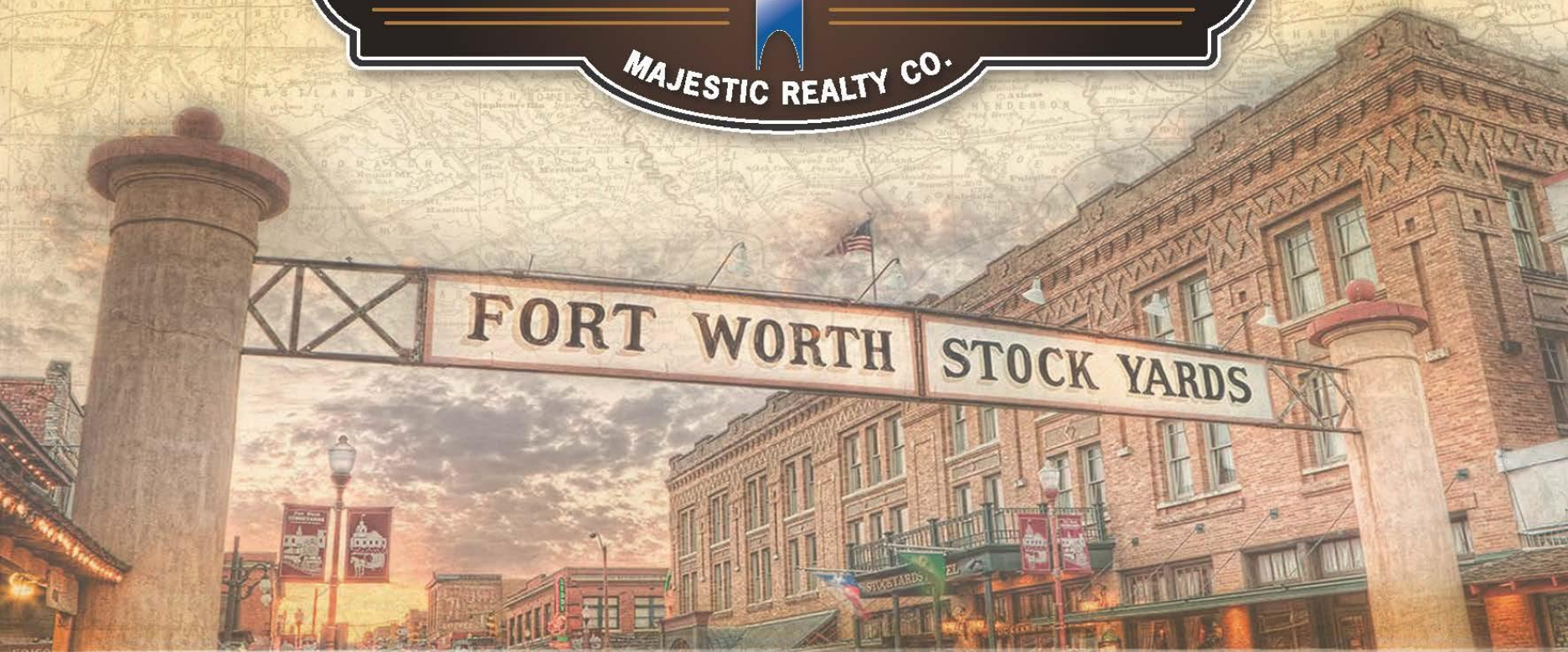


FORT WORTH HERITAGE LLC
A PUBLIC-PRIVATE PARTNERSHIP
MAJESTIC: HICKMAN • CITY OF FORT WORTH • TARRANT COUNTY
MAJESTIC REALTY CO.



A PARTNERSHIP OF



Today's Discussion Points

1. Majestic - Hickman Partnership Profile
2. Heritage Guiding Principles
3. Heritage Project Vision
4. Fort Worth Stockyards and Heritage Properties
5. Heritage Conceptual Plan
6. Heritage Next Steps
7. Questions from Task Force and Audience Members

Majestic - Hickman Partnership Profile:

- Majestic and Hickman relationship for 15 years
- Heritage LLC formed in 2014

Hickman Family

- Hickman family has a 25+ year history in Stockyards
- Hickman family has invested significant capital in the Stockyards including in Billy Bob's Texas, Livestock Exchange Building, Stockyards Station, The Mule Barns, Texas Cowboy Hall of Fame, Hyatt Place and the Visitors Center.

Majestic

- Founded in 1948 by Ed Roski Sr. and led today by our Chairman Ed Roski Jr.
- Largest privately held commercial real estate owner/developer in the United States (72 million sf)
- Properties throughout the country - including in Texas:
 - Fort Worth, Hutchins, Lewisville, Dallas and Laredo
- Offices in Los Angeles, Denver, Las Vegas, Atlanta, Bethlehem, Dallas and Fort Worth
- Heritage Development Team:
 - Craig Cavileer – EVP and Partner
 - Kerby Smith – Senior Vice President of Development
 - Josh Wheeler – Vice President Director of Development

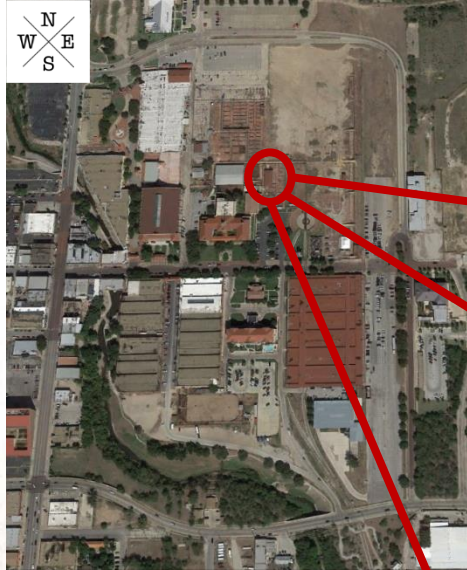
Heritage Guiding Principles

- Preserve the Stockyards Legacy
 - Encourage a mix of uses to include culturally relevant businesses and merchants
 - Authentically celebrate the cowboy culture of the Stockyards
 - Adaptively re-use the iconic Stockyards structures to preserve for future generations
- Protect the Stockyards Brand
 - Be sensitive to the current culture of Stockyards
 - Work closely with existing businesses and neighbors to establish a powerful marketing campaign for the brand
- Enhance the Stockyards Experience
 - Improve infrastructure
 - Increase entertainment, cultural and educational programming
 - Expand the shopping and dining experience and add new hospitality, office and residential
- Engage the local community while embracing national and international tourism
 - Seek out local merchants, business and restaurants to broaden entertainment offering
 - Attract additional entertainment and festival programming to increase and broaden tourism audience

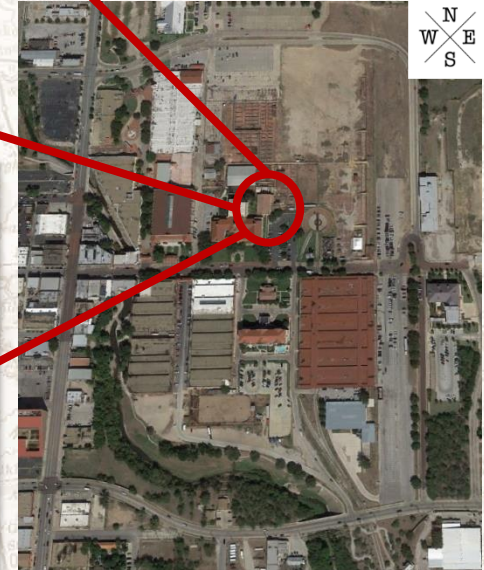
Heritage Project Vision

- To invest \$175m into our vacant land, occupied buildings (Stockyards Station) and unoccupied buildings (The Mule Barns) in a careful and thoughtful way so as to seamlessly integrate our project into the fabric and culture of The Stockyards.
- To repair and enhance aging infrastructure that serves the greater Stockyards area including utilities, flood control, streetscapes, parking, wayfinding and roadways.
- To attract culturally relevant businesses to locate in The Stockyards which will serve to expand upon the active programming in The Stockyards (ex. The Herd, Red Stegall and others) such as RFD Television, the American Paint Horse Association, the National Cutting Horse Association and Saddleback Leather Company.
- To bring new and exciting projects including hotels, shops, restaurants, office, residential and festival/public spaces, to The Stockyards all designed to further the brand of The Stockyards as a thriving "live, work, play" district that is attractive to the local community and to the millions of visitors in the broader tourism market.
- To repair, enhance and make use of our existing and iconic structures including the Mule Barns, Stockyards Station, the Scale House, the Auction Barn and the Cattle Pens.

Scale House

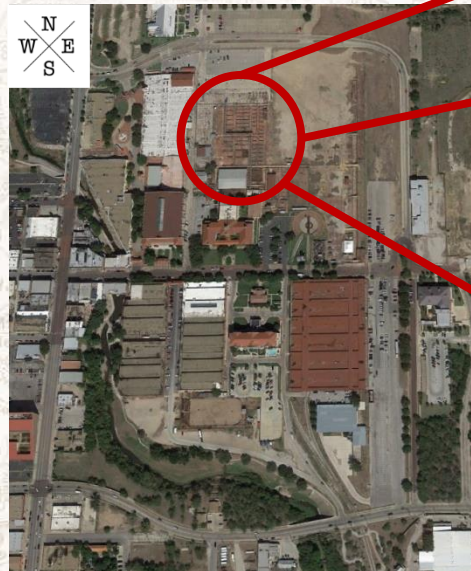


Auction Barn

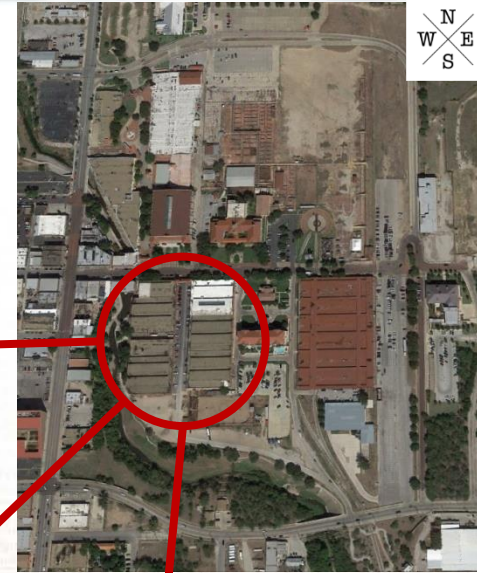




Cattle Pens



Mule Barns



**FORT WORTH HERITAGE
DEVELOPMENT AREA**
Approximately 70 Acres



Fort Worth STOCKYARDS

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REALTY CO.



HICKMAN COMPANIES

NOT TO SCALE

**FORT WORTH HERITAGE
DEVELOPMENT AREA**
Approximately 70 Acres

-  MAIN STREET and EXCHANGE AVENUE INTERSECTION
-  PROPERTIES AND STRUCTURES NOT OWNED
-  PROPERTIES AND STRUCTURES OWNED



Fort Worth
STOCKYARDS

HICKMAN COMPANIES

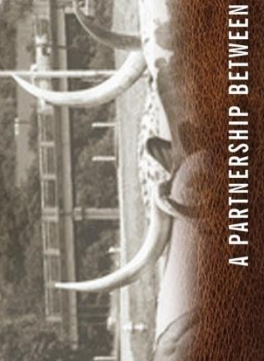


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REALTY CO



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NOT TO SCALE



**FORT WORTH HERITAGE
DEVELOPMENT AREA**
Approximately 70 Acres

- EXISTING PUBLIC EVENT SPACE
- PROPOSED ADDITIONAL PUBLIC EVENT SPACE
- PROPOSED NEW BUILDINGS and/or STRUCTURES
- PROPOSED PARKING AREAS

FESTIVAL DISTRICTS
PROPOSED TO HAVE RETAIL, RESTAURANTS, EVENTS FOR 3,500 GUESTS WITH 50+ EVENTS ANNUALLY. INTEGRATION WITH BILLY BOB'S CONNECTIVITY.

E. EXCHANGE AVENUE DISTRICT
CURRENTLY 4-5 MAJOR FESTIVALS AND EVENTS PER YEAR

SWIFT ARMOUR DISTRICT
PROPOSED TO HAVE OFFICE, HOSPITALITY AND RESIDENTIAL. FESTIVAL/SPECIAL EVENTS WITH 5-10 EVENTS ANNUALLY.

PROPOSED TRAILER PARKING

THE PENS and LIVESTOCK DEMONSTRATION AREA
PROPOSED TO BE THE HOME OF "THE HERD" AND OTHER LIVESTOCK

AUCTION BARN and SCALE HOUSE
18,000 SF VIRTUALLY UNOCCUPIED. PROPOSED TO HAVE RETAIL, RESTAURANTS, CREATIVE OFFICE SPACE, STREETSCAPE, OPEN SPACE, ACTIVE FESTIVAL SPACE.

THE MULE BARN
18,000 SF VIRTUALLY UNOCCUPIED. PROPOSED TO HAVE RETAIL, RESTAURANTS, CREATIVE OFFICE SPACE, STREETSCAPE, OPEN SPACE, ACTIVE FESTIVAL SPACE.

MARINE CREEK DISTRICT
PROPOSED TO HAVE A HOTEL, RESTAURANTS, AND ENTERTAINMENT/FESTIVAL SPACE (WITH 1,500 GUESTS WITH 20+ EVENTS PER YEAR)

RESIDENTIAL DISTRICT
PROPOSED TO HAVE RESIDENTIAL

PROPOSED TO UPGRADE RETAIL OFFERINGS

ANIMAL EXHIBITION AREA

Fort Worth
STOCKYARDS

A PARTNERSHIP BETWEEN



HICKMAN COMPANIES



Questions from Task Force members and audience

