

**FORT BEND COUNTY PUBLIC TRANSPORTATION
ADMINISTRATION AND OPERATIONS FACILITY**

***AN APPRAISAL REPORT OF
A VACANT TRACT OF LAND
LOCATED AT THE EAST CORNER OF
BAMORE ROAD (PROPOSED) AND KLAYCKE ROAD,
ROSENBERG,
FORT BEND COUNTY, TEXAS 77471***

Prepared For:

**Lockwood, Andrews & Newnam, Inc. (LAN)
2925 Briarpark Drive, Suite 400
Houston, Texas 77042-3720**

Attention: Mr. Jeffrey R. Thomas, PE, CEM, CEA

**Effective "As Is" Date: December 17, 2015
Date of Property Viewing: December 17, 2015
Report Date: March 30, 2016**



HITNEY & ASSOCIATES
Real Estate Valuation and Consulting

Lockwood, Andrews & Newnam, Inc. (LAN)
2925 Briarpark Drive, Suite 400
Houston, Texas 77042-3720

Attention: Mr. Jeffrey R. Thomas, PE, CEM, CEA

March 30, 2016

RE: An appraisal of a 29.422-acre proposed operations facility located at the east corner of Bamore Road (Proposed) and Klaycke Road, Rosenberg, Fort Bend County, Texas 77471

As requested, we have prepared an appraisal of the subject property to arrive at an opinion of market value and total just compensation for the proposed acquisition. The proposed acquisition may be legally described as:

A tract of land containing 29.422 acres (proposed acquisition) out of a 50.216 acre tract of land (whole property), out of S. A. Stone Survey, Abstract 392, Fort Bend County, Texas.

The whole property is a vacant tract of land located at the east corner of Cottonwood School Road and Klaycke Road, Rosenberg, Fort Bend County, Texas 77471. The site size utilized throughout this report is derived from Fort Bend County Appraisal District (FBCAD).

The portion of the subject property that will be subject to the operations facility (the "acquisition parcel") is flagged shape. The total acquisition area is approximately 29.422 acres. The acquisition parcel runs through the southeastern portion of the whole property. A survey prepared by Civil-Surv Land Surveying, L.C. was provided to the appraiser by the Client and was utilized for the acquisition site.

March 30, 2016

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The accompanying report, of which this letter is a part, describes the site, purpose and method of appraisal and the data considered in reaching our final value conclusion. An appraisal was performed on the subject. This appraisal has been prepared under the Appraisal Report Option of the *Uniform Standards of Professional Appraisal Practice* of the Appraisal Foundation and the *Uniform Appraisal Standards for Federal Land Acquisitions*.

The purpose of the appraisal is to determine the market value of the whole property before the acquisition, the remainder property after the acquisition, and to determine the just compensation due to the property owner.

After completing an analysis of the subject property and the fee simple rights to be acquired, as reflected in the attached report, it is our opinion for the whole property before the acquisition and the remainder property after the acquisition, as of December 17, 2015, is:

Final Just Compensation	
Whole Property Before the Acquisition	\$853,672
Less: Remainder Property After the Acquisition	(\$415,880)
Just Compensation	\$437,792

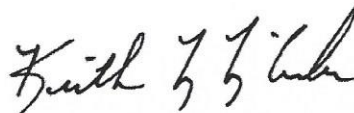
This report is not subject to any hypothetical conditions, extraordinary assumptions, limiting conditions, or legal instructions, unless noted within the report.

The attached definitions, data, discussion, analysis, certificate, and limiting conditions are provided and are an integral part of this report. This letter is to transmit the attached report, which reflects our reasoning for the value conclusion reached. Please call if we may be of further assistance to you in this matter.

Respectfully Submitted,
WHITNEY & ASSOCIATES



Matthew C. Whitney, MAI
Texas State Certified General
Real Estate Appraiser TX-1326491-G
March 30, 2016



Keith M. McCumber, MAI, SRA, AI-GRS, SR/WA, R/W-AC
Texas State Certified General
Real Estate Appraiser TX-1334227-G
March 30, 2016

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CERTIFICATION (USPAP)

CERTIFICATION (USPAP)

The undersigned does hereby certify as follows:

- The statements of facts contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusion were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Matthew C. Whitney and Keith M. McCumber made a personal inspection of the property on December 17, 2015. The appraiser viewed the exterior of the subject property and noted the topography and any adverse conditions of the site. Keith M. McCumber compiled and wrote the appraisal report. Matthew C. Whitney reviewed the appraisal report.
- No one provided significant real property appraisal assistance to the undersigned.

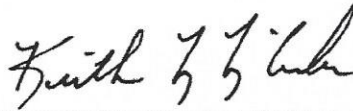
CERTIFICATION (USPAP)

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report Matthew C. Whitney and Keith M. McCumber have completed the continuing education program for Designated Members of the Appraisal Institute.



Matthew C. Whitney, MAI
Texas State Certified General
Real Estate Appraiser TX-1326491-G

March 30, 2016



Keith M. McCumber, MAI, SRA, AI-GRS, SR/WA, R/W-AC
Texas State Certified General
Real Estate Appraiser TX-1334227-G

March 30, 2016

CERTIFICATION (UASFLA)

CERTIFICATION (UASFLA)

The undersigned does hereby certify as follows:

- The statements of facts contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and legal instructions, and are the personal, unbiased professional analyses, opinions, and conclusions of the appraisers.
- The appraiser has no present or prospective interest in the property appraised and no personal interest or bias with respect to the parties involved.
- The compensation received by the appraiser for the appraisal is not contingent on the analyses, opinions, or conclusions reached or reported.
- The appraisal was made and the appraisal report prepared in conformity with *Uniform Appraisal Standards for Federal Land Acquisitions*.
- The appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundations Uniform Standards for Professional Appraisal Practice, except to the extent that the *Uniform Appraisal Standards for Federal Land Acquisitions* required invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-1 of the *Appraisal Standards for Federal Land Acquisitions*.
- The appraiser has made a personal inspection of the property appraised and that the property owner, or his/her designated representative, was given the opportunity to accompany the appraiser on the property inspection.
- No one provided significant professional assistance to the appraisers signing this report.

CERTIFICATION (UASFLA)

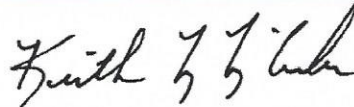
The real property which is the subject of this appraisal report located at the east corner of Bamore Road (Proposed) and Klaycke Road, Rosenberg, Fort Bend County, Texas 77471. The estimated value as of December 17, 2015 is as follows:

MARKET VALUE	
Whole Property Before the Acquisition - 12/17/2015	\$853,672
Remainder Property After the Acquisition - 12/17/2015	\$415,880
Just Compensation	\$437,792



Matthew C. Whitney, MAI
Texas State Certified General
Real Estate Appraiser TX-1326491-G

March 30, 2016



Keith M. McCumber, MAI, SRA, AI-GRS, SR/WA, R/W-AC
Texas State Certified General
Real Estate Appraiser TX-1334227-G

March 30, 2016



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Property Description: A Vacant Tract of Land

Location
Before: East corner of Cottonwood School Road and Klaycke Road, Fort Bend County, Texas
After: East corner of Bamore Road (Proposed) and Klaycke Road, Fort Bend County, Texas

Legal Description
Before and After: Out of S. A. Stone Survey, Abstract 392, Fort Bend County, Texas

Tax ID Number
Before and After: R325230

Site Size
Before: ±50.216 Acres, per FBCAD
After: ±20.794 Acres, per FBCAD and Survey

Zoning
Before and After: None

Key Map: 604X

Effective "As is" Date: December 17, 2015
Site Visit Date: December 17, 2015
Report Date: March 30, 2016

Type of Value: Market value; willing buyer, willing seller concept

Intended Use/User of Appraisal: Market value of the described property for acquisition purposes for Lockwood, Andrews & Newnam, Inc. (LAN) – the Client and its duly authorized representatives.

Property Rights Appraised: Fee Simple Estate

Highest and Best Use:
As Vacant Before Acquisition: Future Development
As Vacant After Acquisition: Future Development

EXECUTIVE SUMMARY

MARKET VALUE	
Whole Property Before the Acquisition	
SALES COMPARISON APPROACH - LAND ANALYSIS	\$853,672
50.216 Acres X \$17,000 per Acre	
COST APPROACH	N/A
SALES COMPARISON APPROACH	N/A
INCOME APPROACH	N/A
Remainder Property After the Acquisition	
SALES COMPARISON APPROACH - LAND ANALYSIS	\$415,880
20.794 Acres X \$20,000 per Acre	
COST APPROACH	N/A
SALES COMPARISON APPROACH	N/A
INCOME APPROACH	N/A
Whole Property Before the Acquisition - 12/17/2015	\$853,672
Remainder Property After the Acquisition - 12/17/2015	\$415,880
Just Compensation - 12/17/2015	\$437,792

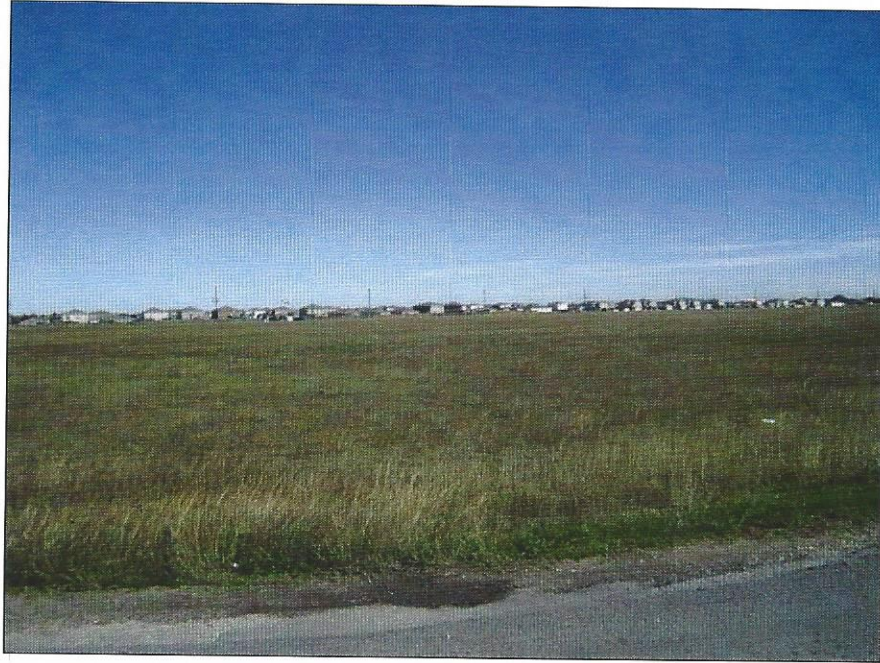
SUBJECT PHOTOS



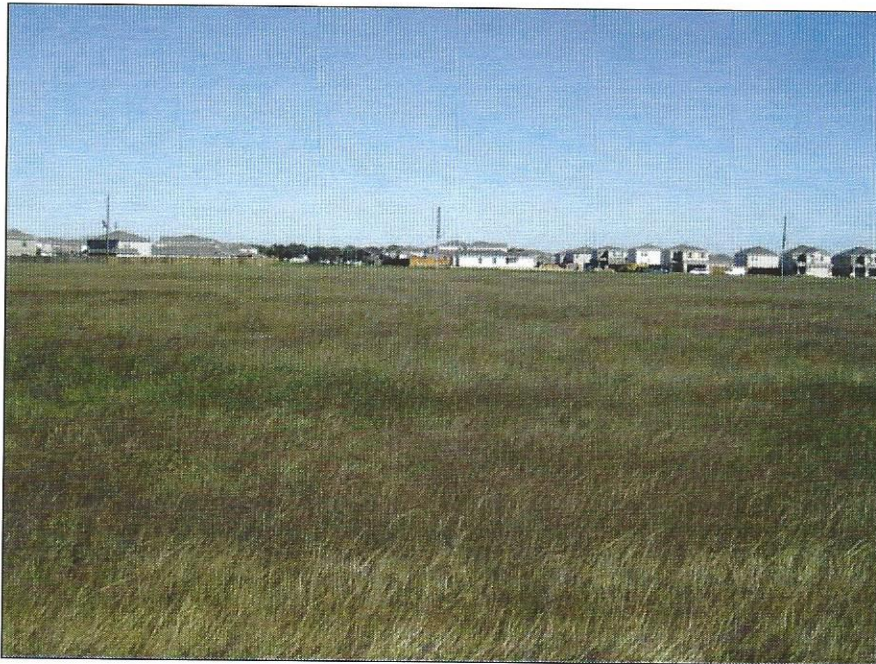
**1. VIEWING SOUTHWEST INTO PARENT TRACT/PROPOSED NEW BAMORE ROAD
(Taken December 17, 2015 by Keith M. McCumber)**



**2. VIEWING SOUTH INTO PARENT TRACT
(Taken December 17, 2015 by Keith M. McCumber)**



**3. VIEWING SOUTHEAST INTO PARENT TRACT
(Taken December 17, 2015 by Keith M. McCumber)**



**4. VIEWING EAST INTO PARENT TRACT
(Taken December 17, 2015 by Keith M. McCumber)**



5. VIEWING EAST TO PROPOSED ACQUISITION
(Taken December 17, 2015 by Keith M. McCumber)



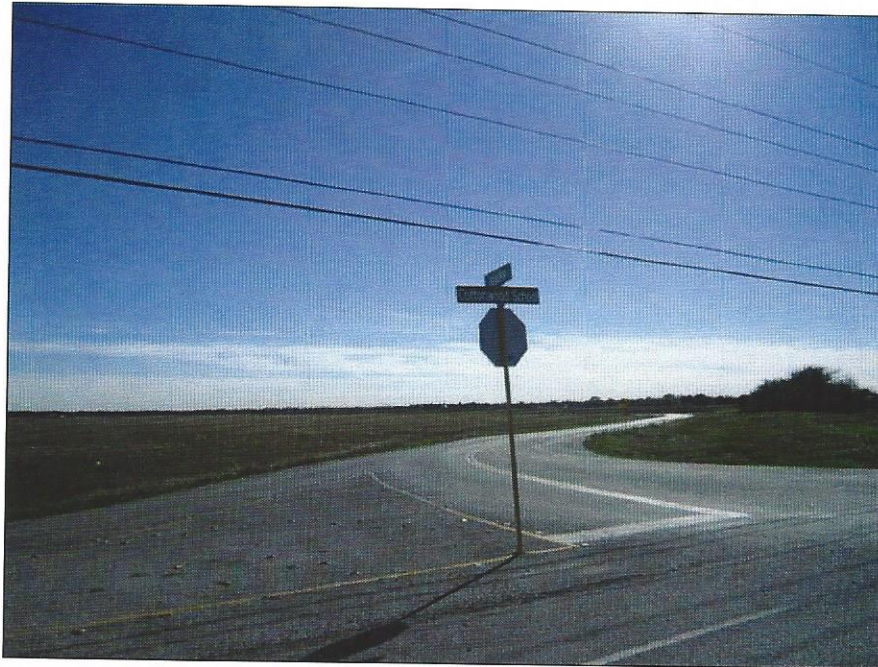
6. VIEWING NORTHWEST INTO PARENT TRACT/PROPOSED ACQUISITION
(Taken December 17, 2015 by Keith M. McCumber)



7. **VIEWING NORTHEAST ALONG COTTONWOOD SCHOOL ROAD**
(Taken December 17, 2015 by Keith M. McCumber)



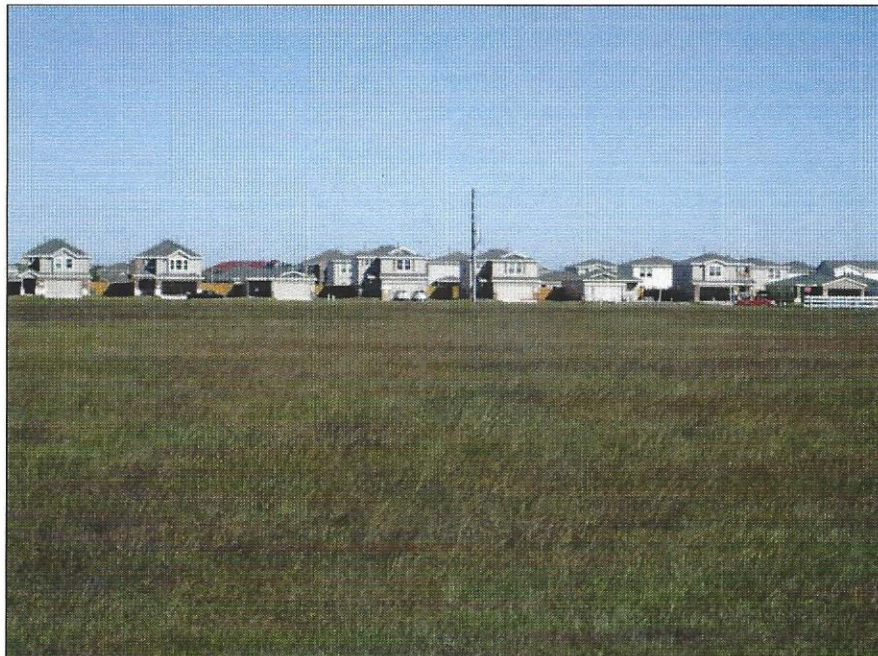
8. **VIEWING SOUTHWEST ALONG COTTONWOOD SCHOOL ROAD**
(Taken December 17, 2015 by Keith M. McCumber)



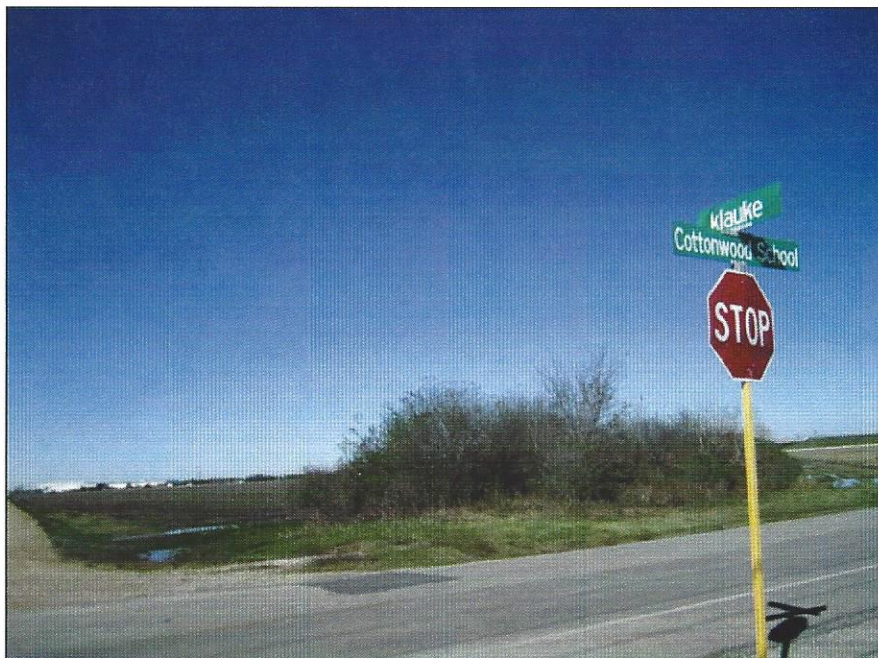
9. VIEWING SOUTHEAST ALONG KLAYCKE ROAD
(Taken December 17, 2015 by Keith M. McCumber)



10. VIEW OF ADJACENT SOUTHEAST PROPERTY
(Taken December 17, 2015 by Keith M. McCumber)



11. VIEW OF ADJACENT NORTHEAST PROPERTY
(Taken December 17, 2015 by Keith M. McCumber)



12. VIEW OF ADJACENT NORTHWEST PROPERTY
(Taken December 17, 2015 by Keith M. McCumber)



13. VIEW OF ADJACENT SOUTHWEST PROPERTY
(Taken December 17, 2015 by Keith M. McCumber)



14. VIEW OF ADJACENT SOUTHWEST PROPERTY AT COTTONWOOD SCHOOL ROAD
(Taken December 17, 2015 by Keith M. McCumber)

ASSUMPTIONS AND LIMITING CONDITIONS

ASSUMPTIONS AND LIMITING CONDITIONS

- It is assumed that title to the property or properties herein appraised is good and merchantable, and in fee simple estate, unless otherwise specified. Where property rights other than fee title are the subject of the appraisal, the property rights appraised will be specifically outlined in the letter of transmittal.
- The legal description furnished to us is assumed to be correct. We assume no responsibility for matters legal in character, nor do we render any opinion as to the title, which is assumed to be good and marketable unless otherwise stated. Any existing liens and encumbrances have been disregarded and the property appraised as though free and clear under responsible ownership and competent management, unless otherwise indicated.
- We have made no survey and assume no responsibility in connection with such matters. We believe the information in this report furnished by others to be reliable, but no warranty is given for its accuracy. This includes, but is not limited to, information obtained in regard to operating statements, rent rolls, flood plains, wetlands, geological fault lines, sufficiency of public utilities, and land or surface subsidence. The construction and condition of the improvements mentioned in the body of this report is based on observation and no engineering study has been made, unless previously noted, which would discover latent defects. No certification as to construction or any of the physical aspects could be given unless a proper engineering study was made.
- No fault line, flood plain, or subsidence study has been made by the appraisal firm and could be under taken only by a qualified engineering firm.
- It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

ASSUMPTIONS AND LIMITING CONDITIONS

- The appraisers, by reason of this appraisal, are not required to give further consultation or testimony or to be in attendance in court with reference to the property in question, unless arrangements have been previously made.

- This report is written in conformity with the professional standards of practice and code of ethics of the Appraisal Institute, the *Uniform Standards of Professional Appraisal Practice*, and the rules of the Texas Real Estate Commission unless otherwise stated.

- Possession of this report, or a copy thereof, does not carry with it the right of publication or use. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without consent and approval of the authors, particularly as to valuation conclusions.

- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea-formaldehyde foam insulation, asbestos, and/or existence of toxic waste, which may or may not be present on the property, was not observed by us, nor do we have any knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The existence of urea-formaldehyde insulation or other potentially hazardous waste material may have an effect on the value of the property. We urge the Client to retain an expert in this field if desired.

- The appraisers represent that he/she are not experts to appraise insulation or other products banned by the Consumer Products Safety Commission which might render the property more or less valuable. In connection with this appraisal, the appraisers have not inspected or tested for, nor taken into consideration in any respect the presence or absence of insulation or other said products increase or decrease in the value of the property from the value placed thereon by the opinion of the appraisers.

ASSUMPTIONS AND LIMITING CONDITIONS

- The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in deriving the value of the property.

- The liability of Whitney & Associates, its owner and staff, is limited to the Client only and to the amount of the fee actually paid for the services rendered, as liquidated damages, if any related dispute arises. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than Client, the Client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers are in no way to be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property; physically, financially, and/or legally. Client also agrees that in case of lawsuit (brought by lender, partner or part owner in any form of ownership, tenant or any party), Client will hold Appraisers completely harmless from and against any liability, loss, cost, or expense incurred or suffered by Appraisers in any such action, regardless of its outcome.

- Neither all, nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the consent and approval of the authors, particularly as to the valuation conclusions, and identity of the appraisers or firm with which he/she are connected, or any reference to the Appraisal Institute, IRWA, or the MAI, SRA, AI-GRS, SR/WA and R/W-AC designations.

- Special assumptions have been made in some of the sections of the report for the purpose of determining a value. These assumptions are necessary in regard to such

ASSUMPTIONS AND LIMITING CONDITIONS

items as hidden construction details, the amount or amounts of insurance coverage, maintenance expenditures, etc. These assumptions are based upon the best knowledge and judgment of the appraisers, and are believed to be typical of the actions of buyers, sellers, and investors in the market.



INTRODUCTION

INTRODUCTION

This is an Appraisal Report format designed to value the whole property before the acquisition and the remainder property after the acquisition for the purpose of estimating the just compensation due to the property owner as a result of the proposed acquisition of an operations facility. The appraiser has determined the value of the acquisition parcel and damages to the remainder, if any, caused by the acquisition.

Appraisal Process

The appraisal process is a systematic approach whereby the appraiser researches, collects, and analyzes data pertaining to the subject property in order to arrive at an estimate of market value for the real property interest being appraised. The first step in this process is an inspection and investigation of the subject site and the neighborhood in which it is located. The appraiser then researches and collects data pertaining to sales of comparable properties that have sold in the market area. If the subject property is an income-producing property, data is collected pertaining to income and operating expenses for the subject property and similar properties. Typically, three approaches are used in estimating the value of the subject property. These are the Sales Comparison Approach, the Cost Approach, and the Income Capitalization Approach. Generally, the Cost Approach and the Income Approach are only used when the property is improved. Following analysis of the data collected, the appraiser reconciles the value derived through each approach into a single market value for the subject property.

If the proposed acquisition involves a partial interest, such as a utility or sanitary sewer easement, the total fee simple value is discounted at the appropriate rate to arrive at an estimate of the impact of the partial interest on the value of the acquisition parcel. When the interest to be acquired encumbers only a portion of the property, the damages to the remainder, if any, are added to arrive at a just compensation due the property owner.

The appraiser has inspected the subject property and the neighborhood in which it is located. The real estate market has been researched for sales of properties similar to the whole property. Sources of sale data include: in-house sales files, comparable online sales database, multiple listing service, Fort Bend County Appraisal District, and Tax Records.



INTRODUCTION

Definition of Market Value

In the *Uniform Appraisal Standards for Federal Land Acquisitions*, Section A-9, Page 13, Market Value is defined as:

Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal.

The valuation in this report assumes a transaction involving cash consideration or cash equivalent terms.

Scope of the Appraisal

To perform this assignment, we took the following steps to gather, confirm, and analyze relevant data and arrive at our opinion of the just compensation due to the owner of the subject property.

- Physically inspected the subject property and the surrounding market area. The appraiser notified the property owner who allowed access to the subject property. The appraiser viewed the subject property from the subject's exterior. The inspection of the subject property was limited to those things readily observable without the use of special testing or equipment.
- Collected factual information about the subject property and the surrounding market, and confirmed the information with various sources.
- Performed a highest and best use analysis of the subject property as vacant and as improved, when applicable.
- Gathered relevant market information on applicable comparable land and improved sales, construction costs, depreciation, rents, operating expenses, and capitalization rates. If used in the report, the comparable sale and rent information was confirmed with at least one of the parties to the transaction.
- Analyzed market information and developed indications of value under the necessary approaches to value. The market information was analyzed for an appraisal of the whole property before the acquisition and the remainder property after the acquisition.

INTRODUCTION

- In certain acquisitions, the primary improvements are not within the area of proposed acquisition. If it has been determined that the proposed acquisition will not result in permanent damages to the remainder property, the opinion of compensation can be limited to the valuation of the land and affected site improvements. In some cases, it is not necessary to value the unaffected improvements to arrive at an accurate estimate of the just compensation due for the acquisition.
- The subject property is a vacant tract of land. Therefore, the Sales Comparison Approach – as Improved, Cost Approach, and the Income Approach are not considered applicable.
- Performed a highest and best use analysis of the acquisition parcel.
- Performed a highest and best use analysis on the portion of the subject property remaining after the acquisition with consideration being given to the impact on the remainder property as a result of the proposed acquisition. If necessary, the cost to cure and restore the functional utility of the remainder after was estimated.
- Derived an estimate of the total compensation due to the owner of the subject property as the result of the proposed acquisition by summation of the part to be acquired and any damages. The damages were calculated based on the difference in the value opinion for the remainder before and remainder after.
- Prepare an appraisal report summarizing our analyses, opinions and conclusions.

INTRODUCTION

Data collection consists of inspecting and photographing the subject property and researching the proper real estate market for comparable cost, sales and rental data, if applicable. A diligent effort to research the proper markets and locate all pertinent data was made so that all valuations would be based on thoroughly researched and accurate data. This data came from numerous sources, including the appraisers' files, local and regional publications of sales data, local brokers, lenders, property owners and appraisers. Any data omitted was considered to be potentially misleading or inappropriate and did not satisfy the requisites of "market value". Only the sales sharing the characteristics most similar to the subject property are included in the report.

The Client, Lockwood, Andrews & Newnam, Inc. (LAN), provided details and specific information regarding the dimensions of the Acquisition Parcel, a description of the Acquisition Parcel, etc. The purpose of this appraisal report is to assist the Client with the acquisition of land for the operations facility. The Client provided requirements for the appraisal process and reporting format.

The area data was obtained from numerous sources. These sources included, but are not limited to, the Fort Bend County Appraisal District, local real estate experts, grantors, grantees, internet data sources, multiple listing service and other knowledgeable persons and agencies in the area.

Neighborhood data is based on information provided by local chambers of commerce, published sources, various real estate publications, and a visual inspection of the defined neighborhood as well as analysis of market trends indicated by current sales and listings. The market transactions were confirmed by one or more of the parties directly involved (grantor, grantee, broker).

Date of Report

The date of the report is March 30, 2016.

Effective Date of Value Estimate

The date of valuation (date of inspection) is December 17, 2015.

Date of Inspection

December 17, 2015

Property Rights Appraised

The property rights appraised in this report are fee simple.

INTRODUCTION

Fee Simple Estate

The Dictionary of Real Estate Appraisal, Sixth Edition, Copyright 2015, Page 90, by the Appraisal Institute defines Fee Simple Estate as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Jurisdictional Exception

The Dictionary of Real Estate Appraisal, Sixth Edition, Copyright 2015, Page 123, by the Appraisal Institute defines Easement as:

An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a part of USPAP.

Just Compensation

The Fifth Amendment to the United States Constitution states that no person shall be deprived of life, liberty, or property without due process of law, nor shall private property be taken for public use without ***just compensation***. This provision of the Constitution is extended to the states by the Fourteenth Amendment. The term just compensation has not been defined in the U.S. Constitution or that of any of the states. It has been left to the courts to define this term, and they have generally held that just compensation and market value are synonymous. According to the *Dictionary of Real Estate Appraisal*, Sixth Edition, Copyright 2015, Page 123, by the Appraisal Institute, ***just compensation*** is defined as:

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just Compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken.

For the purpose of this appraisal, just compensation is computed as the diminution in the market value of the acquisition parcel, plus any damages to the remainder parcel as a result of the acquisition and/or the cost to cure said damages to the remainder, plus the value of the temporary construction easements, if any.

Identify of the Client

The Client is the Lockwood, Andrews & Newnam, Inc. (LAN).

INTRODUCTION

Intended Users and Intended Use of the Appraisal

The only intended users of this report are the Lockwood, Andrews & Newnam, Inc. (LAN) and its duly authorized representatives. The intended use of this report is to assist in determining the amount of just compensation to be paid for the proposed operations facility.

Purpose of the Appraisal

The purpose of this appraisal is to derive the market value of the property rights for the whole property before the acquisition and to derive the market value of the remainder property after the acquisition to arrive at a just compensation.

Exposure Time

Exposure time may be defined as follows: "estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based upon an analysis of past events assuming a competitive and open market."¹ Inherent in the definition of exposure time is that exposure time is generally always presumed to precede the effective date of the appraisal. Exposure time may differ between real estate types under various market conditions.

The Yellow Book precludes the use for a specific exposure time, "market value shall not be linked to a specific exposure time when conducting appraisals for federal land acquisition purposes under these Standards."² This jurisdictional exception precludes us from establishing an exposure time in accordance with USPAP.

Prior Services

We have not performed any services in connection with the subject property within the three-year period immediately preceding acceptance of the assignment, either as an appraiser or in any other capacity.

Summary of Appraisal Problems

The subject property is in a transitioning area from rural farmland/cropland to various commercial and single-family residential developments. The comparables utilized for this report were cropland at the time of sales and were purchased for commercial or other future development uses. Because of the changing use and uncertainty of when some of these tracts may be developed, the sales for the whole property and remainder property are considered equivalent.

¹ *The Uniform Standards of Professional Appraisal Practice*, The Appraisal Foundation, USPAP 2016-2017 Edition, Page 195.

² *Uniform Appraisal Standards for Federal Land Acquisitions*, Appraisal Institute, 2000, Page 13.

INTRODUCTION

The location of the proposed acquisition might be the ideal placement for some developers; however, the remainder site is large enough to accommodate future development and would still have a similar price per unit as one contiguous tract.

The subject property is currently a rural tract/cropland property. Any farming lease would be short term and are comparable to the sales comparables.

Neighborhood Analysis

The subject property is located in a neighborhood that is situated in central Fort Bend County. The area is located east of the San Bernard River, west of FM 762, north of FM 361, and south of US Highway 59/Interstate Highway 69. US Highway 59/Interstate Highway 90, FM 762, and State Highway 36 are major thoroughfares which serve this portion of Fort Bend County. Major north/south roadways include State Highway 36. Primary east/west thoroughfares in the subject area include the US Highway 59/Interstate Highway 69 and FM 762. Overall, ingress/egress to the subject neighborhood is considered to be good via the aforementioned thoroughfares.

Development within the neighborhood consists of single-family residential developments, retail, office, industrial, and other commercial uses. The majority of retail and commercial uses are located on the aforementioned major thoroughfares and other primary thoroughfares. Immediate tracts include rural residential/agricultural uses with many of these tracts being purchased for future development. Overall, the neighborhood is considered to be in a period of stability to growth.

The neighborhood is considered as having adequate services necessary to accommodate residents including retail shopping, public schools, industrial, park areas and religious facilities.

The subject neighborhood has good access to major thoroughfare systems, which benefits neighborhood residents' ability to use area facilities. The subject neighborhood is a stable area in Fort Bend County. Absorption of vacant tracts is expected as economic conditions warrant.

As a means of providing additional information pertinent to the subject neighborhood, the appraisers have included information obtained from STDBOnline. The demographic information has been included in tabular form for ease of reading. The one mile, five mile and ten mile radii referenced on the table have been determined based upon a center point located proximate to the subject property.

INTRODUCTION

NEIGHBORHOOD DEMOGRAPHICS				
		1-Mile	5-Mile	10-Mile
Population				
	2010 Population	1,100	44,232	125,184
	2015 Population	1,743	49,204	138,976
	2020 Population	2,128	55,613	157,921
	Annual Growth 2010 - 2015	0.00%	11.24%	11.02%
	Annual Growth 2015 - 2020	0.00%	13.03%	13.63%
Households				
	2010 Households	323	14,679	40,297
	2015 Households	502	16,566	45,630
	2020 Households	612	18,851	52,246
	Annual Growth 2010 - 2015	0.00%	12.86%	13.23%
	Annual Growth 2015 - 2020	0.00%	13.79%	14.50%
Income				
	2015 Median Household Income	\$56,408	\$50,654	\$79,633
	2015 Average Household Income	\$70,578	\$69,577	\$102,771
	2015 Per Capita Income	\$23,094	\$23,204	\$34,155
	2020 Median Household Income	\$69,223	\$60,676	\$89,176
	2020 Average Household Income	\$79,659	\$79,966	\$115,513
	2020 Per Capita Income	\$26,052	\$26,749	\$38,596
Source: STDBOnline				

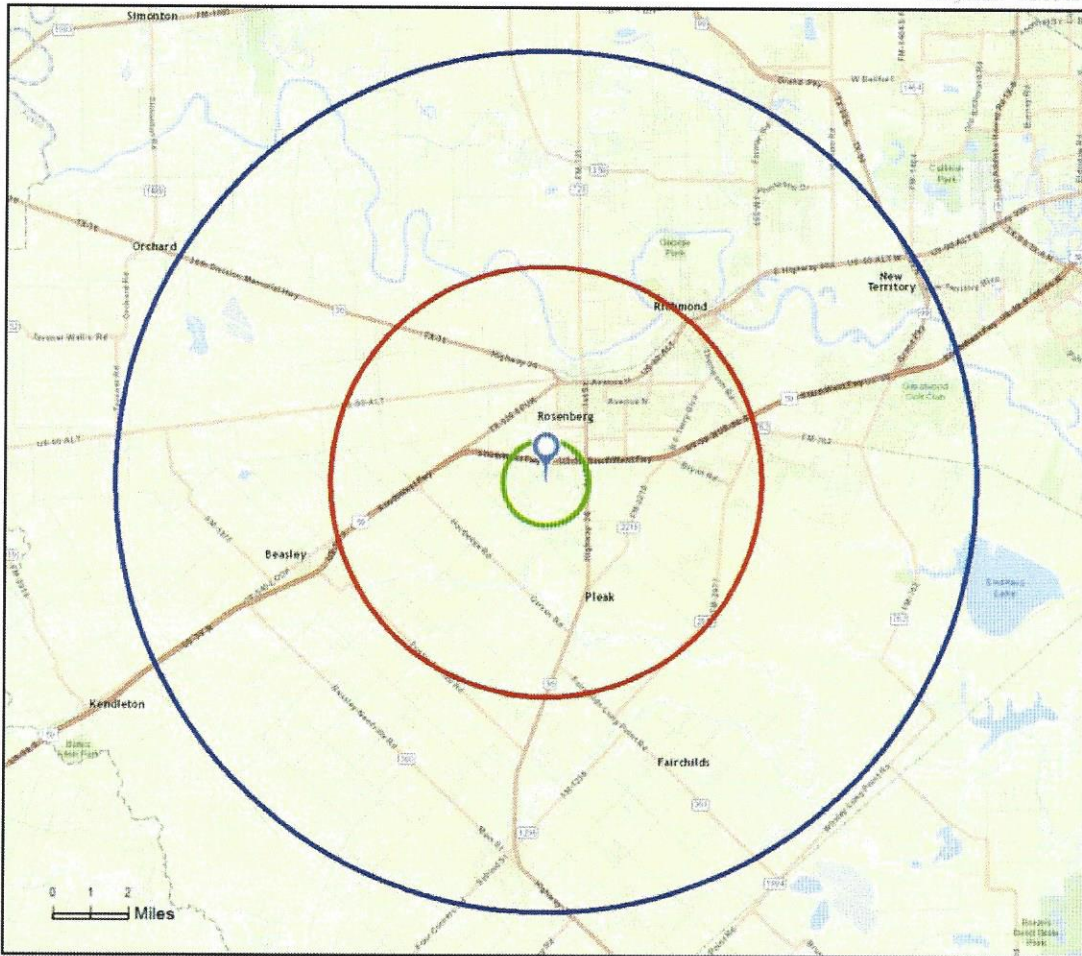
INTRODUCTION



Site Map

798 Enchanted Springs Dr, Rosenberg, Texas, 77471
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 29.52462
Longitude: -95.82369

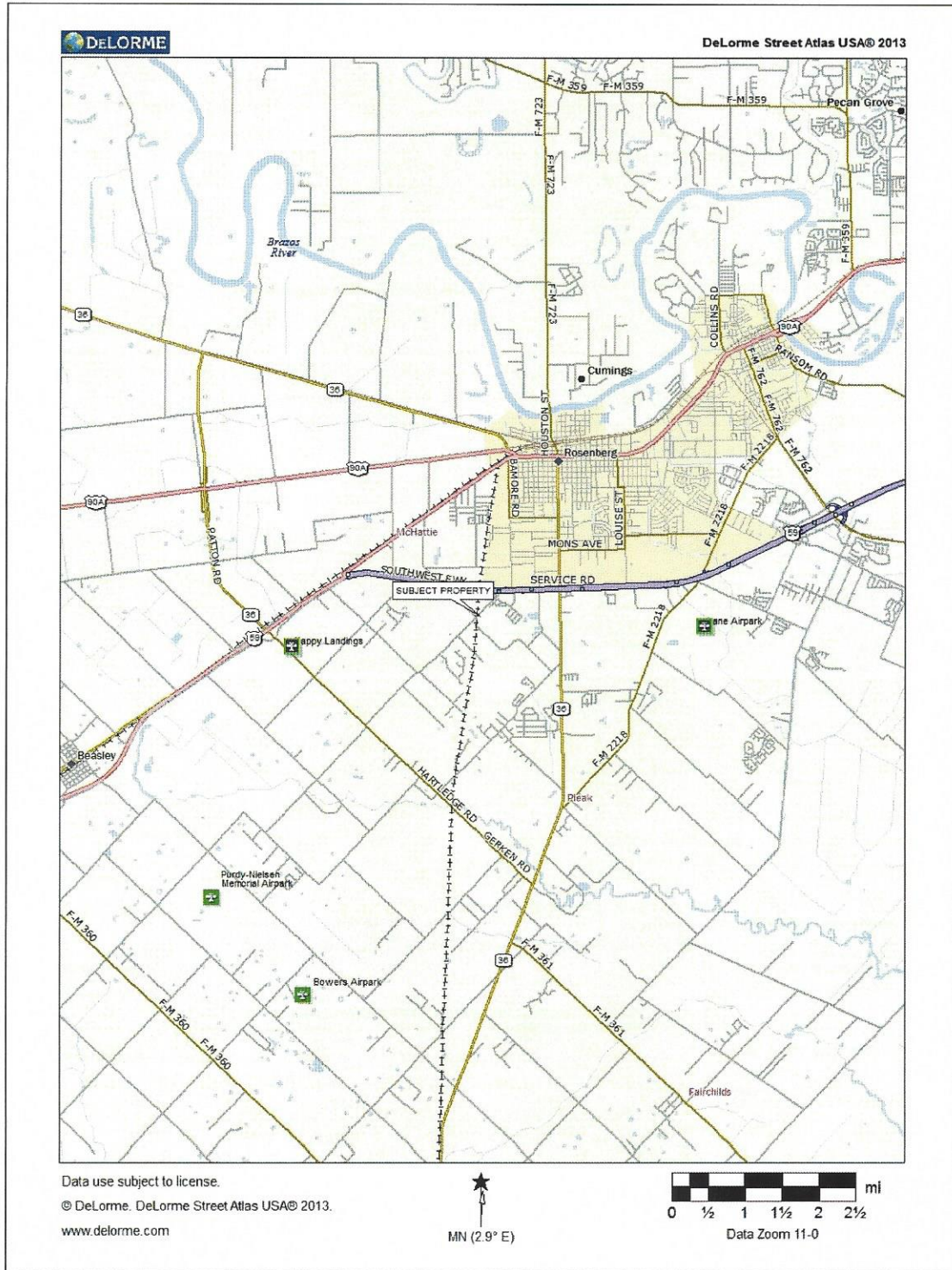


December 04, 2015

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Page 1 of 1

INTRODUCTION



FACTUAL DATA – BEFORE ACQUISITION

Legal Description: The whole property may be legally described as a 50.216 acre tract of land, out of S. A. Stone Survey, Abstract 392, Fort Bend County, Texas (based on FBCAD).

Statement of Ownership: According to the county records and information provided by the Client, the whole property appears to be owned by Fort Bend County. The appraiser was not provided a title commitment for the whole property.

Property History: According to public records, the current owner has held the whole property for more than ten years. Fort Bend County (grantee) acquired 159.309 acres, of which the subject property is a portion, on September 23, 1998 (#9877354) from Clara Wosnitzky, et al (grantor). It was reported that the whole property was planned for a future section of Cottonwood subdivision; however, the whole property was never developed. Specific details regarding the sales price and conditions of the sale were not available to the appraiser. The appraiser is unaware of any other transaction pertaining to the whole property over the past ten years.

Site Access: The whole property has access along the southeast line of Cottonwood School Road and the northeast line of Klaycke Road. Cottonwood School Road and Klaycke Road are two-lane, two-way, asphalt paved roadways with open ditches.

Physical Characteristics: The whole property contains approximately 50.216 acres. The tract lies at the east corner of Cottonwood School Road and Klaycke Road. The tract is rectangular in shape and its topography appears to be basically flat and level. The tract is current cleared and utilized for crop production.

Flood Plain: The Federal Emergency Management Agency (FEMA) publishes flood insurance rate maps for the Fort Bend County area. According to the FEMA Maps (Panel 48157C0240L, dated April 2, 2014), the whole property appears to be located in Flood Zone X, an area outside the flood plain.

Environmental Statement: The appraiser is not qualified to detect the presence of environmental hazards, and the services of an expert in this field should be retained, if necessary. The value in this appraisal is based on the assumption that the subject property is unaffected by environmental issues or hazardous materials.

Off-Site Improvements: Cottonwood School Road and Klaycke Road are two-lane, asphalt-paved roadways with open ditches, and are considered to be in average condition.

Adjacent Land Use: The whole property is adjacent to agricultural/recreational tracts and a residential development.

FACTUAL INFORMATION – BEFORE

Easements: The whole property is subject to typical utility easements located along the road frontage which are not considered to be adverse to the development potential of the site.

Utilities: The whole property does have access to public water or sewer through Fort Bend County MUD 148. There is a 16-inch water line west of the subject property. The closest sewer line is located within the Cottonwood subdivision. Electricity, natural gas and telecommunications are available through various providers.

Zoning/Restrictions: The whole property is located within the city limits of Rosenberg. The city does not subscribe to zoning as a form of land-use control.

Description of Improvements: The whole property does not contain any structures, fixtures, and/or related site improvements.

Tax Analysis: The following is a schedule of the annual real property taxes for the whole property. The assessment ratio is 100% and the tax rates are in dollars per \$100 of the total assessed valuation.

A summary of the 2015 assessed values and 2015 tax rates of the whole property are presented below.

TAX ACCOUNT NUMBER	LAND ASSESSMENT	IMPROVEMENT ASSESSMENT	TOTAL
R325230	\$251,080	\$0	\$251,080
TOTAL			\$251,080

The total tax assessment without exemptions is \$251,080.

TAXING ENTITY	2015 TAX RATE	ASSESSMENT PER \$100	2015 TAXES
<i>City of Rosenberg</i>	<i>\$0.470000</i>	<i>\$2,510.80</i>	<i>\$1,180.08</i>
<i>Fort Bend Drainage</i>	<i>\$0.021000</i>	<i>\$2,510.80</i>	<i>\$52.73</i>
<i>Fort Bend General</i>	<i>\$0.465000</i>	<i>\$2,510.80</i>	<i>\$1,167.52</i>
<i>M199-Ft Bend MUD 148</i>	<i>\$0.880000</i>	<i>\$2,510.80</i>	<i>\$2,209.50</i>
<i>Lamar CISD</i>	<i>\$1.390050</i>	<i>\$2,510.80</i>	<i>\$3,490.14</i>
TOTAL	\$3.226050	\$2,510.80	\$8,099.97

The whole property's 2015 taxes for Fort Bend County are \$8,100 (Rounded). According to the various taxing authorities, there are no outstanding taxes as of the date of this appraisal.

FACTUAL INFORMATION – BEFORE

AERIAL MAP



YELLOW = WHOLE PROPERTY

NOTE: THE BOUNDARIES SHOWN ARE APPROXIMATE AND NOT TO SCALE.

FACTUAL INFORMATION – BEFORE

ASSESSOR MAP

FORT BEND CENTRAL APPRAISAL DISTRICT

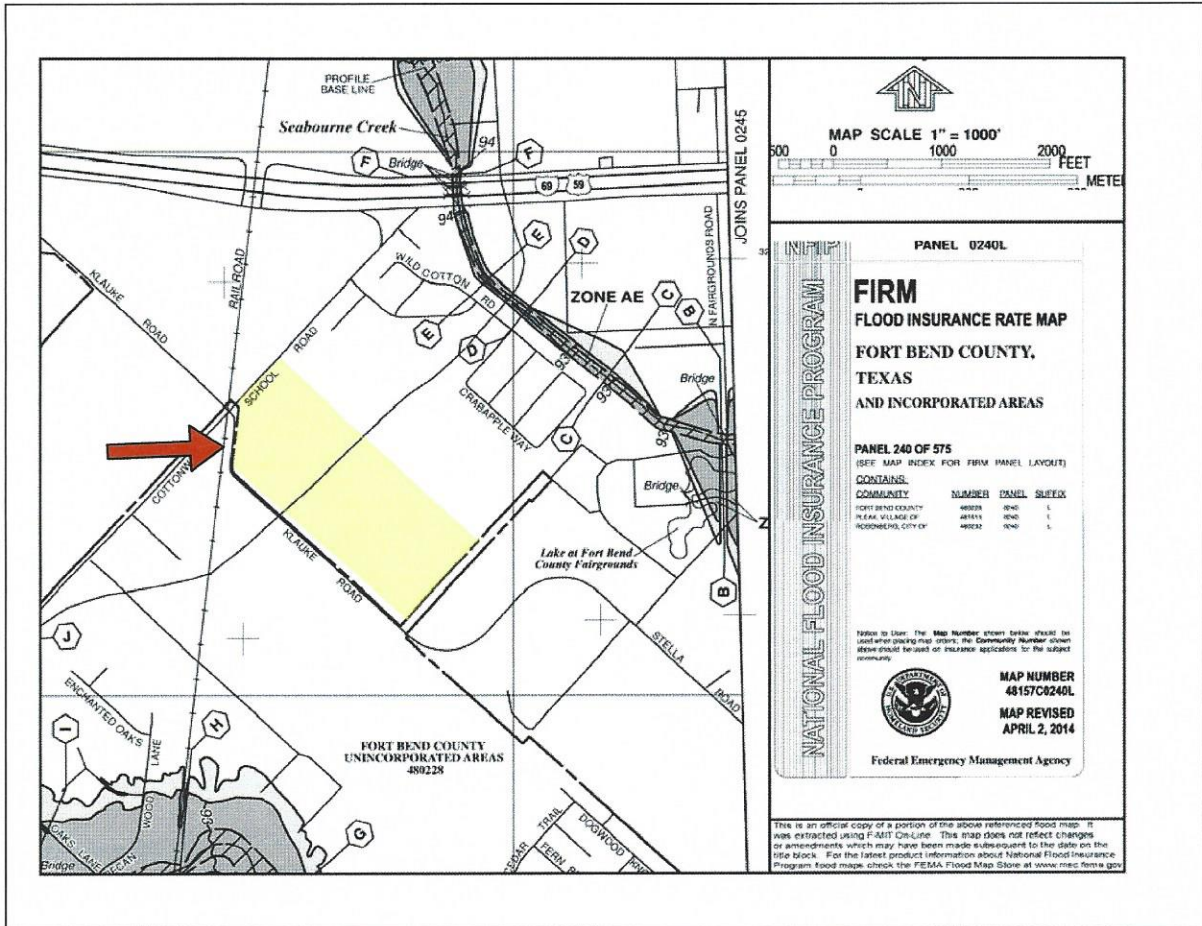
Property	Owner	Property Address	2015 Assessed Value
R325230	FORT BEND COUNTY	4310 HIGHWAY 36 S, ROSENBERG, TX 77471	\$251,080

Disclaimer

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FACTUAL INFORMATION – BEFORE

FLOOD PLAIN MAP



YELLOW = WHOLE PROPERTY

NOTE: THE BOUNDARIES SHOWN ARE APPROXIMATE AND NOT TO SCALE.

FACTUAL INFORMATION – BEFORE

Project: Lockwood, Andrews & Newnam, Inc. (LAN) is acquiring a fee simple site for the construction of an operations facility.

Highest and Best Use – As Vacant: An analysis of the whole property's highest and best use involves the consideration of four criteria, in sequence. These criteria are as follows: 1) legally permissible use, 2) physically possible use, 3) financially feasible use, and 4) maximally productive use. Data collected, analyzed, and presented in the Neighborhood Analysis and Site Data sections of this appraisal is particularly useful in an analysis of the highest and best use for the subject property. Following is a discussion of each criteria and the appraiser's conclusion of highest and best use for the whole property.

Legally Permissible Use: The City of Rosenberg does not subscribe to zoning for land use control and development. The whole property is located within the City of Rosenberg. The whole property currently conforms to all city requirements.

Physically Possible Use: The whole property is 50.216 acres in size and is basically rectangular in shape. The site is generally level and above street grade. The whole property is not currently served by public water and sewer, but has available water and sewer service from Fort Bend County MUD 148 in the adjacent Cottonwood subdivision. Based on conversations with the City of Rosenberg's engineer and the municipal utility district's engineer, the district has adequate capacity to service the subject property. The whole property is located within Flood Zone X, an area outside the flood zone. A tract's topography and subsoil conditions are also important considerations in determining its possible uses. If a site's topography and subsoil conditions make utilization restrictive and costly, the site's potential future use may be adversely affected. As mentioned previously in this report, the topography of the whole property is level. Drainage appeared adequate at the time of inspection. There are no readily apparent soil or subsoil conditions that would adversely affect construction.

Financially Feasible Use: Land uses in the whole property's area include residential, light industrial, retail, agricultural, and commercial uses with some vacant tracts. There has been a trend to develop the vacant tracts into residential and/or commercial uses. It is, therefore, the appraiser's opinion that a financially feasible use of the site is for a current agricultural/recreational use with future development.

Maximally Productive Use: An agricultural/recreational use with future development is considered the most financially feasible use. This type of use is concluded to be the maximally productive use as well.

Highest and Best Use – Land Only: After consideration of the legally permissible, physically possible, financially feasible, and maximally productive uses, it is the appraiser's opinion that the highest and best use for the whole property (land only) is for agricultural/recreational use with future development.

FACTUAL INFORMATION – BEFORE

Cost Approach: The Cost Approach is utilized to value improvements impacted by an acquisition. The whole property is unimproved. As a result, the Cost Approach has not been included, as the subject is a vacant tract of land.

Income Approach: The Income Approach to value is predicated on the assumption that there is a definite relationship between the amount of income property will earn and its value. In other words, the value indicated by this approach equals an amount an investor might be willing to pay for a property based upon that income the investor can reasonably expect to see in the future from the property. This income is typically measure by the potential rental payments of a property, followed by adjustment for vacancy and collection loss and then the deduction of necessary expenses to operate the property. As this income is adjusted, it is progressively referred to as the potential gross income, effective gross income and, ultimately, the net operating income. The net operating income is the income stream which is capitalized in arriving at an indication of value for the subject property. The whole property is unimproved; therefore, the Income Approach to value is not considered applicable.

Sales Comparison Approach – As Improved: As previously noted, the whole property is an unimproved tract of land. Therefore, the direct Sales Comparison Approach for improved properties is not considered applicable.

Sales Comparison Approach – Land Only: The Sales Comparison Approach is based upon the principle of substitution. In essence, this principle states that a prudent purchaser will pay no more for any particular property than it would cost to acquire an equally desirable alternate property.

The Sales Comparison Approach utilizes sales of properties similar to the whole property as the basis for an indication of market value. Direct comparison is made between each sale and the subject property on an item-by-item basis. Adjustments are made to the sales price of the comparable property to arrive at an indication of what it would have sold for had it been essentially that same as the whole property. These adjusted prices are then reconciled into an indication of value for the whole property.

The vacant land sales in the following summary are those considered most comparable to the whole property. The appraisers have exhausted all resources in the search for comparable land sales.

FACTUAL INFORMATION – BEFORE

SALE #	LOCATION	SALE PRICE	RECORDING	SIZE (AC)	PRICE/AC
1	Northeast line of Power Line Road, approximately 5,800 feet southeast of FM 2218	\$635,000	7/14/2015	55.063	\$11,532
2	Southeast end of Curtis Road, approximately 1,375 feet southeast of Cottonwood School Road	\$377,622	6/15/2015	20.979	\$18,000
3	Southwest line of Power Line Road, approximately 1,100 feet northwest of FM 2977	\$637,000	6/9/2015	49.035	\$12,991
4	Southwest line of Rohan Road, approximately 2,900 feet southeast of FM 2977	\$815,000	3/14/2014	32.626	\$24,980
Subject	East corner of Cottonwood School Road and Klaycke Road			50.216	

In addition to the above sales, Mr. Joseph Benes, a broker in the immediate market indicated he has a 40-acre tract in escrow at \$13,000 per acre. This tract is located along Power Line Road and does not have public utilities and inferior frontage.



FACTUAL INFORMATION – BEFORE

Land Sales Analysis: The land sales summarized above are those considered most comparable to the whole property. Those factors considered most pertinent to the valuation of the subject property include location and size. Each sale was compared to the whole property and adjusted based on these and other relevant factors.

Explanation of Adjustments: Each of the comparable sales were compared to the whole property and adjusted for the various factors noted above, when appropriate. First, the sales were adjusted for condition of sale (seller financing, distressed sales, etc.) which might have affected the effective sale price of the property. Next, adjustments were considered to reflect changing market conditions that might have resulted in appreciation or depreciation in market values since the date on which each of the comparable sales occurred. The sales were then compared to the whole property and adjusted for variances in location and physical characteristics. Following is the explanation of adjustments considered.

Financing/Conditions of Sale: The factors of comparison are separate items and consider the effects of favorable financing or other special conditions of the sale that might have an impact on the effective sale price of the property. Such factors include: owner financing at an interest rate and/or on terms that are not readily available in the market; special consideration associated with a sale that are not arms-length; or other costs paid by the buyer or seller that are not normally involved in a land sale transaction. Adjustments for these characteristics are made prior to adjustment for physical characteristics.

Market Conditions: This factor considers the effects of changing market conditions that may have resulted in appreciation or depreciation in market value since the date the comparable sale occurred. Attempts are made to obtain land sales that have occurred within a time frame similar to current market conditions. If the sales utilized occurred in a period of dissimilar market conditions, adjustments are made to reflect the dynamics of the market.

Location: Location is a key factor considered by purchasers of real estate. Commercial tracts located on major thoroughfares generally command higher prices than properties located on secondary thoroughfares. Corner lots many times sell at higher unit values than interior lots. This is usually attributed to increased traffic exposure and improved ingress/egress characteristics typically available to such properties. When appropriate, adjustments will be made to reflect the differences between the comparable properties and the whole property.

Size: Larger tracts of land usually sell at lower per unit prices than otherwise similar smaller tracts. This fact is attributed to the economic principle of supply and demand. Larger tracts require a larger capital investment, which restricts the number of market participants with the financial ability to invest in such tracts and, therefore, the market demand. When necessary, adjustments are made to reflect significant size differences.

FACTUAL INFORMATION – BEFORE

Utilities: Properties with access to public utilities and/or those with utilities connected to the site usually sell at higher prices than tracts without such utilities. When necessary, adjustments are made to account for difference in utility availability.

Flood Hazard: Tracts located in the flood plain and/or floodway typically sell for lower per unit prices than otherwise similar tracts not so affected. This fact is attributed to the increased development costs and restrictions often associated with such properties.

Other Physical Characteristics: Other factors that might have an effect on the market value of real estate include: drainage, shape/configurations with respect to development potential, adverse easements, road frontage, and topography. When necessary, these items will be addressed and appropriate adjustments will be applied.

The following presents the land adjustment grid for the whole site.

ITEM	1	2	3	4
PRICE PER ACRE	\$11,532	\$18,000	\$12,991	\$24,980
DATE	7/14/2015	6/15/2015	6/9/2015	3/14/2014
PROPERTY RIGHTS CONVEYED	0%	0%	0%	0%
SUBTOTAL	\$11,532	\$18,000	\$12,991	\$24,980
FINANCING	0%	0%	0%	0%
SUBTOTAL	\$11,532	\$18,000	\$12,991	\$24,980
CONDITION OF SALE	0%	0%	0%	0%
SUBTOTAL	\$11,532	\$18,000	\$12,991	\$24,980
BUYERS EXPENDITURES	0%	0%	0%	0%
SUBTOTAL	\$11,532	\$18,000	\$12,991	\$24,980
MARKET CONDITIONS	0%	0%	0%	0%
ADJUSTED PRICE PER ACRE	\$11,532	\$18,000	\$12,991	\$24,980
SIZE (ACRES)	55.063	20.979	49.035	32.626
LOCATION/ACCESS	0%	0%	0%	-20%
SIZE	0%	-15%	0%	-10%
CORNER/FRONTAGE	5%	15%	5%	5%
FLOOD PLAIN/SITE WORK/EASEMENTS	0%	0%	0%	0%
SHAPE	0%	0%	0%	0%
USE/RESTRICTIONS	0%	0%	0%	0%
UTILITIES	0%	10%	10%	10%
OTHER IMPROVEMENTS	0%	0%	0%	0%
TOTAL GROSS PHYSICAL ADJUSTMENTS	5%	40%	15%	45%
TOTAL PHYSICAL NET ADJUSTMENTS	5%	10%	15%	-15%
FINAL ADJUSTED PRICE PER ACRE	\$12,109	\$19,800	\$14,939	\$21,233
MEAN	\$17,020 per Acre			
MEDIAN	\$17,370 per Acre			
MAXIMUM	\$21,233 per Acre			
MINIMUM	\$12,109 per Acre			

FACTUAL INFORMATION – BEFORE

Sale 1 was recorded on July 14, 2015 and involved a 55.063-acre tract located along the northeast line of Power Line Road near Richmond. The grantor in this transaction was Bruce Mahlmann and the grantee was Sowell Rosenberg Associates, LP. Consideration involved in this sale was \$11,532 per acre, or \$635,000. This property was utilized for crop production at the time of sale and was purchased for a future single-family residential development. The buyer planned to bring utilities to the site from the adjacent property. This sale required an upward adjustment for frontage.

Sale 2 was recorded on June 15, 2015 and involved a 20.979-acre tract located at the southeast end of Curtis Road near Rosenberg. The grantor in this transaction was Phillip Gardovsky, et al and the grantee was Ke-He Ruan, et al. This property was utilized for crop production at the time of sale. The buyer's intended use is unknown. The site did not have public utilities available. Consideration involved in this sale was \$377,622, or \$18,000 per acre. This sale required a downward adjustment for size and upward adjustments for frontage and utilities.

Sale 3 was recorded on June 9, 2015 and involved a 49.035-acre tract located along the southwest line of Power Line Road near Richmond. The grantor in this transaction was Patsy Nell Lingnau Watts, et al. and the grantee was New Wine Chapel. This property was utilized for crop production at the time of sale and was purchased for a future religious facility. The site did not have public utilities available. Consideration involved in this sale was \$637,000, or \$12,991 per acre. This sale required upward adjustments for frontage and utilities.

Sale 4 was recorded on March 14, 2014 and involved a 32.626-acre tract located along the southwest line of Rohan Road near Richmond. The grantor in this transaction was Dorothy M. Holub and the grantee was Vertical Capital Holdings, LLC. This property was utilized for crop production at the time of sale and was purchased for an investment. The site did not have public utilities available. Consideration involved in this sale was \$815,000, or \$24,980 per acre. This sale required downward adjustments for location and size. Upward adjustments for frontage and utilities were also made to this sale.

Estimated Value of Whole Property: The comparable sales summarized in the preceding chart reflect an unadjusted sale price range of \$11,532 to \$24,980 per acre and the adjusted sale price range from \$12,109 to \$21,233 per acre. The indicated market value of the fee simple interest for the whole property (land only), as of December 17, 2015, is concluded to be \$17,000 per acre. Equal emphasis was placed on all of the sales as they present a good representation of whole property's market. The whole property encompasses approximately 50.216 acres.

50.216 Acres X \$17,000 per Acre =	\$853,672
TOTAL:	\$853,672

FACTUAL DATA – AFTER ACQUISITION

Legal Description: The remainder after may be legally described as a 20.794 acre tract of land, out of S. A. Stone Survey, Abstract 392, Fort Bend County, Texas (based on metes and bounds description and FBCAD).

Statement of Ownership: According to the public records and information provided by the Client, the remainder after appears to be owned by Fort Bend County. The appraiser was not provided with a title commitment for the remainder after.

Property History: According to public records, the current owner has held the remainder after for more than ten years. Fort Bend County (grantee) acquired 159.309 acres, of which the remainder after is a portion, on September 23, 1998 (#9877354) from Clara Wosnitzky, et al (grantor). It was reported that the parent planned for a future section of Cottonwood subdivision; however, the subject was never developed. Specific details regarding the sales price and conditions of the sale were not available to the appraiser. The appraiser is unaware of any other transaction pertaining to the remainder after over the past ten years.

Site Access: The remainder after has access at the southwest end of Bamore Road, the southeast line of Cottonwood School Road, and the northeast line of Klaycke Road. Cottonwood School Road and Klaycke Road are two-lane, two-way, asphalt paved roadways with open ditches. Bamore Road is a two-lane, two-way, concrete paved roadway with concrete curb and gutters. Bamore Road has a 100-foot right of way and will be expanded to a four-lane divided roadway sometime in the future.

Physical Characteristics: The remainder after contains approximately 20.794 acres. The tract lies at the east corner of Cottonwood School Road and Klaycke Road. The tract is rectangular in shape and its topography appears to be basically flat and level. The tract is current cleared and utilized for crop production.

Flood Plain: The Federal Emergency Management Agency (FEMA) publishes flood insurance rate maps for the Fort Bend County area. According to the FEMA Maps (Panel 48157C0240L, dated April 2, 2014), the remainder after appears to be located in Flood Zone X, an area outside the flood plain.

Environmental Statement: The appraiser is not qualified to detect the presence of environmental hazards, and the services of an expert in this field should be retained, if necessary. The value in this appraisal is based on the assumption that the remainder after is unaffected by environmental issues or hazardous materials.

FACTUAL INFORMATION – AFTER

Off-Site Improvements: Cottonwood School Road and Klaycke Road are two-lane, asphalt-paved roadways with open ditches, and are considered to be in average condition. The remainder after will also have frontage along the proposed Bamore Road, which is a two-lane, concrete-paved roadway with concrete curb and gutters, and is considered to be in good condition.

Adjacent Land Use: The remainder after is adjacent to agricultural/recreational tracts and a residential development.

Easements: The remainder after is subject to typical utility easements located along the road frontage which are not considered to be adverse to the development potential of the site.

Utilities: The remainder after does have access to public water or sewer through Fort Bend County MUD 148. There is a 16-inch water line west of the remainder after. The closest sewer line is located within the Cottonwood subdivision. Electricity, natural gas and telecommunications are available through various providers.

Zoning/Restrictions: The remainder after is located within the city limits of Rosenberg. The city does not subscribe to zoning as a form of land-use control.

Description of Improvements: The remainder after does not contain any structures, fixtures, and/or related site improvements.

Tax Analysis: The following is a schedule of the annual real property taxes for the remainder after. The assessment ratio is 100% and the tax rates are in dollars per \$100 of the total assessed valuation.

A summary of the 2015 assessed values and 2015 tax rates of the remainder after are presented below.

TAX ACCOUNT NUMBER	LAND ASSESSMENT	IMPROVEMENT ASSESSMENT	TOTAL
Out of R325230*	\$103,970	\$0	\$103,970
TOTAL			\$103,970

*Note: The remainder after's assessed value is based on its pro rata share of the whole, which is assessed at \$5,000 per acre. This value is attributed to the remainder after's 20.794 acres.

The total tax assessment without exemptions is \$103,970.

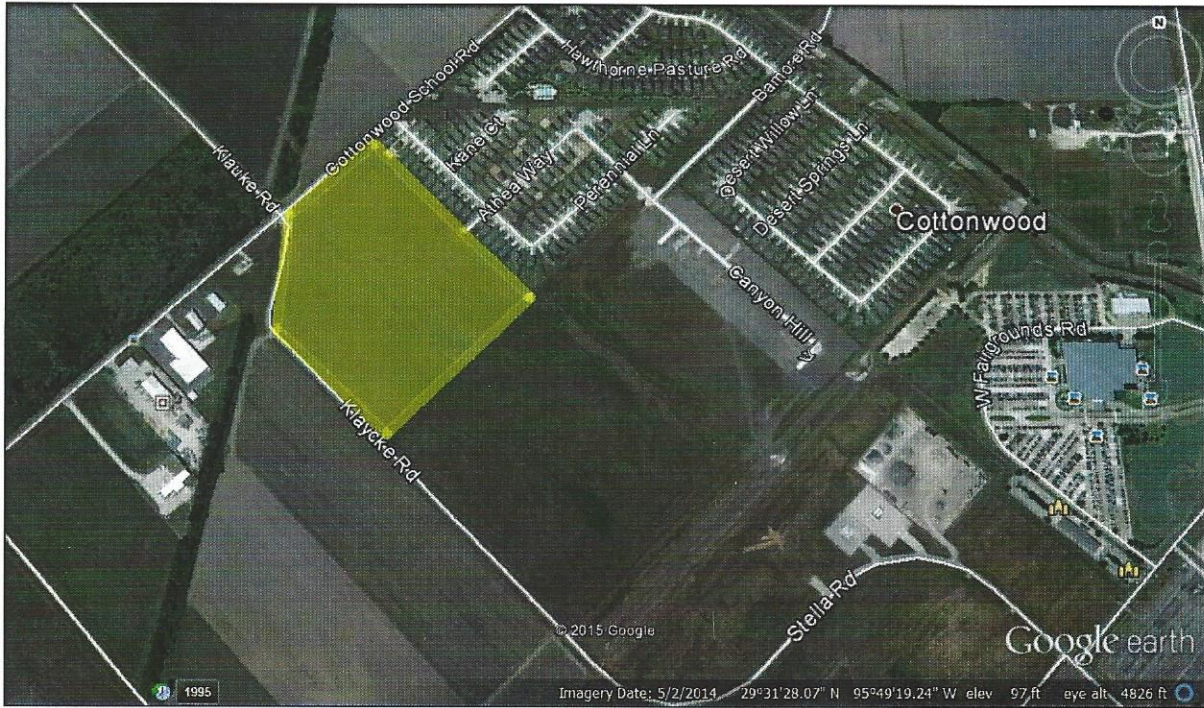
FACTUAL INFORMATION – AFTER

TAXING ENTITY	2015 TAX RATE	ASSESSMENT PER \$100	2015 TAXES
<i>City of Rosenberg</i>	<i>\$0.470000</i>	<i>\$1,039.70</i>	<i>\$488.66</i>
<i>Fort Bend Drainage</i>	<i>\$0.021000</i>	<i>\$1,039.70</i>	<i>\$21.83</i>
<i>Fort Bend General</i>	<i>\$0.465000</i>	<i>\$1,039.70</i>	<i>\$483.46</i>
<i>M199-Ft Bend MUD 148</i>	<i>\$0.880000</i>	<i>\$1,039.70</i>	<i>\$914.94</i>
<i>Lamar CISD</i>	<i>\$1.390050</i>	<i>\$1,039.70</i>	<i>\$1,445.23</i>
TOTAL	\$3.226050	\$1,039.70	\$3,354.12

The subject property's 2015 taxes for Fort Bend County are \$3,354 (Rounded). According to the various taxing authorities, there are no outstanding taxes as of the date of this appraisal.

FACTUAL INFORMATION – AFTER

AERIAL MAP



YELLOW = REMAINDER AFTER

NOTE: THE BOUNDARIES SHOWN ARE APPROXIMATE AND NOT TO SCALE.

FACTUAL INFORMATION – AFTER

ASSESSOR MAP

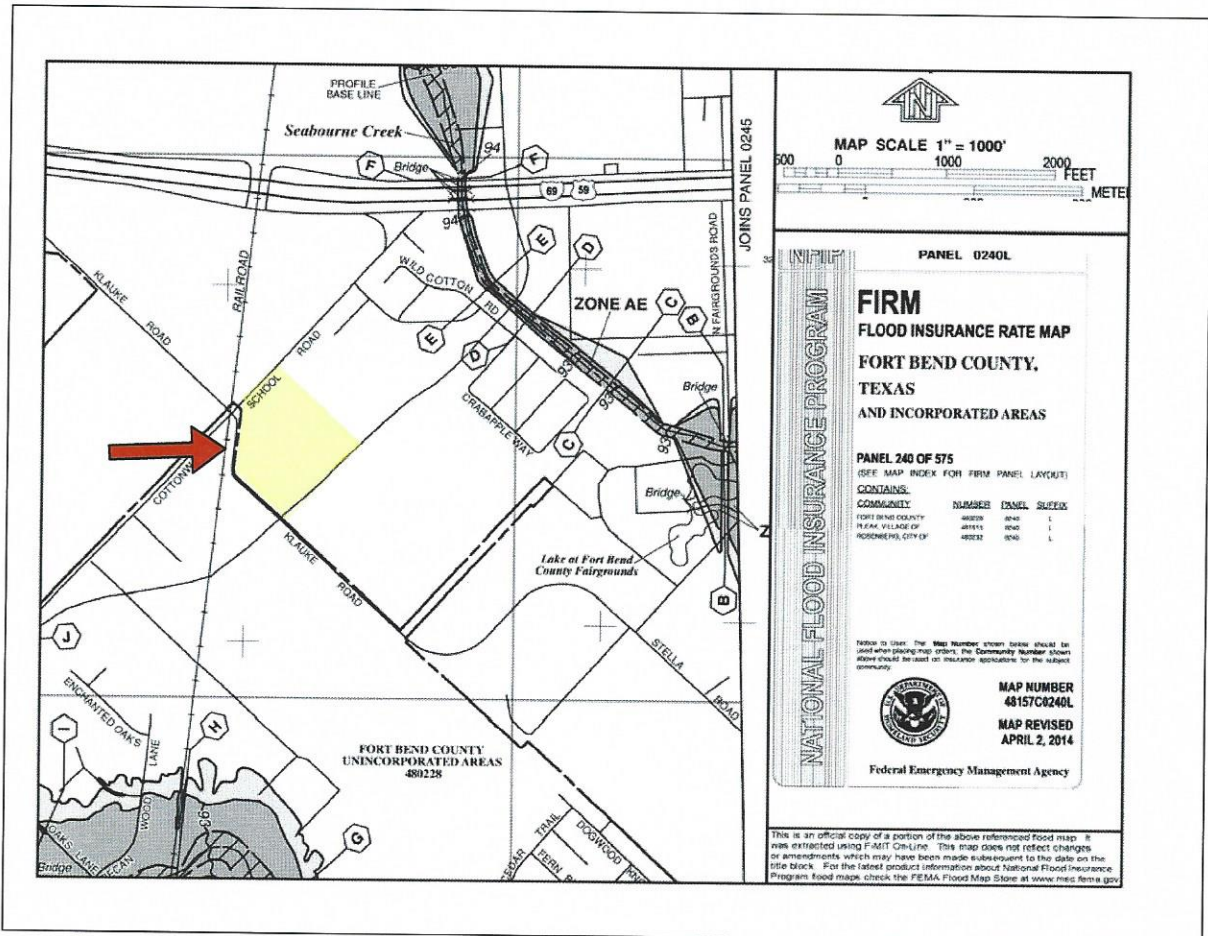


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FACTUAL INFORMATION – AFTER

FLOOD PLAIN MAP



YELLOW = REMAINDER AFTER

NOTE: THE BOUNDARIES SHOWN ARE APPROXIMATE AND NOT TO SCALE.

FACTUAL INFORMATION – AFTER

Project: Lockwood, Andrews & Newnam, Inc. (LAN) is acquiring a fee simple site for the construction of an operations facility.

Highest and Best Use – As Vacant: An analysis of the remainder after's highest and best use involves the consideration of four criteria, in sequence. These criteria are as follows: 1) legally permissible use, 2) physically possible use, 3) financially feasible use, and 4) maximally productive use. Data collected, analyzed, and presented in the Neighborhood Analysis and Site Data sections of this appraisal is particularly useful in an analysis of the highest and best use for the subject property. Following is a discussion of each criteria and the appraiser's conclusion of highest and best use for the remainder after.

Legally Permissible Use: The City of Rosenberg does not subscribe to zoning for land use control and development. The subject is located within the City of Rosenberg. The remainder after currently conforms to all city requirements.

Physically Possible Use: The remainder after is 20.794 acres in size and is basically rectangular in shape. The site is generally level and above street grade. The remainder after is not currently served by public water and sewer, but has available water and sewer service from Fort Bend County MUD 148 in the adjacent Cottonwood subdivision. Based on conversations with the City of Rosenberg's engineer and the municipal utility district's engineer, the district has adequate capacity to service the subject property. The remainder after is located within Flood Zone X, an area outside the flood zone. A tract's topography and subsoil conditions are also important considerations in determining its possible uses. If a site's topography and subsoil conditions make utilization restrictive and costly, the site's potential future use may be adversely affected. As mentioned previously in this report, the topography of the subject property is level. Drainage appeared adequate at the time of inspection. There are no readily apparent soil or subsoil conditions that would adversely affect construction.

Financially Feasible Use: Land uses in the subject property's area include residential, light industrial, retail, agricultural, and commercial uses with some vacant tracts. There has been a trend to develop the vacant tracts into residential and/or commercial uses. It is, therefore, the appraiser's opinion that a financially feasible use of the site is for a current agricultural/recreational use with future development.

Maximally Productive Use: An agricultural/recreational use with future development is considered the most financially feasible use. This type of use is concluded to be the maximally productive use as well.

Highest and Best Use – Land Only: After consideration of the legally permissible, physically possible, financially feasible, and maximally productive uses, it is the appraiser's opinion that the highest and best use for the remainder after (land only) is for agricultural/recreational use with future development.

Cost Approach: The Cost Approach is utilized to value improvements impacted by an acquisition. The subject property is unimproved. As a result, the Cost Approach has not been included, as the remainder after is a vacant tract of land.

Income Approach: The Income Approach to value is predicated on the assumption that there is a definite relationship between the amount of income property will earn and its value. In other words, the value indicated by this approach equals an amount an investor might be willing to pay for a property based upon that income the investor can reasonably expect to see in the future from the property. This income is typically measure by the potential rental payments of a property, followed by adjustment for vacancy and collection loss and then the deduction of necessary expenses to operate the property. As this income is adjusted, it is progressively referred to as the potential gross income, effective gross income and, ultimately, the net operating income. The net operating income is the income stream which is capitalized in arriving at an indication of value for the subject property. The remainder after is unimproved; therefore, the Income Approach to value is not considered applicable.

Sales Comparison Approach – As Improved: As previously noted, the remainder after is an unimproved tract of land. Therefore, the direct Sales Comparison Approach for improved properties is not considered applicable.

Sales Comparison Approach – Land Only: The Sales Comparison Approach is based upon the principle of substitution. In essence, this principle states that a prudent purchaser will pay no more for any particular property than it would cost to acquire an equally desirable alternate property.

The Sales Comparison Approach utilizes sales of properties similar to the remainder after as the basis for an indication of market value. Direct comparison is made between each sale and the remainder after on an item-by-item basis. Adjustments are made to the sales price of the comparable property to arrive at an indication of what it would have sold for had it been essentially that same as the subject property. These adjusted prices are then reconciled into an indication of value for the remainder after.

The vacant land sales in the following summary are those considered most comparable to the remainder after. The appraisers have exhausted all resources in the search for comparable land sales.

FACTUAL INFORMATION – AFTER

SALE #	LOCATION	SALE PRICE	RECORDING	SIZE (AC)	PRICE/AC
1	Northeast line of Power Line Road, approximately 5,800 feet southeast of FM 2218	\$635,000	7/14/2015	55.063	\$11,532
2	Southeast end of Curtis Road, approximately 1,375 feet southeast of Cottonwood School Road	\$377,622	6/15/2015	20.979	\$18,000
3	Southwest line of Power Line Road, approximately 1,100 feet northwest of FM 2977	\$637,000	6/9/2015	49.035	\$12,991
4	Southwest line of Rohan Road, approximately 2,900 feet southeast of FM 2977	\$815,000	3/14/2014	32.626	\$24,980
Subject	East corner of Cottonwood School Road and Klaycke Road			20.794	

In addition to the above sales, Mr. Joseph Benes, a broker in the immediate market indicated he has a 40-acre tract in escrow at \$13,000 per acre. This tract is located along Power Line Road and does not have public utilities and inferior frontage.

FACTUAL INFORMATION – AFTER

Land Sales Analysis: The land sales summarized above are those considered most comparable to the whole property. Those factors considered most pertinent to the valuation of the remainder after include location and size. Each sale was compared to the whole property and adjusted based on these and other relevant factors.

Explanation of Adjustments: Each of the comparable sales were compared to the whole property and adjusted for the various factors noted above, when appropriate. First, the sales were adjusted for condition of sale (seller financing, distressed sales, etc.) which might have affected the effective sale price of the property. Next, adjustments were considered to reflect changing market conditions that might have resulted in appreciation or depreciation in market values since the date on which each of the comparable sales occurred. The sales were then compared to the whole property and adjusted for variances in location and physical characteristics. Following is the explanation of adjustments considered.

Financing/Conditions of Sale: The factors of comparison are separate items and consider the effects of favorable financing or other special conditions of the sale that might have an impact on the effective sale price of the property. Such factors include: owner financing at an interest rate and/or on terms that are not readily available in the market; special consideration associated with a sale that are not arms-length; or other costs paid by the buyer or seller that are not normally involved in a land sale transaction. Adjustments for these characteristics are made prior to adjustment for physical characteristics.

Market Conditions: This factor considers the effects of changing market conditions that may have resulted in appreciation or depreciation in market value since the date the comparable sale occurred. Attempts are made to obtain land sales that have occurred within a time frame similar to current market conditions. If the sales utilized occurred in a period of dissimilar market conditions, adjustments are made to reflect the dynamics of the market.

Location: Location is a key factor considered by purchasers of real estate. Commercial tracts located on major thoroughfares generally command higher prices than properties located on secondary thoroughfares. Corner lots many times sell at higher unit values than interior lots. This is usually attributed to increased traffic exposure and improved ingress/egress characteristics typically available to such properties. When appropriate, adjustments will be made to reflect the differences between the comparable properties and the remainder after.

Size: Larger tracts of land usually sell at lower per unit prices than otherwise similar smaller tracts. This fact is attributed to the economic principle of supply and demand. Larger tracts require a larger capital investment, which restricts the number of market participants with the financial ability to invest in such tracts and, therefore, the market demand. When necessary, adjustments are made to reflect significant size differences.

FACTUAL INFORMATION – AFTER

Utilities: Properties with access to public utilities and/or those with utilities connected to the site usually sell at higher prices than tracts without such utilities. When necessary, adjustments are made to account for difference in utility availability.

Flood Hazard: Tracts located in the flood plain and/or floodway typically sell for lower per unit prices than otherwise similar tracts not so affected. This fact is attributed to the increased development costs and restrictions often associated with such properties.

Other Physical Characteristics: Other factors that might have an effect on the market value of real estate include: drainage, shape/configurations with respect to development potential, adverse easements, road frontage, and topography. When necessary, these items will be addressed and appropriate adjustments will be applied.

The following presents the land adjustment grid for the remainder after site.

ITEM	1	2	3	4
PRICE PER ACRE	\$11,532	\$18,000	\$12,991	\$24,980
DATE	7/14/2015	6/15/2015	6/9/2015	3/14/2014
PROPERTY RIGHTS CONVEYED	0%	0%	0%	0%
SUBTOTAL	\$11,532	\$18,000	\$12,991	\$24,980
FINANCING	0%	0%	0%	0%
SUBTOTAL	\$11,532	\$18,000	\$12,991	\$24,980
CONDITION OF SALE	0%	0%	0%	0%
SUBTOTAL	\$11,532	\$18,000	\$12,991	\$24,980
BUYERS EXPENDITURES	0%	0%	0%	0%
SUBTOTAL	\$11,532	\$18,000	\$12,991	\$24,980
MARKET CONDITIONS	0%	0%	0%	0%
ADJUSTED PRICE PER ACRE	\$11,532	\$18,000	\$12,991	\$24,980
SIZE (ACRES)	55.063	20.979	49.035	32.626
LOCATION/ACCESS	0%	0%	0%	-20%
SIZE	15%	0%	15%	5%
CORNER/FRONTAGE	5%	15%	5%	5%
FLOOD PLAIN/SITE WORK/EASEMENTS	0%	0%	0%	0%
SHAPE	0%	0%	0%	0%
USE/RESTRICTIONS	0%	0%	0%	0%
UTILITIES	0%	0%	0%	0%
UTILITIES	0%	10%	10%	10%
OTHER IMPROVEMENTS	0%	0%	0%	0%
TOTAL GROSS PHYSICAL ADJUSTMENTS	20%	25%	30%	40%
TOTAL PHYSICAL NET ADJUSTMENTS	20%	25%	30%	0%
FINAL ADJUSTED PRICE PER ACRE	\$13,839	\$22,500	\$16,888	\$24,980
MEAN	\$19,552 per Acre			
MEDIAN	\$19,694 per Acre			
MAXIMUM	\$24,980 per Acre			
MINIMUM	\$13,839 per Acre			

FACTUAL INFORMATION – AFTER

Sale 1 was recorded on July 14, 2015 and involved a 55.063-acre tract located along the northeast line of Power Line Road near Richmond. The grantor in this transaction was Bruce Mahlmann and the grantee was Sowell Rosenberg Associates, LP. Consideration involved in this sale was \$11,532 per acre, or \$635,000. This property was utilized for crop production at the time of sale and was purchased for a future single-family residential development. The buyer planned to bring utilities to the site from the adjacent property. This sale required upward adjustments for size and frontage.

Sale 2 was recorded on June 15, 2015 and involved a 20.979-acre tract located at the southeast end of Curtis Road near Rosenberg. The grantor in this transaction was Phillip Gardovsky, et al and the grantee was Ke-He Ruan, et al. This property was utilized for crop production at the time of sale. The buyer's intended use is unknown. The site did not have public utilities available. Consideration involved in this sale was \$377,622, or \$18,000 per acre. This sale required upward adjustments for frontage and utilities.

Sale 3 was recorded on June 9, 2015 and involved a 49.035-acre tract located along the southwest line of Power Line Road near Richmond. The grantor in this transaction was Patsy Nell Lingnau Watts, et al. and the grantee was New Wine Chapel. This property was utilized for crop production at the time of sale and was purchased for a future religious facility. The site did not have public utilities available. Consideration involved in this sale was \$637,000, or \$12,991 per acre. This sale required upward adjustments for size, frontage, and utilities.

Sale 4 was recorded on March 14, 2014 and involved a 32.626-acre tract located along the southwest line of Rohan Road near Richmond. The grantor in this transaction was Dorothy M. Holub and the grantee was Vertical Capital Holdings, LLC. This property was utilized for crop production at the time of sale and was purchased for an investment. The site did not have public utilities available. Consideration involved in this sale was \$815,000, or \$24,980 per acre. This sale required downward adjustments for location and upward adjustments for size, frontage, and utilities.

Estimated Value of Whole Property: The comparable sales summarized in the preceding chart reflect an unadjusted sale price range of \$11,532 to \$24,980 per acre and the adjusted sale price range from \$13,839 to \$24,980 per acre. The indicated market value of the fee simple interest for the remainder after (land only), as of December 17, 2015, is concluded to be \$20,000 per acre. Equal emphasis was placed on all of the sales as they present a good representation of remainder after's market. The remainder after encompasses approximately 20.794 acres.

20.794 Acres X \$20,000 per Acre =	\$415,880
TOTAL:	\$415,880

ACQUISITION ANALYSIS

The compensation due the property owner is calculated by subtracting the whole property before the acquisition less the remainder property after the acquisition, as follows:

Final Just Compensation	
Whole Property Before the Acquisition	\$853,672
Less: Remainder Property After the Acquisition	<u>(\$415,880)</u>
Just Compensation	\$437,792

Based on the configuration and size of the remainder, in our opinion, the remainder is not damaged due to the acquisition. In addition, there are no enhancements or special benefits to the remainder property and were not considered.

ADDENDA

QUALIFICATIONS/STATE CERTIFICATIONS

PROFESSIONAL QUALIFICATIONS
Matthew Craig Whitney, MAI

2040 North Loop 336 West, Suite 120
Commonwealth Centre
Conroe, Texas 77304

936-441-8070 Houston Metro
936-756-2727 Fax
mwhitney@whitney-appraisals.com e-mail

PROFESSIONAL EXPERIENCE

Matthew C. Whitney is president of Whitney & Associates, a real estate appraisal and consulting firm located in Conroe, Montgomery County, Texas. Whitney & Associates is a full service appraisal firm specializing in client consultation, feasibility studies, and the appraisals of various types of properties including commercial, industrial, marinas, recreational areas, multi-family complexes, single-family residences, ranch properties and vacant land.

With over 22 years of experience in property valuation, Mr. Whitney has an extensive background in various properties throughout the state of Texas. Additionally, Mr. Whitney has performed consulting services for properties outside Texas, including assignments in California, Florida, Kansas, Massachusetts, Mississippi, New Hampshire, New Mexico, New York, North Carolina, Oklahoma, Rhode Island, South Carolina, South Dakota, and Virginia.

Whitney & Associates is one of the few appraisal firms awarded contracts by the State of Texas Comptroller of Public Accounts (Property Tax Division) to perform special assignments, such as the annual ratio study. The annual ratio study is essentially an audit of appraisal districts throughout the state. Each school district's government funding is affected by the results of this study. Mr. Whitney has been involved in the ratio study for 10 years and has performed analyses of over 20,000 parcels in 15 counties.

More recently, the firm has performed assignments for the purposes of portfolio management, investment analysis, right-of-ways and litigation proceedings. The Texas Department of Transportation, Montgomery County, and The City of Conroe have utilized Mr. Whitney's expertise in the expansions of Interstate Highway 45, FM 830, FM 1488, FM 1774, FM 2978, FM 3083, Wilson Road, Woodlands Parkway, Nichols Sawmill Road, and additional major projects to accommodate the area's rapid growth. Additionally, Whitney & Associates has been with TxDOT on the widening of IH 35 in Bell County and with the San Jacinto River Authority on a 55 mile water transmission line. The firm also has extensive experience in the valuation of various types of easements.

Since 2006, Whitney & Associates has also been selected to conduct appraisals of insurable values for over 60 school districts throughout Texas and Oklahoma.

Mr. Whitney has qualified to testify as an expert witness numerous times in Texas State Courts and Federal Courts.

EDUCATION

Texas A&M University, College Station, Texas

Master's Degree in Land Economics and Real Estate, May 1992

Bachelor of Science in Agriculture Economics, August 1990

SEMINARS/CONTINUING EDUCATION

Appraisal Institute Courses & Professional Seminars

- 1A-1 / Real Estate Appraisal Principles
- 1A-2 / Basic Valuation Procedures
- 1B-A / Capitalization Theory and Techniques, Part A
- 1B-B / Capitalization Theory and Techniques, Part B
- 2-1 / Case Studies
- 2-2 / Report Writing
- Part A&B / Standards of Professional Practice
- Subdivision Analysis
- Subdivision Valuation
- Understanding Limited Appraisals - General
- Attacking & Defending the Appraisal in Litigation
- How to Appraise a Golf Course
- Analyzing Operating Expenses
- Liability Management for Residential Appraisals
- Evaluating Commercial Construction
- Real Estate Forecast Competition
- Capitalization Rates, Yield Rates/Other Investment Measures
- The Ad Valorem Tax System and The Appraisal Process
- Understanding and Testing DCF Valuation Models
- Skills of Expert Testimony

Additional Real Estate Courses:

- Land Economics
- Farm and Ranch Valuation and Analysis
- Real Estate Fundamentals
- Real Estate/Oil and Gas Law
- Building Construction

PROFESSIONAL CREDENTIALS/AFFILIATIONS

MAI – Appraisal Institute

Appraisal Institute Member

Texas State Certified General Real Estate Appraiser (TX-1326491-G) (exp 11-30-16)

Society of Texas A&M Real Estate Professionals

International Right of Way Association Member

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser


Number: **TX 1326491 G**

Issued: **12/08/2014**

Expires: **11/30/2016**

Appraiser: **MATTHEW CRAIG WHITNEY**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

PROFESSIONAL QUALIFICATIONS

Keith M. McCumber, MAI, SRA, AI-GRS, SR/WA, R/W-AC

2040 North Loop 336 West, Suite 120
Commonwealth Centre
Conroe, Texas 77304

936-441-8070 Houston Metro
936-756-2727 Fax

kmccumber@whitney-appraisals.com e-mail

EDUCATION

- Sam Houston State University, Huntsville, Texas. Graduated with a Master's in Business Administration with an emphasis in Management—December 2002
- Texas A & M University, College Station, Texas. Graduated with a Bachelor of Business Administration in Finance—August 2000
- Del Mar College, Corpus Christi, Texas. Graduated with an Associates in Business Administration—December 1997

Appraisal Institute Courses & Professional Seminars

- Advanced Income Capitalization (February 2005)
- Highest and Best Use and Market Analysis (September 2005)
- Advanced Sales Comparison and Cost Approaches (February 2006)
- Report Writing and Valuation Analysis (March 2006)
- Subdivision Valuation (November 2006)
- Business Practices and Ethics (December 2010)
- Appraisal Review – General (July 2008)
- Understanding and Testing DCF Valuation Models (July 2008)
- Forecasting Revenue (July 2008)
- Analyzing Distressed Real Estate (July 2008)
- Advanced Applications (July 2008)
- General Demonstration Appraisal Report Writing Seminar (June 2009)
- Spotlight on USPAP: Common Errors and Issues (February 2010)
- A Lender's Perspective: The Role of the Appraisal (February 2010)
- Appraisal Challenges: Declining Markets and Sales Concessions (February 2010)
- Spotlight on Challenges (February 2010)
- Supervising Appraisal Trainees (September 2010)
- Data Verification Methods (September 2010)
- Real Estate Appraisal Operations (September 2010)
- Advanced Internet Search Strategies (October 2010)
- The Port of Houston and How It affects Real Estate Today (October 2010)
- Appraisal Curriculum Overview (December 2010)
- Online Appraising Convenience Stores (March 2011)
- IRWA: Course 403 – Easement Valuation (August 2011)
- IRWA: Course 103 – Ethics and the Right of Way Profession (August 2011)
- IRWA: Course 104 – Standards of Practice for the Right of Professional (August 2011)
- Fundamentals of Separating Real, Personal Property, and Intangible Business Assets (March 2012)
- Appraising the Appraisal: Appraisal Review General (April 2012)
- IRWA: Course 804 – Skills of Expert Testimony (August 2012)
- The Appraiser as an Expert Witness: Preparation & Testimony (May 2013)
- IRWA: Course 403 – Easement Valuation (July 2013)
- Marina Valuation Overview (July 2013)
- IRWA: Course 421 – The Valuation of Partial Acquisitions (October 2013)
- IRWA: Course 100 – Principles of Land Acquisition (November 2013)

- Litigation Appraising: Specialized Topics and Applications (November 2013)
- Leasehold Valuations for the Appraisal Professional (November 2013)
- IRWA: Course 900 – Principles of Real Estate Engineering (January 2014)
- Condemnation Appraising: Principles & Applications (February 2014)
- IRWA: Course 213 – Conflict Management (February 2014)
- IRWA: Course 200 – Principles of Real Estate Negotiation (February 2014)
- IRWA: Course 105 – The Uniform Act Executive Summary (April 2014)
- IRWA: Course 801 – United States Land Titles (April 2014)
- IRWA: Course 600 – Environmental Awareness (April 2014)
- IRWA: Course 700 – Introduction to Property/Asset Management (April 2014)
- IRWA: Course 800 – Principles of Real Estate Law (April 2014)
- IRWA: Course 203 – Alternative Dispute Resolution (April 2014)
- IRWA: Course 230 – Oil and Gas Land Basics & Related Surface Rights Issues (May 2014)
- Webinar: Evaluating the Evaluation (May 2015)
- Review Theory – General (June 2014)
- Webinar: You Say Fracking, I Say Frac'ing: Let's Talk Valuation (June 2015)
- IRWA: Course 703 – Real Property/Asset Management (August 2015)
- IRWA: Course 411 – Concepts for the Negotiator (August 2015)
- Webinar: Appraising Commercial and Complex Properties in a Historic Area (November 2015)
- 7-Hour National USPAP Update Course: 2016-2017 (December 2015)
- IRWA: Course 802 – Legal Aspects of Easements (December 2015)

Additional Real Estate Courses:

- Uniform Standards of Professional Appraisal Practice
- Real Estate appraisal
- Principles in Real Estate
- Law of Contracts
- Law of Agency

AFFILIATIONS/PROFESSIONAL DESIGNATIONS

Texas State Certified General Real Estate Appraiser (TX-1334227-G) (exp. 10/31/16)

MAI – Appraisal Institute

SRA – Appraisal Institute

AI-GRS – Appraisal Institute

Appraisal Institute Member – No. 467341

International Right of Way Association Member, SR/WA – No. 6517

International Right of Way Association Member, RW/AC

PROFESSIONAL EXPERIENCE

Keith McCumber graduated from Sam Houston State University in December 2002, with a Masters of Business Administration in Management and Texas A & M University in August 2000, with a Bachelor of Business Administration in Finance. He was employed as a surveying technician for McCumber Surveying from June of 1993 until August 2000. Mr. McCumber has a working knowledge of various surveying equipment.

During September 2002, he joined Whitney and Associates as a commercial appraiser. His responsibilities include inspecting properties, reviewing, preparing appraisal reports, and consulting assignment.

Mr. McCumber has over 15 years of appraisal experience with experience in property valuation, consulting services inside and outside the state of Texas, feasibility studies, portfolio management, investment analysis, right-of-way proceedings, litigation proceedings, and review appraisals.

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: **TX 1334227 G**

Issued: **08/01/2014** Expires: **10/31/2016**

Appraiser: **KEITH MICHAEL MCCUMBER**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

TAX CARD



FORT BEND CENTRAL APPRAISAL DISTRICT

Property ID: **R325220** Owner: **FORT BEND COUNTY** Property Address: **4316 HIGHWAY 36 S, ROSENBERG, TX 77471** 2015 Assessed Value: **\$251,080**

2015 GENERAL INFORMATION

Property Status: **Active**
 Property Type: **Real Exempt**
 Legal Description: **0382.5 A STONE TRACT 7 (PT), ACRES 50.216**
 Neighborhood: **Abstract Group 6 A**
 Account: **0382-00-010-0099-901**
 Total Land Area: **50.216000 acres**
 Total Improvement Main Area: **0 Sq. Ft.**

2015 VALUE INFORMATION

Improvement Homesite Value: **\$0**
 Improvement Non-Homesite Value: **\$0**
 Total Improvement Market Value: **\$0**
 Land Homesite Value: **\$0**
 Land Non-Homesite Value: **\$251,080**
 Land Agricultural Market Value: **\$0**
 Total Land Market Value: **\$251,080**
 Total Market Value: **\$251,080**
 Agricultural Use: **\$0**
 Total Appraised Value: **\$251,080**
 Homestead Cap Loss: **-\$0**
 Total Assessed Value: **\$251,080**

2015 OWNER INFORMATION

Owner Name: **Fort Bend County**
 Owner ID: **00009421**
 Exemptions: **Exempt Property**
 Percent Ownership: **100%**
 Mailing Address: **Mail Center 301 Jackson St 4004 101 Richmond, TX 77469-3108**

2015 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
C17- City of Rosenberg	Other	\$251,080	\$0	0.47	0
87 CAD- Fort Bend Central Appraisal District	Other	\$251,080	\$0	0	0
D61- Ft Bend Drainage	Other	\$251,080	\$0	0.021	0
G61- Ft Bend Co Gen	Other	\$251,080	\$0	0.465	0
M199- Ft Bend MUD 148	Other	\$251,080	\$0	0.88	0
S01- Larmer CSD	Other	\$251,080	\$0	1.39005	0
S8105- West Ft Bend Management District	Other	\$251,080	\$0	0	0
TOTALS				3.22665	

2015 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Commercial Miscellaneous	XV - Other Exemptions (not reported elsewhere)	No	\$251,080	\$0	50.216000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2014	\$0	\$251,080	\$251,080	\$0	\$0	\$251,080	\$0	\$251,080
2013	\$0	\$251,080	\$251,080	\$0	\$0	\$251,080	\$0	\$251,080
2012	\$0	\$251,080	\$251,080	\$0	\$0	\$251,080	\$0	\$251,080
2011	\$0	\$251,080	\$251,080	\$0	\$0	\$251,080	\$0	\$251,080
2010	\$0	\$251,080	\$251,080	\$0	\$0	\$251,080	\$0	\$251,080

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
	Fort Bend County	Fort Bend County	987254	

Disclaimer

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Fort Bend Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. The Fort Bend Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripheral, software and data from any virus, software, file or other cause associated with access to this application. The Fort Bend Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information and/or implied.

MAPS



Photograph Plat Map



LAND SALES AND MAP

Land Sale No. 1



Property Identification

Record ID	7653
Property Type	Vacant Land, Subdivision
Address	6319 Power Line Road, Richmond, Fort Bend County, Texas 77469
Location	Northeast line of Power Line Road, approximately 5,800 feet southeast of FM 2218
Tax ID	R46717
Legal	Out of R. H. Earnest Survey, Abstract 388
Key Map	645K
MSA	Houston-Baytown-Sugar Land

Sale Data

Grantor	Bruce Mahlmann
Grantee	Sowell Rosenberg Associates, LP
Sale Date	July 14, 2015
Deed Book/Page	2015077514
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale History	No arm's length sales in the past three years.
Verification	Joseph Benes, Broker; Other sources: FBCAD; Deed Records; MLS #62280344

Sale Price	\$635,000
Cash Equivalent	\$635,000

Land Data

Zoning	None
Topography	Level
Utilities	See Comments
Dimensions	936-Feet by 2,565-Feet

Land Sale No. 1 (Cont.)

Shape	Rectangular
Landscaping	None
Parking	None
Rail Service	None
Fencing	None
Flood Info	None

Land Size Information

Gross Land Size	55.063 Acres or 2,398,542 SF
Front Footage	936 ft Power Line Road

Indicators

Sale Price/Gross Acre	\$11,532
Sale Price/Gross SF	\$0.26

Remarks

The property was listed for \$798,000 and was on the market for approximately 77 days at this price. The listing broker indicated the property was on the market for an extended period of time at a higher price, but with little interest. There were no noted detrimental easements or flooding issues. Approximately 1/3 of the mineral interests conveyed with the sale. The property was cropland at the time of sale. The buyer planned to develop the site into a single-family residential development. The buyer planned to bring utilities to the site from an adjacent subdivision; however, the cost was not known.

The following is the most recent transaction for this property:

Grantor:	Max M. Mahlmann, et al
Grantee:	Bruce Mahlmann
Date:	December 16, 1997
Recording:	9780631
Note:	This was a non-arm's length transaction. Details concerning this transaction were not available.

Grantor:	Isa Hackstedt, et al
Grantee:	Max M. Mahlmann, et al
Date:	November 25, 1974
Recording:	74254319
Note:	Details concerning this transaction were not available.

Land Sale No. 2



Property Identification

Record ID	7654
Property Type	Vacant Land, Vacant land
Address	2005 Cottonwood School Road, Rosenberg, Fort Bend County, Texas 77471
Location	Southeast end of Curtis Road, approximately 1,375 feet southeast of Cottonwood School Road
Tax ID	R127669
Legal	Out of S. A. Stone Survey, A-392 and the James Hughes Survey, A-197
Key Map	644B
MSA	Houston-Baytown-Sugar Land

Sale Data

Grantor	Phillip Gardovsky; Mary Jo Gardovsky; and Cynthia Busa
Grantee	Ke-He Ruan and Kathy Tang
Sale Date	June 15, 2015
Deed Book/Page	2015063696
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale History	No arm's length sales in the past three years.
Verification	Other sources: FBCAD; Deed Records; MLS #55681043

Sale Price	\$377,622
Cash Equivalent	\$377,622

Land Data

Zoning	None
Topography	Level
Utilities	None

Land Sale No. 2 (Cont.)

Shape	Irregular
Landscaping	None
Parking	None
Rail Service	None
Fencing	None
Flood Info	None

Land Size Information

Gross Land Size 20.979 Acres or 913,845 SF

Indicators

Sale Price/Gross Acre	\$18,000
Sale Price/Gross SF	\$0.41

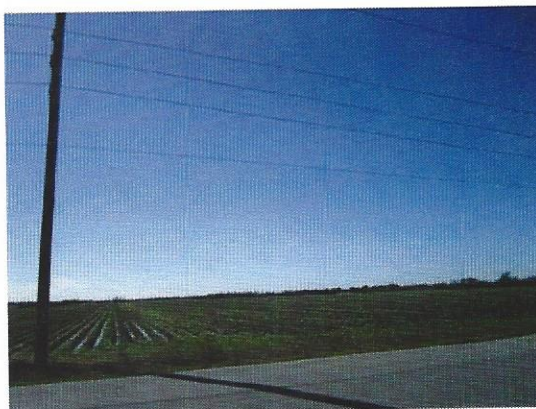
Remarks

The property was listed for \$378,000 and was on the market for approximately 551 days at this price. The property was cropland at the time of sale. The property is accessed via a gravel road. The property is adjacent to an abandoned railroad line.

The following is the most recent transaction for this property:

Grantor:	Aton Wleczyk, et al
Grantee:	Ernest Gardovsky, et al
Date:	May 19, 1987
Recording:	8730089
Note:	This was a gift deed. Details concerning this transaction were not available.

Land Sale No. 3



Property Identification

Record ID 7655
Property Type Vacant Land, Religious Facility
Address Richmond, Fort Bend County, Texas 77469
Location Southwest line of Power Line Road, approximately 1,100 feet northwest of FM 2977
Tax ID R41443; R41444; R46953; and R46954
Legal Out of the J.J. Dickerson Survey, Abstract 127 & the BBB&C Railroad Company Survey Number 1
Key Map 645Q
MSA Houston-Baytown-Sugar Land

Sale Data

Grantor Patsy Nell Lingnau Watts and Roberta Jean Lingnau Hodson
Grantee New Wine Chapel
Sale Date June 09, 2015
Deed Book/Page 2015061728 & -29
Property Rights Fee Simple
Conditions of Sale Arm's Length
Financing Cash to Seller
Sale History No arm's length sales in the past three years.
Verification Joseph Benes, Broker; Other sources: FBCAD; Deed Records; MLS #60016361

Sale Price \$637,000
Cash Equivalent \$637,000

Land Data

Zoning None
Topography Level
Utilities None

Land Sale No. 3 (Cont.)

Dimensions	1,356-Feet by 1,574-Feet
Shape	Rectangular
Landscaping	None
Parking	None
Rail Service	None
Fencing	None
Flood Info	None

Land Size Information

Gross Land Size	49.035 Acres or 2,135,963 SF
Front Footage	1356 ft Total Frontage: 1356 ft Power Line Road

Indicators

Sale Price/Gross Acre	\$12,991
Sale Price/Gross SF	\$0.30
Sale Price/Front Foot	\$470

Remarks

The property was listed for \$686,000 and was on the market for approximately 1,608 days at this price. The property was cropland at the time of sale. The broker stated there was one easement on the property, but was cleared prior to sale. The property was purchased for a future religious facility. No minerals were conveyed.

The following is the most recent transaction for this property:

Grantor:	Erwin Lingnau, Jr., et al
Grantee:	Patsy Nell Lingnau Watts
Date:	February 13, 1976
Recording:	76281792
Note:	Details concerning this transaction were not available.

Land Sale No. 4



Property Identification

Record ID	7656
Property Type	Vacant Land, Vacant land
Address	Richmond, Fort Bend County, Texas 77469
Location	Southwest line of Rohan Road, approximately 2,900 feet southeast of FM 2977
Tax ID	R212394
Legal	Out of the William Lusk Survey, Abstract 276
Key Map	606W
MSA	Houston-Baytown-Sugar Land

Sale Data

Grantor	Dorothy M. Holub
Grantee	Vertical Capital Holdings, LLC
Sale Date	March 14, 2014
Deed Book/Page	2014024505
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale History	No arm's length sales in the past three years.
Verification	Jeff Gibson, Listing Agent; Other sources: FBCAD; Deed Records; MLS #82666144
Sale Price	\$815,000
Cash Equivalent	\$815,000

Land Data

Zoning	None
Topography	Level
Utilities	None
Dimensions	900-Feet by 1,550-Feet
Shape	Rectangular

Land Sale No. 4 (Cont.)

Landscaping	None
Parking	None
Rail Service	None
Fencing	None
Flood Info	None

Land Size Information

Gross Land Size	32.626 Acres or 1,421,189 SF
Front Footage	900 ft Total Frontage: 900 ft Rohan Road

Indicators

Sale Price/Gross Acre	\$24,980
Sale Price/Gross SF	\$0.57
Sale Price/Front Foot	\$906

Remarks

The property was listed for \$895,000 and was on the market for approximately 112 days at this price. The property was cropland at the time of sale. The broker stated the property was purchased as an investment. No minerals were conveyed.

The following is the most recent transaction for this property:

Grantor:	Alvin Rohan., et al
Grantee:	Dorothy M. Holub
Date:	May 9, 1997
Recording:	9728129
Note:	Details concerning this transaction were not available.

LAND SALE MAP

