

Scope Plan Narrative

We are hoping to purchase the building located at 5109 Commercial Drive and move our corporate office to North Richland Hills from Hurst. We are a Commercial and Residential roofing General Contractor and have been in business since Dec. of 2010. We service all of Tx, parts of OK, and have another office in LA as well. Our Corporate office has been located out of the Bank of Texas Building off Hwy 26 since 2012 and has had great success being located in the mid cities area. We are asking permission to build out Ste B. of this facility with approximately 8 to 10 offices that will house our plans review and estimation team and our executive and administrative staff. We have 2 beautifully maintained enclosed trailers, 2 very nice 16' hydraulic lift trailers, a portable Generator which will remain indoors and a flat-bed that needs to be stored at this location. We have been able to have them parked at our location in Hurst without a single complaint since 2012. I am attaching pictures to show you their condition. We do not require heavy machinery and most of the time the trailers are out on location at jobs. They are almost never all at the office at the same time.

We are also hoping to rent to ourselves STE A as strictly a service storage area. We are utilizing 2 storage units at the public storage on Rufe Snow to house common parts and supplies for simple leak repairs, additional water remediation equipment such as fans and dehumidifiers, and tools such as ladders and safety equipment. This storage area would allow us to house this here and would be a huge blessing. There is currently a drive through bay door on the front of this building on suite A and another at the back which would allow us to load our necessary equipment for the day and take off.

The building currently has a landscaping contractor, a painting contractor, an attorney, and a mattress wholesaler in the additional suites. It is surrounded by construction offices on all sides including another roofing contractor across the street. All buildings on commercial drive including ones that are adjacent to the residential community have outside storage. They have galvanized chain-link fence with razor wire. We are proposing a much more aesthetically pleasing solution by installing 2 custom wrought iron sliding gates on either side with $\frac{3}{4}$ " pickets and 2x4" tubular steel top and bottom rails. These gates will have fire knox box entry for the fire department and maintain a 24' entry. We have reviewed this with several fire fighters who have all agreed this would not inhibit the ability to fight fire at all. The fire hydrant is located directly in the front of this property and is fully accessible. In the very unlikely event that a fire truck would even need to drive behind the building during a fire because the entire building is accessible from the front and is single story our few trailers would be parked between loading docks parallel with the building and they would still have ample space to drive there unobstructed and would have knox box entry. This allows our trailers to not even be seen from the front street of the building maintaining a very neat and clean appearance for the city and gives us and our tenants additional security and protection against loitering in this alleyway.

The owner of the building currently has given approval for this request and our sales contract is contingent on your approval as we do not have need for the building merely for investment purposes. It needs to be our new home. We look forward to working with you. We are prayerful for your acceptance, and are excited to be in the North Richland Hills area. Several of our staff live and go to church here in North Richland Hills, we are actively involved with several local charities such as The CEC and we believe moving Lifetime Commercial Roofing to Commercial drive will be a blessing to us and the city. Thank you for your Consideration