

Exhibit A

TRAILS AT LEON CREEK DEVELOPMENT FEATURES

Pedcor Investments, A Limited Liability Company (“Pedcor”) is proposing to construct a 296-unit apartment community, Trails at Leon Creek, located at 7615 Bandera Road (the “Community”). The Community will be financed with non-competitive (4%) housing tax credits administered by the Texas Department of Housing and Community Affairs and tax-exempt bonds issued by the San Antonio Housing Trust Finance Corporation (“SAHTFC”). The ownership entity will be a limited partnership (“LP Owner”) with SAHTFC as the General Partner. The land will be owned by SAHTFC, and SAHTFC will enter into a long-term ground lease with the LP Owner. The development features listed here will be included as part of the MOU between the LP Owner and SAHTFC.

The features below are intended to address low impact development, green building features, support services, and site design. Pedcor commits to providing the following amenities within the above described Community:

Low Impact Development

The development will be limited to 296 units, and no development will occur on the north side of the creek or in the floodplain (other than utility and trail connections). The development will exceed requirements with respect to impervious cover and tree preservation. Preservation of the heritage trees located adjacent to Bandera Road and Leon Creek will be a priority during site plan development.

Green Community Features

- Installation of native trees and plants that reduce irrigation requirements and are appropriate to the site’s soil and microclimate to allow for shading in the summer and heat gain in the winter;
- Water-conserving fixtures, including toilets, bathroom faucets and showerheads, that meet EPA’s WaterSense Label;
- Daylight sensor, motion sensors or timers installed on all exterior lighting and fixtures installed that include automatic switching on timers or photocell controls for all lighting not intended for 24-hour operation or required for security;
- Energy-Star rated windows;
- Energy-Star rated dishwasher;
- Energy-Star rated refrigerator;
- Energy-Star rated ceiling fan (at least one per unit);
- Energy-Star rated lighting in all units which may include compact fluorescent LED light bulbs;
- Sprinkler system with rain sensors; and
- 14 SEER HVAC or greater.

Note that the San Antonio Housing Authority estimates utility costs for residents of typical apartment communities to be \$64, \$84, and \$104 for 1, 2, and 3-bedroom units respectively. However, with the inclusion of the features above, third party engineers estimate an average annual savings for each tenant of approximately \$54. This is a total savings of \$15,984 in

utility costs per year across the Community.

Community Services

Pedcor will provide the following amenities and services:

- Fully furnished community room
- Laundry room (although units will have washer/dryer hookups)
- Fitness Center
- Business center with at least 5 computers, a printer, and scanner
- Tenant services including:
 - weekday character building program
 - annual health fair provided by a health care professional
 - notary services
 - twice monthly arts, crafts and other recreational activities
 - on-site social events

Site Design

Downward lighting will be installed throughout the development consistent with the City of San Antonio's Military Lighting Overlay District Ordinance 2008-12-11-113. Site is exempt from the following items within the ordinance Sec. 35-339.04 (b): (6) F, (8) D and (9) B.

Perimeter fencing will be provided. The fencing along Bandera will be a wrought-iron (steel) design with the remaining fencing being black vinyl-coated chain link. Breaks will be planned in the fence to allow for vehicular and pedestrian access, as well as to avoid building in the floodplain.

The playground will be placed as far from the parking lot as feasible while still meeting accessibility requirements.

The connections to the trail system will be ADA compliant.

Parking lots will be buffered from Leon Creek and Bandera Road with native plant species.

Dumpsters and other site service area equipment will be screened from the Public Right-of-Way.

Lighted bicycle parking will be provided, along with access to four (4) air pump and tool stations that will be distributed through the site, as provided in the example below:

