

LAKESIDE BAYOU
&
LAND STRATEGIES MANAGEMENT d/b/a STARWOOD LAND

October 2, 2025

Mr. John Baumgartner, City Manager
City of League City
300 W. Walker
League City, TX 77573

Re: Detention Facility Development Agreement between City of League City and Lakeside Bayou, LLC

Mr. Baumgartner.

We are writing this letter to respectfully request action from the City Council to consent to the assignment of the Detention Facility Development Agreement between City of League City and Lakeside Bayou, LLC ("Detention Agreement")

Lakeside Bayou is currently under contract with Land Strategies Management, LLC dba Starwood Land to purchase the entirety of the Lakeside Bayou project, who will be acquiring the project thru a special purpose entity controlled by them (such entity is referred to herein as "Purchaser"). As part of that transaction, we are requesting the Detention Agreement be assigned to Purchaser, who will acknowledge the assumption of same. This assignment and assumption will only be effective upon the closing of the acquisition of the property by Purchaser who will only be required to show proof of closing in the form of a copy of the recorded deed. In the event that the closing does not occur prior to January 30, 2026, the agreements and responsibilities will remain with Lakeside Bayou, LLC.

The Parties agree that Purchaser shall be entitled to assign, in whole or in part, its rights under this Agreement to an affiliate or partner of the Purchaser, or a special purpose entity created by Purchaser to develop the Lakeside Bayou Project within 30 days of the Effective Date, and shall provide written notice to the City of such assignment. Such notice shall include evidence that the assignee has assumed the obligations under this Agreement. This Agreement is not intended to be, and shall not be, binding on the ultimate purchasers of residential lots or residential parcels out of the Tract.

Signature page follows

LAKESIDE BAYOU
&
LAND STRATEGIES MANAGEMENT d/b/a STARWOOD LAND

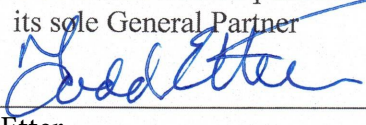
Respectfully Submitted,

LAKESIDE BAYOU, LLC
A Texas limited liability company

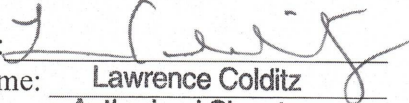
By: LD Equity Three, LLC
a Texas limited liability company
its Managing Member

By: United Development Funding III, L.P.
a Delaware Limited Partnership
its Managing Member

By: UMTH Land Development, L.P.
a Delaware limited partnership
its sole General Partner

By: 
Name: Todd Etter
Its: CEO

Land Strategies Management, LLC
A Florida limited liability company

By: 
Name: Lawrence Colditz
Its: Authorized Signatory