

Leonel Garza Jr. & Associates LLC

Appraisal Report

Subject: Mediplex Office Complex

Owner of Record: Edinburg Real Estate Network, Incorporated

**Client: Hidalgo County Purchasing Department
C/o: Martha Salazar, Purchaser
2802 S. Business 281, Edinburg, Texas 78539**

March 13, 2009
(Date of Report)

1419 Dove, Suite 1, McAllen, Texas 78504
(956) 687-7295 (24 Hour Answering Service)
Fax (956) 687-9236 Email Address: leonel3@aol.com

Leonel Garza Jr. & Associates LLC

State Certified General Real Estate Appraiser
Real Estate Property Tax Consultants

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Hidalgo County Purchasing Department
C/o: Martha Salazar
2802 S. Business 281
Edinburg, Texas 78539
PO # 618573

RE: Mediplex Office Complex

Mrs. Salazar:

In accordance with your request, we are pleased to present our restricted use appraisal report of the Mediplex Office Complex located at 1615 South Closner Boulevard, Edinburg, Texas. This appraisal report shall establish the fee simple market valuation of the subject property to be used for analysis as determined by the Hidalgo County Purchasing Department as per scope of the assignment. The assignment is to establish the current market valuation of the subject property in its present state and to be reported in a restricted use report for the sole use for analysis by the Count of Hidalgo. This report, which is intended to comply with the reporting requirements set forth under Standard Rule 1 and 2-2 (c) of the Uniform Standards of Professional Appraisal Practice for a Restrict Use Appraisal. This letter along with the assumption & limiting conditions and certification shall be attached herewith. I, Leonel Garza III, General Certified Real Estate Appraiser, personally inspected the subject property on March 4, 2009 and have carefully studied and analyzed factors pertinent to the valuation of the estimate of value as per scope. The report has been written as per scope in a restricted use format of which limits the use of the report to the intended client only. The appraisers opinions and conclusions set forth in the report may not be understood properly without additional information provided within the appraisers work file. It should be understood by the client and intended user, Hidalgo County Purchasing Department, that this report is limited to the scope of the assignment and information provided by client included but not limited to information gathered through public and private resources for purpose of establishing and completing said assignment. This report shall comply with the most applicable approach to market value based on the inspection of the subject property and its highest and best use. Any other approaches to value not included in this analysis does not indicated there inapplicability, however, they may not be the most reliable method of market value and therefore were not heavily weighted for purposes of establishing the current market value as per scope of the assignment. This is a restricted use appraisal report does not include any personal property such as equipment, signs, and does not include any benefit for business interest as per scope of the assignment. Based on the overall analysis of the subject property on March 4, 2009, the market value of the above-described property is indicated to be **\$3,100,000**.

If you have any questions about this report or if any item needs clarification please do not hesitate to call on us at (956) 687-7295.

Sincerely,



Leonel Garza III
State Certified General Real Estate
Appraiser TX-1328375-General