



818 S. FLORES ST. SAN ANTONIO, TEXAS 78204 www.saha.org

Procurement Department

ADDENDUM # 1

To: File 1808-909-57-4827
RFP for: Development Partner for 5700 Culebra Road

The following questions are asked?

Question 1: The current Zoning is C-2, who will be responsible for filing to rezone the property?

Answer 1: The Developer would be responsible for obtaining the re-zoning however; SAHA will assist in the process.

Question 2: Is there a survey of the property?

Answer 2: See attached legal descriptions and additional aerials.

Question 3: Is there a minimum number of units that SAHA is expecting?

Answer 3: SAHA does not have a minimum number of units but we want to maximize the use of this property.

Question 4: Will SAHA allow the inclusion of some commercial elements?

Answer 4: SAHA is not averse to including some commercial elements.

Question 5: Are there any other reports available for this property for example a Phase I Environmental?

Answer 5: See attached, these are all we can find.

Pre-submittal attendance attached.

By: *Charles R Bode*
Charles Bode Asst. Director of Procurement

Date: October 1, 2018

Exhibit "A"
Page 1 of 2

FIELD NOTES

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE CHARLES F. KING SURVEY NO. 86, N.C.B. 13519, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; BEING A PORTION OF LOT 2, BLOCK 1, SCIENCE PARK, UNIT 5, A SUBDIVISION AS RECORDED IN VOLUME 6900, PAGE 77 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING ALL OF A 9.839-ACRE TRACT AS CONVEYED TO MBANK ALAMO, N.A. BY DEED RECORDED IN VOLUME 3955, PAGE 904 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the curving west right-of-way line of Mira Vista at the northeast corner of the above described Lot 2, Block 1, Science Park, Unit 5, said iron rod found also being the northeast corner of the above described MBank Alamo, N.A. 9.839-acre tract, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the west right-of-way line of Mira Vista, the following four (4) courses:

- 1) Along a curve to the left an arc distance of 194.88 feet, having a radius of 60.00 feet and a chord which bears S03° 17'30"E a distance of 119.83 feet to a 1/2" iron rod found at a nontangent point of compound curvature;
- 2) Along a curve to the left an arc distance of 269.63 feet, having a radius of 430.00 feet and a chord which bears S28° 16'26"E a distance of 265.23 feet to a 1/2" iron rod found at a point of nontangent reverse curvature;
- 3) Along said curve to the right an arc distance of 295.61 feet, having a radius of 370.00 feet and a chord which bears S23° 21'52"E a distance of 287.81 feet to a 1/2" iron rod found at a point of nontangent compound curvature; and
- 4) Along a curve to the right an arc distance of 39.40 feet, having a radius of 25.00 feet and a chord which bears S44° 09'02"W a distance of 35.45 feet to a 1/2" iron rod found at the intersection with the north right-of-way line of Culebra Road for the southeast corner of this tract;

THENCE, with the north right-of-way line of Culebra Road, S 89°27'51"W a distance of 700.89 feet to a 1/2" iron rod found at the southwest corner of said MBank Alamo, N.A. 9.839-acre tract for the southwest corner of this tract;

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Exhibit "A"

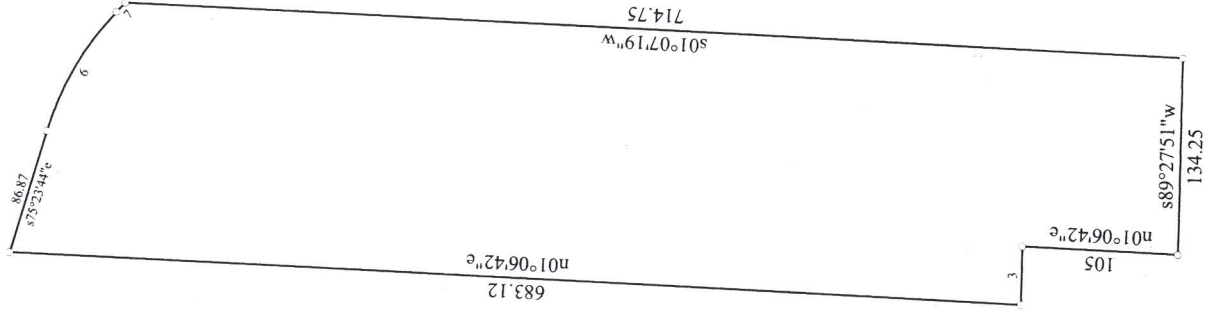
Page 1 of 2

THENCE N01°07'19"E a distance of 953.26 feet to a 1/2" iron rod set on the south line of a 48-foot drainage right-of-way for the northwest corner of this tract;

THENCE, with the south line of said 48-foot drainage right-of-way, the following three (3) courses:

- 1) S48°25'44"E a distance of 364.03 feet to a 1/2" iron rod found at a point of nontangent curvature of a curve to the left;
- 2) Along said curve to the left an arc distance of 180.03 feet, having a radius of 243.60 feet and a chord which bears S69°17'32"E a distance of 175.96 feet to a 1/2" iron rod set at a point of tangency; and
- 3) N 89°42'44"E a distance of 23.29 feet to the POINT OF BEGINNING, and containing 9.841 acres of land, more or less.

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Title:

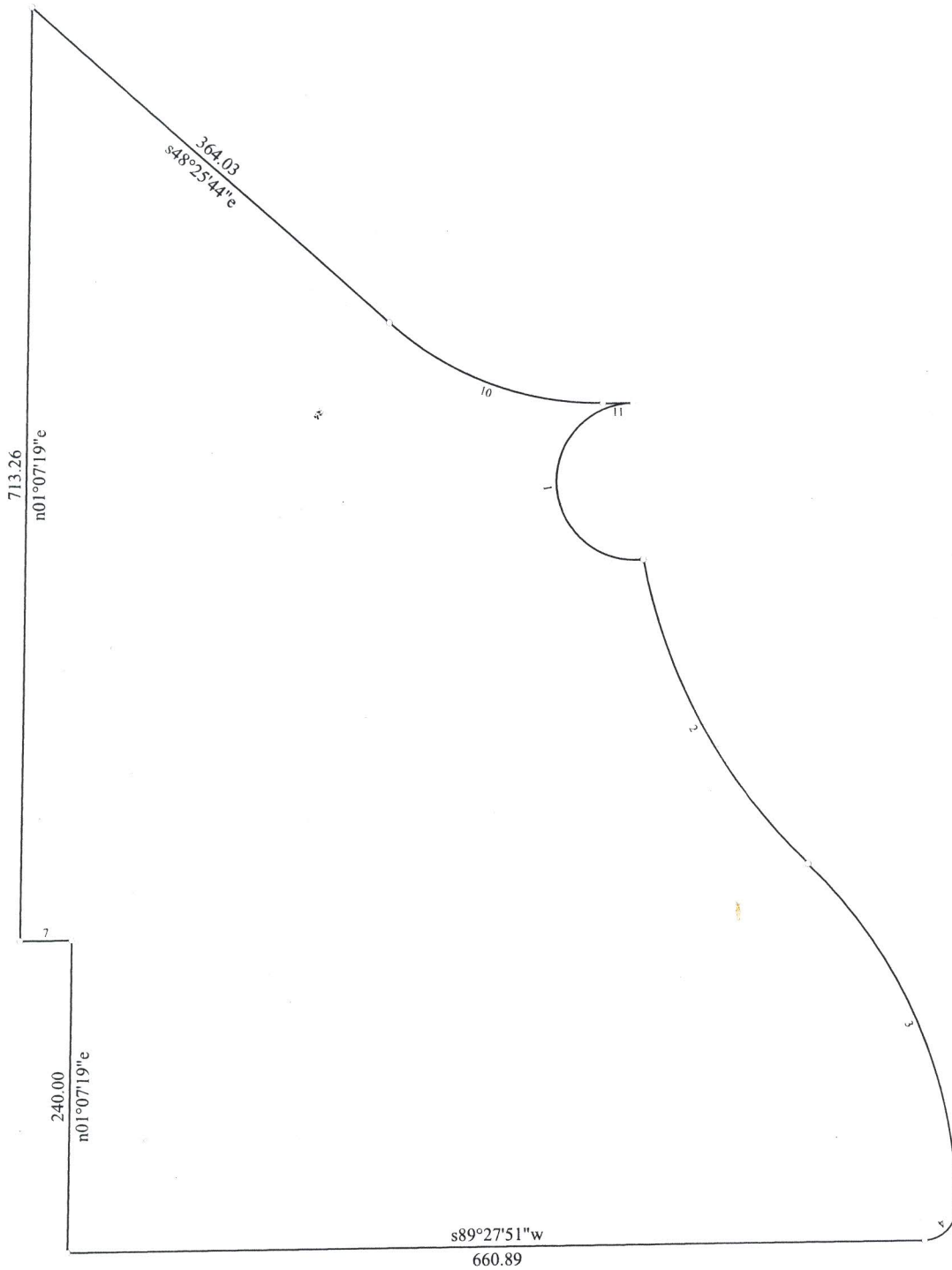
Scale: 1 inch = 130 feet

Date: 04-02-2008

File: 5700 Culebra 3.des

Tract 1: 2.945 Acres: 128296 Sq Feet: Closure = n54.3409w 0.00 Feet: Precision > 1/9999999: Perimeter = 1867 Feet
 001=s89.2751w 134.25
 002=n01.0642e 105
 003=s89.2751w 40

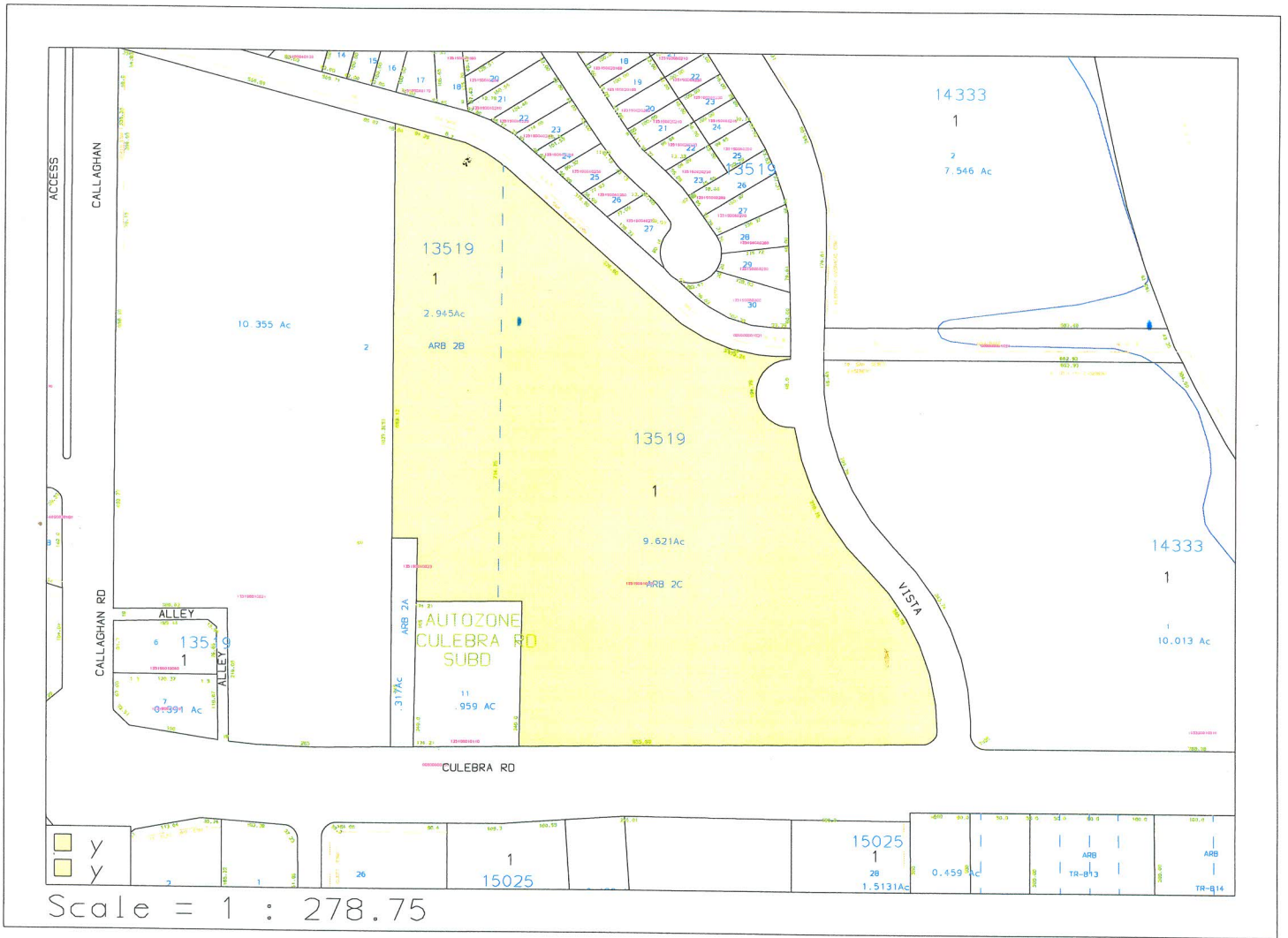
004=n01.0642e 683.12
 005=s75.2344e 86.87
 006=s61.5204e, Chd=93.42, T=s75.2224e
 007=s48.2242e 8.7
 008=s01.0719w 714.75



Title: _____ Date: 04-02-2008

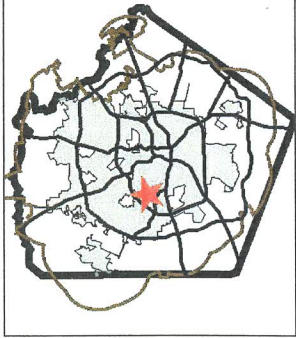
Scale: 1 inch = 130 feet File: 5700 Culebra 4.des

Tract 1: 9.621 Acres: 419097 Sq Feet: Closure = n89.0143e 0.00 Feet: Precision >1/999999: Perimeter = 3021 Feet		
001: Lt, R=60, Arc=194.88 Bng=s03.1730e, Chd=119.83	005=s89.2751w 660.89	009=s48.2544e 364.03
002: Lt, R=430, Arc=269.63 Bng=s28.1626e, Chd=265.23	006=n01.0719e 240.00	010: Lt, R=243.60, Arc=180.03 Bng=s69.1732e, Chd=175.96
003: Rt, R=370, Arc=295.61 Bng=s23.2152e, Chd=287.81	007=s89.2745w 40.00	011=n89.4244e 23.29
004: Rt, R=25, Arc=39.40 Bng=s44.0902w, Chd=35.45	008=n01.0719e 713.26	

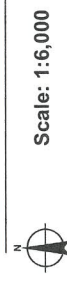




Internet Mapping Framework



- Legend**
- SA International Airport
 - Lakes
 - Military Bases
 - Incorporated Towns
 - San Antonio City Limits
 - Bexar County Line
 - Bexar Streets
 - Parcels
 - Aerial Photo Index
 - BatCave
 - Bulverde
 - Camp Bullis
 - Castle Hills
 - Culebra Hill
 - Elmendorf
 - Helotes
 - Jack Mountain
 - La Coste
 - LaCoste NE
 - Leming
 - La Vernia SW
 - Longhorn
 - Loysoya
 - Lytle
 - Macdona
 - Martinez
 - Medina Lake
 - New Berlin
 - Pipe Creek



Map center: 2095962, 13711207

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

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Texas PO# 141838

**A Limited Appraisal Presented in
Summary Form for 5700 Culebra Road, San Antonio, Texas**



Prepared for

San Antonio Housing Authority

818 S Flores St

San Antonio, TX 78204

October 27th, 2012

By

Darryl Petitt & Associates,

27514 Timberline Dr, San Antonio, Texas 78260

Darryl Pettitt & Associates - 5700 Culebra Road, Antonio
Texas PO# 141838

DARRYL PETITT & ASSOCIATES LLC

27514 Timberline Dr

San Antonio, TX 78260

Phone: (830)714-7145 · Fax: (210)579-1112

October 30th, 2012

San Antonio Housing Authority

818 S Flores St

San Antonio, TX 78204

Re: The Market Value appraisal of a parcel of Commercial land located
on 5700 Culebra Rd, San Antonio, Texas

Dear Client:

We have completed an investigation and appraisal of the above referenced property. The purpose of the appraisal is to estimate the Market Value of the fee simple interest of the existing property subject to the various **Assumptions and Limiting Conditions** described in the following report. The subject property is a parcel of land which is part of a larger tract. The appraiser will consider the value as is and the damage, if any, to the value after the taking.

This is a summary report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal

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Texas PO# 141838

Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in the appraiser's file. The depth of discussion contained in the report is specific to the needs of the client. The appraiser is not responsible for unauthorized use of this report.

There are no improvements on the site, which consists of a total of 548,672.36 square feet. The subject site is a parcel of 12.584 acres located on 5700 Culebra Rd. The total acreage is a combination of two parcels one with 9.541 acres located on the corner of Culebra Road and Mira Vista and a 2.943 acres with small frontage on Culebra Road. The above information was obtained from Bexar County Appraiser District and The San Antonio Housing Authority and enclosed surveys. The estimated marketing period for the subject property is considered to be twelve months to twenty-four months at the concluded value.

The subject is considered to be the type of property typically purchased by an owner user for use. Please refer to the Highest and Best Use section of the report for the details of this analysis.

The Cost Approach considers the replacement cost of the improvements, less accrued depreciation, to which is added the land value. Cost Approach was not used in this report since improvements are not considered in this report.

The Income Approach is widely applied in appraising income-producing properties. The Income Approach is not within the cope of this appraisal.

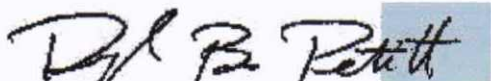
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The Sales Comparison Approach draws heavily upon the principle of substitution. In essence, this principle states that a prudent purchaser will pay no more for any particular property than it would cost him to acquire an equally desirable alternate property. This approach consists of the comparison of the subject property to similar property that has recently sold or is currently being offered for sale. This comparison process involves making adjustments between the subject property and the comparable properties on an item-by-item basis. The factors considered in the comparison include location, size, and date of sale, and conditions of the sale to include financial terms, physical characteristics, and a myriad of miscellaneous items. The subject property is the standard and the adjustments are made to the sales price of the comparable property in order to arrive at an indication of value for the subject.

The concluded values, as well as other opinions expressed in this report, are not based upon a requested minimum value, a specific value, or the approval of a loan. The subject property has no natural, cultural, recreational or historical value.

The effective date of the opinion of value of the subject property as of November 1st, 2012 is: **\$1,647,500**

**ONE MILLION SIX HUNDRED AND FORTY-SEVEN THOUSAND AND FIVE
HUNDRED DOLLARS**

A handwritten signature in black ink, reading "Darryl B. Pettitt", is written over a light blue rectangular background.

Respectfully submitted,

Darryl Petitt & Associates - 5700 Culebra Road, Antonio
Texas PO# 141838

Darryl B Petitt, State Certified General Real Estate Appraiser

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EXECUTIVE SUMMARY

PROPERTY TYPE:	Commercial Land
LOCATION:	5700 Culebra Road, San Antonio, TX
LEGAL DESCRIPTION:	NCB 13519 BLK 1 LOT E IRR 835.91 FT & E IRR 714.75 FT of 2 (ARB 2B & ARB 2C)
PROPERTY RIGHTS APPRAISED:	Fee simple
PURPOSE OF APPRAISAL:	Estimate Market Value
FUNCTION OF APPRAISAL:	Estimate Market Value
DATE OF REPORT:	November 1st, 2012
DATE OF VALUE:	November 1st, 2012
DATE OF INSPECTION:	October 22 nd , 2012
OWNERSHIP	San Antonio Housing Authority
SITE AREA:	548,672.36 Square feet or 12.584 Acres
SHAPE:	Irregular
ZONING:	Commercial/Multifamily.
HIGHEST and BEST USE:	
AS IF VACANT	Commercial Use
AS IMPROVED	Commercial Use

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MARKETABILITY:

The most likely purchaser of the subject is considered to be a single user. A sale could most likely be accomplished within a twelve to twenty four month marketing period at the concluded value.

INDICATED VALUES (FEE SIMPLE):

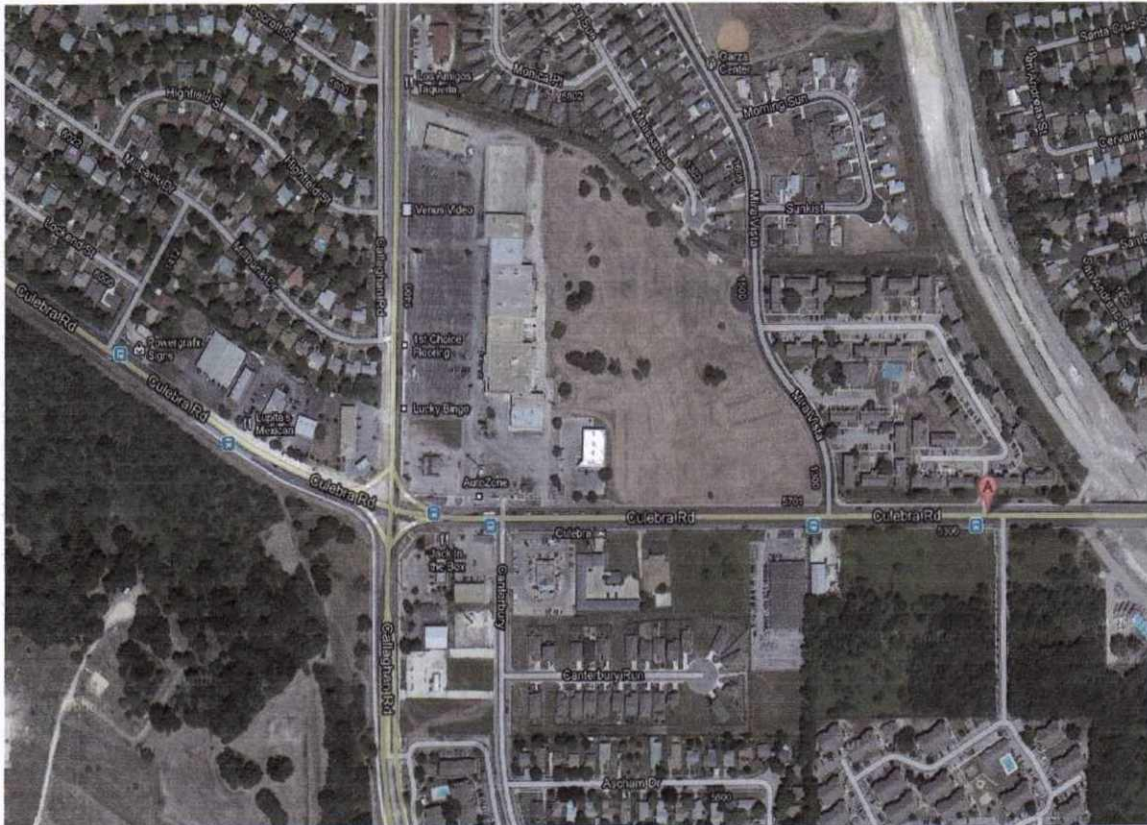
SALES COMPARISON:

\$1,647,500

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SUBJECT DESCRIPTION AND IDENTIFICATION:

IDENTIFICATION OF THE PROPERTY: The subject property is located on 5700 Culebra Rd, San Antonio, TX . The subject consists of a parcel of land, approximately 12,584 acres or 548,672.36 square feet. The subject is irregular in shape and topography is level, it has trees and shrubs but mostly cleared. Surrounded by mostly multifamily development.



The following information is the recorded Permitted encumbrances and easements of the subject and a corresponding recorded plat.

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HISTORY OF THE SUBJECT PROPERTY: The Subject is owned by the San Antonio Housing Authority since 6th January 1992 at which time it was obtained through Special Warranty Deed from the Occidental Nebraska Savings Bank.

PURPOSE AND FUNCTION OF THE APPRAISAL: The purpose of this report is to estimate the market value of the fee simple interest of the subject site.

PROPERTY RIGHTS APPRAISED: The property rights appraised in this report are those constituting the fee simple interest in the subject property.

DETRIMENTAL CONDITIONS: No detrimental conditions were noted

DATE OF VALUE: The effective date of this appraisal is November 1st, 2012

INDEPENDENCE AND COMPETENCY: DARRYL B Petitt is an independent fee appraiser. The compensation received for the performance of this appraisal is not contingent upon the reporting of a predetermined value or direction in value that favors the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. The appraiser, by way of extensive training and field experience is in compliance with the competency provision of the Uniform Standards of Professional Appraisal Practice.

DEFINITION OF MARKET VALUE: Market Value is an accepted legal term that has, as its basis for definition, the decisions of various state and federal courts throughout the country. As a result, there have been many definitions of Market Value formulated. For the purpose of this appraisal and according to the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), market value is defined as:

The most probable price which a property should bring in a competitive

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and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1) buyer and seller are typically motivated;
- 2) both parties are well informed or well advised, and each acting in what he considers his own best interest;
- 3) a reasonable time is allowed for exposure in the open market;
- 4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. Definitions of pertinent terms are taken from the Dictionary of Real Estate Appraisal, Second Edition, published by the American Institute of Real Estate Appraisers.

Fee Simple Interest: Absolute ownership unencumbered by any other interest or estate; subject only to the four powers of government.

Cash Equivalent Value: A price expressed in terms of cash, as distinguished from a price expressed totally or partly in terms of the face amounts of notes or other securities that cannot be sold at their face amounts.

APPRAISAL PROCESS:

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The appraisal process is the orderly program in which the data used to estimate the value of the subject property is gathered, classified, analyzed, and presented. The first step in this process is to define the problem. This includes identifying the real estate to be valued, the property rights to be appraised, the type of value sought, and the effective date of that value. Next, the factors that affect the value of the property are analyzed. These factors may include regional, area, and neighborhood trends; both, site and improvement analysis; an analysis of highest and best use; and the application of the three approaches to value, as applicable.

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SUBJECT VALUATION METHODOLOGY:

In this case, three approaches have been considered in the appraisal of the subject property, however only one approach was found to be viable for the value conclusion.

The Cost Approach, wherein the value of the land as if vacant is estimated, to which is added the depreciated value of the improvements; the Sales Comparison Approach, wherein the recent sales of comparable properties are identified, analyzed and compared to the subject by means of various units of comparison to reach an estimated value. The Cost Approach is not considered to be meaningful due to the fact that the subject is vacant land.

The Sales Comparison Approach reflects the market place with all of its variables such as the economic activity for properties of the subject's type.

The Income Approach is widely applied in appraising income-producing properties. Anticipated present and future net operating income, as well as any future reversions, is discounted to a present worth figure, or the stabilized net operating income is capitalized by direct capitalization. The income approach also relies upon market data to establish current market rents and expense levels to arrive at an expected net operating income. Since the subject site is vacant land this approach does not apply.

The appraisal process is concluded by reviewing each of the approaches to value used. The type and reliability of the data and the applicability of each approach has been considered. Finally, the approaches are reconciled and the final value is estimated.

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EXTENT OF THE DATA COLLECTION PROCESS:

Deed records are searched, along with tax records. Comparable sales are searched in data available to the appraiser during the normal course of business. Physical inspection of the subject is performed and pictures are taken of the subject and the surrounding area. Analysis of the subject neighborhood and market area of the subject are performed based on data researched and consisting of active comparable sales and sold data available. Analysis includes highest and best use, possible marketing period, and neighborhood makeup such as mixture of commercial, residential and vacant properties.

In the case of this report the only approach considered is the Sales Comparison Approach since the parcel appraised is a small section of the overall subject property. There are no improvements on the subject.

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Subject Pictures:



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SITE DESCRIPTION:

A survey was furnished to the appraiser and the dimensions were taken from said survey and data from Bexar County Appraisal District.

LOCATION: The subject site is located on the south line of Ingram Road in San Antonio, Bexar County Texas.

AREA/SHAPE: The subject site contains a total of 548,672.36 square feet tract out of 12.584 acres of land. The shape of the main tract is mostly rectangular.

ACCESS: Access to the site is good by way of Culebra Road and Mira Vista, San Antonio, TX .

SOIL CONDITIONS: The Appraiser did not receive or review a soil report. However, it is assumed that the load bearing capacity of the soil is sufficient to support any proposed structures and that drainage is adequate.

UTILITIES: All public utilities are available to the site.

EASEMENTS: The following easements are recorded in the public records.

HAZARD: The subject slopes slightly to the east. Part of the subject is not located in a flood prone area according to FEMA Map number 480029C0380G dated 09/29/2010, Zone X, panel 0380G, FIPS Code 48029, Community: 480045, Census Tract 1805.04.

ENVIRONMENTAL: It is assumed that no waste hazards affecting the value is on the subject site. Identification of hazardous materials is not within the scope of this appraisal assignment and it is assumed that no such

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materials are present. The appraiser has not made a thorough inspection nor is he qualified to determine whether such hazardous materials exist on the site. The appraiser was not able to walk the entire easement due to fencing and brush.

IMPROVEMENTS: There are no improvements on the parcel.

COMMENTS: The subject site conforms to the surrounding properties. All utilities are available.

San Antonio History:

San Antonio, the second-largest city in Texas and the seat of Bexar County, is located in the south-central part of the state, on the San Antonio River.

The site of San Antonio was first visited in 1691 by a Franciscan friar on the feast day of St. Anthony and was named San Antonio de Padua in his honor. San Antonio was permanently settled on May 1, 1718, when the Spanish governor of Coahuila and Texas, Martin de Alarcón, founded the presidio (a fort) of San Antonio de Bejar (Bexar) and the mission of San Antonio de Valero (later called the Alamo) on the site of a Coahuiltecan Indian village. San Antonio remained almost continuously under Spanish rule until 1812, when Mexico won its independence from Spain.

During the outbreak of the Texas revolution (1835) against the forces of Mexican dictator General Santa Anna, San Antonio was captured by a small band of rebels who occupied the fortified mission of the Alamo in Dec. 1835. The historic battle of the Alamo was fought there (Feb. 24 to March 6, 1836), and its 183 besieged defenders were killed by Santa Anna's troops. Their deaths aroused the anger and spirit of Texans and led

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them to shout their famous battle cry "Remember the Alamo!" and defeat the Mexicans six weeks later (April 21, 1836) at the battle of San Jacinto. Texas became an independent republic in 1836, and San Antonio was incorporated as a city on Jan. 5, 1837.

After the Civil War, with the arrival of the railroad in 1877, San Antonio prospered as a major shipping point for cattle. The city has been an important military center since World War II and is the home to five of the largest military installations in the nation, including Fort Sam Houston, constructed in 1876. San Antonio is a leading livestock center and one of the largest produce exchange markets. The city's industries are highly diversified, and tourism is also important to the economy.

San Antonio Facts: 2012

LOCATION: San Antonio, the seat of Bexar (pronounced "Bear") County, occupies an area of 368.6 square miles in south central Texas at the edge of the Gulf Coastal Plains, about 140 miles north of the Gulf of Mexico. The metropolitan statistical area (MSA) is made up of the counties of Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson Counties.

AREA:

City of San Antonio Incorporated Area.....368.6 sq. mi.

Bexar County Total Area..... 1,257 sq. mi.

Metropolitan Statistical Area.....7,385 sq. mi.

ALTITUDE:

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San Antonio.....701 feet

Bexar County.....500-1,900 feet

San Antonio Total Population: 1,296,682

Hispanic.....735,458 (61.2%)

Non-Hispanic.....466,765 (38.8%)

White.....768,878 (64%)

Black..... 73,540 (6.1%)

American Indian.....8,100 (0.7%)

Asian.....21,934(1.8%)

Native Pacific.....1,184 (0.1%)

Other.....289,711 (24.0%)

Two Races.....8,876(3.2%)

Government:

San Antonio has a council-manager form of city government. The City Council consists of 11 elected members, with 10 members by districts and the Mayor elected at large.

WATER SUPPLY: The City of San Antonio's water is obtained through two major water purveyors, the San Antonio Water System and the Bexar

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Metropolitan Water District. Each purveyor is responsible for providing water service within their respective jurisdictions. The San Antonio Water System obtains water from the Edwards Aquifer, Twin Oaks Aquifer Storage and Recovery, Recycled Water, Trinity Aquifer and the Western Canyon Project. The Bexar Metropolitan Water District utilizes water from Canyon Lake, Lake Dunlap, Edwards and Trinity Aquifers and several other water sources.

Sources: SAWS and Bexar Metropolitan Water District

Education: The 21 independent school districts within the San Antonio MSA (15 in San Antonio alone) have a total enrollment of 555,753. Of those, 66.4% are Hispanic. The student-to-teacher ratio is 15:2. In addition, there are more than 50 parochial and more than 100 private schools in San Antonio. The city has eight accredited universities as well as a four-campus community college system.

Source: Texas Education Agency

Housing: The median sale price of an existing home in the City of San Antonio dropped slightly, only 0.3% in 2008 to \$185,151. Existing home sales dropped 18.8% by the last quarters over the same period in 2007. The overall apartment occupancy rate in the 3rd quarter of 2008 was 92.6%. The average rental was \$0.85 per square foot.

LARGEST PUBLIC

SECTOR EMPLOYERS:

Lackland Air Force Base/37th Training Wing, Fort Sam Houston, Randolph Air Force Base, City of San Antonio, Northside Independent School District, University of Texas, Health Science Center at San Antonio, University Health

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System, CPS Energy, Bexar County, University of San Antonio, Brooke Army Medical Center, Brooks City-Base, U.S. Postal Service, San Antonio Police Department and South Texas Veterans Health Care System.

LARGEST PRIVATE SECTOR EMPLOYERS: Toyota, AT&T, H.E.B. Grocery Company, Valero Energy Corporation, USAA, Zachry Group, Sanitors, Inc., Baptist Health System, Methodist Health System, Administaff, Eye Care Centers of America, Taco Cabana, VIP Temporaries, Frost National Bank, Southwest Research Institute, Aaron Rents and Sells Furniture, Christus Santa Rosa health Care, JP Morgan Chase Bank and Citicorp.

Source: Largest Employers Directory 2008, The Greater San Antonio Chamber of Commerce

Total Employment San Antonio MSA: Total Wage and Salary Employment 851,767, Unemployment rate 6.8(2012)

Source: Workforce Solutions

TAXATION: Texas state retail tax is 6.25%, and foods and drugs are the major exclusions. The City of San Antonio levies a retail sales tax of 1.250% on all items except groceries, prescription drugs, rent, mortgage payments and gasoline. The Metropolitan Transit Authority charges 0.5% sales tax in the cities of Alamo Heights, Balcones Heights, Castle Hills, China Grove, Converse, Elmendorf, Kirby, Leon Valley, Olmos Park, St. Hedwig, San Antonio, Shavano Park and Terrell Hills. The Advanced Transportation District levies a 0.25% sales tax in the City of San Antonio. The total sales tax for the City of San Antonio is 8.125%. Neither the city nor the state of Texas charges a personal or corporate income tax. Listed below are some property tax rates for the fiscal year 2008-2009.

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OFFICE SPACE: A flat third quarter was viewed as an adjustment after the 2007 market ended with more than 513,221 sq. ft. of absorption – a reduction of 76.2% over the prior year was noted in 2008. An average vacancy rate of 14.5% was recorded in the third quarter of 2008 which is an increase of .5% over the third quarter of 2007. With 17 new projects totaling 1.4 million sq ft scheduled to come on line in the next six month, and given the current economic outlook, vacancy rates and rent may experience pressure in the months to come.

INDUSTRIAL SPACE: The end of 2008 indicated a slightly decreasing market with the citywide vacancy rate at 12.2% compared to 11% the year before. The overall absorption rate of the first three quarters of 2008 was 320,185 which was a slight decrease of 9.2% over 2007. New construction brought more than 265,000 square feet of space to the market and 1.5 million sq. ft. of projects are currently under construction, the majority situated in the North sector. During the third quarter of the year, rents citywide averaged \$8.40 per square foot an increase of 3.3% over the previous year.

RETAIL SPACE: The San Antonio retail market recorded a positive gain by the third quarter of 2008. New developments brought 154,793 sq. ft. of retail space to the marketplace. More than four million sq. ft of speculative retail space projects are under construction. Investment activity may have slowed from the fast-pace of previous years, due to a lack of available product on the market, but demand appears be keeping pace with new supply to allow city-wide vacancy to remain stable. The current citywide vacancy is at 13%, an increase over last year which was 11.02%, however absorption was up by 132.2 % over last year.

Source: REOC Partners, Ltd.

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HEALTHCARE AND BIOSCIENCE INDUSTRY: The industry is San Antonio's number one economic generator with an annual direct impact estimated at \$15.3 billion. There are more than 112,762 medical industry employees in San Antonio, accounting for nearly one-seventh of total employment in the city with an annual payroll of \$4.4 billion.

Source: 2006 Economic Impact Study, Healthcare and BioScience Industry

RESEARCH AND DEVELOPMENT: San Antonio is home to the world's largest genomic computing cluster – more than 3,000 processors dedicated to human genetic research aimed at disease diagnosis, prevention and treatment. It is also home to one of the oldest and largest county medical societies in the U.S and is the site of the world's largest concentration of Phase I clinical trials for cancer drugs; as well as the site of one of the nation's four active maximum containment (BSL4) laboratories able to handle the most deadly pathogens and the only one that is privately owned. The new Center for the Intrepid, a world-class rehabilitation center at Brooke Army Medical Center, serves military personnel who have been catastrophically disabled in military operations. More than \$50 million in private donations were used to establish the Center.

Source: 2006 Economic Impact Study, Healthcare and BioScience Industry

TOURISM AND CONVENTIONS: San Antonio received 21.3 million visitors in 2004; over 9.1 million are overnight leisure travelers. The Hospitality & Leisure industry employs over 99,000 and has an estimated annual economic impact of \$8.7 billion. The San Antonio metro area has more than 34,000 hotel rooms, while downtown San Antonio has over 11,000 hotel rooms. The Grand Hyatt San Antonio is expected to add 1,000 additional hotel rooms upon its completion in March 2008. The convention industry experienced a 25% delegate attendance increase in 2008 and

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an 13.8% booking in rooms by the third quarter of 2008.

Source: San Antonio Convention and Visitor' Bureau

ATTRACTIONS: Major tourist attractions include the Alamo and the San Antonio Missions National Historical Park, Sea World of Texas, the River Walk, La Villita, the Tower of the Americas, El Mercado (Mexican Market), the Institute of Texan Cultures, Brackenridge Park, San Antonio Zoo, the Japanese Sunken Gardens, Spanish Governor's Palace and Six Flags Fiesta Texas Theme Park. San Antonians are known for throwing a party at the drop of a hat and therefore have numerous visitors come into town for various special events throughout the year. Some of the city's well known annual events are: Livestock Show and Rodeo (February); Starving Artist Show (April); Fiesta San Antonio (April); Cinco de Mayo (May); and Folklife Festival (June). San Antonio has become a popular destination year round, particularly from Thanksgiving through New Year's when the River Walk is streamed with colored lights.

MILITARY STATISTICS: The four military installations located in San Antonio are Fort Sam Houston, Brooks Air Force Base, Lackland Air Force Base, and Randolph Air Force Base.

Military, Reserve & National Guard.....	65,360
Civil Service.....	26,587
Direct Impact.....	\$6.2 billion total

Source: Military Public Affairs, 2006

RECREATION: San Antonio is the home of the four-time NBA Champions San Antonio Spurs professional basketball team, the San Antonio Missions

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professional minor league baseball team and the AHL Rampage hockey team. Wild turkey, dove, quail and deer are plentiful for hunting a few miles away from the city. There are many streams and lakes nearby, and the Gulf of Mexico is only three hours distance by automobile.

TRANSPORTATION:

Railroads: Union Pacific (UP) railroad provides rail service to San Antonio for the U.S. coasts and cities along the U.S.-Mexico border. Currently, the UP has two intermodal facilities in San Antonio; both are equipped for loading and unloading various types of rail freight containers. The railroad's new San Antonio Intermodal Terminal will begin processing over 100,000 trailers with future growth potential of 250,000 trailers and containers per year.

Source: Union Pacific Railroad

Freeways, Streets and Roads: The city is encircled by Loop 410 (52.9 miles) and Loop 1604 (94.3 miles), facilitating access to all parts of San Antonio. There are five U.S. highways, four interstate highways and numerous state highways serving the city. The Texas Department of Transportation is currently overseeing the reconstruction of two major intersections (410 & IH10 and 410 & 281) and has 67 projects under construction in Bexar County totaling \$998 million.

Source: Texas Department of Transportation

Air Transportation: The City Aviation Department operates a full service airport (San Antonio International Airport) with an international port of entry, and Stinson Airport, which is strictly a general aviation airport for small commercial and private aircraft. In 2008, there were an average of

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260 daily domestic and international departures and arrivals at the airport, carrying over 6 million passengers to their destinations. Stinson Field is the private air port for San Antonio which takes of the pressure from the International Airport and can serve as a back-up in case of overcrowding.

Public Transportation: VIA Metropolitan Transit serves the San Antonio area. It is funded through a 0.5% sales tax, fare box revenues and federal funds. VIA operates a fleet of 450 buses with 6,845 bus stops serving 98% of Bexar County. VIAtrans is a service available to the mobility impaired and a park-and-ride service is available to commuters.

For the fiscal year 2005-2006, VIA served 43.5 million customers.

Souce: VIA Metropolitan Transit

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NEIGHBORHOOD DESCRIPTION

The subject neighborhood is located approximately 10 miles north from the Central Business District of San Antonio, Texas.

The neighborhood consists of single family, multifamily and commercial buildings with its Loop 410 North, Highway 151 West, IH 10 East and South.

Vacant lots are available and the neighborhood is showing signs of stable growth. New construction is present and older buildings are being updated.

No detrimental conditions were noticed by the appraiser.

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HIGHEST AND BEST USE

According to the Dictionary of Real Estate Appraisal, a publication of the American Institute of Real Estate Appraisers, highest and best use may be defined as:

- (1) The reasonable and probable use that supports the highest present value of vacant land or improved property, as defined, as of the date of appraisal.
- (2) The reasonably probable and legal use of land or sites as though vacant, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value.
- (3) The most profitable use. The highest and best use of the subject site was evaluated both as if vacant and as improved.

In each case, the highest and best use must meet four criteria. The use must be:

- (1) Physically possible;
- (2) Legally permissible;
- (3) Financially feasible;
- (4) Maximally productive

HIGHEST AND BEST USE AS IF VACANT - PHYSICALLY POSSIBLE:

The highest and best use of the subject site, as if vacant, is limited to those uses that are physically possible. As discussed in the Site Description and Analysis section, the overall subject site is comprised of a tract of land

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containing a total of 12.584 acres or 548,672.36 square feet of land area. Access to, and visibility of the property is adequate for the numerous uses. All utilities are available to the site. The size and the location of the subject deems the physical use to certain uses such as multifamily development.

LEGALLY PERMISSIBLE USES: It is assumed that the use of multifamily development to its is a legally permissible use of the subject site.

FINANCIALLY FEASIBLE USE: Present economic and environmental conditions are considered in feasibility and profitability. Economic conditions refer to the market in which subject competes, emphasizing occupancy rates, market rental rates, typical operating expenses and the potential for increased competition.

MAXIMALLY PRODUCTIVE: Based on the size, location, access, past and present use, in the opinion of the appraiser the present use is not maximally productive

The highest and best use for the parcel appraised is multifamily development.

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SITE VALUATION

Usually, the best method of site valuation is the sales comparison approach. Applying the principle of substitution, the sales comparison approach is based on the premise that an informed, prudent and rational purchaser would pay no more for a property than the cost to acquire a similar, competitive property with the same utility as of the date of valuation. The sales comparison approach is applicable to the valuation of all types of real property interests when there are sufficient recent transactions to indicate value patterns in the market. It is the most direct and straightforward approach when data are available. When data on transactions of comparable properties are not available, however, the applicability of the sales comparison approach may be limited.

To apply the sales comparison approach, the following steps are taken:

- Research the market to obtain information on sales, listings, and offerings to purchase properties, that is most similar to the subject property in terms of highest and best use.
- Verify the information by confirming that the data obtained is factually accurate and that the transactions reflect arm's length market considerations.
- Identify characteristics of the comparable property, which are significantly different from the subject (and are recognized by the market) and make appropriate adjustments to the comparable.
- Reconcile the values indicated by the comparables to estimate the value of the subject's over all site.

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- Reconcile the values indicated by the comparables after the taking to estimate the value after the taking.
- Reconcile the two values in order to determine the impact of the taking and therefore determine the value of the actual parcel taken.

The immediate subject neighborhood was considered the primary area for a concentrated

search of comparable market data. We searched county records and other available data for recent sales in the area, current offers, sales pending, and listings. The appraisers utilized five sales, which are indicative of property values similar to the subject's over all site.

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SALES COMPARISON APPROACH

Introduction

In the sales comparison approach a direct physical comparison of the subject property to market sales is made. It is based on the principle of substitution where no investor will pay more for a property than the cost of acquiring a satisfactory substitute with the same utility.

This approach has its greatest value when there are a sufficient number of recent transactions of similar properties to compare to the appraised property.

There are five basic steps in the Sales Comparison Approach as outlined below:

- i. A search for recent sales of similarly improved properties.
- ii. The data is verified and terms and conditions of each sale are obtained.
- iii. Each of the sales is compared to the subject in terms of specific units of comparison.
- iv. Adjustments are made, when necessary, to each comparable property sale to compensate for any dissimilarity.
- v. The different value indications are reconciled to arrive at a final value conclusion for the Sales Comparison Approach.

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A sales search of the subject market area revealed several similar recent land sales. The sales represented on the following pages were believed to be most relevant in valuing the subject. Each sale is described in as much detail as was available. The sales were compared on the basis of sale price per unit.

The appraiser will value the entire land site as is and then value the land site after the taking. The difference between the two values is the impact the taking will have on the present parcel of land which is the objective of this report. Within the impact on the present land site all improvements removed and moved will have to be taken into consideration including the limited use of the new easement created by the taking of the land. In this case there are no improvements to consider.

The various sales available in the subject market area vary greatly in sales price due to actual location and desirability. The following summary table will attempt to equalize the subject and comparable properties by adjusting for the differences.

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The aforementioned properties were considered to be the best representative comparables at the time of this report. These comparable sales on an adjusted basis are considered to bracket the value of the subject property. These sales represent data that will allow for the estimation of value for the overall site by direct comparison, also called

Sales Comparison Approach.

There are several techniques that can be used for this approach by comparing:

1. **Improvements:** No Improvements.
2. **Location:** All though all comparables are located within reasonable distance to the subject and with similar exposure to traffic, adjustments for actual location were necessary.
3. **Market Conditions:** All comparables sold within the last 30 months, therefore no adjustments were necessary. Market conditions have not changed very much in the last 30 months.
4. **Lot size:** Lot sizes made adjustments necessary.
5. **Frontage:** The subject has frontage on two streets, adjustments were necessary to the parcels with more exposure and less exposure.
6. **Usage: Usage based on zoning only; All comparables are similar**

The adjusted sales were weighted based on the inverse contribution of the gross adjusted amount. This method of determining weight attributable to each comparable gives more weight to the more similar

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comparables and lessens the influence of those comparables less similar to the subject. Then, based on the appraiser's judgment, the weighted average was utilized in determining the value conclusion.

Summary at to Weighted Percentage for Comparison

Gross Adjustments	Adj. Value/AC	Weighted % per sale	Weighted estimate
-20%	\$150,000	0.2300	\$34,500
+10%	\$137,500	0.2600	\$35,750
-20%	\$145,738	0.2300	\$33,519
-5%	\$99,553	0.2800	\$27,875
Total			\$131,644

After considering all adjustments and weighted comparisons the appraiser is of the opinion that the value per acre is \$132,000. Take 12,481 acres @ 132,000 the estimated final conclusion value as per Sales Comparison Approach is \$1,647,492 or rounded \$1,647,500.

Competing properties for Sale at this time:

8130 Potranco Rd	8.35 acres	\$1,820,154
O E Bandera	13.189 acres	\$2,000,000
7025 Oak Drive	14.00 acres	\$4,300,000
8115 Potranco Rd	7.87 acres	\$1,400,000
00 Briggs Rd	10.05 acres	\$1,532,223
10541 Shoenfeld Rd	15 acres	\$1,595,000

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The above properties have been on the market from 6 months to 4 years. Sales comparables utilized, sold within 45 days to 6 months from listing date. The San Antonio market is on the rebound as recent sales have indicated, however sales price increases are still minimal. (2% per year).

Conclusion

The concluded value by direct sales comparison is as follows:

The approaches utilized indicate the following value for the subject property: **Sales Comparison: \$1,647,500 (rounded)**

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RECONCILIATION

The Cost Approach No improvements are on the subject property, therefore, the appraiser evokes the departure rule.

The Sales Comparison Approach draws heavily 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 him to acquire an equally desirable alternate property. This approach consists of the comparison of the subject property to similar property that has recently sold or is currently being offered for sale. Since this approach is a true indicator of market dynamics it is considered a reliable estimate.

The Income Approach . No income is produced from the subject property, therefore the departure rule is evoked..

All three approaches were given consideration however the Sales Comparison Approach is the only approach that applies.

The appraiser's opinion of value of the subject property as of October 25th, 2012 is:

ONE MILLION SIX HUNDRED AND FORTY-SEVEN THOUSAND DOLLARS

\$1,647,500

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GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

1. Unless otherwise specifically noted in the body of the report, it is assumed that title to the subject property or properties is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. The appraiser is not aware of any title defects nor has he been advised of any unless such is specifically noted in the report. The appraiser, however, has not examined title and makes no representations relative to the condition thereof.
2. It is assumed that improvements, if any, have been constructed or will be constructed according to approved architectural plans and specifications and in conformance with recommendations contained in or based upon any soil report(s). The appraiser has not retained an independent engineer(s) or architect(s) in connection with this assignment and, therefore, makes no representations relative to conformance with approved architectural plans, specifications or recommendations contained in or based upon any soils report(s).
3. Unless otherwise specifically noted in the body of this report, it is assumed that the subject property or properties are structurally sound; that all building systems (mechanical/electrical, HVAC, plumbing, etc.) are, or will be upon completion, in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the property or properties have been engineered in such a manner that it or they will withstand any known elements such as windstorm, hurricane, tornado, flooding, or similar natural occurrences; and, that the improvements, as currently constituted,

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conform to all applicable local, state, and federal building codes and ordinances. The appraiser is not a professional engineer and is not competent to judge matters of an engineering nature. The appraiser has not retained independent structural, mechanical, electrical, or civil engineers in connection with this assignment and, therefore, makes no representations relative to the condition of improvements. Unless otherwise noted in the report, no problems were brought to the attention of the appraiser by ownership or management. Unless otherwise noted in the report, the appraiser inspected less than 100% of the entire interior and exterior portions of the improvements. Unless otherwise noted in the report, The appraiser was not furnished any engineering studies by the owners or by the party requesting this appraisal. If questions in these areas are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. If engineering consultants retained should report negative factors, of a material nature, or if such are later discovered, relative to the condition of improvements, such information could have a substantial negative impact on the conclusions stated in this report. Accordingly, if negative findings are reported by engineering consultants, the appraiser reserves the right to amend the conclusions reported herein.

4. Unless otherwise specifically noted in the body of this report, it is assumed that the property or properties appraised are structurally sound, seismically safe and that the continued safe use of the structure or structures would not require any seismic bracing or seismic upgrading. It is assumed that the condition of the soils is sound from an engineering standpoint and that earth movement resulting from seismic activity will not cause any damage to the structure or structures located on the land. Properties are subject to the risk of

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earthquake damage. Earthquakes can cause structural damage that is not detectable by visual inspection. The appraiser is not an engineer and is not competent to judge matters of an engineering nature. The appraiser has not retained independent structural engineer(s) in connection with this assignment and, therefore, makes no representations relative to the seismic or structural condition of the building. Unless otherwise noted in this report, no problems of a structural nature were brought to the attention of the appraiser by ownership or management and, unless otherwise noted, the appraiser was not furnished any engineering reports, relative to structural integrity, by the owners, management or the party requesting this report. If questions of structural integrity are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. It is a specific assumption of this appraisal that the prudent purchaser of any property would, as a precondition of closing, obtain a satisfactory engineering report relative to the structural integrity of any improvements on the land, if it is intended to retain those improvements. If structural engineering consultants should report negative factors, of a material nature, or if such are later discovered relative to the improvements hereunder, such information could have a substantial negative impact on the conclusions stated in this report. Accordingly, if negative findings are reported by engineering consultants, The appraiser reserves the right to amend the conclusions reported herein.

5. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser,

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however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated ground water or other potentially hazardous materials may affect the value of the property. Unless otherwise stated in this report, any value estimate rendered in this report is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field.

6. It is assumed that all factual data furnished by the client, property owner, owner's representative, or persons designated by the client or owner to supply said data are accurate and correct unless otherwise specifically noted in the appraisal report. Unless otherwise specifically noted in the report, the appraiser has no reason to believe that any of the data furnished contain any material error. Information and data referred to in this paragraph include, without being limited to, numerical street address, legal description, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, rentable areas, usable areas, unit count, room count, rent schedules, income data, historic operating expenses, budgets, and related data. Any material error in any of the above data could have a substantial impact on the conclusions reported. Thus, the appraiser reserves the right to amend conclusions reported if made aware of any such error. Accordingly, the client-addressee should carefully review all assumptions, data, relevant calculations, and conclusions within 10 days after the date of delivery of this report and should immediately notify the appraiser of any questions or errors.

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7. Unless otherwise noted in the body of the report, it is assumed that there are no mineral or subsurface rights of value involved in this assignment and that there are no air or development rights of value that may be transferred.
8. Unless otherwise noted in the body of the report, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape are being considered.
9. It is assumed that all information and data furnished by others in connection with the preparation of this report are accurate and correct, and the appraiser has no reason to believe to the contrary unless such is specifically noted in the body of the report. Information included in this context refers to comparable rental and sales data, verification of factual data, and general market data.
10. Unless stated otherwise in this report, this study is specifically not being prepared for use in connection with litigation. Accordingly, no rights to expert testimony, pretrial or other conferences, deposition, or related services are included with this assignment. If, as a result of this undertaking, the appraiser, is requested or required to provide any of the foregoing services, such shall be subject to the availability of the appraiser and/or said appraiser or consultants at the time and shall further be subject to the party or parties requesting or requiring such services paying the then-applicable professional fees and expenses of the appraiser.
11. This report study may not be reproduced or quoted in whole or in part without the specific written permission of the appraiser. Copyright 2, 2008 by Darryl Petitt, State Certified General Real Estate Appraiser. This report or copies hereof in whole or in part may not be transmitted

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to third parties without said consent, which consent the appraiser reserves the right to deny. Exempt from this restriction is duplication for the internal use of the client-addressee and/or transmission to attorneys, accountants, or advisors of the client addressee. Also exempt from this restriction is transmission of the report to any court, governmental authority, or regulatory agency having jurisdiction over the party/parties for whom this report was prepared, provided that this report and/or its contents shall not be published, in whole or in part, in any public document without the express written consent of the appraiser, which consent the appraiser reserves the right to deny. Finally, this report shall not be advertised to the public or otherwise used to induce a third party to purchase the property or to make a "sale" or "offer for sale" of any "security", as such terms are defined and used in the Securities Act of 1933, as amended. Any third party, not covered by the exemptions herein, which may possess this report, is advised that they should rely on their own independently secured advice for any decision in connection with this property. The appraiser shall have no accountability or responsibility to any such a third party.

12. Unless specifically set forth in the body of the report, nothing contained herein shall be construed to represent any direct or indirect recommendation of the appraiser to buy, sell, or hold the properties at any value stated. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.
13. If included in the analysis, cash flows are forecasts of estimated future operating characteristics and are predicated on the information and assumptions contained within the report. Any projections of income,

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expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of current market expectations of future income and expenses. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections contained herein. The appraiser does not warrant that these forecasts will occur. Projections may be affected by circumstances beyond the current realm of knowledge or control of the appraiser.

14. The "Americans with Disabilities Act of 1990" (ADA) is intended to provide full access and participation for disabled Americans and contains areas of coverage including employment, public services, public accommodations, and telecommunications. Subchapter III of the ADA addresses architectural and procedural barriers to disabled individuals in connection with public accommodations. The effective date of the Act is January, 1992 for businesses employing 25 or more employees and having gross annual receipts exceeding \$1,000,000. Darryl Petitt has not been provided with a survey with regard to the subject property to indicate whether or not the subject is in conformance with this act. Should such a survey be forthcoming Darryl Petitt reserves the right to adjust and or otherwise modify the concluded values reported herein.

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SPECIFIC ASSUMPTIONS AND LIMITING CONDITIONS

1. The value concluded herein is based on real estate and economic conditions as best perceived as of the date of inspection. It is noted that a worsening of the national economy could depress the real estate community.
2. The value conclusion represents a 100% interest in the property appraised free and clear of any mortgage debt that may be outstanding, and is subject to the existing lease.
3. No evidence of hazardous waste or toxic materials was visible. The appraiser has no knowledge of the existence of these substances on or in the subject property. However, the appraiser is not qualified to detect hazardous waste or toxic materials. The value estimate rendered in this report is predicated on the assumption that there is no hazardous material on or in the property that would cause a loss in value.

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CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact 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 are my personal, unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant professional assistance to the person signing this report.

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The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the 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, I have completed the requirements of the continuing education program.

A handwritten signature in black ink that reads "Darryl B. Petitt". The signature is written in a cursive style. A small blue rectangular mark is visible behind the end of the signature.

Darryl B Petitt, State Certified General

State Certification # 1325276G

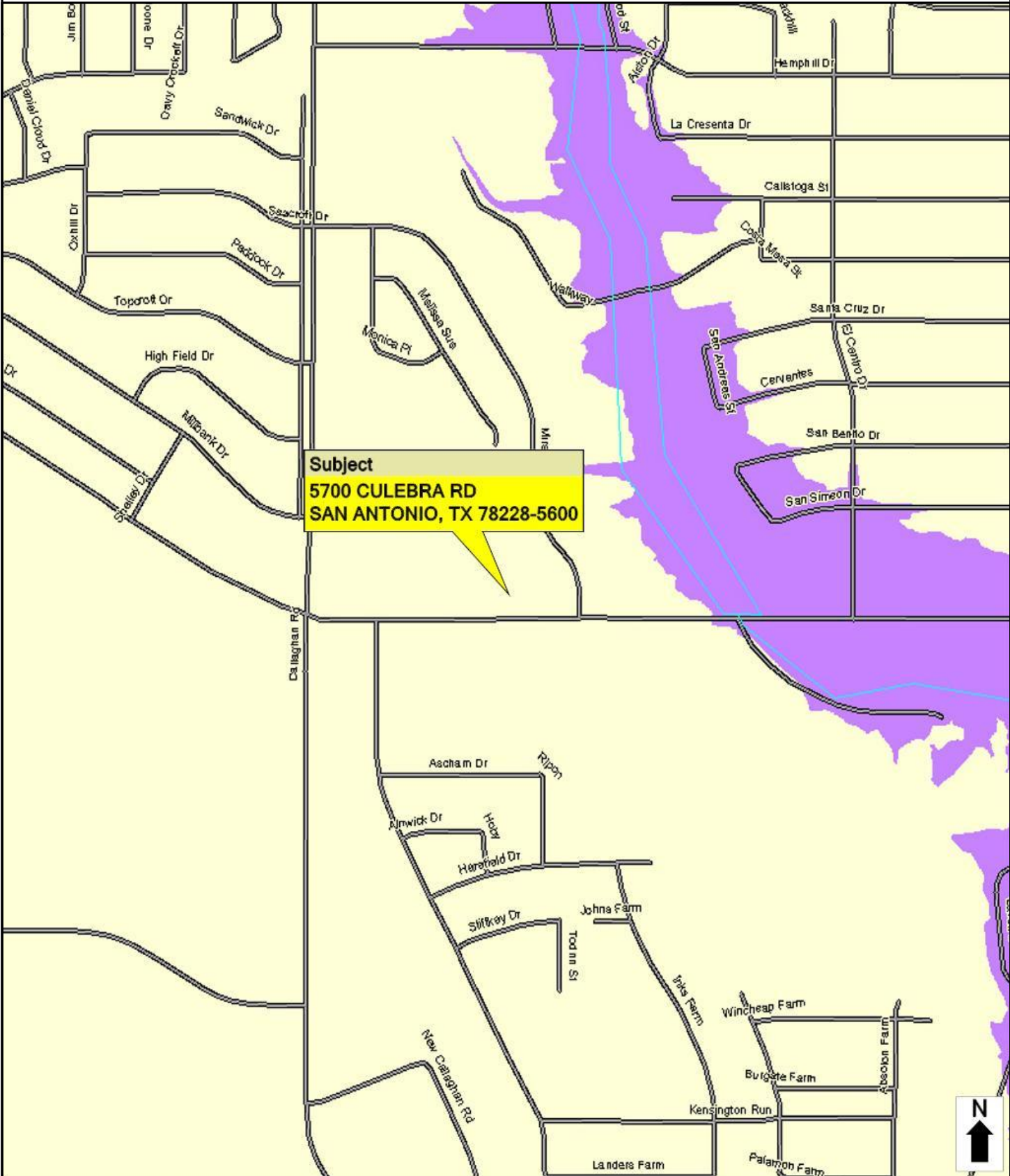
EXPERIENCE: See Attached Resume

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FLOOD MAP

Borrower or Owner
 Property Address **5700 Culebra Road**
 City **San Antonio** County State **TX** Zip Code **78228-5600**
 Client



Flood Zones

- | | |
|---|--|
| Areas inundated by 500-year flooding | Floodway areas |
| Areas outside of the 100- and 500-year flood plains | Floodway areas with velocity hazard |
| Areas inundated by 100-year flooding | Areas of undetermined but possible flood hazards |
| Areas inundated by 100-year flooding with velocity hazard | Areas not mapped on any published FIRM |

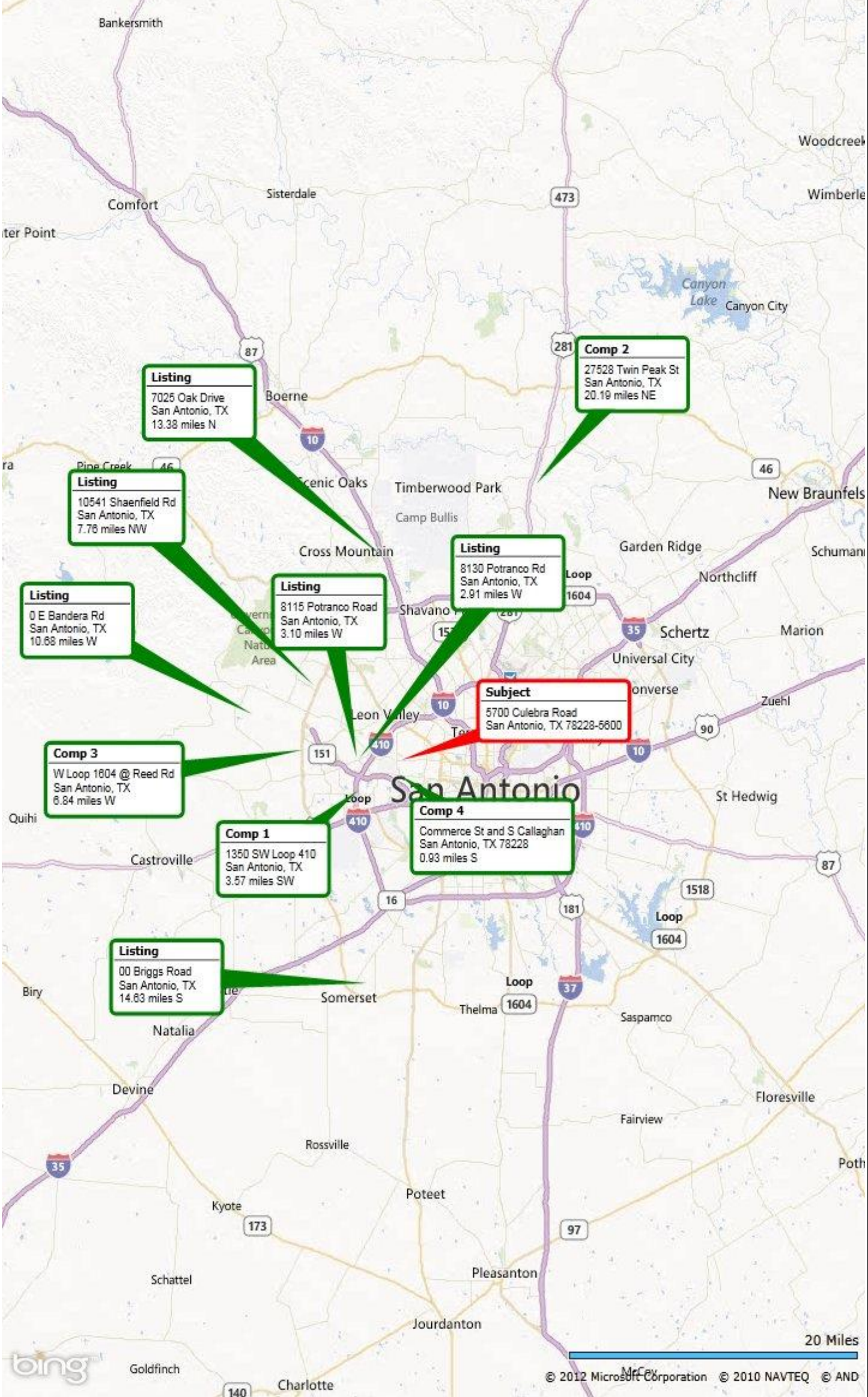
Flood Zone Determination

Latitude: **29.448879645308**
 Longitude: **-98.599391337885**
 Community Name:
SAN ANTONIO, CITY OF
 Community: **480045**
 SFHA (Flood Zone): **Out**
 Within 250 ft. of multiple flood zones: **No**
 Zone: **X** Map #: **48029C0380G**
 Panel: **0380G** Panel Date: **09/29/2010**
 FIPS Code: **48029** Census Tract: **1805.04**

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Location Map

Borrower or Owner			
Property Address 5700 Culebra Road			
City San Antonio	County	State TX	Zip Code 78228-5600
Client			



SIGN IN SHEET
1808-909-57-4827 Development Partner for 5700 Culebra Road
September 21, 2018

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