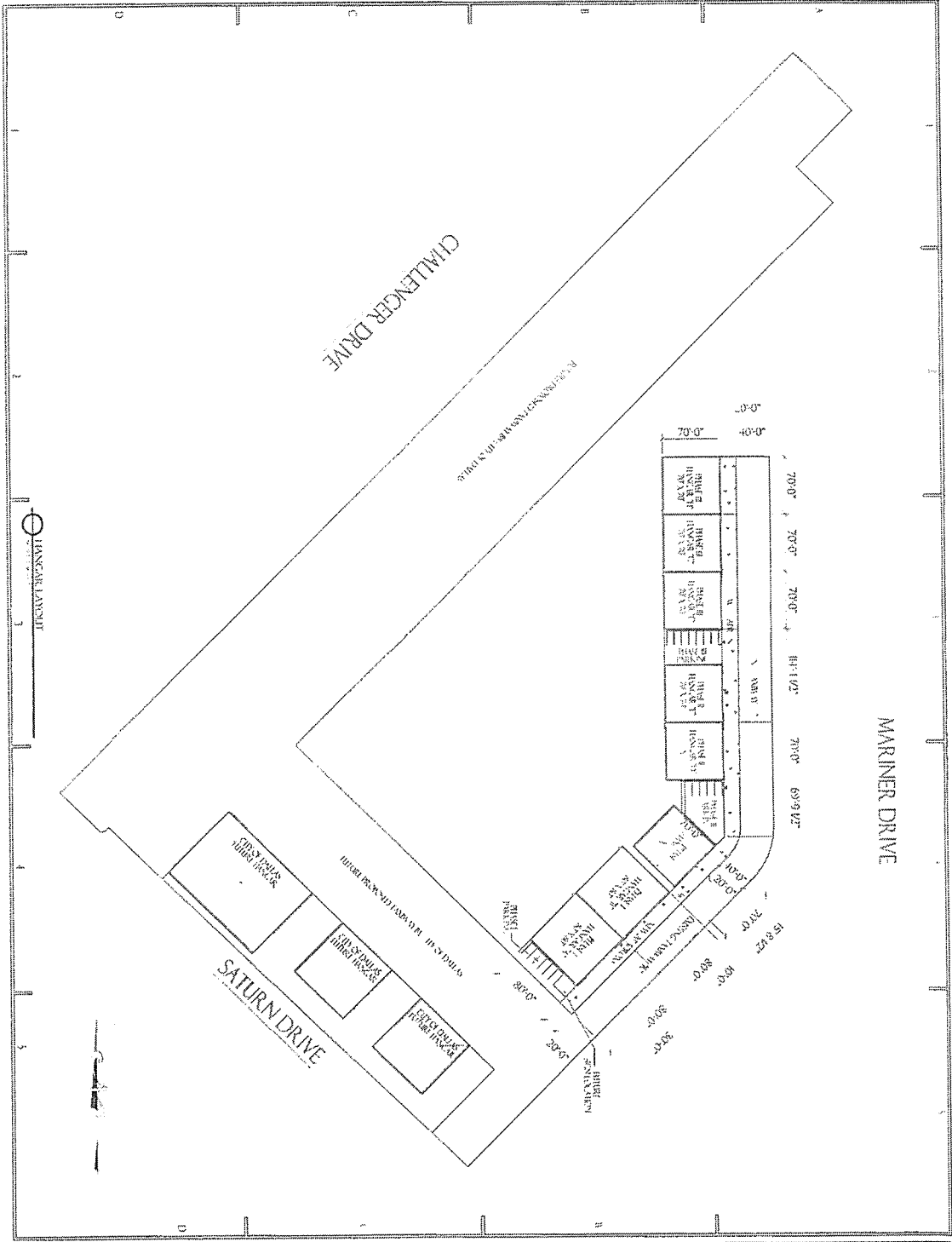


Exhibit B



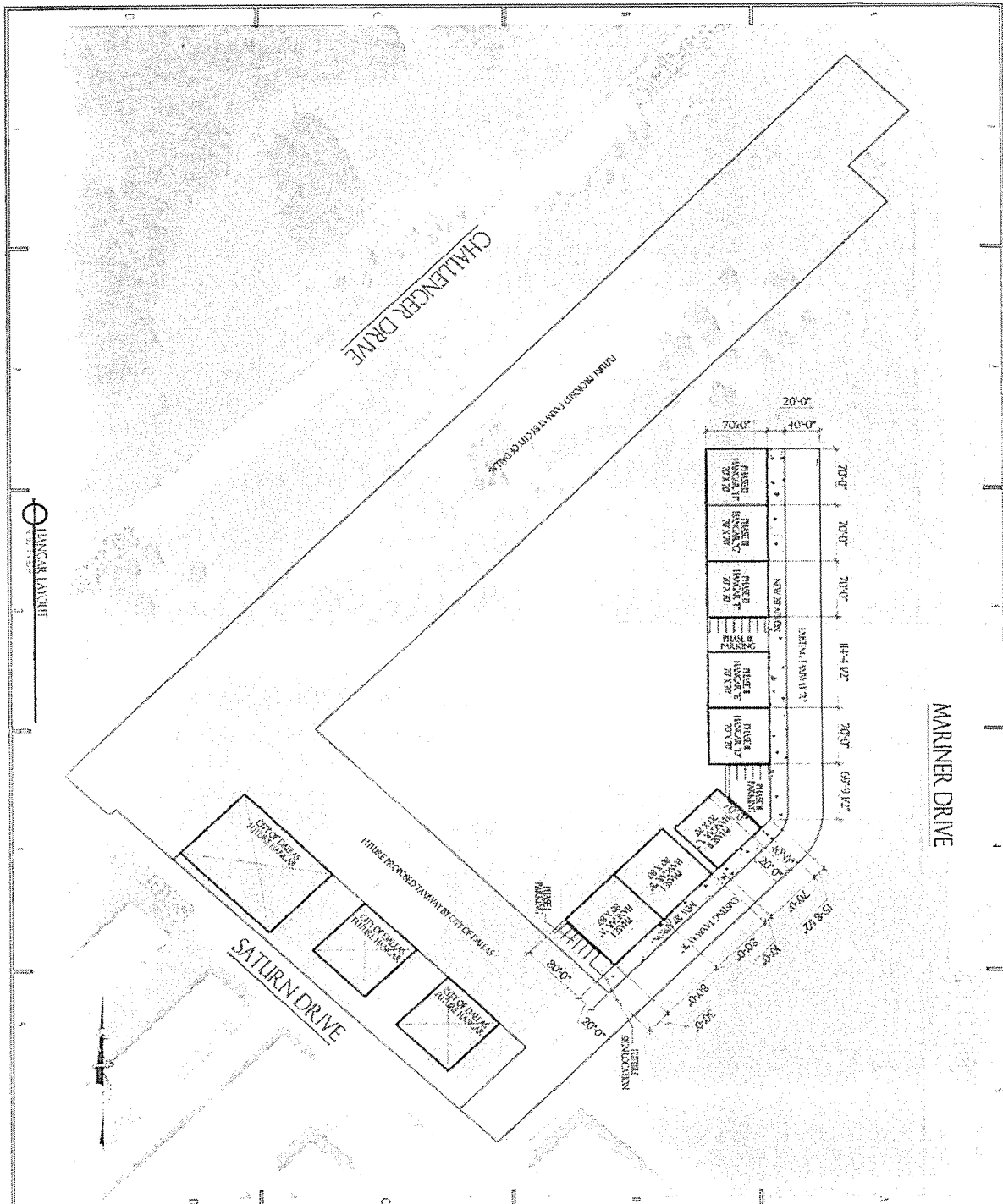
SITE PLAN A-1

BUILDER:
 DEVELOPMENT &
 CONSTRUCTION
 SERVICES
 CONTACT INFO:
 ROBERT KAJIYAMA
 10000 W. LAKOTA AVE.
 SUITE 100
 FORT WORTH, TX 76133
 TEL: 817.850.8887
 FAX: 817.850.4981
 EMAIL: RK@KCSERVICES.COM

PROPOSED HANGERS A - D
 DALLAS EXECUTIVE AIRPORT
 (RBD)
 DALLAS, TEXAS

<p>Scale: 1/8" = 1'-0"</p> <p>North Arrow</p>
<p>Legend</p>
<p>Notes</p>
<p>Revisions</p>

Exhibit B



1" = 100'-0"

SITE PLAN A-1

BUILDER: DEVELOPMENT & CONSTRUCTION SERVICES
 CONTACT INFO:
 EOBAY BAYBANK
 2001 W. LEXINGTON
 SUITE 1000
 F.L. JOHNSON
 F.A.N. 241-511-5111
 D.A.M. 241-511-5111

PROPOSED HANGARS A - D
DALLAS EXECUTIVE AIRPORT
 (RBD)
 DALLAS, TEXAS

NO. 1	DATE	DESCRIPTION
1	10/1/2010	ISSUED FOR PERMITTING
2	10/15/2010	REVISED TO SHOW HANGER DIMENSIONS
3	10/20/2010	REVISED TO SHOW HANGER DIMENSIONS
4	10/25/2010	REVISED TO SHOW HANGER DIMENSIONS
5	11/1/2010	REVISED TO SHOW HANGER DIMENSIONS
6	11/15/2010	REVISED TO SHOW HANGER DIMENSIONS
7	11/20/2010	REVISED TO SHOW HANGER DIMENSIONS
8	11/25/2010	REVISED TO SHOW HANGER DIMENSIONS
9	12/1/2010	REVISED TO SHOW HANGER DIMENSIONS
10	12/15/2010	REVISED TO SHOW HANGER DIMENSIONS
11	12/20/2010	REVISED TO SHOW HANGER DIMENSIONS
12	12/25/2010	REVISED TO SHOW HANGER DIMENSIONS
13	1/1/2011	REVISED TO SHOW HANGER DIMENSIONS
14	1/15/2011	REVISED TO SHOW HANGER DIMENSIONS
15	1/20/2011	REVISED TO SHOW HANGER DIMENSIONS
16	1/25/2011	REVISED TO SHOW HANGER DIMENSIONS
17	2/1/2011	REVISED TO SHOW HANGER DIMENSIONS
18	2/15/2011	REVISED TO SHOW HANGER DIMENSIONS
19	2/20/2011	REVISED TO SHOW HANGER DIMENSIONS
20	2/25/2011	REVISED TO SHOW HANGER DIMENSIONS
21	3/1/2011	REVISED TO SHOW HANGER DIMENSIONS
22	3/15/2011	REVISED TO SHOW HANGER DIMENSIONS
23	3/20/2011	REVISED TO SHOW HANGER DIMENSIONS
24	3/25/2011	REVISED TO SHOW HANGER DIMENSIONS
25	4/1/2011	REVISED TO SHOW HANGER DIMENSIONS
26	4/15/2011	REVISED TO SHOW HANGER DIMENSIONS
27	4/20/2011	REVISED TO SHOW HANGER DIMENSIONS
28	4/25/2011	REVISED TO SHOW HANGER DIMENSIONS
29	5/1/2011	REVISED TO SHOW HANGER DIMENSIONS
30	5/15/2011	REVISED TO SHOW HANGER DIMENSIONS
31	5/20/2011	REVISED TO SHOW HANGER DIMENSIONS
32	5/25/2011	REVISED TO SHOW HANGER DIMENSIONS
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35	6/20/2011	REVISED TO SHOW HANGER DIMENSIONS
36	6/25/2011	REVISED TO SHOW HANGER DIMENSIONS
37	7/1/2011	REVISED TO SHOW HANGER DIMENSIONS
38	7/15/2011	REVISED TO SHOW HANGER DIMENSIONS
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